

# Zoning Change Request Application

Application Fee: \$250 Regular Meeting / \$450 Special Meeting

A zoning change is an amendment to the specific zoning district in which a property or properties are classified.

Plan Commission Meetings are held on the 3<sup>rd</sup> Monday of each month. Village Board Meetings on zoning change requests typically take place on the 4<sup>th</sup> Tuesday of each month.

Although not required, it is recommended that the applicant attend these meetings.



## Applicant Information

1. Applicant Name Dennis Gronski (Executor of Trust) Phone Number 715-359-7093  
Address 1851 Pleasant Drive, Kronenwetter, WI 54455  
Email \_\_\_\_\_
2. Property Titleholder Name Gronski Revocable Trust Phone Number 715-359-7093  
Address 2890 Pine Road, Kronenwetter, WI 54455  
Email \_\_\_\_\_
3. Prepared By Company Name Riverside Land Surveying Name Keith Walkowski  
Address 5310 Willow Street, Weston, WI 54476  
Phone Number 715-574-6767 Email keith@riversidelandsurveying.com

## Property Information

4. Property Address 2890 Pine Road, Kronenwetter, WI 54455
5. Section 4&5 Township 27 Range 8 6. Parcel Identification # (PIN) 145-2708-051-0983
7. Legal Description (attach an additional sheet if necessary) See Attached Sheet
8. Current Zoning District AR 9. Proposed Zoning District RR-5
10. Parcel Acreage 55.53 11. Will the Zoning Change be accompanied by a CSM or Subdivision? Yes, CSM
12. Has anyone previously requested a zoning change to the subject property? If yes, when was the request made and to what zoning district? No
13. Is the subject property planned to be improved? If yes, when is the improvement scheduled for and what will be the actual use of the improvement? The parcel will be divided into 4 separate parcels by a CSM

**Required Attachments**

1. Narrative describing the zoning change request with respect to the following matters:
  - a. Is the proposed rezoning consistent with the Comprehensive Plan, as is required by Wisconsin Statutes?
  - b. Does the rezoning further the purpose and intent of this Chapter?
  - c. Does rezoning address any of the following that are not properly addressed on the current Official Zoning Map?
    - i. A mistake was made in mapping on the Official Zoning Map. That is, an area is or has developed in a manner and purpose different from that for which it is mapped. If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the Village may intend to stop an undesirable land use pattern from being perpetuated.
    - ii. Factors have changed, such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes, making the subject property more appropriate for a different zoning district.
    - iii. Growth patterns or rates have changed, thereby creating the need for a rezoning.
  - d. Does the proposed zoning district maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?
  - e. Does the rezoning meet the minimum requirements for frontage or parcel size? A lot, lots, or parcel of land shall not qualify for a zoning map amendment unless it possesses 200 feet of frontage or contains 25,000 square feet of area, or adjoins a lot, lots, or parcel of land which bears the same zoning district classification as the proposed zoning map amendment.
  - f. For applications to rezone land to a multi-family, commercial or industrial zoning district, is, or will there be, adequate public infrastructure available to accommodate the range of uses allowed in that zoning district?
2. Property Map which shows the zoning change request boundaries, structures on the property, and the required setbacks from the property lines.

**Applicant Acknowledgement**

I/We request a public hearing be held before the Planning Commission of the Village of Kronenwetter, Marathon County, State of Wisconsin, to hear and consider the request for a zoning change of the property stated in this application. I hereby depose and say that all the above statements and all accompanying statements and drawings are correct and true.

Dennis Dronik  
Applicant

2/22/2024  
Date

Dennis Dronik  
Property Titleholder

2/22/2024  
Date

Keith Walkowski Keith J Walkowski  
Prepared By

2/22/2024  
Date

**FOR OFFICE USE ONLY:**

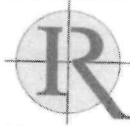
Application Received \_\_\_\_\_ Check # \_\_\_\_\_

**Plan Commission:**

Meeting Date \_\_\_\_\_ Recommendation: Approved / Denied

**Village Board:**

Meeting Date \_\_\_\_\_ Decision: Approved / Denied



Rezone Request from AR-Agriculture to RR5- Rural Residential 5

1a. The proposed Rezone is consistent with the Comprehensive Plan and is consistent with the current use of other properties in the area.

1b. We believe this rezone does comply with the intent of this chapter.

1c. The Property is being rezoned to split a 55.53 acre parcel into four (4) lots which the current AR zoning does not allow. The proposed lots will meet the requirements of the RR-5 zoning.

1d. The proposed zoning change to RR5 is consistent with other neighboring parcels to the east.

1e. The rezoning meets the requirements of a minimum frontage of 300' and a minimum area of 5.00 acres for RR-5 zoning.

1f. Not Applicable.

2. See Certified Survey Map

**Legal Description for Rezone from AR, Agriculture & Residential to  
RR-5, Rural Residential-5**

Of the Southeast 1/4 of the Fractional Northeast 1/4 of Section 5, Township 27 North , Range 8 East and of the Southwest 1/4 of the Fractional Northwest 1/4 of Section 4, Township 27 North, Range 8 East, Except. Certified Survey Map Number 4484 recorded in Volume 16 of Certified Survey Maps on Page 252 as Document Number 872782, Except. Commencing at the Southeast corner of said Certified Survey Map Number 4484; Thence North 1324.36 feet; Thence East, 60.00 feet; Thence South 2° West, 1326.41 feet; Thence West, 24.11 feet to the point of beginning; Except Certified Survey Map Number 10147 recorded in Volume 41 of Certified Survey Maps on Page 170 as Document Number 1133134. All located in the Village of Kronenwetter, Marathon County, Wisconsin.

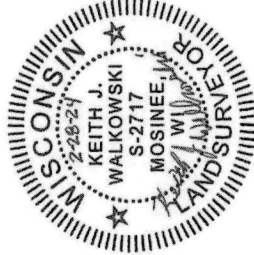
That the above described parcel of land contains 55.53 acres, more or less;

# MARATHON COUNTY CERTIFIED SURVEY MAP NO.

Of part of the Southwest 1/4 of the Fractional Northwest 1/4 of Section 4 and part of the Southeast 1/4 of the Fractional Northeast 1/4 of Section 5, all in Township 27 North, Range 8 East, Village of Kronenwetter, Marathon County, Wisconsin.

- LEGEND**
- - SET 1-1/4" O.D. x 24" IRON PIPE WEIGHING 1.68 LBS/LIN. FT.
  - ⊙ - FOUND 3/4" REBAR
  - ⊕ - FOUND 7/8" REBAR
  - ⊗ - FOUND 1-1/4" O.D. IRON PIPE
  - ⊛ - SET STEEL FENCE POST
  - ⊞ - RECORDED BEARING/LENGTH
  - [ ] - DISTANCE BETWEEN FENCE POSTS

LOT 1, C.S.M. 6906  
VOL. 26, PAGE 99  
OWNED BY OTHERS



UNPLATTED LANDS  
OWNED BY OTHERS

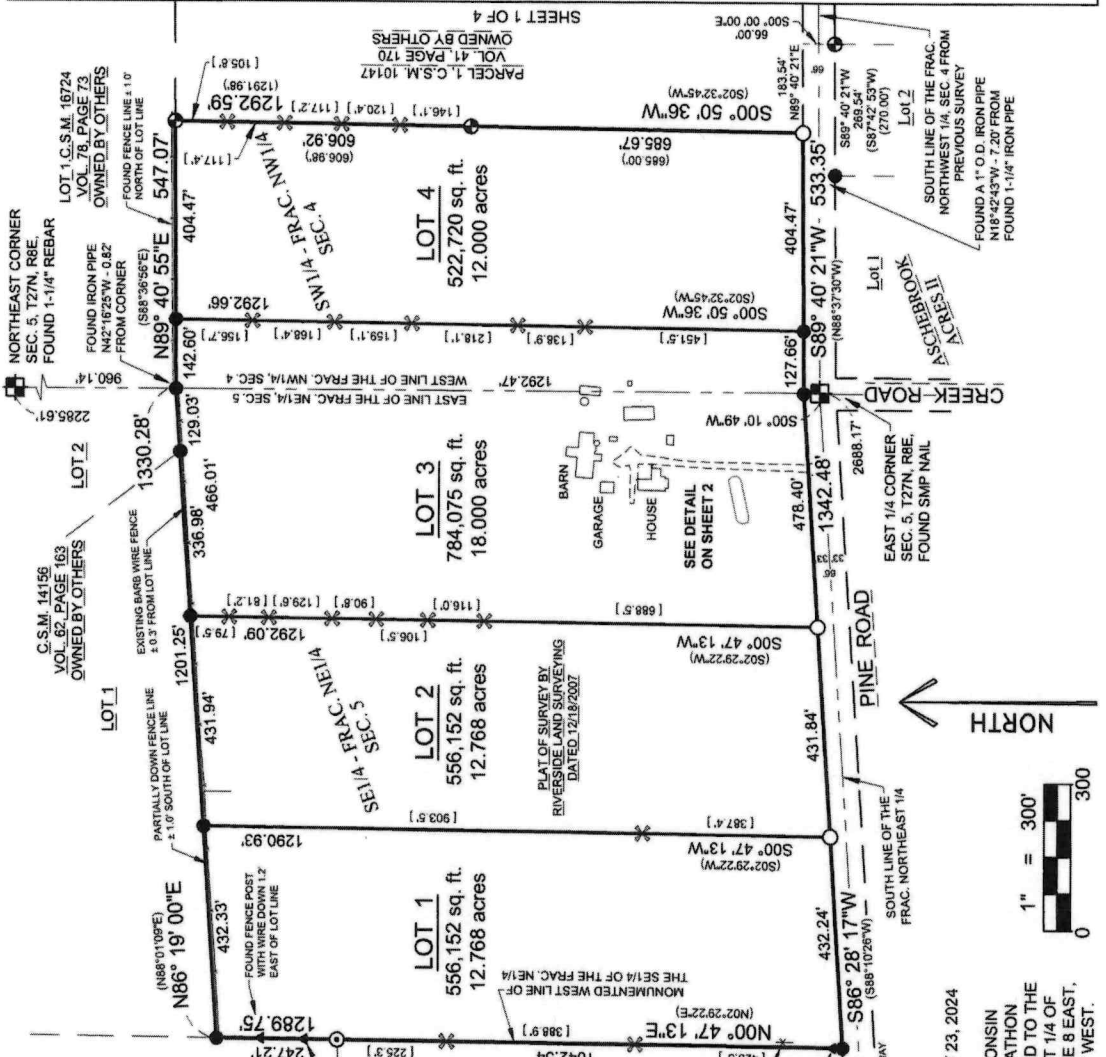
CENTER 1/4 CORNER  
SEC. 5, T27N, R8E  
FOUND 1" IRON PIPE

PARTIALLY DOWN  
FENCE LINE ± 5' EAST  
OF LOT LINE

FOUND FENCE POST,  
NO WIRE ON LOT LINE

RIGHT-OF-WAY  
RIGHT-OF-WAY

SOUTH LINE OF THE  
FRAC. NORTHEAST 1/4



**RIVERSIDE LAND SURVEYING LLC**  
5310 WILLOW STREET, WESTON, WI 54476  
PH 715-241-7500 - FAX 715-355-6894  
email - mail@riversidelandsurveying.com

PREPARED FOR: DENNIS GRONSKI

CHECKED BY: K.J.W.

PROJECT NO: 4295

DATE: FEBRUARY 26, 2024

DRAWN BY: M.F.L.

SHEET 1 OF 4



**MARATHON CO. CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

Of part of the Southwest 1/4 of the Fractional Northwest 1/4 of Section 4 and part of the Southeast 1/4 of the Fractional Northeast 1/4 of Section 5, all in Township 27 North, Range 8 East, Village of Kronenwetter, Marathon County, Wisconsin.

**Owners Certificate**

The Gronski Revocable Trust, as owner, hereby certify that we have caused the land described on this Certified Survey Map to be surveyed, divided, and mapped as represented on this Certified Survey Map. We also understand that deeds will need to be prepared and recorded to transfer title rights to Lots 1, 2, 3 and 4. We also certify that this Certified Survey Map is required to be submitted to the following for approval:

Village of Kronenwetter

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Dennis Gronski, Managing Trustee

State of Wisconsin)

ss

Marathon County)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024, the above named Dennis Gronski, Managing Trustee, to me known to be the same person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
State of Wisconsin

MY COMMISSION EXPIRES \_\_\_\_\_.



SHEET 4 OF 4

 <b>RIVERSIDE LAND SURVEYING LLC</b> 5310 WILLOW STREET, WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894 email - mail@riversidelandsurveying.com	DRAWN BY M.F.L.	DATE FEBRUARY 26, 2024
	CHECKED BY K.J.W.	PROJECT NO. 4295
	PREPARED FOR: DENNIS GRONSKI	

# MARATHON CO. CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Of part of the Southwest 1/4 of the Fractional Northwest 1/4 of Section 4 and part of the Southeast 1/4 of the Fractional Northeast 1/4 of Section 5, all in Township 27 North, Range 8 East, Village of Kronenwetter, Marathon County, Wisconsin.

I, Keith J. Walkowski, Professional Land Surveyor S-2717, hereby certify to the best of my knowledge and belief: That I have surveyed, mapped and divided part of the Southwest 1/4 of the Fractional Northwest 1/4 of Section 4 and part of the Southeast 1/4 of the Fractional Northeast 1/4 of Section 5, all in Township 27 North, Range 8 East, Village of Kronenwetter, Marathon County, Wisconsin, described as follows:

Commencing at the East 1/4 corner of said Section 5; Thence North 00°10'49" East along the East line of said Fractional Northeast 1/4, 33.00 feet to the North Right-of-way line of Pine Road and the point of beginning; Thence South 89°40'21" West along said North right-of-way line, 1.22 feet; Thence South 86°28'17" West along said North right-of-way line, 1342.48 feet to the monumented West line of said Southeast 1/4 of the Fractional Northeast 1/4; Thence North 00°47'13" East along said monumented West line and the East line of Lot 1 of Certified Survey Map Number 6906 recorded in Volume 26 of Certified Survey Maps on Page 99, 1289.75 feet to the South line of Lot 1 of Certified Survey Map Number 14156 recorded in Volume 62 of Certified Survey Maps on Page 163; Thence North 86°19'00" East along said South line of Lot 1 and the South line of Lot 2 of said Certified Survey Map Number 14156, 1330.28 feet to said East line of the Fractional Northeast 1/4; Thence North 89°40'55" East along the South line of Lot 1 of Certified Survey Map Number 16724 recorded in Volume 78 of Certified Survey Maps on Page 73, 547.07 feet to the West line of Parcel 1 of Certified Survey Map Number 10147 recorded in Volume 41 of Certified Survey Maps on Page 170; Thence South 00°50'36" West along said West line, 1292.59 feet to said North right-of-way line of Pine Road; Thence South 89°40'21" West along said North right-of-way line, 532.13 feet to the point of beginning.

That the above described parcel of land contains 2,419,099 square feet or 55.535 acres, more or less;

That said parcel is subject to all easements, restrictions and right-of-ways of record;

That I have made this survey, division and map thereof at the direction of Dennis Gronski, Trustee of the Gronski Revocable Trust of said parcel;

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the subdivision regulations of the Village of Kronenwetter in Surveying, Mapping and Dividing the same.

That said map is a correct and accurate representation of the exterior boundaries of said parcel and the division thereof.

Dated this 28TH day of FEBRUARY, 2024

Keith J. Walkowski  
 Riverside Land Surveying LLC  
 Keith J. Walkowski  
 P.L.S. No. 2717



**VILLAGE OF KRONENWETTER:**

I, the Zoning Administrator for the Village of Kronenwetter hereby certify, pursuant to the Village of Kronenwetter Subdivision Ordinance that the Plan Commission approved this survey map on:

This \_\_\_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_  
 Community Development/Zoning Administrator

\_\_\_\_\_  
 Date Signed

SHEET 3 OF 4

 <b>RIVERSIDE LAND SURVEYING LLC</b> 5310 WILLOW STREET, WESTON, WI 54476 email - mail@riversidelandsurveying.com	DRAWN BY M.F.L.	DATE FEBRUARY 26, 2024
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