

**DREW RUPP, 3664 MARTIN RD, CONDITIONAL USE PERMIT, COMMERCIAL ANIMAL
ESTABLISHMENT, PROFESSIONAL DOG TRAINING BUSINESS
STAFF REPORT FOR PLAN COMMISSION**

**PUBLIC HEARINGS/
MEETINGS:**

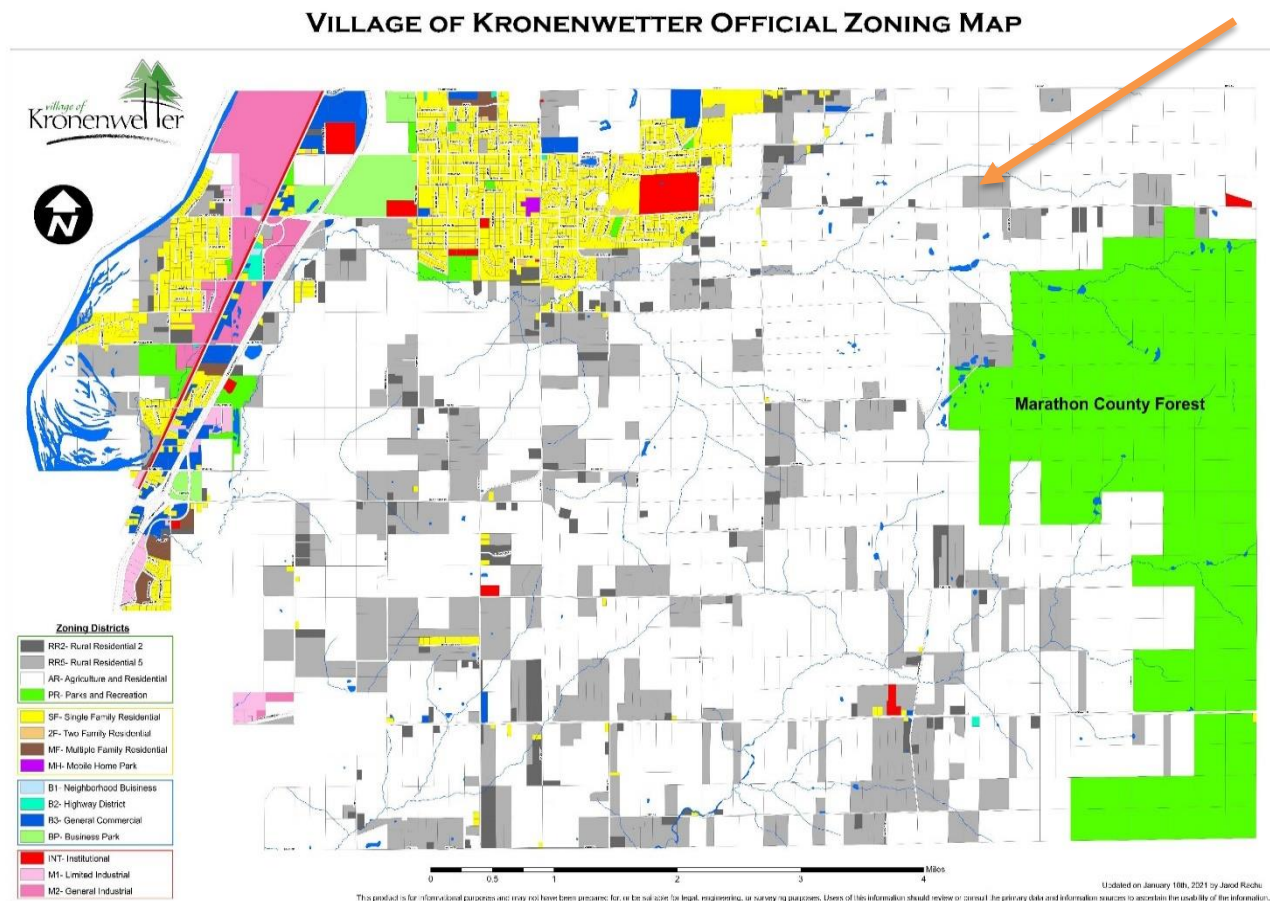
Plan Commission Public Hearing:
Village Board Meeting

6:00 p.m. October 20, 2025
6:00 p.m. October 27, 2025

APPLICANT:

Drew Rupp
3664 Martin Rd
Kronenwetter, WI 54455

LOCATION OF REQUEST: 3664 Martin Rd, Kronenwetter, WI 54455 (See Map 1)





Map 2: Aerial Photo
(Source Data: Marathon County GIS)



Map 3: Zoning Map
(Source Data: Village of Kronenwetter)



Map 4: Future Land Use Map
(Source Data: Village of Kronenwetter)

**LEGAL DESCRIPTION
OF PROPERTY:**

3664 Martin Road - SEC 03-27-08 PT OF SE 1/4 SE 1/4 BEG 330' E
OF SW COR N 1320' E 330' S 1320' W 330' TO BEG

ZONING:

RR5 – Rural Residential 5

ACREAGE:

10.00 acres

LEGAL NOTIFICATION:

A legal advertisement was published in the *Wausau Daily Herald* on Monday, October 6, 2025 and Monday, October 13, 2025. Notice of the proposed Conditional Use Permit request was sent by regular mail to adjacent property owners within 500 feet of the subject property on October 9, 2025.

PROPOSED CONDITIONAL USE: CONDITIONAL USE PERMIT for a COMMERCIAL ANIMAL ESTABLISHMENT, PROFESSIONAL DOG TRAINING BUSINESS

**DEVELOPMENT
PATTERN (AND
ZONING):**

Subject Property: RR5
North: AR
South: AR
East: RR5
West: RR5

INTRODUCTION

Drew Rupp requests a Conditional Use Permit for a Commercial Animal Establishment to operate a Professional Dog Training Business. The proposed conditional use includes the operation of a board and train program providing general obedience training for dogs.

All training activities will take place within an existing 1,392 square foot outbuilding located on the property. This outbuilding will be used solely for dog training purposes and is not open to the public. No alterations to the building's exterior or surrounding land are proposed as part of this use.

The business will operate as a board and train program. Dogs are dropped off for a set period of time (typically 1-3 weeks) and reside on-site for the duration of their training. Training will be conducted by the business owner only. There will be no group classes, or public sessions or multiple staff involved. No more than 3 dogs will be in training at one time, with an average of 2.

RECOMMENDED MOTION

The Plan Commission may approve the conditional use as originally proposed, may approve the proposed conditional use with conditions or modifications, or may deny approval of the proposed conditional use and include reasons for denial.

Each requested conditional use permit shall meet the following criteria (achieve "yes" answers) to be approved. Below you find Staff's comments as it relates to each.

2017 Act 67

- requires that standards governing conditional uses be "reasonable and, to the extent practicable, measurable..."
- prohibits a community from basing a conditional use permit decision on "personal preferences or speculation."
- instructs that, where an applicant "meets or agrees to meet all of the requirements and conditions specified" in the ordinance or imposed by the decision-maker, the conditional use permit must be granted.

FINDINGS OF FACT CONDITIONAL USE

1. Is the proposed conditional use in harmony with the Comprehensive Plan, this chapter, and any other plan, program, or ordinance adopted by the Village?

The proposed Conditional Use Permit for a Commercial Animal Establishment to operate a Professional Dog Training Business is located on property zoned RR5. The proposed use is allowed with the issuance of a Conditional Use Permit with in RR5 – Rural Residential 5 Zoning District. The Future Land Use Map has this parcel zoned Agricultural/Rural Residential. A Commercial Animal Establishment is a permitted use in AR – Agricultural and Residential.

Professional dog training falls under the definition of a kennel. *To obtain a kennel license in an RR-2 or RR-5 District, such license shall only be granted as a conditional use permit as set forth in chapter 520, zoning, of the Code of the village of Kronenwetter.*

2. The proposed conditional use does not, in its proposed location and as depicted on the required site plan, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted by the Village?

By meeting the requirements of the Zoning Ordinance (§ 520-23 L. Commercial animal establishment, § 200-5. - Number of dogs and cats permitted and § 200-6. – Kennels), the proposed conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity nor substantially diminish and impair property values within the area. Due to size of the parcel, its rural location and limiting the number of dogs in training (total of 3 or less) there will be minimal impact on the property and surrounding area as it relates to those the factors mentioned above.

3. Does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

The parcel is zoned RR5 and surrounded by a RR5 and AR zoned properties. The conditional use will not impede the normal and orderly development and improvement of the surrounding properties for uses permitted in these zoning districts. The training and boarding of 2-3 dogs will take place within an existing outbuilding located on the property. As a result, the land use, land use intensity and land use impacts remain unchanged.

4. Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities, or services provided by public agencies serving the subject property?

No other improvements, facilities, utilities or services are required.

5. Do the potential public benefits of the proposed conditional use outweigh potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts?

The proposed Commercial Animal Establishment to operate a Professional Dog Training Business will operate as a board and train program that will provide general obedience training. This aligns with the Villages goal of encouraging small business growth. The business will operate on a rural

property in a manner respectful of the rural residential character of Kronenwetter. Services provided will contribute to community, character and quality of life values by limiting the number of dogs in training. Dogs will not be left unattended, outdoor training will be structured and supervised, and appropriate measures will be taken to control noise.