

**FILTZ BUILT, LLC
CONDITIONAL USE PERMIT**

STAFF REPORT FOR PLAN COMMISSION

**PUBLIC HEARINGS/
MEETINGS:**

Plan Commission Public Hearing:

6:00 p.m. March 18, 2024

APPLICANT:

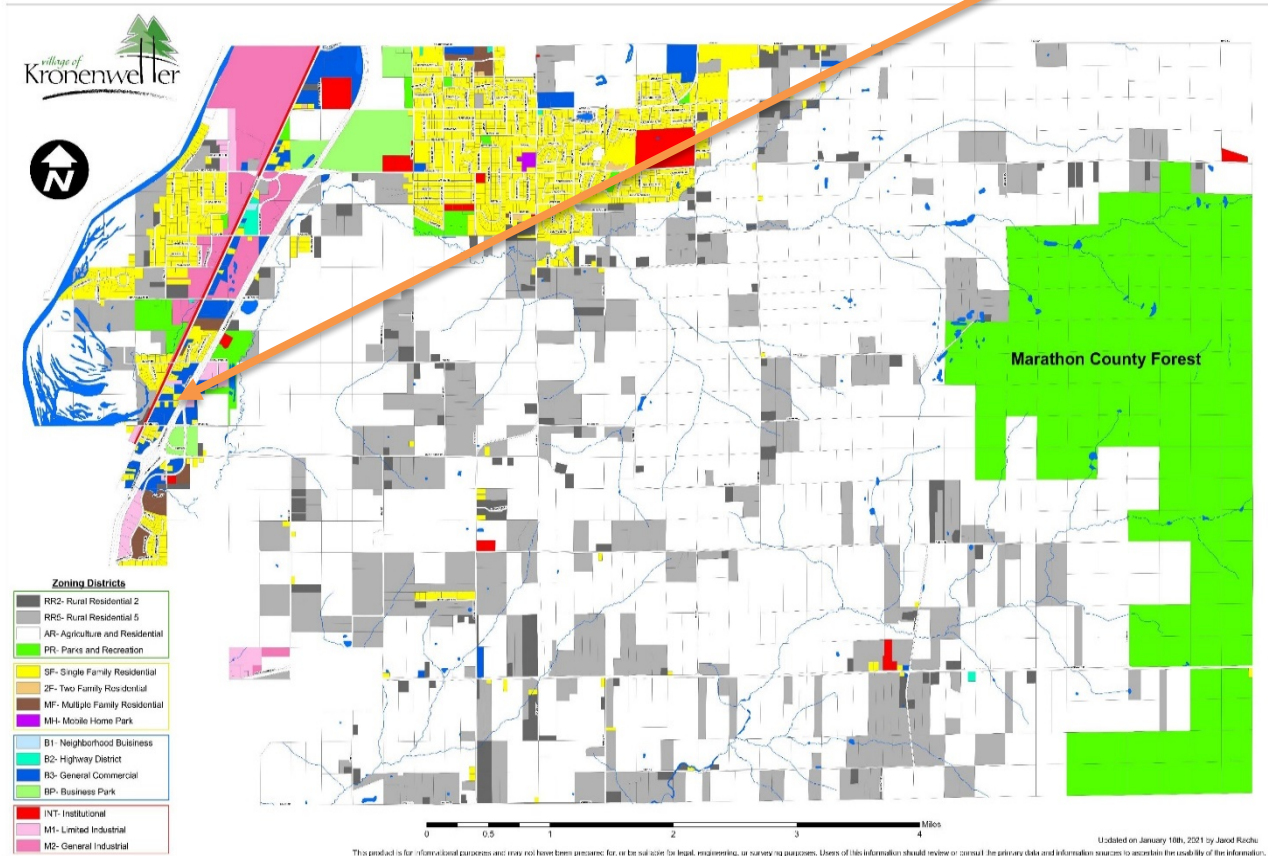
Johnathon Filtz (owner), Filtz Built, LLC
139374 Spring Brook Rd
Mosinee, WI 54455

OWNER:

Team Royal Restoration
P.O. Box 10
Mosinee, WI 54455

LOCATION OF REQUEST: Lot 2 O'Keefe Drive, Kronenwetter, WI (See Map 1)

VILLAGE OF KRONENWETTER OFFICIAL ZONING MAP



Map 1: Location Map
(Source Data: Village of Kronenwetter Zoning Map)



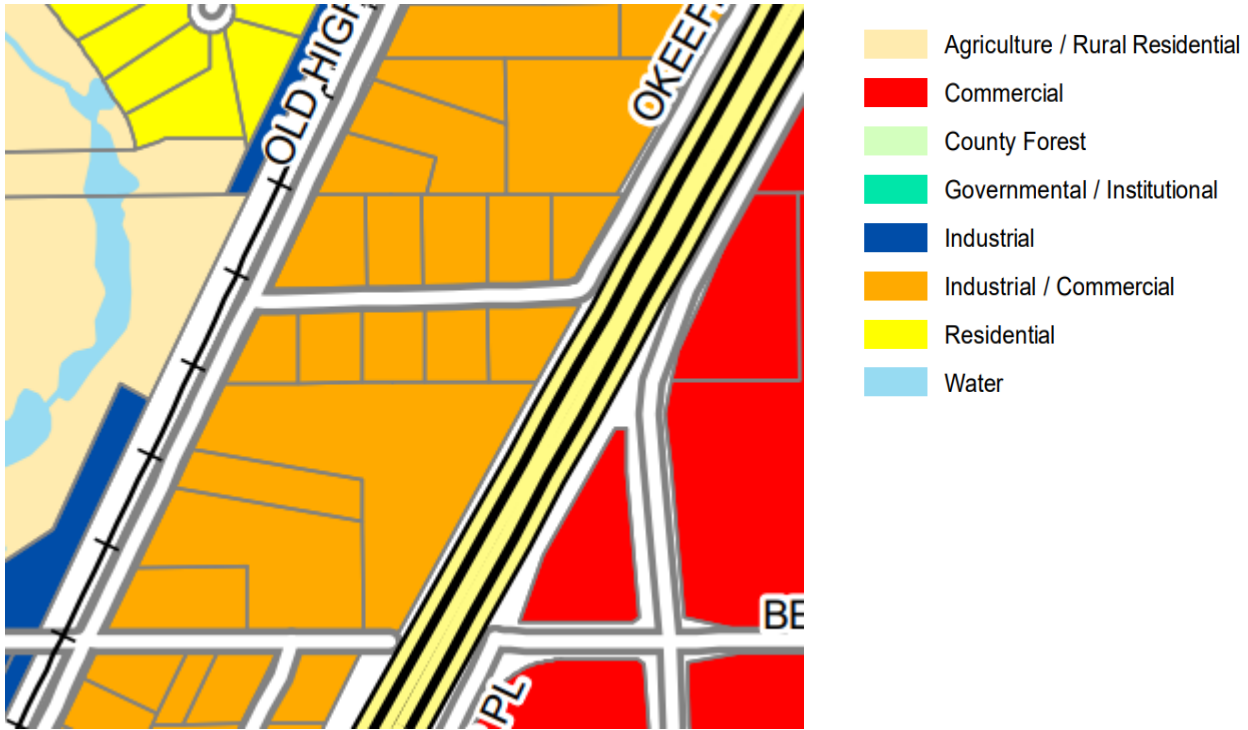
Map 2: Aerial Photo
 (Source Data: Marathon County GIS)



Zoning Districts

RR2- Rural Residential 2
RR5- Rural Residential 5
AR- Agriculture and Residential
PR- Parks and Recreation
SF- Single Family Residential
2F- Two Family Residential
MF- Multiple Family Residential
MH- Mobile Home Park
B1- Neighborhood Business
B2- Highway District
B3- General Commercial
BP- Business Park
INT- Institutional
M1- Limited Industrial
M2- General Industrial

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



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

LEGAL DESCRIPTION OF PROPERTY:

Lot 2 O’Keefe Drive, Kronenwetter, WI 54455. Parcel Identification Number 145-2707-164-0979. Legal description of the subject property: SEC 16-27-07 PT OF SE 1/4 SE 1/4 - PCL 2 CSM VOL 2 PG 173 (#423) (DOC #02173).

ZONING:

General Commercial – B3

ACREAGE:

.99 Acres

LEGAL NOTIFICATION:

A legal advertisement was published in the *Wausau Daily Herald* on Monday, March 4, 2024, and Monday, March 11, 2024. Notice of the zoning change request was sent by regular mail to adjacent property owners within 500 feet of the subject property.

PROPOSED CONDITIONAL USE: *Personal Shop and Storage*

DEVELOPMENT PATTERN (AND ZONING):

Subject Property	General Commercial (B3)
North	General Commercial (B3)
South	General Commercial (B3)
East	Single Family (SF)
West	Single Family (SF)

INTRODUCTION

The applicant requests a conditional use permit for a Personal Shop and Storage. They propose to construct two 48' x 160' buildings. Both would include 48' x 48' office/shop on the end nearest to O'Keefe Drive. The storage/office space unit is designed primarily for a low traffic small business location. The personal shop is for a small residential construction company. Equipment will be parked inside; the main use is for an area to store equipment and for daily use. Two units are proposed to be developed for these same types of uses.

VILLAGE OF KRONENWETTER PLAN COMMISSION MARCH 18, 2024

LOT 2 O'KEEFE DRIVE (Filts) CONDITIONAL USE PERMIT

RECOMMENDED MOTION(s)

Make a motion to approve the conditional use permit request as proposed on Lot 2 O'Keefe Drive and accept the findings of fact contained within the Staff Report.

Make a motion to approve the site plan as proposed.

FINDINGS OF FACT CONDITIONAL USE

No conditional use shall be recommended by the Village Plan Commission unless such commission shall find:

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?

Yes, the proposed office/shop and personal storage facility meets the Comprehensive Plan and Future Land Use Map (zoned Industrial/Commercial). This property is located in an area with numerous existing commercial properties. There is an existing storage facility located directly across the road from this property.

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?

Yes. This proposed use would have no adverse impacts to the nearby area. This parcel is adjacent to SF Single Family Residential zoned properties to the east and west, with B3 General Commercial zone properties to the north and south. The Future Land Use Map depicts this entire area as Industrial Commercial. Due to the use of the proposed project, there would be a minimal traffic increase from the storage facility.

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?

Yes. This property is located in an area with numerous existing commercial properties. There is an existing storage facility located directly across the road from this property. All of the area is designated on the future land use map as Industrial/Commercial. By meeting the requirements of the Zoning Ordinance, the conditional use will not impede the normal and orderly development and improvement of the surrounding properties for uses permitted in those zoning districts.

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?

Yes. No additional utilities or improvements would be needed for this proposed use. There will be no or little impact to the public streets.

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?

Yes. The public benefit of office/shop and personal storage units welcomes another business(s) to Kronenwetter and allows renters to store items in a safe and dry location. This would be preferred than see items being stored outdoors.