

**PARCEL # 145-2707-095-0989 (RANDY LILLA)
CSM REQUEST**

STAFF REPORT FOR PLANNING COMMISSION

**PUBLIC HEARINGS/
MEETINGS:**

Plan Commission Meeting: 6:00 p.m. March 18, 2024

APPLICANT:

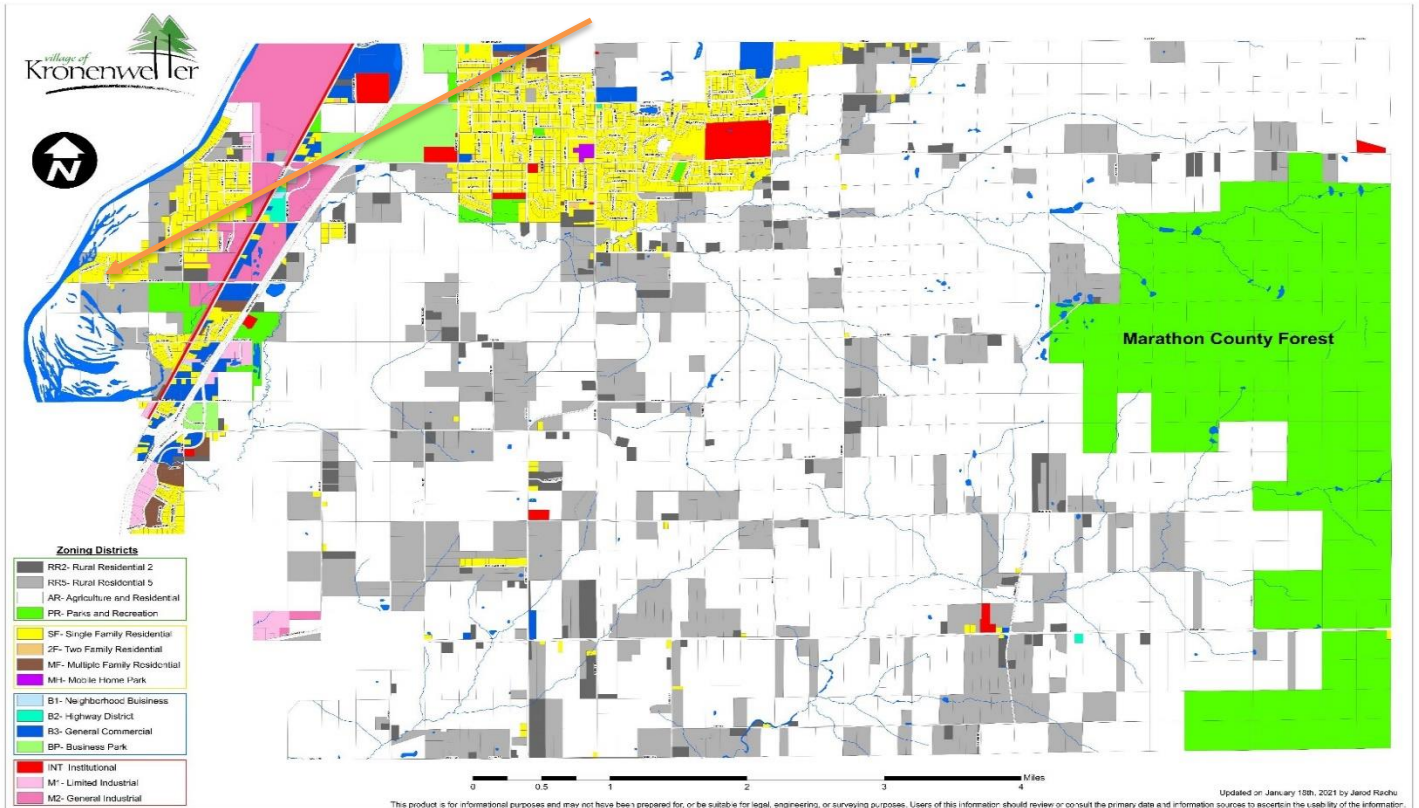
Tim Vreeland
6103 Dawn Street
Weston, WI 54476

OWNER:

Randy Lilla
750 Maple Ridge Road
Mosinee, WI 54455

LOCATION OF REQUEST: 570 Happy Hollow Road, Kronenwetter, WI 54455 (See Map 1)

VILLAGE OF KRONENWETTER OFFICIAL ZONING MAP

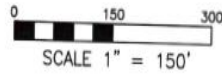


Map 1: Location Map
(Source Data: Marathon Co. GIS)

CERTIFIED SURVEY MAP
MARATHON COUNTY NO. _____

PART OF GOVERNMENT LOT 7 OF SECTION 9,
 TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF
 KRONENWETTER, MARATHON COUNTY, WISCONSIN.

VREELAND ASSOCIATES, INC. LAND SURVEYORS & ENGINEERS 6103 DAWN STREET WESTON, WI. 54476 PH (715) 241-0947 tim@vreelandassociates.us	
PREPARED FOR:	RANDY LILLA
FILE #:	21-0565 LILLA
DRAFTED AND DRAWN BY: TIMOTHY G. VREELAND	



- LEGEND**
- ⊙ = GOVERNMENT CORNER LOCATION PER COUNTY SURVEY RECORDS
 - = 1.315" OUTSIDE DIAMETER IRON PIPE FOUND IN PLACE
 - ⊙ = 13/16" IRON BAR FOUND IN PLACE
 - = 3/4" x 24" REBAR 1.502 POUNDS PER FOOT SET
 - ⊙ = 2.375" OUTSIDE DIAMETER IRON PIPE FOUND IN PLACE
 - < > = PREVIOUSLY RECORDED AS CSM = CERTIFIED SURVEY MAP
 - - - = APPROXIMATE LOCATION OF FLOOD PER FEMA MAPPING



SHEET 1 OF 2 SHEETS

PARCEL # 145-2707-095-0989 (RANDY LILLA)

CERTIFIED SURVEY MAP

PART OF GOVERNMENT LOT 7 OF SECTION 9, TOWNSHIP 27 NORTH,
RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.

SHEET 2 OF 2 SHEETS

I, TIMOTHY G. VREELAND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF RANDY LILLA, I SURVEYED, MAPPED AND DIVIDED THAT PART OF GOVERNMENT LOT 7 OF SECTION 9, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 9; THENCE S 89°21'51" W ALONG THE SOUTH LINE OF GOVERNMENT LOT 7 1774.36 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 89°21'51" W ALONG THE SOUTH LINE OF GOVERNMENT LOT 7 213.36 FEET TO A POINT LYING 20 FEET MORE OR LESS FROM THE ORDINARY HIGH WATER OF THE WISCONSIN RIVER; THENCE N 38°23'17" E ALONG THE MEANDER LINE 263.71 FEET; THENCE N 43°39'27" E ALONG THE MEANDER LINE 188.08 FEET TO A POINT LYING 26 FEET MORE OR LESS FROM THE ORDINARY HIGH WATER OF THE WISCONSIN RIVER AND THE END OF THE MEANDER LINE; THENCE N 89°18'22" E ALONG THE SOUTH LINE OF LOT 1 OF RIVER OAKS ESTATES 340.00 FEET; THENCE N 89°20'28" E 66.00 FEET; THENCE N 89°20'28" E ALONG THE SOUTH LINE OF LOTS 29 AND 30 OF RIVER OAKS ESTATES 693.50 FEET; THENCE S 1°09'18" W ALONG THE WEST LINE OF LOT 28 OF RIVER OAKS ESTATES 10.12 FEET; THENCE S 0°04'21" E ALONG THE WEST LINE OF PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 4348 305.34 FEET TO THE NORTH LINE OF HAPPY HOLLOW ROAD; THENCE S 89°20'52" W ALONG THE NORTH LINE OF HAPPY HOLLOW ROAD 626.93 FEET; THENCE N 0°08'11" W ALONG THE EAST LINE OF RIVER OAKS TRAIL 315.38 FEET; THENCE S 89°20'28" W 66.00 FEET; THENCE S 0°08'11" E ALONG THE WEST LINE OF RIVER OAKS TRAIL 315.37 FEET TO THE NORTH LINE OF HAPPY HOLLOW ROAD; THENCE S 89°24'04" W ALONG THE NORTH LINE OF HAPPY HOLLOW ROAD 421.28 FEET; THENCE S 0°38'04" E 24.75 FEET TO THE POINT OF BEGINNING. INCLUDING ALL LANDS BETWEEN THE MEANDER LINE AND THE ORDINARY HIGH WATER OF THE WISCONSIN RIVER. SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD AND USE.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SURVEY MAP THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES, CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE LAND DIVISION ORDINANCE OF THE VILLAGE OF KRONENWETTER ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.



TIMOTHY G. VREELAND P.L.S. 2291

DATED THIS 30TH DAY OF JANUARY, 2024
SURVEY PERFORMED NOVEMBER 17TH, 2021

VILLAGE BOARD AUTHORIZATION CERTIFICATION

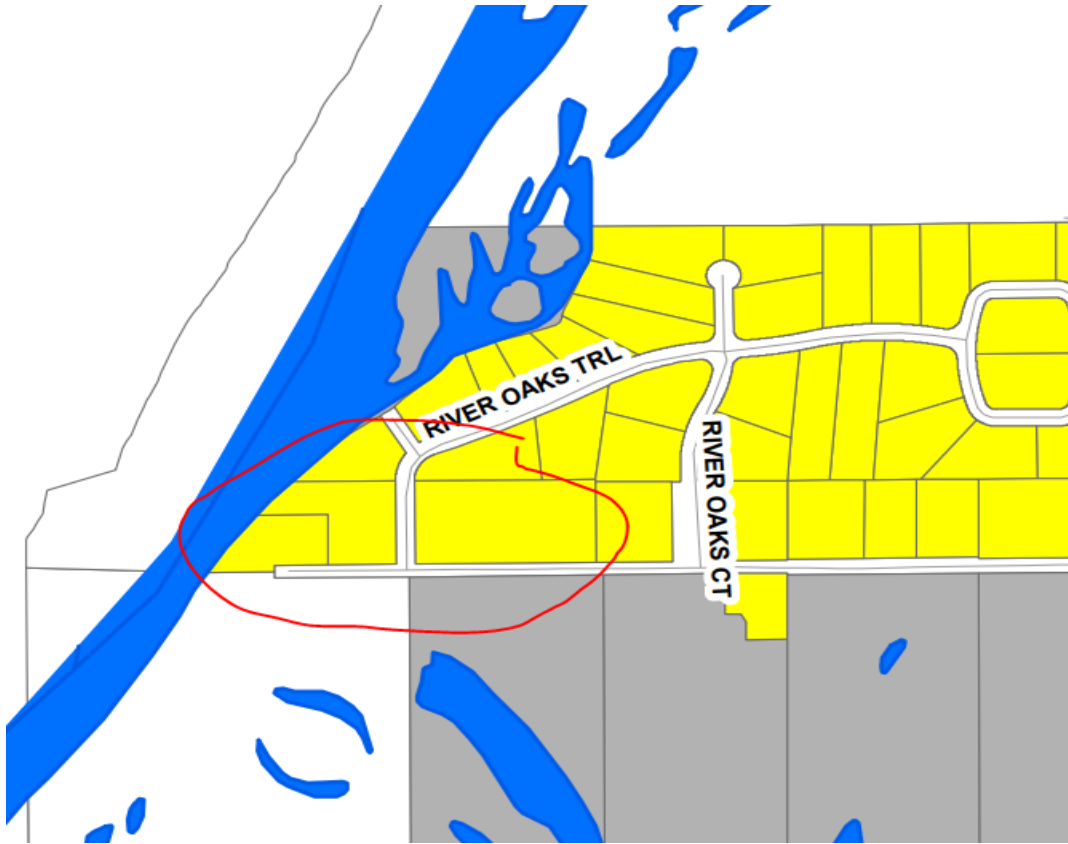
I, THE COMMUNITY DEVELOPMENT AND ZONING ADMINISTRATOR OF THE VILLAGE OF KRONENWETTER HEREBY CERTIFY, PURSUANT TO SEC. 460-16 OF SUBDIVISION REGULATIONS OF THE VILLAGE BOARD CODE OF ORDINANCES, THE PREVIOUSLY STATED LAND DIVISION BY CERTIFIED SURVEY MAP WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION ON THE _____ DAY OF _____, 2024.

DATE SIGNED _____ ZONING ADMINISTRATOR _____

PARCEL # 145-2707-095-0989 (RANDY LILLA)

Current Zoning RR-5 (Rural Residential 5)

(Source Data: Village of Kronenwetter)



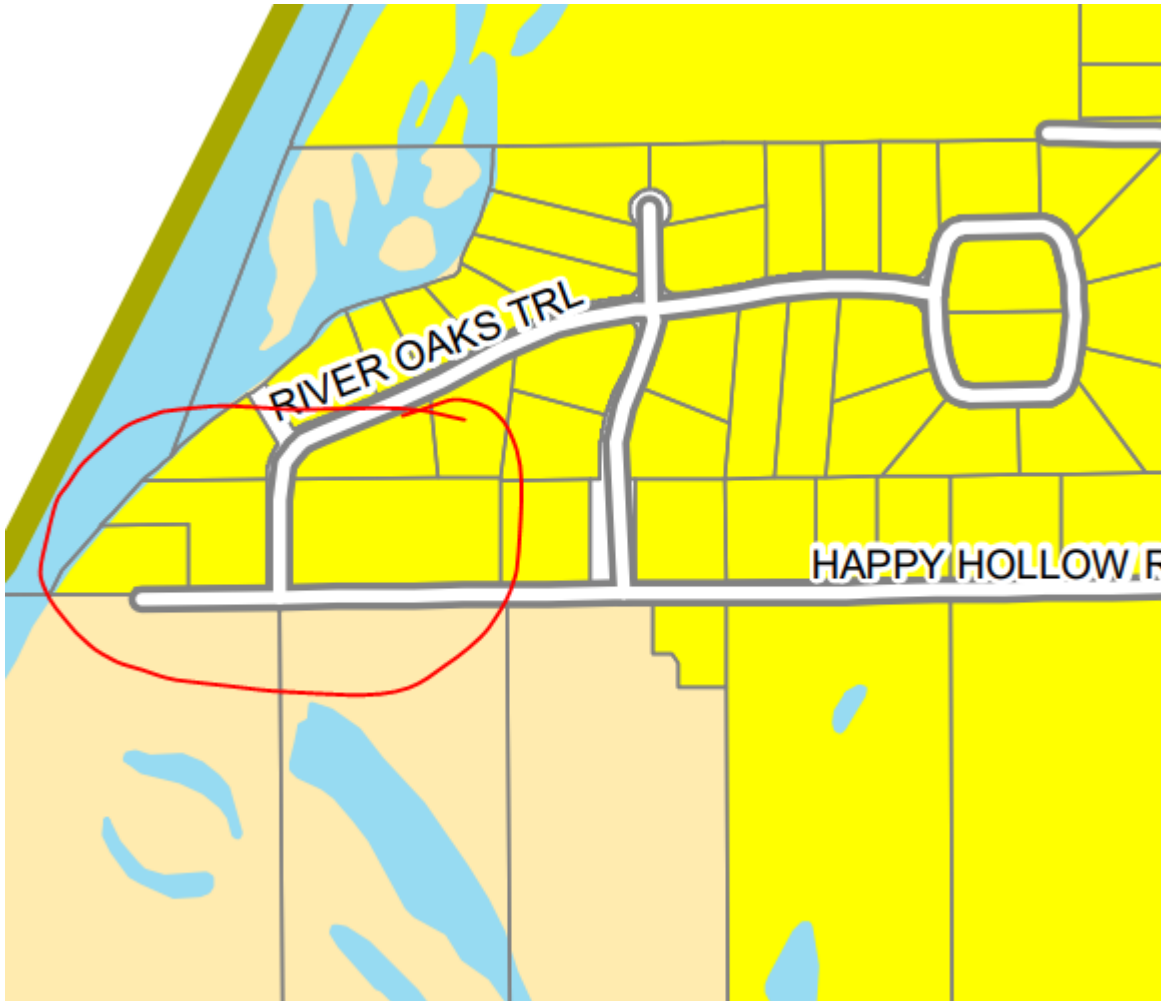
Zoning Districts

Dark Grey	RR2- Rural Residential 2
Grey	RR5- Rural Residential 5
White	AR- Agriculture and Residential
Light Green	PR- Parks and Recreation
Yellow	SF- Single Family Residential
Light Orange	2F- Two Family Residential
Brown	MF- Multiple Family Residential
Purple	MH- Mobile Home Park
Light Blue	B1- Neighborhood Business
Teal	B2- Highway District
Dark Blue	B3- General Commercial
Light Green	BP- Business Park
Red	INT- Institutional
Pink	M1- Limited Industrial
Dark Pink	M2- General Industrial

PARCEL # 145-2707-095-0989 (RANDY LILLA)

**Comprehensive Plan
Future Land Use Map:**

(Source data: Village of Kronenwetter)



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|---------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
|  Parcels |  Governmental / Institutional |
|  Agriculture / Rural Residential |  Industrial |
|  Commercial |  Industrial / Commercial |
|  County Forest |  Residential |
| |  Water |

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