

**PARCEL # 145-2707-152-0984 (MICHAEL HELLMUTH)
CSM REQUEST**

STAFF REPORT FOR PLANNING COMMISSION

**PUBLIC HEARINGS/
MEETINGS:**

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

APPLICANT:

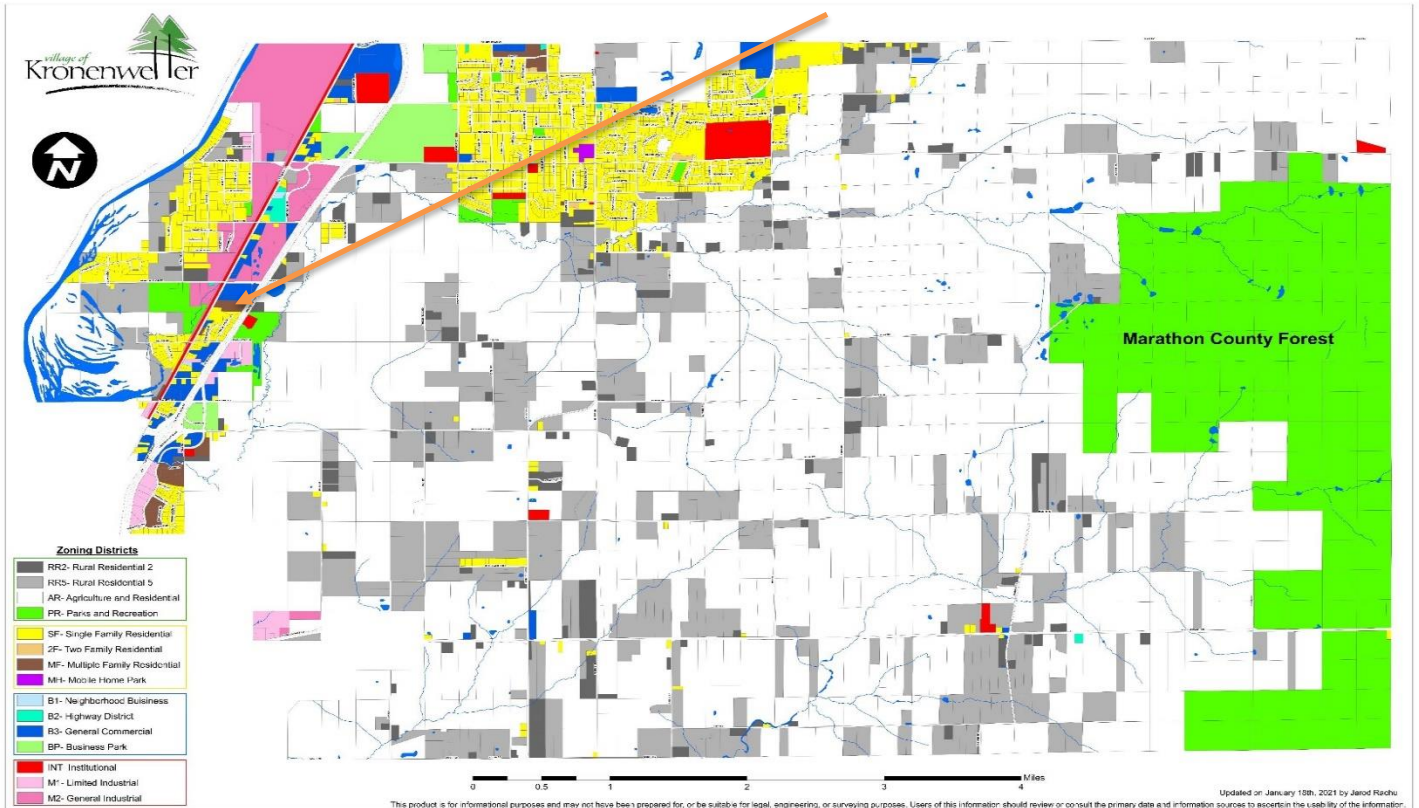
Tim Rutzen
4340 Pine Road
Junction City, WI 54443

OWNER:

Michael Hellmuth
2819 CTH G
Junction City, WI 54443

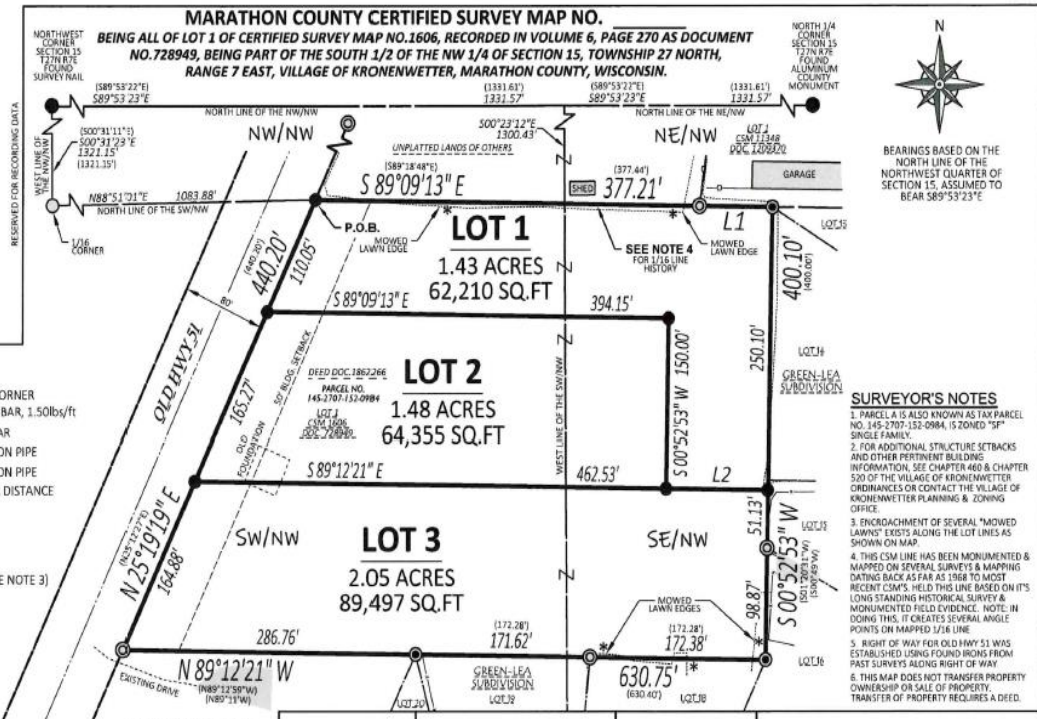
LOCATION OF REQUEST: 1582 Old Hwy 51, Kronenwetter, WI 54455 (See Map 1)

VILLAGE OF KRONENWETTER OFFICIAL ZONING MAP



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

DRAFT

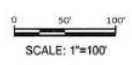


- LEGEND**
- SECTION/QUARTER CORNER
 - SET 0.75" X 24" IRON BAR, 1.50lbs/ft
 - FOUND 0.75" IRON BAR
 - FOUND 1.00" O.D. IRON PIPE
 - FOUND 2.00" O.D. IRON PIPE
 - (XXX.XXX) RECORD BEARING OR DISTANCE
 - RIGHT-OF-WAY
 - PROPERTY LINE
 - CENTERLINE
 - FENCELINE
 - * ENCROACHMENT (SEE NOTE 3)

SURVEYOR'S NOTES

1. PARCEL A IS ALSO KNOWN AS TAX PARCEL NO. 145-2707-152-0984, IS ZONED "SF" SINGLE FAMILY.
2. FOR ADDITIONAL STRUCTURE SETBACKS AND OTHER PERTINENT BUILDING INFORMATION, SEE CHAPTER 460 & CHAPTER 520 OF THE VILLAGE OF KRONENWETTER ORDINANCES OR CONTACT THE VILLAGE OF KRONENWETTER PLANNING & ZONING OFFICE.
3. ENCROACHMENT OF SEVERAL "MOWED LAWNS" EXISTS ALONG THE LOT LINES AS SHOWN ON MAP.
4. THIS CSM LINE HAS BEEN MONUMENTED & MAPPED ON SEVERAL SURVEYS & MAPPING DATING BACK AS FAR AS 1988 TO MOST RECENT CSM'S. HELD THIS LINE BASED ON ITS LONG STANDING HISTORICAL SURVEY & MONUMENTED FIELD EVIDENCE. NOTE: IN DOING THIS, IT CREATES SEVERAL ANGLE POINTS ON MAPPED 1/16" LINE.
5. RIGHT OF WAY FOR OLD HWY 51 WAS ESTABLISHED USING FOUND IRONS FROM PAST SURVEYS ALONG RIGHT OF WAY.
6. THIS MAP DOES NOT TRANSFER PROPERTY OWNERSHIP OR SALE OF PROPERTY. TRANSFER OF PROPERTY REQUIRES A DEED.

LINE	BEARING	DISTANCE
L1	S 89°10'48" E	71.41' (71.50')
L2	N 89°12'21" W	100.00'



PREPARED BY:
RUTZEN SURVEY SERVICES
4340 PINE ROAD
JUNCTION CITY, WI 54403
PROJECT: HELLMUTH/CH1
FIELD SURVEY: 1/22/2023
DRAWN BY: GCR
DATE: 2/7/2024

OWNER: PARCEL NO. 145-2707-152-0984
MICHAEL & ADRIANNA HELLMUTH
2819 CTH G
JUNCTION CITY, WI 54443

CLIENT:
MICHAEL & ADRIANNA HELLMUTH
2819 CTH G
JUNCTION CITY, WI 54443

RUTZEN SURVEY SERVICES
LAND SURVEYING • MAPPING • CONSULTING
WWW.RUTZENSURVEY.COM 715-891-0735

SHEET 1 OF 2

PARCEL # 145-2707-152-0984 (MICHAEL HELLMUTH)

MARATHON COUNTY CERTIFIED SURVEY MAP NO. _____
BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1606, RECORDED IN VOLUME 6, PAGE 270 AS DOCUMENT
NO. 728949, BEING PART OF THE SOUTH 1/2 OF THE NW 1/4 OF SECTION 15, TOWNSHIP 27 NORTH,
RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, TIMOTHY G. RUTZEN, JR., WISCONSIN PROFESSIONAL LAND SURVEYOR S-2994, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED THIS PLAT, BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1606, RECORDED IN VOLUME 6, PAGE 270 AS DOCUMENT NO. 728949, BEING PART OF THE SOUTH 1/2 OF THE NW 1/4 OF SECTION 15, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.

THAT I HAVE MADE SUCH SURVEY AND PLAT AT THE DIRECTION OF MICHAEL & ROSANNA HELLMUTH AND THAT SAID PARCEL CONTAINS 216.942 SQ. FT. OR 4.96 ACRES MORE OR LESS AND IS FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF SECTION 15, TOWNSHIP 27 NORTH, RANGE 7 EAST;

THENCE S89°31'27"E, A DISTANCE OF 1323.35 FEET TO THE SW CORNER OF THE NWNW OF SECTION 15;

THENCE N88°51'10"E ALONG THE NORTH LINE OF THE SWNW OF SECTION 15, A DISTANCE OF 1083.88 FEET TO THE EAST RIGHT OF WAY OF OLD HIGHWAY 51 AND NORTHWEST CORNER OF LOT 1 OF CSM NO. 1606, SAID POINT ALSO BEING **THE POINT OF BEGINNING**;

THENCE S84°09'13"E ALONG THE NORTH LINE OF LOT 1 OF CSM NO. 1606, A DISTANCE OF 377.23 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF CSM NO. 11348 AND ANGLE POINT ON NORTH LINE OF LOT 1 OF CSM NO. 1606;

THENCE S89°10'48"E ALONG THE NORTH LINE OF LOT 1 OF CSM NO. 1606, A DISTANCE OF 71.41 FEET TO THE NORTHWEST CORNER OF THE GREEN LEA SUBDIVISION AND NORTHEAST CORNER OF LOT 1 OF CSM 1606;

THENCE S00°52'33"W ALONG THE EAST LINE OF LOT 1 OF CSM NO. 1606 AND WEST LINE OF THE GREEN LEA SUBDIVISION, A DISTANCE OF 400.30 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF CSM NO. 1606;

THENCE N89°12'21"W ALONG THE SOUTH LINE OF LOT 1 OF CSM 1606, A DISTANCE OF 630.75 FEET TO THE EAST RIGHT OF WAY OF OLD HIGHWAY 51 AND SOUTHWEST CORNER OF LOT 1 OF CSM NO. 1606;

THENCE N25°19'19"E ALONG THE EAST RIGHT OF WAY OF OLD HIGHWAY 51, A DISTANCE OF 440.20 FEET TO THE NORTHWEST CORNER OF LOT 1 OF CSM NO. 1606, SAID POINT ALSO BEING **THE POINT OF BEGINNING**;

THAT SAID PARCEL IS SUBJECT TO ANY RESTRICTIONS, RIGHT-OF-WAYS, EASEMENTS AND RESERVATIONS OF RECORD;

THAT SAID MAP IS A TRUE AND CORRECT REPRESENTATION OF ALL EXTENSION BOUNDARIES OF THE LAND SURVEYED;

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF 236.34 OF THE WISCONSIN STATUTES, CHAPTER 460 & 520 OF THE VILLAGE OF KRONENWETTER ORDINANCE AND A-4 7 MINIMUM STANDARDS FOR PROPERTY SURVEYS OF THE WISCONSIN ADMINISTRATIVE CODE IN SURVEYING AND MAPPING TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS _____ DAY OF _____, 2024

 TIMOTHY G. RUTZEN JR.
 WI PROFESSIONAL LAND SURVEYOR S-2994

VILLAGE OF KRONENWETTER APPROVAL

STATE OF WISCONSIN - VILLAGE OF KRONENWETTER
 APPROVED IN ACCORDANCE WITH THE VILLAGE OF KRONENWETTER LAND
 DIVISION & ZONING ORDINANCE THIS _____ DAY OF _____, 2024
 VILLAGE OF KRONENWETTER PLANNING & ZONING DEPARTMENT

PLAT REVIEW OFFICER
















PREPARED BY: RUTZEN SURVEY SERVICES 450 PINE ROAD JUNCTION CITY, WI 54449 MICHAEL HELLMUTH LSA PLS SURVEY 1/3/2024 DRAWN BY: TGR DATE: 2/1/2024	OWNER: PARCEL NO. 145-2707-152-0984 MICHAEL & ROSANNA HELLMUTH 2819 CTW 6 JUNCTION CITY, WI 54449 CLIENT: MICHAEL & ROSANNA HELLMUTH 2819 CTW 6 JUNCTION CITY, WI 54449
SHEET 2 OF 2	



Current Zoning SF (Single Family Residential)
 (Source Data: Village of Kronenwetter)



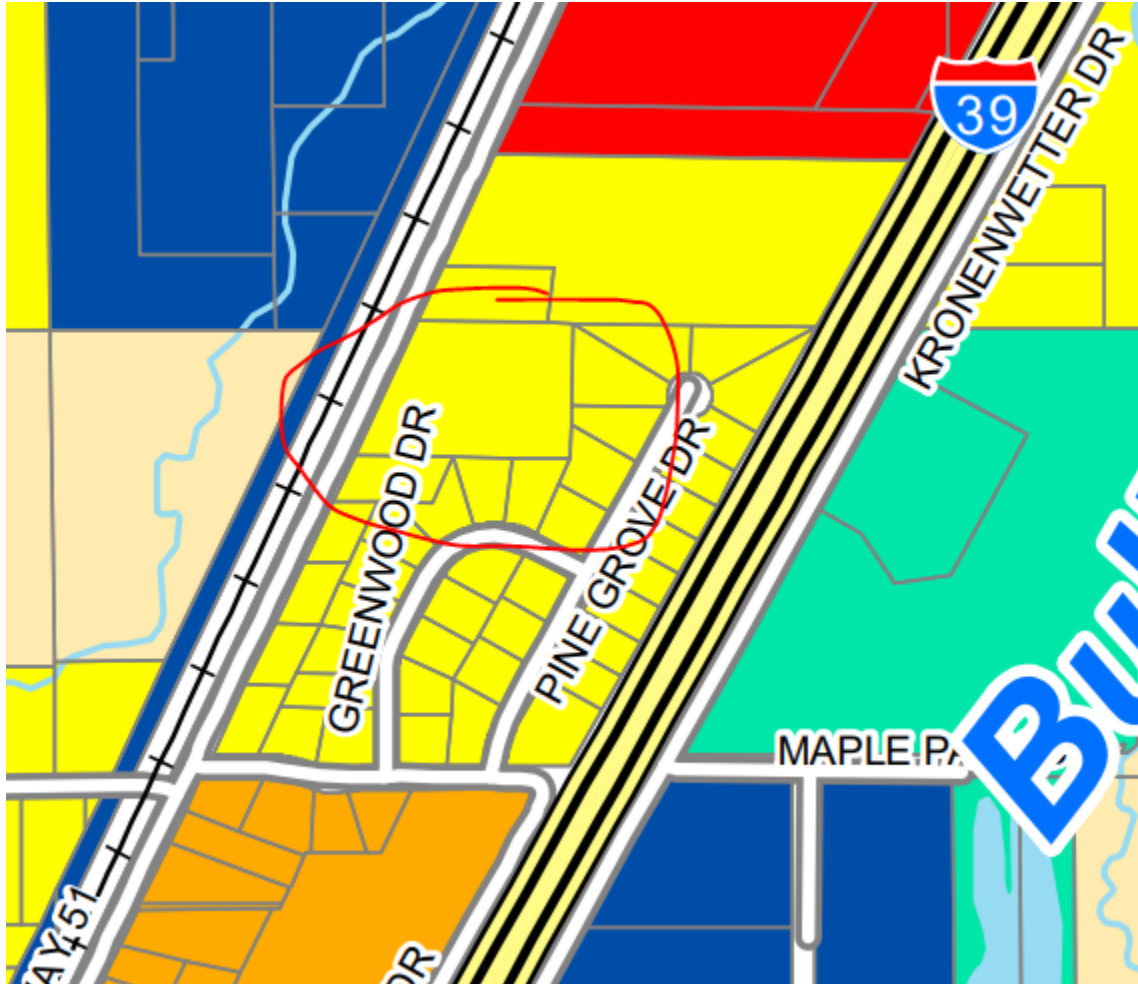
Zoning Districts

	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

PARCEL # 145-2707-152-0984 (MICHAEL HELLMUTH)

**Comprehensive Plan
Future Land Use Map:**

(Source data: Village of Kronenwetter)



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

PARCEL # 145-2707-152-0984 (MICHAEL HELLMUTH)

2020 AERIAL PHOTO
(SOURCE DATA: MARATHON CO. GIS)



VILLAGE OF KRONENWETTER PLANNING COMMISSION
MARCH 18, 2024

PARCEL # 145-2707-233-0988 (WALKOWSKI)
CSM REQUEST

PARCEL # 145-2707-152-0984 (MICHAEL HELLMUTH)

RECOMMENDED MOTION:

Driveway Access Concerns: Approval of CSM does not guarantee driveway access to each parcel.

Note: There is one existing driveway access to accommodate proposed lot 2. Lots 1 and 3 do not have driveway access. Old Hwy 51 is classified as a minor arterial roadway. The minimum separation between private accesses is 1000ft. The owner was advised that a variance under 419-6 would be required. If a variance is cannot be obtained an ingress/egress and utility easement could be created to gain access to Lots 1 and 3 from the existing driveway access.

Village of Kronenwetter Comprehensive Plan 2019

Local Roadways:

Highway 51 and Old Highway 51. State Highway 153 west of Oak Road to I-39/U.S. Highway 51, County Highway XX south to Kowalski Road, and County Highway X running east-west are classified as minor arterials.

Per § 419-14 **Driveway access control.**

C. Minor arterial access.

(1) No more than one access shall be permitted or provided to an individual parcel with public road frontage. Except for cases of special approved variance with the village.

(2) All private accesses, intersecting public roadways and other direct access to minor arterial village roadways shall be separated by a minimum of 1,000 feet.

(3) All accesses must be surfaced with pavement

§ 419-6 Variance.

A. If there is a practical difficulty or particular hardship in carrying out the provisions of this chapter, the applicant may obtain a variance through application. A variance shall require approval of both the zoning administrator and the director of public works and may only be granted when the applicant can successfully demonstrate that:

(1) The additional access would not compromise the safety of village roadway users or the operation of the village roadway.

(2) Allowing only one access for the parcel would conflict with established local safety regulations.

(3) The additional access would not be detrimental to the public health and safety.

(4) The purpose of the variance is not based exclusively upon a desire to make more money out of the property.

(5) The conditions upon which a petition for a variation is based are unique to the property for which the variance is sought, and are not applicable, generally, to other property within the same zoning classification.

(6) The alleged difficulty or hardship is caused by this chapter and has not been created by any persons presently having an interest in the property.

B. Any variance denied by village staff may be appealed to the village board.

Dilapidated Structure Concerns: On 9/13/202 the Village received a complaint regarding a dilapidated building along with miscellaneous building materials on this parcel (1582 Old Hwy 51). The building or structure is over the lot line between proposed lots 2 and 3. The Committee could request removal of the dilapidated structure as a condition of approval.

§ 382-6 **Public nuisances affecting peace and safety.**

The following acts, omissions, places, conditions and things are declared to be public nuisances affecting peace and safety, but such enumeration shall not be construed to exclude other nuisances affecting public peace or safety coming within section 382-3:

F. All buildings or structures so old, dilapidated or out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human use.

RECOMMENDED ACTION: To approve the CSM with or without conditions addressing the concerns mentioned above.