

**PARCEL # 145-2708-051-0983 (GRONSKI)  
ZONING CHANGE REQUEST**

**STAFF REPORT FOR PLANNING COMMISSION**

**PUBLIC HEARINGS/  
MEETINGS:**

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

**APPLICANT:**

Dennis Gronski  
1851 Pleasant Drive  
Kronenwetter, WI 54455

**OWNER:**

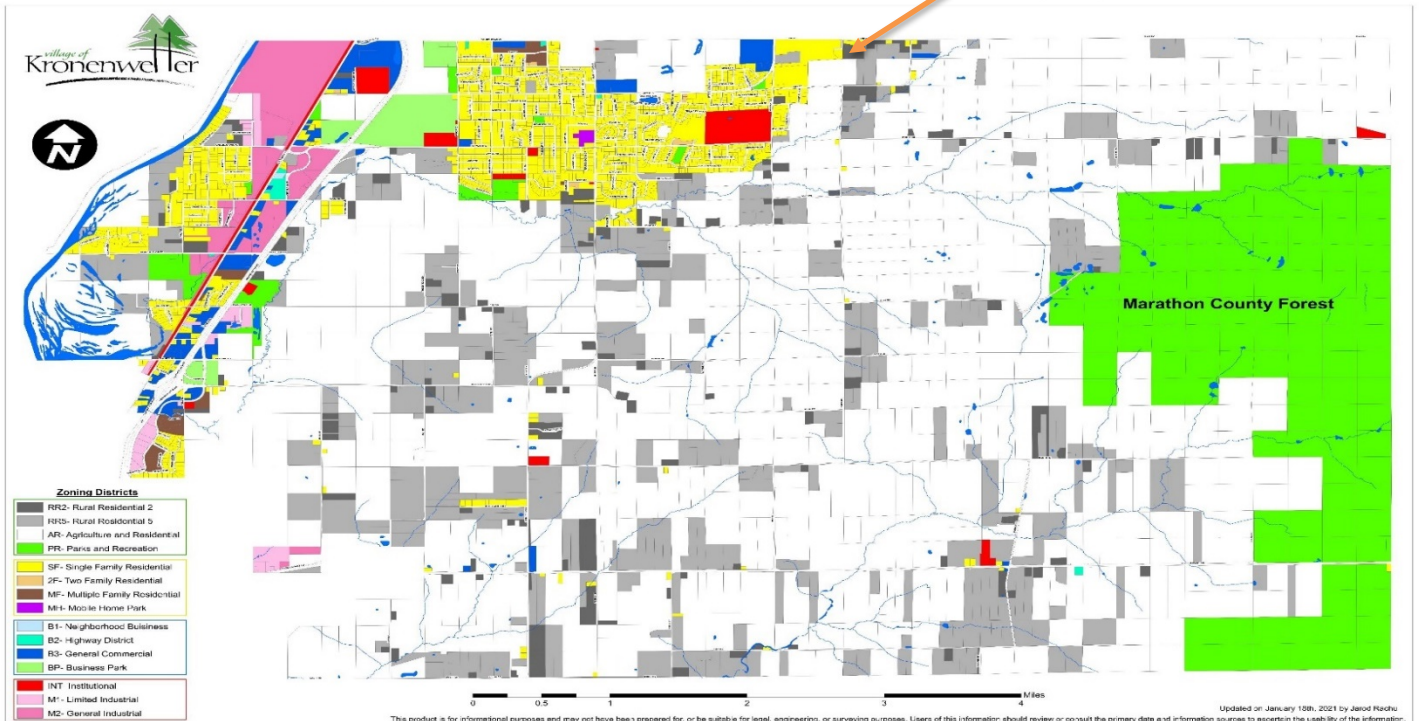
Gronski Revocable Trust  
2890 Pine Road  
Kronenwetter, WI 54455

**Prepared By:**

Riverside Land Surveying  
5310 Willow Street  
Weston, WI 54476

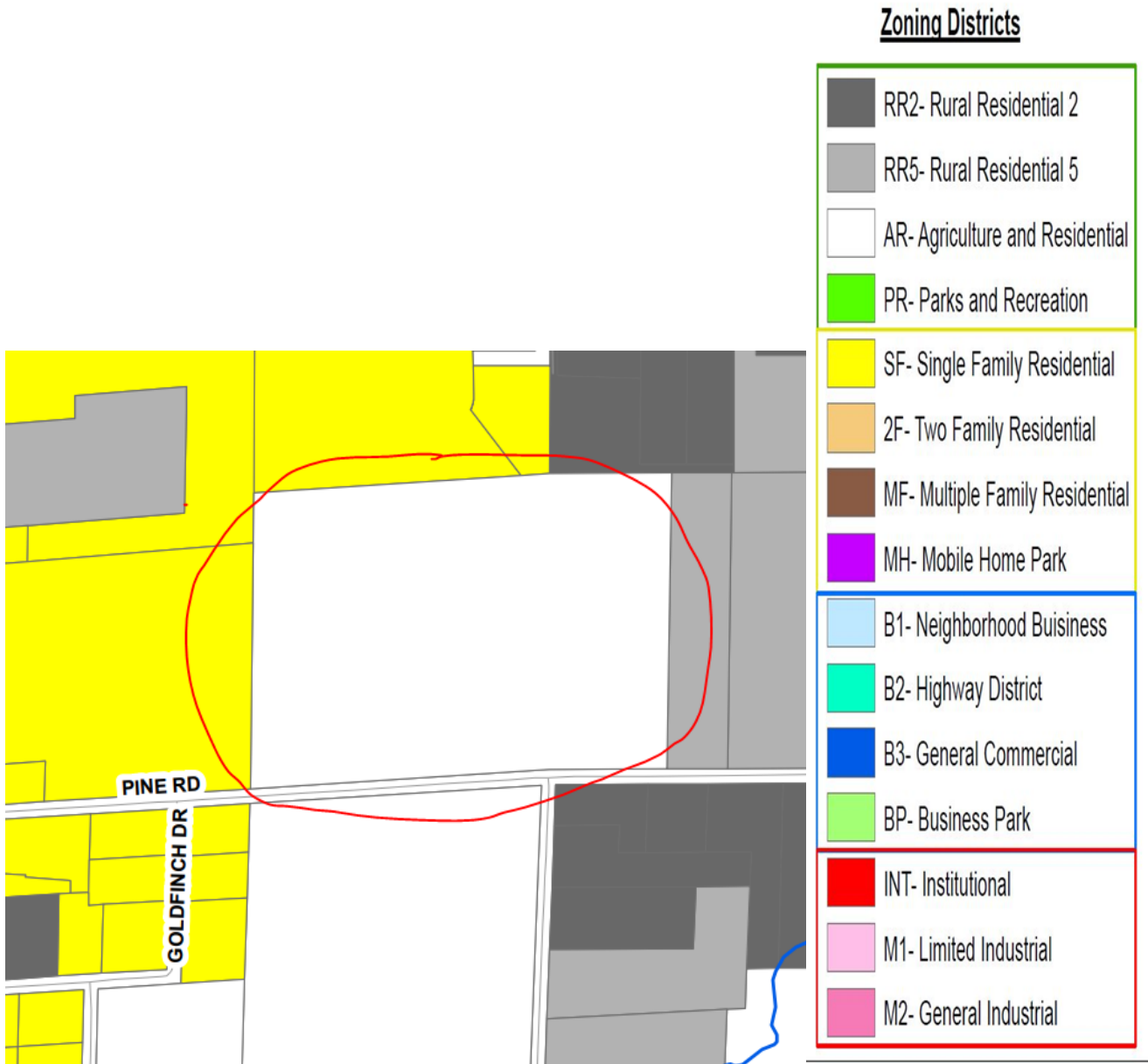
**LOCATION OF REQUEST:** 2890 Pine Road, Kronenwetter, WI 54455, (See Map 1)

**VILLAGE OF KRONENWETTER OFFICIAL ZONING MAP**



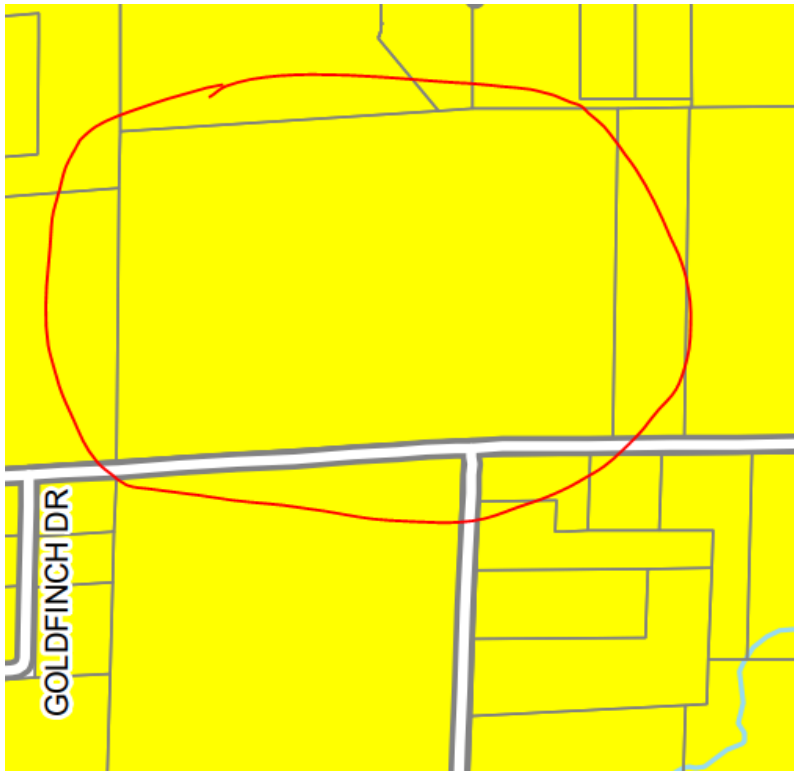
**Map 1: Location Map**  
(Source Data: Marathon Co. GIS)

PARCEL # 145-2708-051-0983 (GRONSKI)



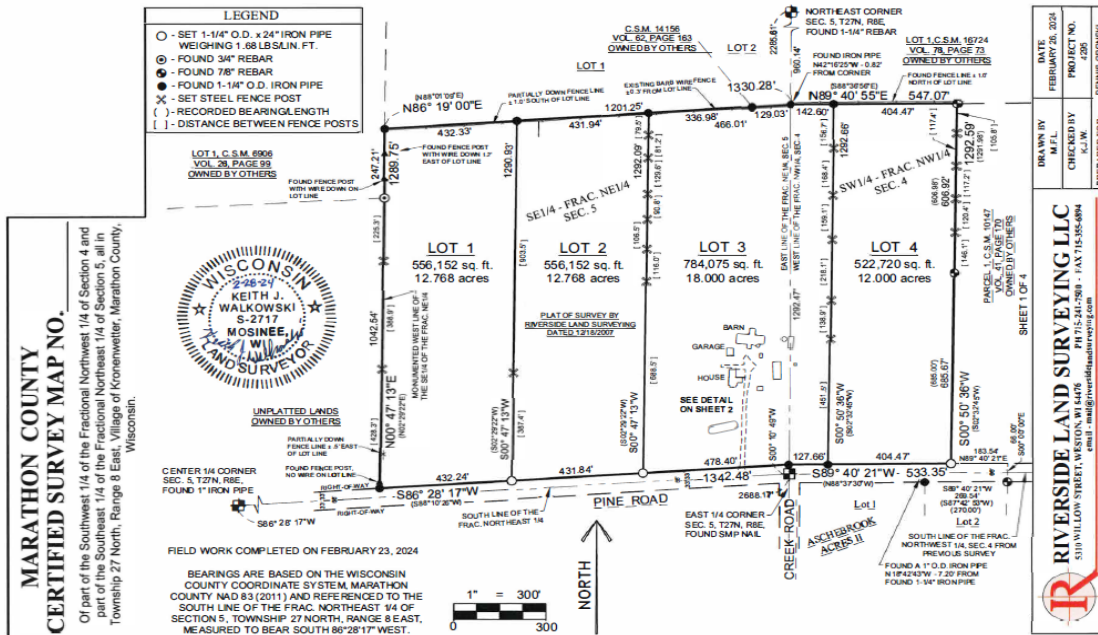
**Map 2: Current Zoning**  
 (Source Data: Village of Kronenwetter)

PARCEL # 145-2708-051-0983 (GRONSKI)



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

Map 3: Future Land Use Map (Source Data: Village of Kronenwetter)



PARCEL # 145-2708-051-0983 (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.

**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> 5318 WILLOW STREET, WESTON, WI 54476 PH 715-261-7580 - 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

PARCEL # 145-2708-051-0983 (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 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 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

PARCEL # 145-2708-051-0983 (GRONSKI)

**Legal Description of Property:**

SEC 05-27-08 SE 1/4 NE 1/4 & SW 1/4 NW 1/4 SEC 04-27-08 EX CSM VOL 16 PG 252 (#4484) (DOC #872782) EX COM AT SE COR OF SD CSM N 1324.36' E 60' S 2 DEG W 1326.41' W 24.11' TO BEG EX CSM VOL 41 PG 170 (#10147) (DOC #1133134)

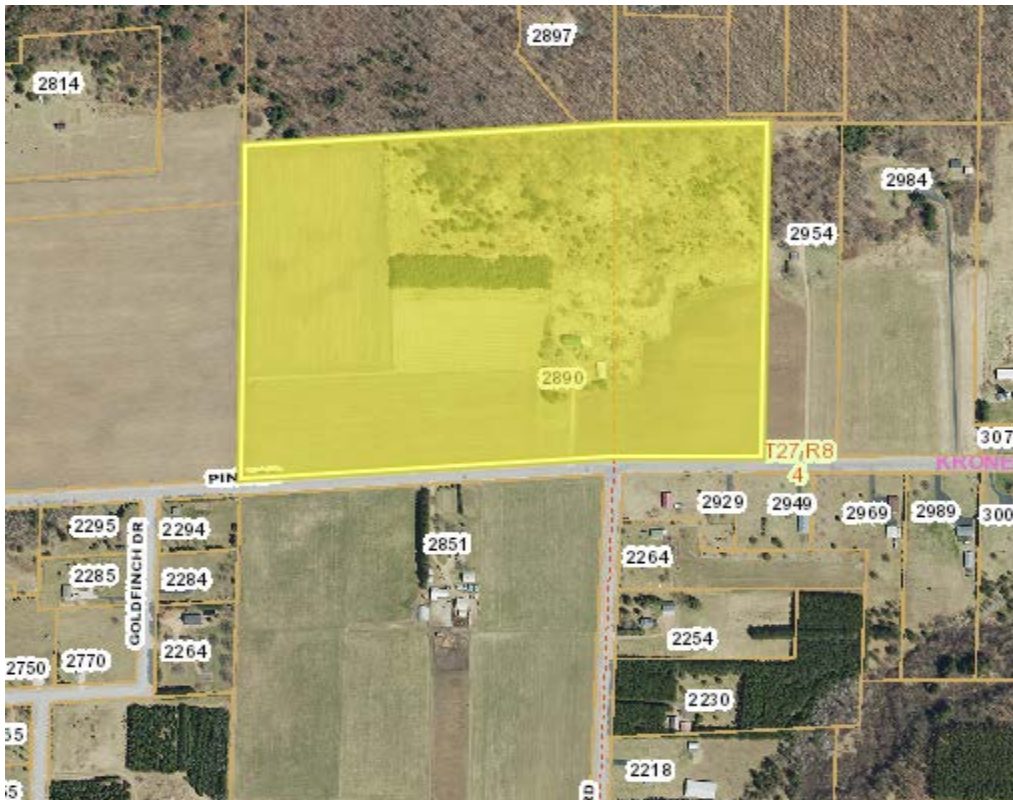
**Current Zoning:**

AR – Agricultural and Residential (see Map 2)

**COMPREHENSIVE PLAN  
FUTURE LAND USE Map:**

Residential (See Map 3)

**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.



Map 4: Aerial Photo  
(Source Data: Marathon County)

PARCEL # 145-2708-051-0983 (GRONSKI)

**INTRODUCTION:** Rezone Request from AR- Agricultural and Residential to RR-5 (Rural Residential 5).

The proposed rezone is consistent with the comprehensive plan and is consistent with the current use of other properties in the area. The rezone does comply with the intent of this chapter. The current 55.53 acre parcel will be divided into four (4) lots. The proposed rezone from AR to RR-5 is consistent with neighboring parcels in the area. The creation of four (4) lots meets the minimum frontage (300ft) and area (5.00 acres) requirements for RR-5 Rural Residential Zoning.

**VILLAGE OF KRONENWETTER PLANNING COMMISSION**

**MARCH 18, 2024**

**PARCEL # 145-2708-051-0983 (GRONSKI)**

**CSM & ZONING CHANGE REQUEST**

**RECOMMENDED MOTION**

Recommend approval of Rezone for Gronski Revocable Trust 2890 Pine Road, Kronenwetter WI, 54455. Parcel # 145-2708-051-0983 from Agriculture and Residential (AR) to Rural residential (RR-5) and approval of creating four (4) lots by a CSM.

**FINDINGS OF FACT AND RECOMMENDATION OF THE VILLAGE PLAN COMMISSION**

*Within forty-five (45) days after the close of the hearing on a proposed amendment, the Village Plan Commission shall make written findings of fact and shall submit the same together with its recommendations to the Village Board. Where the purpose and effect of the proposed amendment are to change the zoning classification of a particular property, the Village Plan Commission shall make findings based upon the evidence presented to it in each specific case with respect to the following matters:*

1. *Is the proposed rezoning consistent with the Comprehensive Plan, as is required by Wisconsin Statutes?*
  - Yes. While the property is designated on the Future Land Use Map as Future Residential, there are existing large lot residential/agriculture parcels in this area. The rezone of these parcels to RR-5 will allow for consistent land uses with adjoining parcels and eliminate an AR zoned parcel in this area. This is consistent with the Comprehensive Plan Goal to strive to avoid allowing conflicting land uses to be located adjacent to one another.
  - 2009 Wisconsin Act 372 clarifies that new or amended zoning, land division and official mapping ordinances must be consistent with an adopted comprehensive plan. Consistent means “furthers or does not contradict the objectives, goals and policies contained in the comprehensive plan.” This same Act clarifies that the Comprehensive Plan in itself is not a regulation, it is “a guide to the physical, social, and economic development of a local governmental unit” and that “[t]he enactment of a comprehensive plan by ordinance does not make the comprehensive plan by itself a regulation.” The Future Land Use Map is just one indicator of consistency, which discredits the other 200 pages of the Comp Plan and the Goals and Objectives.

PARCEL # 145-2708-051-0983 (GRONSKI)



- Page 121 of the 2019 Comprehensive Plan states the following:

Future Land Use Plan

The Future Land Use Plan Map represents the long-term land use recommendations for all lands in the Village. Although the map is advisory and does not have the authority of zoning, it is intended to reflect community desires and serve as a guide for local officials to coordinate and manage future development of the Village

- Page 126-127 of the 2019 Comprehensive Plan also states:

Goals, Objectives, & Policies

As in previous chapters of this plan, a goal and a series of objectives are identified.

Goal: The Village will make sound land use decisions which strive to coordinate future growth and land uses with infrastructure capabilities and availability.

- a. Strategically locate new developments in areas to create mutually beneficial relationships among businesses
  - b. Encourage growth to occur within the Sewer Service Planning Area
  - c. Utilize the Future Land Use Map in directing potential commercial and industrial opportunities to appropriate locations
  - d. Work with landowners to protect productive agricultural and forest lands to accommodate property owner desires to the extent possible
  - e. Strive to avoid allowing conflicting land uses to be located adjacent to one another
  - f. Preserve the most advantageous properties for commercial and industrial uses and direct residential use to other property
  - g. Encourage industrial uses in areas with convenient access to arterial roadways
  - h. Discourage large and undeveloped residential lots in areas serviced by the public water and sewer infrastructure
  - i. Recognize the different expectations residents have living in different areas of the Village and develop ordinances and policies reflective of those property owner expectations
  - j. Encourage development that preserves to the extent possible the quality of life that residents enjoy
  - k. Strive to maintain a density of no greater than one residential unit per twenty acres of land in the rural areas of the Village
  - l. Strive to maintain a density of no greater than one residential unit per one-half acre in the more urban areas of the Village
  - m. Seek to be involved with Wisconsin Public Service land use decision making process, particularly those regarding property adjacent to the existing power generation facilities and develop compatible neighboring uses
  - n. Encourage projects that cater to the Village's aging population
  - o. Avoid excess regulations that drive up cost for housing, land development, and site development
- Wisconsin Court of Appeals, Lakeland Area Property Owners Association, U.A. v. Oneida County, 2020SAP858

When reviewing an ordinance for consistency with a comprehensive plan, the future land use map and narrative portions of the plan **should not be reviewed in isolation**, but instead should be understood in relation to each other and in the context of the remainder of the plan.

2. *Does the rezoning further the purpose and intent of this Chapter?*

- Yes. The portion of the Village where this property is located is classified as Residential on the Village's Future Land Use Map. By rezoning this property, the property would maintain a residential use that would be consistent with the surrounding area. This satisfies the Zoning Ordinance's purpose of preserving and enhancing community appearance and quality of life.

3. *Does rezoning address any of the following that is not properly addressed on the current Official Zoning Map?*

- No Keeps it the same.

4. *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?*

- Yes. There are Single Family Residential (SF), Rural Resident 2 (RR-2), Rural Residential 5 (RR-5) and Agricultural and Residential (AR) lots that are located near this parcel. The property owners will continue to utilize the parcel for purposes within these districts.

5. *Does the rezoning meet the minimum requirements for frontage or parcel size?*

- Yes. The proposed property will meet all minimum requirements. There are parcels in the area with the same zoning district classification as the proposed zoning map amendment.

5. *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?*

- This land is not being rezoned to a multi-family, commercial, or industrial zoning district.