

Zoning Change Request Application

Application Fee: \$250 Regular Meeting / \$450 Special Meeting

A zoning change is an amendment to the specific zoning district in which a property or properties are classified.

Plan Commission Meetings are held on the 3rd Monday of each month. Village Board Meetings on zoning change requests typically take place on the 4th Tuesday of each month.

Although not required, it is recommended that the applicant attend these meetings.



Applicant Information

1. Applicant Name Eau Claire River, LLC Phone Number 715-302-0334
Address 7306 Zinser St., Weston, WI 54476
Email garyg@pgainc.net
2. Property Titleholder Name Same Phone Number _____
Address _____
Email _____
3. Prepared By Company Name REI Engineering, Inc. Name Dan Detert
Address 4080 N. 20th Ave., Wausau, WI 54401
Phone Number 715-675-9784 Email ddetert@reiengineering.com

Property Information

4. Property Address 1320 Kowalski Rd., Kronenwetter, WI 54455
5. Section 2 Township 27N Range 7E 6. Parcel Identification # (PIN) 14527070230996
7. Legal Description (attach an additional sheet if necessary) _____
8. Current Zoning District BP 9. Proposed Zoning District _____
10. Parcel Acreage 35.58 11. Will the Zoning Change be accompanied by a CSM or Subdivision? No
12. Has anyone previously requested a zoning change to the subject property? If yes, when was the request made and to what zoning district? Not to our knowledge
13. Is the subject property planned to be improved? If yes, when is the improvement scheduled for and what will be the actual use of the improvement? Site grading for pond construction and the dev. of multi-family buildings

Required Attachments

1. Narrative describing the zoning change request with respect to the following matters:
 - a. Is the proposed rezoning consistent with the Comprehensive Plan, as is required by Wisconsin Statutes?
 - b. Does the rezoning further the purpose and intent of this Chapter?
 - c. Does rezoning address any of the following that are not properly addressed on the current Official Zoning Map?
 - i. A mistake was made in mapping on the Official Zoning Map. That is, an area is or has developed in a manner and purpose different from that for which it is mapped. If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the Village may intend to stop an undesirable land use pattern from being perpetuated.
 - ii. Factors have changed, such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes, making the subject property more appropriate for a different zoning district.
 - iii. Growth patterns or rates have changed, thereby creating the need for a rezoning.
 - d. 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?
 - e. Does the rezoning meet the minimum requirements for frontage or parcel size? A lot, lots, or parcel of land shall not qualify for a zoning map amendment unless it possesses 200 feet of frontage or contains 25,000 square feet of area, or adjoins a lot, lots, or parcel of land which bears the same zoning district classification as the proposed zoning map amendment.
 - f. 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?
2. Property Map which shows the zoning change request boundaries, structures on the property, and the required setbacks from the property lines.

Applicant Acknowledgement

I/We request a public hearing be held before the Planning Commission of the Village of Kronenwetter, Marathon County, State of Wisconsin, to hear and consider the request for a zoning change of the property stated in this application. I hereby depose and say that all the above statements and all accompanying statements and drawings are correct and true.

Eau Claire River LLC
Applicant

9-26-24
Date

Eau Claire River LLC
Property Titleholder
Gary Guerdet
Member

Date

Prepared By

Date

FOR OFFICE USE ONLY:

Application Received 9/26/2024 PSW

Check # 1220

Plan Commission:

Meeting Date _____

Recommendation: Approved / Denied

Village Board:

Meeting Date _____

Decision: Approved / Denied