

PUBLIC HEARING  
VILLAGE OF KRONENWETTER PLAN COMMISSION

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on Monday evening, March 18, 2019, at 5:30 P.M., at the Kronenwetter Municipal Center, 1582 Kronenwetter Drive, Kronenwetter, WI 54455, to hear and consider the following:

ZONING CHANGE REQUEST (CASAR)

Edward Casar, 997 Happy Hollow Road, Kronenwetter WI 54455, requests a zoning change of approximately 0.689 acres of land at his property at 997 Happy Hollow Road from General Industrial (M2) Zoning District to Highway District (B2) Zoning District. Legal description of this property: A parcel of land being part of Lot 1 of Certified Survey Map Number 11101, recorded in Volume 46, on Page 153, as document number 1195616, filed in the Marathon County Register of Deeds office; being part of the Northwest 1/4 of the Northwest 1/4 of Section 15, Township 27 North, Range 7 East, Village of Kronenwetter, Marathon County, Wisconsin, more particularly described as follows: Commencing at the Northwest corner of said Section 15; thence South 89°53'49" East, coincident with the North line of said Northwest 1/4, 996.00 feet; thence South 00°06'11" West, 33.00 feet to the Northwest corner of said Lot 1, the South right-of-way line of Happy Hollow Road, and the point of beginning; thence South 89°53'49" East, coincident with said South right-of-way line, 250.00 feet; thence South 07°58'03" West, 114.46 feet; thence North 89°53'49" West, 109.97 feet; thence South 04°54'22" West, 21.51 feet; thence North 89°53'49" West, 121.26 feet to the West line of said Lot 1; thence North 00°27'06" West, coincident with said West line of Lot 1, 134.82 feet to said Northwest corner of Lot 1, said South right-of-way line of Happy Hollow Road, and the point of beginning. This property is located approximately 460 feet west of the intersection of the Old Highway 51 and Happy Hollow Road on the south side of Happy Hollow Road.

ZONING CHANGE REQUEST (VILLAGE OF KRONENWETTER)

The Village of Kronenwetter, 1582 Kronenwetter Drive, Kronenwetter WI 54455, requests a zoning change of approximately 9.930 acres of land at their property at 4496 Martin Road from Agricultural and Residential (AR) Zoning District to Institutional (INT) Zoning District. Legal description of this property: A part of the Southeast 1/4 of the Southeast 1/4 of Section 1, Township 27 North, Range 8 East, Village of Kronenwetter, Marathon County, Wisconsin, described as follows: Commencing at the Southeast corner of said Section 1; Thence North 88°49'59" West along the South line of said Southeast 1/4, 200.09 feet to a point 200' perpendicular and West of the East line of the Southeast 1/4 of the Southeast 1/4; Thence North 00°32'08" West parallel with said East line, 33.01 feet to the North right-of-way line of Martin Road and the point of beginning; Thence North 88°49'59" West along said North right-of-way line, 1116.32 feet to the West line of the Southeast 1/4 of the Southeast 1/4; Thence North 00°34'21" West along said West line, 557.87 feet to the centerline of a 100' wide transmission line easement as shown on Document No. 1497005; Thence South 72°01'39" East along said transmission line centerline, 1177.06 feet to said line parallel with the East line of the Southeast 1/4 of the Southeast 1/4; Thence South 00°32'08" East along said parallel line, 217.39 feet to the North right-of-way line of Martin Road and the point of beginning. This property is located approximately 3,400 feet west of County Road J on the north side of Martin Road.

### ZONING CHANGE REQUEST (VILLAGE OF KRONENWETTER)

The Village of Kronenwetter, 1582 Kronenwetter Drive, Kronenwetter WI 54455, requests a zoning change of approximately 4 acres of land they wish to acquire from Russel Lemke at 938 County Road X from Agricultural and Residential (AR) Zoning District to Institutional (INT) Zoning District. Legal description of this property: A part of the Southwest 1/4 of the Southeast 1/4 of Section 24, 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 24; Thence North 89°41'45" East along the South line of said Southeast 1/4, 450.25 feet; Thence North 00°01'36" East, 33.00 feet to the Southeast corner of Parcel 1 of Certified Survey Map No. 13406 recorded in Volume 58 of Certified Survey Maps on Page 153 which is the point of beginning; Thence continuing North 00°01'36" East along the East line of said Parcel 1 and the East line of Outlot 1 of said Certified Survey Map No. 13406, 451.02 feet to the Northeast corner of said Outlot 1; Thence North 89°42'20" East, 386.37 feet; Thence South 00°01'36" West, 450.96 feet to the North right-of-way line of North Road; Thence South 89°41'45" West along said North right-of-way line, 386.37 feet to the point of beginning. This property is located approximately 460 feet east of the intersection of County Road X and North Road on the north side of North Road.

### TEXT AMENDMENT OF CHAPTER 520 OF THE GENERAL CODE OF ORDINANCES

An Ordinance amending Chapter 520 entitled "Zoning", of the General Code of Ordinances. The Village is proposing amendments to the Zoning Figure 520-17 entitled "Allowable Uses in Nonresidential and Mixed-Use Zoning Districts". This amendment would allow Commercial Animal Establishments to be permitted uses in the Business Park (BP), Highway Business (B2), Limited Industrial (M1), and General Industrial (M2) Zoning Districts.

Written testimony may be forwarded to the Village of Kronenwetter Plan Commission, Emily Wheaton, 1582 Kronenwetter Drive, Kronenwetter, WI 54455 or emailed to [egrabenstein@kronenwetter.org](mailto:egrabenstein@kronenwetter.org) before the time of the hearing. All interested persons will be given an opportunity to be heard at the hearing. For questions and more information, please contact the Village prior to the meeting.

Emily Wheaton, Planning Technician  
Dated this February 28, 2019