

Certified Survey Map (CSM) Application

Application Fee: \$200 + \$25 per lot

Village of Kronenwetter Ordinance Chapter §460-16

Certified Survey Map (CSM) procedure.

Plan Commission meetings are held on the 3rd Monday of each month.

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



Applicant Information

1. Applicant Tim Vreeland Name Tim Vreeland Phone Number 715-241-0947
6103 Dawn Street Weston, WI Address
tim@vreelandassociates.us Email
2. Property Title holder Name David & Lois Pelot Phone Number Micaela 715-370-3787
3225 Martin Rd Kronenwetter Address
msmic3225@gmail.com Email (Micaela's)
3. Prepared By Vreeland Associates Company Name
6103 Dawn Street Weston, WI Address
Phone Number 715-241-0947 Email tim@vreelandassociates.us

Property Information

4. Property Address 3225 Martin Road Kronenwetter
5. Section 9 Township 27 Range 8 6. Parcel Identification # (PIN) 145-2708-091-0989
7. Legal Description (attach an additional sheet if necessary) see attached CSM
8. Parcel Acreage 9.592 9. Zoning District RR5
10. Will the CSM application be accompanied by a zoning change request? (if yes, what district)
Yes _____

The zoning change application is required to be submitted with this CSM application.

11. Is the property to be a CSM within an existing subdivision? (if yes, what subdivision) No

12. Number of lots proposed in the CSM: 2

13. How will water be provided? well

14. How will sewage disposal take place? septic

Required Attachments

1. Narrative describing the CSM with respect to the following matters:

- a. Existing use of property within the general area of the property in question.
- b. Citation of any existing legal rights-of-way or easements affecting the property.
- c. Existing covenants on the property.
- d. How the applicant proposes to meet the parkland dedication requirement
- e. Any other proposals, such as parcels of land intended to be dedicated, conveyed or reserved for public use.

2. The CSM shall be on 11" x 17" drawings

Requirements: Village of Kronenwetter, WI Review and Approval Procedures (ecode360.com) and Wisconsin Legislature: 236.34

- a. General. The preliminary CSM shall be based upon a survey completed by a registered land surveyor. The final preliminary CSM shall be prepared on Mylar or paper of good quality at a scale of not more than 100 feet to the inch and shall be a legible print for and shall show correctly on its face the following information:
 - (1) Proposed title of the CSM
 - (2) Date, scale and North arrow.
 - (3) Location of the proposed CSM by government lot, quarter section, township, range and county.
 - (4) Small drawing showing the location of the land to be divided.
 - (5) Name and addresses of the owner, subdivider and land surveyor preparing the plat.
 - (6) Entire area contiguous to the proposed CSM owned or controlled by the subdivider shall be included on the preliminary CSM even though only a portion of said area is proposed for immediate development. The Village Board, upon the Plan Commission's recommendation, may waive this requirement where it is unnecessary to fulfill the purposes and intent of this chapter and undue hardship would result from strict application thereof.

b. Preliminary CSM technical information. All preliminary CSM shall show the following:

- (1) Exterior boundaries of the proposed lots, including the exact length and bearings, referenced to an established public land survey monument and the total acreage encompassed.
- (2) Locations of all existing property boundary lines, drives, structures, streams and watercourses, lakes, wetlands, rock outcrops, wooded areas and other significant features within the tract being divided or immediately adjacent thereto.
- (3) Location, right-of-way widths and names of all existing streets or other public ways, easements, railroad and utility rights-of-way and all section and quarter section lines within the exterior boundaries of the CSM or immediately adjacent thereto.
- (4) Location and names of any adjacent lots, parks and cemeteries and owners of record of abutting unplatted lands.
- (5) Existing and proposed zoning on and adjacent to the proposed lots.
- (6) High-water elevation of all ponds, streams, lakes, flowages and wetlands within the interior boundaries of the lots.
- (7) Floodplain and shoreland boundaries and the contour line lying a vertical distance of two feet above the elevation of the one-hundred-year recurrence interval flood or, where such data is not available, two feet above the elevation of the maximum flood of record within the exterior boundaries of the CSM.
- (8) Location, width and names of all proposed streets and public rights-of-way such as alleys and easements.
- (9) Approximate dimensions of all lots. The area in square feet of each lot shall be provided.

- (10) Location and approximate dimensions of any sites to be reserved or dedicated for parks, playgrounds, drainage ways or other public use or which are to be used for group housing, shopping centers, church sites or other nonpublic uses not requiring plotting.
 - (11) Approximate radii of all curves.
 - (12) Any proposed lake and stream access with a small drawing clearly indicating the location of the proposed division in relation to access.
 - (13) Where the Plan Commission or Village Board finds that it requires additional information relative to a particular question presented by a proposed development in order to review the preliminary CSM, it shall have the authority to request in writing such information from the subdivider.
- c. Additional information. The Plan Commission or Village Board may require a proposed CSM layout of all or part of the contiguously owned land even though division is not planned at the time.

Refer to Chapter 460-16 of the Village of Kronenwetter Ordinances "Subdivision of Land" for further regulations on required improvements and design standards.

I hereby certify and say that all the above statements and all accompanying statements and drawings are correct and true based on information and belief.

Tim Vreeland

(Printed Name of Applicant)



(Signature of Applicant)

7-25-2025

(Date)

Zoning Change Request Application

Application Fee: \$300 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 Vreeland Associates Phone Number 715-241-0947
Address 6103 Dawn Street
Email tim@vreelandassociates.us
2. Property Titleholder Name David & Lois Pelot Phone Number Micael 715-370-3787
Address 3225 Martin Rd Kronenwetter
Email msmic3225@gmail.com (Micaela's)
3. Prepared By Company Name Vreeland Associates Name _____
Address _____
Phone Number _____ Email _____

Property Information

4. Property Address 3225 Martin Rd Kronenwetter
5. Section 9 Township 27 Range 8 6. Parcel Identification # (PIN) 145-2708-091-0989
7. Legal Description (attach an additional sheet if necessary) Lot 2 of attached CSM
8. Current Zoning District RR 5 9. Proposed Zoning District RR 2
10. Parcel Acreage 3.021 11. Will the Zoning Change be accompanied by a CSM or Subdivision? CSM
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 that I'm aware of.
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? Improvements are expected. Schedule unnone

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.

Tim Vreeland

7-25-2025

Applicant

Date

Dale & Lois Pelot

7-25-2025

Property Titleholder

Date

Vreeland Associates

7-25-2025

Prepared By

Date

FOR OFFICE USE ONLY:

Application Received _____ Check # _____

Plan Commission:

Meeting Date _____ Recommendation: Approved / Denied

Village Board:

Meeting Date _____ Decision: Approved / Denied

Narrative

- 1.)
 - a.) The land division is consistent with Comprehensive Plan.
 - b.) Yes
 - c.)
 - i.) No mistake made on zoning map.
 - ii) No factors have changed.
 - iii) No Growth or rates changed.
 - d.) Several like zoned parcels in the area
 - e.) Lot 2 of the proposed CSM meets requirements under RR2
 - f.) NA