

**PARCEL # 145-2707-161-0978 (DEAN PROHASKA)
CSM REQUEST**

STAFF REPORT FOR PLANNING COMMISSION

**PUBLIC HEARINGS/
MEETINGS:**

Plan Commission Meeting: 6:00 p.m. January 20, 2025

APPLICANT:

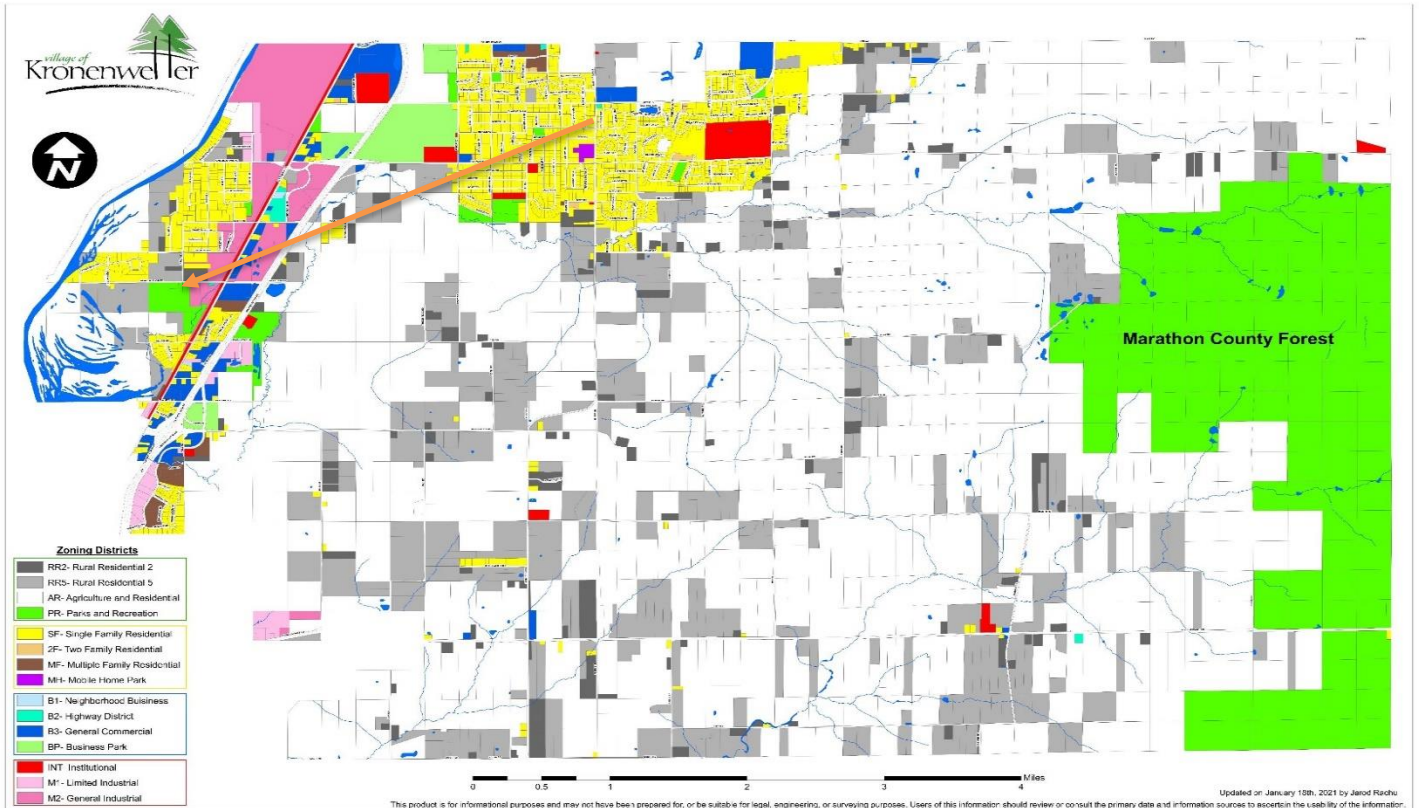
Keith Walkowski
5310 Willow Street
Weston, WI 54476

OWNER:

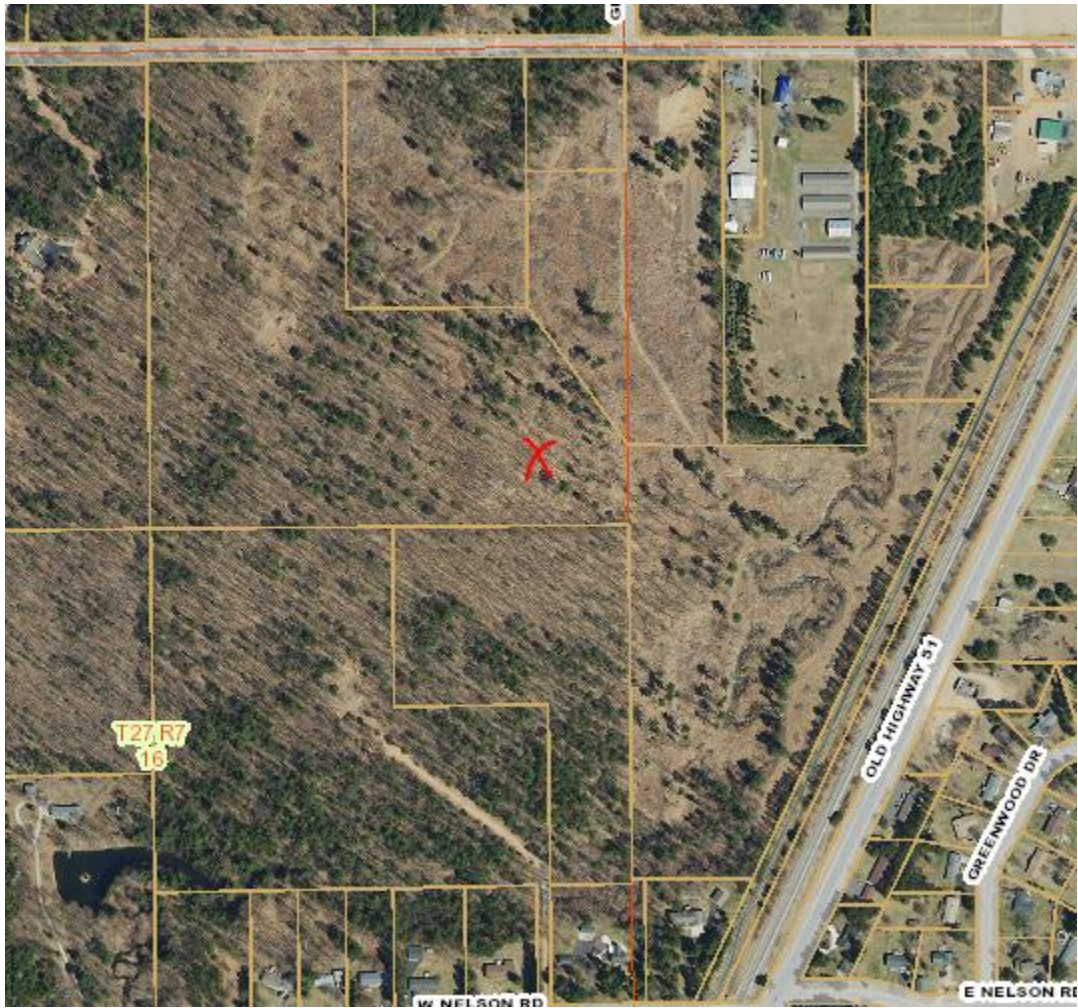
Dean Prohaska
P.O. Box 557
Schofield, WI 54476

LOCATION OF REQUEST: Happy Hollow Road (Vacant), Kronenwetter, WI 54455 (See Map1)

VILLAGE OF KRONENWETTER OFFICIAL ZONING MAP



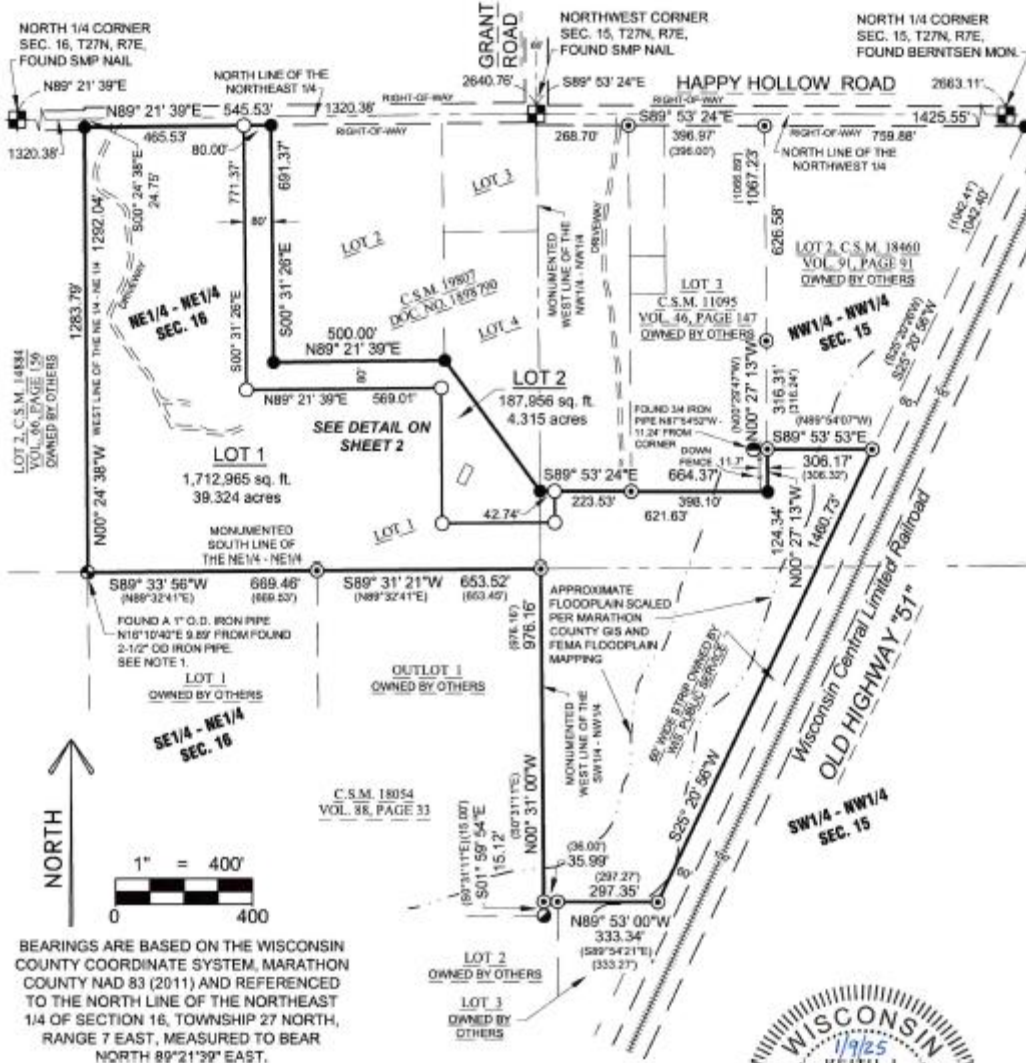
Map 1: Location Map
(Source Data: Marathon Co. GIS)



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

MARATHON COUNTY CERTIFIED SURVEY MAP NO. _____

Of Lot 1 of Certified Survey Map Number 19807 recorded in Document Number 1898790 being part of the Northwest 1/4 of the Northwest 1/4, part of the Southwest 1/4 of the Northwest 1/4 of Section 15 and part of the Northeast 1/4 of the Northeast 1/4 of Section 16, Township 27 North, Range 7 East, Village of Kronenwetter, Marathon County, Wisconsin.



LEGEND	
○	SET 1-1/4" O.D. x 24" IRON PIPE WEIGHING 1.68 LBS/LIN. FT.
⊙	FOUND 3/4" REBAR
●	FOUND 3/4" O.D. IRON PIPE
●	FOUND 1-1/4" O.D. IRON PIPE
●	FOUND 1-3/4" O.D. IRON PIPE
●	FOUND 2-1/2" O.D. IRON PIPE
()	RECORDED BEARING/LENGTH

SEE NOTES ON SHEET 3



SHEET 1 OF 3

RIVERSIDE LAND SURVEYING LLC 5310 WILLOW STREET, WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894 email - mail@riversidelandsurveying.com	DRAWN BY M.F.L.	FIELD WORK DECEMBER 13, 2024
	CHECKED BY K.J.W.	PROJECT NO. 4306
	PREPARED FOR:	DEAN PROHASKA

MARATHON CO. CERTIFIED SURVEY MAP NO. _____

Of Lot 1 of Certified Survey Map Number 19807 recorded in Document Number 1898790 being part of the Northwest 1/4 of the Northwest 1/4, part of the Southwest 1/4 of the Northwest 1/4 of Section 15 and part of the Northeast 1/4 of the Northeast 1/4 of Section 16, Township 27 North, Range 7 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 all of Lot 1 of Certified Survey Map Number 19807 recorded in Document Number 1898790 being part of the Northwest 1/4 of the Northwest 1/4, part of the Southwest 1/4 of the Northwest 1/4 of Section 15 and part of the Northeast 1/4 of the Northeast 1/4 of Section 16, Township 27 North, Range 7 East, Village of Kronenwetter, Marathon County, Wisconsin.

That the above described parcel of land contains 1,900,921 square feet or 43.639 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 Dean Prohaska, Owner 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 9TH day of JANUARY, 2025
Keith J. Walkowski

Riverside Land Surveying LLC
Keith J. Walkowski
P.L.S. No. 2717



NOTES:

1. THE NORTHWEST CORNER OF LOT 1 OF C.S.M. NO. 18054 IS A 2-1/2" O.D. IRON PIPE AND IS SHOWN AS THE NORTHWEST CORNER OF THE SE 1/4 OF THE NE 1/4. THE SOUTHEAST CORNER OF LOT 2 OF C.S.M. NO. 14884 IS A 1" O.D. IRON PIPE AND IS SHOWN AS THE SOUTHEAST CORNER OF THE NW 1/4 OF THE NE 1/4. I FOUND BOTH IRON PIPES WITH LATH BY THEM. I THEN CONTACTED VRELAND ASSOCIATES AS THEY HAD PREPARED BOTH C.S.M.'S. TIM HAD STATED THEY WOULD CHANGE LOT 2 OF C.S.M. NO. 14884 TO THE 2-1/2" O.D. IRON PIPE.
2. THE FLOODPLAIN AS SHOWN HEREON WAS SCALED FROM THE MARATHON COUNTY GIS AND FEMA FLOODPLAIN MAPPING AND IS APPROXIMATE.
3. OWNERS WILL HAVE TO PREPARE AND RECORD DEEDS TO TRANSFER TITLE RIGHTS TO LOTS 1 AND 2 AS SHOWN HEREON.

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 _____, 2025

Community Development/Zoning Administrator

Date Signed

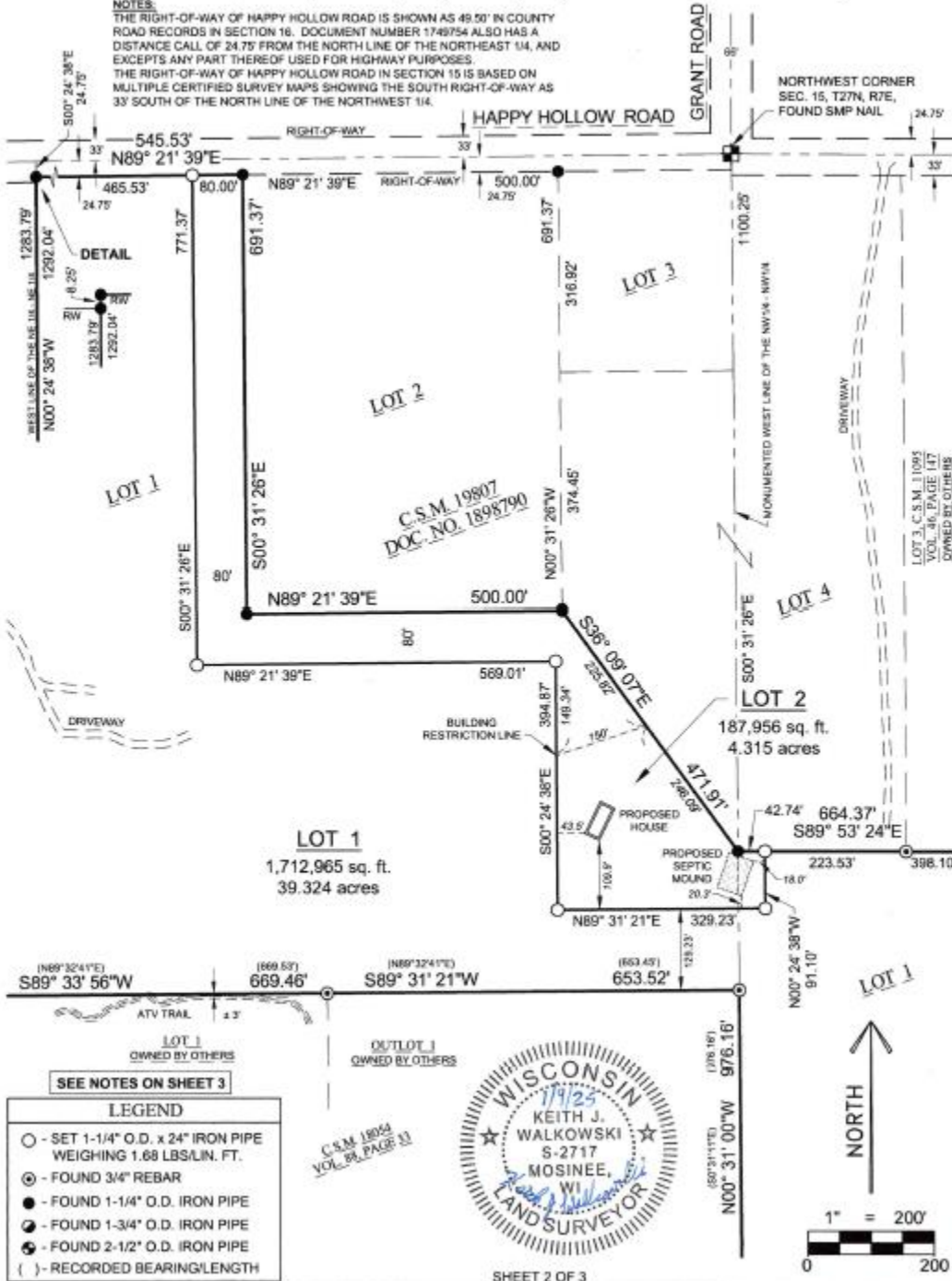
SHEET 3 OF 3

 RIVERSIDE LAND SURVEYING LLC 5310 WILLOW STREET, WESTON, WI 54476 PH 715-241-7580 - FAX 715-355-6894 email - mail@riversidelandsurveying.com	DRAWN BY M.F.L.	FIELD WORK DECEMBER 13, 2024
	CHECKED BY K.J.W.	PROJECT NO. 4306
	PREPARED FOR:	DEAN PROHASKA

MARATHON CO. CERTIFIED SURVEY MAP NO. _____

Of Lot 1 of Certified Survey Map Number 19807 recorded in Document Number 1898790 being part of the Northwest 1/4 of the Northwest 1/4, part of the Southwest 1/4 of the Northwest 1/4 of Section 15 and part of the Northeast 1/4 of the Northeast 1/4 of Section 16, Township 27 North, Range 7 East, Village of Kronenwetter, Marathon County, Wisconsin.

NOTES:
 THE RIGHT-OF-WAY OF HAPPY HOLLOW ROAD IS SHOWN AS 49.50' IN COUNTY ROAD RECORDS IN SECTION 16. DOCUMENT NUMBER 1749754 ALSO HAS A DISTANCE CALL OF 24.75' FROM THE NORTH LINE OF THE NORTHEAST 1/4, AND EXCEPTS ANY PART THEREOF USED FOR HIGHWAY PURPOSES.
 THE RIGHT-OF-WAY OF HAPPY HOLLOW ROAD IN SECTION 15 IS BASED ON MULTIPLE CERTIFIED SURVEY MAPS SHOWING THE SOUTH RIGHT-OF-WAY AS 33' SOUTH OF THE NORTH LINE OF THE NORTHWEST 1/4.



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Current Zoning: SF (Rural Residential 2)

Future Land Use Map: Residential

RECOMMENDED MOTION:

To approve the CSM as proposed.