

January 6, 2025



**Village of Kronenwetter**  
Attn: Pete Wegner  
1582 Kronenwetter Drive  
Kronenwetter, WI 54455



**Subject:** Submission for Review and Approval – Certified Survey Map – January 20, 2025 Planning Commission meeting.

**Dear Pete,**

Our team represents Trailwood Ventures LLC. regarding the proposed Certified Survey Map (CSM) located in Section 2, Township 27 North, Range 7 East, in the Village of Kronenwetter. The enclosed CSM has been prepared for review and approval by the Village of Kronenwetter at the January 20, 2025 Planning Commission meeting.

Consideration for the land division is focused on the following elements:

- The subject property has experienced no valid offers to purchase after being on the market in excess of 20 years.
- The goal of the suggested land division is to:
  - o Sell proposed Lot 4 to the Northland Lutheran High School for expansion uses.
  - o Transition the proposed land uses from the adjacent single-family residential land use located on the east side of Tower Road to the existing Business Park zoning district land use on the westside of the subject land along I-39
  - o Provide smaller tracts of land with transitional zoning land uses to attract a wider variety of buyers with a goal of accelerating development increment.
- Pending the review, approval, and recording of the proposed CSM, our team will submit a rezone application to rezone the individual parcels as shown on the enclosed Proposed Zoning Exhibit.

The enclosed materials consist of:

- Certified Survey Map (1 - 11x17 & 1 – 8.5x14)
- Village of Kronenwetter CSM Application
- Check for \$250 payable to the Village of Kronenwetter for review fees
- Proposed Zoning Exhibit

Please contact us if you need any additional information to complete the review and approval of this request. Thanks in advance for your help and cooperation with this matter.

Sincerely,  
REI Engineering, Inc.

A handwritten signature in black ink, appearing to read "J. Prentice".

Josh Prentice, PLS  
Land Survey Department Manager

cc. Cindy Creske, Trailwood Ventures, LLC, 9001 Business Hwy, 51, Rothschild, WI 54474  
TJ Morice, NAI Pfefferle, 329 N. 17<sup>th</sup> Ave., Suite 303, Wausau, WI 54401