

**PARCEL # 145-2707-024-0988 (TRAILWOOD VENTURES LLC)  
CSM REQUEST**

**STAFF REPORT FOR PLANNING COMMISSION**

**PUBLIC HEARINGS/  
MEETINGS:**

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

**APPLICANT:**

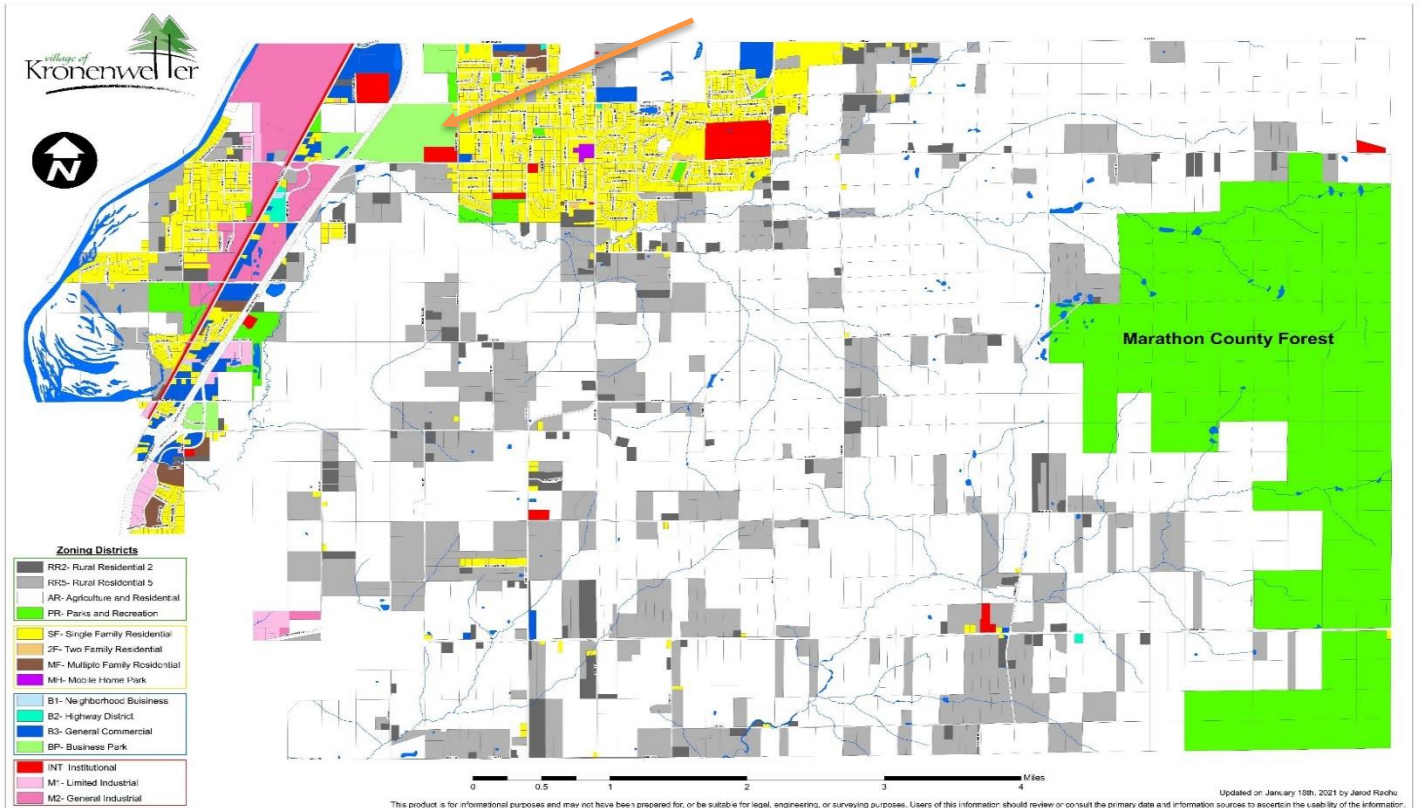
REI Engineering Inc.  
4080 N. 20<sup>th</sup> Avenue  
Wausau, WI 54401

**OWNER:**

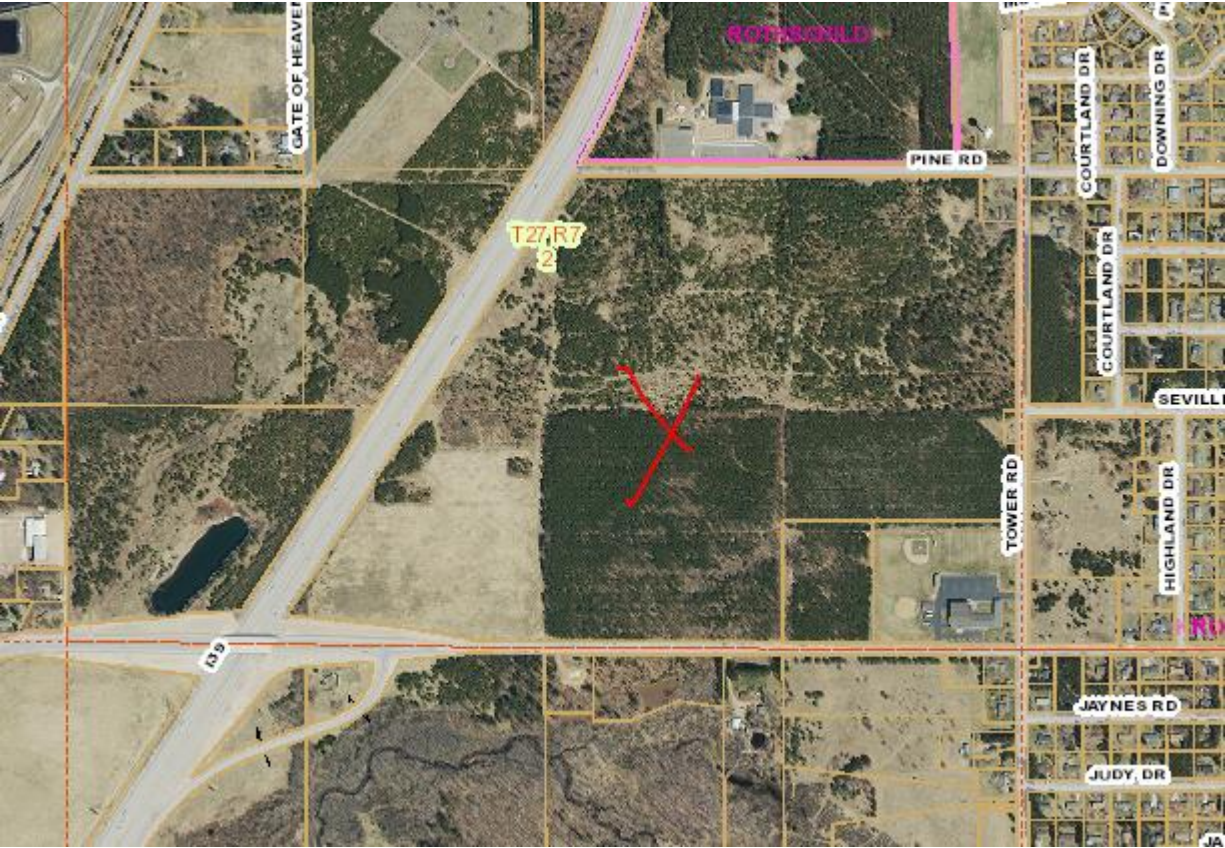
Trailwood Ventures LLC  
P.O. Box 1685  
Wausau, WI 54402

**LOCATION OF REQUEST:** 1500 Kowalski Road, 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)



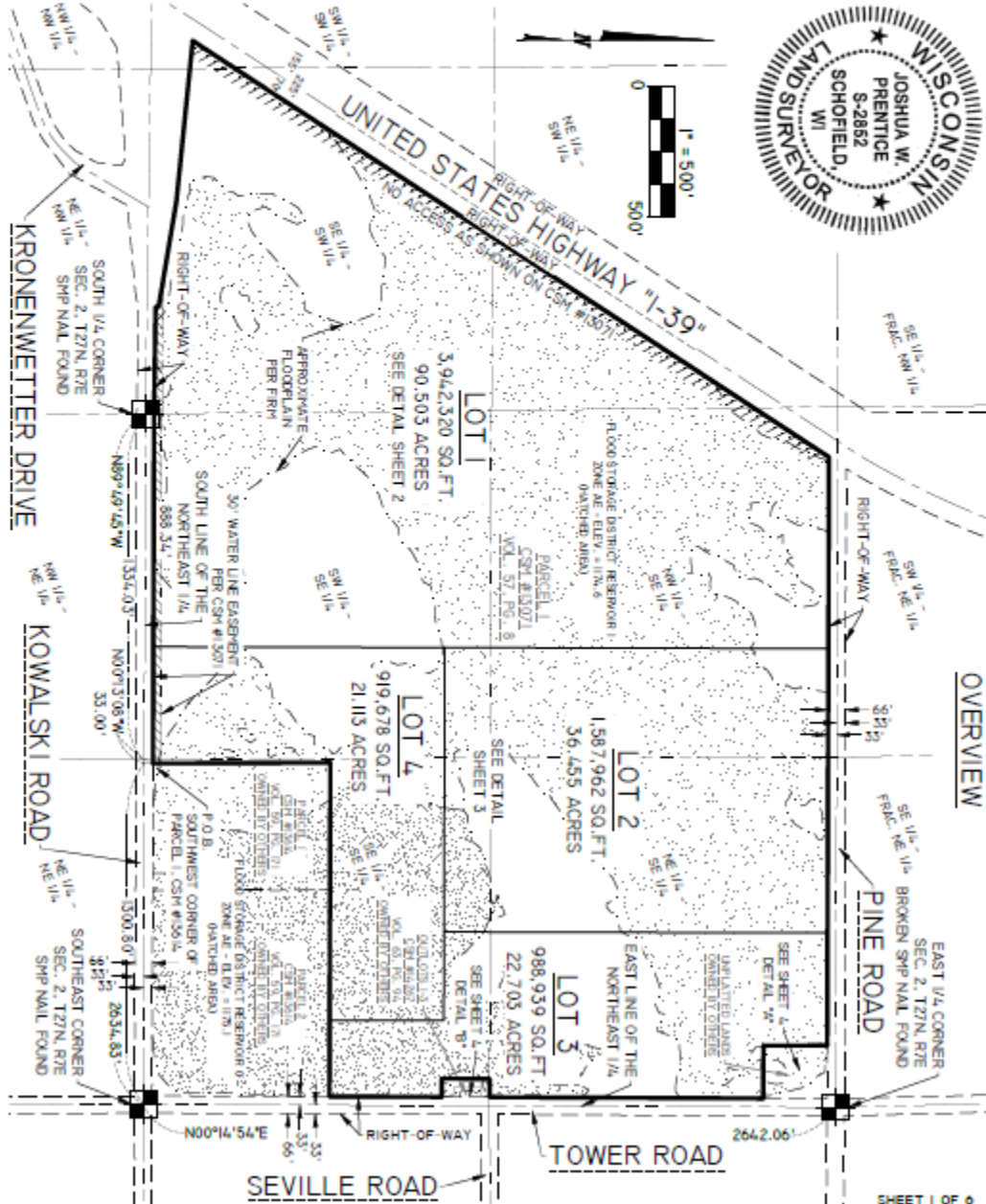
**CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING**  
 4080 N. 30TH AVENUE, WAUSAU, WI 54401  
 (715) 875-9784

# MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. \_\_\_\_\_

PREPARED FOR: TRAILWOOD VENTURES LLC.  
 LANDOWNER: TRAILWOOD VENTURES LLC.

PART OF PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 13071, RECORDED IN VOLUME 57, ON PAGE 8, AS DOCUMENT NUMBER 134914-6, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.



P:\3200-3299\32130 - Creeks - Trailwood Property - Kowalki Road Property - Village of Kronenwetter - Marathon County\Drawings\Survey\32130 CSM.dwg SHEET 1 OF 6





**REI** CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING  
 4080 N. 20TH AVENUE, WAUSAU, WI 54401  
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# MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. \_\_\_\_\_

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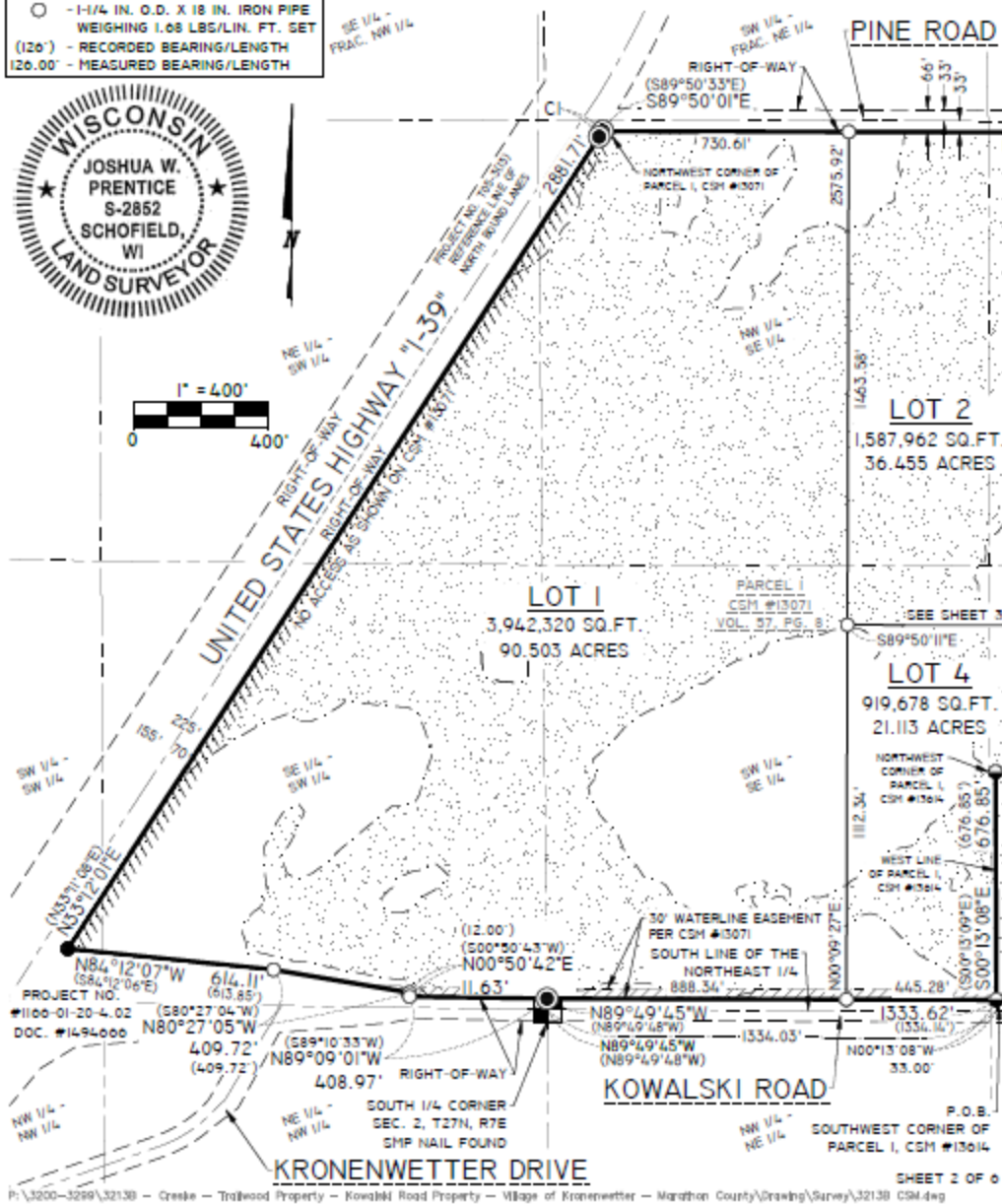
LANDOWNER: TRAILWOOD VENTURES LLC.

PART OF PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 13071, RECORDED IN VOLUME 37, ON PAGE 8, AS DOCUMENT NUMBER 1349140, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.

LEGEND	
●	- 1 IN. IRON BAR FOUND
○	- 1 IN. O.D. IRON PIPE FOUND
●	- 1-1/4 IN. O.D. IRON PIPE FOUND
○	- 1-1/4 IN. O.D. X 18 IN. IRON PIPE WEIGHING 1.08 LBS/LIN. FT. SET
(126°)	- RECORDED BEARING/LENGTH
120.00'	- MEASURED BEARING/LENGTH

## DETAIL SHEET 2

Curve Table					
CURVE	ARC LENGTH	RADIUS LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
CI	19.54'	334.04'	0°20'03"	S89°50'59"E	19.54'
(CI)	(19.54')	(334.04')	(00°20'24")	(S89°50'59"E)	(19.54')





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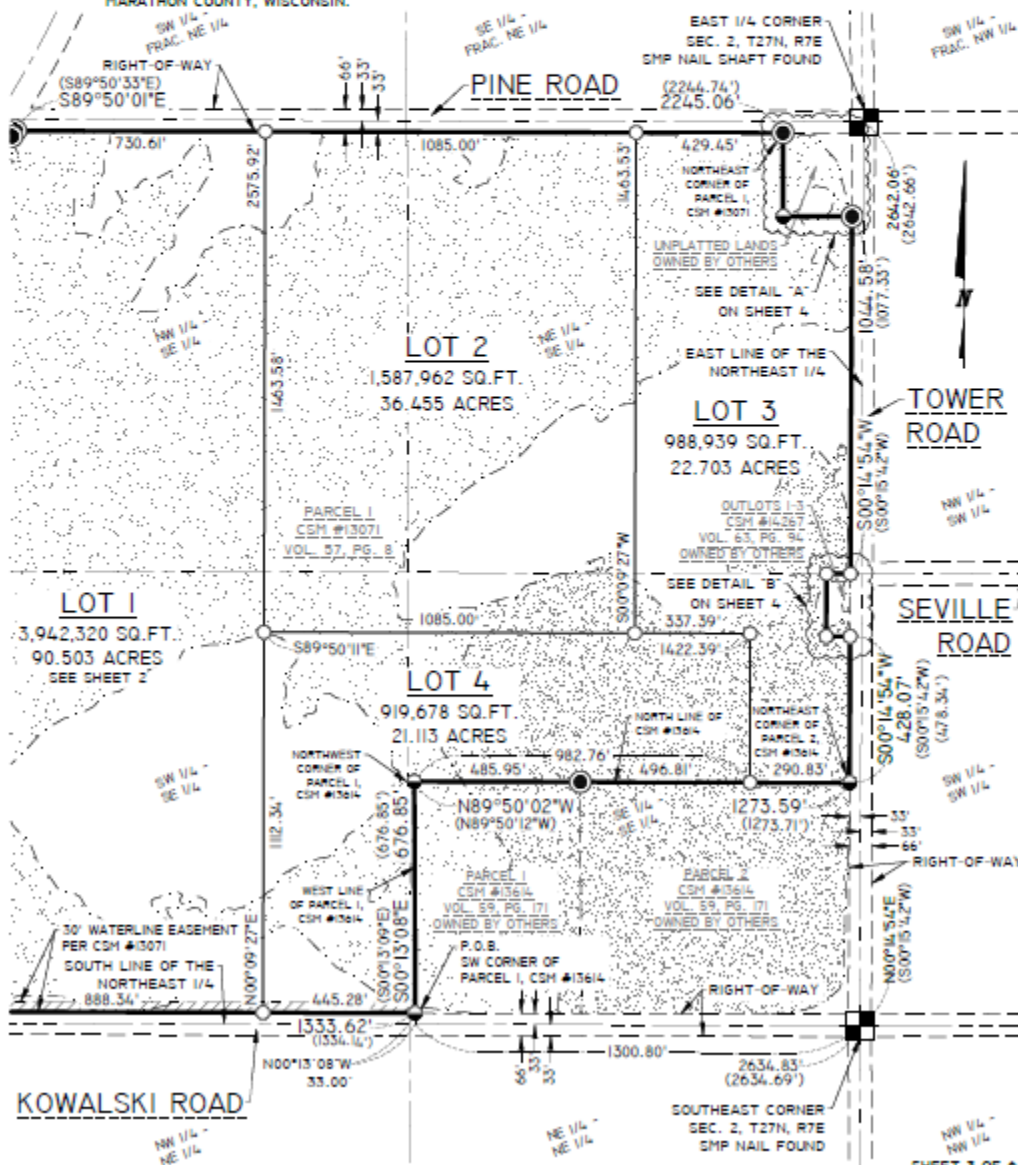
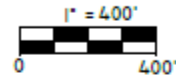
LANDOWNER: TRAILWOOD VENTURES LLC.

PART OF PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 13071, RECORDED IN VOLUME 97, ON PAGE 8, AS DOCUMENT NUMBER 1349146, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.



LEGEND	
	- 1 IN. IRON BAR FOUND
	- 1 IN. O.D. IRON PIPE FOUND
	- 1-1/4 IN. O.D. X 18 IN. IRON PIPE WEIGHING 1.68 LBS/LIN. FT. SET
(126°)	- RECORDED BEARING/LENGTH
(126.00°)	- MEASURED BEARING/LENGTH

## DETAIL SHEET 3





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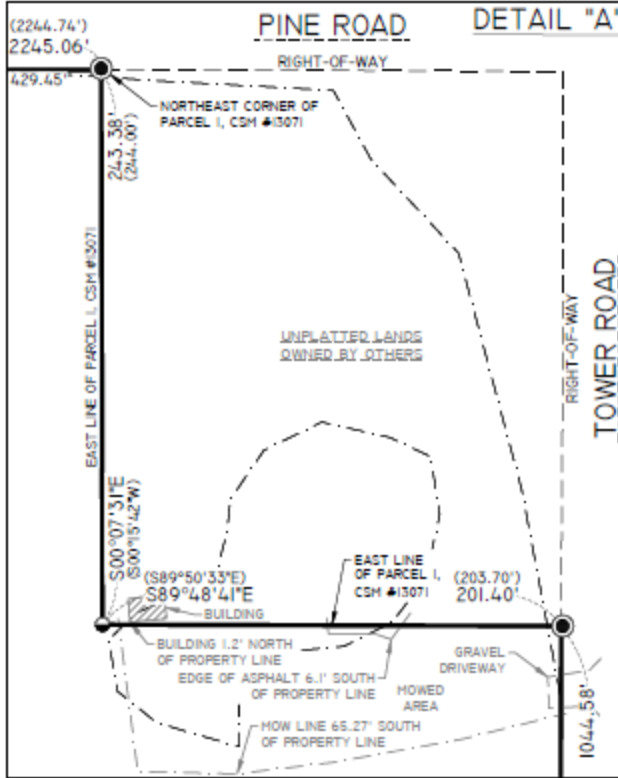
# MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. \_\_\_\_\_

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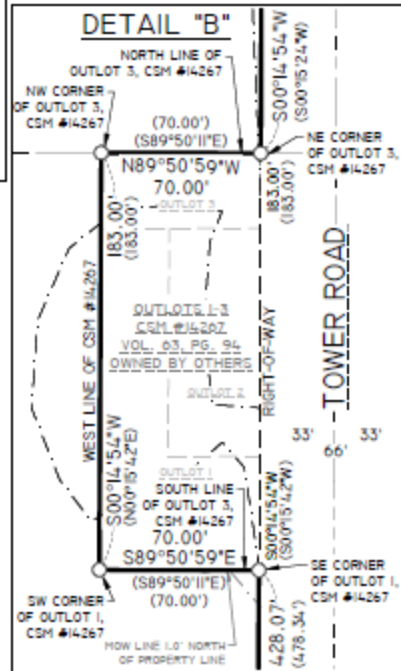
LANDOWNER: TRAILWOOD VENTURES LLC.

PART OF PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 13071, RECORDED IN VOLUME 57, ON PAGE 8, AS DOCUMENT NUMBER 1349146, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.



LEGEND	
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	- 1-1/4 IN. O.D. X 18 IN. IRON PIPE WEIGHING 1.08 LBS/LIN. FT. SET
(126°)	- RECORDED BEARING/LENGTH
126.00'	- MEASURED BEARING/LENGTH

- NOTES:
- FIELD SURVEY WAS COMPLETED ON 8-30-2024.
  - BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM, NAD 83(2011) DATUM AND REFERENCED TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 7 EAST, MEASURED TO BEAR NORTH 89°49'45" WEST.
  - THIS CERTIFIED SURVEY MAP DOES NOT TRANSFER PROPERTY OWNERSHIP, AND THE SALE OR TRANSFER OF PROPERTY REQUIRES A RECORDED DEED EXCEPT FOR PUBLIC DEDICATIONS.
  - THE SUBJECT PROPERTY IS IN ZONE "AE" AND DOES LIE WITHIN A FEMA FLOOD ZONE RISK DESIGNATION AREA AS PER FIRM "VILLAGE OF KRONENWETTER, MARATHON COUNTY" COMMUNITY NUMBER 5501930632F AND MAP NUMBER 55073C0632F, EFFECTIVE DATE JANUARY 13, 2023.
  - RIGHT-OF-WAY OF ROAD ARE BASED ON SURVEYS OF RECORD.
  - PARCEL 1 OF CERTIFIED SURVEY MAP #13071 WAS VACANT AT THE TIME OF THE SURVEY.



SHEET 4 OF 6



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LANDOWNER: TRAILWOOD VENTURES LLC.

PART OF PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 13071, RECORDED IN VOLUME 57, ON PAGE 8, AS DOCUMENT NUMBER 134914-6, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.

**SURVEYOR'S CERTIFICATE**

I, JOSHUA W. PRENTICE, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2852, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF: THAT I HAVE SURVEYED, MAPPED, AND DIVIDED PART OF PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 13071, RECORDED IN VOLUME 57, ON PAGE 8, AS DOCUMENT NUMBER 134914-6, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 2; THENCE NORTH 89°49'45" WEST, COINCIDENT WITH THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 2, 1300.80 FEET; THENCE NORTH 00°13'08" WEST, 33.00 FEET TO SAID SOUTHWEST CORNER OF PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 13014, RECORDED IN VOLUME 59, ON PAGE 171, AS DOCUMENT NUMBER 139064-0, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE, NORTH RIGHT-OF-WAY LINE OF KOWALSKI ROAD AND THE POINT OF BEGINNING; THENCE NORTH 89°49'45" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE OF KOWALSKI ROAD, 1333.62 FEET; THENCE NORTH 89°09'01" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE OF KOWALSKI ROAD, 408.97 FEET; THENCE NORTH 00°30'42" EAST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE OF KOWALSKI ROAD, 11.63 FEET; THENCE NORTH 80°27'03" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE OF KOWALSKI ROAD, 409.72 FEET; THENCE NORTH 84°12'07" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE OF KOWALSKI ROAD, 614.11 FEET TO THE EAST RIGHT-OF-WAY LINE OF UNITED STATES HIGHWAY "I-39"; THENCE NORTH 33°12'01" EAST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE OF UNITED STATES HIGHWAY "I-39", 2881.71 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST; THENCE 19.54 FEET COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE OF UNITED STATES HIGHWAY "I-39" AND THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS LENGTH OF 3344.04 FEET, A CENTRAL ANGLE OF 0°20'05", A CHORD THAT BEARS NORTH 33°01'59" EAST, FOR A DISTANCE OF 19.54 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF PINE ROAD; THENCE SOUTH 89°50'01" EAST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE OF PINE ROAD, 2245.06 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 13071; THENCE SOUTH 00°07'31" EAST, COINCIDENT WITH EAST LINE OF SAID PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 13071, 243.38 FEET; THENCE SOUTH 89°48'41" EAST, COINCIDENT WITH SAID EAST LINE OF PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 13071, 201.40 FEET TO THE WEST RIGHT-OF-WAY LINE OF TOWER ROAD; THENCE SOUTH 00°14'54" WEST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE OF TOWER ROAD, 1044.58 FEET TO THE NORTHEAST CORNER OF OUTLOT 3 OF CERTIFIED SURVEY MAP NUMBER 14267, RECORDED IN VOLUME 63, ON PAGE 94, AS DOCUMENT NUMBER 144036-2, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; THENCE NORTH 89°50'59" WEST, COINCIDENT WITH THE NORTH LINE OF SAID OUTLOT 3 OF CERTIFIED SURVEY MAP NUMBER 14267, 70.00 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT 3 OF CERTIFIED SURVEY MAP NUMBER 14267; THENCE SOUTH 00°14'54" WEST, COINCIDENT WITH THE WEST LINE OF SAID CERTIFIED SURVEY MAP NUMBER 14267, 183.00 FEET TO THE SOUTHWEST CORNER OF OUTLOT 1 OF SAID CERTIFIED SURVEY MAP NUMBER 14267; THENCE SOUTH 89°50'59" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID OUTLOT 1 OF CERTIFIED SURVEY MAP NUMBER 14267, 70.00 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT 1 OF CERTIFIED SURVEY MAP NUMBER 14267 AND SAID WEST RIGHT-OF-WAY LINE OF TOWER ROAD; THENCE SOUTH 00°14'54" WEST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE OF TOWER ROAD, 428.07 FEET TO THE NORTHEAST CORNER OF PARCEL 2 OF SAID CERTIFIED SURVEY MAP NUMBER 13014; THENCE NORTH 89°50'02" WEST, COINCIDENT WITH NORTH LINE OF SAID CERTIFIED SURVEY MAP NUMBER 13014, 1273.59 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 13014; THENCE SOUTH 00°13'08" EAST, COINCIDENT WITH SAID WEST LINE OF PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 13014, 676.85 FEET TO SAID SOUTHWEST CORNER OF PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 13014, SAID NORTH RIGHT-OF-WAY LINE OF KOWALSKI ROAD AND THE POINT OF BEGINNING.

THAT THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 7,438,899 SQUARE FEET, 170.774 ACRES, MORE OR LESS.

THAT I HAVE MADE THIS SURVEY, DIVISION AND MAP THEREOF AT THE DIRECTION OF TRAILWOOD ADVENTURES LLC., AGENT OF SAID PARCELS.

THAT SAID PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATUTES, WISCONSIN ADMINISTRATIVE CODE A-ET, AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF KRONENWETTER.

THAT THIS MAP IS A CORRECT AND ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF SAID PARCEL, AND OF THE DIVISION THEREOF MADE.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

REI  
 JOSHUA W. PRENTICE  
 WI P.L.S. S-2852







**REI** CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING  
 4080 N. 20TH AVENUE, WAUSAU, WI 54401  
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LANDOWNER: TRAILWOOD VENTURES LLC.

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VILLAGE OF KRONENWETTER  
 APPROVED FOR RECORDING UNDER THE  
 TERMS OF THE VILLAGE OF KRONENWETTER  
 LAND DIVISION ORDINANCE.

By: \_\_\_\_\_

DATE: \_\_\_\_\_





**Current Zoning: BP (Business Park)**

**Future Land Use Map: Industrial/Commercial**

**RECOMMENDED MOTION:**

To approve the CSM as proposed.