

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 Name William Cywinski Phone Number 715-573-2672
Address 1900 Lea Rd, Kronenwetter, WI 54455
Email billecorallanes.NET

2. Property Title holder Name William Cywinski Phone Number 715-573-2672
Address 1900 Lea Rd, Kronenwetter, WI 54455
Email

3. Prepared By Company Name Riverside Land Surveying LLC
Address 5310 Willow St. Weston, WI 54476
Phone Number 715-241-7500 Email adam@riversidelandsurveying.com

Property Information

4. Property Address 1900 and 1904 Lea Rd, Kronenwetter, WI 54455

5. Section 12 Township 27N Range 7E 6. Parcel Identification # (PIN) 145-2707-124-0977

7. Legal Description (attach an additional sheet if necessary) See Additional Sheet

8. Parcel Acreage +/- 33 9. Zoning District AR

10. Will the CSM application be accompanied by a zoning change request? (if yes, what district)
RR5
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 and Outlot

13. How will water be provided? Private 14. How will sewage disposal take place? Private

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.

<u>Carol Gysiuski</u>	<u>By William J. Gysiuski</u>	<u>Carol Gysiuski</u>	<u>July 29, 2026</u>
(Printed Name of Applicant)	P.O.A.	(Signature of Applicant)	P.O.A. (Date)



RIVERSIDE LAND SURVEYING LLC

CERTIFIED SURVEY MAPS - SUBDIVISIONS - FLOOD PLAIN AND TOPOGRAPHIC SURVEYS - CONSTRUCTION STAKING - ALTA / NSPS - GPS

CSM Application Narrative for William Cywinski

This Certified Survey Map divides an existing ± 33 -acre parcel into two lots and one outlot. Each new lot contains one of the two existing residential homes. Access to the property includes a 20-foot ingress/egress easement previously established on Certified Survey Maps #8536 and #11796. In addition, a new 33-foot ingress/egress easement will be created for the benefit of Lot 2 as shown on the Certified Survey Map.

1a. The adjoining properties are larger lots, mostly wooded and are vacant or have residential homes on them.

1.b Access to the property includes a 20-foot ingress/egress easement previously established on Certified Survey Maps #8536 and #11796.

1c. There are no known existing covenants.

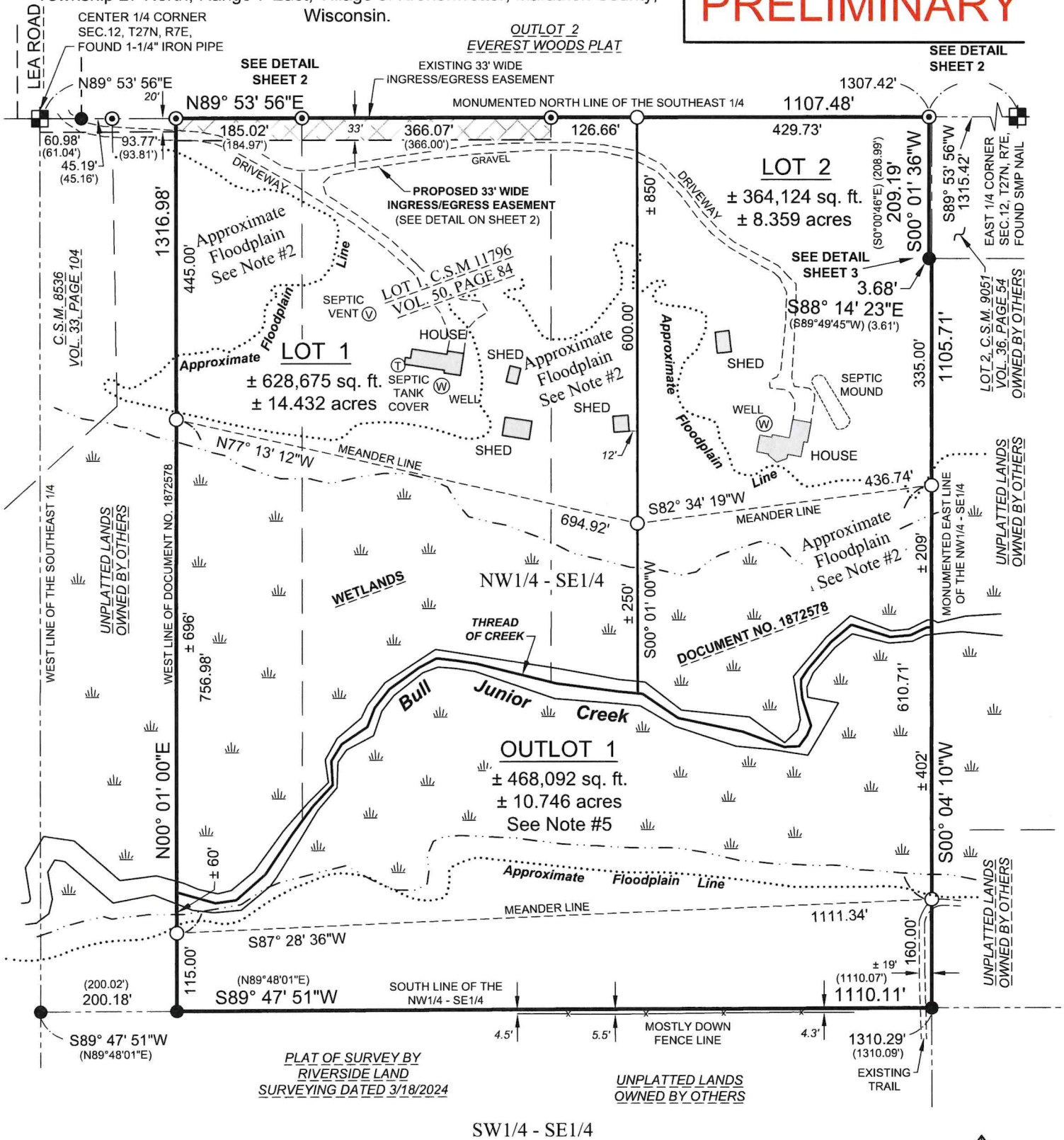
1d. Parkland fees will be paid for the new lots.

1e. There are no other proposals planned at this time.

MARATHON COUNTY CERTIFIED SURVEY MAP

Of Lot 1 of Certified Survey Map Number 11796 recorded in Volume 50 of Certified Survey Maps on Page 84 and of a Parcel of land described in Document Number 1872578 all located in part of the Northwest 1/4 of the Southeast 1/4 of Section 12, Township 27 North, Range 7 East, Village of Kronenwetter, Marathon County, Wisconsin.

PRELIMINARY



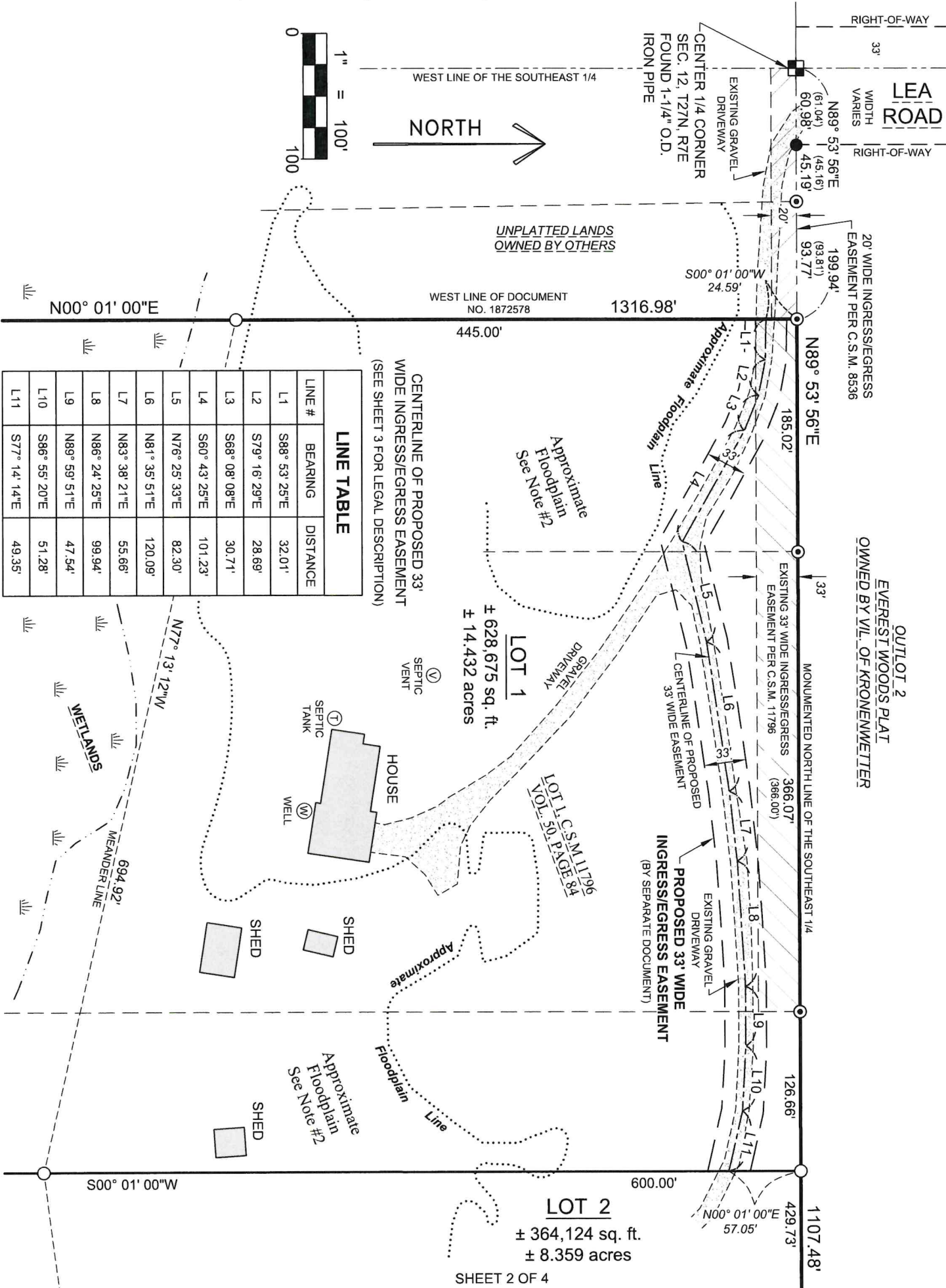
RIVERSIDE LAND SURVEYING LLC
5310 WILLOW STREET, WESTON, WI 54476
PH 715-241-7500 - FAX 715-355-6894
email - mail@riversidelandsurveying.com

DRAWN BY M.F.L.	FIELD WORK JULY 17, 2026
CHECKED BY A.J.B.	PROJECT NO. 4918
PREPARED FOR:	WILLIAM CYWINSKI

PRELIMINARY

MARATHON CO. CERTIFIED SURVEY MAP

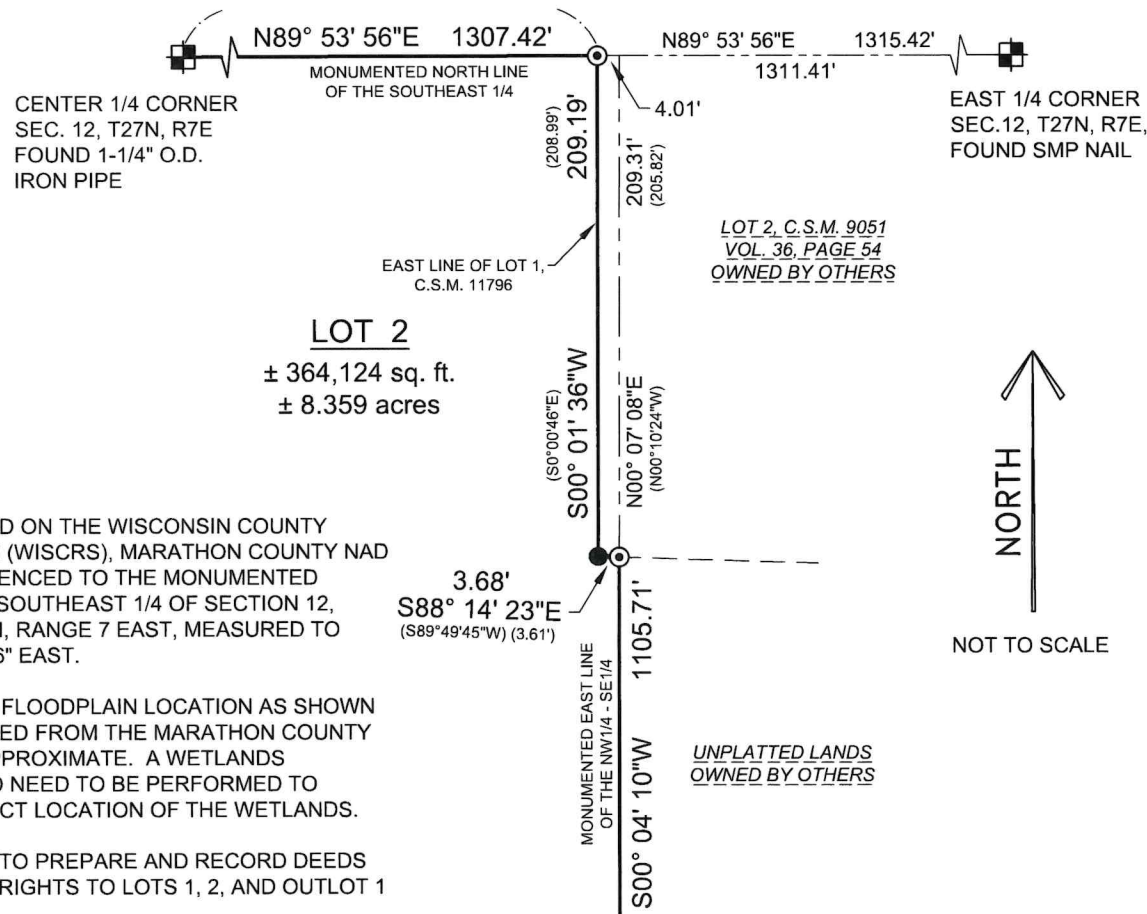
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MARATHON CO. CERTIFIED SURVEY MAP

Of Lot 1 of Certified Survey Map Number 11796 recorded in Volume 50 of Certified Survey Maps on Page 84 and part of the Northwest 1/4 of the Southeast 1/4 of Section 12, Township 27 North, Range 7 East, Village of Kronenwetter, Marathon County, Wisconsin.



- NOTES:**
- BEARINGS ARE BASED ON THE WISCONSIN COUNTY REFERENCE SYSTEM (WISCRS), MARATHON COUNTY NAD 83 (2011) AND REFERENCED TO THE MONUMENTED NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 27 NORTH, RANGE 7 EAST, MEASURED TO BEAR NORTH 89°53'56" EAST.
 - THE WETLANDS AND FLOODPLAIN LOCATION AS SHOWN HEREON WERE SCALED FROM THE MARATHON COUNTY GIS MAPPING ARE APPROXIMATE. A WETLANDS DELINEATION WOULD NEED TO BE PERFORMED TO DETERMINE THE EXACT LOCATION OF THE WETLANDS.
 - OWNERS WILL HAVE TO PREPARE AND RECORD DEEDS TO TRANSFER TITLE RIGHTS TO LOTS 1, 2, AND OUTLOT 1 AS SHOWN HEREON.
 - THAT ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.
 - THAT OUTLOT 1 AS SHOWN HEREON IS A SUBSTANDARD LOT AND MAY NOT BE IMPROVED UPON WITHOUT THE PRIOR APPROVAL OF THE APPROPRIATE GOVERNING BODIES.

Legal Description for 33' Wide Ingress / Egress Easement:

Of Lot 1 of Certified Survey Map Number 11796 recorded in Volume 50 of Certified Survey Maps on Page 84 and part of the Northwest 1/4 of the Southeast 1/4 of Section 12, Township 27 North, Range 7 East, Village of Kronenwetter, Marathon County, Wisconsin, the centerline of a 33 foot wide ingress/egress easement described as follows:

Commencing at the Northwest corner of Lot 1; Thence South 00°01'00" West along the West line of said Lot 1, 24.59 feet to the point of beginning of the described centerline of a 33 foot wide ingress/egress easement; Thence South 88°53'25" East along said centerline, 32.01 feet; Thence South 79°16'29" East along said centerline, 28.69 feet; Thence South 68°08'08" East along said centerline, 30.71 feet; Thence South 60°43'25" East along said centerline, 101.23 feet; Thence North 76°25'33" East along said centerline, 82.30 feet; Thence North 81°35'51" East along said centerline, 120.09 feet; Thence North 83°38'21" East along said centerline, 55.66 feet; Thence North 86°24'25" East along said centerline, 99.94 feet; Thence North 89°59'51" East along said centerline, 47.54 feet; Thence South 86°55'20" East along said centerline, 51.28 feet; Thence South 77°14'14" East along said centerline, 49.35 feet to the West line of Lot 2 and the point of termination of said centerline of the described 33 foot wide easement. Said access easement to include all those lands lying within 16.5 feet on either side of the above described centerline, extended West to the West line of said Lot 1 and extended East to said West line of Lot 2.

 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 JULY 17, 2026
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	PREPARED FOR: WILLIAM CYWINSKI	

MARATHON CO. CERTIFIED SURVEY MAP

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