

# 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 3<sup>rd</sup> Monday of each month.*

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



## Applicant Information

1. Applicant Name Wausau Homes, Inc. Phone Number 715-359-7272  
Address 10805 Business Highway 51, Rothschild, WI 54474  
Email Jay@WausauHomes.com
2. Property Title holder Name Wisconsin Public Service Corp Phone Number 715-842-9865  
Address 1700 Sherman Street, Wausau, WI 54401  
Email dawn.vanoudenhoven@wecenergygroup.com
3. Prepared By Company Name REI Engineering  
Address 4080 North 20th Avenue, Wausau, Wisconsin  
Phone Number 715-675-9784 Email JPrentice@reiengineering.com

## Property Information

4. Property Address 1475 Village Way Drive
5. Section 2 Township 27 Range 7 6. Parcel Identification # (PIN) 14527070220959
7. Legal Description (attach an additional sheet if necessary) See attached sheet
8. Parcel Acreage 18.015 9. Zoning District B-3 General Commercial

10. Will the CSM application be accompanied by a zoning change request? (if yes, what district)  
no

*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? \_\_\_\_\_ Existing Infrastructure  
14. How will sewage disposal take place? \_\_\_\_\_ Existing Infrastructure

### **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.

**Wausau Homes, Inc.**

*(Printed Name of Applicant)*

  
*(Signature of Applicant)*

*Sept 7, 2024*  
*(Date)*