

**PARCEL # 145-2707-111-0983 (BOB NOWAK)  
CSM REQUEST**

**STAFF REPORT FOR PLANNING COMMISSION**

**PUBLIC HEARINGS/  
MEETINGS:**

Plan Commission Meeting: 6:00 p.m. July 15, 2024

**APPLICANT:**

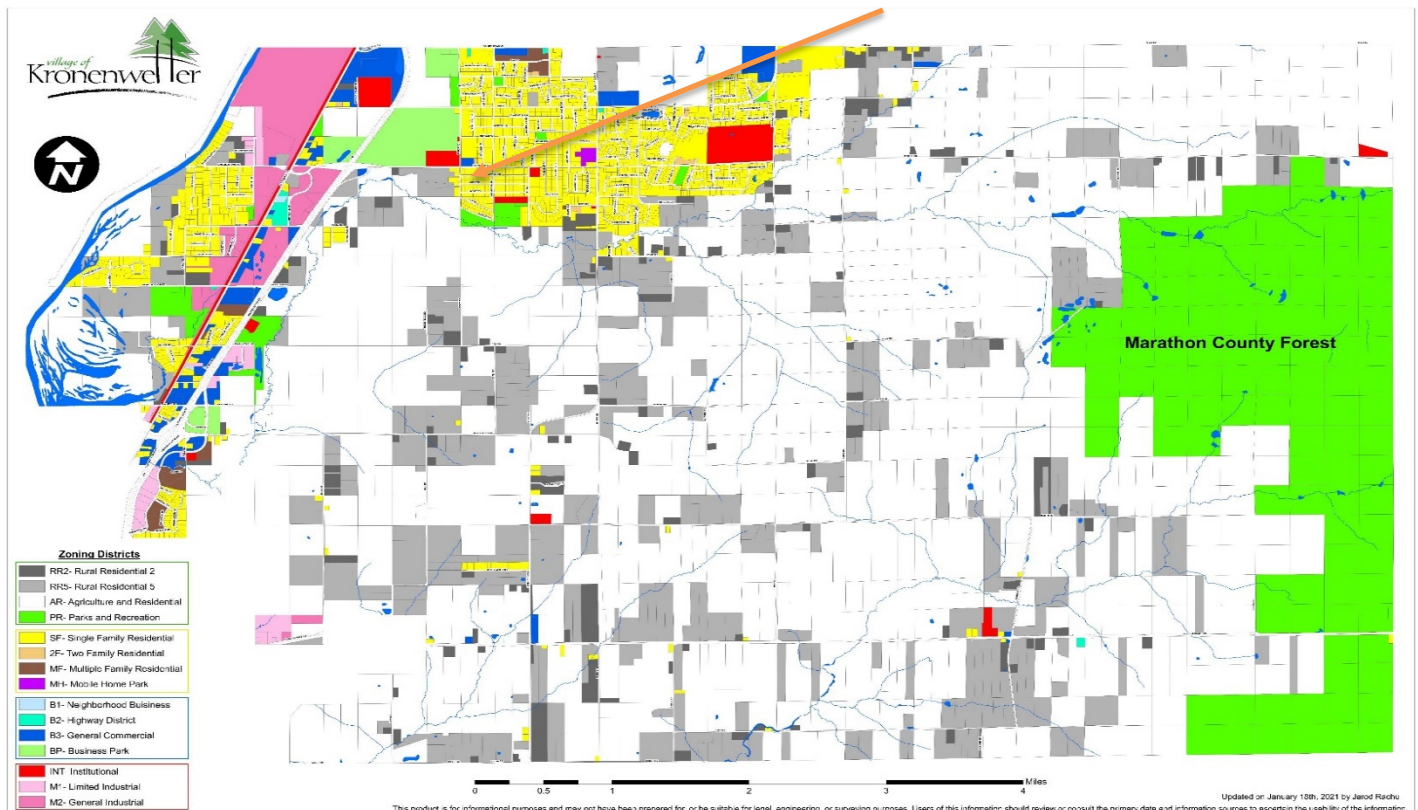
Tim Vreeland  
6103 Dawn Street  
Weston, WI 54476

**OWNER:**

RCN Income Trust (Bob Nowak)  
241130 COUNTY ROAD O  
Wausau, WI 54401

**LOCATION OF REQUEST:** 2055 Tower Rd, Kronenwetter, WI 54455 (See Map 1)

**VILLAGE OF KRONENWETTER OFFICIAL ZONING MAP**



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

# CERTIFIED SURVEY MAP

## MARATHON COUNTY NO. \_\_\_\_\_

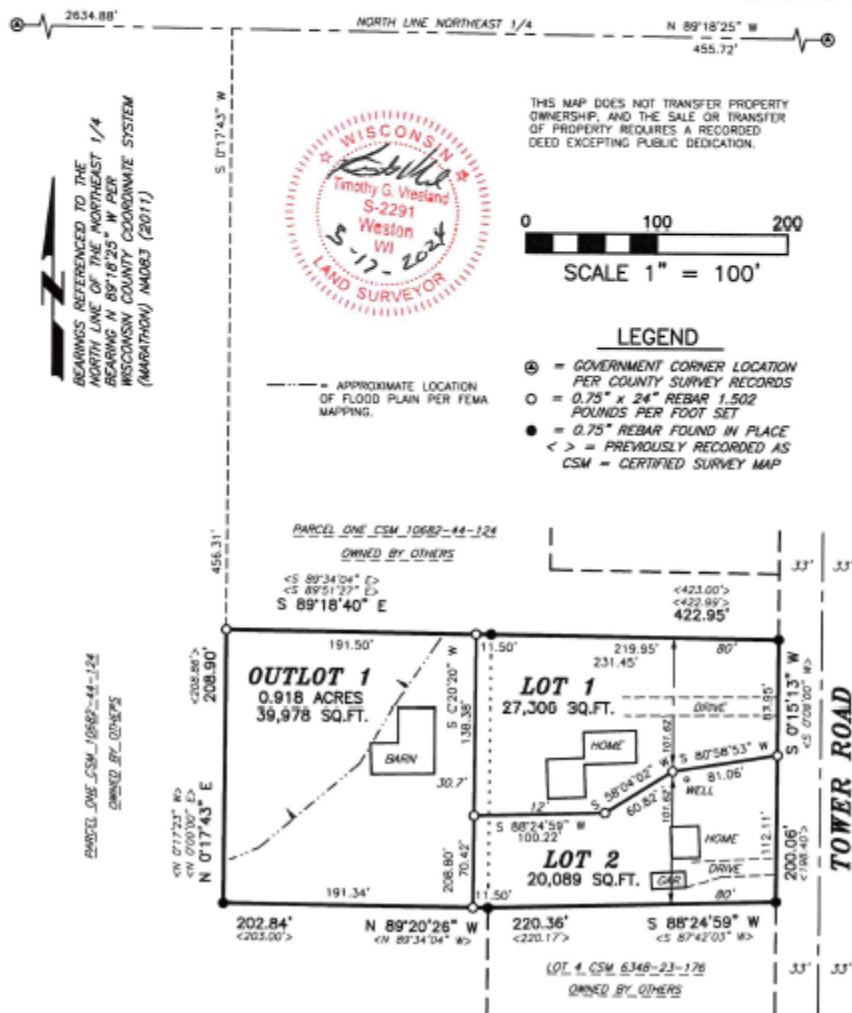
LOT 1 OF CSM 6663-25-63, LOCATED IN THE  
NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION  
11, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF  
KRONENWETTER, MARATHON COUNTY, WISCONSIN.

<b>VREELAND ASSOCIATES, INC.</b>	
<b>LAND SURVEYORS &amp; ENGINEERS</b>	
6103 DAWN STREET WESTON, WI. 54476	
PH (715) 241-0947 tim@vreelandassociates.us	
PREPARED FOR:	<b>ROBERT NOWAK</b>
FILE #:	24-0138 NOWAK
DRAFTED AND DRAWN BY: TIMOTHY G. VREELAND	

SHEET 1 OF 2 SHEETS

NORTH 1/4 CORNER  
SECTION 11-27-7 EAST  
EXISTING SMP SPIKE

NORTHEAST CORNER  
SECTION 11-27-7 EAST  
EXISTING SMP SPIKE



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## CERTIFIED SURVEY MAP

LOT 1 OF CSM 6663-25-63, LOCATED IN THE NORTHEAST 1/4 OF  
THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 27 NORTH, RANGE 7  
EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.

SHEET 2 OF 2 SHEETS

### SURVEYORS CERTIFICATE

I, TIMOTHY G. VREELAND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF ROBERT NOWAK, I SURVEYED, MAPPED AND DIVIDED ALL OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 6663, RECORDED IN VOLUME 25 ON PAGE 63, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN. SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD AND USE.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION AND THE CERTIFIED SURVEY MAP THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH SECTION 236.34 OF THE WISCONSIN STATUTES IN SURVEYING, MAPPING AND DIVIDING THE LANDS, CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE LAND DIVISION ORDINANCE OF VILLAGE OF KRONENWETTER, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.



DATED THIS 17TH DAY OF MAY, 2024  
SURVEY PERFORMED MAY 6TH, 2024

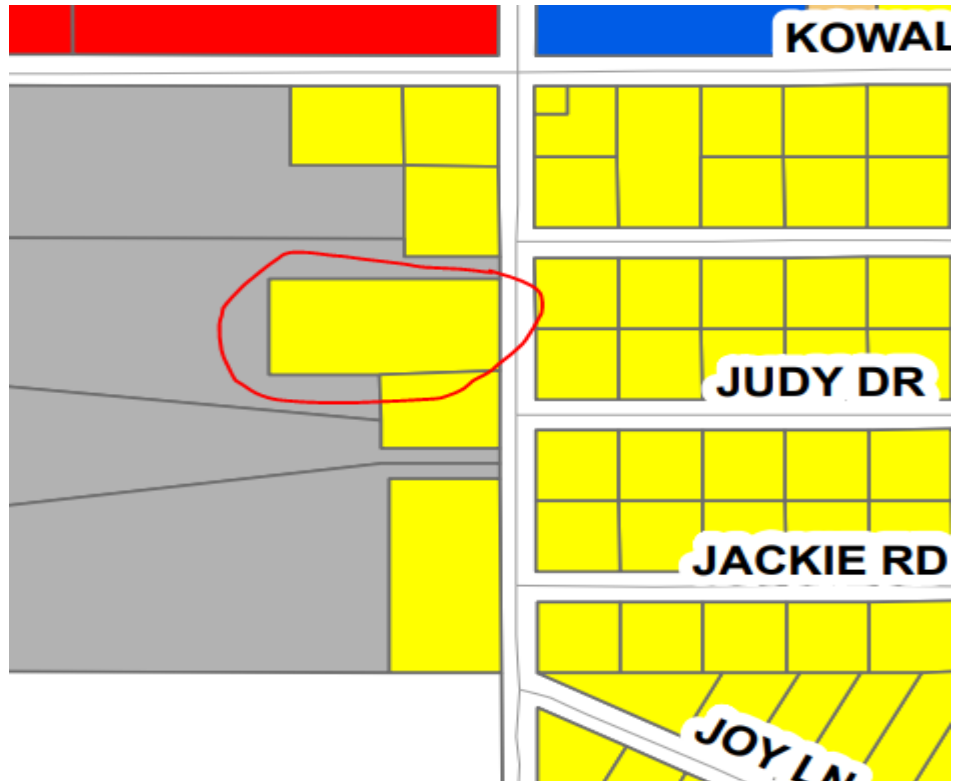
  
TIMOTHY G. VREELAND P.L.S. 2291
















### VILLAGE BOARD AUTHORIZATION CERTIFICATION

I, THE COMMUNITY DEVELOPMENT AND ZONING ADMINISTRATOR OF THE VILLAGE OF KRONENWETTER HEREBY CERTIFY, PURSUANT TO SEC. 460-16 OF SUBDIVISION REGULATIONS OF THE VILLAGE BOARD CODE OF ORDINANCES, THE PREVIOUSLY STATED LAND DIVISION BY CERTIFIED SURVEY MAP WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

DATE SIGNED \_\_\_\_\_ ZONING ADMINISTRATOR \_\_\_\_\_

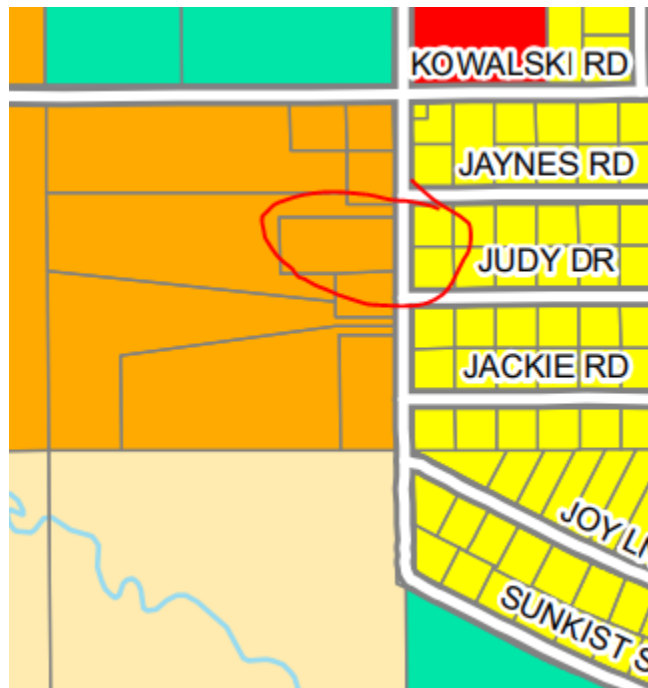
Current Zoning SF (Single Family Residential)  
(Source Data: Village of Kronenwetter)



Zoning Districts	
	RR2- Rural Residential 2
	RR5- Rural Residential 5
	AR- Agriculture and Residential
	PR- Parks and Recreation
	SF- Single Family Residential
	2F- Two Family Residential
	MF- Multiple Family Residential
	MH- Mobile Home Park
	B1- Neighborhood Business
	B2- Highway District
	B3- General Commercial
	BP- Business Park
	INT- Institutional
	M1- Limited Industrial
	M2- General Industrial

**Comprehensive Plan  
Future Land Use Map:**

(Source data: Village of Kronenwetter)







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

**RECOMMENDED MOTION:**

To approve the CSM as proposed.