

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 Tim Vreeland Phone Number 715-241-0947  
Address 6103 Dawn Street Weston, WI  
Email tim@vreelandassociates.us

2. Property Title holder Name RCN Income Trust (Bob Nowak) Phone Number 715-573-1692  
Address 241130 Co. Road O Wausau, WI  
Email re\_\_nowak@hotmail.com

3. Prepared By Company Name Vreeland Associates  
Address 6103 Dawn Street Weston, WI  
Phone Number 715-241-0947 Email tim@vreelandassociates.us

Property Information

4. Property Address 2055 & 2065 Tower Road Mosinee, WI

5. Section 11 Township 27 Range 7 6. Parcel Identification # (PIN) 145-2707-111-0983

7. Legal Description (attach an additional sheet if necessary) see attached

8. Parcel Acreage 20,089, 27,306 & 39,978 sq.ft. 9. Zoning District SF

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: 3

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

**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.

**Tim Vreeland**

*(Printed Name of Applicant)*



*(Signature of Applicant)*

**7-3-2024**

*(Date)*

WE ARE DIVIDING THE 2 HOMES ON THERE OWN LOTS  
AND OUTLOT 1 WILL BE PURCHASED BY THE ADJOINING  
NEIGHBOR.



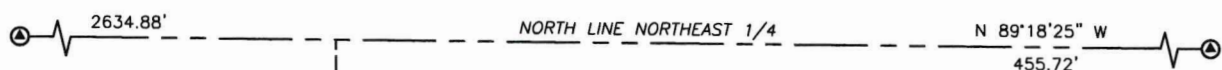
**LOT 1 OF CSM 6663-25-63, LOCATED IN THE  
NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION  
11, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF  
KRONENWETTER, MARATHON COUNTY, WISCONSIN.**

6103 DAWN STREET WESTON, WI. 54476  
PH (715) 241-0947 tim@vreelandassociates.us

FILE #: 24-0138 NOWAK

**SHEET 1 OF 2 SHEETS**

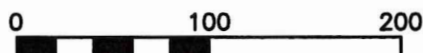
NORTHEAST CORNER  
SECTION 11-27-7 EAST  
EXISTING SMP SPIKE



**Z**  
BEARINGS REFERENCED TO THE  
NORTH LINE OF THE NORTHEAST 1/4  
BEARING N 89°18'25" W PER  
WISCONSIN COUNTY COORDINATE SYSTEM  
(MARATHON) NAD83 (2011)



THIS MAP DOES NOT TRANSFER PROPERTY  
OWNERSHIP, AND THE SALE OR TRANSFER  
OF PROPERTY REQUIRES A RECORDED  
DEED EXCEPTING PUBLIC DEDICATION.



SCALE 1" = 100'

(A) = GOVERNMENT CORNER LOCATION  
 PER COUNTY SURVEY RECORDS  
 O = 0.75" x 24" REBAR 1.502  
 POUNDS PER FOOT SET  
 ● = 0.75" REBAR FOUND IN PLACE  
 < > = PREVIOUSLY RECORDED AS  
 CSM = CERTIFIED SURVEY MAP

— · · — = APPROXIMATE LOCATION  
OF FLOOD PLAIN PER FEMA  
MAPPING.

PARCEL ONE CSM 10682-44-124

OWNED BY OTHERS

<S 89°34'04" E>  
<S 89°51'27" E>  
S 89°18'40" E

<423.00'>  
<422.99'>  
**422.95'**

**PARCEL ONE CSM 10682-44-124**

OWNED BY OTHERS

<S 89°34'04" E>  
<S 89°51'27" E>  
**S 89°18'40" E**

<423.00'>  
<422.99'>  
**422.95'**

33' 33'

456.31'

<208.86'>  
**208.90'**

**OUTLOT 1**  
0.918 ACRES  
39,978 SQ.FT.

**BARN**

191.50'

S 0°20'20" W  
138.38'

30.7'

219.95'  
231.45'

80'

**LOT 1**  
27,306 SQ.FT.

**HOME**

**DRIVE**

S 80°58'53" W  
87.95'

11.50'

101.62'

81.06'

WELL

12'

S 58°04'02" W  
60.82'

101.62'

S 88°24'59" W  
100.22'

**LOT 2**  
20,089 SQ.FT.

**HOME**

**DRIVE**

80'

112.11'

200.06'  
<198.40'>

S 0°15'13" W  
<S 0°00'00" W>

202.84'  
<203.00'>

N 89°20'26" W  
<N 89°34'04" W>

220.36'  
<220.17'>

S 88°24'59" W  
<S 87°42'03" W>

11.50'

208.80'  
70.42'

191.34'

<N 0°17'23" W>  
<N 0°00'00" E>  
**N 0°17'43" E**

**LOT 4 CSM 6348-23-176**

OWNED BY OTHERS

33' 33'

**TOWER ROAD**

**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.

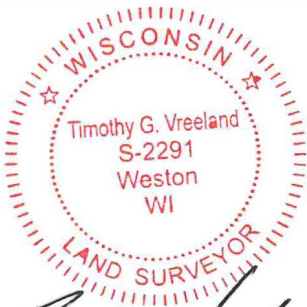
SHEET 2 OF 2 SHEETS

**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.



  
TIMOTHY G. VREELAND P.L.S. 2291

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

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 \_\_\_\_\_