

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 Chris Fieri Phone Number 715-241-7500
Address 5310 Willow Street, Weston WI 54476
Email chris@riversidelandsurveying.com
2. Property Title holder Name Larry and Sandra Burns Phone Number 715-297-7383
Address 2180 Bluejay Lane, Mosinee WI 54455
Email _____
3. Prepared By Company Name Chris Fieri
Address 5310 Willow Street, Weston WI 54476
Phone Number 715-241-7500 Email chris@riversidelandsurveying.com

Property Information

4. Property Address 2180 Bluejay Lane, Mosinee WI 54455
5. Section 5 Township 27 Range 8 6. Parcel Identification # (PIN) 14527080540993
7. Legal Description (attach an additional sheet if necessary) (See Attached)
8. Parcel Acreage 27.372 9. Zoning District AR
10. Will the CSM application be accompanied by a zoning change request? (if yes, what district)
Yes
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? 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.

CHRIS FIERI

(Printed Name of Applicant)

Chris Fieri

(Signature of Applicant)

6-18-24

(Date)



Burns Legal Description

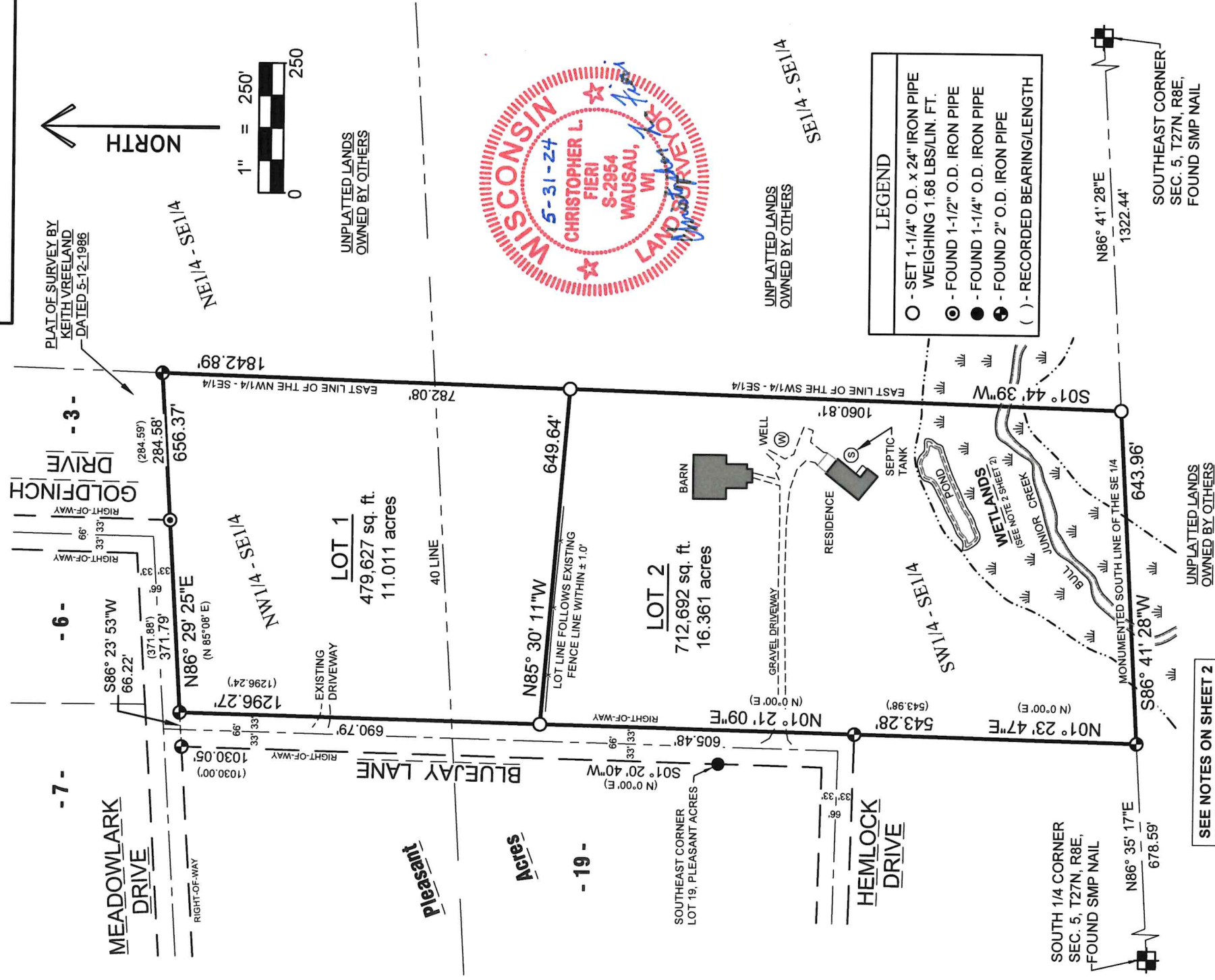
The East six hundred fifty-six (656) feet of the South one thousand three hundred seventy five (1375) feet of the West $\frac{1}{2}$ of the Southeast quarter (SE $\frac{1}{4}$) of Section five (5), Township twenty seven (27) North, Range eight (8) East, in the Village of Kronenwetter, Marathon County, Wisconsin.

And

The Northwest quarter (NW $\frac{1}{4}$) of the Southeast quarter (SE $\frac{1}{4}$) of Section five (5), Township twenty seven (27) North, Range eight (8) East, in the Village of Kronenwetter, Marathon County, Wisconsin; Excepting the North three hundred seventy-five (375) feet of the West six hundred twenty-five (625) feet thereof; and excepting the Plat of Pleasant Acres.

MARATHON COUNTY

Of part of the Northwest 1/4 of the Southeast 1/4 and part of the Southwest 1/4 of the Southeast 1/4 of Section 5, Township 27 North, Range 8 East, Village of Kronenwetter, Marathon County, Wisconsin.



DRAWN BY M.F.L.	DATE MAY 15, 2024
CHECKED BY C.L.F.	PROJECT NO. 4364
PREPARED FOR: SANDRA BURNS	

MARATHON CO. CERTIFIED SURVEY MAP NO.

Of part of the Northwest 1/4 of the Southeast 1/4 and part of the Southwest 1/4 of the Southeast 1/4 of Section 5, Township 27 North, Range 8 East, Village of Kronenwetter, Marathon County, Wisconsin.

I, Christopher L. Fieri, Professional Land Surveyor S-2954, hereby certify to the best of my knowledge and belief: That I have surveyed, mapped and divided part of the Northwest 1/4 of the Southeast 1/4 and part of the Southwest 1/4 of the Southeast 1/4 of Section 5, Township 27 North, Range 8 East, Village of Kronenwetter, Marathon County, Wisconsin, described as follows:

Commencing at the South 1/4 corner of said Section 5; Thence North 86°35'17" East along the monumented South line of said Southeast 1/4, 678.59 feet to the point of beginning; Thence North 01°23'47" East, 543.28 feet to the East right-of-way line of Bluejay Lane; Thence North 01°21'09" East along the East right-of-way line of Bluejay Lane, 1296.27 feet to the South right-of-way line of Meadowlark Drive; Thence North 86°29'25" East along said South right-of-way line and the South line of Lot 3 of Pleasant Acres, 656.37 feet to the East line of said Northwest 1/4 of the Southeast 1/4; Thence South 01°44'39" West along said East line and the East line of said Southwest 1/4 of the Southeast 1/4, 1842.89 feet to said monumented South line of the Southeast 1/4; Thence South 86°41'28" West along said South line, 643.96 feet to the point of beginning.

That the above described parcel of land contains 1,192,319 square feet or 27.372 acres, more or less;

That said parcel is subject to all easements, restrictions and right-of-ways of record;

That I have made this survey, division and map thereof at the direction of Larry and Sandra Burns, Owners of said parcel;

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the subdivision regulations of the Village of Kronenwetter in Surveying, Mapping and Dividing the same.

That said map is a correct and accurate representation of the exterior boundaries of said parcel and the division thereof.

Dated this 31st day of MAY 2024

Christopher L. Fieri

Riverside Land Surveying LLC
Christopher L. Fieri
P.L.S. No. 2954



NOTES:

- BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, MARATHON COUNTY NAD 83 (2011) AND REFERENCED TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 27 NORTH, RANGE 8 EAST, MEASURED TO BEAR SOUTH 02°14'47" WEST.
- THE WETLAND LOCATIONS AND BULL JUNIOR CREEK AS SHOWN HEREON WERE SCALED FROM THE MARATHON COUNTY GIS MAPPING LAYER AND ARE APPROXIMATE. A WETLAND DELINEATION WOULD NEED TO BE PERFORMED TO DETERMINE THE EXACT LOCATION.
- FIELD WORK COMPLETED ON MAY 29, 2024

VILLAGE OF KRONENWETTER:

I, the Zoning Administrator for the Village of Kronenwetter hereby certify, pursuant to the Village of Kronenwetter Subdivision Ordinance that the Plan Commission approved this survey map on:

This _____ day of _____, 2024

Community Development/Zoning Administrator

Date Signed

SHEET 2 OF 3



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

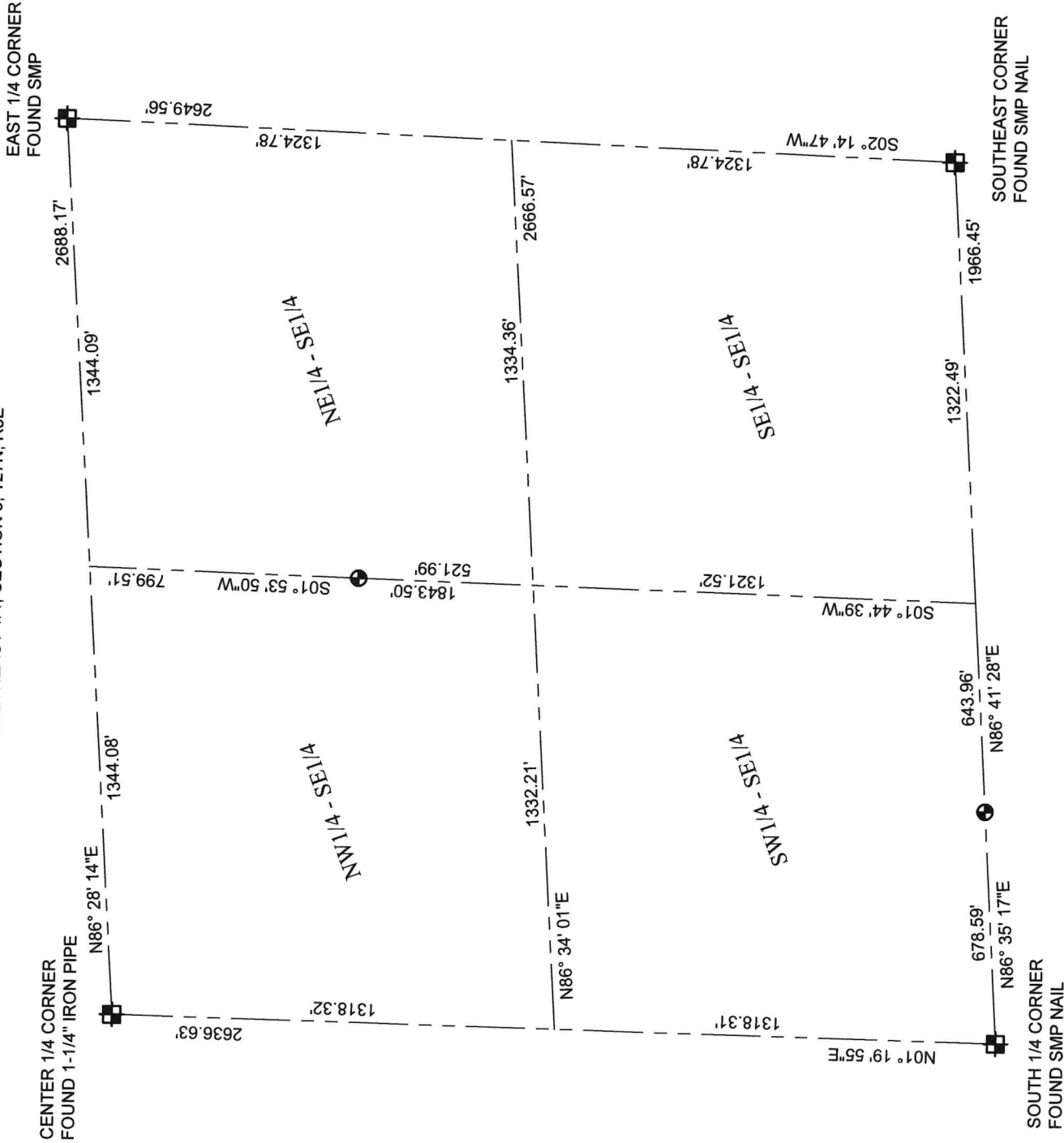
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Of part of the Northwest 1/4 of the Southeast 1/4 and part of the Southwest 1/4 of the Southeast 1/4 of Section 5, Township 27 North, Range 8 East, Village of Kronenwetter, Marathon County, Wisconsin.

SECTION SUMMARY

SOUTHEAST 1/4, SECTION 5, T27N, R8E



SHEET 3 OF 3



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CHECKED BY
C.L.F.

PREPARED FOR:
SANDRA BURNS

DATE
MAY 15, 2024

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