

**PARCEL # (145-2708-111-0985) 3903 MARTIN RD SELVES
CSM REQUEST**

STAFF REPORT FOR PLANNING COMMISSION

**PUBLIC HEARINGS/
MEETINGS:**

Plan Commission Meeting: 6:00 p.m. October 16, 2023

APPLICANT:

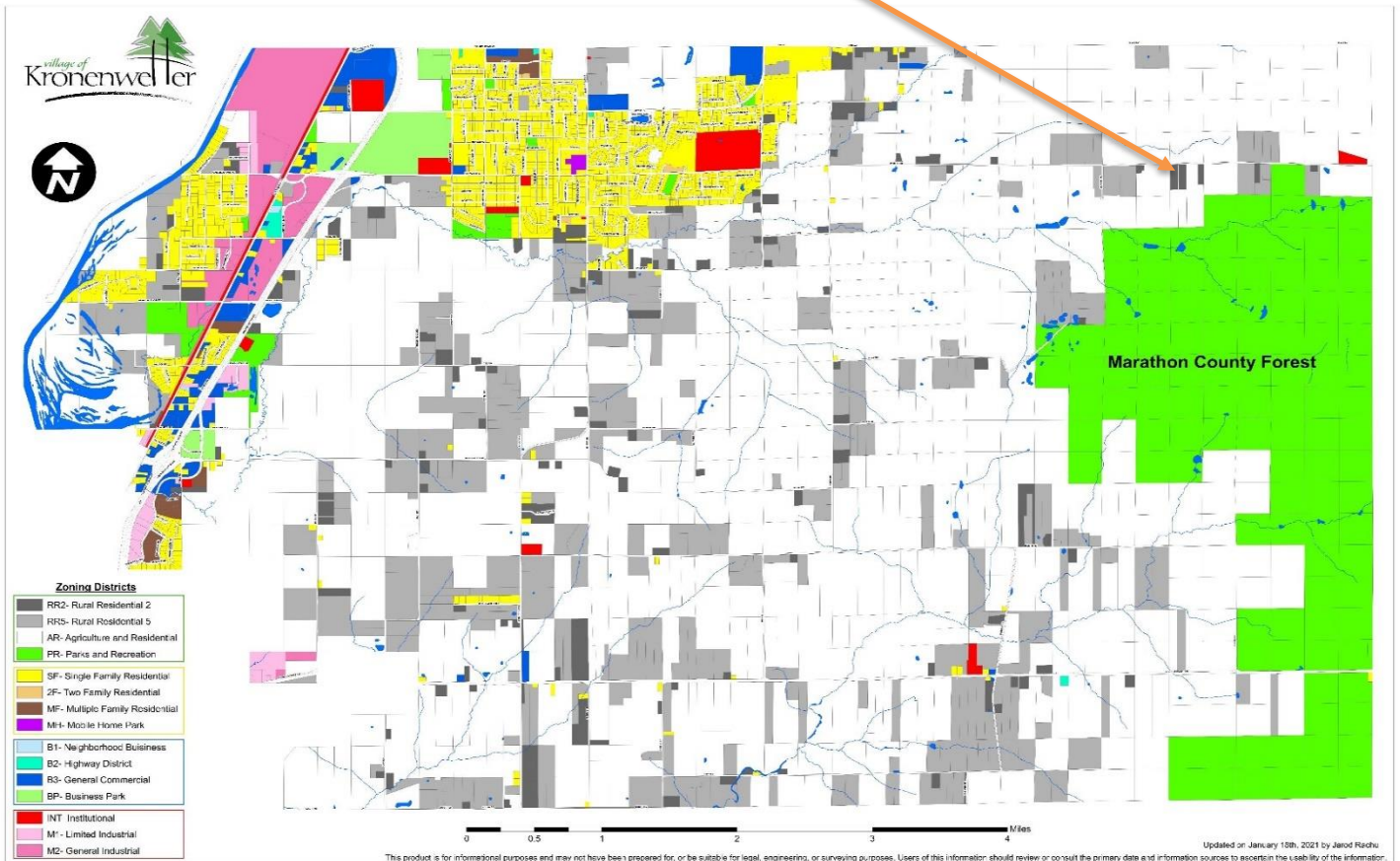
Tim Vreeland
6103 Dawn Street
Weston WI, 54476

OWNER:

Ron Selves
3903 Martin Road
Kronenwetter WI, 54455

LOCATION OF REQUEST: 145-2708-111-0985 3903 Martin Road NW1/4 NE1/4, Sect. 11, T27N, R8E
(See Map 1) **PARCEL**

VILLAGE OF KRONENWETTER OFFICIAL ZONING MAP



Map 1: Location Map
(Source Data: Village of Kronenwetter Zoning Map)

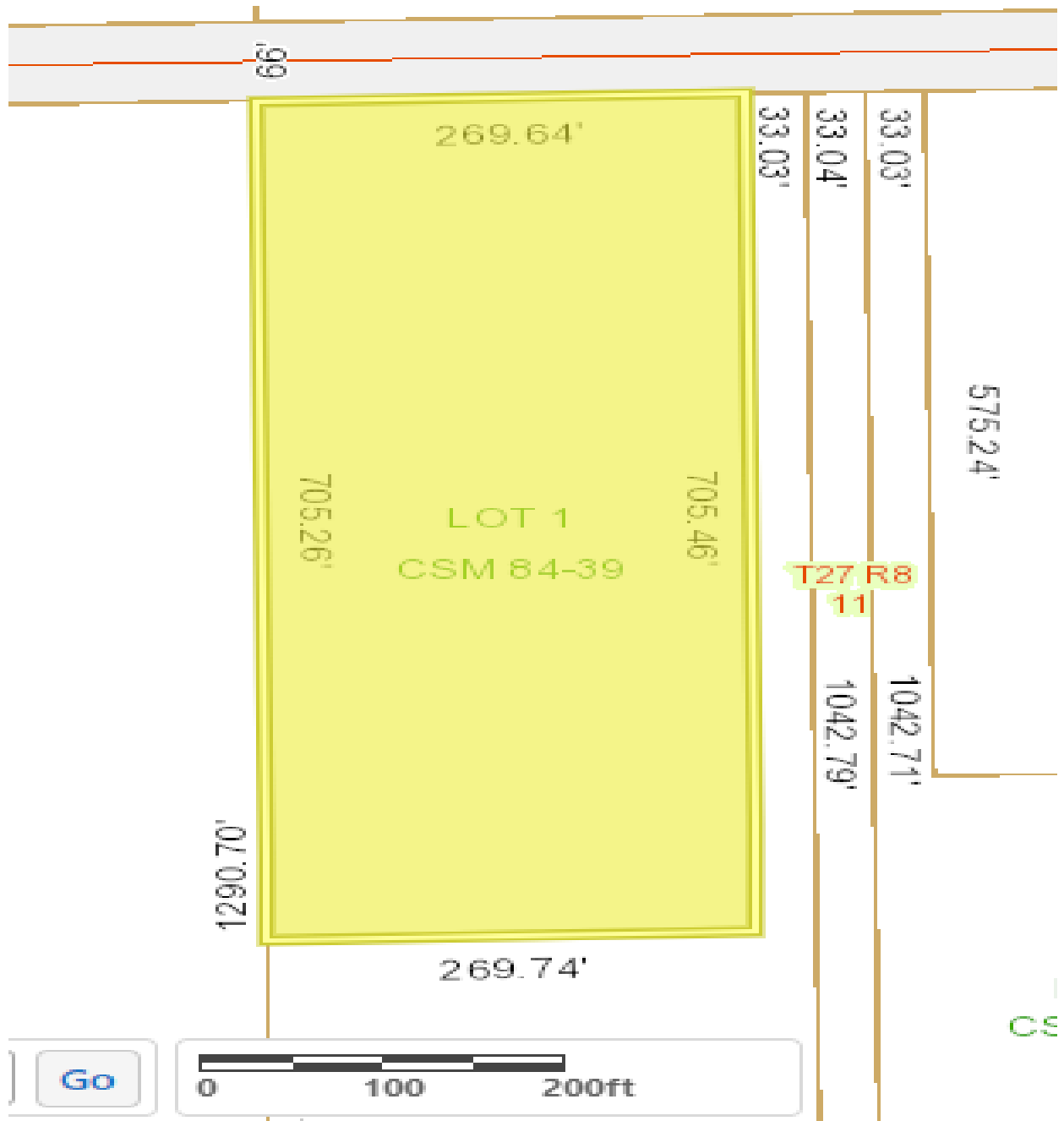
PARCEL # (145-2708-111-0985) 3903 MARTIN RD SELVES

INTRODUCTION:

The parcel # 145-2708-111-0985 is 4.36 acres zoned Rural Residential 2 (RR2). The plan is to split the parcel into two Lots. Lot 1 is the most east Lot which is 2.010 acres. The lot to the west will have 2.357 acres and will be Lot 2. This would allow for both Lots to meet the zoning requirements for a Rural Residential 2 (RR2). The zoning for each would stay the same.

LOT 1: 2.010 Acres (RR2) Rural residential 2 (See Picture 1 of Map 5)

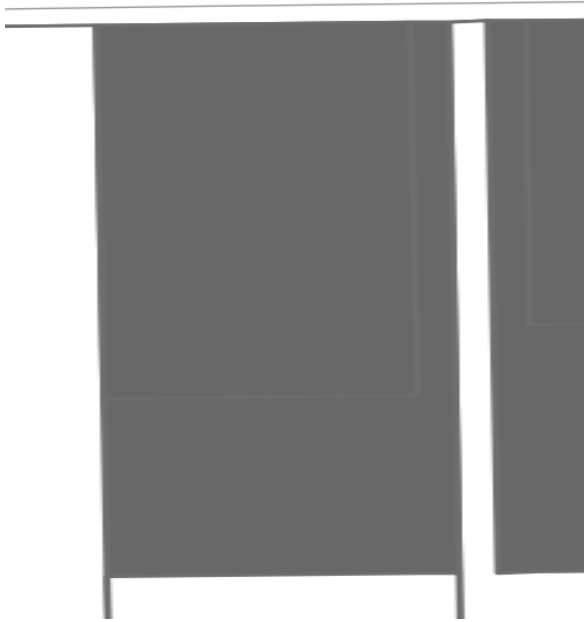
LOT 2: 2.357 Acres (RR2) Rural residential 2 (See Picture 1 of map 5)



Map 2: Aerial Photo
(Source Data: Marathon County GIS)

PARCEL # (145-2708-111-0985) 3903 MARTIN RD SELVES

CURRENT ZONING MAP:



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

Map 3: Aerial Photo

(Source Data: Village of Kronenwetter Zoning Map)

**COMPREHENSIVE PLAN
FUTURE LAND USE:**



ZONING DISTRICTS

	Agriculture / Rural Residential
	Commercial
	County Forest
	Governmental / Institutional
	Industrial
	Industrial / Commercial
	Residential
	Water

Map 4: Aerial Photo

(Source Data: Village of Kronenwetter Future Land Use Map)

PARCEL # (145-2708-111-0985) 3903 MARTIN RD SELVES

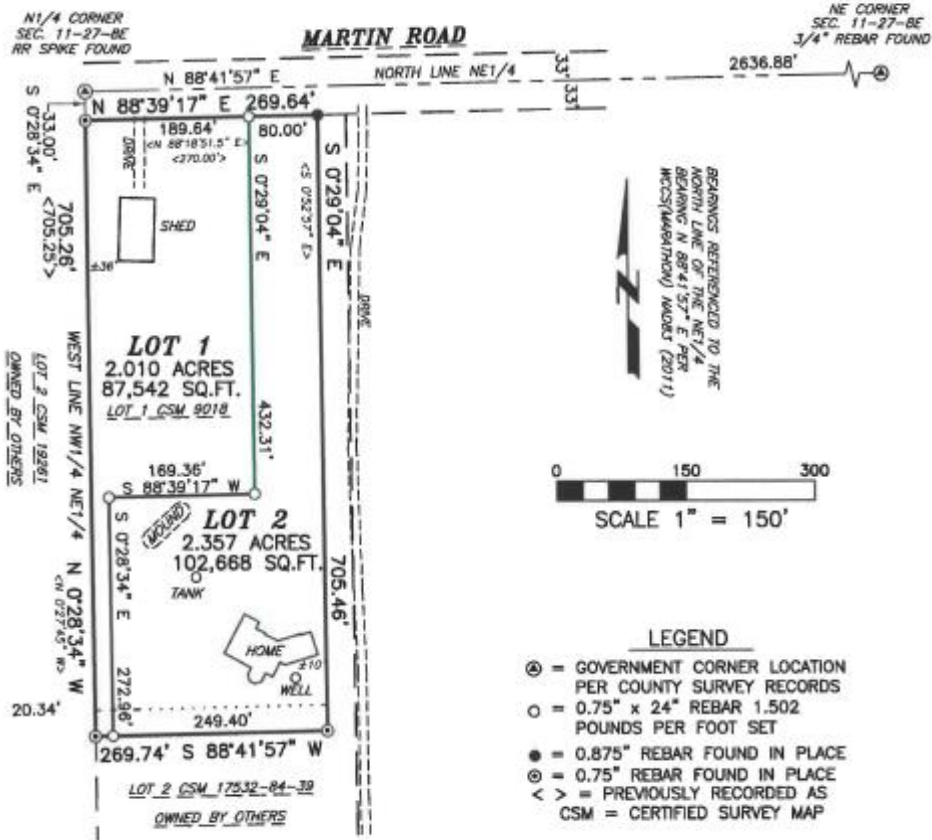
CERTIFIED SURVEY MAP

MARATHON COUNTY NO. _____

ALL OF LOT 1 OF CSM 17532, BEING ALL OF LOT 1 AND PART OF LOT 3 OF CSM 9018, BEING PART OF PARCEL 1 OF CSM 6099, LOCATED IN THE NW1/4 OF THE NE1/4 OF SECTION 11, TOWNSHIP 27 NORTH, RANGE 8 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.

VREELAND ASSOCIATES, INC. LAND SURVEYORS & ENGINEERS 6103 DAWN STREET WESTON, WI. 54476 PH (715) 241-0947 tim@vreelandassociates.us
PREPARED FOR: <h3 style="text-align: center;">RON & JOAN SELVES</h3>
FILE #: 23-0371 SELVES & SD-153 DRAFTED AND DRAWN BY: TIMOTHY G. VREELAND

SHEET 1 OF 2 SHEETS



PARCEL # (145-2708-111-0985) 3903 MARTIN RD SELVES

CERTIFIED SURVEY MAP

ALL OF LOT 1 OF CSM 17532, BEING ALL OF LOT 1 AND PART OF LOT 3 OF CSM 9018, BEING PART OF PARCEL 1 OF CSM 6099, LOCATED IN THE NW1/4 OF THE NE1/4 OF SECTION 11, TOWNSHIP 27 NORTH, RANGE 8 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 RON SELVES, I SURVEYED, MAPPED AND DIVIDED ALL OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 17532, RECORDED IN VOLUME 84 ON PAGE 39, BEING ALL OF LOT 1 AND PART OF LOT 3 OF CERTIFIED SURVEY MAP NUMBER 9018 AND PART OF PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 6099, LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 28 NORTH, RANGE 8 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 THE 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 22ND DAY OF AUGUST, 2023
SURVEY PERFORMED AUGUST 18TH, 2023

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 _____, 2023.

DATE SIGNED _____ ZONING ADMINISTRATOR _____

Map 5: Location Map (Source Data CSM)

VILLAGE OF KRONENWETTER PLANNING COMMISSION
OCTOBER 16, 2023

PARCEL # (145-2708-111-0985) 3903 MARTIN ROAD SLEVES
CSM REQUEST

RECOMMENDED MOTION

RECOMMENDED ACTION: Staff recommends approve as submitted.

PARCEL # (145-2708-111-0985) 3903 MARTIN RD SELVES

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 Ron Selves Phone Number 7154324289
Address 3903 Martin Rd Kronenwetter
Email sfishtales@aol.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 3903 Martin Road
5. Section 11 Township 27 Range 8 6. Parcel Identification # (PIN) 14527081110985
7. Legal Description (attach an additional sheet if necessary) see attached csm
8. Parcel Acreage 4.36 9. Zoning District RR2
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

PARCEL # (145-2708-111-0985) 3903 MARTIN RD SELVES

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.

Tim Vreeland

(Printed Name of Applicant)



(Signature of Applicant)

10-4-23

(Date)