



February 25, 2025

Village of Kronenwetter
Attn: Pete Wegner
1582 Kronenwetter Drive
Kronenwetter, WI 54455



Subject: Submission for Review and Approval – Certified Survey Map – March 17, 2025 Planning Commission meeting.

Dear Pete,

Our team represents Trailwood Ventures LLC. regarding the proposed Certified Survey Map (CSM) located in Section 2, Township 27 North, Range 7 East, in the Village of Kronenwetter. The enclosed CSM was approved at the January 20, 2025 Planning Commission meeting depicting 4 lots. Following that meeting we learned that we cannot rezone parcels to a multi-family zoning district due to TID restrictions. For that reason, we have elected to amend the CSM to depict 2 lots. One lot for sale to the Northland Lutheran High School and the second lot depicting the remnant parcel.

Consideration for the land division is focused on the following elements:

- The goal of the suggested land division is to:
 - o Sell proposed Lot 2 to the Northland Lutheran High School for expansion uses
 - o Retain the remnant for future development
- Pending the review, approval, and recording of the proposed CSM, our team will submit a rezone application to rezone Lot 2 to Institutional to support the efforts of the Northland High School facility.

The enclosed materials consist of:

- Certified Survey Map (1 - 11x17 & 1 - 8.5x14)
- Village of Kronenwetter CSM Application
- Check for \$250 payable to the Village of Kronenwetter for review fees
- Proposed Zoning Exhibit

Please contact us if you need any additional information to complete the review and approval of this request. Thanks in advance for your help and cooperation with this matter.

Sincerely,
REI Engineering, Inc.

Josh Prentice, PLS
Land Survey Department Manager

cc. Cindy Creske, Trailwood Ventures, LLC, 9001 Business Hwy, 51, Rothschild, WI 54474
TJ Morice, NAI Pfefferle, 329 N. 17th Ave., Suite 303, Wausau, WI 54401

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 Trailwood Ventures LLC Phone Number _____
Address PO Box 1685, Wausau, WI 54402
Email creske3@gmail.com

2. Property Title holder Name Trailwood Ventures LLC Phone Number _____
Address PO Box 1685, Wausau, WI 54402
Email creske3@gmail.com

3. Prepared By Company Name REI Engineering Inc.
Address 4080 N. 20th Avenue, Wausau, WI 54401
Phone Number 715-675-9784 Email jprentice@reiengineering.com

Property Information

4. Property Address 1500 Kowalski Road, Kronenwetter, WI 54455

5. Section 02 Township 27 Range 07 6. Parcel Identification # (PIN) 14527070240988

7. Legal Description (attach an additional sheet if necessary) Parcel 1 Certified Survey Map #13071, Volume 57 - Page 8

8. Parcel Acreage 170.7 9. Zoning District BP - Business Park

10. Will the CSM application be accompanied by a zoning change request? (if yes, what district)
Yes, Lot 2 INT
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? Public 14. How will sewage disposal take place? Public

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.

Laura Strek

(Printed Name of Applicant)



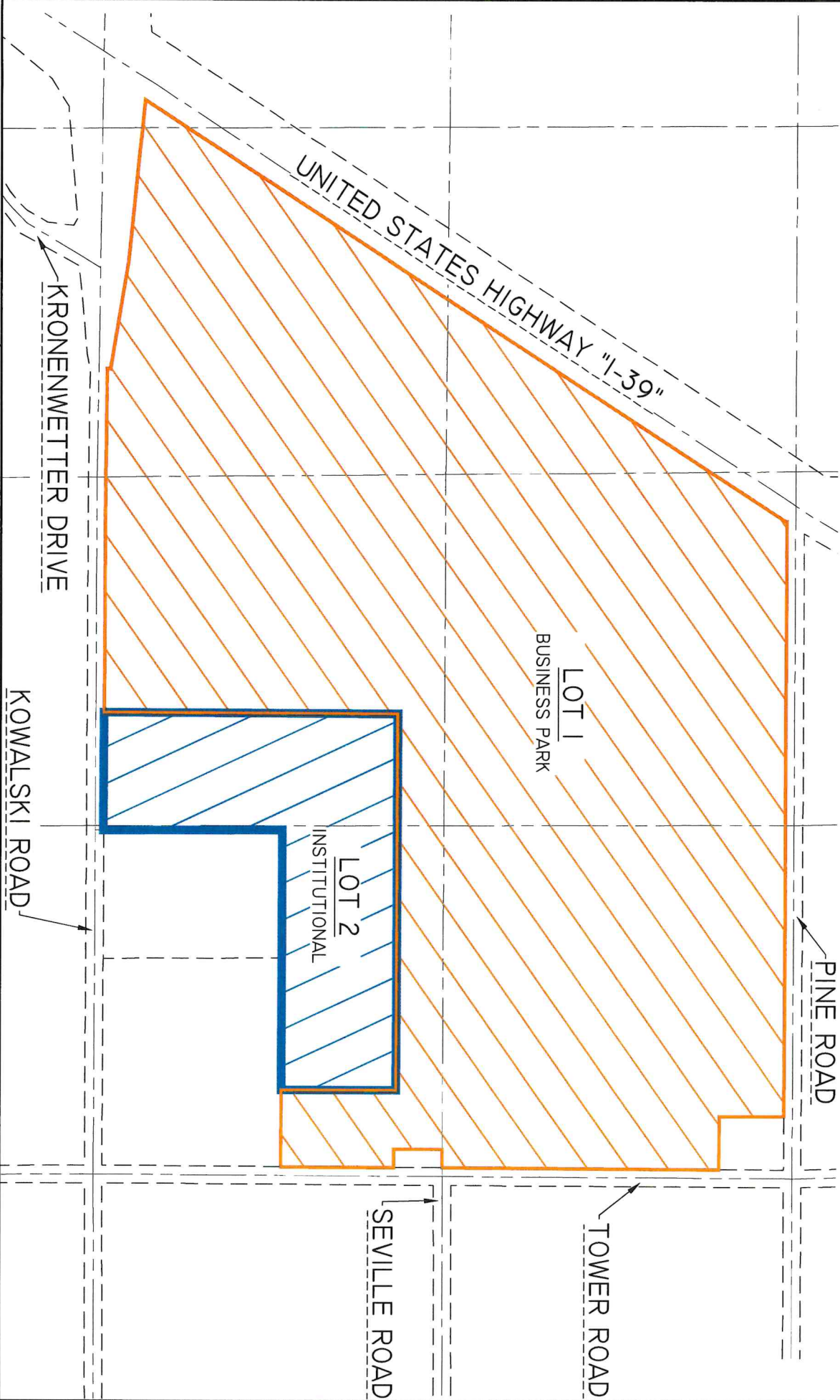
(Signature of Applicant)

2/25/25

(Date)

ZONING EXHIBIT MAP

PART OF PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 13071, RECORDED IN VOLUME 57, ON PAGE 8, AS DOCUMENT NUMBER 1349146, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.



CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING

REI Engineering, Inc.

4080 N. 20TH AVENUE
MAUSAU, WISCONSIN 54401
PHONE: 715.675.9781
EMAIL: MAL@REIENGINEERING.COM

SCALE



DATE: 9-10-2024

DRAWN BY: JAF

SURVEY DATE: 8-30-2024

ZONING EXHIBIT MAP

TRILWOOD VENTURES LLC,
1500 KOWALSKI ROAD
KRONENWETTER, WI 54455

REI NO.

3213B

SHEET

1 OF 1



MARATHON COUNTY CERTIFIED SURVEY MAP

P:\3200-3299\3213B - Creske - Trailwood Property - Kowalski Road Property - Village of Kronenwetter - Marathon County\Drawing\Survey\3213B CSM.dwg

SHEET 1 OF 6



REI

CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
4080 N. 20TH AVENUE, WAUSAU, WI 54401
(715) 675-9784

MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. _____

PREPARED FOR: TRAILWOOD VENTURES LLC.

LANDOWNER: TRAILWOOD VENTURES LLC.

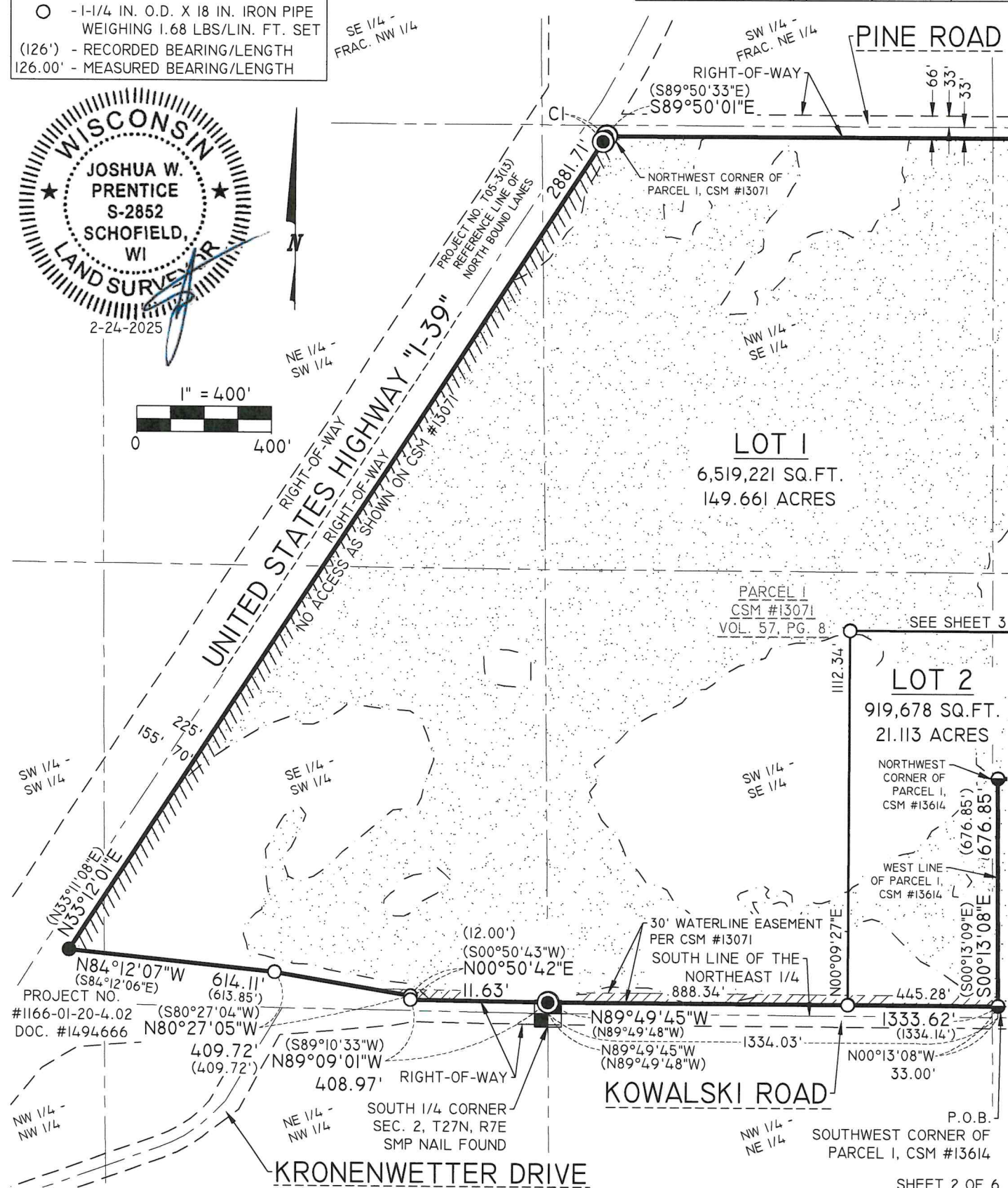
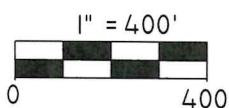
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LEGEND

- - 1 IN. IRON BAR FOUND
- - 1 IN. O.D. IRON PIPE FOUND
- - 1-1/4 IN. O.D. IRON PIPE FOUND
- - 1-1/4 IN. O.D. X 18 IN. IRON PIPE WEIGHING 1.68 LBS/LIN. FT. SET (126')
- 126.00' - RECORDED BEARING/LENGTH
- 126.00' - MEASURED BEARING/LENGTH

DETAIL SHEET 2

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
CI	19.54'	3344.04'	0°20'05"	N33°01'59"E	19.54'
(CI)	(19.84')	(3344.04')	(00°20'24")	(N33°00'56"E)	(19.84')





MARATHON COUNTY CERTIFIED SURVEY MAP

P:\3200-3299\3213B - Creske - Trailwood Property - Kowalski Road Property - Village of Kronenwetter - Marathon County\Drawing\Survey\3213B CSM.dwg



MARATHON COUNTY CERTIFIED SURVEY MAP

LANDOWNER: TRAILWOOD VENTURES LLC.

PINE ROAD

DETAIL "A"

(2244.74')
2245.06'

RIGHT-OF-WAY

429.45'

NORTHEAST CORNER OF PARCEL I, CSM #13071

243.38' (244.00')

EAST LINE OF PARCEL I, CSM #13071

S00°07'31"E (S00°15'42"W)

(S89°50'33"E)
S89°48'41"E

BUILDING

BUILDING 1.2' NORTH OF PROPERTY LINE

EDGE OF ASPHALT 6.1' SOUTH OF PROPERTY LINE

MOW LINE 65.27' SOUTH OF PROPERTY LINE

EAST LINE OF PARCEL I, CSM #13071 (203.70')
201.40'

UNPLATTED LANDS OWNED BY OTHERS

GRAVEL DRIVEWAY




MOWED AREA

RIGHT-OF-WAY

TOWER ROAD

1044.58'



LEGEND	
	- 1 IN. IRON BAR FOUND
	- 1 IN. O.D. IRON PIPE FOUND
	- 1-1/4 IN. O.D. X 18 IN. IRON PIPE WEIGHING 1.68 LBS/LIN. FT. SET
(I26')	- RECORDED BEARING/LENGTH
I26.00'	- MEASURED BEARING/LENGTH

DETAIL "B"

NORTH LINE OF
OUTLOT 3, CSM #14267

NW CORNER
OF OUTLOT 3,
CSM #14267

(70.00')
(S89°50'11"E)

N89°50'59"W
70.00'

NE CORNER
OF OUTLOT 3,
CSM #14267

S00°14'54"W
(S00°15'24"W)

183.00'
(183.00')

RIGHT-OF-WAY

WEST LINE OF CSM #14267

183.00'
(183.00')

33' 66' 33'

TOWER ROAD

OUTLOTS 1-3
CSM #14267
VOL. 63, PG. 94
OWNED BY OTHERS

SOUTH LINE
OF OUTLOT 3,
CSM #14267

SW CORNER
OF OUTLOT 1,
CSM #14267

S00°14'54"W
(N00°15'42"E)

70.00'
(S89°50'11"E)

SE CORNER
OF OUTLOT 1,
CSM #14267

S00°14'54"W
(S00°15'42"W)

428.07'
(478.34')

MOW LINE 1.0' NORTH
OF PROPERTY LINE



REI

CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
4080 N. 20TH AVENUE, WAUSAU, WI 54401
(715) 675-9784

MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. _____

PREPARED FOR: TRAILWOOD VENTURES LLC.

LANDOWNER: TRAILWOOD VENTURES LLC.

PART OF PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 13071, RECORDED IN VOLUME 57, ON PAGE 8, AS DOCUMENT NUMBER 1349146, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, JOSHUA W. PRENTICE, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2852, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF: THAT I HAVE SURVEYED, MAPPED, AND DIVIDED PART OF PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 13071, RECORDED IN VOLUME 57, ON PAGE 8, AS DOCUMENT NUMBER 1349146, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 2; THENCE NORTH 89°49'45" WEST, COINCIDENT WITH THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 2, 1300.80 FEET; THENCE NORTH 00°13'08" WEST, 33.00 FEET TO SAID SOUTHWEST CORNER OF PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 13614, RECORDED IN VOLUME 59, ON PAGE 171, AS DOCUMENT NUMBER 1390640, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE, NORTH RIGHT-OF-WAY LINE OF KOWALSKI ROAD AND THE POINT OF BEGINNING; THENCE NORTH 89°49'45" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE OF KOWALSKI ROAD, 1333.62 FEET; THENCE NORTH 89°09'01" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE OF KOWALSKI ROAD, 408.97 FEET; THENCE NORTH 00°50'42" EAST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE OF KOWALSKI ROAD, 11.63 FEET; THENCE NORTH 80°27'05" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE OF KOWALSKI ROAD, 409.72 FEET; THENCE NORTH 84°12'07" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE OF KOWALSKI ROAD, 614.11 FEET TO THE EAST RIGHT-OF-WAY LINE OF UNITED STATES HIGHWAY "I-39"; THENCE NORTH 33°12'01" EAST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE OF UNITED STATES HIGHWAY "I-39", 2881.71 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST; THENCE 19.54 FEET COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE OF UNITED STATES HIGHWAY "I-39" AND THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS LENGTH OF 3344.04 FEET, A CENTRAL ANGLE OF 0°20'05", A CHORD THAT BEARS NORTH 33°01'59" EAST, FOR A DISTANCE OF 19.54 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF PINE ROAD; THENCE SOUTH 89°50'01" EAST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE OF PINE ROAD, 2245.06 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 13071; THENCE SOUTH 00°07'31" EAST, COINCIDENT WITH EAST LINE OF SAID PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 13071, 243.38 FEET; THENCE SOUTH 89°48'41" EAST, COINCIDENT WITH SAID EAST LINE OF PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 13071, 201.40 FEET TO THE WEST RIGHT-OF-WAY LINE OF TOWER ROAD; THENCE SOUTH 00°14'54" WEST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE OF TOWER ROAD, 1044.58 FEET TO THE NORTHEAST CORNER OF OUTLOT 3 OF CERTIFIED SURVEY MAP NUMBER 14267, RECORDED IN VOLUME 63, ON PAGE 94, AS DOCUMENT NUMBER 1440362, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; THENCE NORTH 89°50'59" WEST, COINCIDENT WITH THE NORTH LINE OF SAID OUTLOT 3 OF CERTIFIED SURVEY MAP NUMBER 14267, 70.00 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT 3 OF CERTIFIED SURVEY MAP NUMBER 14267; THENCE SOUTH 00°14'54" WEST, COINCIDENT WITH THE WEST LINE OF SAID CERTIFIED SURVEY MAP NUMBER 14267, 183.00 FEET TO THE SOUTHWEST CORNER OF OUTLOT 1 OF SAID CERTIFIED SURVEY MAP NUMBER 14267; THENCE SOUTH 89°50'59" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID OUTLOT 1 OF CERTIFIED SURVEY MAP NUMBER 14267, 70.00 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT 1 OF CERTIFIED SURVEY MAP NUMBER 14267 AND SAID WEST RIGHT-OF-WAY LINE OF TOWER ROAD; THENCE SOUTH 00°14'54" WEST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE OF TOWER ROAD, 428.07 FEET TO THE NORTHEAST CORNER OF PARCEL 2 OF SAID CERTIFIED SURVEY MAP NUMBER 13614; THENCE NORTH 89°50'02" WEST, COINCIDENT WITH NORTH LINE OF SAID CERTIFIED SURVEY MAP NUMBER 13614, 1273.59 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 13614; THENCE SOUTH 00°13'08" EAST, COINCIDENT WITH SAID WEST LINE OF PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 13614, 676.85 FEET TO SAID SOUTHWEST CORNER OF PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 13614, SAID NORTH RIGHT-OF-WAY LINE OF KOWALSKI ROAD AND THE POINT OF BEGINNING.

THAT THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 7,438,899 SQUARE FEET, 170.774 ACRES, MORE OR LESS.

THAT I HAVE MADE THIS SURVEY, DIVISION AND MAP THEREOF AT THE DIRECTION OF TRAILWOOD ADVENTURES LLC., AGENT OF SAID PARCELS.

THAT SAID PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATUTES, WISCONSIN ADMINISTRATIVE CODE A-E7, AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF KRONENWETTER.

THAT THIS MAP IS A CORRECT AND ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF SAID PARCEL, AND OF THE DIVISION THEREOF MADE.

DATED THIS 24TH DAY OF FEBRUARY, 2025

REI
JOSHUA W. PRENTICE
WI P.L.S. S-2852





REI

CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
4080 N. 20TH AVENUE, WAUSAU, WI 54401
(715) 675-9784

MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. _____

PREPARED FOR: _____ TRAILWOOD VENTURES LLC.

LANDOWNER: _____ TRAILWOOD VENTURES LLC.

PART OF PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 13071, RECORDED IN VOLUME 57, ON PAGE 8, AS DOCUMENT NUMBER 1349146, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.

VILLAGE OF KRONENWETTER
APPROVED FOR RECORDING UNDER THE
TERMS OF THE VILLAGE OF KRONENWETTER
LAND DIVISION ORDINANCE.

BY: _____

DATE: _____

