

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 Tim Vreeland Name 715-241-0947 Phone Number
- 6103 Dawn Street Weston, WI Address
- tim@vreelandassociates.us Email
2. Property Title holder Name Jerome Baars Phone Number 715-693-2688
- 1825 Helke Rd Kronenwetter Address
- jeromebaars@hotmail.com Email
3. Prepared By Vreeland Associates Company Name
- 6103 Dawn Street Weston, WI Address
- Phone Number 715-241-0947 Email tim@vreelandassociates.us

Property Information

4. Property Address Sunny Court
5. Section 9 Township 27 Range 7 6. Parcel Identification # (PIN) 145-2707-095-0970
7. Legal Description (attach an additional sheet if necessary) see attached CSM
8. Parcel Acreage 4.2, 7.5 & 12.2 9. Zoning District RR5
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) _____
12. Number of lots proposed in the CSM: 3

- (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)

8-22-2025

(Date)

13. How will water be provided? I believe private 14. How will sewage disposal take place? I believe 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.

NARRATIVE

A.) ONLY LOT 3 OF THE PROPOSED CSM WILL BE A BUILDABLE PARCEL AT THIS TIME. THE 2 OUTLOTS ARE TO BE SOLD TO ABUTTING PROPERTIES.

B.) LOT 3 HAS DIRECT ACCESS TO SUNNY COURT

C.) NO COVENANTS

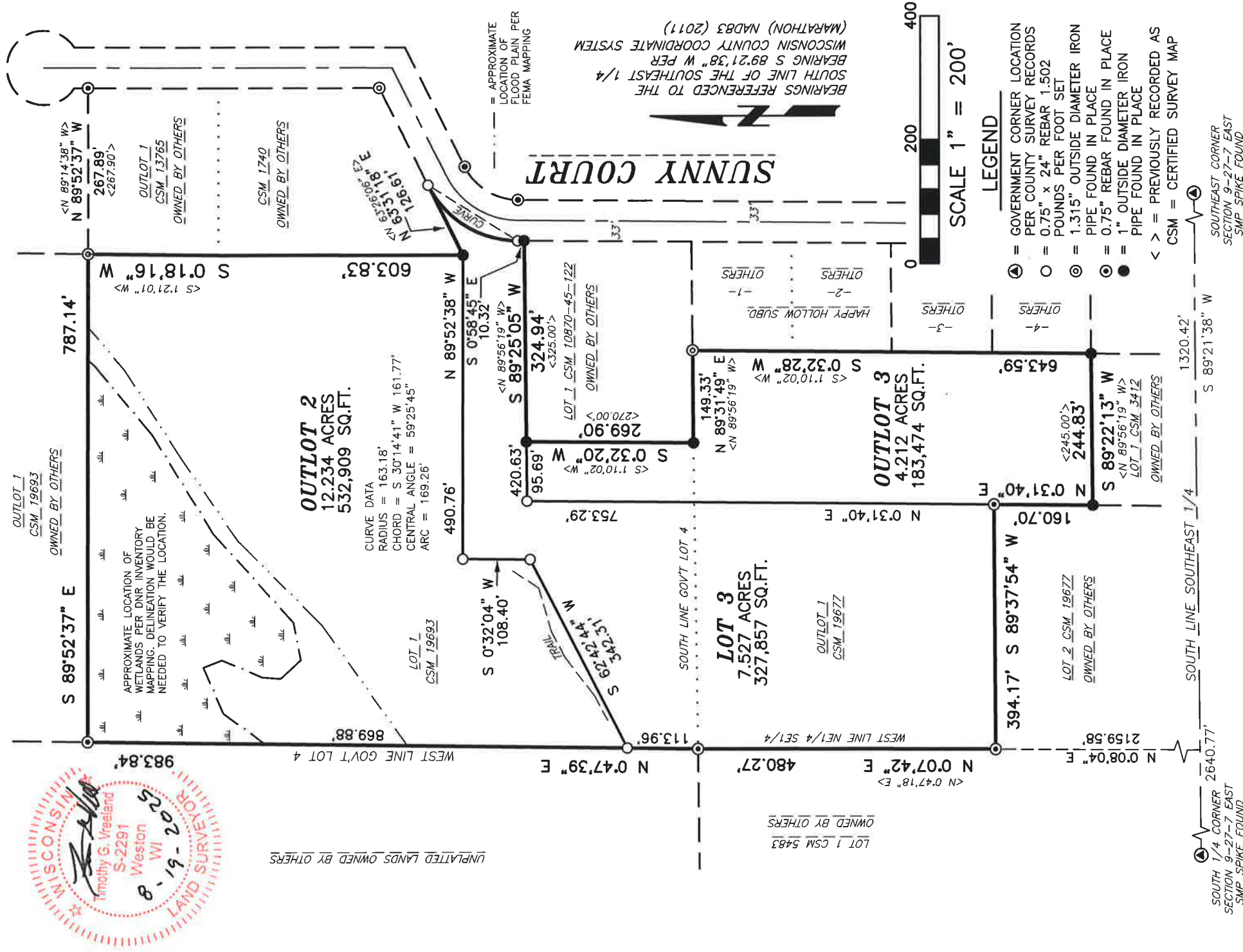
D.) NOT SURE PARKLAND FEES ARE REQUIRED. NO NEW BUILDING PARCELS ARE BEING CREATED

E.) NO DEDICATIONS

CERTIFIED SURVEY MAP
MARATHON COUNTY NO. _____

OUTLOT 1 OF CSM 19677 AND LOT 1 OF CSM 19693, LOCATED IN THE NE1/4 OF THE SE1/4 AND GOVERNMENT LOT 4 OF SECTION 9, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.

SHEET 1 OF 2 SHEETS



CERTIFIED SURVEY MAP

OUTLOT 1 OF CSM 19677 AND LOT 1 OF CSM 19693, LOCATED IN THE NE1/4 OF THE SE1/4 AND GOVERNMENT LOT 4 OF SECTION 9, TOWNSHIP 27 NORTH, RANGE 7 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: JEROME BAARS
FILE #: 22-0389 BAARS
DRAFTED AND DRAWN BY: TIMOTHY G. VREELAND

SHEET 2 OF 2 SHEETS

SURVEYORS CERTIFICATE

I, TIMOTHY G. VREELAND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF JEROME BAARS, I SURVEYED, MAPPED AND DIVIDED ALL OF OUTLOT 1 OF CERTIFIED SURVEY MAP NUMBER 19677 AND OUTLOT 1 OF CERTIFIED SURVEY MAP NUMBER 19693, LOCATED IN THE NE1/4 OF THE SE1/4 AND GOVERNMENT LOT 4 OF SECTION 9, 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 THE VILLAGE OF KRONENWETTER, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.



DATED THIS 19TH DAY OF AUGUST, 2025
SURVEY PERFORMED AUGUST 13TH, 2025

TIMOTHY G. VREELAND

P.L.S. 2291

VILLAGE BOARD AUTHORIZATION

I, THE COMMUNITY DEVELOPMENT AND ZONING ADMINISTRATOR OF THE VILLAGE OF KRONENWETTER HEREBY CERTIFY, PURSUANT TO THE VILLAGE OF KRONENWETTER SUBDIVISION REGULATION (CHAPTER 460 OF VILLAGE CODE), THAT THE VILLAGE BOARD APPROVED THIS CERTIFIED SURVEY MAP ON _____ DAY OF _____, 2025.

COMMUNITY DEVELOPMENT/ZONING ADMINISTRATOR