

# 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 3<sup>rd</sup> Monday of each month.*

*Although not required, it is recommended that the applicant attend these meetings.*



## Applicant Information

1. Applicant Name Troy Torgerson Phone Number 715-261-6980  
Address 1100 Lakeview Drive, Door 43 Wausau, WI 54403  
Email Troy.Torgerson@marathoncounty.gov
2. Property Title holder Name Marathon County Phone Number 715-261-1453  
Address 500 Forest St, Wausau, WI 54403  
Email Chris.Holman@marathoncounty.gov
3. Prepared By Company Name Marathon County (Shad Harvey and David Decker(CSM))  
Address 1100 Lake View Drive, Suite 400, Wausau, WI 54403  
Phone Number 715-261-6030 Email shad.harvey@marathoncounty.gov

## Property Information

4. Property Address See Appendix 1
5. Section 2 Township 27 Range 7 6. Parcel Identification # (PIN) See Appendix 1
7. Legal Description (attach an additional sheet if necessary) See attached page 2 of Preliminary CSM
8. Parcel Acreage 25.247 9. Zoning District See Appendix 1
10. Will the CSM application be accompanied by a zoning change request? (if yes, what district)  
Yes M-2 General Industrial  
*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) N/A
12. Number of lots proposed in the CSM: 1

13. How will water be provided? \_\_\_\_\_ 14. How will sewage disposal take place? \_\_\_\_\_

### **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.

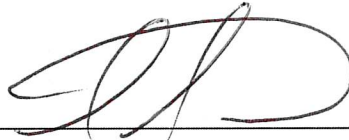
- (10) Location and approximate dimensions of any sites to be reserved or dedicated for parks, playgrounds, drainage ways or other public use or which are to be used for group housing, shopping centers, church sites or other nonpublic uses not requiring plotting.
  - (11) Approximate radii of all curves.
  - (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.

**Troy Torgerson**

*(Printed Name of Applicant)*



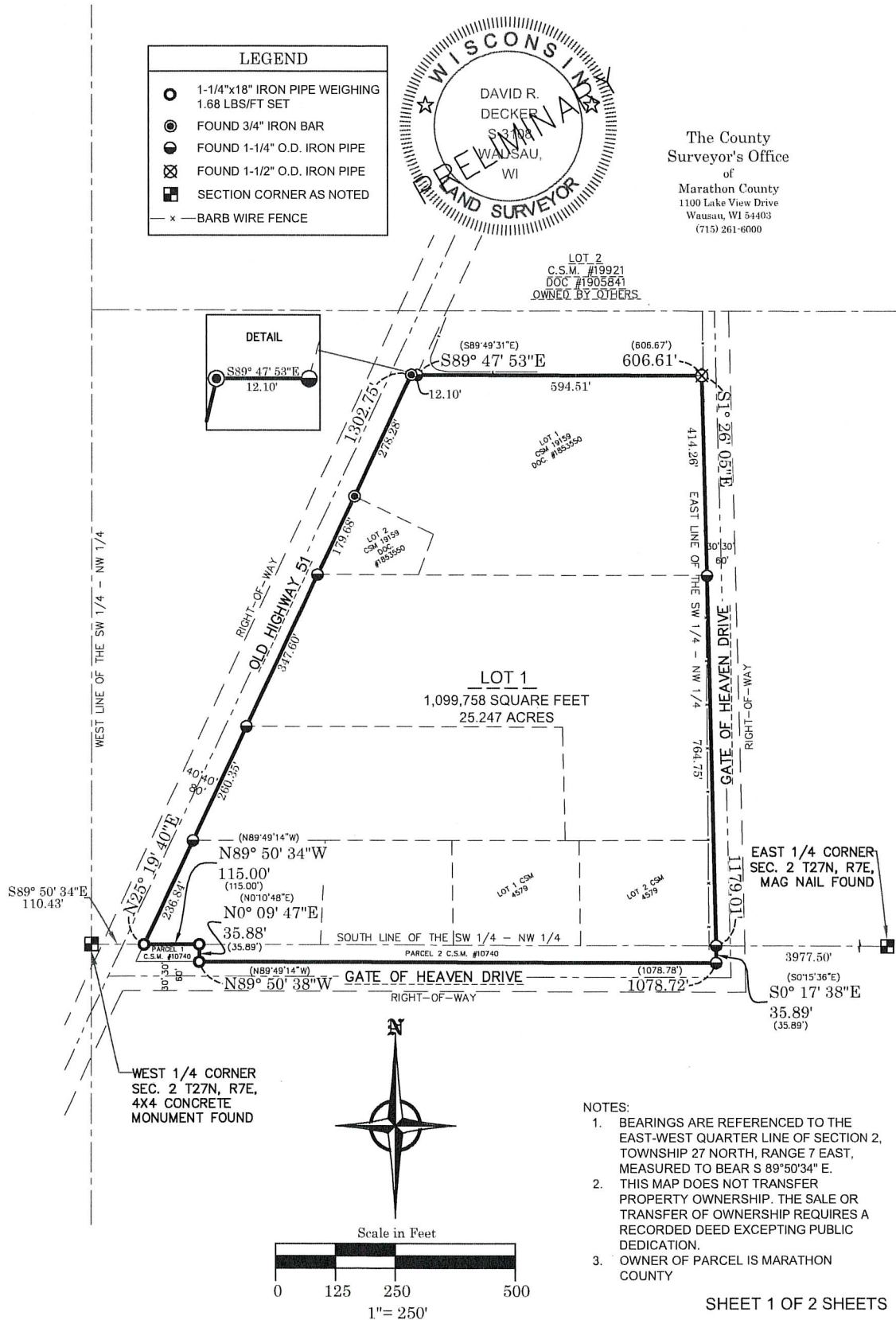
*(Signature of Applicant)*

*6/24/2024*

*(Date)*

# Marathon County Certified Survey Map No. \_\_\_\_\_

Part of the Southwest 1/4 of the Northwest 1/4, and Part of the  
Northwest 1/4 of the Southwest 1/4, of Section 2, Township 27 North,  
Range 7 East, Village of Kronenwetter, Marathon County, Wisconsin



# Marathon County Certified Survey Map No. \_\_\_\_\_

Part of the Southwest 1/4 of the Northwest 1/4, and Part of the Northwest 1/4 of the Southwest 1/4 of Section 2, Township 27 North, Range 7 East, Village of Kronenwetter, Marathon County, Wisconsin

## Surveyor's Certificate

I, David Decker, Wisconsin Professional Land Surveyor S-3108, do hereby certify to the best of my knowledge and belief that I have surveyed, mapped, and divided part of the Southwest 1/4 of the Northwest 1/4 and Part of the Northwest 1/4 of the Southwest 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 West 1/4 Corner of Section 2, Thence S89°50'34"E, along the East-West 1/4 line of said Section 2, 110.43 feet to the east right-of-way line of Old Highway 51 and point of beginning; Thence N25°19'40"E along said east right-of-way line of Old Highway 51, 1302.75 feet to the Northwest Corner of Certified Survey Map Number 19159 recorded as Document Number 1853550; Thence S89°47'53"E, along the north line of said Certified Survey Map Number 19159, and the south line of Certified Survey Map Number 19921 recorded as Document Number 1905841, 606.61 feet, Thence S1°26'05"E along the west right-of-way line of Gate Of Heaven Drive and the east line of the Southwest quarter of the Northwest quarter, 1179.01 feet, Thence S0°17'38"E along the east line of Parcel 2 of Certified Survey Map Number 10740, 35.89 feet, Thence N89°50'38"W along the north right-of-way line of Gate Of Heaven Drive, 1078.72 feet, Thence N0°09'47"E along the east line of Parcel 1 of Certified Survey Map Number 10740, 35.88 feet to the south line of the Southwest 1/4 of the Northwest 1/4, Thence N89°50'34"W along the south line of the Southwest quarter of the Northwest quarter, 115.00 feet to the point of beginning.

That the above described parcels of land contain 1,099,758 sq. ft. or 25.247 acres.

That I have made this survey at the direction of Chris Holman, agent of said parcel.  
That said parcels are subject to easements, restrictions and right-of-ways of record.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the Village of Kronenwetter Land Division Ordinance. That this map is a correct and accurate representation of the exterior boundaries of said parcels, and of the division thereof made.

Dated this 12th day of June, 2026

\_\_\_\_\_  
David R. Decker  
Marathon County Surveyor  
WI PLS S-3108



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

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

### Parcel Information:

| <b>Parcel Number</b> | <b>Site Address</b>                           | <b>GIS Acreage</b> | <b>Current Zoning District</b> | <b>Proposed Zoning District</b> |
|----------------------|-----------------------------------------------|--------------------|--------------------------------|---------------------------------|
| 145-2707-022-0958    | 2388 OLD HIGHWAY 51<br>KRONENWETTER, WI 54455 | 6.17               | B3                             | M2                              |
| 145-2707-022-0957    | 2384 OLD HIGHWAY 51<br>KRONENWETTER, WI 54455 | 0.58               | SF                             | M2                              |
| 145-2707-022-0968    | 2342 OLD HIGHWAY 51<br>KRONENWETTER, WI 54455 | 8.13               | B3                             | M2                              |
| 145-2707-022-0969    | 2338 OLD HIGHWAY 51<br>KRONENWETTER, WI 54455 | 3.78               | B3                             | M2                              |
| 145-2707-022-0973    | 2312 OLD HIGHWAY 51<br>KRONENWETTER, WI 54455 | 1.63               | SF                             | M2                              |
| 145-2707-022-0975    | 2322 OLD HIGHWAY 51<br>KRONENWETTER, WI 54455 | 1.33               | 2F                             | M2                              |
| 145-2707-022-0971    | 2328 OLD HIGHWAY 51<br>KRONENWETTER, WI 54455 | 1.35               | SF                             | M2                              |
| 145-2707-022-0970    | N/A                                           | 1.39               | B3                             | M2                              |
| 145-2707-023-0992    | 2302 OLD HIGHWAY 51<br>KRONENWETTER, WI 54455 | 0.8886             | AR                             | M2                              |

## **Marathon County Highway Facility CSM Narrative:**

### **A. Existing use of property within the General area of the property in question.**

- The land within the boundaries of this preliminary CSM was historically used for Single family residential as well as vacant commercial land. The intent is to rezone this area to the M2 (General Industrial) District, to accommodate a new Marathon County Highway Facility.

### **B. Citation of any existing legal rights-of way or easements affecting the property.**

- None

### **C. Existing Covenants on the property.**

- Declaration of Restrictive Covenants recorded on May 29, 2025, as Document Number 1917751 (Pin#:145-2707-022-0968)
  - i. The property shall not be used for residential use, whether single family or multifamily, and shall be used only for industrial or commercial use.

### **D. How the applicant proposes to meet the parkland dedication requirement?**

- Not applicable to this CSM

### **E. Any other proposals, such as parcels of land intended to be dedicated, conveyed or reserved for public use?**

- None at this time.