

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 Keith Walkowski Phone Number 715-574-6767
Address 5310 Willow St. Weston, WI 54476
Email Keith@Riversidelandsurveying.com

2. Property Title holder Name Dean Prohaska Phone Number 715-571-8988
Address P.O. Box 557, Schofield, WI 54476
Email dean@deanprohaska.com

3. Prepared By Company Name Riverside Land Surveying LLC
Address 5310 Willow St. Weston, WI 54476
Phone Number 715-241-7500 Email keith@riversidelandsurveying.com

Property Information

4. Property Address Happy Hollow Road (Vacant Property)

5. Section 15&16 Township 27N Range 7E 6. Parcel Identification # (PIN) 145 2707 161 0975

7. Legal Description (attach an additional sheet if necessary) See Narrative Sheet

8. Parcel Acreage 39.324 9. Zoning District RR-2

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

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 \(ecode360.com\)](http://ecode360.com) and [Wisconsin Legislature: 236.34](http://legis.wisconsin.gov/2013/updates/23634)
 - 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.

Keith J Walkowski

(Printed Name of Applicant)



(Signature of Applicant)

7-1-25

(Date)



RIVERSIDE LAND SURVEYING LLC

CERTIFIED SURVEY MAPS - SUBDIVISIONS - FLOOD PLAIN AND TOPOGRAPHIC SURVEYS - CONSTRUCTION STAKING - ALTA / NSPS - GPS

Legal Description

Of Lot 1 of Certified Survey Map Number 20004 recorded in Document Number 1911474 being part of the Northwest 1/4 of the Northwest 1/4, part of the Southwest 1/4 of the Northwest 1/4 of Section 15 and part of the Northeast 1/4 of the Northeast 1/4 of Section 16, Township 27 North, Range 7 East, Village of Kronenwetter, Marathon County, Wisconsin.

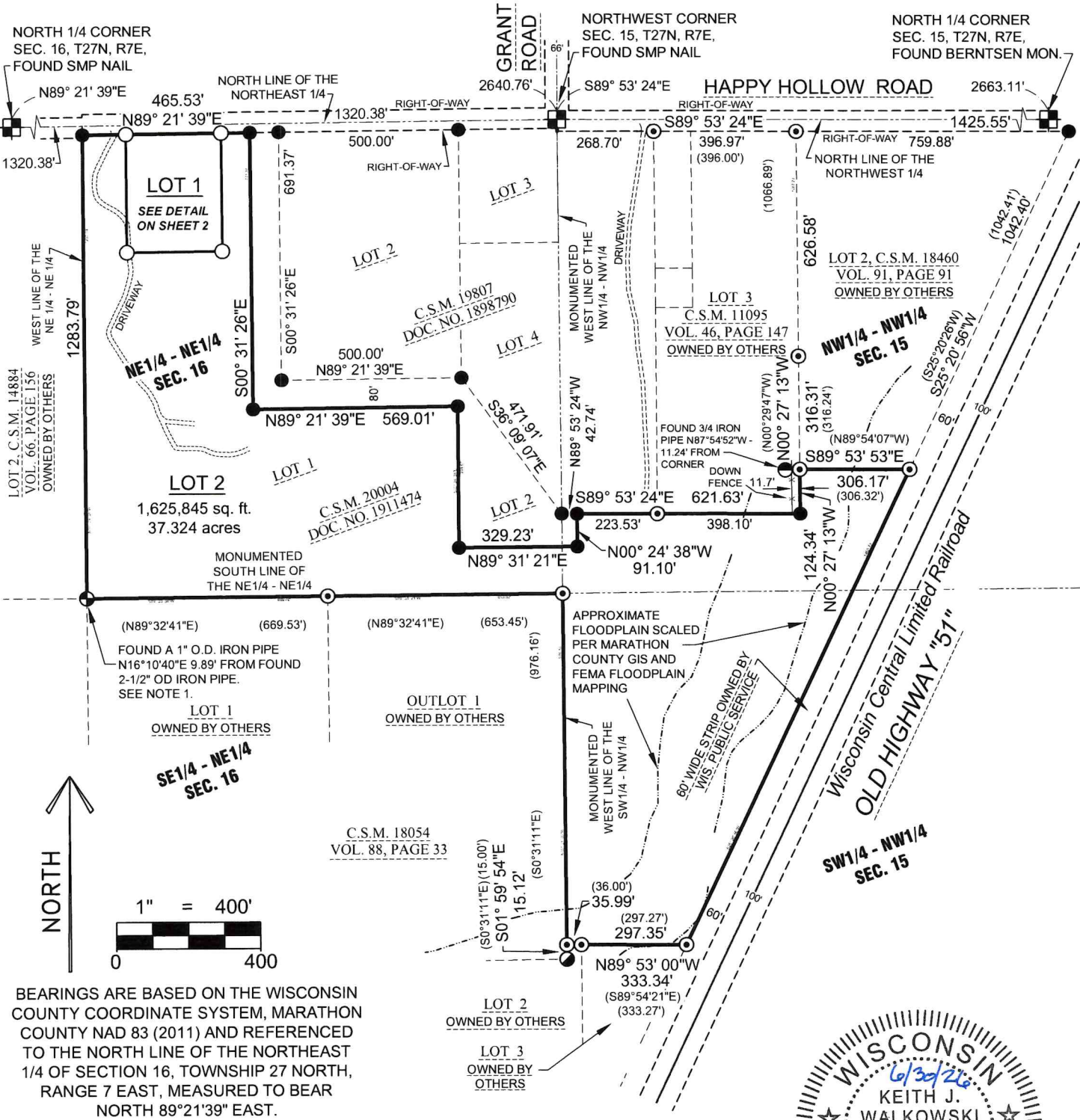
CSM Application Narrative for Dean Prohaska

The property is currently zoned RR-2. The intent of the Certified Survey Map is to create a new 2 acre lot for a building site for Dean Prohaska's daughter to build on.

- 1a. Currently the property is vacant and is partially open and wooded. The adjoining properties are larger lots, mostly wooded and are vacant or have residential homes on them.
- 1b. There are no known legal right-of-ways or easements affecting the property.
- 1c. There are no known existing covenants.
- 1d. Parkland fee will be paid for the new lot.
- 1e. There are no other proposals planned at this time.

MARATHON COUNTY CERTIFIED SURVEY MAP

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LEGEND	
○	SET 1-1/4" O.D. x 24" IRON PIPE WEIGHING 1.68 LBS/LIN. FT.
⊙	FOUND 3/4" REBAR
●	FOUND 3/4" O.D. IRON PIPE
●	FOUND 1-1/4" O.D. IRON PIPE
●	FOUND 1-3/4" O.D. IRON PIPE
●	FOUND 2-1/2" O.D. IRON PIPE
()	RECORDED BEARING/LENGTH

SEE NOTES ON SHEET 3

SHEET 1 OF 3



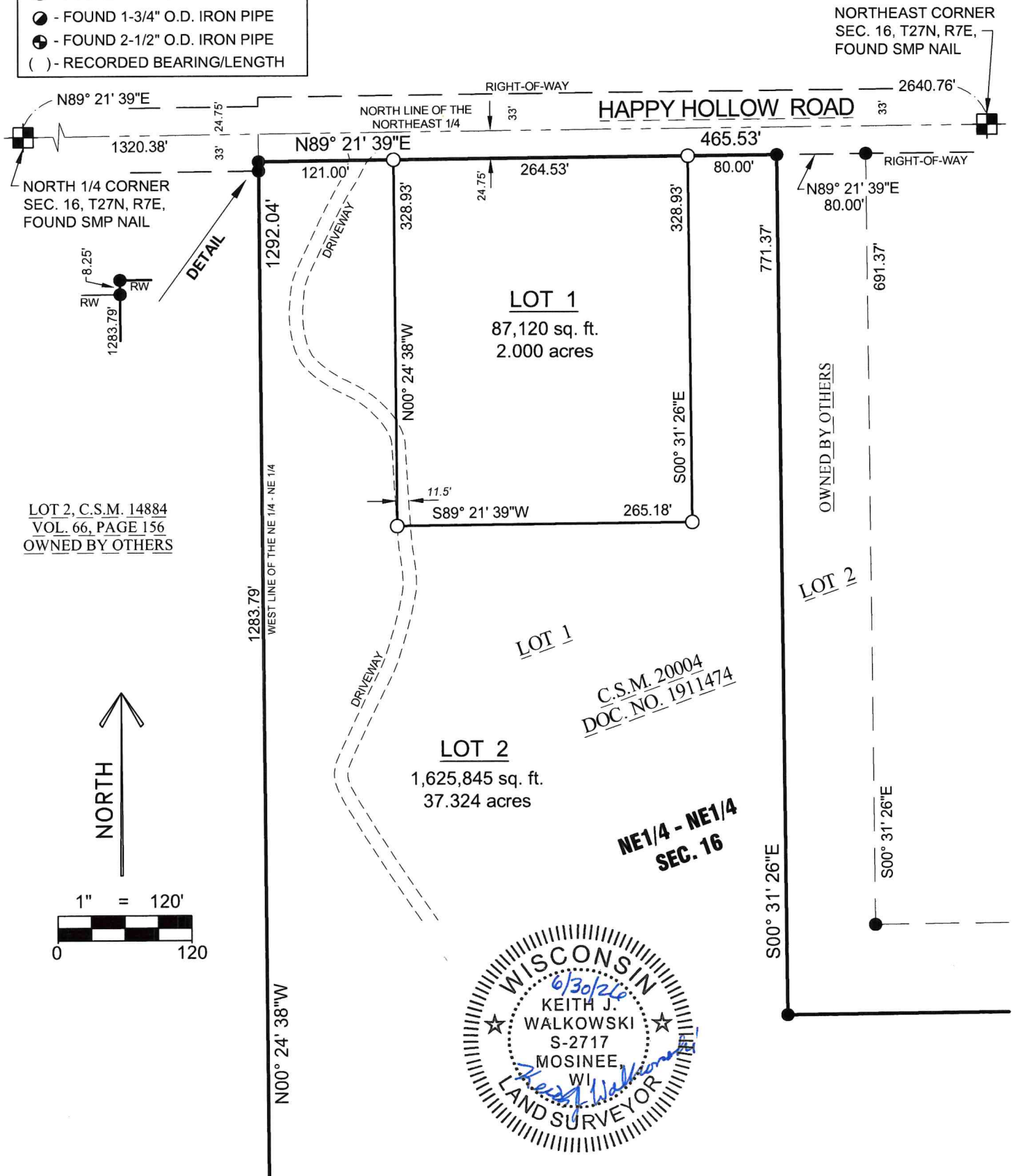
 RIVERSIDE LAND SURVEYING LLC 5310 WILLOW STREET, WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894 email - mail@riversidelandsurveying.com	DRAWN BY M.F.L.	FIELD WORK MAY 5, 2026
	CHECKED BY K.J.W.	PROJECT NO. 4306
	PREPARED FOR: DEAN PROHASKA	

MARATHON CO. CERTIFIED SURVEY MAP

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⊕	- FOUND 2-1/2" O.D. IRON PIPE
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SHEET 2 OF 3



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I, Keith J. Walkowski, Professional Land Surveyor S-2717, hereby certify to the best of my knowledge and belief: That I have surveyed, mapped and divided all of Lot 1 of Certified Survey Map Number 20004 recorded in Document Number 1911474 being part of the Northwest 1/4 of the Northwest 1/4, part of the Southwest 1/4 of the Northwest 1/4 of Section 15 and part of the Northeast 1/4 of the Northeast 1/4 of Section 16, Township 27 North, Range 7 East, Village of Kronenwetter, Marathon County, Wisconsin.

That the above described parcel of land contains 1,712,965 square feet or 39.324 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 Dean Prohaska, Owner 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 30TH day of JUNE, 2026

Keith J. Walkowski

Riverside Land Surveying LLC
Keith J. Walkowski
P.L.S. No. 2717



- NOTES:
- 1. THE FLOODPLAIN AS SHOWN HEREON WAS SCALED FROM THE MARATHON COUNTY GIS AND FEMA FLOODPLAIN MAPPING AND IS APPROXIMATE.
 - 2. OWNERS WILL HAVE TO PREPARE AND RECORD DEEDS TO TRANSFER TITLE RIGHTS TO LOTS 1 AND 2 AS SHOWN HEREON.

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 _____, 2026

Community Development/Zoning Administrator

Date Signed

 RIVERSIDE LAND SURVEYING LLC 5310 WILLOW STREET, WESTON, WI 54476 email - mail@riversidelandsurveying.com	DRAWN BY M.F.L.	FIELD WORK MAY 5, 2026
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