

PARCEL # 145-2707-161-0975 (DEAN PROHASKA)
CSM REQUEST

STAFF REPORT FOR PLANNING COMMISSION

**PUBLIC HEARINGS/
MEETINGS:**

Plan Commission Meeting: 6:00 p.m. July 20, 2026

APPLICANT:

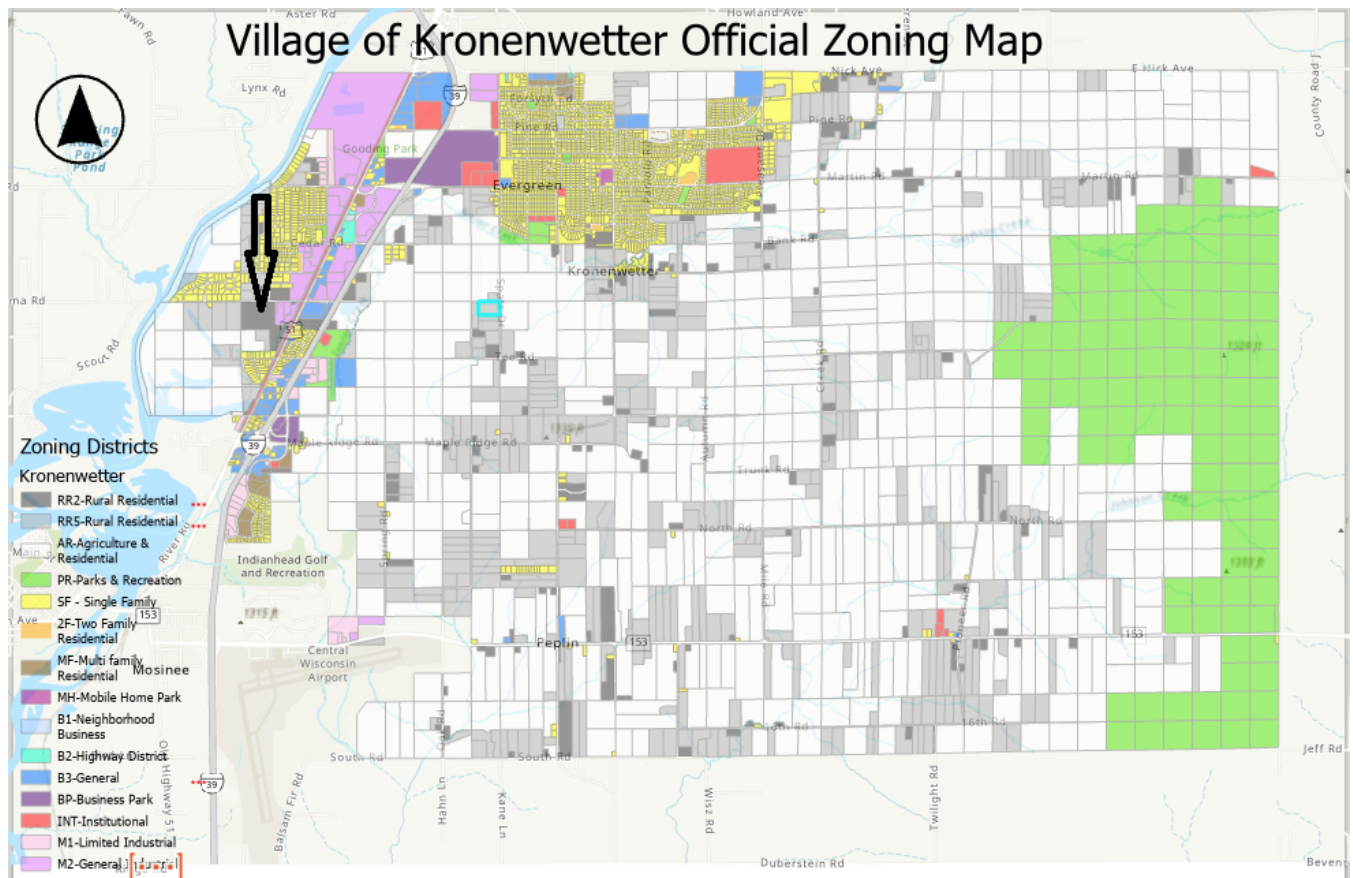
Dean Prohaska

OWNER:

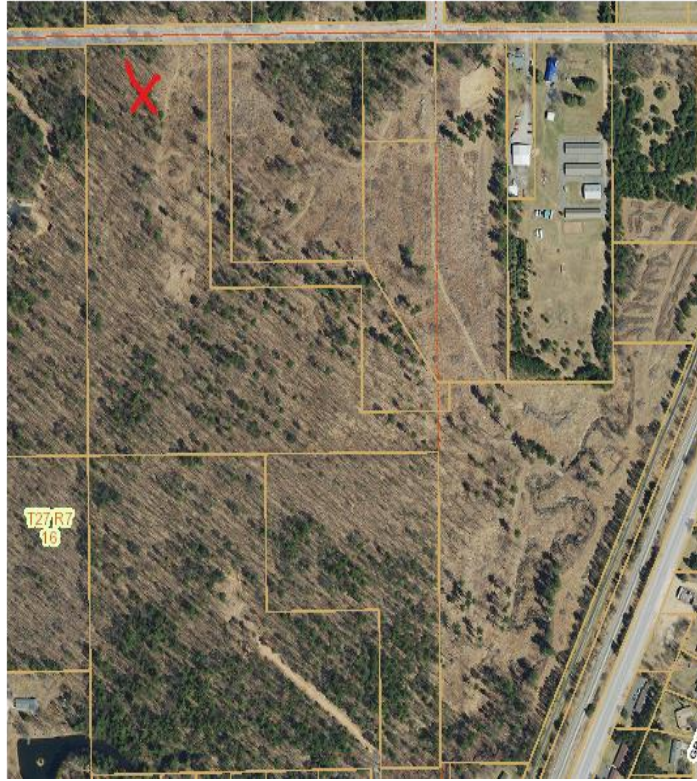
Dean Prohaska

LOCATION OF REQUEST: Happy Hollow Road, Kronenwetter, WI 54455 (See Map1)

Map 1: Location Map
Source Data: Marathon Co. GIS



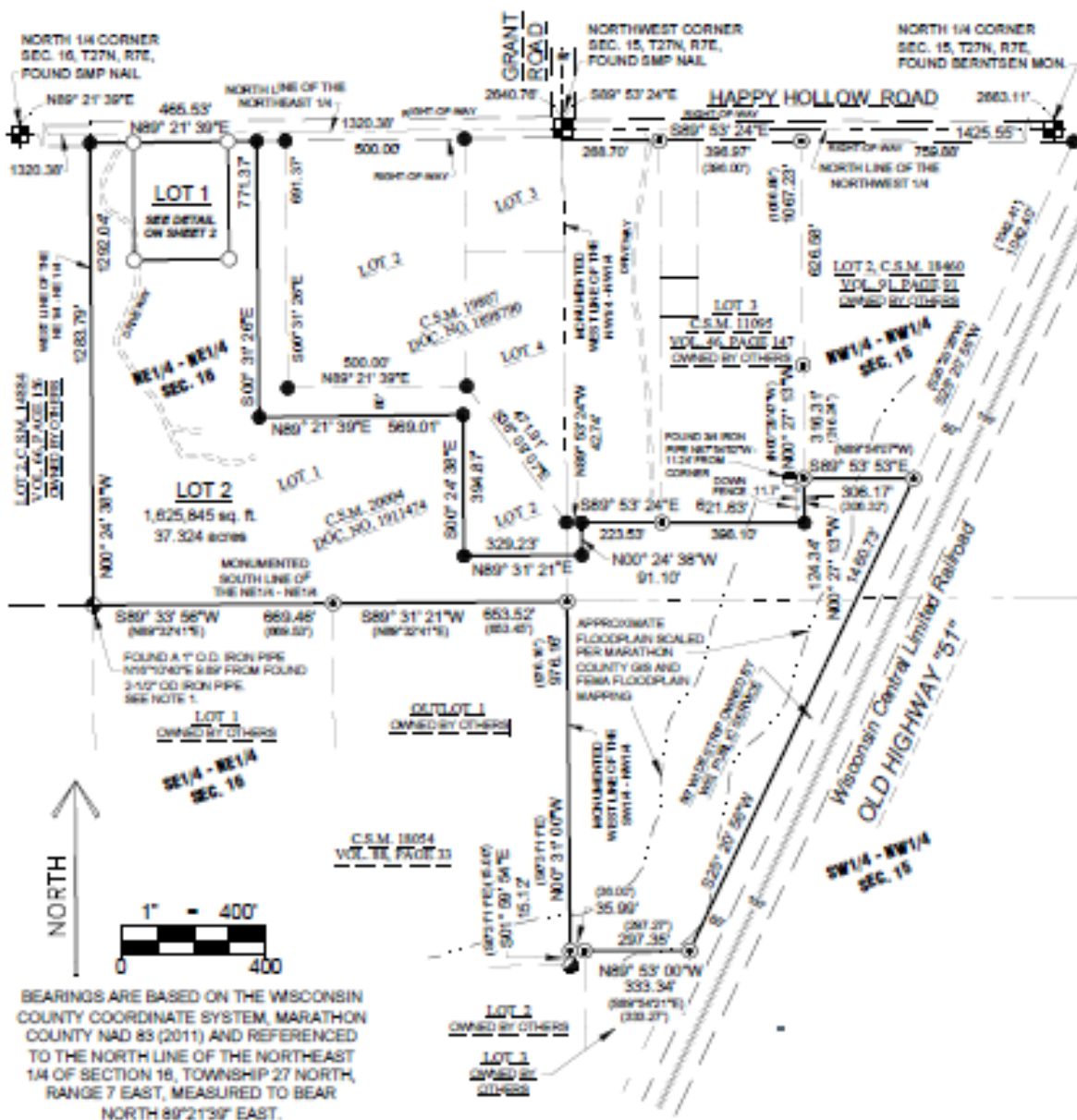
(Dean Prohaska CSM)



2020 AERIAL PHOTO
(SOURCE DATA: MARATHON CO. GIS)

MARATHON COUNTY CERTIFIED SURVEY MAP

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.



RIVERSIDE LAND SURVEYING LLC

5319 WILLOW STREET, WESTON, WI 54676
 PHONE 715-243-7500 - FAX 715-355-6894
 email - mail@riversidelandsurveying.com

DRAWN BY
M.F.L.

FIELD WORK
MAY 5, 2025

CHECKED BY
K.J.W.

PROJECT NO.
4306

PREPARED FOR:

DEAN PROHASKA

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.

○ - 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



MARATHON CO. CERTIFIED SURVEY MAP

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.

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 _____ day of _____

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

SHEET 3 OF 3

 RIVERSIDE LAND SURVEYING LLC 5310 WILLOW STREET, WESTON, WI 54476 email - mail@riversidelandsurveying.com	DRAWN BY M.F.L.	FIELD WORK MAY 5, 2025
	CHECKED BY K.J.W.	PROJECT NO. 4306
	PREPARED FOR: DEAN PROHASKA	

(Dean Prohaska CSM)

CSM REQUEST:

Dean Prohaska, Happy Hollow Road, Kronenwetter, WI 54455, requests a One Lot CSM. One Existing parcel, Lot 2 (37.324 acres) will be reconfigured to create Out lot 1 (2.00 acres). Proposed Lot 1 meets the minimum area (2 acres), minimum lot width (264.53ft) and minimum frontage (100ft) requirements of RR2 – Rural Residential 2 Zoning District.

RECOMMENDED MOTION:

To approve the CSM as proposed.