

# 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 Keith Walkowski Phone Number 715-574-6767  
 Address 5310 Willow Street, Weston, WI 54476  
 Email keith@riversidelandsurveying.com
2. Property Title holder Name Gronski Revocable Trust Phone Number 715-359-7093  
 Address 2890 Pine Road, Kronenwetter, WI 54455  
 Email \_\_\_\_\_
3. Prepared By Company Name Riverside Land Surveying LLC  
 Address 5310 Willow Street, Weston, WI 54476  
 Phone Number 715-574-6767 Email keith@riversidelandsurveying.com

## Property Information

4. Property Address 2890 Pine Road, Kronenwetter, WI 54455
5. Section 4&5 Township 27 Range 8 6. Parcel Identification # (PIN) 145-2708-051-0983
7. Legal Description (attach an additional sheet if necessary) See Attached Sheet
8. Parcel Acreage 55.535 9. Zoning District AR
10. Will the CSM application be accompanied by a zoning change request? (if yes, what district)  
 Yes, RR-5 \_\_\_\_\_  
*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: 4

**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://www.ecode360.com) and [Wisconsin Legislature: 236.34](http://www.wisconsinlegislature.org)
  - 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 Walkowski**

*(Printed Name of Applicant)*



*(Signature of Applicant)*

**2/28/2024**

*(Date)*


## **Legal Description for Certified Survey Map Application**

Of part of the Southwest 1/4 of the Fractional Northwest 1/4 of Section 4 and part of the Southeast 1/4 of the Fractional Northeast 1/4 of Section 5, all in Township 27 North, Range 8 East, Village of Kronenwetter, Marathon County, Wisconsin

RIVERSIDE LAND SURVEYING LLC  
5310 WILLOW ST  
WESTON, WI 54476

10092

2-28 2024 79-1171/759

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FOR GRONSKI CSM APPLICATION

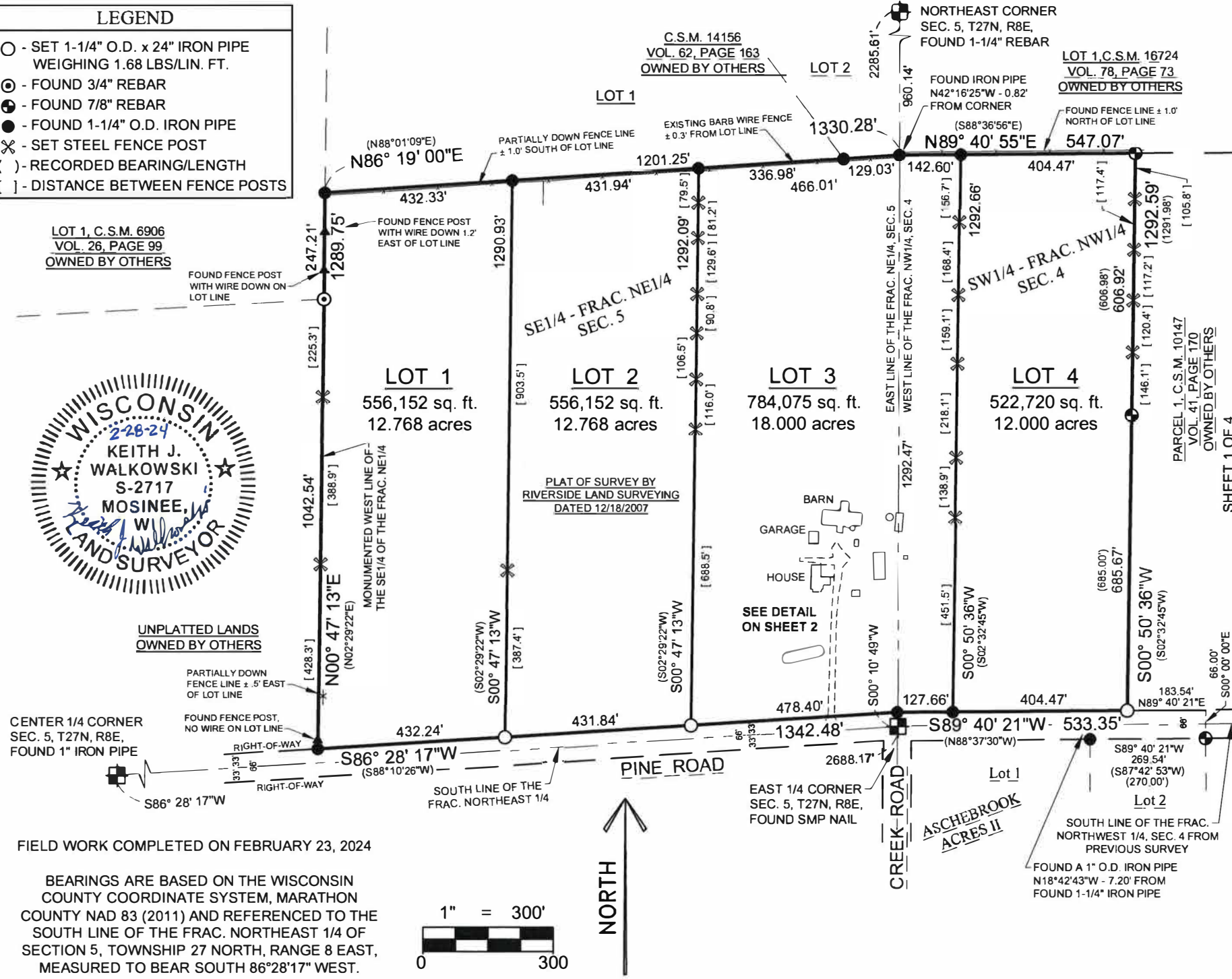
Keith J. Walkowski MP

⑆075911713⑆ 3000029695⑈ 0092

# MARATHON COUNTY CERTIFIED SURVEY MAP NO.

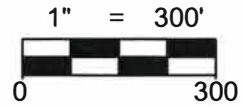
Of part of the Southwest 1/4 of the Fractional Northwest 1/4 of Section 4 and part of the Southeast 1/4 of the Fractional Northeast 1/4 of Section 5, all in Township 27 North, Range 8 East, Village of Kronenwetter, Marathon County, Wisconsin.

LEGEND	
○	SET 1-1/4" O.D. x 24" IRON PIPE WEIGHING 1.68 LBS/LIN. FT.
⊙	FOUND 3/4" REBAR
⊕	FOUND 7/8" REBAR
●	FOUND 1-1/4" O.D. IRON PIPE
⊗	SET STEEL FENCE POST
( )	RECORDED BEARING/LENGTH
[ ]	DISTANCE BETWEEN FENCE POSTS



FIELD WORK COMPLETED ON FEBRUARY 23, 2024

BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, MARATHON COUNTY NAD 83 (2011) AND REFERENCED TO THE SOUTH LINE OF THE FRAC. NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 27 NORTH, RANGE 8 EAST, MEASURED TO BEAR SOUTH 86°28'17" WEST.



DATE	FEBRUARY 26, 2024
DRAWN BY	M.F.L.
CHECKED BY	K.J.W.
PROJECT NO.	4295
PREPARED FOR:	DENNIS GRONSKI

RIVERSIDE LAND SURVEYING LLC

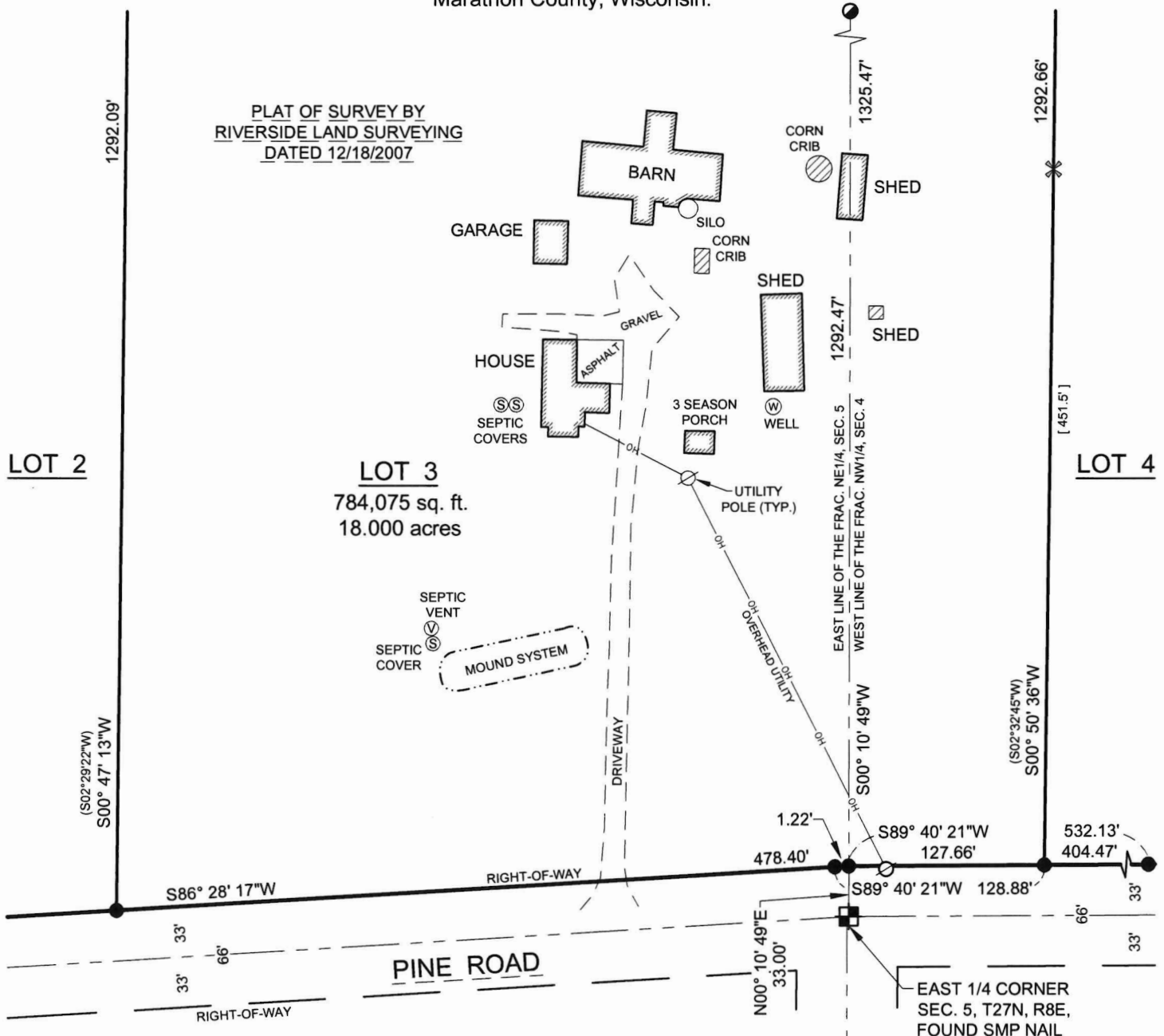
5310 WILLOW STREET, WESTON, WI 54476  
PH 715-241-7500 - FAX 715-355-6894  
email - mail@riversidelandsurveying.com

SHEET 1 OF 4

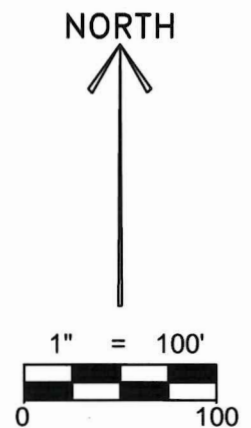


# MARATHON CO. CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Of part of the Southwest 1/4 of the Fractional Northwest 1/4 of Section 4 and part of the Southeast 1/4 of the Fractional Northeast 1/4 of Section 5, all in Township 27 North, Range 8 East, Village of Kronenwetter, Marathon County, Wisconsin.



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SHEET 2 OF 4

<p><b>RIVERSIDE LAND SURVEYING LLC</b> 5310 WILLOW STREET, WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894 email - mail@riversidelandsurveying.com</p>	<p><b>DRAWN BY</b> M.F.L.</p>	<p><b>DATE</b> FEBRUARY 26, 2024</p>
	<p><b>CHECKED BY</b> K.J.W.</p>	<p><b>PROJECT NO.</b> 4295</p>
	<p><b>PREPARED FOR:</b> DENNIS GRONSKI</p>	

# MARATHON CO. CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Of part of the Southwest 1/4 of the Fractional Northwest 1/4 of Section 4 and part of the Southeast 1/4 of the Fractional Northeast 1/4 of Section 5, all in Township 27 North, Range 8 East, Village of Kronenwetter, Marathon County, Wisconsin.

### Owners Certificate

The Gronski Revocable Trust, as owner, hereby certify that we have caused the land described on this Certified Survey Map to be surveyed, divided, and mapped as represented on this Certified Survey Map. We also understand that deeds will need to be prepared and recorded to transfer title rights to Lots 1, 2, 3 and 4. We also certify that this Certified Survey Map is required to be submitted to the following for approval:

Village of Kronenwetter

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Dennis Gronski, Managing Trustee

State of Wisconsin)

ss

Marathon County)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024, the above named Dennis Gronski, Managing Trustee, to me known to be the same person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
State of Wisconsin

MY COMMISSION EXPIRES \_\_\_\_\_.



SHEET 4 OF 4

 <b>RIVERSIDE LAND SURVEYING LLC</b> 5310 WILLOW STREET, WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894 email - mail@riversidelandsurveying.com	<b>DRAWN BY</b> M.F.L.	<b>DATE</b> FEBRUARY 26, 2024
	<b>CHECKED BY</b> K.J.W.	<b>PROJECT NO.</b> 4295
	<b>PREPARED FOR:</b> DENNIS GRONSKI	



# MARATHON CO. CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Of part of the Southwest 1/4 of the Fractional Northwest 1/4 of Section 4 and part of the Southeast 1/4 of the Fractional Northeast 1/4 of Section 5, all in Township 27 North, Range 8 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 part of the Southwest 1/4 of the Fractional Northwest 1/4 of Section 4 and part of the Southeast 1/4 of the Fractional Northeast 1/4 of Section 5, all in Township 27 North, Range 8 East, Village of Kronenwetter, Marathon County, Wisconsin, described as follows:

Commencing at the East 1/4 corner of said Section 5; Thence North 00°10'49" East along the East line of said Fractional Northeast 1/4, 33.00 feet to the North Right-of-way line of Pine Road and the point of beginning; Thence South 89°40'21" West along said North right-of-way line, 1.22 feet; Thence South 86°28'17" West along said North right-of-way line, 1342.48 feet to the monumented West line of said Southeast 1/4 of the Fractional Northeast 1/4; Thence North 00°47'13" East along said monumented West line and the East line of Lot 1 of Certified Survey Map Number 6906 recorded in Volume 26 of Certified Survey Maps on Page 99, 1289.75 feet to the South line of Lot 1 of Certified Survey Map Number 14156 recorded in Volume 62 of Certified Survey Maps on Page 163; Thence North 86°19'00" East along said South line of Lot 1 and the South line of Lot 2 of said Certified Survey Map Number 14156, 1330.28 feet to to said East line of the Fractional Northeast 1/4; Thence North 89°40'55" East along the South line of Lot 1 of Certified Survey Map Number 16724 recorded in Volume 78 of Certified Survey Maps on Page 73, 547.07 feet to the West line of Parcel 1 of Certified Survey Map Number 10147 recorded in Volume 41 of Certified Survey Maps on Page 170; Thence South 00°50'36" West along said West line, 1292.59 feet to said North right-of-way line of Pine Road; Thence South 89°40'21" West along said North right-of-way line, 532.13 feet to the point of beginning.

That the above described parcel of land contains 2,419,099 square feet or 55.535 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 Dennis Gronski, Trustee of the Gronski Revocable Trust 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 28TH day of FEBRUARY, 2024

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



### 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 \_\_\_\_\_, 2024

\_\_\_\_\_  
Community Development/Zoning Administrator

\_\_\_\_\_  
Date Signed

SHEET 3 OF 4

 <b>RIVERSIDE LAND SURVEYING LLC</b> 5310 WILLOW STREET, WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894 email - mail@riversidelandsurveying.com	<b>DRAWN BY</b> M.F.L.	<b>DATE</b> FEBRUARY 26, 2024
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