

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 Tim Vreeland Phone Number 715-241-0947
Address 6103 Dawn Street Weston, WI
Email tim@vreelandassociates.us
2. Property Title holder Name Randy Lilla Phone Number 715-571-3115
Address 750 Maple Ridge Road Mosinee, WI
Email _____
3. Prepared By Company Name Vreeland Associates
Address 6103 Dawn Street Weston, WI
Phone Number 715-241-0947 Email tim@vreelandassociates.us

Property Information

4. Property Address 570 Happy Hollow Road
5. Section 9 Township 27 Range 7 6. Parcel Identification # (PIN) 14527070950989
7. Legal Description (attach an additional sheet if necessary) see attached csm
8. Parcel Acreage 1.5, 2.3, 4.5 9. Zoning District SF
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) nope
12. Number of lots proposed in the CSM: 3

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) 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.

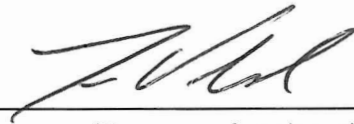
- (10) Location and approximate dimensions of any sites to be reserved or dedicated for parks, playgrounds, drainage ways or other public use or which are to be used for group housing, shopping centers, church sites or other nonpublic uses not requiring plotting.
 - (11) Approximate radii of all curves.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

Tim Vreeland

(Printed Name of Applicant)



(Signature of Applicant)

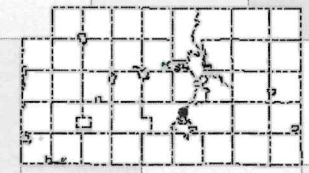
2-27-2024

(Date)



Land Information Mapping System

TAYLOR LINCOLN



WOOD PORTAGE



- Legend**
- Road Names
 - Parcels
 - ▬ Parcel Lot Lines
 - Land Hooks
 - ▬ Section Lines/Numbers
 - Right Of Ways
 - ▬ Named Places
 - Municipalities

123.47 0 123.47 Feet



NAD_1983_HARN_WISCRS_Marathon_County_Feet

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THIS MAP IS NOT TO BE USED FOR NAVIGATION



Notes

HOLD TO LIGHT TO VIEW TRUE WATERMARK IN PAPER HEAT SENSITIVE RED LOCK DISAPPEARS WHEN HEATED

16127



Vreeland Ent. Inc
Vreeland Associate Land Surveyors
6103 Dawn Street
Weston, WI 54476
Phone: 715/241-0947



2-28/710

DATE 2-27-24

PAY
TO THE
ORDER OF

Kronenwetter

\$ 275⁰⁰

two hundred seventy five dollars ⁰⁰/₁₀₀

DOLLARS



BMO Bank N.A.
Chicago, Illinois

T. M. L.



FOR

Lilla csm

⑈016127⑈ ⑆071000288⑆ 0000160530⑈

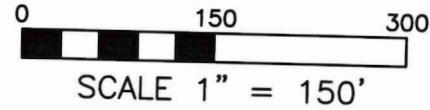
PART OF GOVERNMENT LOT 7 OF SECTION 9,
TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF
KRONENWETTER, MARATHON COUNTY, WISCONSIN.

VREELAND ASSOCIATES, INC.
LAND SURVEYORS & ENGINEERS
6103 DAWN STREET WESTON, WI. 54476
PH (715) 241-0947 tim@vreelandassociates.us

PREPARED FOR: **RANDY LILLA**

FILE #: 21-0565 LILLA

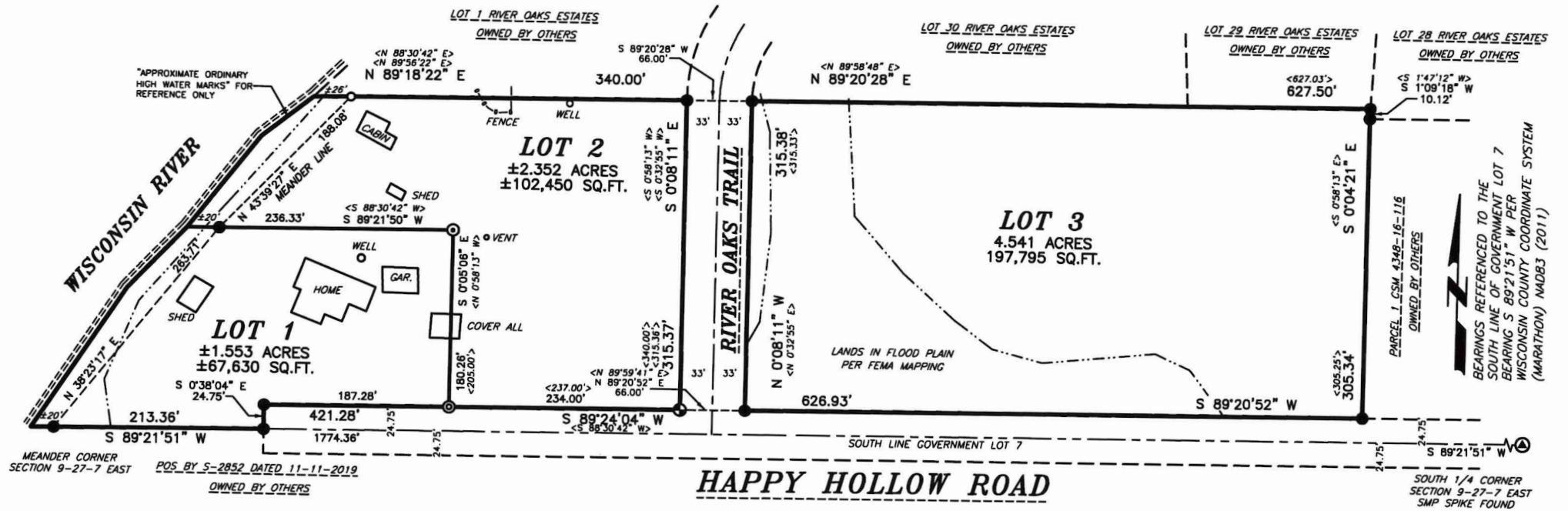
DRAFTED AND DRAWN BY: TIMOTHY G. VREELAND



LEGEND

- ⊙ = GOVERNMENT CORNER LOCATION PER COUNTY SURVEY RECORDS
- = 1.315" OUTSIDE DIAMETER IRON PIPE FOUND IN PLACE
- ⊙ = 13/16" IRON BAR FOUND IN PLACE
- ⊙ = 3/4" x 24" REBAR 1.502 POUNDS PER FOOT SET
- ⊙ = 2.375" OUTSIDE DIAMETER IRON PIPE FOUND IN PLACE
- < > = PREVIOUSLY RECORDED AS CSM = CERTIFIED SURVEY MAP
- - - - = APPROXIMATE LOCATION OF FLOOD PER FEMA MAPPING

CERTIFIED SURVEY MAP
MARATHON COUNTY NO. _____



SHEET 1 OF 2 SHEETS

CERTIFIED SURVEY MAP

PART OF GOVERNMENT LOT 7 OF SECTION 9, TOWNSHIP 27 NORTH,
RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.

SHEET 2 OF 2 SHEETS

I, TIMOTHY G. VREELAND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF RANDY LILLA, I SURVEYED, MAPPED AND DIVIDED THAT PART OF GOVERNMENT LOT 7 OF SECTION 9, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 9; THENCE S 89°21'51" W ALONG THE SOUTH LINE OF GOVERNMENT LOT 7 1774.36 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 89°21'51" W ALONG THE SOUTH LINE OF GOVERNMENT LOT 7 213.36 FEET TO A POINT LYING 20 FEET MORE OR LESS FROM THE ORDINARY HIGH WATER OF THE WISCONSIN RIVER; THENCE N 38°23'17" E ALONG THE MEANDER LINE 263.71 FEET; THENCE N 43°39'27" E ALONG THE MEANDER LINE 188.08 FEET TO A POINT LYING 26 FEET MORE OR LESS FROM THE ORDINARY HIGH WATER OF THE WISCONSIN RIVER AND THE END OF THE MEANDER LINE; THENCE N 89°18'22" E ALONG THE SOUTH LINE OF LOT 1 OF RIVER OAKS ESTATES 340.00 FEET; THENCE N 89°20'28" E 66.00 FEET; THENCE N 89°20'28" E ALONG THE SOUTH LINE OF LOTS 29 AND 30 OF RIVER OAKS ESTATES 693.50 FEET; THENCE S 1°09'18" W ALONG THE WEST LINE OF LOT 28 OF RIVER OAKS ESTATES 10.12 FEET; THENCE S 0°04'21" E ALONG THE WEST LINE OF PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 4348 305.34 FEET TO THE NORTH LINE OF HAPPY HOLLOW ROAD; THENCE S 89°20'52" W ALONG THE NORTH LINE OF HAPPY HOLLOW ROAD 626.93 FEET; THENCE N 0°08'11" W ALONG THE EAST LINE OF RIVER OAKS TRAIL 315.38 FEET; THENCE S 89°20'28" W 66.00 FEET; THENCE S 0°08'11" E ALONG THE WEST LINE OF RIVER OAKS TRAIL 315.37 FEET TO THE NORTH LINE OF HAPPY HOLLOW ROAD; THENCE S 89°24'04" W ALONG THE NORTH LINE OF HAPPY HOLLOW ROAD 421.28 FEET; THENCE S 0°38'04" E 24.75 FEET TO THE POINT OF BEGINNING. INCLUDING ALL LANDS BETWEEN THE MEANDER LINE AND THE ORDINARY HIGH WATER OF THE WISCONSIN RIVER. 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 SURVEY MAP THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES, 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 30TH DAY OF JANUARY, 2024
SURVEY PERFORMED NOVEMBER 17TH, 2021


TIMOTHY G. VREELAND P.L.S. 2291

VILLAGE BOARD AUTHORIZATION CERTIFICATION

I, THE COMMUNITY DEVELOPMENT AND ZONING ADMINISTRATOR OF THE VILLAGE OF KRONENWETTER HEREBY CERTIFY, PURSUANT TO SEC. 460-16 OF SUBDIVISION REGULATIONS OF THE VILLAGE BOARD CODE OF ORDINANCES, THE PREVIOUSLY STATED LAND DIVISION BY CERTIFIED SURVEY MAP WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION ON THE _____ DAY OF _____, 2024.

DATE SIGNED _____ ZONING ADMINISTRATOR _____