

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 A&D Contractors LLC Phone Number 715-571-8988
Address P.O. Box 72, Rothschild, WI 54474
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 1038 Spring Rd., Kronenwetter, WI 54455
5. Section 23 Township 27 Range 7 6. Parcel Identification # (PIN) 145-2707-233-0988
7. Legal Description (attach an additional sheet if necessary) Part of the Northwest 1/4 of the Southwest 1/4
8. Parcel Acreage 11 acres 9. Zoning District RR-5
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

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)

2/14/2024

(Date)

RIVERSIDE LAND SURVEYING LLC
5310 WILLOW ST
WESTON, WI 54476

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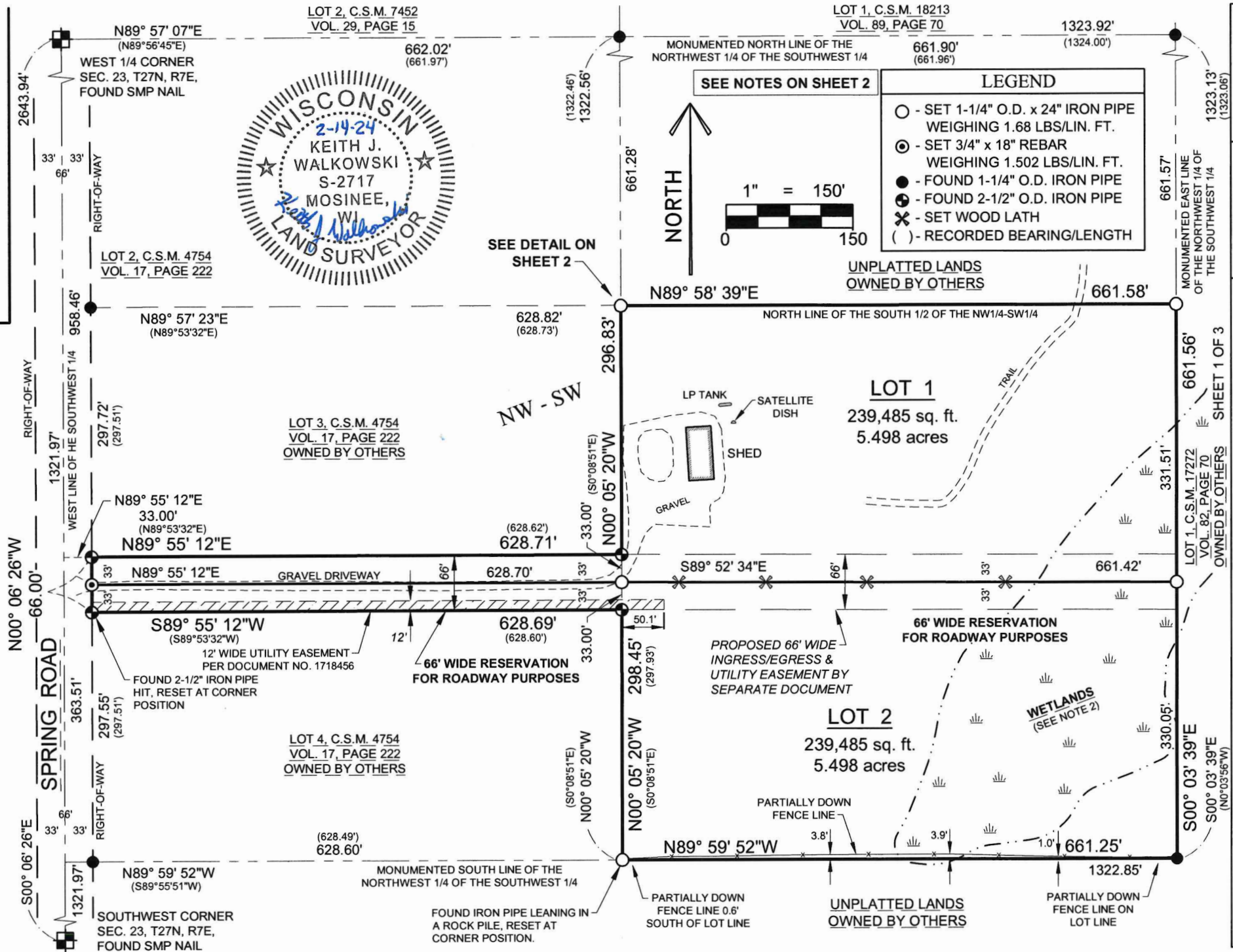
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MARATHON COUNTY CERTIFIED SURVEY MAP NO.

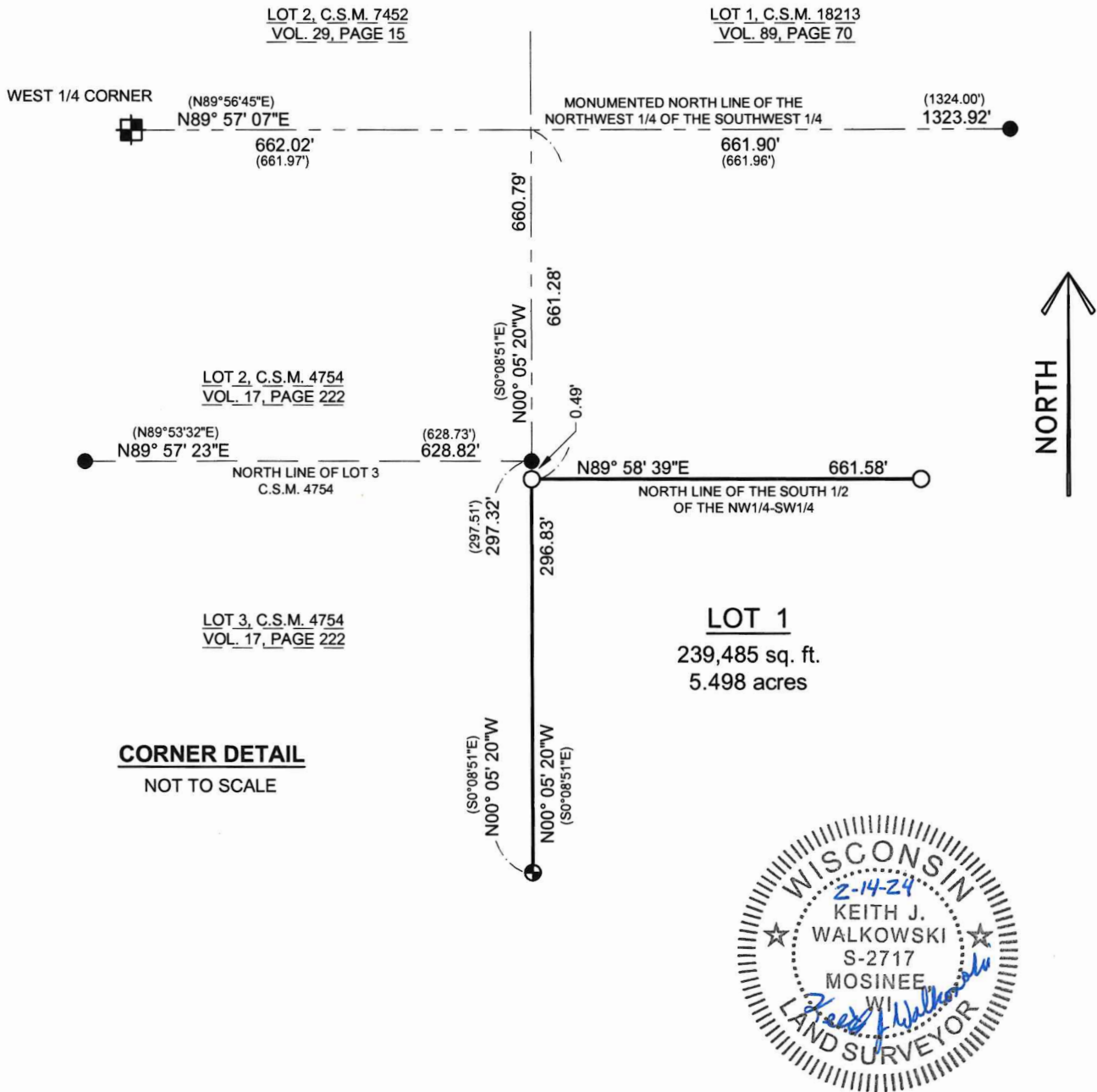
Of part of the Northwest 1/4 of the Southwest 1/4 of Section 23, Township 27 North, Range 7 East, Village of Kronenwetter, Marathon County, Wisconsin.



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

MARATHON CO. CERTIFIED SURVEY MAP NO. _____

Of part of the Northwest 1/4 of the Southwest 1/4 of Section 23, Township 27 North, Range 7 East,
Village of Kronenwetter, Marathon County, Wisconsin.



CORNER DETAIL
NOT TO SCALE



NOTES:

1. BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, MARATHON COUNTY NAD 83 (2011) AND REFERENCED TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 27 NORTH, RANGE 7 EAST, MEASURED TO BEAR SOUTH 00°06'26" EAST.
2. THE WETLANDS LOCATION AS SHOWN HEREON WERE SCALED FROM THE MARATHON COUNTY GIS WETLAND MAPPING AND ARE APPROXIMATE. A WETLANDS DELINEATION WOULD NEED TO BE PERFORMED TO DETERMINE THE EXACT LOCATION.
3. FIELD WORK COMPLETED ON FEBRUARY 2, 2024

 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.	DATE FEBRUARY 8, 2024
	CHECKED BY K.J.W.	PROJECT NO. 4226
	PREPARED FOR: A&D CONTRACTORS	

MARATHON CO. CERTIFIED SURVEY MAP NO. _____

Of part of the Northwest 1/4 of the Southwest 1/4 of Section 23, 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 part of the Northwest 1/4 of the Southwest 1/4 of Section 23, Township 27 North, Range 7 East, Village of Kronenwetter, Marathon County, Wisconsin, described as follows:

Commencing at the West 1/4 corner of said Section 23; Thence South 00°06'26" East along the West line of said Southwest 1/4, 958.46 feet; Thence North 89°55'12" East, 33.00 feet to the East right-of-way line of Spring Road and the South line of Lot 3 of Certified Survey Map Number 4754 recorded in Volume 17 of Certified Survey Maps on Page 222 and the point of beginning; Thence continuing North 89°55'12" East along said South line, 628.71 feet to the East line of said Lot 3; Thence North 00°05'20" West along said East line, 296.83 feet to the North line of the South 1/2 of said Northwest 1/4 of the Southwest 1/4; Thence North 89°58'39" East along said North line, 661.58 feet to the monumented East line of said Northwest 1/4 of the Southwest 1/4; Thence South 00°03'39" East along said monumented East line, 661.56 feet to the monumented South line of said Northwest 1/4 of the Southwest 1/4; Thence North 89°59'52" West along said monumented South line, 661.25 feet to the East line of Lot 4 of Certified Survey Map Number 4754 recorded in Volume 17 of Certified Survey Maps on Page 222; Thence North 00°05'20" West along said East line, 298.45 feet to the North line of said Lot 4; Thence South 89°55'12" West along said North line, 628.69 feet to said East right-of-way line of Spring Road; Thence North 00°06'26" West along said East right-of-way line, 66.00 feet to the point of beginning.

That the above described parcel of land contains 478,970 square feet or 10.996 acres, more or less;

That said parcel is subject to all easements, restrictions and right-of-ways of record including a 12' wide utility easement per Document Number 1718456;

That I have made this survey, division and map thereof at the direction of A&D Contractors, 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 14TH 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 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.	DATE FEBRUARY 8, 2024
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