

**PARCEL # 145-2707-233-0988 (A&D CONTRACTORS LLC)  
CSM REQUEST**

**STAFF REPORT FOR PLANNING COMMISSION**

**PUBLIC HEARINGS/  
MEETINGS:**

Plan Commission Meeting: 6:00 p.m. March 18, 2024

**APPLICANT:**

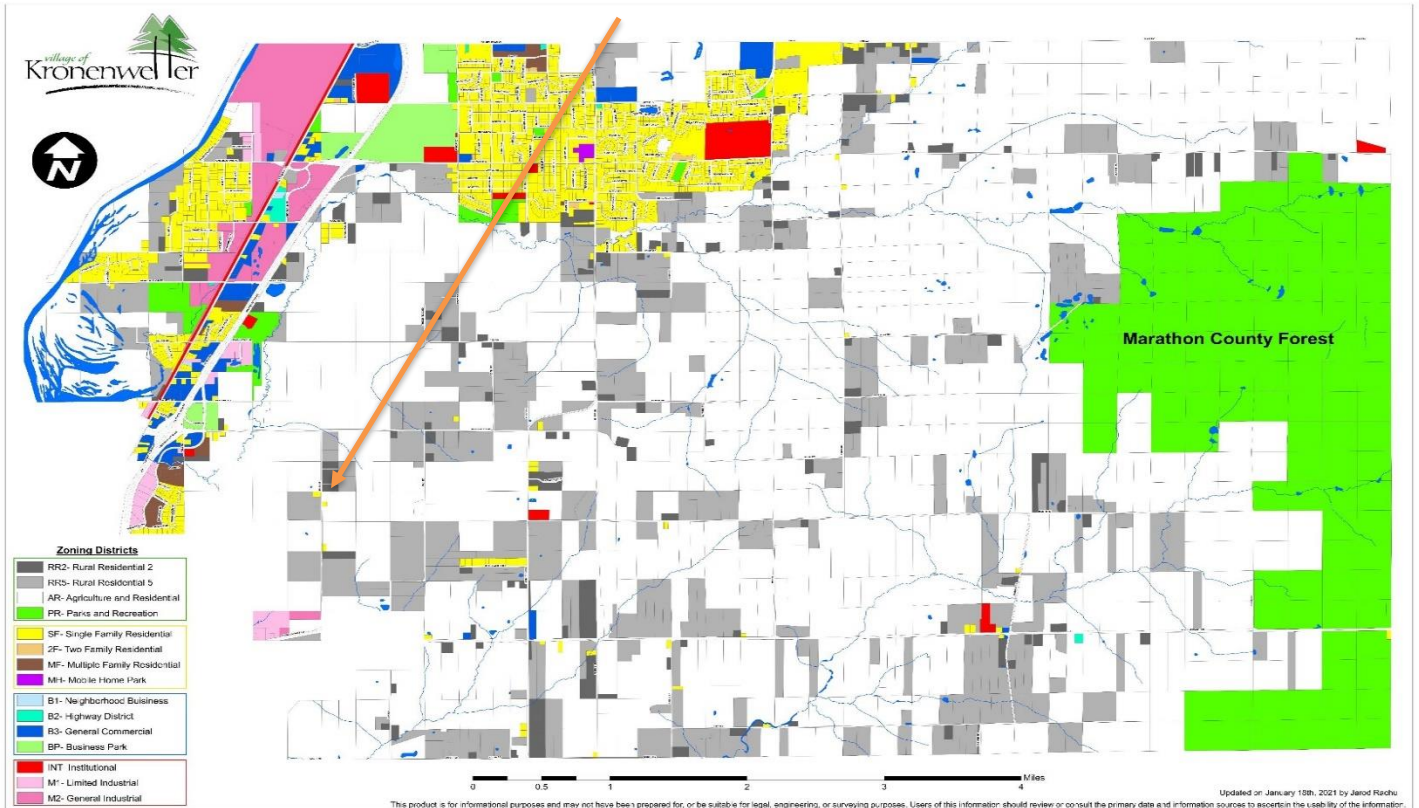
Keith Walkowski  
5310 Willow Street  
Weston, WI 54476

**OWNER:**

A&D Contractors LLC  
P.O. Box 72  
Rothschild, WI 54474

**LOCATION OF REQUEST:** 1038 Spring Rd., Kronenwetter, WI 54455, (See Map 1)

**VILLAGE OF KRONENWETTER OFFICIAL ZONING MAP**



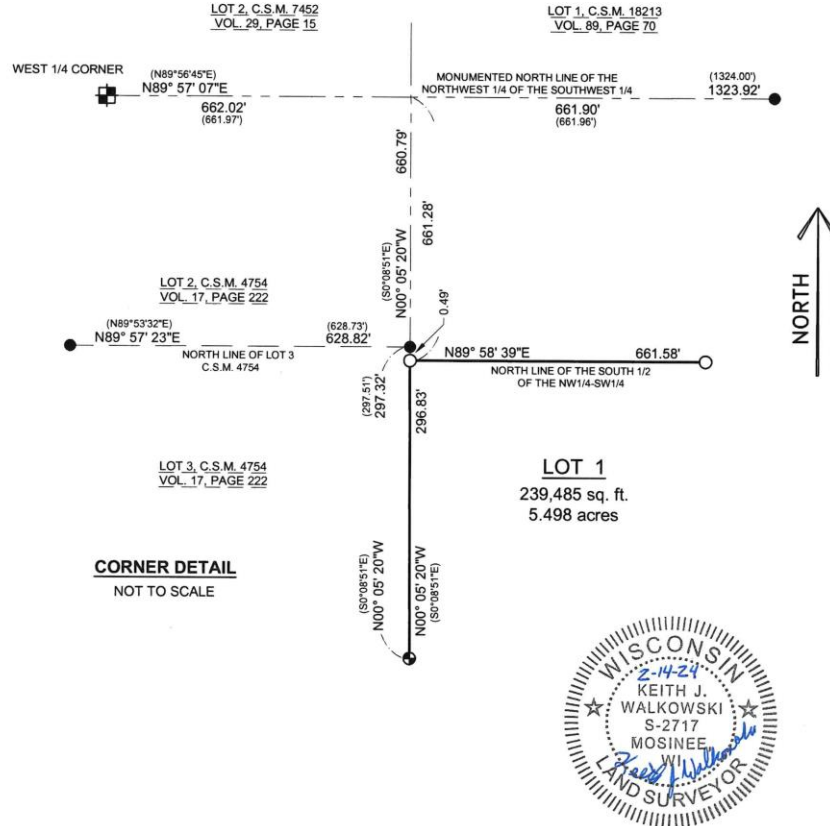
**Map 1: Location Map**  
(Source Data: Marathon Co. GIS)

Parcel # 145-2707-233-0988  
A&D Contractors LLC.



# 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.



**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

SHEET 2 OF 3

 <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 8, 2024
	<b>CHECKED BY</b> K.J.W.	<b>PROJECT NO.</b> 4226
	<b>PREPARED FOR:</b> A&D CONTRACTORS	

Parcel # 145-2707-233-0988  
A&D Contractors LLC.

**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

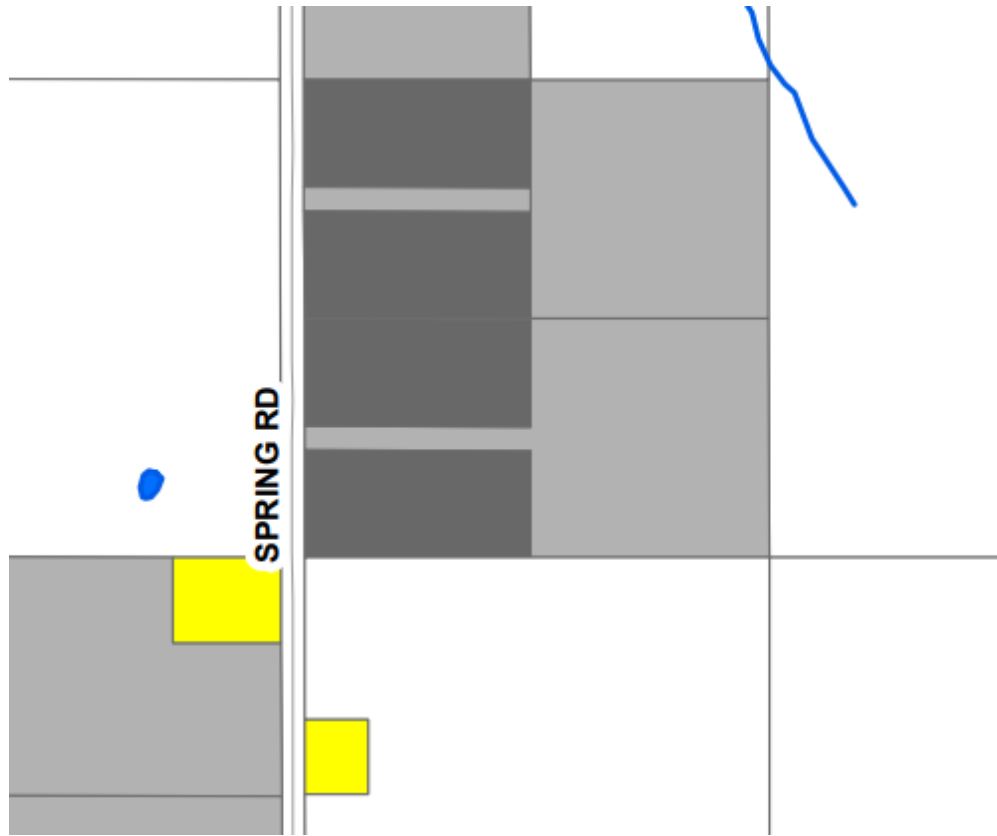
\_\_\_\_\_  
Date Signed

SHEET 3 OF 3
















 <b>RIVERSIDE LAND SURVEYING LLC</b> <small>5310 WILLOW STREET, WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894  email - mail@riversidelandsurveying.com</small>	<b>DRAWN BY</b> M.F.L.	<b>DATE</b> FEBRUARY 8, 2024
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**Current Zoning RR-5 (Rural Residential 5)**  
 (Source Data: Village of Kronenwetter)

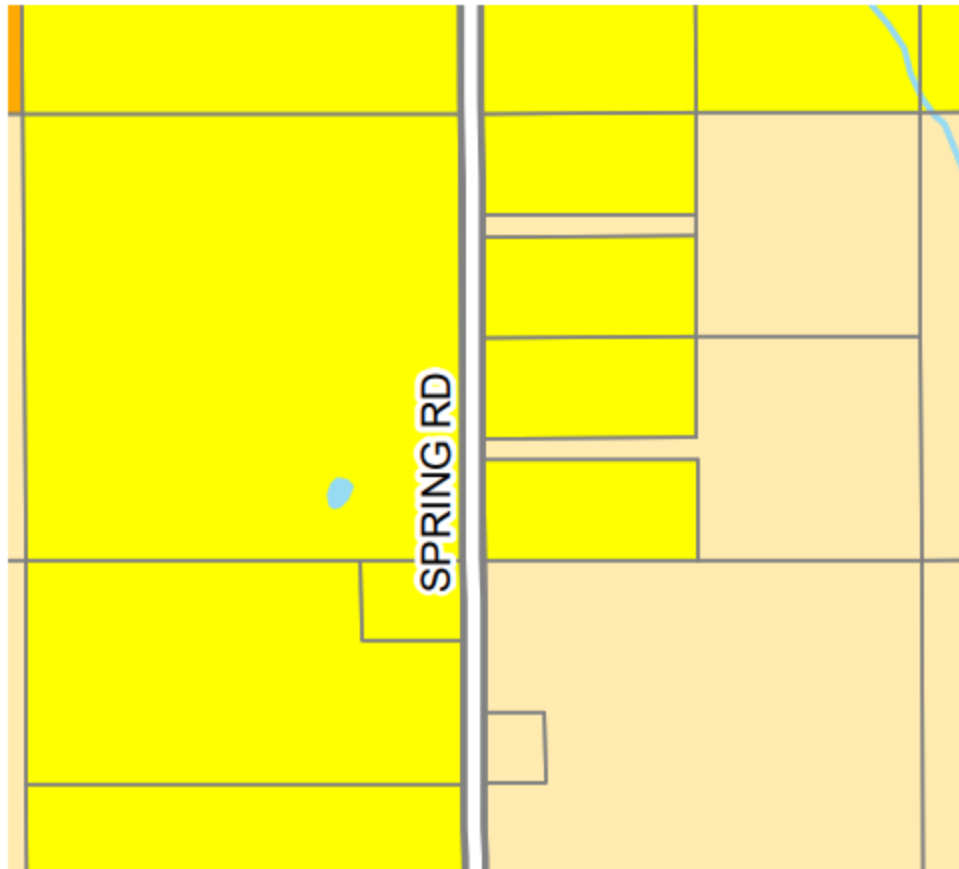


**Zoning Districts**

	RR2- Rural Residential 2
	RR5- Rural Residential 5
	AR- Agriculture and Residential
	PR- Parks and Recreation
	SF- Single Family Residential
	2F- Two Family Residential
	MF- Multiple Family Residential
	MH- Mobile Home Park
	B1- Neighborhood Business
	B2- Highway District
	B3- General Commercial
	BP- Business Park
	INT- Institutional
	M1- Limited Industrial
	M2- General Industrial

**Comprehensive Plan  
Future Land Use Map:**

(Source data: Village of Kronenwetter)



- |   |  |
|---|--|
|  Parcels                         |  Governmental / Institutional |
|  Agriculture / Rural Residential |  Industrial                   |
|  Commercial                      |  Industrial / Commercial      |
|  County Forest                   |  Residential                  |
|   |  Water                        |

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



**VILLAGE OF KRONENWETTER PLANNING COMMISSION**  
**MARCH 18, 2024**

**PARCEL # 145-2707-233-0988 (WALKOWSKI)**  
**CSM REQUEST**

**RECOMMENDED MOTION:**

Staff recommends approval of the Two lot CSM as presented.

Parcel # 145-2707-233-0988  
A&D Contractors LLC.