

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 Rutzen Phone Number 715-891-0735

Address 4340 Pine Road, Junction City, WI 54443

Email tim@rutzensurvey.com

2. Property Title holder Name Michael Hellmuth Phone Number _____

Address 2819 CTH G, Junction City, WI 54443

Email 715-496-1400 (no email)

3. Prepared By Company Name Rutzen Survey Services

Address 4340 Pine Road, Junction City, WI 54443

Phone Number 715-891-0735 Email tim@rutzensurvey.com

Property Information

4. Property Address 1582 Old Hwy 51, Kronenwetter, WI

5. Section 15 Township 27 Range 7 6. Parcel Identification # (PIN) 145-2707-152-0984

7. Legal Description (attach an additional sheet if necessary) Lot 1 of CSM 1606

8. Parcel Acreage 4.98 9. Zoning District SF (single family)

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) yes (CSM 1606)

12. Number of lots proposed in the CSM: 3

13. How will water be provided? Village 14. How will sewage disposal take place? Village

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 Rutzen

(Printed Name of Applicant)



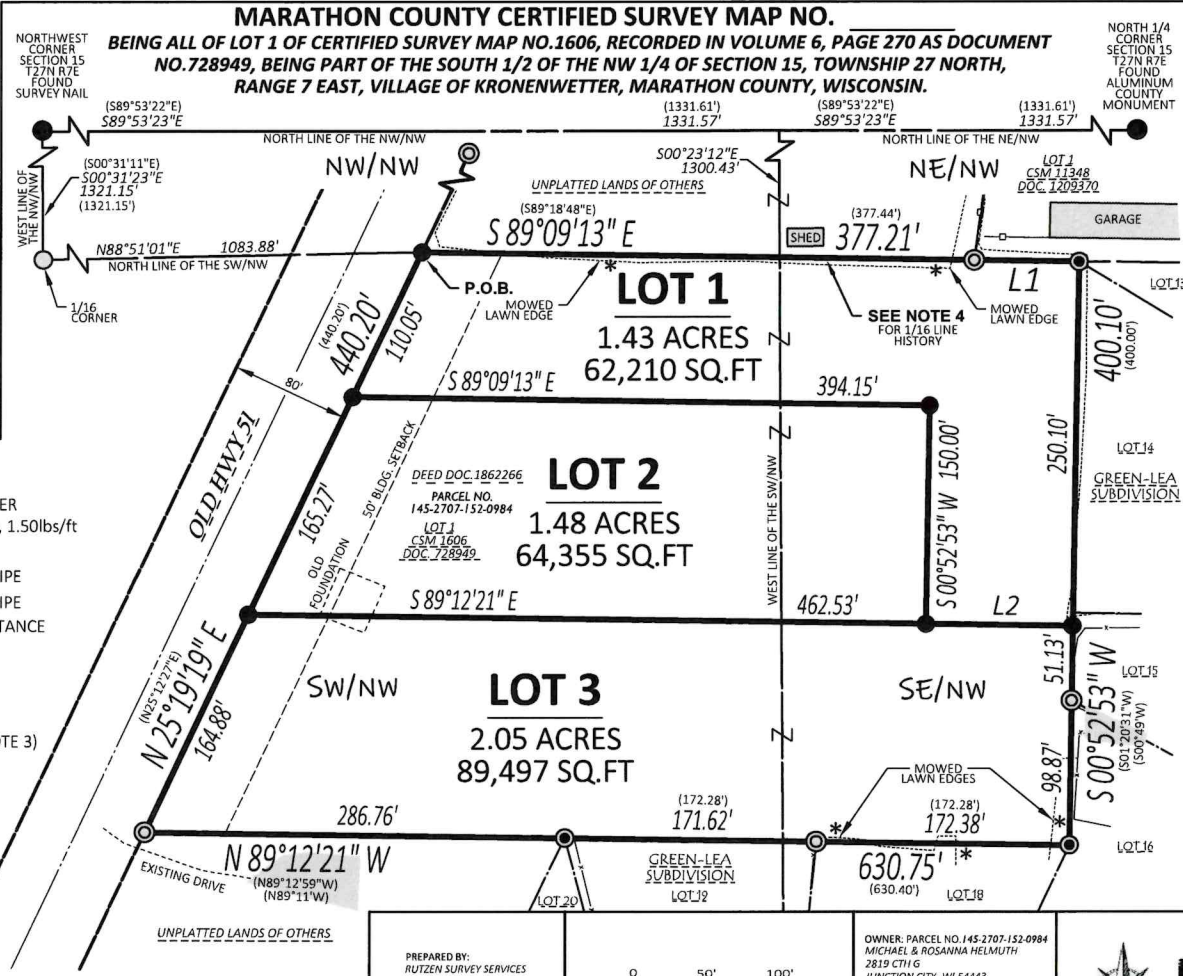
(Signature of Applicant)

2/7/24

(Date)

DRAFT

RESERVED FOR RECORDING DATA



BEARINGS BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 15, ASSUMED TO BEAR S89°53'23"E

LEGEND

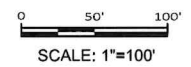
- SECTION/QUARTER CORNER
- SET 0.75" X 24" IRON BAR, 1.50lbs/ft
- FOUND 0.75" IRON BAR
- FOUND 1.00" O.D. IRON PIPE
- FOUND 2.00" O.D. IRON PIPE
- (xx.xx) RECORD BEARING OR DISTANCE
- RIGHT-OF-WAY
- - - PROPERTY LINE
- - - CENTERLINE
- - - FENCELINE
- * ENCROACHMENT (SEE NOTE 3)

SURVEYOR'S NOTES

1. PARCEL A IS ALSO KNOWN AS TAX PARCEL NO. 145-2707-152-0984, IS ZONED "SF" SINGLE FAMILY.
2. FOR ADDITIONAL STRUCTURE SETBACKS AND OTHER PERTINENT BUILDING INFORMATION, SEE CHAPTER 460 & CHAPTER 520 OF THE VILLAGE OF KRONENWETTER ORDINANCES OR CONTACT THE VILLAGE OF KRONENWETTER PLANNING & ZONING OFFICE.
3. ENCROACHMENT OF SEVERAL "MOWED LAWNS" EXISTS ALONG THE LOT LINES AS SHOWN ON MAP.
4. THIS CSM LINE HAS BEEN MONUMENTED & MAPPED ON SEVERAL SURVEYS & MAPPING DATING BACK AS FAR AS 1968 TO MOST RECENT CSM'S. HELD THIS LINE BASED ON ITS LONG STANDING HISTORICAL SURVEY & MONUMENTED FIELD EVIDENCE. NOTE: IN DOING THIS, IT CREATES SEVERAL ANGLE POINTS ON MAPPED 1/16 LINE.
5. RIGHT OF WAY FOR OLD HWY 51 WAS ESTABLISHED USING FOUND IRONS FROM PAST SURVEYS ALONG RIGHT OF WAY.
6. THIS MAP DOES NOT TRANSFER PROPERTY OWNERSHIP OR SALE OF PROPERTY. TRANSFER OF PROPERTY REQUIRES A DEED.

LINE	BEARING	DISTANCE
L1	S 89°10'48" E	71.41' (71.50')
L2	N 89°12'21" W	100.00'

PREPARED BY:
 RUTZEN SURVEY SERVICES
 4340 PINE ROAD
 JUNCTION CITY, WI 54443
 PROJECT: HELMUTH CSM
 FIELD SURVEY: 1/2/2023
 DRAWN BY: TGR
 DATE: 2/7/2024



SHEET 1 OF 2

OWNER, PARCEL NO. 145-2707-152-0984
 MICHAEL & ROSANNA HELMUTH
 2819 CTH G
 JUNCTION CITY, WI 54443

CLIENT:
 MICHAEL & ROSANNA HELMUTH
 2819 CTH G
 JUNCTION CITY, WI 54443



RUTZEN
 SURVEY SERVICES
 LAND SURVEYING - MAPPING - CONSULTING
 WWW.RUTZENSURVEY.COM 715-891-0735

MARATHON COUNTY CERTIFIED SURVEY MAP NO. _____
BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO.1606, RECORDED IN VOLUME 6, PAGE 270 AS DOCUMENT
NO.728949, BEING PART OF THE SOUTH 1/2 OF THE NW 1/4 OF SECTION 15, TOWNSHIP 27 NORTH,
RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, TIMOTHY G. RUTZEN, JR., WISCONSIN PROFESSIONAL LAND SURVEYOR S-2994, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED THIS PLAT, BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO.1606, RECORDED IN VOLUME 6, PAGE 270 AS DOCUMENT NO.728949, BEING PART OF THE SOUTH 1/2 OF THE NW 1/4 OF SECTION 15, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.

THAT I HAVE MADE SUCH SURVEY AND PLAT AT THE DIRECTION OF MICHAEL & ROSANNA HELMUTH AND THAT SAID PARCEL CONTAINS 216.042 SQ. FT. OR 4.96 ACRES MORE OR LESS AND IS FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF SECTION 15, TOWNSHIP 27 NORTH, RANGE 7 EAST;

THENCE S00°31'23"E, A DISTANCE OF 1321.15 FEET TO THE SW CORNER OF THE NW/NW OF SECTION 15;

THENCE N88°51'01"E ALONG THE NORTH LINE OF THE SW/NW OF SECTION 15, A DISTANCE OF 1083.88 FEET TO THE EAST RIGHT OF WAY OF OLD HIGHWAY 51 AND NORTHWEST CORNER OF LOT 1 OF CSM NO.1606, SAID POINT ALSO BEING **THE POINT OF BEGINNING**.

THENCE S89°09'13"E ALONG THE NORTH LINE OF LOT 1 OF CSM NO.1606, A DISTANCE OF 377.21 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF CSM NO.11348 AND ANGLE POINT ON NORTH LINE OF LOT 1 OF CSM NO.1606;

THENCE S89°10'48"E ALONG THE NORTH LINE OF LOT 1 OF CSM NO.1606, A DISTANCE OF 71.41 FEET TO THE NORTHWEST CORNER OF THE GREEN-LEA SUBDIVISION AND NORTHEAST CORNER OF LOT 1 OF CSM 1606;

THENCE S00°52'53"W ALONG THE EAST LINE OF LOT 1 OF CSM NO.1606 AND WEST LINE OF THE GREEN-LEA SUBDIVISION, A DISTANCE OF 400.10 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF CSM NO.1606,

THENCE N89°12'21"W ALONG THE SOUTH LINE OF LOT 1 OF CSM 1606, A DISTANCE OF 630.75 FEET TO THE EAST RIGHT OF WAY OF OLD HIGHWAY 51 AND SOUTHWEST CORNER OF LOT 1 OF CSM NO.1606,

THENCE N25°19'19"E ALONG THE EAST RIGHT OF WAY OF OLD HIGHWAY 51, A DISTANCE OF 440.20 FEET TO THE NORTHWEST CORNER OF LOT 1 OF CSM NO.1606, SAID POINT ALSO BEING **THE POINT OF BEGINNING**.

THAT SAID PARCEL IS SUBJECT TO ANY RESTRICTIONS, RIGHT-OF-WAYS, EASEMENTS AND RESERVATIONS OF RECORD.

THAT SAID MAP IS A TRUE AND CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF 236.34 OF THE WISCONSIN STATUTES, CHAPTER 460 & 520 OF THE VILLAGE OF KRONENWETTER ORDINANCE AND A-E 7 MINIMUM STANDARDS FOR PROPERTY SURVEYS OF THE WISCONSIN ADMINISTRATIVE CODE IN SURVEYING AND MAPPING TO THE BEST OF MY KNOWLEDGE AND BELIEF.


DATED THIS _____ DAY OF _____, 2024

 TIMOTHY G RUTZEN JR
 WI PROFESSIONAL LAND SURVEYOR S-2994

VILLAGE OF KRONENWETTER APPROVAL

STATE OF WISCONSIN - VILLAGE OF KRONENWETTER
 APPROVED IN ACCORDANCE WITH THE VILLAGE OF KRONENWETTER LAND
 DIVISION & ZONING ORDINANCE THIS _____ DAY OF _____, 2024
 VILLAGE OF KRONENWETTER PLANNING & ZONING DEPARTMENT

 PLAT REVIEW OFFICER

<p>PREPARED BY: RUTZEN SURVEY SERVICES 4340 PINE ROAD JUNCTION CITY, WI 54443 PROJECT: HELMUTH CSM FIELD SURVEY: 1/2/2023 DRAWN BY: TGR DATE: 2/7/2024</p>	<p>OWNER: PARCEL NO.145-2707-152-0984 MICHAEL & ROSANNA HELMUTH 2819 CTH G JUNCTION CITY, WI 54443</p> <p>CLIENT: MICHAEL & ROSANNA HELMUTH 2819 CTH G JUNCTION CITY, WI 54443</p>	
SHEET 2 OF 2		