



# PLAN COMMISSION MEETING AGENDA

January 20, 2025 at 6:00 PM

Kronenwetter Municipal Center - 1582 Kronenwetter Drive Board Room (Lower Level)

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**1. CALL MEETING TO ORDER**

- A. Pledge of Allegiance
- B. Roll Call

**2. PUBLIC COMMENT**

Please be advised per State Statute Section 19.84(2), information will be received from the public. It is the policy of this Village that Public Comment will take no longer than 15 minutes with a three-minute time period, per person, with time extension per the Chief Presiding Officer's discretion. Be further advised that there may be limited discussion on the information received, however, no action will be taken under public comments.

**3. APPROVAL OF MINUTES**

- [C.](#) 2024 10 21 Plan Commission Meeting Minutes
- [D.](#) 2024 11 18 Plan Commission Meeting Minutes

**4. REPORTS AND DISCUSSIONS**

- [E.](#) CDPZD Report

**5. OLD BUSINESS**

- [F.](#) Discussion and possible action: Proposed Zero-lot-line Language.

**6. NEW BUSINESS**

- [G.](#) Discussion and possible action: CSM Dean Prohaska, Happy Hollow Road (Vacant Land).
- [H.](#) Discussion and possible action: CSM Trailwood Ventures LLC, 1500 Kowalski Road.
- [I.](#) Discussion and possible action: Denyon Homes Inc. Subdivision Concept Plan.

**7. NEXT MEETING: FEBRUARY 17, 2025**

**8. CONSIDERATION OF ITEMS FOR FUTURE AGENDA**

**9. ADJOURNMENT**

***NOTE: Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made at least 24 hours in advance to the Village Clerk's office at (715) 693-4200 during business hours.***

Posted: 01/17/2025 Kronenwetter Municipal Center and [www.kronenwetter.org](http://www.kronenwetter.org)

Faxed: WAOW, WSAU, City Pages, Mosinee Times | Emailed: Wausau Daily Herald, WSAW, WAOW, Mosinee Times, Wausau Pilot and Review, City Pages



# PLAN COMMISSION MEETING MINUTES

October 21, 2024 at 6:00 PM

Kronenwetter Municipal Center - 1582 Kronenwetter Drive Board Room (Lower Level)

**1. CALL MEETING TO ORDER**

@6:00PM

A. Pledge of Allegiance

B. Roll Call

PRESENT

- Chris Voll
- Dick Kvapil
- Bruce Sinkula
- Dan Lesniak
- Rick Grundman
- Ken Charneski

ABSENT

Tony Stange

**2. ANNOUNCEMENT OF PUBLIC HEARING**

- C. Eau Claire River LLC Rezone: Eau Claire River, LLC 7306 Zinser St., Weston, WI 54476 request a zoning change of 35.58 acres from BP - Business Park to M2 – General Industrial, located at 1320 Kowalski Road, Kronenwetter, WI 54455. Parcel Identification Number 145-2707-023-0996. Legal description of the subject property: SEC 02-27-07 PT OF S 1/2 SW 1/4 THAT PT LYG WLY OF HWY '51' & D/I CSM VOL 10 PG 182 (#2709) (DOC #772685) EX DOC 1488725-(RD).  
 Overview given by Peter Wagner. Zoning change request from Business Park to M2– General Industrial. 1292 Kowalski Road, will access be off Kowalski Road?  
 Guy Fridel- 2230 Ruby Drive-Proposed zoning #9 was left blank on the application.  
 Bernie Kramer-  
 Jeff Zaler-1290 Kowalski-Concerns over safety for the walking path.  
 Tom Renzo- 3840 N 20th Ave.

**3. CLOSING OF PUBLIC HEARING**

**4. PUBLIC COMMENT**

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there may be limited discussion on the information received, however, no action will be taken under public comments.

**5. APPROVAL OF MINUTES**

- D. 2024 07 15 PC Meeting Minutes  
Motion to approve made by Kvapil, Seconded by Sinkula.  
Voting Yea: Voll, Kvapil, Sinkula, Lesniak, Grundman, Charneski
  
- E. 2024 08 19 PC Meeting Minutes  
Motion to approve made by Lesniak, Seconded by Voll.  
Voting Yea: Voll, Kvapil, Sinkula, Lesniak, Grundman, Charneski
  
- F. 2024 09 16 PC Meeting Minutes  
Motion to approve made by Voll, Seconded by Grundman.  
Voting Yea: Voll, Kvapil, Sinkula, Lesniak, Grundman, Charneski

**6. REPORTS AND DISCUSSIONS**

- G. Community Development Director Report  
No questions from commission.

**7. NEW BUSINESS**

- H. Discussion and possible action Eau Claire River LLC Rezone Request  
Motion to delay for 30 days, for forms to be completed in full. Overpass committee to supply maps for the ramps. Amended  
New motion to delay until November 18, 2024, for forms to be completed in full.  
Motion made by Charneski, Seconded by Lesniak.  
Voting Yea: Voll, Kvapil, Sinkula, Lesniak, Grundman, Charneski
  
- I. Discussion and possible action § 520-121. - Conditional use permits  
Report given by Peter Wagner: Research the possible changes listed and report back to the Commission.
  
- J. Discussion and possible action Zero-lot-line Residences  
Overview given by Peter Wagner.  
Direct Peter to look more closely at the options.
  
- K. Discussion and possible action § 520-27 B. Detached accessory structure (for residential use)  
Overview given by Peter Wagner.  
Will bring back to the commission at January meeting

**8. NEXT MEETING - NOVEMBER 18, 2024**

**9. CONSIDERATION OF ITEMS FOR FUTURE AGENDA**

Conditional use permit.  
Zero lot lines.

**10. ADJOURNMENT**

@ 8:03PM  
Motion made by Lesniak, Seconded by Kvapil.  
Voting Yea: Voll, Kvapil, Sinkula, Lesniak, Grundman, Charneski

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**Posted: 10/18/2024 Kronenwetter Municipal Center and [www.kronenwetter.org](http://www.kronenwetter.org)**

**Faxed: WAOW, WSAU, City Pages, Mosinee Times | Emailed: Wausau Daily Herald, WSAW, WAOW, Mosinee Times, Wausau Pilot and Review, City Pages**



# PLAN COMMISSION MEETING MINUTES

November 18, 2024 at 6:00 PM

Kronenwetter Municipal Center - 1582 Kronenwetter Drive Board Room (Lower Level)

**1. CALL MEETING TO ORDER**

**@6:00PM**

- A. Pledge of Allegiance
- B. Roll Call
  - PRESENT
  - Chris Voll
  - Tony Stange
  - Bruce Sinkula
  - Dan Lesniak
  - Rick Grundman
  - Ken Charneski

ABSENT  
 Dick Kvapil

**2. ANNOUNCEMENT OF PUBLIC HEARING**

C. Milestone Materials, 920 10<sup>th</sup> Avenue North, Onalaska, WI, 54650, Requests a Conditional Use Permit for a Nonmetallic Mining Operation on Queenland Vista SECTIONS 10 & 11, T27N, R7E VILLAGE OF KRONENWETTER MARATHON COUNTY, WISCONSIN. Section 10: 2071 Queenland Dr, SEC 10-27-07 PT OF NE 1/4 NE 1/4 - LOT 1 CSM VOL 64 PG 16 (#14379) (DOC #1449149) EX DOC #1499365-RD 9.160 2071 Queenland Dr Section: 10 Acres, PIN 145-2707-101-0967. Section 11: 2070 Queenland Dr, SEC 10-27-07 PT OF NE 1/4 NE 1/4 - ALSO PT OF NW 1/4 NW 1/4 SEC 11 - LOT 3 CSM VOL 64 PG 16 (#14379)(DOC #1449149 EX DOC #1499367-RD 22.300 2070 Queenland Dr Section: 11 Acres, PIN 145-2707-101-0965.

Public Comment: Randy Fifrick(email), Rick Smith, Terry Radtke, Overview given by Peter Wegner. Andrew Peters Milestone Materials gave overview of business and the plan.

**PUBLIC COMMENT**

- Dawn Barker - 1290 Kowalski Road
- Vicki Kohn- 2044 James Street
- Rick Smith - 1503 Plaza Road
- Tom Birch (American Asphalt) - 832 State Hwy 153

**3. CLOSING OF PUBLIC HEARING**

**4. PUBLIC COMMENT**

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there may be limited discussion on the information received, however, no action will be taken under public comments.

Randy Fifrick- 2555 Greenwood Drive. (Email)  
Tom Birch - American Asphalt

**5. REPORTS AND DISCUSSIONS**

D. Community Development/Planning and Zoning Director Report.  
Updates on multi-family units.

**6. OLD BUSINESS**

E. Discussion and possible action: Eau Claire River LLC Rezone.  
Overview given by Peter Wegner and Tom.  
Motion to approve the Eau Claire River LLC Rezone from BP to M2.  
Motion made by Lesniak, Seconded by Sinkula.  
Voting Yea: Sinkula, Lesniak, Grundman  
Voting Nay: Voll, Stange, Charneski  
Motion failed, sending to VB

**7. NEW BUSINESS**

F. Discussion and possible action: Milestone Materials Conditional Use Permit Application for a Nonmetallic Mining Operation.  
Dan L. gave input. Commission to delay until they have the joint meeting with RDA.  
Motion to delay action until a TBT date with RDA joint meeting. Staff to set up meeting.  
Motion made by Lesniak, Seconded by Stange.  
Voting Yea: Voll, Stange, Sinkula, Lesniak, Grundman, Charneski

G. Discussion and possible action: § 520-121. - Conditional use permits.  
Delay action for more research.

**8. NEXT MEETING: December 16, 2024**

**December 16, 2024**

**9. CONSIDERATION OF ITEMS FOR FUTURE AGENDA**

Milestone Materials Conditional Use Permit Application

**10. ADJOURNMENT**

**@ 7:40pm**

Motion made by Charneski, Seconded by Voll.  
Voting Yea: Voll, Stange, Sinkula, Lesniak, Grundman, Charneski

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**Posted: 11/15/2024 Kronenwetter Municipal Center and [www.kronenwetter.org](http://www.kronenwetter.org)  
Faxed: WAOW, WSAU, City Pages, Mosinee Times | Emailed: Wausau Daily Herald, WSAW, WAOW, Mosinee Times, Wausau Pilot and Review, City Pages**

**Community Development/Planning and Zoning Director Report**

January 20, 2025

Peter S. Wegner, Community Development/Planning and Zoning Director

- Complaints/Enforcement.
- Correspondence with Surveyor regarding proposed Concept Plan.
- Proposed CSM Happy Hollow Road.
- Proposed CSM 1500 Kowalski Road.
- Milestone Materials Conditional Use Permit continued.
- Eau Claire River, LLC Rezone Request continued.
- Open Records requests.
- Research Roadway Access Control, 419-6 Variance.
- Research 200-6 Kennels and 520-23 Commercial Animal Establishment Language.
- Correspondence with JX Trucking.
- Research Zero Lot Line Language.
- Planning Technician Interview.
- Sign Permits 1260 Kowalski Road.
- AT&T Permit Modification of Antenna Facilities – Village Water Tower.
- Correspondence with Developer re: Industrial Rezone.
- Golden Ponds research info for Associated Appraisal.
- Correspondence with Common Wealth Development Corporation (Multifamily Development).
- Joint RDA and PC meeting 12/12/2024.
- Review Sanitary Permit 1628 Kronenwetter Drive.
- Correspondence with Commercial Building Inspector.
- Research ATCP 16.02 Dog sellers and dog facility operators; license.
- Research 173.41 Regulation of persons who sell dogs or operate animal shelters.
- Meeting with A&D Contractors regarding Access Road.
- Meeting with Village resident Real Estate Assessment concerns.
- Correspondence East Nick Road improvements.
- Correspondence with Amentum regarding raising Village Water Tower Antenna light.
- Research Available Utilities (electric, gas, water and wastewater) 1500 Kowalski Road.
- Correspondence regarding possible sale of Village owned property off Kronenwetter Drive.
- Correspondence with Attorney Richard Carlson, Eau Claire River, LLC vs. Village of Kronenwetter et al.
- Correspondence with American Asphalt regarding CUP Application.





**Report to Planning Commission**

**Agenda Item:** Discussion and possible action Zero-lot-line Language.

**Meeting Date:** January 20, 2025

**Referring Body:** Plan Commission

**Committee Contact:** Chris Voll

**Staff Contact:** Peter Wegner, CD/PZ Director

**Report Prepared by:** Peter Wegner, CD/PZ Director

**AGENDA ITEM:** Discussion and possible action Zero-lot-line Language.

**OBJECTIVE(S):** Review and discuss Zero-lot-line Language.

**HISTORY/BACKGROUND:** I have received inquiries regarding the concept of Zero-Lot-Line Residences. A zero-lot-line residence is a piece of residential real estate in which the structure comes up to, or very near to, the edge of the property line. Rowhouses, garden homes, patio homes, and townhomes are all types of properties that may be zero-lot-line homes. Zero-lot-line residences can be attached or detached, and are especially popular in urban areas.

The Planning Commission discussed this concept on 10/21/2024. As a result, staff was directed to draft language to allow zero-lot-line “duplex type structures” under Two-Family Residential Zoning.

**RECOMMENDED ACTION:** To review the proposed language and related tables and provide staff with direction.

**ATTACHMENTS:** Draft Language and Tables.

Proposed Changes to allow Zero-Lot-Line Structures

Draft 1/20/2025

**ARTICLE IV. - LAND USE DESCRIPTIONS AND STANDARDS**

**§ 520-20. - Residential land use types.**

B. Two-family residence.

(1) A two-family residence is a single structure containing two separate dwelling units, each unit having a private individual exterior access, and with no shared internal access within the building. Two-family residences can be constructed as attached side-by-side units each with a ground floor and roof (duplex), or as a two-story structure with one unit above the other (flats). Where side by side, both dwelling units must share the same lot; the individual units may not be on separate lots as a "zero lot line" structure.

(2) Performance standards:

(a) Each two-family residence constructed after June 20, 2016, shall meet the performance standards in subsection A(2)(a) through (f) above, except where otherwise allowed by conditional use permit.

(b) The structure must be in compliance with the Wisconsin Uniform Dwelling Code (UDC).

(c) Where side by side, a building-code-required, fire-rated wall must separate the two dwelling units from the lowest level to flush against the underside of the roof.

(d) Individual sanitary sewer and public water laterals and utility meters are required for each dwelling unit.

(e) The minimum gross floor area of each dwelling unit shall be 700 square feet, exclusive of attached garages, carports, and open decks/porches.

(f) Each unit within each new two-family residence shall be served by a separate driveway, or minimum driveway width for any shared driveway shall be not less than 30 feet at the front lot line.

(g) Minimum required off-street parking: two outdoor spaces per dwelling unit, such as in a driveway, plus spaces in garage(s). All motor vehicles shall be parked on a hard surface as defined in section 520-138, or on a graveled surface if such surface was legally established before January 1, 2015.

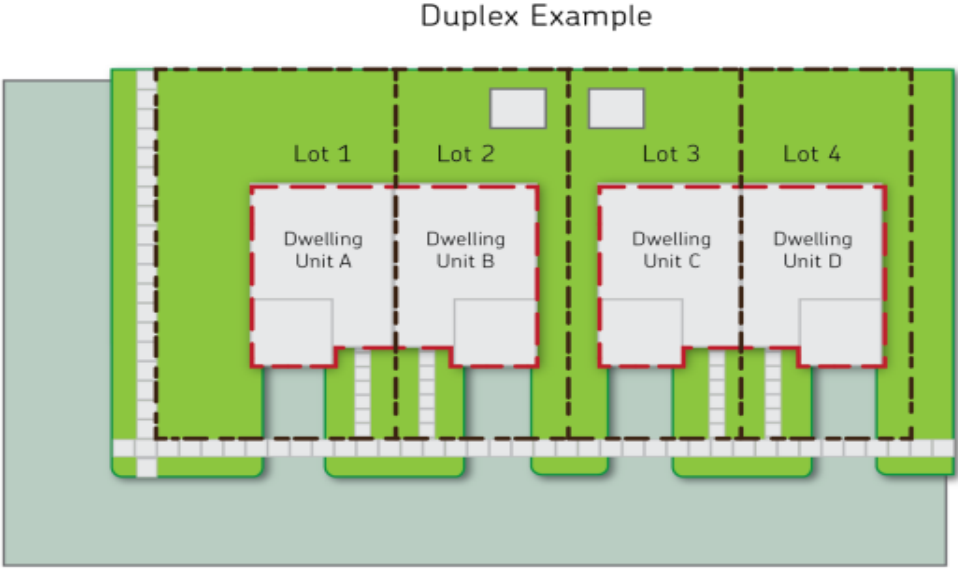
(h) Zero Lot Line Structures (see Figure 520-20C). For buildings containing two separate dwelling units constructed side-by-side, with each unit located on a

separate lot, having a private individual exterior access, and no shared internal access within the building, the following additional standards shall apply:

1. The duplex shall meet the front, side, and rear setbacks required for the applicable zoning district, except that the shared wall shall have no minimum setback requirement.

2. The builder shall provide, with the zoning permit or building permit application, an agreement or covenant specifying maintenance standards for the common wall, maintenance and replacement standards for exterior surfaces of the building to maintain a neat and harmonious appearance over time, maintenance standards for any common sewer lateral and any other common features, and restrictions against construction of detached single family residences on any of the affected lots in the event either or all sides of the zero lot line construction dwelling are destroyed. Such agreement or covenant shall also provide that it may not be terminated, amended or otherwise altered without the approval of the Village Board. Such agreement shall be subject to Zoning Administrator approval, and then recorded by the builder against all affected properties prior to occupancy of the dwelling as a zero-lot line structure.

Figure 520-20C: Example of Zero Lot Line Structure



~~(A)~~ (i) For single-family detached residences utilizing driveways greater than 660 feet in length:

1. A turnout near the driveway's midpoint shall be required. In those instances where a driveway exceeds 1,320 feet in length, turnouts shall be provided no more than 660 feet apart.
2. A turnout shall also be provided within 100 feet of the structure.
3. The minimum turning radius shall be 45 feet.
4. A typical cross-section shall be submitted with the building permit application. A typical driveway cross-section example is depicted in figure 520-20A.
5. The driveway shall be constructed to be 14 feet wide at all points.
6. The driveway shall not exceed an eight percent grade.
7. The driveway shall be constructed with an adequate base to support 55,000 pounds during any weather.
  - a. This requirement can be met by having a certified engineer design a driveway and create a typical cross-section for that driveway. The design of any driveway will need to be stamped and/or signed by that engineer to certify the driveway will be constructed to meet this weight standard. A typical cross-section example is depicted in figure 520-20A.
  - b. This requirement can also be met by constructing the driveway to the standards outlined in figure 520-20B. A cross-section detailing the driveway construction will need to be submitted and certified that it will be constructed to satisfy the code requirements. Base course thickness is based on soil drainage class.

Figure 520-20A: Typical Driveway Cross-Section

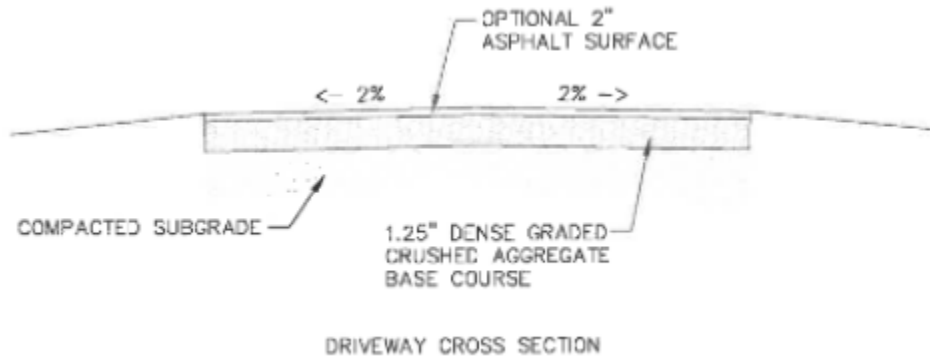


Figure 520-20B: Village of Kronenwetter Minimum Long Driveway Standards that Satisfy the Weight Standard During Any Weather

MINIMUM STANDARDS

MINIMUM BASE COURSE THICKNESS

EXISTING SUBGRADE SOIL TYPES	WITH 2" ASPHALT SURFACE	WITHOUT 2" ASPHALT SURFACE
WELL-DRAINED	6"	8"
POORLY-DRAINED	8"	10"

DRIVEWAYS NOT ALLOWED OVER PEAT, ORGANIC SILT, ORGANIC CLAY

KRONENWETTER LONG DRIVEWAY STANDARDS

\*well-drained and poorly-drained soils will be determined through the Natural Resources Conservation Service Web Soil Survey. Excessively drained, somewhat excessively drained, well-drained, and moderately well drained will be classified as 'well-drained soils'. Somewhat poorly drained, poorly drained, very poorly drained, and subaqueous will be classified as 'poorly-drained soils'. If any part of the proposed driveway extends through a poorly-drained soil classification, the entirety of the driveway shall be constructed to the poorly-drained minimum driveway standard\*

8. The driveway shall maintain an overhead clearance of 15 feet and five feet of cleared brush on each side of the driveway.

9. Bridges and culverts shall be designed to support at least 55,000 pounds and should provide a minimum of 14 feet of unrestricted width and height.

(+) (i) For single-family detached residences utilizing private roads accessing three or more lots: Approval from the village public works director shall be required to ensure the roadway will meet village standards for a typical rural road section, except for the public right-of-way requirement. The width of the travel surface shall be 22 feet, with a three-foot shoulder on each side. Property owners shall sign a private roadway maintenance agreement.

**ARTICLE XVI. – DEFINITIONS**

**§ 520-138. - Definitions.**

Zero Lot Line Structure: A structure that is built over the property line, where walls separating occupancy units follow lot lines, such as a zero-lot line duplex or townhouse.

PART II: - GENERAL LEGISLATION  
Chapter 520 - ZONING  
- FIGURES  
ATTACHMENT 3 RURAL LOT DIMENSIONS

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Section 5, Item F.

PART II: - GENERAL LEGISLATION  
Chapter 520 - ZONING  
- FIGURES  
ATTACHMENT 3 RURAL LOT DIMENSIONS

### ATTACHMENT 3 RURAL LOT DIMENSIONS

**Figure V(1): Rural, Open Space and Residential District Lot Dimension and Intensity Standards**

Zoning District	Minimum Lot Area	Minimum Lot Width (ft) <sup>(a)</sup>	Minimum Public Street Frontage (ft)	Maximum Total Building Coverage	Maximum Accessory Structure Floor Area (sf) <sup>(b)</sup>	Minimum Landscape Surface Ratio (LSR)
AR Agriculture and Residential	20 acres	600	200	N/A	10,000	N/A
RR-5 Rural Residential 5 Acres	5.0 acres	300	100	20%	5,000	N/A
RR-2 Rural Residential 2 Acres	2.0 acres	150	80	20%	3,000	N/A
PR Parks and Recreation	N/A	N/A	N/A	10%	N/A	50%
SF Single Family	20,000 square feet	100	50	30%	2,510 x lot area in acres <sup>(c)</sup>	50%
2F Two-Family Residential <sup>(d)</sup>	20,000 square feet	100	40	40%	2,510 x lot area in acres <sup>(c)</sup>	40%
MF Multifamily Residential <sup>(e)</sup>	5,000 square feet/dwelling unit	100	40	40%	10% of lot area	30%
MH Mobile Home	5,000 square feet/home <sup>(f)</sup>	50	N/A	40%	350	30%

PART II: - GENERAL LEGISLATION  
Chapter 520 - ZONING  
- FIGURES  
ATTACHMENT 3 RURAL LOT DIMENSIONS

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**NOTES:**

- (a) The minimum lot width shall be measured at the front of the building.
- (b) For zero lot line structures, each lot shall have a minimum lot area of 5,000 square feet per unit and must be of at least 40 feet in width within two family residential zoning districts.
- ~~(b)~~(c) Maximum accessory structure floor area may be increased by site plan approval under § 520-124 and per the standards in § 520-27.B.
- ~~(c)~~(d) The floor area shall not exceed 2,510 square feet, with a maximum of three accessory structures allowed on the same zoning lot over one acre and a maximum of two accessory structures allowed on the same zoning lot under one acre.
- ~~(d)~~(e) Single-family detached residences within the 2F District shall comply with the SF District requirements.
- ~~(e)~~(f) Single-family detached residences within the MF District shall comply with the SF District requirements. Two-family residences within the MF District shall comply with the 2F District requirements.
- (f)(g) Total area of each mobile home community shall be a minimum of 10 acres.

(Ord. No. 16-07, 6-20-2016; Ord. No. 17-07, 4-11-2017; Ord. No. 17-20, 9-26-2017)



## ATTACHMENT 4 RURAL SETBACK STANDARDS

**Figure V(2): Rural, Open Space and Residential District Setback and Height Standards**

Zoning District	Minimum Setbacks (ft) <sup>(b)</sup>								Minimum Principal Building Separation (ft)	Maximum Building	
	Principal Residential Building including Attached Garage				Detached Accessory Building <sup>(a)</sup>		Hard or Gravel Surface <sup>(d)</sup>			Principal Building	
	Front <sup>(a)</sup>	Street Side <sup>(a)</sup>	Interior Side	Rear	Interior Side <sup>(c)</sup>	Rear	Interior Side or Rear	Front or Street <sup>(a)</sup>		Feet	Floors
AR	50	30	20	40	12	12	0	0	10	35	2.5
RR-5	50	30	20	25	12	12	6	10	15	35	2.5
RR-2	50	30	20	25	12	12	6	10	15	35	2.5
PR	30	30	12	20	12	12	6	10	30	35	2.5
SF	50	25	12	12	5	5	6	10	20	35	2.5
2F(e)	30	30	8	12	5	5	6	10	20	35	2.5
MF(f)	30	30	8	12	5	5	6	10	20	40	3
MH	20(g)	20(g)	8	12	5	5	6	10	10	20	1

**NOTES:**

- (a) See section 520-27.B for standards related to detached accessory buildings located within front yard areas, minimum separation requirements associated with detached accessory buildings, and other standards associated with detached accessory structures.
- (b) Additional setbacks may be required along zoning district boundaries for buffer yards, if required for the particular land use under article IV or section 520-79.C(4).
- (c) Minimum streetside yard setbacks are equal to the minimum streetside setback for the principal structure.
- (d) Includes all gravel and hard surfaces as defined in section 520-138, along with recreational vehicles. This setback excludes intrusions required for driveway entrances and permitted or required for cross-access driveways and pedestrian ways; shared driveways; and shared parking lots.
- (e) Single-family detached residences shall comply with the requirements for the SF District. No interior side yard setbacks for zero lot line structures.
- (f) Single-family detached residences shall comply with the requirements of the SF District. Two-family residences shall comply with the requirements for the 2F District.
- (g) A minimum one-hundred-foot-wide buffer must be provided around the perimeter of each mobile home community.

(Ord. No. 16-07, 6-20-2016)

PART II: - GENERAL LEGISLATION  
Chapter 520 - ZONING  
- FIGURES  
ATTACHMENT 4 RURAL SETBACK STANDARDS

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**Report to Planning Commission**

**Agenda Item:** Certified Survey Map: Dean Prohaska, Happy Hollow Road, Kronenwetter, WI 54455. PARCEL # 145-2707-161-0978.  
**Meeting Date:** January 20, 2025  
**Referring Body:** Plan Commission  
**Committee Contact:** Chris Voll  
**Staff Contact:** Peter Wegner, CD/PZ Director  
**Report Prepared by:** Peter Wegner, CD/PZ Director

**AGENDA ITEM:** Certified Survey Map: Dean Prohaska, Happy Hollow Road, Kronenwetter, WI 54455.

**OBJECTIVE(S):** To review and approve the proposed Certified Survey Map.

**HISTORY/BACKGROUND:** Dean Prohaska, Happy Hollow Road, Kronenwetter, WI 54455, requests a two lot CSM. The existing parcel is 43.639 acres. They propose to create two lots (Lot 1 (39.324 acres) and Lot 2 (4.315 acres). The proposed lots meet the minimum area (2.0 acres), minimum lot width 150ft and minimum frontage (80ft) requirements of (RR2) Rural Residential Zoning.

**RECOMMENDED ACTION:** To approve the CSM as proposed.

**ATTACHMENTS:** CSM Application and Staff Report.

**PARCEL # 145-2707-161-0978 (DEAN PROHASKA)  
CSM REQUEST**

**STAFF REPORT FOR PLANNING COMMISSION**

**PUBLIC HEARINGS/  
MEETINGS:**

Plan Commission Meeting: 6:00 p.m. January 20, 2025

**APPLICANT:**

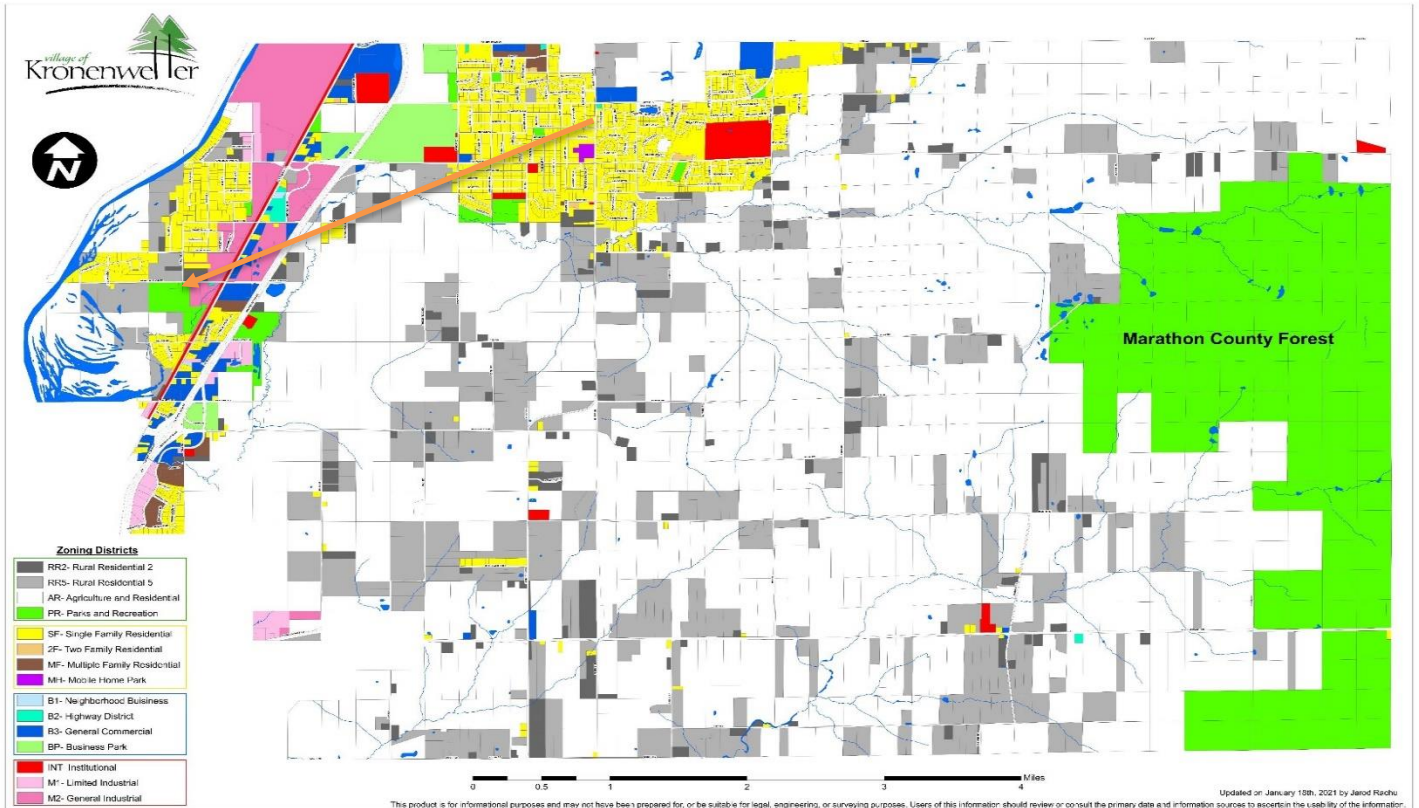
Keith Walkowski  
5310 Willow Street  
Weston, WI 54476

**OWNER:**

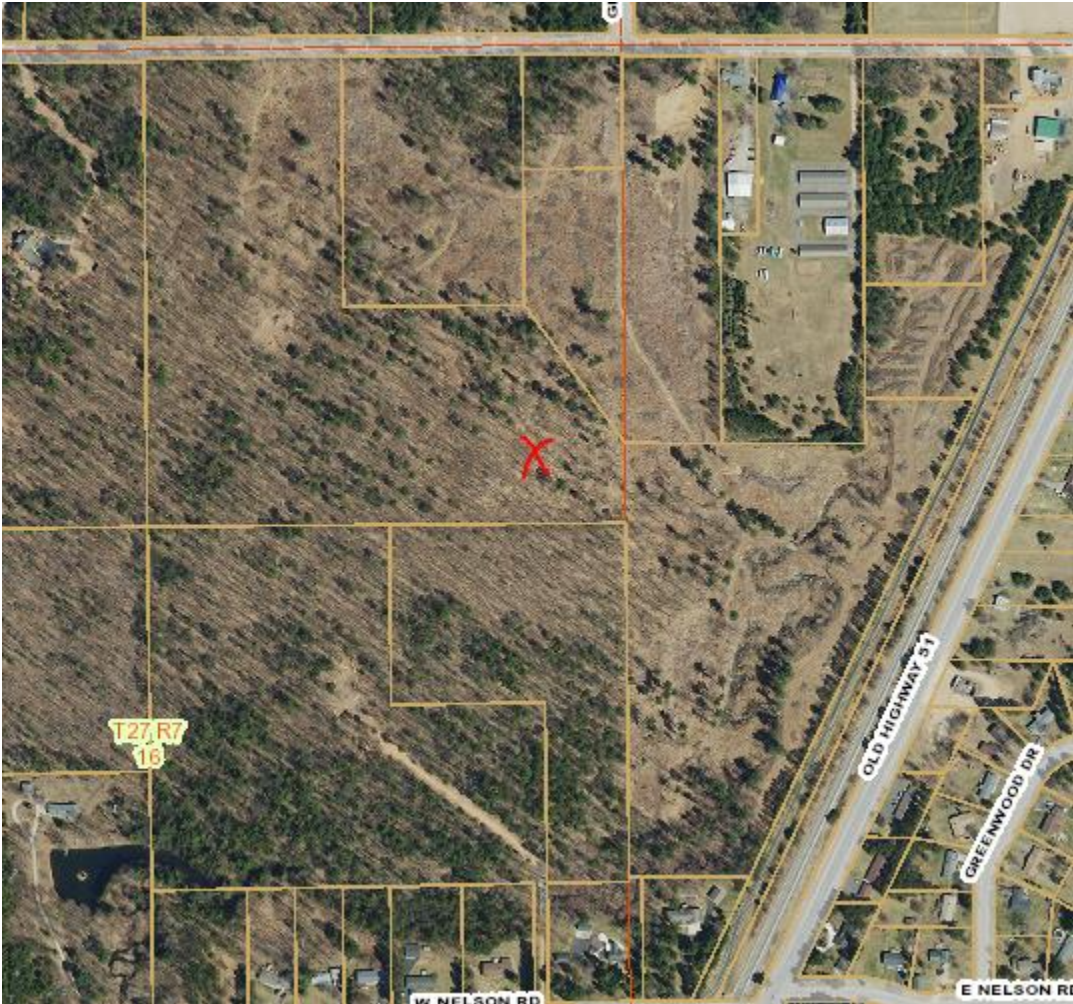
Dean Prohaska  
P.O. Box 557  
Schofield, WI 54476

**LOCATION OF REQUEST:** Happy Hollow Road (Vacant), Kronenwetter, WI 54455 (See Map1)

**VILLAGE OF KRONENWETTER OFFICIAL ZONING MAP**



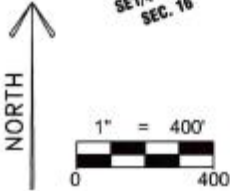
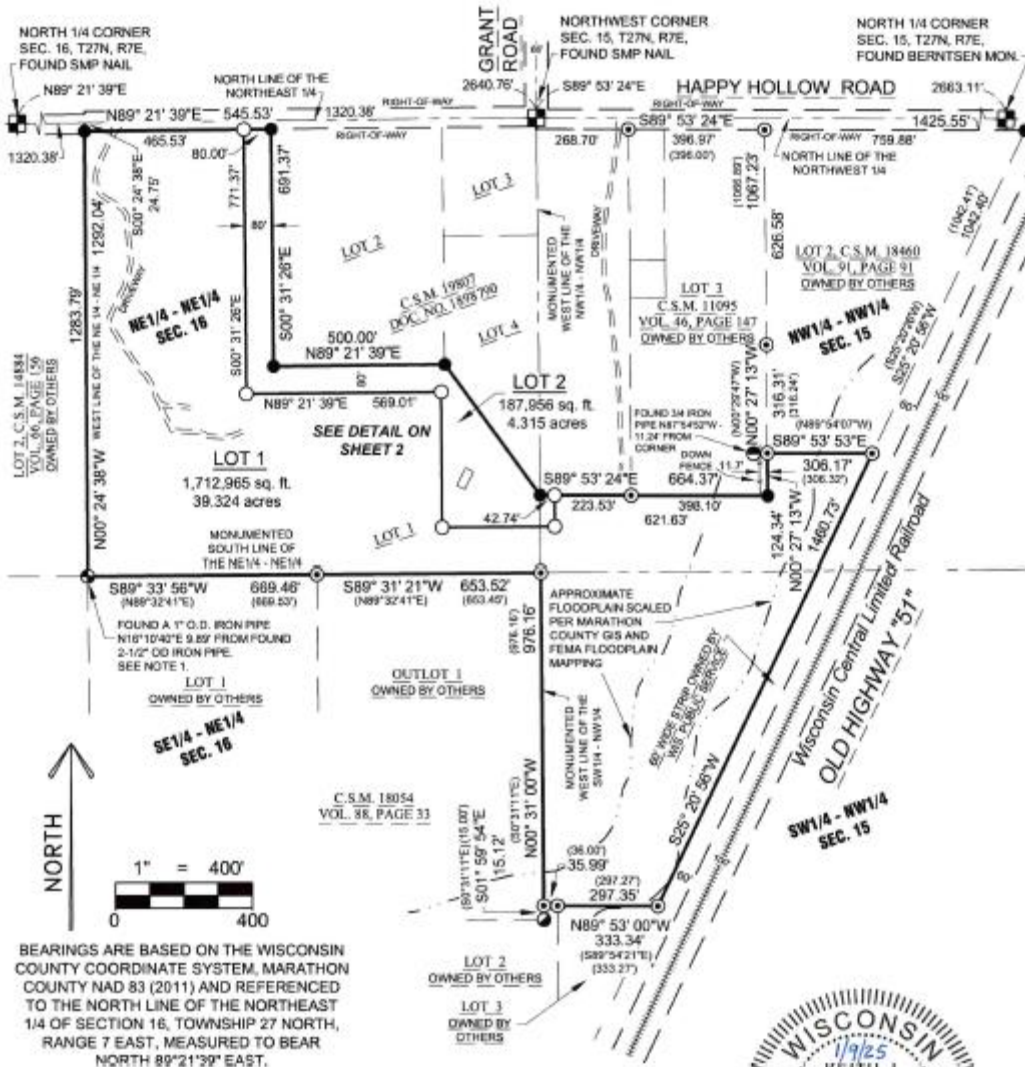
**Map 1: Location Map**  
(Source Data: Marathon Co. GIS)



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

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

Of Lot 1 of Certified Survey Map Number 19807 recorded in Document Number 1898790 being part of the Northwest 1/4 of the Northwest 1/4, part of the Southwest 1/4 of the Northwest 1/4 of Section 15 and part of the Northeast 1/4 of the Northeast 1/4 of Section 16, Township 27 North, Range 7 East, Village of Kronenwetter, Marathon County, Wisconsin.



BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, MARATHON COUNTY NAD 83 (2011) AND REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 27 NORTH, RANGE 7 EAST, MEASURED TO BEAR NORTH 89°21'39" EAST.

LEGEND	
○	SET 1-1/4" O.D. x 24" IRON PIPE WEIGHING 1.68 LBS/LIN. FT.
⊙	FOUND 3/4" REBAR
●	FOUND 3/4" O.D. IRON PIPE
●	FOUND 1-1/4" O.D. IRON PIPE
●	FOUND 1-3/4" O.D. IRON PIPE
●	FOUND 2-1/2" O.D. IRON PIPE
( )	RECORDED BEARING/LENGTH

SEE NOTES ON SHEET 3



SHEET 1 OF 3

<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>	DRAWN BY M.F.L.	FIELD WORK DECEMBER 13, 2024
	CHECKED BY K.J.W.	PROJECT NO. 4306
	PREPARED FOR:	DEAN PROHASKA

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

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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 all of Lot 1 of Certified Survey Map Number 19807 recorded in Document Number 1898790 being part of the Northwest 1/4 of the Northwest 1/4, part of the Southwest 1/4 of the Northwest 1/4 of Section 15 and part of the Northeast 1/4 of the Northeast 1/4 of Section 16, Township 27 North, Range 7 East, Village of Kronenwetter, Marathon County, Wisconsin.

That the above described parcel of land contains 1,900,921 square feet or 43.639 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 Dean Prohaska, 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 9TH day of JANUARY, 2025

*Keith J. Walkowski*

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



**NOTES:**

1. THE NORTHWEST CORNER OF LOT 1 OF C.S.M. NO. 18054 IS A 2-1/2" O.D. IRON PIPE AND IS SHOWN AS THE NORTHWEST CORNER OF THE SE 1/4 OF THE NE 1/4. THE SOUTHEAST CORNER OF LOT 2 OF C.S.M. NO. 14884 IS A 1" O.D. IRON PIPE AND IS SHOWN AS THE SOUTHEAST CORNER OF THE NW 1/4 OF THE NE 1/4. I FOUND BOTH IRON PIPES WITH LATH BY THEM. I THEN CONTACTED VRELAND ASSOCIATES AS THEY HAD PREPARED BOTH C.S.M.'S. TIM HAD STATED THEY WOULD CHANGE LOT 2 OF C.S.M. NO. 14884 TO THE 2-1/2" O.D. IRON PIPE.
2. THE FLOODPLAIN AS SHOWN HEREON WAS SCALED FROM THE MARATHON COUNTY GIS AND FEMA FLOODPLAIN MAPPING AND IS APPROXIMATE.
3. OWNERS WILL HAVE TO PREPARE AND RECORD DEEDS TO TRANSFER TITLE RIGHTS TO LOTS 1 AND 2 AS SHOWN HEREON.

**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 \_\_\_\_\_, 2025

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

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

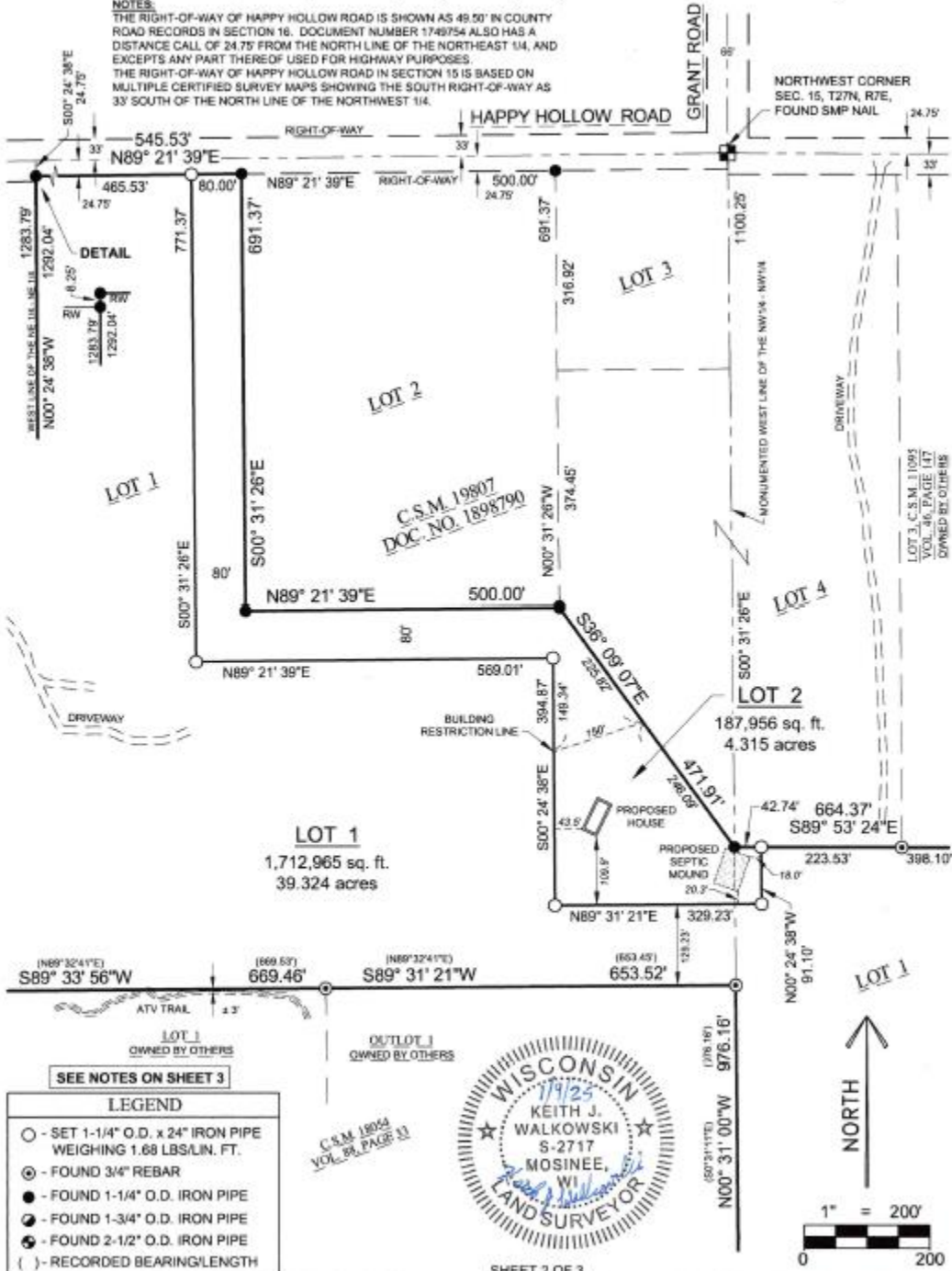
SHEET 3 OF 3

 <b>RIVERSIDE LAND SURVEYING LLC</b> 5310 WILLOW STREET, WESTON, WI 54476    PH 715-241-7580 - FAX 715-385-6894 email - mail@riversidelandsurveying.com	DRAWN BY M.F.L.	FIELD WORK DECEMBER 13, 2024
	CHECKED BY K.J.W.	PROJECT NO. 4306
	PREPARED FOR: DEAN PROHASKA	

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

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**NOTES:**  
 THE RIGHT-OF-WAY OF HAPPY HOLLOW ROAD IS SHOWN AS 49.50' IN COUNTY ROAD RECORDS IN SECTION 16. DOCUMENT NUMBER 1749754 ALSO HAS A DISTANCE CALL OF 24.75' FROM THE NORTH LINE OF THE NORTHEAST 1/4, AND EXCEPTS ANY PART THEREOF USED FOR HIGHWAY PURPOSES.  
 THE RIGHT-OF-WAY OF HAPPY HOLLOW ROAD IN SECTION 15 IS BASED ON MULTIPLE CERTIFIED SURVEY MAPS SHOWING THE SOUTH RIGHT-OF-WAY AS 33' SOUTH OF THE NORTH LINE OF THE NORTHWEST 1/4.



<p><b>RIVERSIDE LAND SURVEYING LLC</b>          5319 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>FIELD WORK</b> DECEMBER 13, 2024</p>
	<p><b>CHECKED BY</b> K.J.W.</p>	<p><b>PROJECT NO.</b> 4306</p>
	<p><b>PREPARED FOR:</b> DEAN PROHASKA</p>	



**Current Zoning: SF (Rural Residential 2)**

**Future Land Use Map: Residential**

**RECOMMENDED MOTION:**

To approve the CSM as proposed.

# 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 St. Weston, WI 54476

Email Keith@Riversidelandsurveying.com

2. Property Title holder Name Dean Prohaska Phone Number 715-571-8988

Address P.O. Box 557, Schofield, WI 54476

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 Happy Hollow Road (Vacant Property)

5. Section 15&16 Township 27N Range 7E 6. Parcel Identification # (PIN) 145 2707 161 0978

7. Legal Description (attach an additional sheet if necessary) See Narrative Sheet

8. Parcel Acreage 43.639 9. Zoning District RR-2

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 \(ecode360.com\)](#) 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.

**Keith J Walkowski**

*(Printed Name of Applicant)*

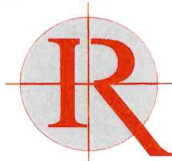


*(Signature of Applicant)*

**1-9-25**

*(Date)*





## Legal Description

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## CSM Application Narrative for Dean Prohaska

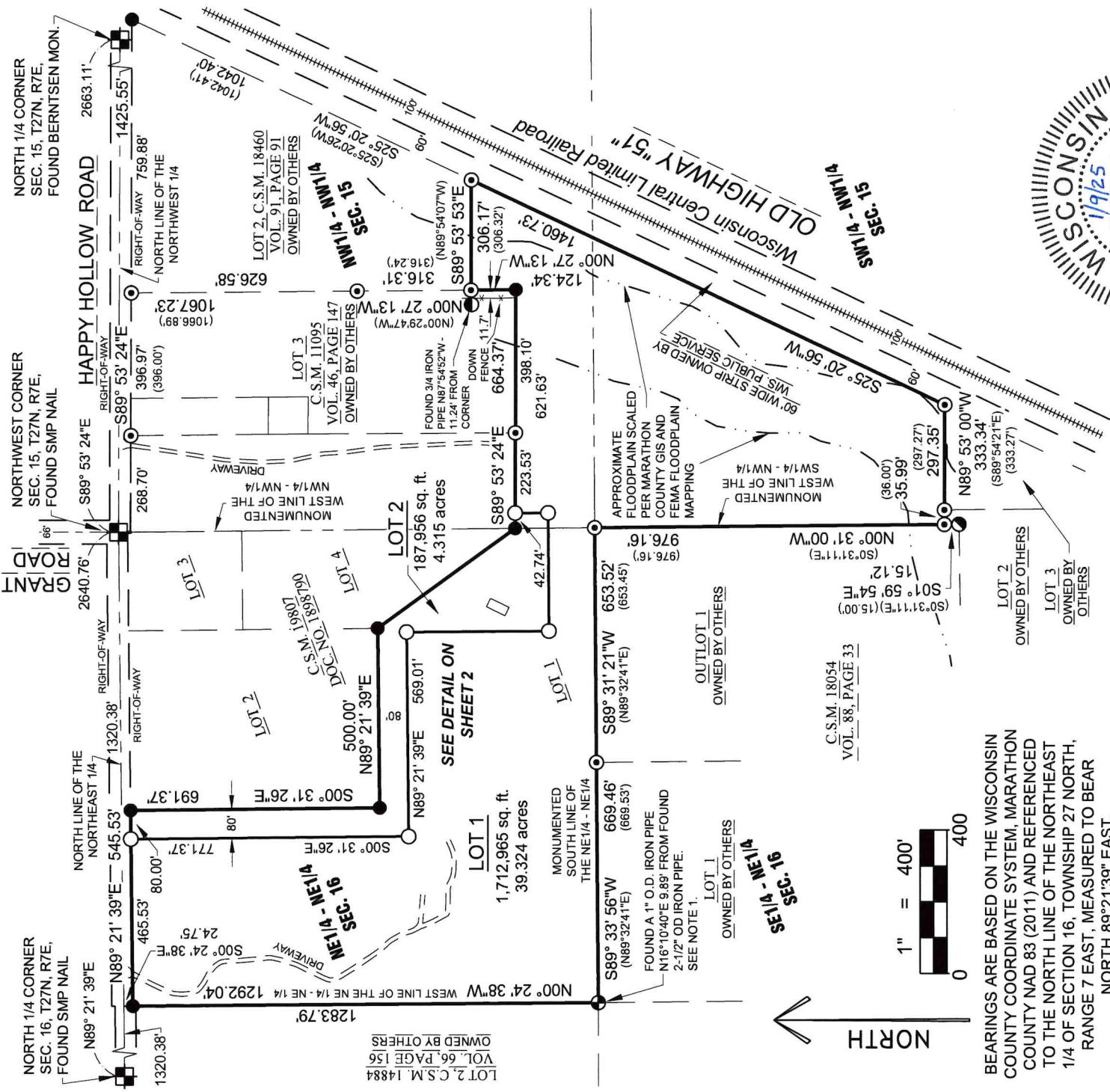
The property is currently zoned RR-2. The intent of the Certified Survey Map is to create a new lot for a building site, the access strip is to provide the minimum road frontage of 80' as specified for RR-2 Zoning. The building restriction line shown is the point where the lot becomes 150' wide (The minimum lot width at the building in RR-2 Zoning).

- 1a. Currently the property is vacant and is partially open and wooded. The adjoining properties are larger lots, mostly wooded and are vacant or have residential homes on them.
- 1b. There are no known legal right-of-ways or easements affecting the property.
- 1c. There are no known existing covenants.
- 1d. Parkland fee will be paid for the new lot.
- 1e. There are no other proposals planned at this time.



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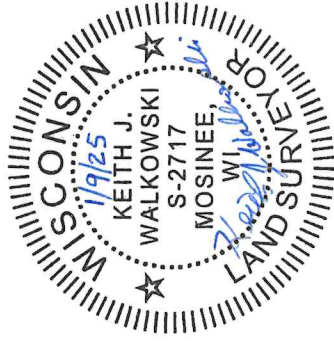


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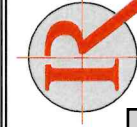
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SEE NOTES ON SHEET 3



SHEET 1 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.	FIELD WORK DECEMBER 13, 20
CHECKED BY K.J.W.	PROJECT NO 4306
PREPARED FOR: DEAN PROHASK	



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Dated this 9TH day of JANUARY, 2025

*Keith J. Walkowski*

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



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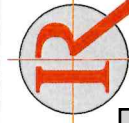
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I, the Zoning Administrator for the Village of Kronenwetter hereby certify, pursuant to the Village of Kronenwetter Subdivision Ordinance that the Plan Commission approved this survey map on:

This \_\_\_\_\_ day of \_\_\_\_\_, 2025

Community Development/Zoning Administrator \_\_\_\_\_ Date Signed \_\_\_\_\_

SHEET 3 OF 3



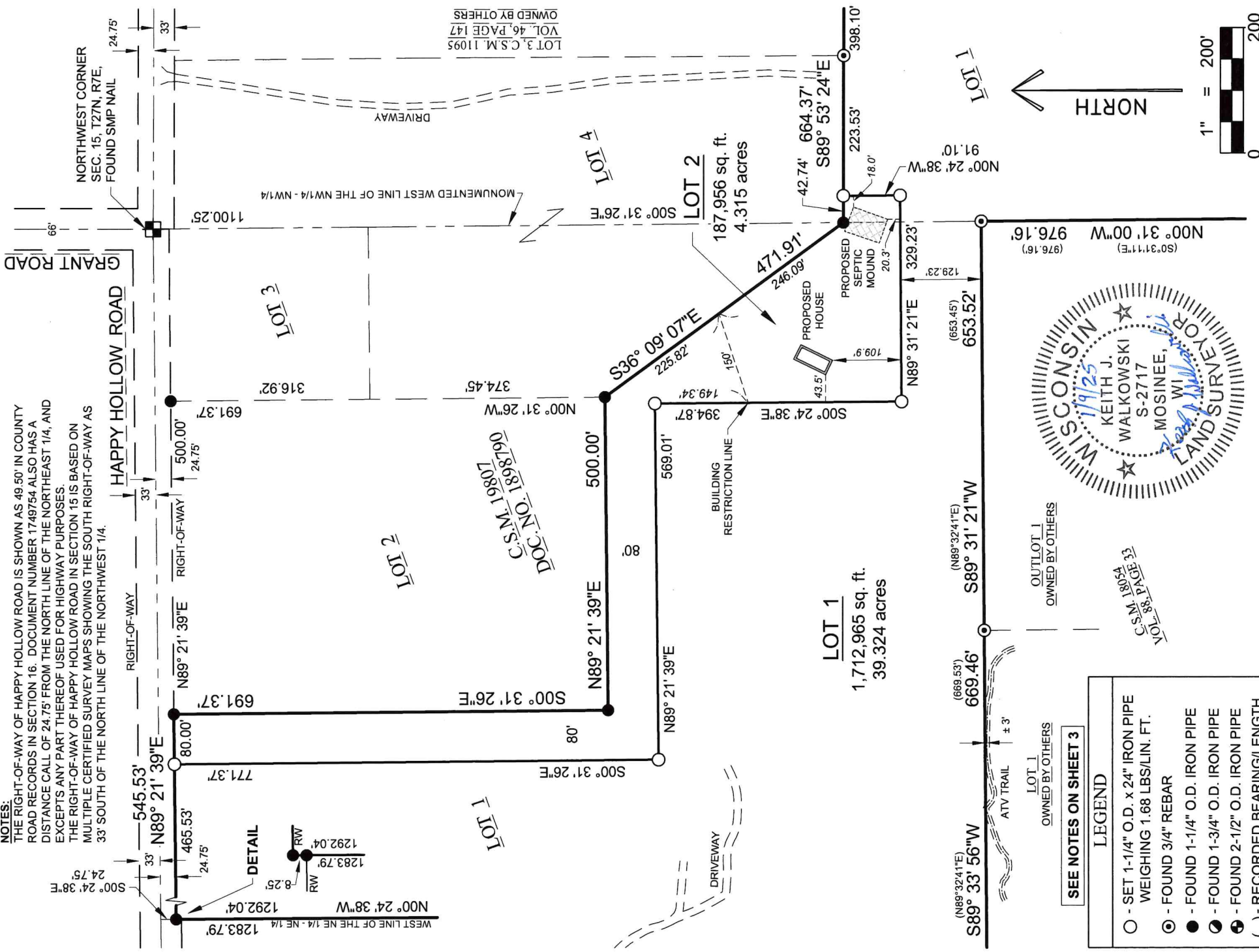
**RIVERSIDE LAND SURVEYING LLC**  
5310 WILLOW STREET, WESTON, WI 54476  
PH 715-241-7500 - FAX 715-355-6894  
email - mail@riversidelandsurveying.com

DRAWN BY M.F.L.	FIELD WORK DECEMBER 13, 20
CHECKED BY K.J.W.	PROJECT NO 4306
PREPARED FOR: DEAN PROHASKA	

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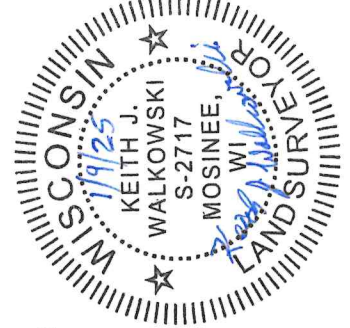


**SEE NOTES ON SHEET 3**

**LEGEND**

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- ( ) - RECORDED BEARING/LENGTH

LOT 1 OWNED BY OTHERS  
 LOT 1 OWNED BY OTHERS  
 OUTLOT 1 OWNED BY OTHERS



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		Section 6, Item G.
	DRAWN BY M.F.L.	FIELD WORK DECEMBER 13, 20	PROJECT NO 4306
PREPARED FOR: DEAN PROHASKA			



Village of Kronenwetter
Attn: Pete Wegner
1582 Kronenwetter Drive
Kronenwetter, WI 54455



Subject: Submission for Review and Approval – Certified Survey Map – January 20, 2025 Planning Commission meeting.

Dear Pete,

Our team represents Trailwood Ventures LLC. regarding the proposed Certified Survey Map (CSM) located in Section 2, Township 27 North, Range 7 East, in the Village of Kronenwetter. The enclosed CSM has been prepared for review and approval by the Village of Kronenwetter at the January 20, 2025 Planning Commission meeting.

Consideration for the land division is focused on the following elements:

- The subject property has experienced no valid offers to purchase after being on the market in excess of 20 years.
- The goal of the suggested land division is to:
o Sell proposed Lot 4 to the Northland Lutheran High School for expansion uses.
o Transition the proposed land uses from the adjacent single-family residential land use located on the east side of Tower Road to the existing Business Park zoning district land use on the westside of the subject land along I-39
o Provide smaller tracts of land with transitional zoning land uses to attract a wider variety of buyers with a goal of accelerating development increment.
- Pending the review, approval, and recording of the proposed CSM, our team will submit a rezone application to rezone the individual parcels as shown on the enclosed Proposed Zoning Exhibit.

The enclosed materials consist of:

- Certified Survey Map (1 - 11x17 & 1 - 8.5x14)
- Village of Kronenwetter CSM Application
- Check for \$250 payable to the Village of Kronenwetter for review fees
- Proposed Zoning Exhibit

Please contact us if you need any additional information to complete the review and approval of this request. Thanks in advance for your help and cooperation with this matter.

Sincerely,
REI Engineering, Inc.

[Handwritten signature]

Josh Prentice, PLS
Land Survey Department Manager

cc. Cindy Creske, Trailwood Ventures, LLC, 9001 Business Hwy, 51, Rothschild, WI 54474
TJ Morice, NAI Pfefferle, 329 N. 17th Ave., Suite 303, Wausau, WI 54401

**Report to Planning Commission**

**Agenda Item:** Certified Survey Map: Trailwood Ventures LLC, 1500 Kowalski Road, Kronenwetter, WI 54455. PARCEL # 145-2707-161-0978.  
**Meeting Date:** January 20, 2025  
**Referring Body:** Plan Commission  
**Committee Contact:** Chris Voll  
**Staff Contact:** Peter Wegner, CD/PZ Director  
**Report Prepared by:** Peter Wegner, CD/PZ Director

**AGENDA ITEM:** Certified Survey Map: Trailwood Ventures LLC, 1500 Kowalski Road, Kronenwetter, WI 54455.

**OBJECTIVE(S):** To review and approve the proposed Certified Survey Map.

**HISTORY/BACKGROUND:** Trailwood Ventures LLC, 1500 Kowalski Road, Kronenwetter, WI 54455, requests a four lot CSM. The existing parcel is 170.7 acres. They propose to create four lots: Lot 1 (90.503 acres), Lot 2 (36.455 acres), Lot 3 (22.703 acres) and Lot 4 (21.113 acres). The proposed lots meet the minimum area (40,000 sf), minimum lot width (80ft) and minimum frontage (40ft) requirements of (BP) Business Park Zoning.

**RECOMMENDED ACTION:** To approve the CSM as proposed.

**ATTACHMENTS:** CSM Application and Staff Report.

**PARCEL # 145-2707-024-0988 (TRAILWOOD VENTURES LLC)  
CSM REQUEST**

**STAFF REPORT FOR PLANNING COMMISSION**

**PUBLIC HEARINGS/  
MEETINGS:**

Plan Commission Meeting: 6:00 p.m. January 20, 2025

**APPLICANT:**

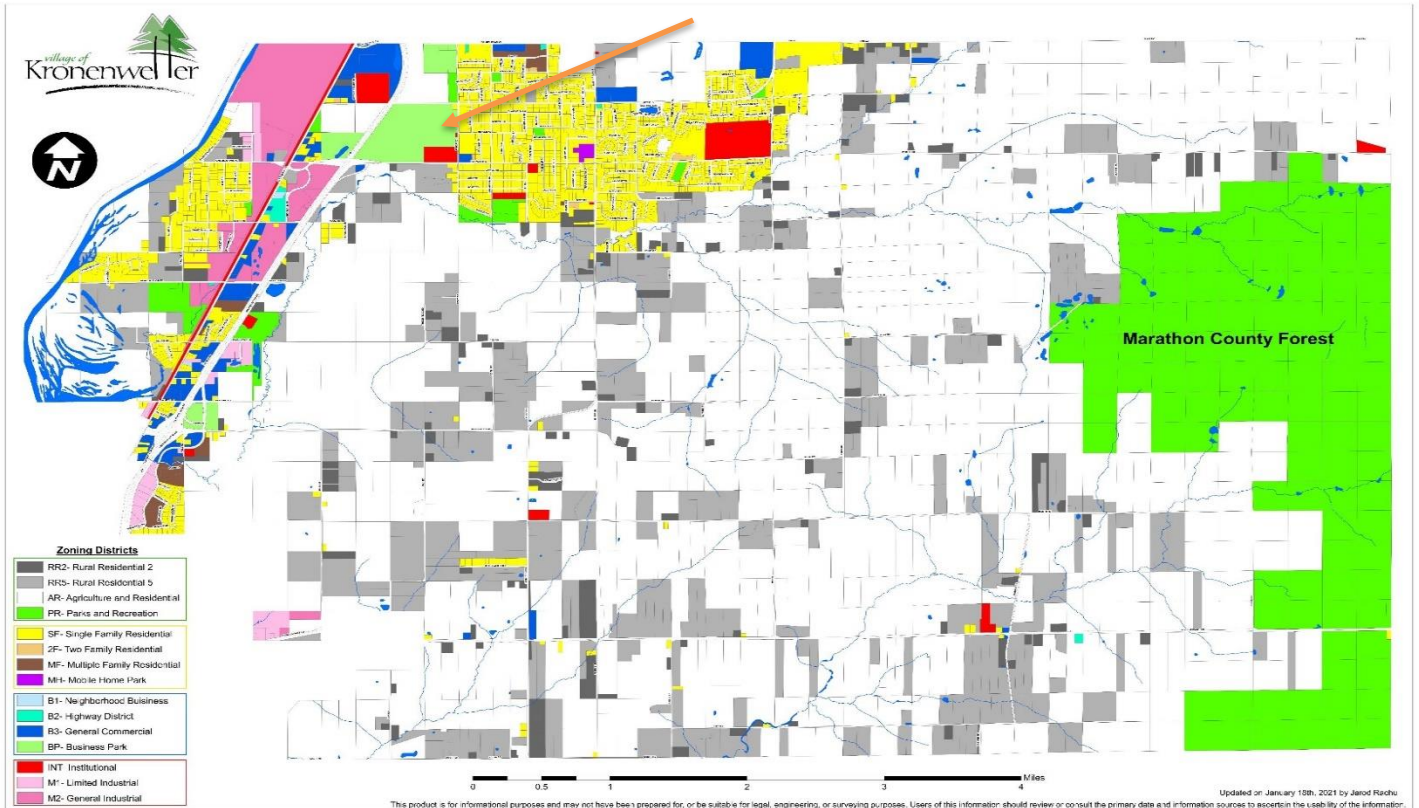
REI Engineering Inc.  
4080 N. 20<sup>th</sup> Avenue  
Wausau, WI 54401

**OWNER:**

Trailwood Ventures LLC  
P.O. Box 1685  
Wausau, WI 54402

**LOCATION OF REQUEST:** 1500 Kowalski Road, Kronenwetter, WI 54455 (See Map1)

**VILLAGE OF KRONENWETTER OFFICIAL ZONING MAP**



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



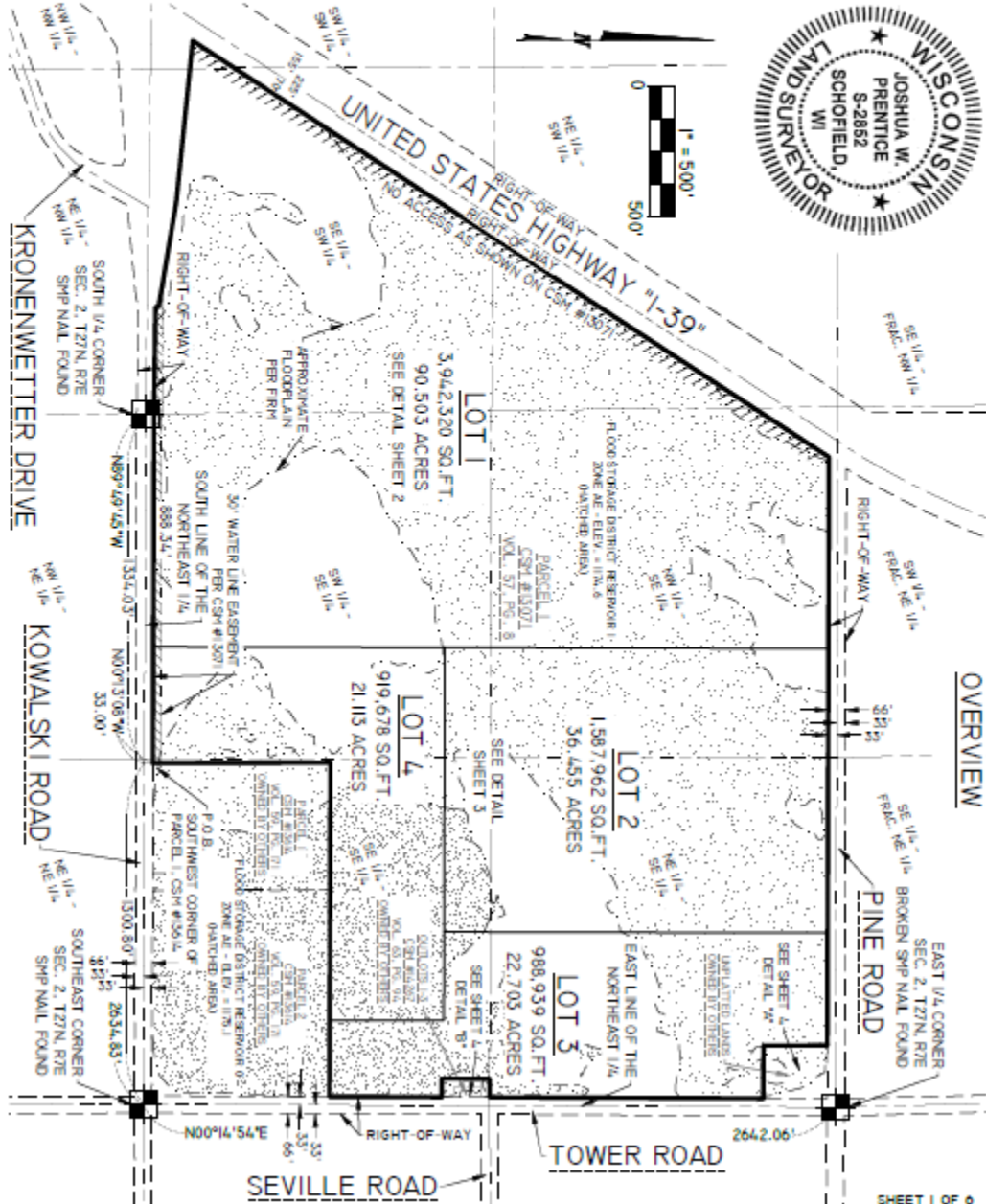
2020 AERIAL PHOTO  
(SOURCE DATA: MARATHON CO. GIS)

**REI** CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING  
 4080 N. 30TH AVENUE, WAUSAU, WI 54401  
 (715) 875-9784

**MARATHON COUNTY CERTIFIED SURVEY MAP**  
 MAP NO. \_\_\_\_\_

PREPARED FOR: TRAILWOOD VENTURES LLC.  
 LANDOWNER: TRAILWOOD VENTURES LLC.

PART OF PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 13071, RECORDED IN VOLUME 57, ON PAGE 8, AS DOCUMENT NUMBER 134914-6, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.



P:\3200-3299\32130 - Creeks - Trailwood Property - Kowalski Road Property - Village of Kronenwetter - Marathon County\Drawings\Survey\32130 CSN.dwg SHEET 1 OF 6

**REI** CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING  
 4080 N. 20TH AVENUE, WAUSAU, WI 54401  
 (715) 675-0784

**MARATHON COUNTY CERTIFIED SURVEY MAP**

MAP NO. \_\_\_\_\_

PREPARED FOR: TRAILWOOD VENTURES LLC.

LANDOWNER: TRAILWOOD VENTURES LLC.

PART OF PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 13071, RECORDED IN VOLUME 37, ON PAGE 8, AS DOCUMENT NUMBER 1349140, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.

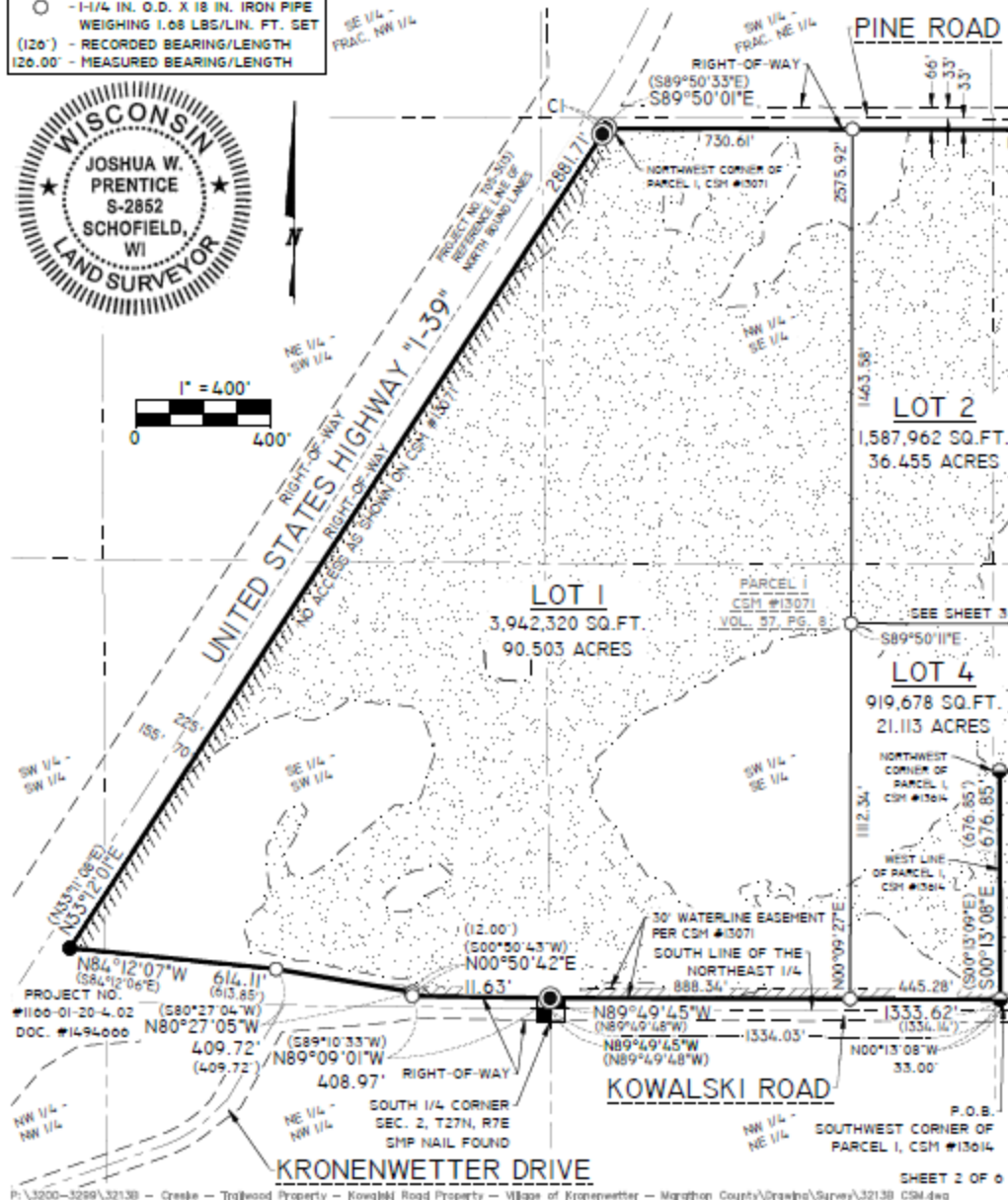
**LEGEND**

- - 1 IN. IRON BAR FOUND
- - 1 IN. O.D. IRON PIPE FOUND
- - 1-1/4 IN. O.D. IRON PIPE FOUND
- - 1-1/4 IN. O.D. X 18 IN. IRON PIPE WEIGHING 1.08 LBS/LIN. FT. SET
- (120°) - RECORDED BEARING/LENGTH
- 120.00' - MEASURED BEARING/LENGTH

**Curve Table**

CURVE	ARC LENGTH	RADIUS LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
CI	19.54'	334.04'	0°20'03"	N33°01'59"E	19.54'
(CI)	(19.54')	(334.04')	(00°20'24")	(N33°00'56"E)	(19.54')

**DETAIL SHEET 2**





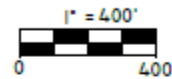
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**MARATHON COUNTY CERTIFIED SURVEY MAP**

MAP NO. \_\_\_\_\_

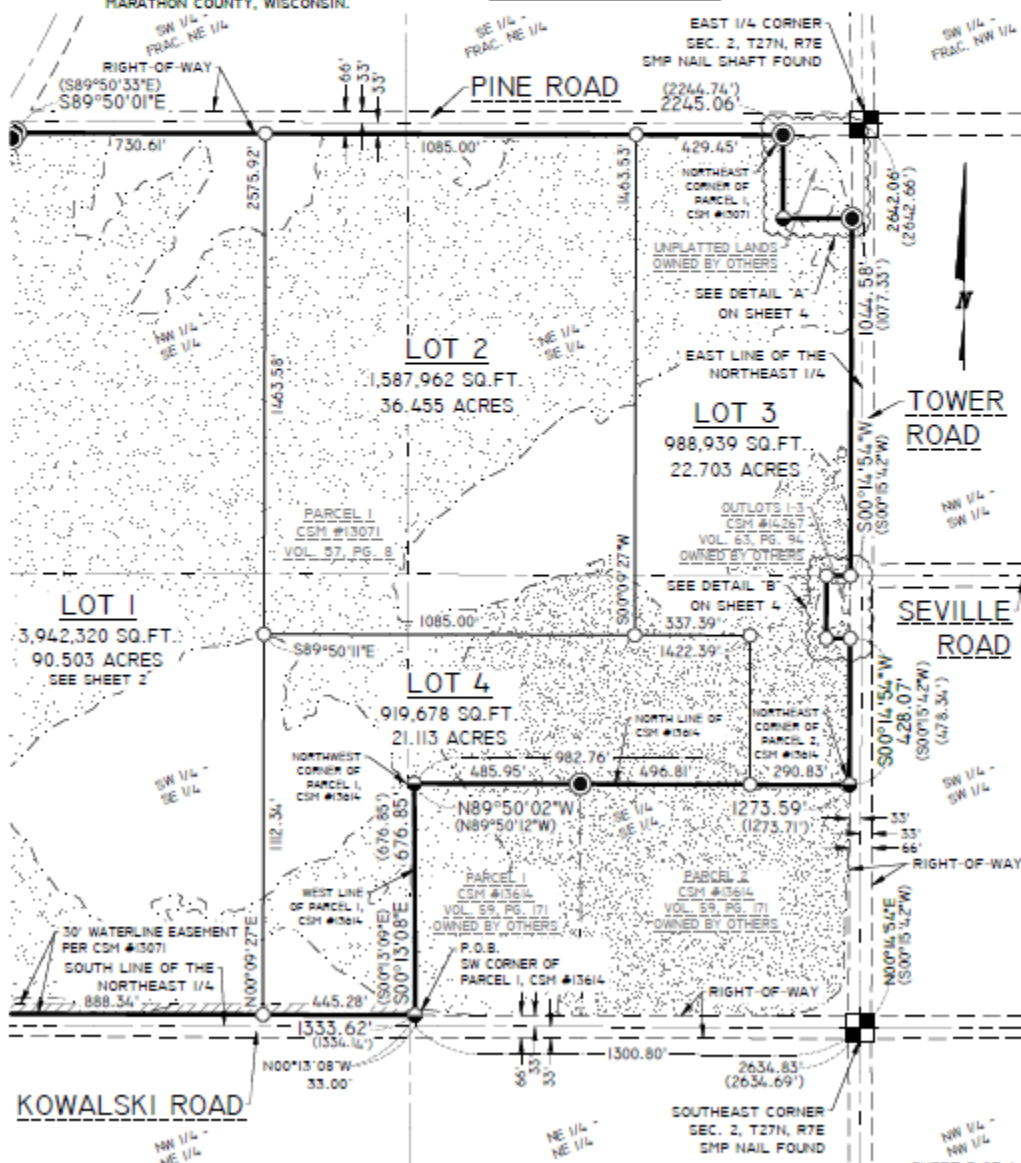
PREPARED FOR: TRAILWOOD VENTURES LLC.  
 LANDOWNER: TRAILWOOD VENTURES LLC.

PART OF PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 13071, RECORDED IN VOLUME 97, ON PAGE 8, AS DOCUMENT NUMBER 1349146, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.

LEGEND	
●	- 1 IN. IRON BAR FOUND
○	- 1 IN. O.D. IRON PIPE FOUND
○	- 1-1/4 IN. O.D. X 18 IN. IRON PIPE WEIGHING 1.68 LBS/LIN. FT. SET
(126°)	- RECORDED BEARING/LENGTH
(126.00°)	- MEASURED BEARING/LENGTH



**DETAIL SHEET 3**



P:\3200-3299\32130 - Creeke - Trailwood Property - Kowalski Road Property - Village of Kronenwetter - Marathon County\Drawing\Survey\32130 CSM.dwg SHEET 3 OF 6

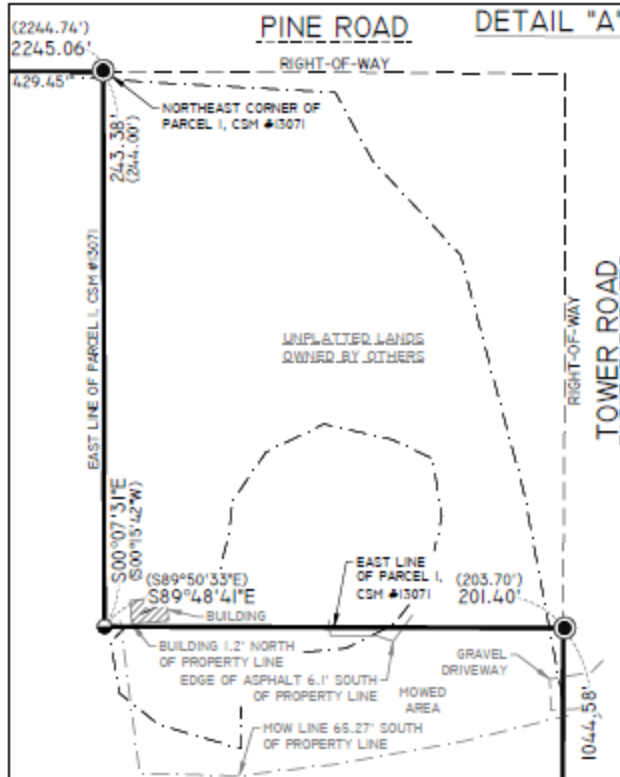
**REI** CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING  
 4080 N. 20TH AVENUE, WAUSAU, WI 54401  
 (715) 875-9784  
**MARATHON COUNTY CERTIFIED SURVEY MAP**

MAP NO. \_\_\_\_\_

PREPARED FOR: TRAILWOOD VENTURES LLC.

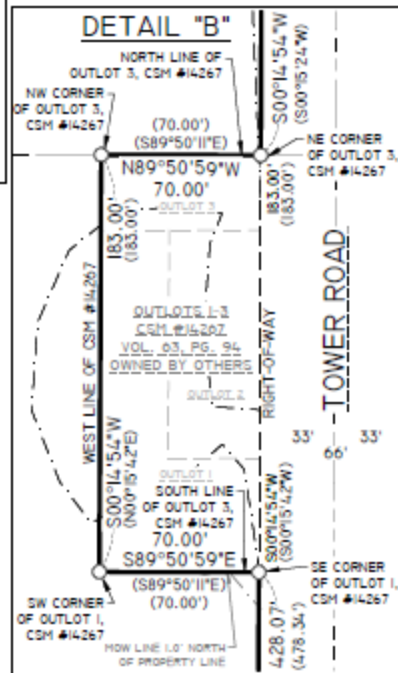
LANDOWNER: TRAILWOOD VENTURES LLC.

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LEGEND	
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(126°)	- RECORDED BEARING/LENGTH
126.00'	- MEASURED BEARING/LENGTH

- NOTES:
1. FIELD SURVEY WAS COMPLETED ON 8-30-2024.
  2. BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM, NAD 83(2011) DATUM AND REFERENCED TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 7 EAST, MEASURED TO BEAR NORTH 89°49'45" WEST.
  3. THIS CERTIFIED SURVEY MAP DOES NOT TRANSFER PROPERTY OWNERSHIP, AND THE SALE OR TRANSFER OF PROPERTY REQUIRES A RECORDED DEED EXCEPT FOR PUBLIC DEDICATIONS.
  4. THE SUBJECT PROPERTY IS IN ZONE "AE" AND DOES LIE WITHIN A FEMA FLOOD ZONE RISK DESIGNATION AREA AS PER FIRM "VILLAGE OF KRONENWETTER, MARATHON COUNTY" COMMUNITY NUMBER 5501930632F AND MAP NUMBER 55073C0632F, EFFECTIVE DATE JANUARY 13, 2023.
  5. RIGHT-OF-WAY OF ROAD ARE BASED ON SURVEYS OF RECORD.
  6. PARCEL 1 OF CERTIFIED SURVEY MAP #13071 WAS VACANT AT THE TIME OF THE SURVEY.



SHEET 4 OF 6

P:\3200-3289\32130 - Cressie - Trailwood Property - Kowalski Road Property - Village of Kronenwetter - Marathon County\Drawing\Survey\32130 CSM.dwg



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# MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. \_\_\_\_\_

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LANDOWNER: TRAILWOOD VENTURES LLC.

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**SURVEYOR'S CERTIFICATE**

I, JOSHUA W. PRENTICE, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2852, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF: THAT I HAVE SURVEYED, MAPPED, AND DIVIDED PART OF PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 13071, RECORDED IN VOLUME 57, ON PAGE 8, AS DOCUMENT NUMBER 134914-6, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

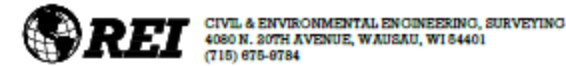
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 2; THENCE NORTH 89°49'45" WEST, COINCIDENT WITH THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 2, 1300.80 FEET; THENCE NORTH 00°13'08" WEST, 33.00 FEET TO SAID SOUTHWEST CORNER OF PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 13014, RECORDED IN VOLUME 59, ON PAGE 171, AS DOCUMENT NUMBER 139064-0, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE, NORTH RIGHT-OF-WAY LINE OF KOWALSKI ROAD AND THE POINT OF BEGINNING; THENCE NORTH 89°49'45" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE OF KOWALSKI ROAD, 1333.62 FEET; THENCE NORTH 89°09'01" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE OF KOWALSKI ROAD, 408.97 FEET; THENCE NORTH 00°30'42" EAST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE OF KOWALSKI ROAD, 11.63 FEET; THENCE NORTH 80°27'03" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE OF KOWALSKI ROAD, 409.72 FEET; THENCE NORTH 84°12'07" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE OF KOWALSKI ROAD, 614.11 FEET TO THE EAST RIGHT-OF-WAY LINE OF UNITED STATES HIGHWAY "I-39"; THENCE NORTH 33°12'01" EAST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE OF UNITED STATES HIGHWAY "I-39"; 2881.71 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST; THENCE 19.54 FEET COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE OF UNITED STATES HIGHWAY "I-39" AND THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS LENGTH OF 3344.04 FEET, A CENTRAL ANGLE OF 0°20'05", A CHORD THAT BEARS NORTH 33°01'59" EAST, FOR A DISTANCE OF 19.54 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF PINE ROAD; THENCE SOUTH 89°50'01" EAST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE OF PINE ROAD, 2245.06 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 13071; THENCE SOUTH 00°07'31" EAST, COINCIDENT WITH EAST LINE OF SAID PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 13071, 243.38 FEET; THENCE SOUTH 89°48'41" EAST, COINCIDENT WITH SAID EAST LINE OF PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 13071, 201.40 FEET TO THE WEST RIGHT-OF-WAY LINE OF TOWER ROAD; THENCE SOUTH 00°14'54" WEST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE OF TOWER ROAD, 1044.58 FEET TO THE NORTHEAST CORNER OF OUTLOT 3 OF CERTIFIED SURVEY MAP NUMBER 14267, RECORDED IN VOLUME 63, ON PAGE 94, AS DOCUMENT NUMBER 144036-2, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; THENCE NORTH 89°50'59" WEST, COINCIDENT WITH THE NORTH LINE OF SAID OUTLOT 3 OF CERTIFIED SURVEY MAP NUMBER 14267, 70.00 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT 3 OF CERTIFIED SURVEY MAP NUMBER 14267; THENCE SOUTH 00°14'54" WEST, COINCIDENT WITH THE WEST LINE OF SAID CERTIFIED SURVEY MAP NUMBER 14267, 183.00 FEET TO THE SOUTHWEST CORNER OF OUTLOT 1 OF SAID CERTIFIED SURVEY MAP NUMBER 14267; THENCE SOUTH 89°50'59" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID OUTLOT 1 OF CERTIFIED SURVEY MAP NUMBER 14267, 70.00 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT 1 OF CERTIFIED SURVEY MAP NUMBER 14267 AND SAID WEST RIGHT-OF-WAY LINE OF TOWER ROAD; THENCE SOUTH 00°14'54" WEST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE OF TOWER ROAD, 428.07 FEET TO THE NORTHEAST CORNER OF PARCEL 2 OF SAID CERTIFIED SURVEY MAP NUMBER 13014; THENCE NORTH 89°50'02" WEST, COINCIDENT WITH NORTH LINE OF SAID CERTIFIED SURVEY MAP NUMBER 13014, 1273.59 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 13014; THENCE SOUTH 00°13'08" EAST, COINCIDENT WITH SAID WEST LINE OF PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 13014, 676.85 FEET TO SAID SOUTHWEST CORNER OF PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 13014, SAID NORTH RIGHT-OF-WAY LINE OF KOWALSKI ROAD AND THE POINT OF BEGINNING.

THAT THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 7,438,899 SQUARE FEET, 170.774 ACRES, MORE OR LESS.  
THAT I HAVE MADE THIS SURVEY, DIVISION AND MAP THEREOF AT THE DIRECTION OF TRAILWOOD ADVENTURES LLC., AGENT OF SAID PARCELS.  
THAT SAID PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.  
THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATUTES, WISCONSIN ADMINISTRATIVE CODE A-ET, AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF KRONENWETTER.  
THAT THIS MAP IS A CORRECT AND ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF SAID PARCEL, AND OF THE DIVISION THEREOF MADE.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

REI  
JOSHUA W. PRENTICE  
WI P.L.S. 5-2852





MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. \_\_\_\_\_

PREPARED FOR: TRAILWOOD VENTURES LLC.

LANDOWNER: TRAILWOOD VENTURES LLC.

PART OF PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 13071, RECORDED IN VOLUME 57, ON PAGE 8, AS DOCUMENT NUMBER 1349146, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.

VILLAGE OF KRONENWETTER  
APPROVED FOR RECORDING UNDER THE  
TERMS OF THE VILLAGE OF KRONENWETTER  
LAND DIVISION ORDINANCE.  
  
By: \_\_\_\_\_  
  
DATE: \_\_\_\_\_



**Current Zoning: BP (Business Park)**

**Future Land Use Map: Industrial/Commercial**

**RECOMMENDED MOTION:**

To approve the CSM as proposed.

# 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.*

Section 6, Item H.



## Applicant Information

1. Applicant Name Trailwood Ventures LLC. Phone Number \_\_\_\_\_  
Address PO Box 1685, Wausau, WI 54402  
Email creske3@gmail.com
2. Property Title holder Name Trailwood Ventures LLC. Phone Number \_\_\_\_\_  
Address PO Box 1685, Wausau, WI 54402  
Email creske3@gmail.com
3. Prepared By Company Name REI Engineering Inc.  
Address 4080 N. 20th Avenue, Wausau, WI 54401  
Phone Number 715-675-9784 Email jprentice@reiengineering.com

## Property Information

4. Property Address 1500 Kowalski Road, Kronenwetter, WI 54455
5. Section 02 Township 27 Range 07 6. Parcel Identification # (PIN) 14527070240988
7. Legal Description (attach an additional sheet if necessary) Parcel 1 Certified Survey Map #13071, Volume 57 - Page 8
8. Parcel Acreage 170.7 9. Zoning District BP - Business Park
10. Will the CSM application be accompanied by a zoning change request? (if yes, what district)  
Yes, Lot 2 MF, Lot 3 2F, Lot 4 INT

*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 \(ecode360.com\)](#) 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, play 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.

Laura Streck  
\_\_\_\_\_  
*(Printed Name of Applicant)*

  
\_\_\_\_\_  
*(Signature of Applicant)*

1/8/2025  
\_\_\_\_\_  
*(Date)*





**REI**

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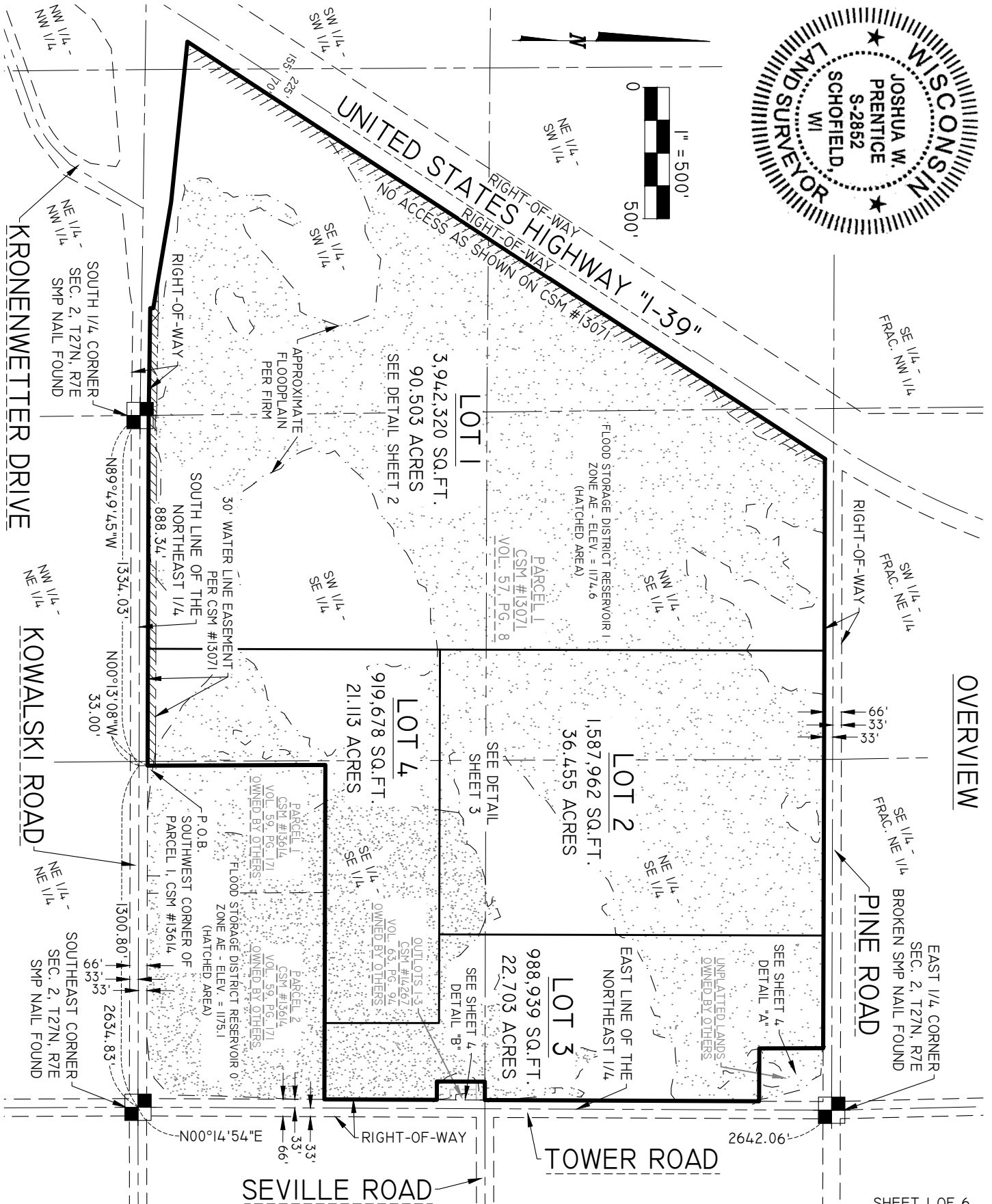
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LANDOWNER: TRAILWOOD VENTURES LLC.

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OVERVIEW



**CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING**  
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# MARATHON COUNTY CERTIFIED SURVEY MAP

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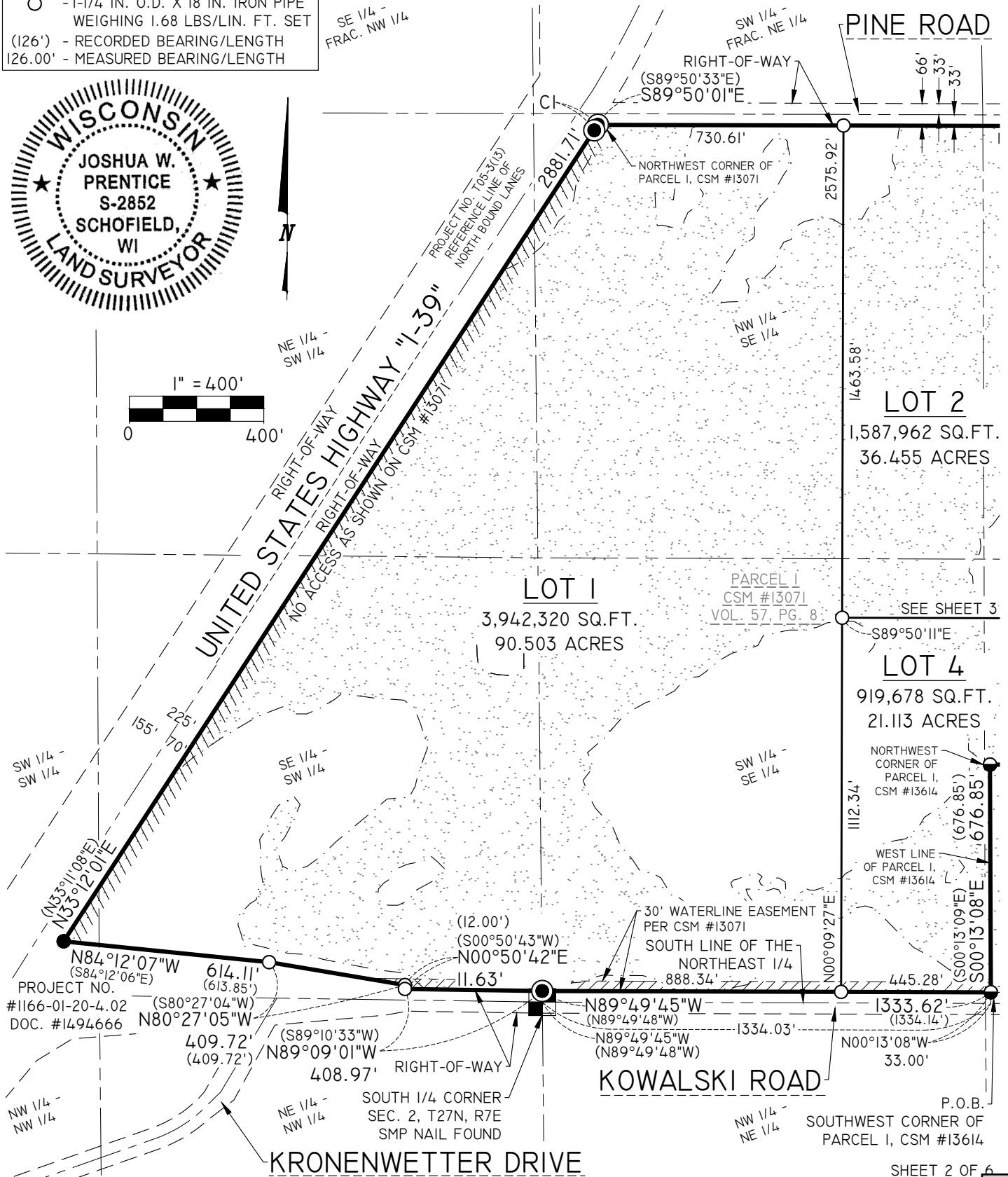
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**LEGEND**

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- 126.00' - MEASURED BEARING/LENGTH

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
CI	19.54'	3344.04'	0°20'05"	N33°01'59"E	19.54'
(CI)	(19.84')	(3344.04')	(00°20'24")	(N33°00'56"E)	(19.84')

## DETAIL SHEET 2





**REI**

CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING  
4080 N. 20TH AVENUE, WAUSAU, WI 54401  
(715) 675-9784

**MARATHON COUNTY CERTIFIED SURVEY MAP**

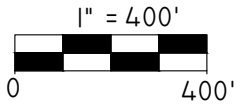
MAP NO. \_\_\_\_\_

PREPARED FOR: TRAILWOOD VENTURES LLC.

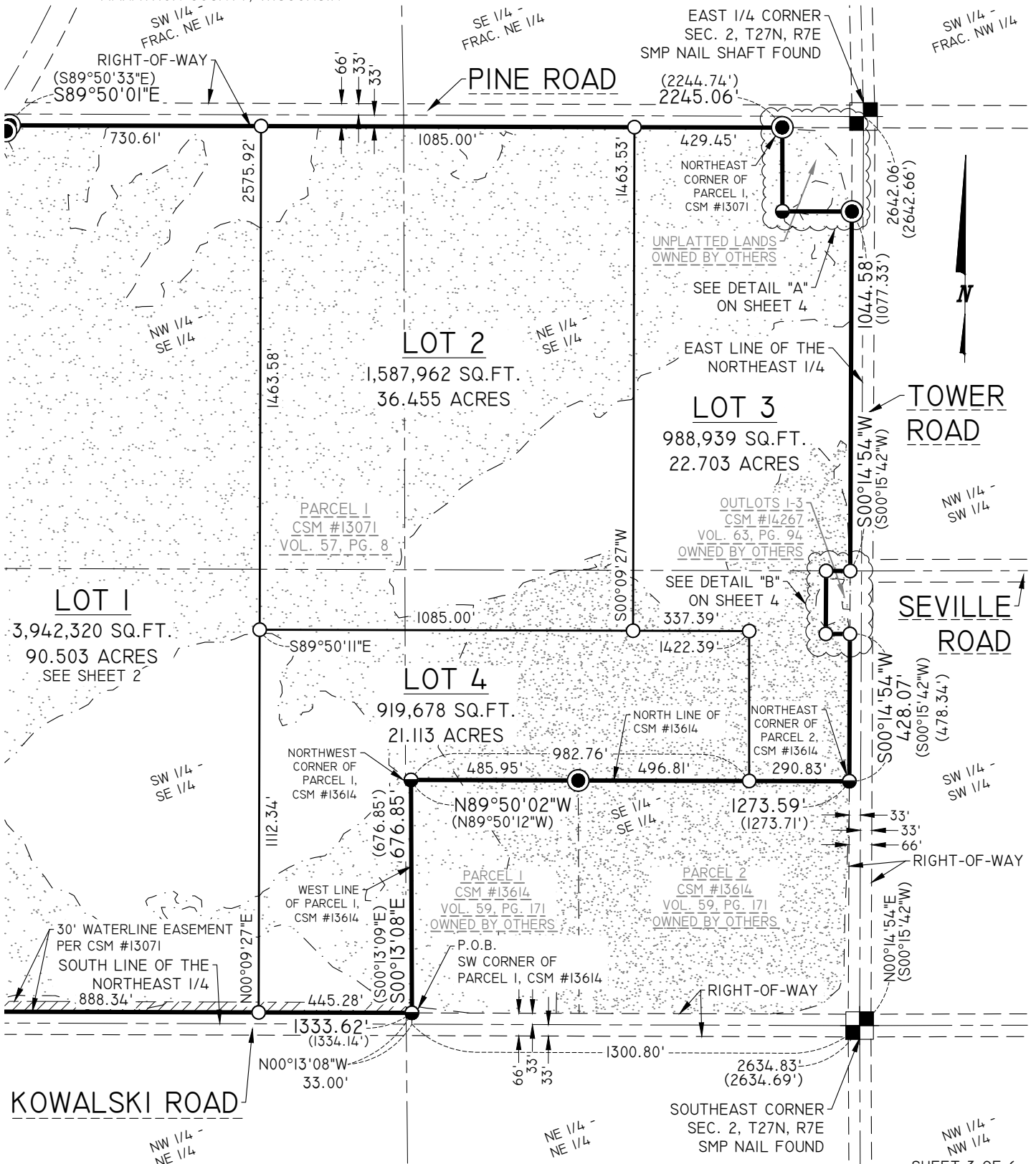
LANDOWNER: TRAILWOOD VENTURES LLC.

PART OF PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 13071, RECORDED IN VOLUME 57, ON PAGE 8, AS DOCUMENT NUMBER 1349146, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.

LEGEND	
●	- 1 IN. IRON BAR FOUND
●	- 1 IN. O.D. IRON PIPE FOUND
○	- 1-1/4 IN. O.D. X 18 IN. IRON PIPE WEIGHING 1.68 LBS/LIN. FT. SET
(126°)	- RECORDED BEARING/LENGTH
126.00'	- MEASURED BEARING/LENGTH



**DETAIL SHEET 3**





**REI**

CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING  
4080 N. 20TH AVENUE, WAUSAU, WI 54401  
(715) 675-9784

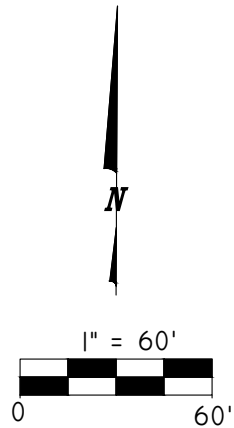
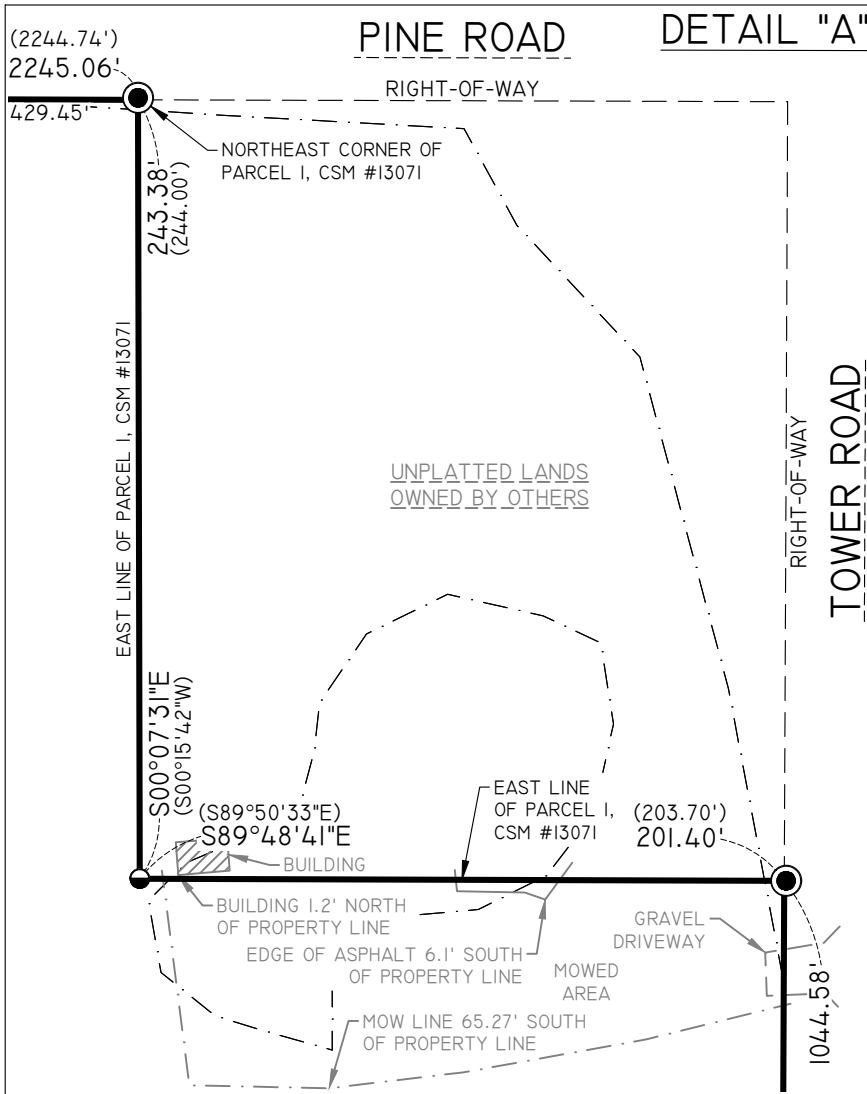
**MARATHON COUNTY CERTIFIED SURVEY MAP**

MAP NO. \_\_\_\_\_

PREPARED FOR: TRAILWOOD VENTURES LLC.

LANDOWNER: TRAILWOOD VENTURES LLC.

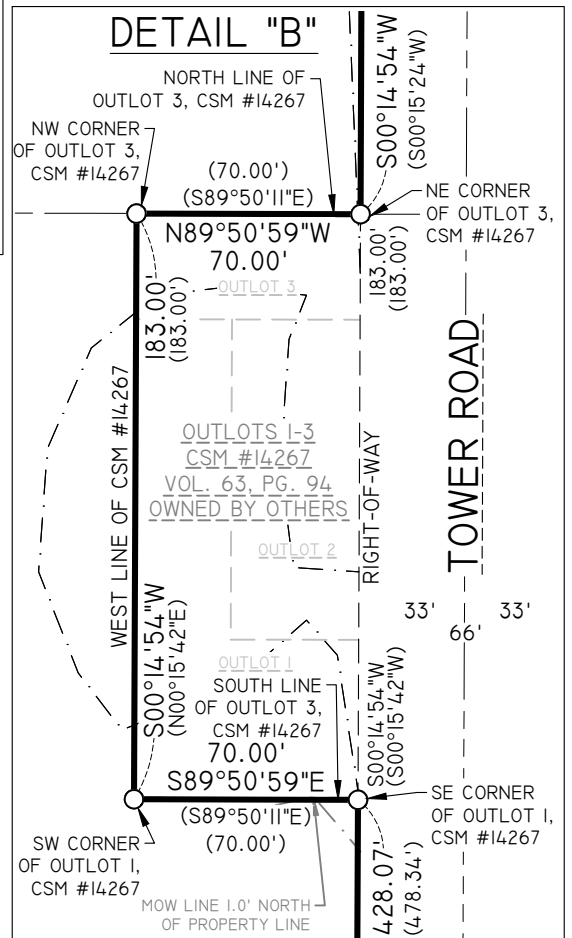
PART OF PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 13071, RECORDED IN VOLUME 57, ON PAGE 8, AS DOCUMENT NUMBER 1349146, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.



LEGEND	
●	- 1 IN. IRON BAR FOUND
●	- 1 IN. O.D. IRON PIPE FOUND
○	- 1-1/4 IN. O.D. X 18 IN. IRON PIPE WEIGHING 1.68 LBS/LIN. FT. SET
(126')	- RECORDED BEARING/LENGTH
126.00'	- MEASURED BEARING/LENGTH

NOTES:

- FIELD SURVEY WAS COMPLETED ON 8-30-2024.
- BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM, NAD 83(2011) DATUM AND REFERENCED TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 7 EAST, MEASURED TO BEAR NORTH 89°49'45" WEST.
- THIS CERTIFIED SURVEY MAP DOES NOT TRANSFER PROPERTY OWNERSHIP, AND THE SALE OR TRANSFER OF PROPERTY REQUIRES A RECORDED DEED EXCEPT FOR PUBLIC DEDICATIONS.
- THE SUBJECT PROPERTY IS IN ZONE "AE" AND DOES LIE WITHIN A FEMA FLOOD ZONE RISK DESIGNATION AREA AS PER FIRM "VILLAGE OF KRONENWETTER, MARATHON COUNTY" COMMUNITY NUMBER 5501930632F AND MAP NUMBER 55073C0632F, EFFECTIVE DATE JANUARY 13, 2023.
- RIGHT-OF-WAY OF ROAD ARE BASED ON SURVEYS OF RECORD.
- PARCEL 1 OF CERTIFIED SURVEY MAP #13071 WAS VACANT AT THE TIME OF THE SURVEY.





**REI**

CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING  
4080 N. 20TH AVENUE, WAUSAU, WI 54401  
(715) 675-9784

# MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. \_\_\_\_\_

PREPARED FOR: TRAILWOOD VENTURES LLC.

LANDOWNER: TRAILWOOD VENTURES LLC.

PART OF PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 13071, RECORDED IN VOLUME 57, ON PAGE 8, AS DOCUMENT NUMBER 1349146, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.

### SURVEYOR'S CERTIFICATE

I, JOSHUA W. PRENTICE, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2852, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF: THAT I HAVE SURVEYED, MAPPED, AND DIVIDED PART OF PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 13071, RECORDED IN VOLUME 57, ON PAGE 8, AS DOCUMENT NUMBER 1349146, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 2; THENCE NORTH 89°49'45" WEST, COINCIDENT WITH THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 2, 1300.80 FEET; THENCE NORTH 00°13'08" WEST, 33.00 FEET TO SAID SOUTHWEST CORNER OF PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 13614, RECORDED IN VOLUME 59, ON PAGE 171, AS DOCUMENT NUMBER 1390640, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE, NORTH RIGHT-OF-WAY LINE OF KOWALSKI ROAD AND THE POINT OF BEGINNING; THENCE NORTH 89°49'45" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE OF KOWALSKI ROAD, 1333.62 FEET; THENCE NORTH 89°09'01" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE OF KOWALSKI ROAD, 408.97 FEET; THENCE NORTH 00°50'42" EAST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE OF KOWALSKI ROAD, 11.63 FEET; THENCE NORTH 80°27'05" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE OF KOWALSKI ROAD, 409.72 FEET; THENCE NORTH 84°12'07" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE OF KOWALSKI ROAD, 614.11 FEET TO THE EAST RIGHT-OF-WAY LINE OF UNITED STATES HIGHWAY "I-39"; THENCE NORTH 33°12'01" EAST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE OF UNITED STATES HIGHWAY "I-39", 2881.71 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST; THENCE 19.54 FEET COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE OF UNITED STATES HIGHWAY "I-39" AND THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS LENGTH OF 3344.04 FEET, A CENTRAL ANGLE OF 0°20'05", A CHORD THAT BEARS NORTH 33°01'59" EAST, FOR A DISTANCE OF 19.54 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF PINE ROAD; THENCE SOUTH 89°50'01" EAST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE OF PINE ROAD, 2245.06 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 13071; THENCE SOUTH 00°07'31" EAST, COINCIDENT WITH EAST LINE OF SAID PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 13071, 243.38 FEET; THENCE SOUTH 89°48'41" EAST, COINCIDENT WITH SAID EAST LINE OF PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 13071, 201.40 FEET TO THE WEST RIGHT-OF-WAY LINE OF TOWER ROAD; THENCE SOUTH 00°14'54" WEST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE OF TOWER ROAD, 1044.58 FEET TO THE NORTHEAST CORNER OF OUTLOT 3 OF CERTIFIED SURVEY MAP NUMBER 14267, RECORDED IN VOLUME 63, ON PAGE 94, AS DOCUMENT NUMBER 1440362, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; THENCE NORTH 89°50'59" WEST, COINCIDENT WITH THE NORTH LINE OF SAID OUTLOT 3 OF CERTIFIED SURVEY MAP NUMBER 14267, 70.00 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT 3 OF CERTIFIED SURVEY MAP NUMBER 14267; THENCE SOUTH 00°14'54" WEST, COINCIDENT WITH THE WEST LINE OF SAID CERTIFIED SURVEY MAP NUMBER 14267, 183.00 FEET TO THE SOUTHWEST CORNER OF OUTLOT 1 OF SAID CERTIFIED SURVEY MAP NUMBER 14267; THENCE SOUTH 89°50'59" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID OUTLOT 1 OF CERTIFIED SURVEY MAP NUMBER 14267, 70.00 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT 1 OF CERTIFIED SURVEY MAP NUMBER 14267 AND SAID WEST RIGHT-OF-WAY LINE OF TOWER ROAD; THENCE SOUTH 00°14'54" WEST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE OF TOWER ROAD, 428.07 FEET TO THE NORTHEAST CORNER OF PARCEL 2 OF SAID CERTIFIED SURVEY MAP NUMBER 13614; THENCE NORTH 89°50'02" WEST, COINCIDENT WITH NORTH LINE OF SAID CERTIFIED SURVEY MAP NUMBER 13614, 1273.59 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 13614; THENCE SOUTH 00°13'08" EAST, COINCIDENT WITH SAID WEST LINE OF PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 13614, 676.85 FEET TO SAID SOUTHWEST CORNER OF PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 13614, SAID NORTH RIGHT-OF-WAY LINE OF KOWALSKI ROAD AND THE POINT OF BEGINNING.

THAT THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 7,438,899 SQUARE FEET, 170.774 ACRES, MORE OR LESS.

THAT I HAVE MADE THIS SURVEY, DIVISION AND MAP THEREOF AT THE DIRECTION OF TRAILWOOD ADVENTURES LLC., AGENT OF SAID PARCELS.

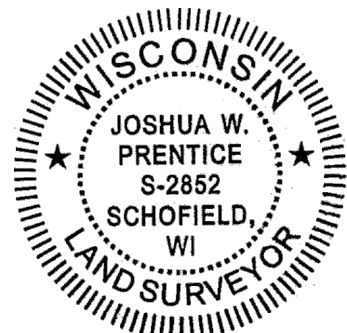
THAT SAID PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATUTES, WISCONSIN ADMINISTRATIVE CODE A-E7, AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF KRONENWETTER.

THAT THIS MAP IS A CORRECT AND ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF SAID PARCEL, AND OF THE DIVISION THEREOF MADE.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

REI  
JOSHUA W. PRENTICE  
WI P.L.S. S-2852





**REI**

CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING  
4080 N. 20TH AVENUE, WAUSAU, WI 54401  
(715) 675-9784

# MARATHON COUNTY CERTIFIED SURVEY MAP

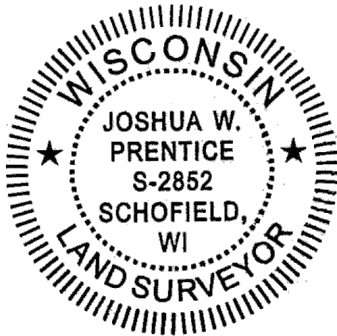
MAP NO. \_\_\_\_\_

PREPARED FOR: TRAILWOOD VENTURES LLC.

LANDOWNER: TRAILWOOD VENTURES LLC.

PART OF PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 13071, RECORDED IN VOLUME 57, ON PAGE 8, AS DOCUMENT NUMBER 1349146, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.

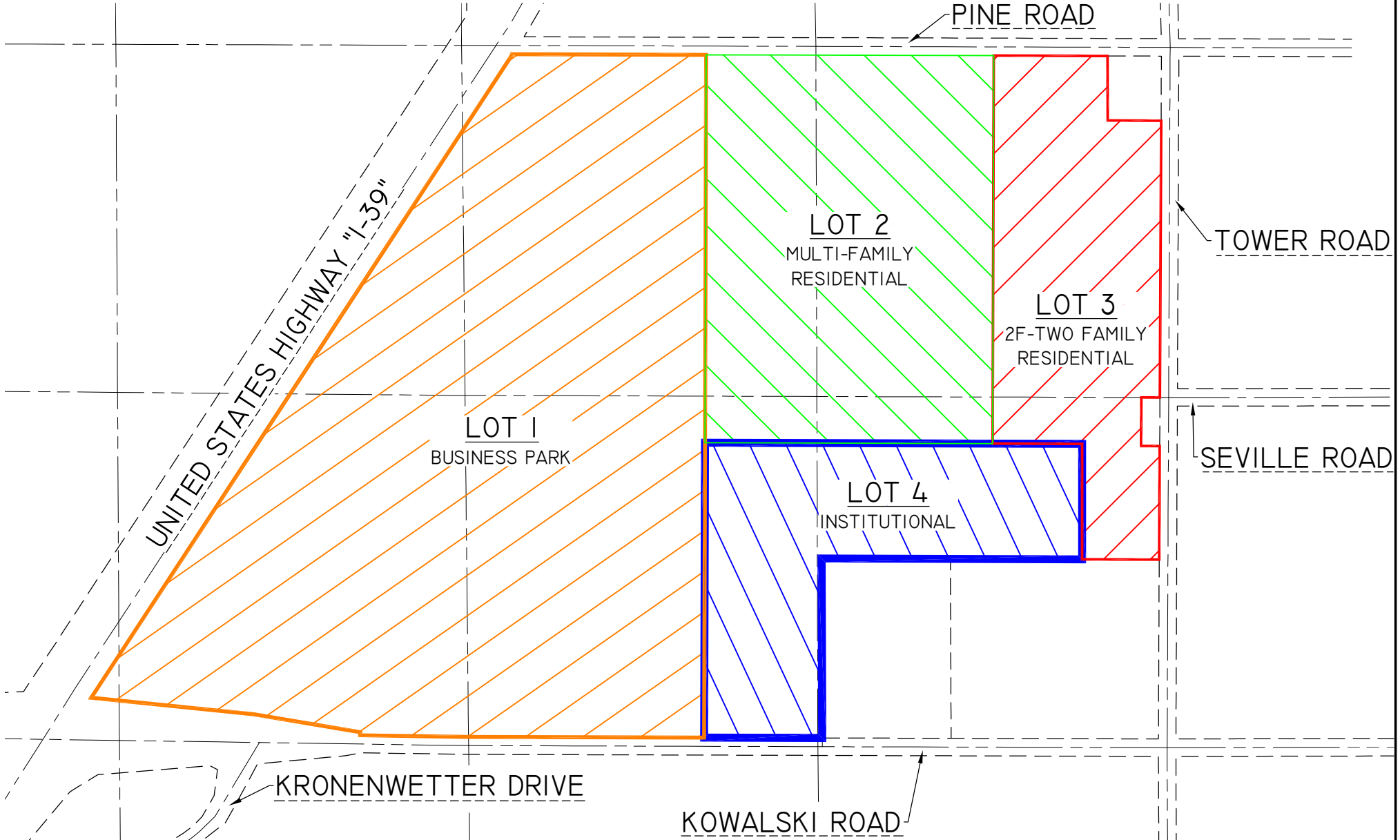
VILLAGE OF KRONENWETTER  
APPROVED FOR RECORDING UNDER THE  
TERMS OF THE VILLAGE OF KRONENWETTER  
LAND DIVISION ORDINANCE.  
  
By: \_\_\_\_\_  
  
DATE: \_\_\_\_\_



# ZONING EXHIBIT MAP

Section 6, Item H.

PART OF PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 13071, RECORDED IN VOLUME 57, ON PAGE 8, AS DOCUMENT NUMBER 1349146, FILED IN THE MARATHON COUNTY DEEDS OFFICE; LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.



**REI Engineering, INC.**  
 4080 N. 20TH AVENUE  
 WAUSAU, WISCONSIN 54401  
 PHONE: 715.675.9784  
 EMAIL: MAIL@REIENGINEERING.COM



DATE: 9-10-2024  
 DRAWN BY: JAF  
 SURVEY DATE: 8-30-2024

**ZONING EXHIBIT MAP**  
 TRAILWOOD VENTURES LLC.  
 1500 KOWALSKI ROAD  
 KRONENWETTER, WI 54455

REI No. **3213B**  
 SHEET **55**

**Report to Planning Commission**

**Agenda Item:** Concept Plan Denyon Homes Inc., Vacant No Address, Kronenwetter, WI 54455. PARCEL # 145-2708-051-0985, 145-2708-051-0988, 145-2708-051-0987 AND 145-2708-051-0989.

**Meeting Date:** January 20, 2025

**Referring Body:** Plan Commission

**Committee Contact:** Chris Voll

**Staff Contact:** Peter Wegner, CD/PZ Director

**Report Prepared by:** Peter Wegner, CD/PZ Director

**AGENDA ITEM:** Concept Plan Denyon Homes Inc., Vacant No Address, Kronenwetter, WI 54455.

**OBJECTIVE(S):** To review the proposed Denyon Home Inc. Concept Plan

**HISTORY/BACKGROUND:** Dean Prohaska, Happy Hollow Road, Kronenwetter, WI 54455, requests a two lot CSM. The existing parcel is 43.639 acres. They propose to create two lots (Lot 1 (39.324 acres) and Lot 2 (4.315 acres). The proposed lots meet the minimum area (2.0 acres), minimum lot width 150ft and minimum frontage (80ft) requirements of (RR2) Rural Residential Zoning.

**RECOMMENDED ACTION:** To review the proposed Concept Plan.

**ATTACHMENTS:** Subdivision Concept Plan Application and Staff Report.



**PARCEL # 145-2708-051-0985, 145-2708-051-0988, 145-2708-051-0987 AND 145-2708-051-0989  
(DENYON HOMES INC)  
Concept Plan**

**STAFF REPORT FOR PLANNING COMMISSION**

**PUBLIC HEARINGS/  
MEETINGS:**

Plan Commission Meeting: 6:00 p.m. January 20, 2025

**APPLICANT:**

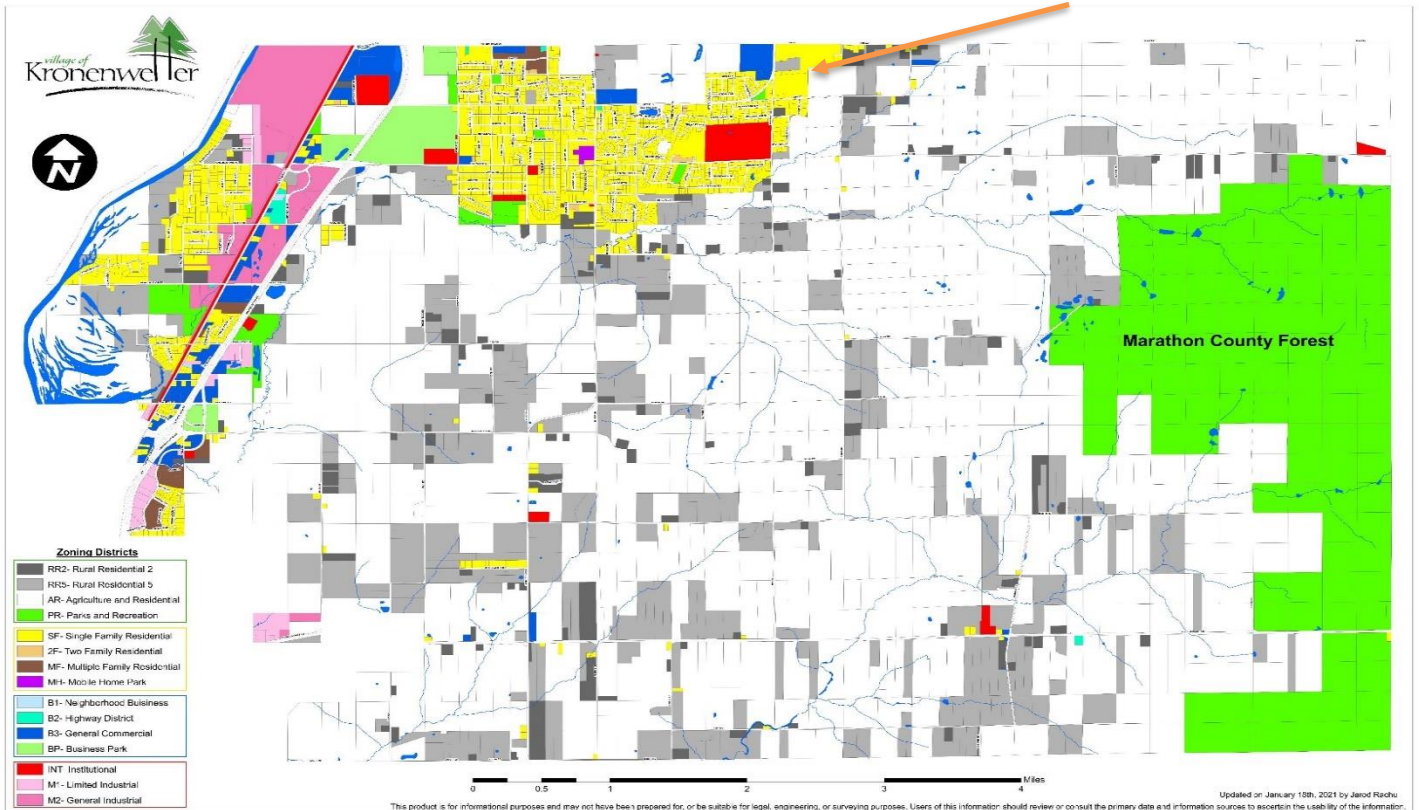
Denyon Homes  
5309 Schofield Avenue  
Weston, WI 54476

**OWNER:**

Alliance Holdings LLC  
P.O. Box 8005  
Wausau, WI 54402

**LOCATION OF REQUEST:** Vacant No Address, Kronenwetter, WI 54455 (See Map1)

**VILLAGE OF KRONENWETTER OFFICIAL ZONING MAP**



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



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

**Current Zoning: SF (Single Family Residential)**

**Future Land Use Map: Residential**

**RECOMMENDED ACTION:** TO REVIEW THE PROPOSED CONCEPT PLAN AND PROVIDE INPUT

# Subdivision Concept Plan Application

Application Fee: \$200

Village of Kronenwetter Subdivision Ordinance Chapter §460

Prior to filing an application for the approval of a preliminary plat or certified survey map, the subdivider shall consult with the Village for assistance and advice regarding site suitability, general subdivision requirements, approval procedures, and preliminary review of the concept plan for the proposed subdivision.

The Village may place the concept plan on the Plan Commission agenda for review. Plan Commission meetings are held on the 3<sup>rd</sup> Monday of each month.



## Applicant Information

1. Applicant

Name DENYON HOMES INC. Phone Number 715-574-6005

Address 5309 SCHOFIELD AVE WESTON, WI 54476

Email OFFICE@DENYONHOMES.COM

2. Property Titleholder

Name ALLIANCE HOLDINGS LLC Phone Number —

Address PO BOX 8005 WAUSAU WI 54402-8005

Email —

3. Prepared By

Company Name RIVERSIDE LAND SURVEYING LLC Name KEITH WALKOWSKI

Address 5310 WILLOW ST. WESTON, WI 54476

Phone Number 715-241-7500 Email KEITH@RIVERSIDELANDSURVEYING.COM

## Property Information

4. Property Address VACANT NO ADDRESS

5. Section 5 Township 27N Range 8E 6. Parcel Identification # (PIN) SEE ATTACHED SHEET

7. Legal Description (attach an additional sheet if necessary) SEE ATTACHED SHEET

8. Parcel Acreage 82.9 ACRES 9. Zoning District SF

10. Will the plat application be accompanied by a zoning change request? (if yes, what district) NO  
*The zoning change application is required to be submitted with the preliminary plat application*

11. Is the property to be subdivided within an existing subdivision? (if yes, what subdivision) NO

12. Number of lots proposed in the subdivision: 109 LOTS, 1 OUTLOT  
LOT 1 PRIVATE

13. How will water be provided? ALL OTHERS NEW PUBLIC WATER MAIN 14. How will sewage disposal take place? LOT 1 PRIVATE ALL OTHERS NEW PUBLIC SANITARY SEWER

**Required Attachments**

Using a topographic survey map, prepare a sketch/ conceptual plan of the proposed subdivision or land divisions and show the following information:

- (1) Property boundaries
- (2) Proposed road layout and design, lot layout and proposed dedications
- (3) General existing and proposed utility location and layout
- (4) General topography, including the slopes of roads and lots
- (5) General soil conditions, including the evaluation of seasonal high groundwater levels
- (6) Building limitations, such as wetlands, soils, floodplains, drainage ways, rock outcroppings and vegetation
- (7) Current and proposed zoning
- (8) Any contiguous property owned or controlled by the subdivider
- (9) Any additional information requested by the Village

*Refer to Chapter 460 of the Village of Kronenwetter Ordinances "Subdivision of Land" for further regulations on review and approval procedures, requirements for public 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. I understand that conceptual plan consultation and review does not constitute approval of the preliminary plat or certified survey map.

Denyon Homes Inc  
(Printed Name of Applicant)

  
(Signature of Applicant)

12/05/2024  
(Date)

## Exhibit 'A'

Parcel Identification No. (PIN): **145-2708-051-0985**

Legal Description: Lot 1 of Certified Survey Map Number 14156 recorded in Volume 62 of Certified Survey Maps on Page 163 as Document Number 1431752 located in part of the Northeast 1/4 of the Fractional Northeast 1/4 of Section 5, Township 27 North, Range 8 East, Village of Kronenwetter, Marathon County, Wisconsin.

Parcel Identification No. (PIN): **145-2708-051-0988**

Legal Land Description: Of Lot 1 of Certified Survey Map Number 6849 recorded in Volume 26 of Certified Survey Maps on Page 42 as Document Number 970341. Except: CSM Number 6906 recorded in Volume 26 on Page 99 as Document Number 972876, Except: CSM Number 14156 recorded in Volume 62 on Page 163 as Document Number 1431752 located in part of the Northwest 1/4 of the Fractional Northeast 1/4 of Section 5, Township 27 North, Range 8 East, Village of Kronenwetter, Marathon County, Wisconsin.

Parcel Identification No. (PIN): **145-2708-051-0987**

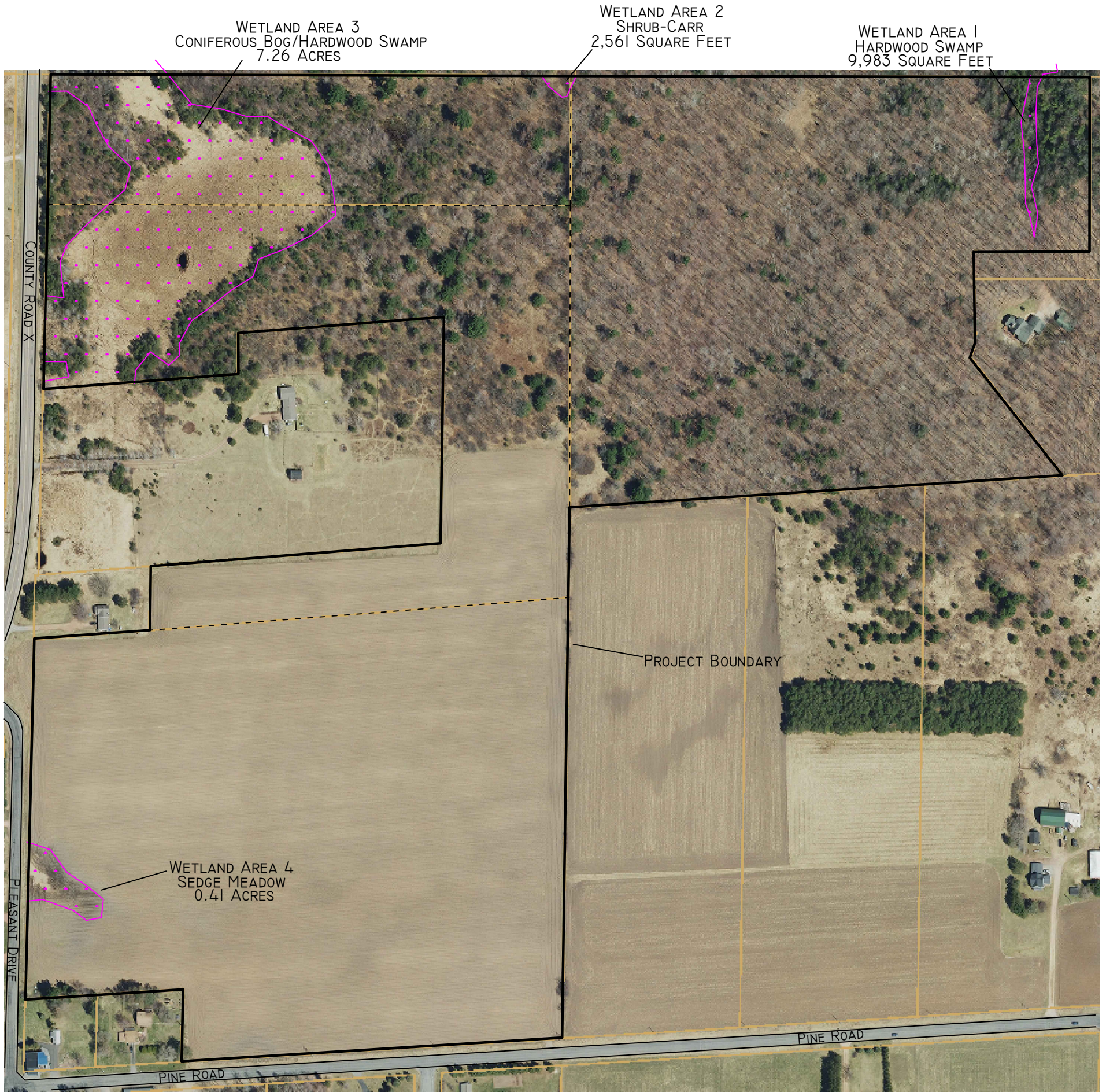
Legal Land Description: Of Lot 1 of Certified Survey Map Number 6906 recorded in Volume 26 of Certified Survey Maps on Page 99 as Document Number 972876. Except: CSM Number 13780 recorded in Volume 60 on Page 157 as Document Number 1404121, Except: CSM Number 14156 recorded in Volume 62 on Page 163 as Document Number 1431752 located in part of the Northwest 1/4 of the Fractional Northeast 1/4 and part of the Southwest 1/4 of the Fractional Northeast 1/4 of Section 5, Township 27 North, Range 8 East, Village of Kronenwetter, Marathon County, Wisconsin.

Parcel Identification No. (PIN): **145-2708-051-0989**

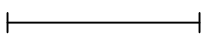
Legal Land Description: Of the Southwest 1/4 of the Fractional Northeast 1/4, Except the West 417.42' of the South 208.71' thereof, Except the West 41.25', Except CSM Number 3808 recorded in Volume 14 on Page 106 as Document Number 834517, Except CSM Number 6836 recorded in Volume 26 on Page 29 as Document Number 969863, Except CSM Number 6849 recorded in Volume 26 on Page 99 as Document Number 972876, located in Section 5, Township 27 North, Range 8 East, Village of Kronenwetter, Marathon County, Wisconsin.

# WETLAND DELINEATION MAP

ALLIANCE HOLDINGS PROPERTIES LOCATED IN PART OF THE NE1/4, SECTION 5,  
TOWNSHIP 27 NORTH - RANGE 8 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN



SCALE: 1" = 270' UNLESS NOTED



NOT A CERTIFIED SURVEY MAP

LEGEND:

- PROJECT BOUNDARY
- PROPERTY LINE
- WETLAND BOUNDARY

CREATED BY:

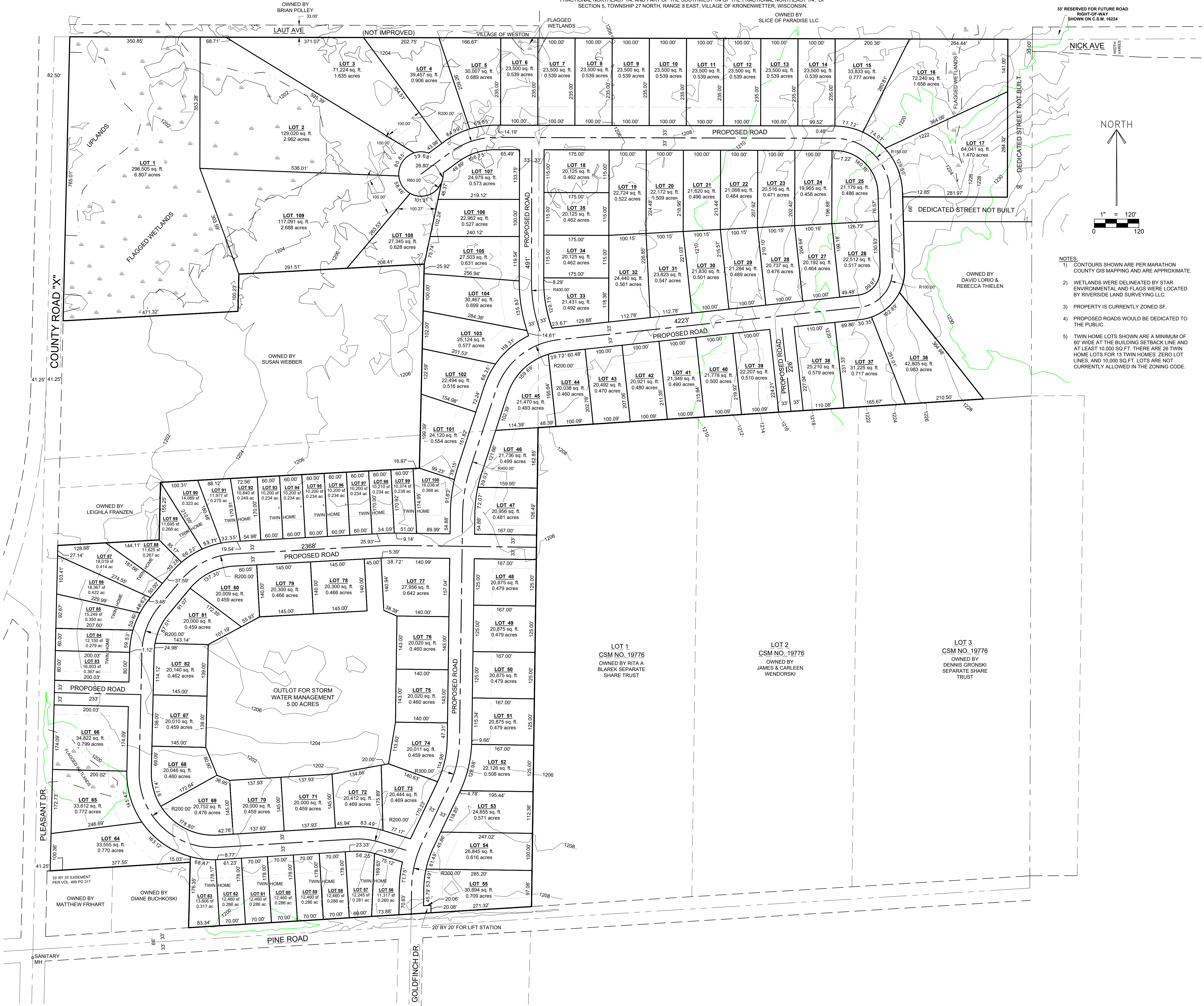


705 3RD STREET, PO Box 434  
MARATHON, WISCONSIN 54448  
PHONE: (715) 443-6115  
STARENVIRONMENTAL@HOTMAIL.COM



CONCEPT PLAN

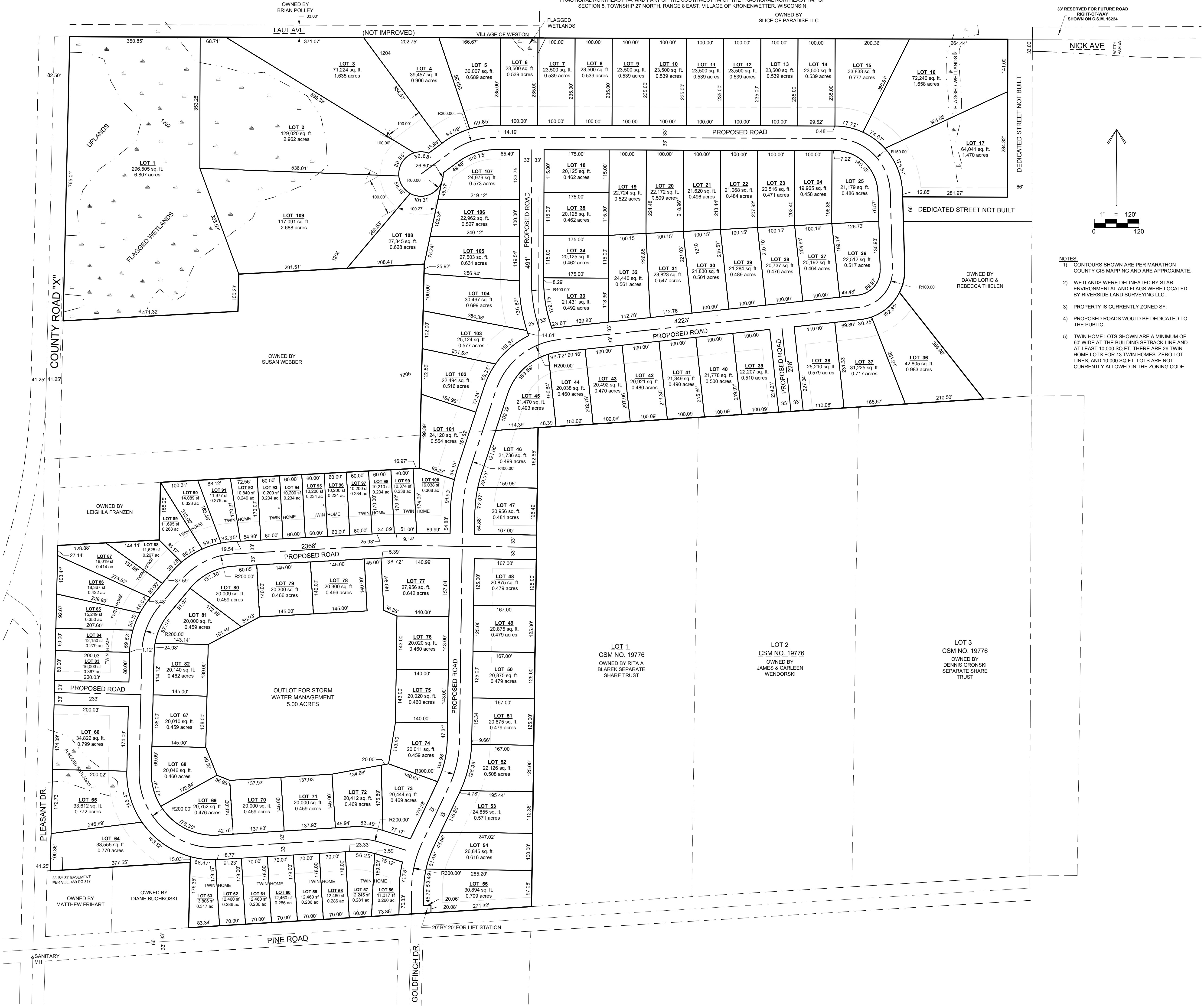
PART OF THE NORTHEAST 1/4 OF THE FRACTIONAL NORTHEAST 1/4, AND PART OF THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHEAST 1/4, AND PART OF THE SOUTHWEST 1/4 OF THE FRACTIONAL NORTHEAST 1/4, OF SECTION 5, TOWNSHIP 27 NORTH, RANGE 8 EAST, VILLAGE OF KRONENWETTER, WISCONSIN.



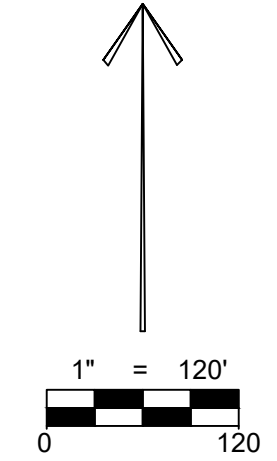
- NOTES:
- 1) CONTOURS SHOWN ARE PER MARATHON COUNTY GIS MAPPING AND ARE APPROXIMATE.
  - 2) WETLANDS WERE DELINEATED BY STAR ENVIRONMENTAL AND FLAGS WERE LOCATED BY RIVERSIDE LAND SURVEYING LLC.
  - 3) PROPERTY IS CURRENTLY ZONED SF.
  - 4) PROPOSED ROADS WOULD BE DEDICATED TO THE PUBLIC.
  - 5) TWIN HOME LOTS SHOWN ARE A MINIMUM OF 60' WIDE AT THE BUILDING SETBACK LINE AND AT LEAST 10,000 SQ.FT. THERE ARE 26 TWIN HOME LOTS FOR 13 TWIN HOMES. ZERO LOT LINES, AND 10,000 SQ.FT. LOTS ARE NOT CURRENTLY ALLOWED IN THE ZONING CODE.

CONCEPT PLAN

PART OF THE NORTHEAST 1/4 OF THE FRACTIONAL NORTHEAST 1/4, AND PART OF THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHEAST 1/4, AND PART OF THE SOUTHWEST 1/4 OF THE FRACTIONAL NORTHEAST 1/4, OF SECTION 5, TOWNSHIP 27 NORTH, RANGE 8 EAST, VILLAGE OF KRONENWETTER, WISCONSIN.



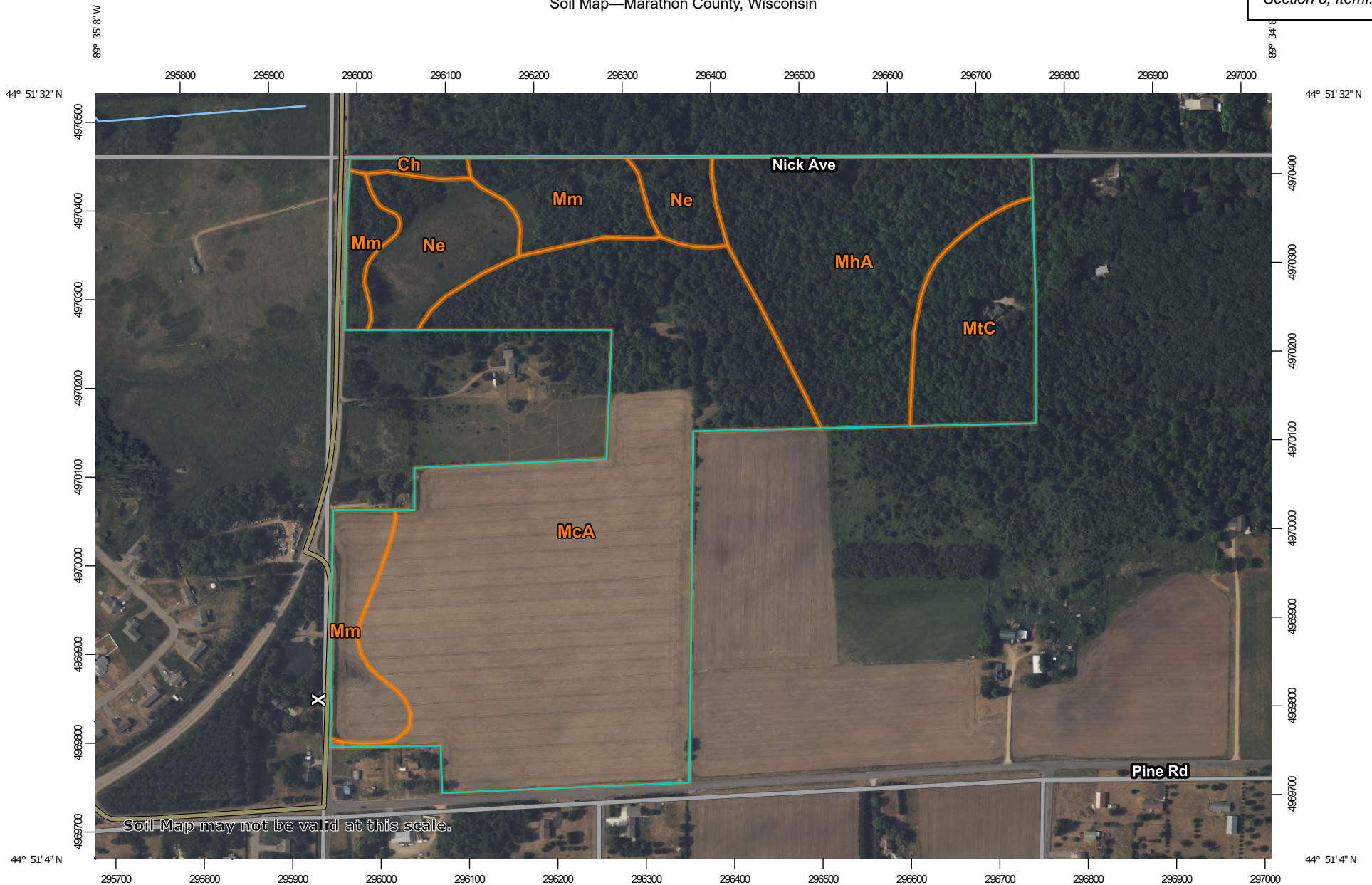
- NOTES:
- 1) CONTOURS SHOWN ARE PER MARATHON COUNTY GIS MAPPING AND ARE APPROXIMATE.
  - 2) WETLANDS WERE DELINEATED BY STAR ENVIRONMENTAL AND FLAGS WERE LOCATED BY RIVERSIDE LAND SURVEYING LLC.
  - 3) PROPERTY IS CURRENTLY ZONED SF.
  - 4) PROPOSED ROADS WOULD BE DEDICATED TO THE PUBLIC.
  - 5) TWIN HOME LOTS SHOWN ARE A MINIMUM OF 60' WIDE AT THE BUILDING SETBACK LINE AND AT LEAST 10,000 SQ. FT. THERE ARE 26 TWIN HOME LOTS FOR 13 TWIN HOMES. ZERO LOT LINES, AND 10,000 SQ. FT. LOTS ARE NOT CURRENTLY ALLOWED IN THE ZONING CODE.



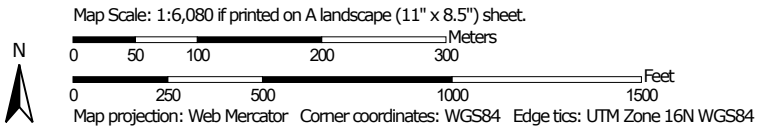


Soil Map—Marathon County, Wisconsin

Section 6, Item 1.




Soil Map may not be valid at this scale.





### MAP LEGEND

**Area of Interest (AOI)**

 Area of Interest (AOI)




















**Soils**






 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

**Special Point Features**


-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

**Water Features**

 Streams and Canals

**Transportation**

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

**Background**

 Aerial Photography

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Marathon County, Wisconsin  
 Survey Area Data: Version 22, Sep 3, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 7, 2023—Jun 8, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ch	Cathro muck, 0 to 1 percent slopes	0.7	0.8%
McA	Mahtomedi loamy sand, moderately well drained, 0 to 3 percent slopes	45.1	52.4%
MhA	Meadland loam, 0 to 3 percent slopes, stony	16.4	19.1%
Mm	Meehan loamy sand, 0 to 2 percent slopes	9.3	10.8%
MtC	Mosinee sandy loam, 2 to 15 percent slopes, stony	7.4	8.5%
Ne	Newson mucky loamy sand, river valley, 0 to 1 percent slopes	7.2	8.4%
<b>Totals for Area of Interest</b>		<b>86.0</b>	<b>100.0%</b>

## Marathon County, Wisconsin

### Ch—Cathro muck, 0 to 1 percent slopes

#### Map Unit Setting

*National map unit symbol:* ggvn

*Elevation:* 600 to 1,400 feet

*Mean annual precipitation:* 28 to 36 inches

*Mean annual air temperature:* 39 to 48 degrees F

*Frost-free period:* 120 to 170 days

*Farmland classification:* Not prime farmland

#### Map Unit Composition

*Cathro and similar soils:* 100 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Cathro

##### Setting

*Landform:* Depressions on lake plains, depressions on outwash plains, drainageways on ground moraines, drainageways on lake plains, drainageways on outwash plains, depressions on ground moraines

*Landform position (two-dimensional):* Toeslope

*Down-slope shape:* Concave, linear

*Across-slope shape:* Concave

*Parent material:* Organic material over silty or loamy drift

##### Typical profile

*Oe - 0 to 5 inches:* muck

*Oa1-Oa3 - 5 to 28 inches:* muck

*C1,C2 - 28 to 60 inches:* loam

##### Properties and qualities

*Slope:* 0 to 1 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Very poorly drained

*Runoff class:* Negligible

*Capacity of the most limiting layer to transmit water*

*(Ksat):* Moderately low to high (0.14 to 1.98 in/hr)

*Depth to water table:* About 0 inches

*Frequency of flooding:* None

*Frequency of ponding:* Frequent

*Calcium carbonate, maximum content:* 25 percent

*Available water supply, 0 to 60 inches:* Very high (about 16.6 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 6w

*Hydrologic Soil Group:* B/D

*Ecological site:* F090BY002WI - Mucky Swamp

*Forage suitability group:* Not suited, flooded or organics  
(G090BY010WI)

*Other vegetative classification:* Not suited, flooded or organics  
(G090BY010WI), Picea mariana-Larix laricina/Ledum  
groenlandicum(Aronia melancarpa variant) , Black Spruce-  
Tamarack/Labrador Tea(BlackChokeberry variant) (5PmLLe-  
An)

*Hydric soil rating:* Yes

## Data Source Information

Soil Survey Area: Marathon County, Wisconsin

Survey Area Data: Version 22, Sep 3, 2024

## Marathon County, Wisconsin

### McA—Mahtomedi loamy sand, moderately well drained, 0 to 3 percent slopes

#### Map Unit Setting

*National map unit symbol:* 2xk6w  
*Elevation:* 670 to 1,600 feet  
*Mean annual precipitation:* 28 to 36 inches  
*Mean annual air temperature:* 39 to 48 degrees F  
*Frost-free period:* 120 to 170 days  
*Farmland classification:* Not prime farmland

#### Map Unit Composition

*Mahtomedi, moderately well drained, and similar soils:* 100 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Mahtomedi, Moderately Well Drained

##### Setting

*Landform:* Outwash plains, stream terraces  
*Landform position (two-dimensional):* Summit  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Sandy outwash

##### Typical profile

*Ap - 0 to 7 inches:* loamy sand  
*Bw1 - 7 to 19 inches:* loamy coarse sand  
*Bw2 - 19 to 26 inches:* gravelly coarse sand  
*C - 26 to 60 inches:* gravelly sand

##### Properties and qualities

*Slope:* 0 to 3 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Moderately well drained  
*Runoff class:* Negligible  
*Capacity of the most limiting layer to transmit water (Ksat):* High to very high (5.95 to 19.98 in/hr)  
*Depth to water table:* About 42 to 60 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water supply, 0 to 60 inches:* Low (about 3.8 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 4s  
*Hydrologic Soil Group:* A  
*Ecological site:* F090BY013WI - Sandy Upland

*Forage suitability group:* Low AWC, adequately drained  
(G090BY002WI)

*Other vegetative classification:* Low AWC, adequately drained  
(G090BY002WI), Pinus strobus - Acer rubrum / Vaccinium  
angustifolium - Amphicarpa bracteata , Eastern White Pine -  
Red Maple / Low Sweet Blueberry - Hog-peanut (PARVAm),  
Pinus strobus - Quercus spp. / Gaultheria procumbens -  
Ceanothus americanus , Eastern White Pine - Oak spp. /  
Wintergreen - New Jersey Tea (PQGGe)

*Hydric soil rating:* No

## Data Source Information

Soil Survey Area: Marathon County, Wisconsin

Survey Area Data: Version 22, Sep 3, 2024

## Marathon County, Wisconsin

### MhA—Meadland loam, 0 to 3 percent slopes, stony

#### Map Unit Setting

*National map unit symbol:* ggwy  
*Elevation:* 800 to 1,950 feet  
*Mean annual precipitation:* 28 to 36 inches  
*Mean annual air temperature:* 39 to 48 degrees F  
*Frost-free period:* 120 to 170 days  
*Farmland classification:* Prime farmland if drained

#### Map Unit Composition

*Meadland and similar soils:* 98 percent  
*Minor components:* 2 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Meadland

##### Setting

*Landform:* Ground moraines  
*Landform position (two-dimensional):* Footslope  
*Down-slope shape:* Linear  
*Across-slope shape:* Concave  
*Parent material:* Loamy drift over loamy till and/or loamy residuum weathered from igneous and metamorphic rock

##### Typical profile

*A, E - 0 to 5 inches:* loam  
*Bs, B/E - 5 to 15 inches:* sandy loam  
*Bt - 15 to 25 inches:* loam  
*C - 25 to 60 inches:* loam

##### Properties and qualities

*Slope:* 0 to 3 percent  
*Surface area covered with cobbles, stones or boulders:* 0.1 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Somewhat poorly drained  
*Runoff class:* High  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to high (0.14 to 1.98 in/hr)  
*Depth to water table:* About 6 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water supply, 0 to 60 inches:* Moderate (about 8.7 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 3s  
*Hydrologic Soil Group:* B/D



*Ecological site:* F090BY011WI - Moist Loamy Lowland  
*Forage suitability group:* Mod AWC, high water table (G090BY004WI)  
*Other vegetative classification:* Mod AWC, high water table (G090BY004WI), *Tsuga canadensis* / *Maianthemum canadense* - *Coptis groenlandica* , Eastern Hemlock / Wild Lily-of-the-valley - Goldthread (TMC)  
*Hydric soil rating:* No

### Minor Components

#### Dancy

*Percent of map unit:* 1 percent  
*Landform:* Depressions  
*Ecological site:* F090BY006WI - Wet Loamy Lowland  
*Other vegetative classification:* *Fraxinus nigra*-*Acer rubrum*/*Impatiens capensis*(*Ilex verticillata* variant) , Black Ash-Red Maple/Spotted Touch-me-not(Winterberry variant) (5FnArl-Ix)  
*Hydric soil rating:* Yes

#### Sherry

*Percent of map unit:* 1 percent  
*Landform:* Depressions  
*Ecological site:* F090BY006WI - Wet Loamy Lowland  
*Other vegetative classification:* *Fraxinus nigra*-*Acer rubrum*/*Impatiens capensis*(*Ilex verticillata* variant) , Black Ash-Red Maple/Spotted Touch-me-not(Winterberry variant) (5FnArl-Ix)  
*Hydric soil rating:* Yes

## Data Source Information

Soil Survey Area: Marathon County, Wisconsin  
Survey Area Data: Version 22, Sep 3, 2024

## Marathon County, Wisconsin

### Mm—Meehan loamy sand, 0 to 2 percent slopes

#### Map Unit Setting

*National map unit symbol:* ggwz  
*Elevation:* 670 to 1,950 feet  
*Mean annual precipitation:* 28 to 36 inches  
*Mean annual air temperature:* 39 to 48 degrees F  
*Frost-free period:* 120 to 170 days  
*Farmland classification:* Not prime farmland

#### Map Unit Composition

*Meehan and similar soils:* 99 percent  
*Minor components:* 1 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Meehan

##### Setting

*Landform:* Outwash plains, stream terraces  
*Landform position (two-dimensional):* Footslope  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Linear  
*Across-slope shape:* Concave  
*Parent material:* Sandy outwash

##### Typical profile

*Ap - 0 to 10 inches:* loamy sand  
*Bw1,Bw2,BC - 10 to 30 inches:* sand  
*C - 30 to 60 inches:* sand

##### Properties and qualities

*Slope:* 0 to 2 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Somewhat poorly drained  
*Runoff class:* Low  
*Capacity of the most limiting layer to transmit water (Ksat):* High to very high (5.95 to 19.98 in/hr)  
*Depth to water table:* About 6 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water supply, 0 to 60 inches:* Low (about 4.4 inches)

##### Interpretive groups

*Land capability classification (irrigated):* 4e  
*Land capability classification (nonirrigated):* 4w  
*Hydrologic Soil Group:* A/D  
*Ecological site:* F090BY009WI - Moist Sandy Upland  
*Forage suitability group:* Low AWC, high water table (G090BY001WI)

*Other vegetative classification:* Low AWC, high water table  
(G090BY001WI), Acer rubrum - Abies balsamea / Vaccinium  
angustifolium - Coptis groenlandica , Red Maple Balsam Fir/  
Low Sweet Blueberry - Goldthread (ArAbVC), Acer rubrum /  
Vaccinium angustifolium - Rubus pubescens , Red Maple / Low  
Sweet Blueberry - Dwarf raspberry (ArVRp)  
*Hydric soil rating:* No

### Minor Components

#### Newson

*Percent of map unit:* 1 percent  
*Landform:* Depressions  
*Ecological site:* F090BY005WI - Wet Sandy Lowland  
*Other vegetative classification:* Pinus strobus-Acer rubrum/  
Gaylussacia baccata , Eastern White Pine-Red Maple/Black  
Huckleberry (5PArGy)  
*Hydric soil rating:* Yes

## Data Source Information

Soil Survey Area: Marathon County, Wisconsin  
Survey Area Data: Version 22, Sep 3, 2024

## Marathon County, Wisconsin

### MtC—Mosinee sandy loam, 2 to 15 percent slopes, stony

#### Map Unit Setting

*National map unit symbol:* ggx6  
*Elevation:* 800 to 1,950 feet  
*Mean annual precipitation:* 28 to 36 inches  
*Mean annual air temperature:* 39 to 48 degrees F  
*Frost-free period:* 120 to 170 days  
*Farmland classification:* Not prime farmland

#### Map Unit Composition

*Mosinee and similar soils:* 100 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Mosinee

##### Setting

*Landform:* Hills  
*Landform position (two-dimensional):* Shoulder, backslope  
*Down-slope shape:* Convex  
*Across-slope shape:* Convex  
*Parent material:* Loamy drift over shattered bedrock igneous and/or metamorphic

##### Typical profile

*A - 0 to 7 inches:* sandy loam  
*Bw1,Bw2 - 7 to 18 inches:* gravelly sandy loam  
*Bw3,Bw4 - 18 to 41 inches:* gravelly sandy loam  
*R - 41 to 60 inches:* bedrock

##### Properties and qualities

*Slope:* 2 to 15 percent  
*Surface area covered with cobbles, stones or boulders:* 0.1 percent  
*Depth to restrictive feature:* 40 to 60 inches to lithic bedrock  
*Drainage class:* Well drained  
*Runoff class:* High  
*Capacity of the most limiting layer to transmit water (Ksat):* Very low to high (0.00 to 5.95 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water supply, 0 to 60 inches:* Low (about 4.4 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 6e  
*Hydrologic Soil Group:* A  
*Ecological site:* F090BY014WI - Loamy Bedrock Upland

*Forage suitability group:* Mod AWC, adequately drained  
(G090BY005WI)

*Other vegetative classification:* Mod AWC, adequately drained  
(G090BY005WI), Acer saccharum / Viburnum acerifolium ,  
Sugar Maple / Maple-leaved Viburnum (AVb)

*Hydric soil rating:* No

## Data Source Information

Soil Survey Area: Marathon County, Wisconsin

Survey Area Data: Version 22, Sep 3, 2024

## Marathon County, Wisconsin

### Ne—Newson mucky loamy sand, river valley, 0 to 1 percent slopes

#### Map Unit Setting

*National map unit symbol:* 2xxj2  
*Elevation:* 1,080 to 1,430 feet  
*Mean annual precipitation:* 28 to 36 inches  
*Mean annual air temperature:* 39 to 48 degrees F  
*Frost-free period:* 120 to 170 days  
*Farmland classification:* Not prime farmland

#### Map Unit Composition

*Newson and similar soils:* 80 percent  
*Minor components:* 20 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Newson

##### Setting

*Landform:* Stream terraces, valley trains  
*Landform position (three-dimensional):* Tread, talf  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Sandy outwash

##### Typical profile

*Oe - 0 to 3 inches:* mucky peat  
*Oa - 3 to 5 inches:* muck  
*A - 5 to 7 inches:* mucky loamy sand  
*Bg - 7 to 15 inches:* loamy sand  
*BCg - 15 to 26 inches:* sand  
*Cg - 26 to 79 inches:* sand

##### Properties and qualities

*Slope:* 0 to 1 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Poorly drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.20 to 6.00 in/hr)  
*Depth to water table:* About 0 to 6 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* Frequent  
*Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)  
*Available water supply, 0 to 60 inches:* Low (about 5.6 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 6w

*Hydrologic Soil Group:* A/D  
*Ecological site:* F090BY005WI - Wet Sandy Lowland  
*Forage suitability group:* Low AWC, high water table  
(G090BY001WI)  
*Other vegetative classification:* Low AWC, high water table  
(G090BY001WI), Larix laricina-Acer rubrum/Ilex verticillata ,  
Tamarack-Red Maple/Winterberry (1LARlx)  
*Hydric soil rating:* Yes

### Minor Components

#### Meehan

*Percent of map unit:* 10 percent  
*Landform:* Stream terraces, valley trains  
*Landform position (three-dimensional):* Tread, talf  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Ecological site:* F090BY009WI - Moist Sandy Upland  
*Other vegetative classification:* Low AWC, high water table  
(G095AY001WI), Acer rubrum - Abies balsamea / Vaccinium  
angustifolium - Coptis groenlandica , Red Maple Balsam Fir/  
Low Sweet Blueberry - Goldthread (ArAbVC), Acer rubrum /  
Vaccinium angustifolium - Rubus pubescens , Red Maple / Low  
Sweet Blueberry - Dwaf raspberry (ArVRp)  
*Hydric soil rating:* No

#### Dancy

*Percent of map unit:* 5 percent  
*Landform:* Stream terraces, valley trains  
*Landform position (three-dimensional):* Tread, talf  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Ecological site:* F090BY006WI - Wet Loamy Lowland  
*Other vegetative classification:* Mod AWC, high water table  
(G090BY004WI), Fraxinus nigra-Acer rubrum/Impatiens  
capensis(Ilex verticillata variant) , Black Ash-Red Maple/  
Spotted Touch-me-not(Winterberry variant) (5FnArl-Ix)  
*Hydric soil rating:* Yes

#### Markey

*Percent of map unit:* 5 percent  
*Landform:* Valley trains  
*Landform position (three-dimensional):* Dip  
*Down-slope shape:* Concave  
*Across-slope shape:* Concave  
*Ecological site:* F090BY002WI - Mucky Swamp  
*Other vegetative classification:* Not suited, flooded or organics  
(G090AY010WI), Picea mariana-Larix laricina/Ledum  
groenlandicum(Aronia melancarpa variant) , Black Spruce-  
Tamarack/Labrador Tea(BlackChokeberry variant) (5PmLLe-  
An)

*Hydric soil rating: Yes*

## Data Source Information

Soil Survey Area: Marathon County, Wisconsin  
Survey Area Data: Version 22, Sep 3, 2024