



Planning Department

W240N3065 Pewaukee Road
Pewaukee, WI 53072
(262) 691-0770 Fax (262) 691-1798

**PLAN COMMISSION
MEETING NOTICE AND AGENDA
Thursday, December 20, 2018
7:00 PM**

Common Council Chambers ~ Pewaukee City Hall
W240 N3065 Pewaukee Road, Pewaukee, WI 53072

-
1. Call to Order and Pledge of Allegiance
 2. Discussion and Action Regarding Approval of Meeting Minutes Dated October 18, 2018
 3. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Pauline S. Hurst to Rezone Property Located on Bluemound Road From A-2 Agricultural to Rs-6 Single-Family Residential for the Purpose of Creating a 24 Lot Single-Family Development Known As Cardinal Meadow (PWC 0928980)
 4. Discussion and Action Regarding the Preliminary Plat for the Proposed 24 Lot Single-Family Subdivision Known As Cardinal Meadow Located on Bluemound Road (PWC 0928980)
 5. Discussion and Action and Public Hearing Regarding the Proposed Amendments to Sub-Sections 17.0423a(3), 17.0423c(3), 17.0424a(4) and 17.0424c(1) of the City Zoning Ordinance Regarding Allowed Uses Within the M-1 and M-2 Zoning Districts
 6. Discussion and Action and Public Hearing Regarding the Proposed Amendments to Sub-Sections 14.06(9), 14.55(4) and 14.72(2) of the City Building Code Ordinance Regarding Failure to Apply for Permits
 7. Discussion and Action Regarding a Certified Survey Map for Property Located at N45 W25171 Lindsay Road Owned by Linda Uebele for the Purpose of Subdividing the Property (PWC 0877993001)
 8. Discussion and Action Regarding a Certified Survey Map for Property Located at N40 W27535 Glacier Road Owned by Gary Klatt and William & Tosca Russo for the Purpose of Reconfiguring Three Existing Lots and Three Existing Outlots (PWC 0890999002, PWC 0890999007, PWC 0890999004)
 9. Discussion and Action Regarding Approval of the Final Plat for Woodleaf Reserve Addition No. 2 (PWC 0865995002 & PWC 0865990001)
 10. Adjournment

Ami Hurd
Deputy Clerk

12/13/2018

NOTICE

It is possible that members of other governmental bodies of the municipality may be in attendance to gather information that may form a quorum. At the above stated meeting, no action will be taken by any governmental body other than the governmental body specifically referred to above in this notice.

Any person who has a qualifying disability under the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible format must contact the City Planner, Harlan Clinkenbeard, at (262) 691-0770 three business days prior to the meeting so that arrangements may be made to accommodate your request.

**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 2.**

DATE: December 20, 2018

DEPARTMENT: PRCS - Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding Approval of Meeting Minutes Dated October 18, 2018

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

10.18.18 Minutes

In attendance:

Mayor S. Bierce, D. Linsmeier, K. Salituro, S. Sullivan.

Also in attendance:

City Planner N. Fuchs, Administrator S. Klein, Department of Public Works Director J. Weigel, and Deputy Clerk A. Hurd.

1. Call to Order and Pledge of Allegiance

Chairman Bierce called the meeting to order at 7:00pm and requested everyone stand for the Pledge of Allegiance.

2. Discussion and Action Regarding Approval of Meeting Minutes Dated September 20, 2018

A motion was made and seconded (D. Linsmeier, S. Sullivan) to approve the September 20th, 2018 meeting minutes. Motion Passed: 4-For, 0-Against.

3. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for GE Healthcare to Rezone Property Located at N16 W22419 Watertown Road From A-2 Agricultural to I-1 Urban Institutional for the Purpose of Combining the Two Properties to Allow for Additional Green Space (PWC 0960994 & PWC 0959999)

Mr. Fuchs stated this is related to a future addition to the GE facility. They are looking to rezone a portion of the vacant property. The F-1 & LC zoning on the property will remain. The certified survey map will combine the two parcels because once the addition is done on the building, it will eliminate some greenspace, and combining the lots will allow them to meet the 40 percent greenspace requirement.

The addition will be on the front of the existing building and they will come back for building and site plan review.

Chairman Bierce opened the public hearing at 7:06pm. No one wished to speak so Chairman Bierce closed the public hearing at 7:06pm.

A motion was made and seconded (K. Salituro, S. Sullivan) to approve the rezoning for GE Healthcare from A-2 Agricultural to I-1 Urban Institutional. Motion Passed: 4-For, 0-Against.

4. Discussion and Action Regarding a Certified Survey Map for GE Healthcare Located at N16 W22419 Watertown Road for the Purpose of Combining Two Properties to Allow for Additional Greenspace (PWC 0960994 & PWC 0959999)

A motion was made and seconded (K. Salituro, D. Linsmeier) to approve the certified survey map for GE Healthcare. Motion Passed: 4-For, 0-Against.

5. Discussion and Action Regarding the Mitigation Plan for Terrance Schneider for Property Located at W267 N2907 Woodland Drive (PWC 0930999)

Mr. Weigel stated approval was being recommended contingent upon a revised grading plan being submitted and approved by the City Engineer, the drainage swales along the east and west property lines

being maintained as shown on the grading plan, the landscape permit being obtained prior to starting work, and the mitigation plan narrative and the Plan Commission minutes being recorded with the Waukesha County Register of Deeds.

A motion was made and seconded (S. Sullivan, D. Linsmeier) to approve the mitigation plan pursuant to the Assistant City Engineer's recommendations and contingencies. Motion Passed: 4-For, 0-Against.

6. Discussion and Possible Action Regarding the Conceptual Site and Building Plans for WVRC Emergency & Specialty Pet Care Located on Pewaukee Road South of I-94 (PWC 0966999)

Mr. Fuchs stated this was a proposed animal hospital and they would be open 24 hours a day, seven days a week. It does not include an animal shelter, pet daycare or outdoor play area and is just hospital use.

If the project moves forward, the applicant would propose to rezone the property to B-3 and it would also require a conditional use permit. The plans are showing the potential future addition of 30,000 square feet. Public sewer is not available so they would have to propose an on-site system.

Discussion took place regarding the sewer availability in this area. The applicant has stated they would be willing to hook to sewer, should it become available.

It was noted by Mr. Fuchs that the applicant would want to utilize the entire property and would not want to subdivide it or put any other uses on it.

It was stated by the applicant that the building would be open 24 hours a day; the bulk of their business is during the day, but they are open evenings and weekends and animals can get care during those hours; they do not have a lot of noise or light pollution; and the benefit of having a larger lot is that they could get appropriate green buffering.

All of the Commissioners were in agreement that they should move forward with the proposal.

7. Adjournment

A motion was made and seconded (D. Linsmeier, K. Salituro) to adjourn the meeting at 7:23pm. Motion Passed: 4-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk

**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 3.**

DATE: December 20, 2018

DEPARTMENT: PRCS - Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Pauline S. Hurst to Rezone Property Located on Bluemound Road From A-2 Agricultural to Rs-6 Single-Family Residential for the Purpose of Creating a 24 Lot Single-Family Development Known As Cardinal Meadow (PWC 0928980)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Cardinal Meadow Rezoning

Cardinal Meadow Rezoning Map

Cardinal Meadow Development Summary

CITY OF PEWAUKEE

STATE OF WISCONSIN

WAUKESHA COUNTY

- NOTICE OF ZONING MAP AMENDMENT PUBLIC HEARING -

PLEASE TAKE NOTICE THAT THERE WILL BE A PUBLIC HEARING ON THE PETITION OF: PAULINE S. HURST TO REZONE FROM: A-2 AGRICULTURAL DISTRICT TO: RS-6 SINGLE-FAMILY RESIDENTIAL

THE FOLLOWING PROPERTY IN THE CITY OF PEWAUKEE:

Legal description of the property to be rezoned:

ALL THAT PART OF THE SOUTHWEST ¼ AND SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 16, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN, NOW BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 16; THENCE SOUTH 87°34'14" WEST AND ALONG THE SOUTH LINE OF THE SAID SOUTHEAST ¼ SECTION, 680.76 FEET TO A POINT ON THE SOUTHWEST RIGHT-OF-WAY LINE OF "BLUEMOUND ROAD" (C.T.H. "JJ") AND THE PLACE OF BEGINNING OF LANDS HEREINAFTER DESCRIBED;

CONTINUING THENCE SOUTH 87°34'14" WEST AND ALONG THE SAID SOUTH LINE OF THE SAID SOUTHEAST ¼ SECTION, 720.93 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF "U.S.H. 16"; THENCE NORTH 01°57'46" WEST AND ALONG THE SAID EAST RIGHT-OF-WAY LINE, 1123.14 FEET TO A POINT; THENCE NORTH 87°35'14" EAST AND ALONG THE SOUTH LINE OF UNPLATTED LANDS, 490.45 FEET TO A POINT ON THE SAID SOUTHWEST RIGHT-OF-WAY LINE OF SAID "BLUEMOUND ROAD" (C.T.H. "JJ"); THENCE SOUTH 13°34'46" EAST AND ALONG THE SAID SOUTHWEST RIGHT-OF-WAY LINE, 1144.57 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

SAID PARCEL CONTAINS 680,205 SQUARE FEET (OR 15.6154 ACRES) OF LAND MORE OR LESS.

Common Description: Vacant Andritsos/Hurst Parcel on Bluemound Road – Bielinski Cardinal Meadow Development

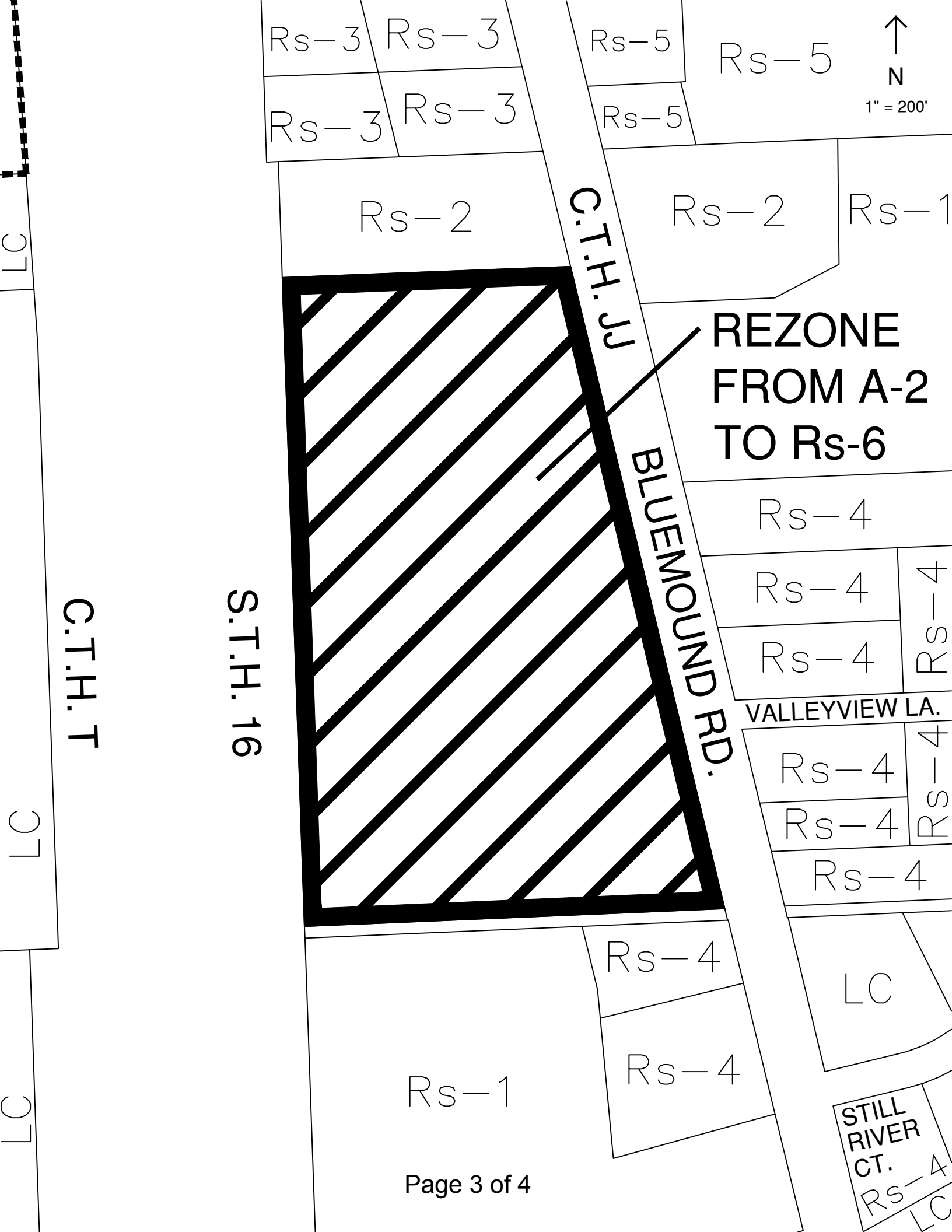
Tax Key Number: PWC 0928-980

This Amendment to the Zoning Map (Change in zoning) is being proposed for the purpose of: creating a 24 lot single family development.

THE PUBLIC HEARING will be held at a meeting of the City Plan Commission in the City Hall Common Council Chambers on **Thursday, December 20th, 2018** at or after **7:00 PM.**

Dated this 26th day of November, 2018.

Kelly Tarczewski,
Clerk/Treasurer, City of Pewaukee



Rs-3 Rs-3
Rs-3 Rs-3

Rs-5 Rs-5
Rs-5

↑
N
1" = 200'

Rs-2

Rs-2

Rs-1

C.T.H. JJ

**REZONE
FROM A-2
TO Rs-6**

BLUEMOUND RD.

Rs-4

Rs-4

Rs-4

Rs-4

VALLEYVIEW LA.

Rs-4

Rs-4

Rs-4

Rs-4

LC

Rs-4

Rs-4

Rs-1



CARDINAL MEADOW

A Bielinski Planned Single Family Development

City of Pewaukee, WI

DEVELOPMENT SUMMARY

Proposed Development:	Single Family Lots
Proposed Zoning:	RS-6 Single Family
Parcel Area:	15.6 acres
Number of Lots:	24
Net Density:	1.57 units per net acres
Mean Lot Size:	14,150 s.f.
Zoning Standards:	
Lot Size:	12,500 s.f.
Lot Width:	90'
Building Height:	Max. 35'
Building Setback:	
Front Yard: From FY:	30' / 40'
Side Yard:	12'
Rear Yard:	35'
One Story Minimum s.f.	(2 bdrm) 1,300 s. f.
Two Story Minimum s.f.	(3) 1,500 / (4) 1,700 s.f.
Lot & Home Value	\$450,000
Total Number of Homes	24
Estimated Project Value	\$10,800,000
Yr. Tax Revenue (.021 rate)	\$226,000

Summary:

Cardinal Meadow- A Planned Single Family Development

Example Models:

Artisan Series

The Preston Ranch Plan #2,000 with 2,000 s.f. / 3 bedroom / 2 full baths

The Stratford Two-Story Plan #2350 with 2,350 s. f. / 4 bedroom / 2 1/2 baths

The Hallmark Two-Story Plan #2326 with 2,326 s. f. / 4 bedroom / 2 1/2 baths

The Shorewood Ranch Plan #1800 with 1,800 s.f. / 3 bedroom / 2 full baths

With enhanced landscaping features, berms & ponds, Bielinski is creating more greenspace and buffer for this residential development. Bielinski Homes is very excited about the opportunity of building more single family lots and homes in the City of Pewaukee

**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 4.**

DATE: December 20, 2018

DEPARTMENT: PRCS - Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding the Preliminary Plat for the Proposed 24 Lot Single-Family Subdivision Known As Cardinal Meadow Located on Bluemound Road (PWC 0928980)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Cardinal Meadow Preliminary Plat

Cardinal Meadow Staff Report

Cardinal Meadow Engineering Staff Report

Cardinal Meadow Special Assessment Letter

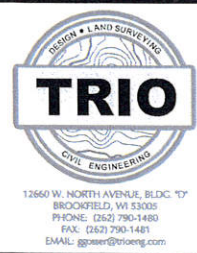
Bluemound Neighborhood Plan

PRELIMINARY PLAT
OF
CARDINAL MEADOW
C.S.M. #3454

BEING A SUBDIVISION OF A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

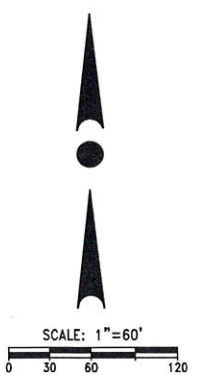
ENGINEER / SURVEYOR:
TRIO ENGINEERING, LLC
12660 W. NORTH AVENUE, BLDG D
BROOKFIELD, WISCONSIN 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481

DEVELOPER:
BIELINSKI HOMES, INC.
1830 MEADOW LANE, SUITE A
PEWAUKEE, WISCONSIN 53072
PHONE: (262) 548-5570



DEVELOPMENT SUMMARY:

- Subdivision contains approximately 15.6154 Acres.
- Subdivision contains 24 Lots and 2 Outlots.
- All lots to be served by Public Sanitary Sewer and Watermain.
- Public Streets to have Concrete Curb and Gutter, Metal Catch Basins, Underground Storm Sewer and Asphalt Pavement.
- All lots to have Underground Telephone, Electric, Cable and Gas Service.
- Proposed Zoning = "RS-6" (Single-Family Residential District).
- Outlot 1 contains a Wetland Conservancy Area, Stormwater Management Facilities and Open Space to be Owned and maintained by the Owners of all Lots within this Subdivision.
- Outlot 2 contains Stormwater Management Facilities and Open Space to be Owned and maintained by the Owners of all Lots within this Subdivision.
- The Owners of all Lots within this Subdivision shall each own an equal undivided fractional interest in Outlots 1 and 2 of this Subdivision. Waukesha County shall not be liable for fees or special charges in the event they become the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency.
- Stormwater Management Facilities are located on Outlots 1 and 2 of this Subdivision. The Owners of all Lots within this Subdivision shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore said Stormwater Management Facilities. Said repairs, maintenance and restoration shall be performed by the Subdivision Master Association.
- There shall be no direct vehicular ingress or egress to U.S.H. "16" and Bluemound Road (C.T.H. "JJ") from any Lot or Outlot within this Subdivision. It being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to s.236.293 of the Wisconsin Statutes and shall be enforced by the Wisconsin Department of Transportation and Waukesha County.



PRESERVATION RESTRICTIONS:

The Wetland Conservancy Areas shown on Outlot 1 of this Plat shall be subject to the following restrictions:

- Grading, filling, and excavation shall be prohibited in said Preservation Area, except as may be required for Nature Walking Trails. Filling of Wetlands and Floodplain is subject to approval by the City of Pewaukee and the Department of Natural Resources.
- Construction of structures within said Preservation Area shall be prohibited.
- Removal or destruction of any vegetative cover, i.e., trees, shrubs, wildflowers, sedges, grasses, and the like, shall be prohibited with the exception of dead or diseased vegetation removal and noxious weeds as defined in the City municipality weed control ordinance, except as may be required for Nature Walking Trails.
- Introduction of plant material not indigenous to the existing environment of the Preservation Area shall be prohibited in the Preservation Area.
- Grazing by domesticated animals (e.g., horses, pigs, sheep and cows) shall be prohibited within said Preservation Area.
- No dumping of solid or liquid waste or driving of motorized vehicles will be allowed within any Outlot or Open Space Area. Vegetative debris is also "solid waste".

VISION CORNER EASEMENT: (V.C.E.)

Lots 1, 15, 16 and 24 are subject to a Vision Corner Easement as shown on this Plat in that the height of all plantings, berms, fences, signs or other structures within the Vision Corner Easement is limited to 24 inches above the elevation of the center of the intersection. No access to any roadway shall be permitted within the Vision Corner Easement.

WETLAND / P.E.C. DELINEATION NOTE:

Wetland boundaries shown hereon were field delineated by Wetland & Waterway Consulting, LLC (Dave Meyer) on July 12, 2018 and field located by Trio Engineering, LLC on July 26, 2018.

HORIZONTAL DATUM PLANE:

All bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD-27), in which the South line of the S.E. 1/4 of Section 16, Town 7 North, Range 19 East, bears North 87°34'14" East.

VERTICAL DATUM PLANE:

All elevations are referenced to the National Geodetic Vertical Datum of 1929. Contours/Elevations shown on this Preliminary Plat are per Waukesha County records.

AGENCIES HAVING THE AUTHORITY TO OBJECT:

- State of Wisconsin, Department of Administration
- State of Wisconsin, Department of Transportation
- Waukesha County, Department of Parks and Land Use

APPROVING AUTHORITY:

- City of Pewaukee

SURVEYOR'S CERTIFICATE:

I hereby certify that this Preliminary Plat is a correct representative of all existing land divisions and features and that I have fully complied with the provisions of the Subdivision and Platting Code of the City of Pewaukee.

Date: 11-20-18



Grady L. Gosser, P.L.S.
Professional Land Surveyor S-2972

LEGEND	
	INDICATES SOIL BORING LOCATION
	INDICATES EXISTING WATERMAIN
	INDICATES PROPOSED WATERMAIN
	INDICATES EXISTING SANITARY SEWER
	INDICATES PROPOSED SANITARY SEWER
	INDICATES EXISTING STORM SEWER
	INDICATES PROPOSED STORM SEWER
	INDICATES EXISTING CONTOUR

SITE DATA SUMMARY

Parcel Area: 15.6 acres
Proposed Development: RS-6 Single Family
Lot Characteristics:
Lot Size: 12,500 s.f. (min)
Lot Width: 90' (min) at front setback
Setbacks: Front = 40'; Side = 15'; Rear = 35'

ACCESS RESTRICTION CLAUSE (S.T.H. "74") PER s. TRANS 233.05 (1):

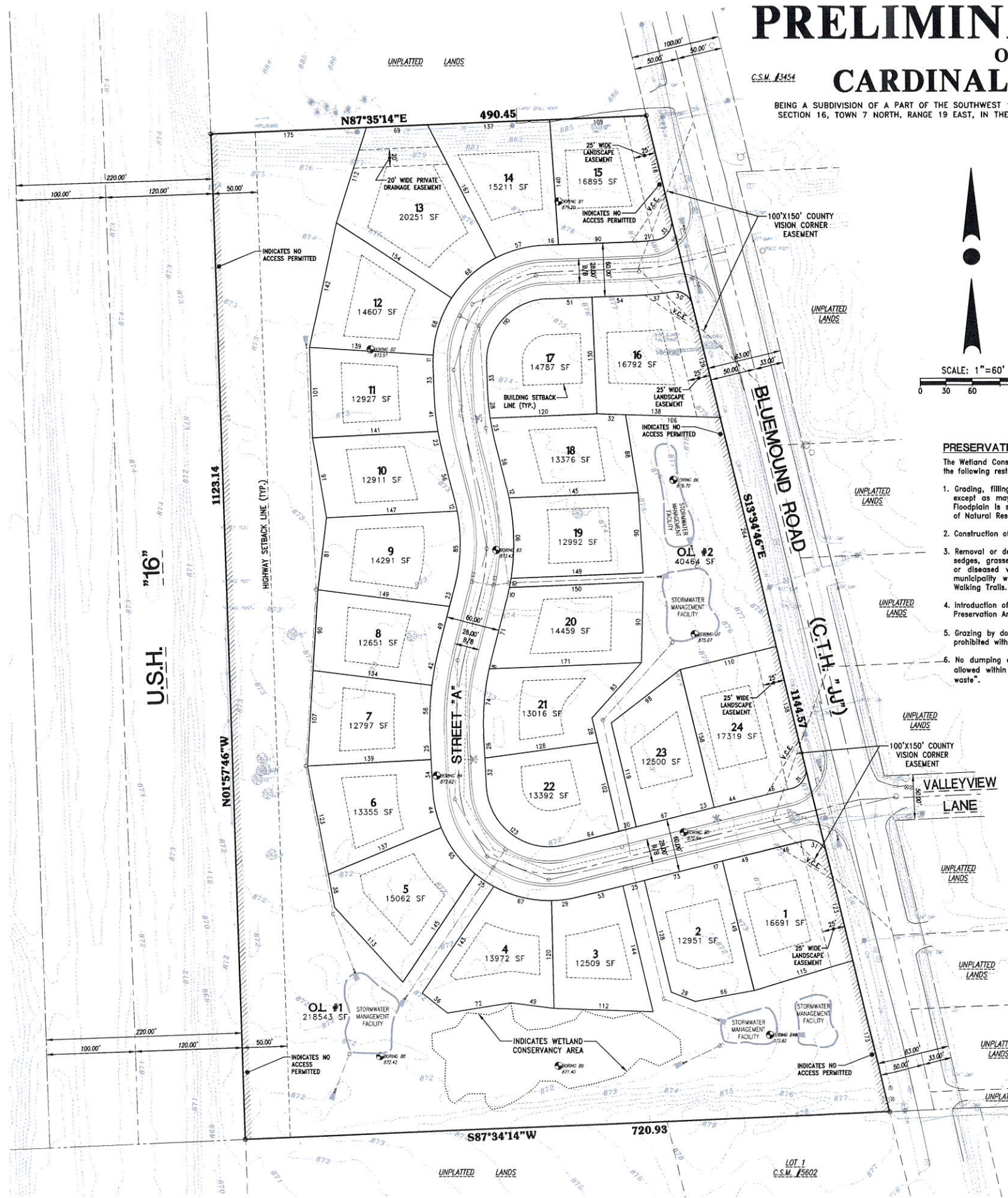
As owner I hereby restrict all lots and blocks, in that no owner, possessor, user, nor licensee, nor other person shall have any right of direct vehicular ingress or egress with U.S.H. "16" as shown on this Plat, it being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to s.236.293, Stats., and shall be enforceable by the Department of Transportation.

HIGHWAY TRANS. 233.08 SETBACK RESTRICTIONS:

There shall be no improvements (including trees and shrubs) or structures placed between the highway and the highway setback line.

NOISE LEVEL RESTRICTION PER s. TRANS 233.105 (1):

The lots of this land division may experience noise at levels exceeding the levels in s. Trans 405.04, Table I. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the Department to the highway's through-lane capacity.



PROJECT:
CARDINAL MEADOW
SINGLE FAMILY RESIDENTIAL SUBDIVISION
CITY OF PEWAUKEE, WISCONSIN
BY:
BIELINSKI HOMES, INC.
1830 MEADOW LANE, SUITE A
PEWAUKEE, WI 53072

REVISION HISTORY	
DATE	DESCRIPTION

DATE:
NOVEMBER 20, 2018

JOB NUMBER:
18-021-966-01

DESCRIPTION:
PRELIMINARY
PLAT

SHEET
1 OF 1



Office of the Planner & Community Development Director
W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
Phone (262) 691-0770 Fax (262) 691-1798
fuchs@pewaukee.wi.us

REPORT TO THE PLAN COMMISSION

Meeting of December 20, 2018

Date: December 12, 2018

Project Name: Cardinal Meadow Rezoning and Preliminary Plat

Project Address/Tax Key No.: Not Assigned/PWC 0928980

Applicant: Bielinski Homes

Property Owner: George Andritsos Jr. and Pauline Hurst

Current Zoning: A-2 Agricultural District

Proposed Zoning: Rs-6 Single-Family Residential District

2050 Land Use Map Designation: Low-Medium Density Residential

Use of Surrounding Properties: Single-family residential to the north, south and east and State Highway 16 to the west

Project Description

The applicant, Bielinski Homes, filed a Rezoning and Preliminary Plat for the development of a 24-lot single-family residential subdivision upon property located between Bluemound Road and State Highway 16, north and slightly south of Valleyview Lane.

The subject property is zoned A-2 Agricultural District and primarily designated as Low-Medium Density Residential on the City's 2050 Future Land Use Map. The site is currently vacant and has an area of approximately 16.6 acres. According to the applicant, the net acreage of the property is 15.3 acres, which excludes County Highway JJ right-of-way.

The applicant is requesting a rezone to the Rs-6 District to accommodate the development. The adjacent single family zoning includes Rs-2 to the north, Rs-1 and Rs-4 to the east and Rs-1 to the south. Comparatively, the Rs-6 District provides for smaller lot sizes and lesser setbacks. Note that the Rs-1 and Rs-2 zoned properties are larger and may be further developed in the future. A comparison of the Rs-4 District and Rs-6 District is below.

	Max Density (DU/ac)	Min Lot Area (SF)	Min Lot Width (feet at bldg. setback)	Max Bldg. Height (feet)	Min Total Floor Area (3 bedrms) (SF)	Min FY & CSY Setback (feet)	Min SY Setback (feet)	Min RY Setback (feet)
Rs-4	2.18	20,000	110	35	1,500	40	20	35
Rs-6	3.49	12,500	90	35	1,300	30	12	35

The Preliminary Plat includes twenty-four (24) single-family residential lots. Based upon 15.3 acres, the net density of the development is 1.57 dwelling units per net acre. Note that if the wetland area were removed from the net acreage, the development would still meet the Rs-6 maximum density standard. Lots sizes range from 12,500 square feet to 20,251 square feet, with a mean lot size of 14,404.75 square feet.

The Preliminary Plat includes one wetland, which was field delineated by Dave Meyer of Wetland & Waterway Consulting, LLC, on July 12, 2018. The Southeastern Wisconsin Regional Plan Commission mapping does not show any environmental corridors located on the property and there is no floodplain per FEMA mapping.

In review of the Preliminary Plat, the proposed lots meet all Rs-6 District development standards. Staff also finds that the Preliminary Plat complies with the standards of Section 18.0207 Land Suitability as long as lots are developed with public sewer and water facilities, which are available to the property.

Related to the Preliminary Plat and future development, staff is recommending the conditions below. The Preliminary Plat is in substantial conformance with platting requirements of Chapter 18, the City's Land Division ordinance. Note that Section 18.0303b.(2) does require the proposed topography, which is not shown; however, that information will be provided as part of Condition No. 1 below.

1. Grading, erosion control and storm water plans shall be submitted to the Engineering Department for review and approval prior to any land disturbance activities.
2. Berm details as well as a landscape plan for buffer areas shall be submitted for review and approval prior to land disturbance activities.
3. Draft subdivision documents shall be submitted to the City Planner for review prior to the recording of the Final Plat.
4. The plat shall be revised to include a note describing the restriction of the 25-foot Landscape Easement. The note shall restrict this area for the planting of trees and shrubs only and prohibit the building of any structures.
5. The plat shall be revised to include a proposed street name for "Street A." The applicant has noted that the street will be named Cardinal Circle.
6. The applicant shall add "as may be approved by the WDNR" following "Trails" in item No. 3 of the Preservation Restrictions notes on the plat.

It should be noted that staff met with the owners of the property to the south, which is owned by Gramann Revocable Trust Agreement. These owners indicated that they would be in favor of a road connection to their property from the proposed development.

Staff also recommended that a road reservation be provided to access the Gramann parcel. The applicant considered this connection, but a wetland is located where a logical connection would be made between the parcels. The applicant has also noted that construction of a road to the east or west of the wetland would require significant road construction with lots on only one side of the road, which is cost prohibitive. Avoiding the wetland would also result in a road that is in very close proximity to Bluemound Road to the east or STH 16 to the west.

It is staff's preference that a road connection be provided, but understands the applicant's issues and concerns. In review of the site plan, and even considering a reduction of lots, staff was unable to

determine a reasonable alternative layout to allow for the road access to the south without impacting the wetland and wetland setback.

Staff finds that if the Plan Commission and Common Council desire a road connection to the property to the south, the only possibility may be requiring the developer to request a wetland fill permit from the WDNR. Note that there is no guaranty that filling the wetland would be allowed. This option would provide the desired connectivity, but at the same time eliminate an existing natural resource.

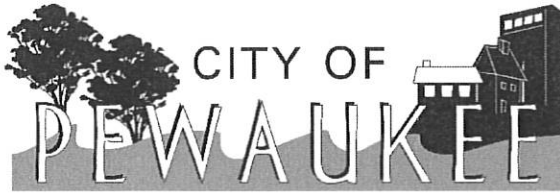
Item No. 1 within the attached City Engineer memo also speaks to the difficulty in constructing a road connection due to the wetland location and included a map created by the developer illustrating how the properties to the south may be developed in the future. Generally, staff does not have any objections to this proposed alternative. Note that under that alternative, the development of the Gramann property is still dependent upon access through an adjacent parcel that they do not own.

Recommendation

A motion recommending approval to rezone property bearing Tax Key No. 0928980 from A-2 Agricultural District to Rs-6 Single-Family Residential District.

and

A motion recommending approval of a Preliminary Plat for the proposed 24-lot Cardinal Meadow subdivision development, subject to the conditions noted in the staff report dated December 12, 2018.



Department of Public Works

W240N3065 Pewaukee Road

Pewaukee, WI 53072

Phone: (262) 691-0804 • Fax: (262) 691-5729

Email: publicworks@pewaukee.wi.us

TO: Nick Fuchs, City Planner

FROM: Jeffrey Weigel, Public Works Director & City Engineer

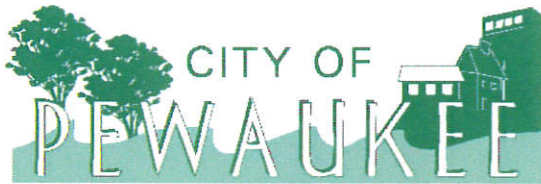
DATE: December 12, 2018

RE: Preliminary Plat of Cardinal Meadow Subdivision

We have reviewed the preliminary plat for Cardinal Ridge dated Nov. 20, 2018 and offer the following comments:

- 1) The plat substantially conforms to the conceptual plan submitted earlier this year, creating 24 single family lots. Earlier, we had requested a connection street to the lands to the south, approximately in the area of lots 2, 3 or 4; however, the field identification of wetlands near the easterly boundary of the plat essentially precludes the construction of this connecting street. The developer has presented plan sheet C.1.1X which shows an alternative street plan for the lands to the south of the parcel in question, and we believe this alternative plan is the best for the area. As such, we do not object to the preliminary plat as submitted.
- 2) Sewer and water are available to the proposed subdivision. The developer is aware of substantial special assessments that are payable relating to this development—see attached July 12, 2016 letter to the developer's attorney. The second section of that letter, page 2 (mid-page beginning under the sub-title Andristos property (PWC 928980) discusses those several special assessments. Note: that July 12th letter must be updated accordingly.
- 3) The developer has complied with our request to place public infrastructure in the right-of-way or in outlots. Further review will be necessary as to the width of the outlot opening between lots 19 & 20 and the location of the pipe within Outlot 1 behind lots 5-13.
- 4) The sewer, water, storm water, grading and street plans have been submitted for conceptual review. At this point we do not object to what has been submitted, but note that final design and review affect these conceptual plans.

We recommend approval of the preliminary plat of Cardinal Meadow, contingent on these four (4) engineering comments.



Department of Public Works
Engineering Division
W240N3065 Pewaukee Road
Pewaukee, WI 53072
(262) 691-0804 Fax: (262) 691-5729

August 12, 2016

Mr. Timothy J. Voeller
General Counsel
Bielinski Homes, Inc.

Via e-mail

RE: Summary of sanitary sewer and water special assessments for two properties on
Bluemound Road in Pewaukee (Reese PWC928965001 & Andritsos PWC 928980)

Dear Mr. Voeller:

Pursuant to your e-mail of July 15, 2016 we have prepared this letter to summarize the status of various special assessments that may be payable with the development of the referenced parcels.

All of the sewer and water service pipe special assessments for these parcel are based on a unit equivalent of a single family home calculated as 200 gallons per day of either water supply or wastewater discharge. The service pipe special assessments are all assessments other than the Three regional system assessments identified as the Sewer Reserve Capacity Assessment (Sewer RCA), the Bluemound Rod Corridor Interceptor Capacity Assessment (Bluemound Rod ICA), a Should the parcel develop in something other than single family homes then the unit method will be applied as follows: 1) for multifamily development, assumed to be any residential development more than single family, then the assessment will be calculated by multiplying the number of residential units by the unit rate. Examples are a duplex equals two units and a six family apartment or condo equals six units. 2) for non-residential developments such as an office or industrial warehouse the developer must submit a wastewater discharge form with data that includes the number of employees, process water needs, etc. and the City staff then converts the projected building use to an equivalent number of single family units (200 gal. per day).

Reese Brothers (PWC 0928965001).

The sewer that was installed to serve the Reese parcel was funded by a developer and the City has an agreement to collect the attendant sewer special assessments and reimburse the developer the pro rata share should the connection or rezoning occur prior to August 23, 2018. These special assessments are the Bluemound Road Trunk Sewer (\$858.73 per unit) and the Bluemound Road Sewer (\$5,929.72 per unit). These assessment payments are due at the time of development as defined on the resolutions (see attached). If the final plat of the 21 lots of the Whispering Winds subdivision were to be presented to the City for execution prior to August 23, 2018, then \$142,557.45 (21 x (\$5,929.72+ \$858.73)) would be due. If that same 21 lot final plat



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Engineering Division
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were to be presented for execution in September 2018 then nothing would be owed on these specific special assessments.

The water main was installed by the City with an initial assessment rate of \$7,181.90 per unit in 2012. Note that there is 3.27% interest associated with this assessment, so please check with the City Clerk/Treasurer's office on the current rate. This is due at the time of subdivision platting, so for the 21 lot Whispering Winds plan, then \$150,819.90 (21 x \$7,181.90) would be due plus applicable interest. There is no expiration date on this assessment.

The City installed an 8" water lateral at the planned entrance drive to the Whispering Winds subdivision, and there is a \$5,506.80 special assessment due at the time of platting for this 8" lateral plus applicable interest.

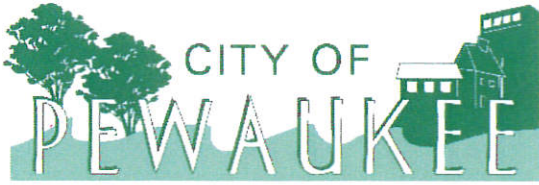
There are area and City-wide special assessments due at the time of connection to the sewer and water in this area. The Water Reserve Capacity Assessment (RCA) is \$4,397.00 per home for 2016. The Sewer Reserve Capacity Assessment (RCA) is \$2,643.00 per home for 2016. The Bluemound Road Interceptor Capacity Assessment (ICA) is \$636.31 per home for 2016. These are due at building permit and are adjusted annually.

Andristos property (PWC 928980).

The sewer that was installed to serve the Reese parcel was funded by a developer and the City has an agreement to collect the attendant sewer special assessments and reimburse the developer the pro rata share should the connection or rezoning occur prior to August 23, 2018. These special assessments are the Bluemound Road Trunk Sewer (\$858.73 per unit) and the Still River Local Sewer (\$2,107.42 per unit), and the Still River Sewage Lift Station (SCA) of \$2,722.44 per unit. These assessment payments are due at the time of development as defined on the resolutions (see attached). If the final plat of say 10 lots were to be presented for this parcel prior to August 23, 2018, then \$56,885.90 (10 x (\$858.73 + \$2,107.42 + \$2,722.44)) would be due. If that same 10 lot final plat were to be presented for execution in September 2018 then nothing would be owed on these specific special assessments.

The water main was installed by the City with an initial assessment rate of \$7,181.90 per unit in 2012. Note that there is 3.27% interest associated with this assessment, so please check with the City Clerk/Treasurer's office on the current rate. This is due at the time of subdivision platting, so for a 10 lot plat, then \$71,819.00 (10 x \$7,181.90) plus applicable interest would be due. There is no expiration date on this assessment.

There are area and City-wide special assessments due at the time of connection to the sewer and water in this area. The Water Reserve Capacity Assessment (RCA) is \$4,397.00 per home for 2016. The Sewer Reserve Capacity Assessment (RCA) is \$2,643.00 per home for 2016. The



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Bluemound Road Interceptor Capacity Assessment (ICA) is \$636.31 per home for 2016. These are due at building permit and are adjusted annually.

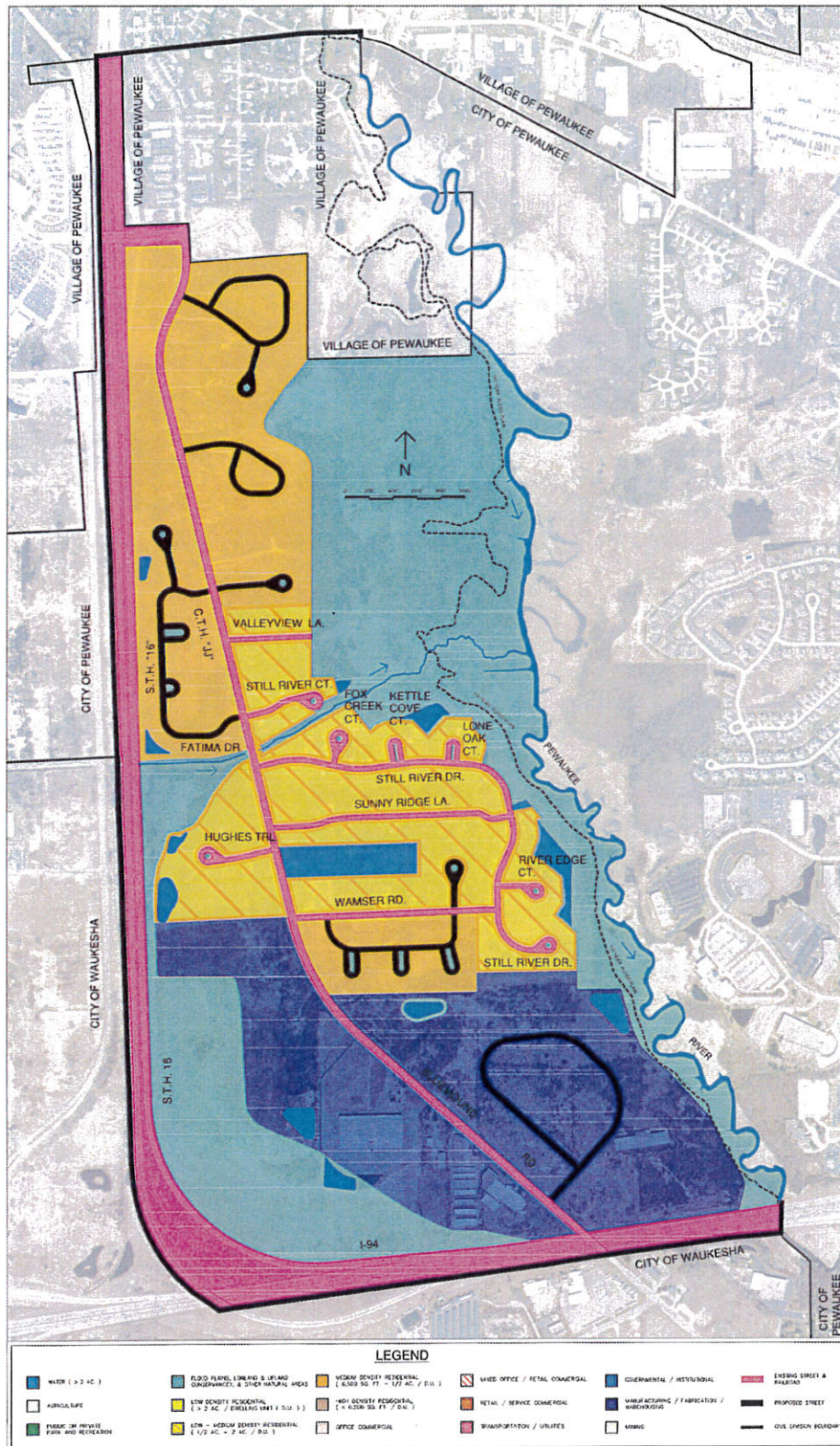
I hope this helps you to understand the somewhat complex assessments in this area.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeffrey L. Weigel". The signature is fluid and cursive.

Jeffrey L. Weigel, PE
Public Works Director

MAP NO. 12 NORTH BLUEMOUND NEIGHBORHOOD PLAN - 2050



DATE ADOPTED: _____

**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 5.**

DATE: December 20, 2018

DEPARTMENT: PRCS - Planning

PROVIDED BY:

SUBJECT:

Discussion and Action and Public Hearing Regarding the Proposed Amendments to Sub-Sections 17.0423a(3), 17.0423c(3), 17.0424a(4) and 17.0424c(1) of the City Zoning Ordinance Regarding Allowed Uses Within the M-1 and M-2 Zoning Districts

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

M-1 & M-2 Amendments

M-1 & M-2 Amendments Staff Report

17.0423 M-1, GENERAL WHOLESALE BUSINESS/WAREHOUSE DISTRICT

The M-1, General Wholesale Business/Warehouse District is intended to provide for the orderly and attractive grouping at appropriate locations of wholesale business or warehousing activities including storage and distribution of both wholesale and retail goods, but including no retail sales on the premises except as permitted by the Plan Commission.

a. Permitted Principal Uses

- (1) Establishments for the wholesale sale of goods and materials (other than chemical, flammable liquid, gaseous, vaporous, or explosive substances) where such goods or materials are temporarily stored inside a permanent building or within an open area attractively and effectively visually screened from public streets, roads, or highways and adjacent uses and where the individual goods or materials are not reduced in size or basically changed in character.
- (2) Buildings or yards for the storage of wholesale goods and materials (other than chemicals, flammable liquids, and gaseous, vaporous, or explosive substances) where such goods or materials are temporarily stored inside a permanent building or within an open area attractively and effectively visually screened from passersby, public streets, roads, or highways and adjacent uses, and where the individual goods or materials are not reduced in size or basically changed in character.

(3) Those uses allowed as Permitted Principal Uses within the M-2 Limited Industrial District.

~~(3)~~(4) Commercial Kennels. (Cr. 13-09)

b. Permitted Accessory Uses

- (1) Offices, or garages for storage of licensed vehicles used in conjunction with the operation of the business or for occupants of the premises.
- (2) Screened off-street parking and loading access, including parking ramps and garages.
- (3) (See Section 17.0700).
- (4) The storage of not more than 10,000 gallons of fuel and petroleum products for use incidental to the principal use and upon specific approval of the Plan Commission after recommendation by the Fire Chief.

c. Conditional Uses

- (1) Establishments for the temporary storage of vehicles used in the transport of goods and materials.
- (2) Establishments for the transfer of wholesale goods and materials from one transport vehicle to another.

(3) Those uses allowed as Conditional Uses within the M-2 Limited Industrial District.

~~(3)~~(4) Buildings, structures, or tanks used for the storage of chemicals, flammable liquids, and gaseous or vaporous substances, other than permitted accessory uses, upon specific approval of the Plan Commission after recommendation by the Fire Chief.

~~(4)~~(5) Yards and structures used for the temporary storage or holding of animals not for slaughter.

~~(5)~~(6) Warehouses used, or designed to be used, for the storage of domestic household goods, "dead" files and other limited time and use storage.

~~(6)~~(7) Residential quarters for the owner or hired caretaker provided that such quarters are in the principal building, not more than 750 square feet in area, no more than two (2) bedrooms, and not for rent, lease or separate sale.

(8) Yards for the storage of bulk construction products when screened from view.

d. Lot Area and Width

- (1) Lots shall have a minimum area of two (2) acres.
- (2) Lots shall not be less than 200 feet in width at the building setback line.

e. Building Height and Size (See Section 17.0210)

- (1) No principal building, no part of a principal building, and no goods or materials stored shall exceed 35 feet in height.
- (2) No accessory building shall exceed 18 feet in height.

f. Setback and Yards

- (1) There shall be a minimum building (or street) setback of 30 feet from the right-of-way of all streets, roads, or highways.
- (2) There shall be a side yard on each side of all buildings not less than 25 feet in width and buildings shall be no closer than 50 feet from another building.
- (3) There shall be a rear yard of not less than 25 feet.
- (4) All structures and storage yards shall be set back a minimum 75 feet from the designated 100 year recurrence interval (base flood) floodplain of all navigable streams and bodies of water and 25 feet from any designated wetland. (Also see subsection 17.0435)

g. Parking and Loading Space

- (1) There shall be adequate paved off-street parking space provided for the intended use of the property and no on-street parking or on-street vehicle maneuvering will be allowed in the vicinity of the property. (Also see subsection 17.0210 and section 17.0600).
- (2) There shall be adequate paved off-street loading area provided to accommodate all necessary loading and unloading activities on the premises, and no loading dock or area shall be located closer than 100 feet from the right-of-way of a public access street.
- (3) All parking and loading areas shall be adequately screened as determined by the Plan Commission.
- (4) There shall be no driveway, parking or loading area within 25 feet of a street right-of-way or 15 feet of an adjacent property.

h. Minimum Utility Service

Electricity, and where available, public sewer and water supply.

i. Special Regulations

To encourage wholesale business use environment that is compatible with the residential character of the City, a Building and/or Zoning permits for permitted uses in the M-1 District shall not be issued without prior review by and approval of the City Plan Commission. Said review and approval shall be concerned with existing and planned adjacent uses, need for public or private water supply and sanitary sewage disposal facilities, general site layout, building and operation plans, ingress, egress, drainage, lighting, signage, parking, loading and unloading, screening and landscape plans.

17.0424 M-2, LIMITED INDUSTRIAL DISTRICT

The M-2, Limited Industrial District is intended to provide for manufacturing or fabrication operations and related offices, which, on the basis of physical and operational characteristics, would not be detrimental to the immediate surrounding area or to the City as a whole by reason of smoke, odor, noise, dust, liquid, flash, traffic, physical appearance, or other similar factors; and to establish such regulatory controls as will reasonably insure compatibility with the surrounding area in these respects. All uses in this district must meet the State of Wisconsin industrial standards. (See subsection 17.0210).

a. Permitted Principal Uses

- (1) All uses involving the manufacture of goods within the confines of a permanent building and in which any smoke, noise, dust, flash, liquid, or odor produced in the manufacturing process is either not produced or is confined within the building.
- (2) All uses involving the fabrication of materials within the confines of a permanent building and in which any smoke, dust, flash, liquid, noise, or odor produced in the fabrication process is either not produced or is confined within the building.
- (3) All uses involving the provision of an office or service which is either manufacturing or fabrication-related and not permitted in business/commercial districts, confined within a permanent building, and in which any smoke, dust, flash, heat, noise, liquid or odor produced by such service uses is either not produced or is confined within the building.
- (4) Those uses allowed as Permitted Principal Uses within the M-1 General Wholesale Business/Warehouse District.
- ~~(4)~~(5) Commercial Kennels. (Cr. 13-09)

b. Permitted Accessory Uses

- (1) Enclosed as well as screened areas for the storage of materials, other than explosive or flammable materials or substances, used in the manufacturing or fabrication process.
- (2) Offices normally auxiliary to the principal uses.
- (3) Garages for the storage of licensed vehicles used in conjunction with the operation of the industrial uses.
- (4) Auxiliary power generators.
- (5) Screened off-street parking and loading areas.
- (6) Non-flashing signs (see Section 17.0700).
- (7) The storage of not more than 10,000 gallons of fuel and petroleum products for use incidental to the principal use, and upon specific approval of the Plan Commission.
- (8) Residential quarters for the owner or hired caretaker provided that such quarters are in the principal building, not more than 750 square feet in area, no more than two (2) bedrooms, and not for rent, lease or separate sale.
- (9) Retail outlets for goods manufactured or fabricated on the premises as long as such outlet comprises no more than five (5) percent of the total floor area, and manufacturing/fabrication related training/educational classes as long as such classes comprise no more than 50 percent of the total floor space.

c. Conditional Uses

- (1) Those uses allowed as Conditional Uses within the M-1 General Wholesale Business/Warehouse District.
- ~~(1)~~(2) Storage of explosive or flammable materials, other than permitted

accessory uses, related to the permitted principal use, upon specific approval of the Plan Commission.

~~(2)~~(3) Day care operations, wellness centers, physical fitness and training centers.

d. Lot Area and Width

- (1) Lots shall have a minimum area of two (2) acres.
- (2) Lots shall be not less than 200 feet in width at the building setback line.

e. Building Height and Size

- (1) No principal building or parts of a principal building shall exceed 35 feet in height.
- (2) No accessory building shall exceed 18 feet in height.

f. Setback and Yards (See Section 17.0210)

- (1) There shall be a minimum building (or street) setback of 45 feet from the right-of-way of all streets.
- (2) There shall be a minimum side yard equal to the required side yard in the adjacent district, but not less than 25 feet and buildings shall be no closer than 50 feet from another building.
- (3) There shall be a rear yard of not less than 25 feet.
- (4) All structures and storage yards shall be set back a minimum 75 feet from the designated 100 year recurrence interval (base flood) floodplain of all navigable streams and bodies of water and 25 feet from any designated wetland. (Also see sub-section 17.0435)

g. Parking and Loading Space

- (1) There shall be adequate paved off-street parking space provided for intended use of the property and no on-street parking or on-street vehicle maneuvering will be allowed in the vicinity of the property. (see subsection 17.0210 and section 17.0600).
- (2) There shall be adequate paved off-street loading areas to accommodate all necessary loading or unloading activities on the premises, and no loading dock or area shall be located closer than 100 feet from the right-of-way of a public access street.
- (3) All parking and loading areas shall be adequately screened as determined by the Plan Commission.
- (4) There shall be no driveway, parking or loading area within 15 feet of an adjacent property or within 25 feet of a street right-of-way.

h. Minimum Utility Service

Electricity and public sanitary sewerage and water supply facilities.

i. Special Regulations

To encourage a business use environment that is compatible with the residential character of the City, Building and/or Zoning permits for permitted uses in the M-2 Limited Industrial District shall not be issued without prior review by and approval of the Plan Commission. Said review and approval shall be concerned with adjacent existing and planned uses, general site layout, operation plans, need for public sewer and water facilities, storm water drainage, ingress, egress, parking, loading and unloading, signage, lighting, screening and landscape plans.



Office of the Planner & Community Development Director
W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
Phone (262) 691-0770 Fax (262) 691-1798
fuchs@pewaukee.wi.us

REPORT TO THE PLAN COMMISSION

Meeting of December 20, 2018

Date: December 12, 2018

Project Name: M-1 and M-2 District Amendment

Project Address/Tax Key No.: City-wide

Project Description

Staff is requesting an amendment to the M-1 General Wholesale Business/Warehouse District and the M-2 Limited Industrial District. The amendment would essentially allow manufacturing and fabrication uses (i.e. M-2 uses) within the M-1 District and wholesale, warehousing and distribution uses (i.e. M-1 uses) in the M-2 District. This applies to both Permitted and Conditional Uses. The attached tracked change copy of these zoning districts provides the exact proposed language.

The amendment is an interim change to address use issues within these two zoning districts. The City has recently received several Business Plan of Operation Applications for businesses to locate within existing tenant spaces that are consistent with the land use for the property; however, the zoning district does not allow the use. Staff finds that combining M-1 and M-2 District uses will significantly resolve this issue. Furthermore, staff contends that it is appropriate to mix manufacturing, wholesale, warehouse, and distribution type uses within the same zoning district.

In the long-term, staff plans to bring forward a more comprehensive review and amendment of zoning districts and allowed uses.

Recommendation

A motion recommending approval of the text amendment to Sections 17.0423a., 17.0423c., 17.0424a., and 17.0424c. as presented by staff.

**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 6.**

DATE: December 20, 2018

DEPARTMENT: PRCS - Planning

PROVIDED BY:

SUBJECT:

Discussion and Action and Public Hearing Regarding the Proposed Amendments to Sub-Sections 14.06(9), 14.55(4) and 14.72(2) of the City Building Code Ordinance Regarding Failure to Apply for Permits

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Building Code Amendments Staff Report



Office of the Planner & Community Development Director
W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
Phone (262) 691-0770 Fax (262) 691-1798
fuchs@pewaukee.wi.us

REPORT TO THE PLAN COMMISSION

Meeting of December 20, 2018

Date: December 12, 2018

Project Name: Building Code Amendment – Failure to Apply

Project Address/Tax Key No.: City-wide

Project Description

Staff is requesting an amendment to the following Sections of Chapter 14 – Building and Mechanical Code:

- 14.06(9) FAILURE TO APPLY (Created 16-12) - Failure to apply for and obtain a permit as required by this Chapter prior to commencement of work shall constitute a violation of this Chapter, except in emergency cases or as otherwise may be waived by the Director of Building Services. Permits applied for after-the-fact ~~must be accompanied by~~ may require double-triple the permit fee amount or up to a minimum of \$500.00, whichever is greater.
- 14.55(4) FAILURE TO APPLY - Failure to apply for and obtain a permit as required by this Chapter prior to commencement of work shall constitute a violation of this Chapter, except in emergency cases or as otherwise may be waived by the Director of Building Services. Permits applied for after-the-fact ~~must be accompanied by~~ may require double triple the permit fee amount or up to a minimum of \$500.00, whichever is greater.
- 14.72(2) FAILURE TO APPLY - Failure to apply for and obtain a permit as required by this Chapter prior to commencement of work shall constitute a violation of this Chapter, except in emergency cases or as otherwise may be waived by the Director of Building Services. Permits applied for after-the-fact ~~must be accompanied by~~ may require double triple the permit fee amount or up to a minimum of \$500.00, whichever is greater.

The amendment is being brought forward as a way to better discourage work being completed without the necessary permits.

Recommendation

A motion recommending approval of the text amendment to Sections 14.06(9), 14.55(4), and 14.72(2) as presented by staff.

**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 7.**

DATE: December 20, 2018

DEPARTMENT: PRCS - Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Certified Survey Map for Property Located at N45 W25171 Lindsay Road Owned by Linda Uebele for the Purpose of Subdividing the Property (PWC 0877993001)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Uebele CSM

Uebele CSM Staff Report

Waukesha County Certified Survey Map

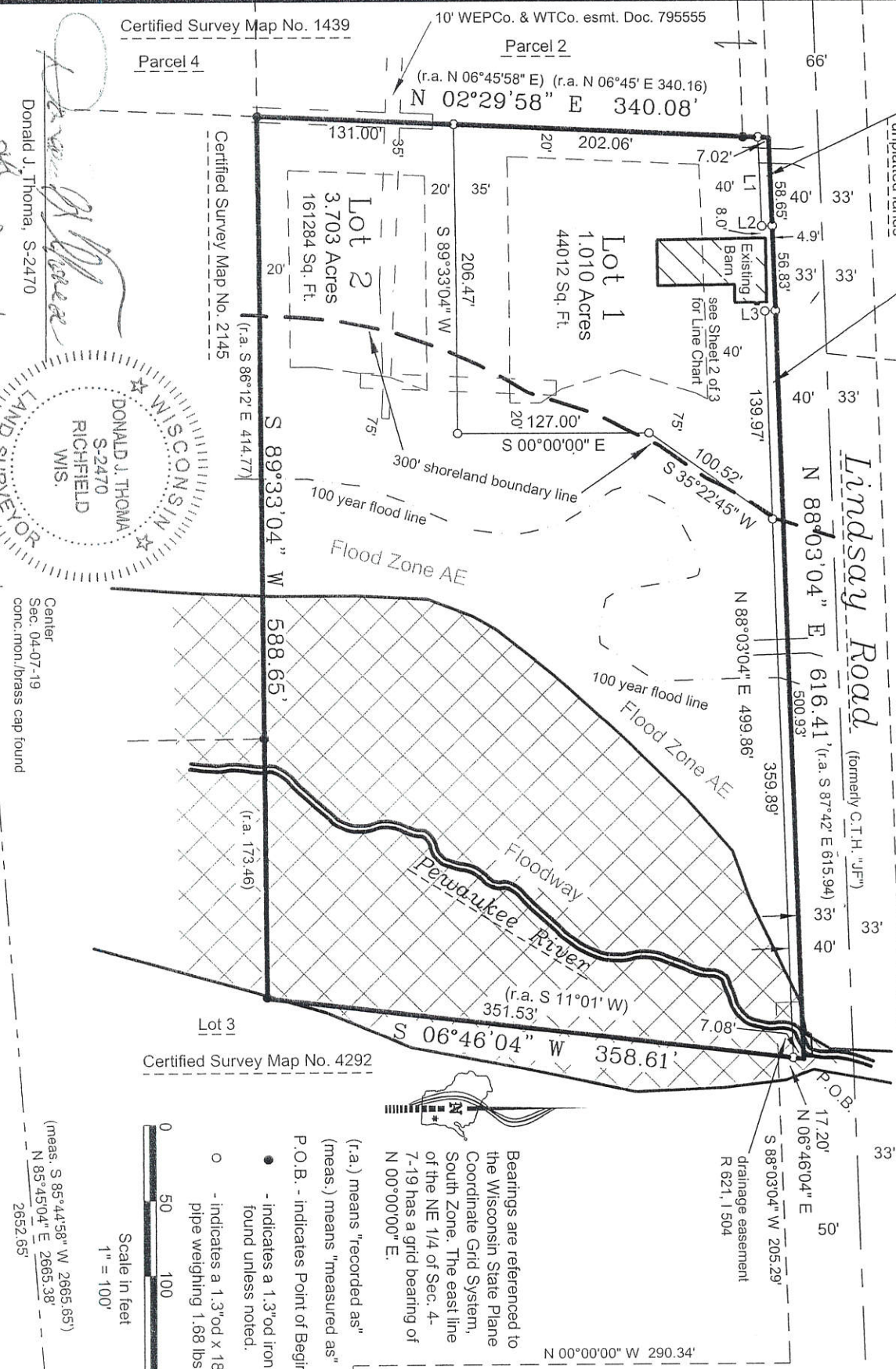
Sheet 1 of 3

Current Rs-3 Zoning (subject to change)
Minimum building setback from road = 40' row
Minimum building side setback = 20 ft.
Minimum building rear setback = 35 ft.
33' roadway dedicated per CSM No. 2146,
7.0' dedicated to the public for road purposes
0.090 acre (3,915 sq.ft.)
unplatted lands

All of Certified Survey Map No. 2146 as recorded in the Waukesha County Registry in
Volume 15 of Certified Survey Maps on pages 139-141 as Document No. 891103, being all
of Parcel 3 of Certified Survey Map No. 1439 as recorded in the Waukesha County Registry
in Volume 9 of Certified Survey Maps on pages 315-316 as Document No. 795195, all in the
SE 1/4 of the NE 1/4 of Section 4, Township 7 North, Range 19 East, City of Pewaukee,
Waukesha County, Wisconsin.

unplatted lands

Lindsay Road (formerly C.T.H. "JF")



Center
Sec. 04-07-19
conc.mon./brass cap found
(meas. S 85°44'58" W 2665.65')
N 85°45'04" E 2665.38'
2652.65'

Scale in feet
1" = 100'

o - indicates a 1.3" od x 18" iron
pipe weighing 1.68 lbs./ft. set.

(r.a.) means "recorded as"
(meas.) means "measured as"
P.O.B. - indicates Point of Beginning.
• - indicates a 1.3" od iron pipe
found unless noted.



Bearings are referenced to
the Wisconsin State Plane
Coordinate Grid System,
South Zone. The east line
of the NE 1/4 of Sec. 4-
7-19 has a grid bearing of
N 00°00'00" E.

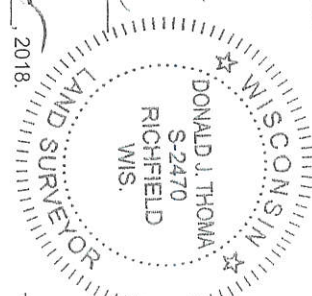
Owner/Subdivider
Eva Linda Uebele
N45W25171 Lindsay Rd.
Pewaukee, WI 53072
Surveyor
Donald J. Thoma
Accurate Surveying &
Engineering, LLP.
2911 Wildlife Lane
Richfield, WI 53076

Northeast corner
Sec. 04-07-19
conc.mon./brass cap found
N: 407 647.34
E: 2,468 833.32
(State Plane Coordinates
South Zone NAD-27)

East quarter corner
Sec. 04-07-19
N: 405,172.25
E: 2,468 833.32
(State Plane Coordinates
South Zone NAD-27)
witness corner
conc.mon./brass
cap found
13.00'

437.19'
N 00°00'00" W 2475.01'
east line of the NE 1/4 Sec. 4-7-19

Certified Survey Map No. 1439
Parcel 4
Donald J. Thoma, S-2470
Dated this 16 day of December, 2018.



Surveyor's Certificate:

Waukesha County Certified Survey Map

All of Certified Survey Map No. 2146 as recorded in the Waukesha County Registry in Volume 15 of Certified Survey Maps on pages 139-141 as Document No. 891103, being all of Parcel 3 of Certified Survey Map No. 1439 as recorded in the Waukesha County Registry in Volume 9 of Certified Survey Maps on pages 315-316 as Document No. 795195, all in the SE 1/4 of the NE 1/4 of Section 4, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin.

Line Chart

LINE	BEARING	DISTANCE
L1	N 88°03'04" E	59.20'
L2	N 01°56'56" W	7.00'
L3	S 01°56'56" E	7.00'

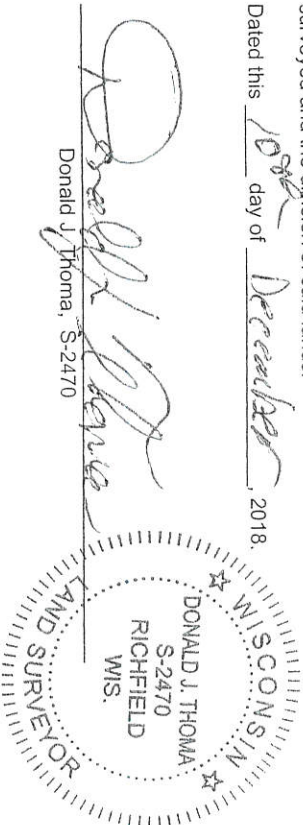
I, Donald J. Thoma, Professional Land Surveyor, hereby certify that by the direction of Eva Linda Uebele, I have surveyed, divided and mapped the land shown and described hereon, All of Certified Survey Map No. 2146 as recorded in the Waukesha County Registry in Volume 15 of Certified Survey Maps on pages 139-141 as Document No. 891103, being all of Parcel 3 of Certified Survey Map No. 1439 as recorded in the Waukesha County Registry in Volume 9 of Certified Survey Maps on pages 315-316 as Document No. 795195, all in the SE 1/4 of the NE 1/4 of Section 4, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin, which is bounded and described as follows:

Commencing at a concrete monument with a brass cap marking the Northeast corner of said Section 4; thence S 00°00'00" E, along the east line of said NE 1/4, 2037.82 feet; thence N 90°00'00" W, 150.00 feet; thence N 00°00'00" W, 290.34 feet, to a point in the southerly right-of-way line of Lindsay Road; thence S 88°03'04" W, along said southerly right-of-way line, 205.29 feet, to the northwest corner of Lot 3 of Certified Survey Map No. 4292, as recorded in the Waukesha County Registry as Document No. 1206997; thence N 06°46'04" E, 17.20 feet, to a point in the said southerly right-of-way line of Lindsay Road, being the northeast corner of said Certified Survey Map No. 2146, and the point of beginning of lands herein described; thence S 06°46'04" W, along the westerly line of said Lot 3, 358.61 feet; thence S 89°33'04" W, along the line of said Lot 3 and the north line of Certified Survey Map No. 2145, as recorded in the Waukesha County Registry as Document No. 891102, 588.65 feet, to the southeast corner of Parcel 2 of said Certified Survey Map No. 1439; thence N 02°29'58" E, along the east line of said Parcel 2, 340.08 feet, to a point in said southerly right-of-way line of Lindsay Road, being the northwest corner of said Certified Survey Map No. 2146; thence N 88°03'04" E, along said southerly right-of-way line, 616.41 feet to the point of beginning.

Containing 4.803 acres (209,211 square feet) more or less.

I further certify that I have fully complied with the provisions of sec. 236.34 of Wisconsin Statutes, Waukesha County and the City of Pewaukee Land Division Ordinance in surveying, dividing, and mapping said land, and that this map is a correct representation of the exterior boundaries of the land surveyed and the division of said lands.

Dated this 10th day of December, 2018.



Owner's Certificate:

As Owner, I hereby certify that I caused the land shown and described herein to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. I also certify that this Certified Survey Map is required to be submitted to the following for approval.

City of Pewaukee Plan Commission
City of Pewaukee Common Council

Waukesha County Dept. of Parks and Land Use

Eva Linda Uebele - Owner

STATE OF WISCONSIN)

COUNTY)s.s.

Personally came before me this _____ day of _____, 201____, the above named owner is to me known to be the same person who executed the foregoing instrument and acknowledge the same.

(Notary Seal) _____, Notary Public, _____, Wisconsin.

My commission expires _____

Waukesha County Certified Survey Map

All of Certified Survey Map No. 2146 as recorded in the Waukesha County Registry in Volume 15 of Certified Survey Maps on pages 139-141 as Document No. 891103, being all of Parcel 3 of Certified Survey Map No. 1439 as recorded in the Waukesha County Registry in Volume 9 of Certified Survey Maps on pages 315-316 as Document No. 795195, all in the SE 1/4 of the NE 1/4 of Section 4, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin.

City of Pewaukee Plan Commission Approval:

This land division is hereby approved by the City of Pewaukee Plan Commission on this _____ day of _____, 201__.

Steve Bierce - Chairman

- Secretary

City of Pewaukee Common Council Approval:

This land division is hereby approved and road dedication accepted by the City of Pewaukee on this _____ day of _____, 201__.

Steve Bierce - Mayor

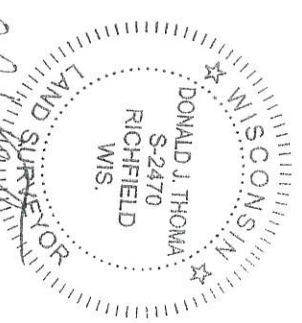
Kelly Tarczewski - City Clerk

Waukesha County Department of Parks and Land Use

The above, which has been filed for approval as a required by Chapter 236 of the Wisconsin State Statutes, is hereby approved on

this _____ day of _____, 201__.

Dale R. Shaver, Director of
Waukesha County Dept. of Parks and Land Use




Donald J. Thoma, S-2470
Dated this 10 day of December, 2018.



Office of the Planner & Community Development Director
W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
Phone (262) 691-0770 Fax (262) 691-1798
fuchs@pewaukee.wi.us

REPORT TO THE PLAN COMMISSION

Meeting of December 20, 2018

Date: December 12, 2018

Project Name: Uebele Land Division Conceptual Review

Project Address/Tax Key No.: N45W25171 Lindsay Road/PWC0877993001

Applicant: Linda Uebele

Property Owner: Linda Uebele

Current Zoning: Rs-3 Single-Family Residential District, F-1 Floodplain District and SO Shoreland Overlay District

Proposed Zoning: Same

2050 Land Use Map Designation: Low Density Residential, Water, Flood Plains, Lowland & Upland Conservancy, and Other Natura Areas

Use of Surrounding Properties: Single-family residential to the north, south, east and west

Project Description

The applicant recently submitted a conceptual plan for a proposed land division to subdivide the property located at N45W25171 Lindsay Road into two separate lots. The property currently contains an existing barn and possibly other accessory or temporary structures. The property also has a substantial amount of outdoor storage, which the property owner is in the process of removing.

The property is zoned Rs-3 Single-Family Residential District, F-1 Floodplain District, and SO Shoreland Overlay District. The concept plan provided by the applicant includes a field determined floodplain boundary, which varies from the mapped F-1 District on the City's zoning map. It can also be noted that there is no Upland Conservancy or Lowland Conservancy zoning on the property.

Per the Wisconsin Department of Natural Resources Water Surface Data Viewer, a navigable stream is located on the east side of the property. Therefore, the Shoreland Overlay District applies as it protects shoreland areas of lakes and streams, which includes all land within 300-feet of the Ordinary High Water Mark (OHWM) of all navigable streams. The conceptual plan includes the approximate boundary of the stream and shoreland boundary line.

WDNR mapping also shows a mapped wetland and hydric soils along the east side of the property. Staff's initial comment to the applicant stated, "Please be aware that as long as any development onsite is a significant distance from WDNR mapped hydric soils a wetland delineation will not be required. Note that this determination may change if areas of land disturbance become closer to these areas than currently anticipated."

Staff continues to note that a final determination has not yet been made regarding the requirement of field delineations. Once disturbance limits are determined by the applicant, staff will review and make a final determination based upon the distance of any land disturbance to hydric soils onsite.

SEWRPC mapping identifies the navigable stream and an approximate buffer as a Secondary Environmental Corridor. The Floodplain boundary is shown as Planned Secondary Environmental Corridor per the SEWRPC Regional Map Server.

The proposed land division creates two lots anticipated for single-family residential development. Lot 1 has an area of 1.010-acres and Lot 2 has an area of 3.703-acres. The building areas shown on the concept plan are all outside of the floodplain boundary and F-1 District as well as the 75-foot floodplain setback.

The proposed lots are potentially served by public sewer and water facilities through the Village of Pewaukee. The property owner has reached out to the Village and are currently discussing the possibility and costs of connecting to their sewer and water systems. If, for any reason, public sewer or water is not provided for each lot by the Village, the lot(s) not being served must be rezoned to a zoning district that does not require public sewer and water facilities. Furthermore, the land division must be revised to provide a minimum of 2-acres for any lot that requires a private onsite septic system.

Lastly, the existing barn is located within the front yard setback and likely future right-of-way of Lindsay Road. Staff anticipates recommending that additional right-of-way be dedicated to the City by the property owner. Staff would prefer that the barn be removed as part of the land division request. However, following conversations with the applicant, staff anticipates recommending the condition below at the time of CSM approval.

The existing barn structure located within and adjacent to Lindsay Road right-of-way shall be razed upon development of Lot 1, sale of Lot 1 or upon the widening of Lindsay Road, whichever occurs first. The property owner shall enter into a Development Agreement with the City of Pewaukee agreeing to the removal of the barn upon the City's request for purposes of widening Lindsay Road, prior to recording the certified survey map with the Waukesha County Register of Deeds.

Recommendation

No action required.

It is recommended that the Plan Commission consider and comment on the proposed lot configuration, existing barn and overall development of this parcel.

**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 8.**

DATE: December 20, 2018

DEPARTMENT: PRCS - Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Certified Survey Map for Property Located at N40 W27535 Glacier Road Owned by Gary Klatt and William & Tosca Russo for the Purpose of Reconfiguring Three Existing Lots and Three Existing Outlots (PWC 0890999002, PWC 0890999007, PWC 0890999004)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Klatt Russo CSM Staff Report

Klatt Russo CSM #1

Klatt Russo CSM #2



Office of the Planner & Community Development Director
W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
Phone (262) 691-0770 Fax (262) 691-1798
fuchs@pewaukee.wi.us

REPORT TO THE PLAN COMMISSION

Meeting of December 20, 2018

Date: December 13, 2018

Project Name: Klatt & Russo Certified Survey Map

Project Address/Tax Key No.: Approximately N40W2735 Glacier Road/PWC 0890999002, PWC 0890999007 and PWC 0890999004

Applicant: Gary Klatt and William and Tosca Russo

Property Owner: Gary Klatt (PWC 0890999002 and PWC 0890999007) and William and Tosca Russo (PWC 0890999004)

Current Zoning: Rs-2 Single-Family Residential District, UC Upland Conservancy District, LC Lowland Conservancy District and SO Shoreland Overlay District

Proposed Zoning: Same

2050 Land Use Map Designation: Low Density Residential (> 2 AC./DU) and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas

Use of Surrounding Properties: Single-family residential to the north, south, east and west and CP Rail System and vacant RS-2, UC, LC & F-1 zoned property to the south

Project Description

The applicant recently submitted two separate certified survey maps requesting to reconfigure three existing lots and three existing outlots, which are all part of CSM No. 8822. According to the applicant, no development is anticipated at this time.

The three lots are zoned Rs-2 Single-Family Residential District and UC Upland Conservancy District. The three outlots are zoned Lowland Conservancy District. The Shoreland Overlay District also applies as the properties are within 1,000 feet of Pewaukee Lake. Only a small portion of land adjacent to Glacier Road is beyond 1,000 feet, thus outside of the SO District.

There is no floodplain on the properties and the Wisconsin Department of Natural Resources Surface Water Data Viewer does not show any wetlands or hydric soils. The majority of the properties, except for a portion abutting Glacier Road is designated as Primary Environmental Corridor per the SEWRPC Regional Map Server.

3 Lot Certified Survey Map

The applicant is proposing to reduce the area and width of Lot 1, slightly increase the lot size and width of Lot 2, and increase the area of Lot 3. A summary of the proposed lot sizes is below. Note that as the properties are zoned Rs-2, each lot is required to have a minimum area of 2-acres and lot width of not less than 220 feet at the building setback line. As currently proposed, the lot sizes do not meet the minimum standards. Note that an existing lot of 2-acres or more may not be reduced in area below the 2-acre minimum. An existing lot under 2-acres may be increased in area, even if it does not reach the 2-acre

minimum. Otherwise, no existing lot under 2-acres may be further reduced in size such that it would increase the nonconformity. The same is true for lot width.

Lot number	Existing lot size per Waukesha County	Proposed lot sizes	Minimum lot size as described below
Lot 1	2.0911 acres	1.852 acres	2 acres
Lot 2	1.9376 acres	1.852 acres	1.9376 acres
Lot 3	1.8942 acres	2.198 acres	1.8942 acres

Related to the 3 Lot CSM, staff recommends:

- Lots shall not be reduced in area in such a manner that increases any existing nonconformities (e.g. lot area and lot width). Furthermore, existing lots of 2 acres or more shall not be reduced in area to be less than 2 acres.
- Outlots are currently shown as unplatted land. The outlot boundaries shall be revised to be consistent with CSM No. 8822.
- The existing sanitary sewer appears to be out of the existing easement illustrated on CSM No. 8822. The CSM shall be revised to relocate that easement so the sanitary sewer is centered within the easement.
- The restrictions from CSM No. 8822 shall remain in effect and must be noted on this CSM.
- The property owner name for Lot 3 shall be revised to William and Tosca Russo.

3 Outlot Certified Survey Map

The three outlots located south of the CP Rail System are entirely zoned LC Lowland Conservancy Area. The applicant is proposing to reconfigure and renumber the outlots. The table below.

Proposed outlot number	Existing lot size per Waukesha County (acres)	Proposed lot sizes (acres)
Outlot 1 (existing Outlot 1)	0.2655	0.15
Outlot 2 (existing Outlot 3)	0.4857	0.13
Outlot 3 (existing Outlot 2)	0.1402	0.17

Related to the 3 outlot CSM, staff recommends:

- The property owner name for Lot 3 shall be revised to William and Tosca Russo.
- The restrictions from CSM No. 8822 shall remain in effect and must be noted on this CSM.

Recommendation

A motion recommending approval of a 3 Lot Certified Survey Map reconfiguring property boundaries of the three existing lots of CSM No. 8822 located at approximately N40W2735 Glacier Road (Tax Key Nos. 0890999002, 0890999007 and 0890999004), subject to the staff recommended conditions noted in the staff report dated December 13, 2018.

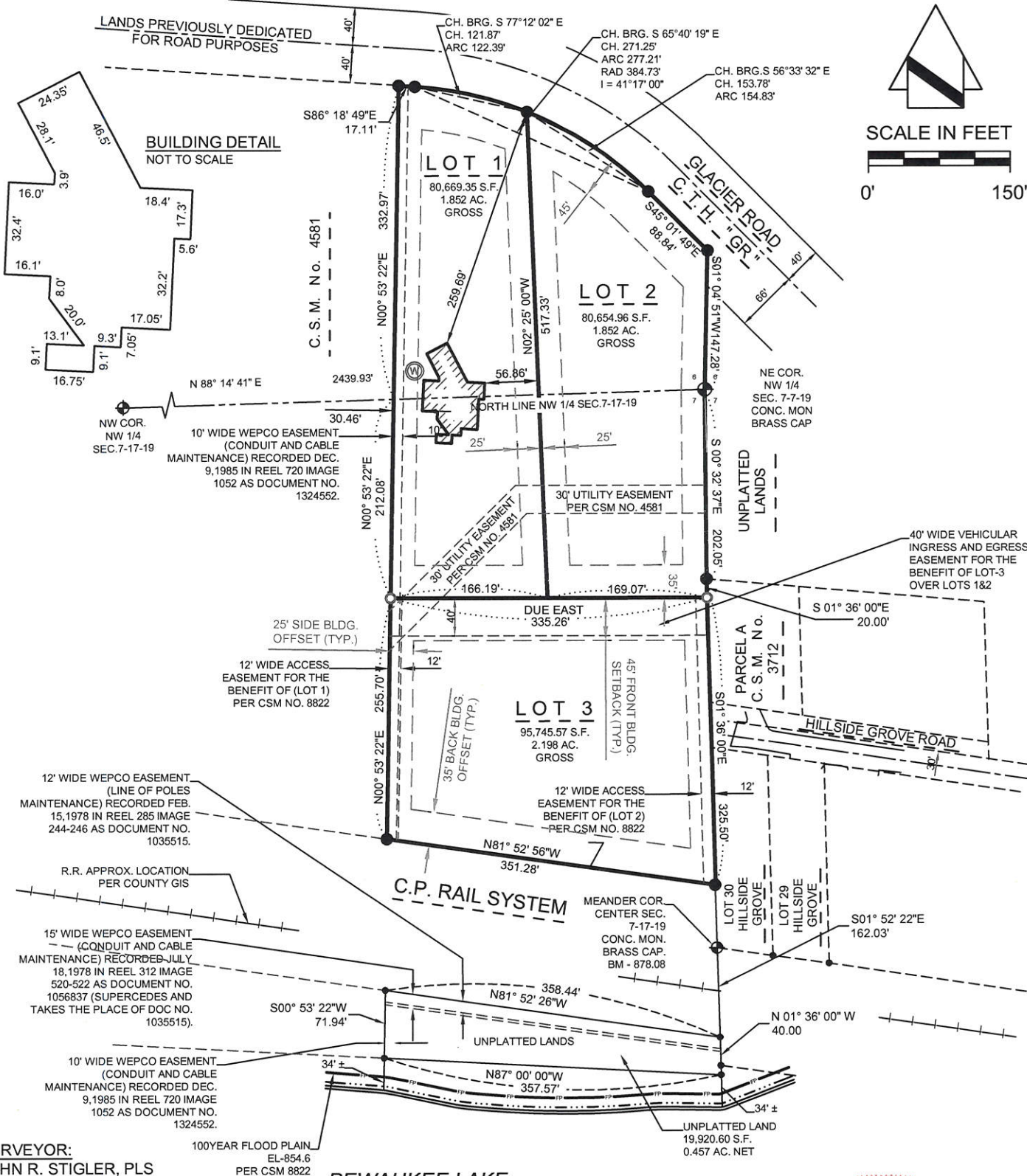
and

A motion recommending approval of a 3 Outlot Certified Survey Map reconfiguring the boundaries of the three existing outlots of CSM No. 8822 (Tax Key Nos. 0890999002, 0890999007 and 0890999004), subject to the staff recommended conditions noted in the staff report dated December 13, 2018.

CERTIFIED SURVEY MAP NO. _____

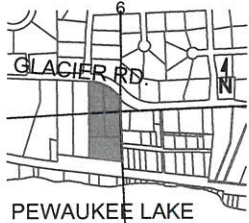
Sheet 1 of 3

All of Lots 1, 2 & 3 of Certified Survey Map No. 8822 being a division of Lot 2 of Certified Survey Map No. 4581 being part of SE 1/4 of the SW 1/4 Sections 6 and the NE 1/4 of the NW 1/4 of Section 7,
Town 7 North, Range 19 East
CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN



SURVEYOR:
JOHN R. STIGLER, PLS
JAHNKE & JAHNKE ASSOC., INC.
711 WEST MORELAND BLVD.
WAUKESHA, WI. 53188-2479
PHONE: (262) 542-5797

VICINITY MAP
SCALE 1"= 2000'



P.S. PEWAUKEE 3525
FILE NAME: S8681 CSM

OWNER/SUBDIVIDER:
WILLIAM TOSCA RUSSO
228 W. MAIN STREET
DELAFIELD, WI 53018

OWNER/SUBDIVIDER:
GARY R. KLATT
N 40 W 27535 GLACIER RD.
PEWAUKEE, WI

LEGEND

- - 1" IRON PIPE FOUND
- - IRON PIPE 18" x 1" DIA. PLACED
1.13 LBS. PER LIN. FT.
- ⊙ - SECTION CORNER MONUMENT:
CON. W / BRASS CAP

REFERENCE BEARING: THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 7, TOWN 17 NORTH, RANGE 19 EAST WAS USED AS THE REFERENCE BEARING AND HAS A BEARING OF N 88°14'41" E BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 27).

John R. Stigler
JOHN R. STIGLER - Wis. Reg. No. S-1820
DATED this 4 DAY of OCTOBER, 2018
REVISED this 6 DAY of DECEMBER, 2018

INSTRUMENT DRAFTED BY JOHN R. STIGLER

CERTIFIED SURVEY MAP NO. _____

Sheet 2 of 3

All of Lots 1, 2 & of Certified Survey Map No. 8822 being a division of
Lot 2 of Certified Survey Map No. 4581 being part of the SE ¼ of the SW ¼ of Section 6 and the
NE ¼ of the NW ¼ of NE ¼, Section 7, Town 7 North, Range 19 East
CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, John R. Stigler, professional land surveyor, being duly sworn on oath, hereby depose and say that I have surveyed, divided and mapped the following land bounded and described as follows:

Beginning at the northeast corner of the Northwest Quarter (NW ¼) of Section 7, Town 7 North, Range 19 East being marked by a concrete monument with brass cap; thence South 00°32'37" East along the east line of Certified Survey Map No. 8822, 202.05 feet; thence South 01°36'00" East 325.50 feet along the west line of Certified Survey Map No. 3712 and Lot 30 of the Plat of Hillside Grove to the north right-of-way line of the C. P. Rail System; thence North 81°52'56" West 351.28 feet along said North right-of-way line to the east line of Lot 1 of Certified Survey Map No. 4581; thence North 00°53'22" East 800.75 feet along said east line to the south right-of-way line of Glacier Road (CTH "GR"); thence South 86°18'49" East 17.11 feet along said south right-of-way line to a point of curvature; thence Southeasterly 277.21 feet along said right-of-way line and the arc of a curve of radius 384.73 feet, curve center lies to the south, chord bears South 65°40'19" East 271.25 feet; thence South 45°01'49" East along said south right-of-way line 88.84 feet; thence South 01°04'51" West along the east line of the Southwest Quarter (SW ¼) of Section 6, Town 17 North, Range 19 East 147.28 feet to the place of beginning. Containing 257,067.04 sq. ft. or 5.901 acres of land.

I further certify that I have made such survey, land division and map by the direction of the owners of said land; that such map is a correct representation of the exterior boundaries of the land surveyed and map thereof made; and that I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes pertaining to Certified Survey Maps (Section 236.34) and the regulations of the City of Pewaukee in surveying, dividing and mapping the same.



John R. Stigler
JOHN R. STIGLER – Wis. Reg. No. S-1820

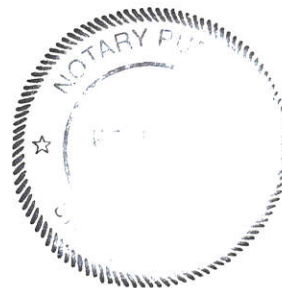
STATE OF WISCONSIN)ss
WAUKESHA COUNTY)

The above certificate subscribed and sworn to me this 7th day of DECEMBER, 2018.

My commission expires

July 5, 2019

Peter A. Muehl
PETER A. MUEHL – NOTARY PUBLIC



OWNERS: GARY R. KLATT & WILLIAM P. & TOSCA S. RUSSO

Instrument drafted by John R. Stigler

P.S. Pewaukee 3525

CERTIFIED SURVEY MAP NO. _____

Sheet 3 of 3

All of Lots 1, 2 & 3 and Outlots 1, 2 & 3 of Certified Survey Map No. 8822 being a division of Lot 2 of Certified Survey Map No. 4581 being part of the SE ¼ of the SW ¼ of Section 6 and the NE ¼ of the NW ¼ of NE ¼, Section 7, Town 7 North, Range 19 East
CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

As owner of Lot 1 & 2, I hereby certify that I caused the land described on this map to be surveyed, divided, and mapped as represented on this map. I also certify that this Certified Survey Map is required to be submitted to the following for approval: City of Pewaukee

GARY R. KLATT - OWNER

STATE OF WAUKESHA)ss
COUNTY OF WAUKESHA)

Personally came before me this _____ day of _____, 2018, the above named GARY R. KLATT, to me known to be the person who executed the foregoing instrument and acknowledged the same.

My commission expires _____.

NOTARY PUBLIC –

OWNER'S CERTIFICATE:

As owners of Lot 3, we hereby certify that we caused the land described on this map to be surveyed, divided, and mapped as represented on this map. We also certify that this Certified Survey Map is required to be submitted to the following for approval: City of Pewaukee

WILLIAM P. RUSSO – OWNER

TOSCA S. RUSSO - OWNER

STATE OF WAUKESHA)ss
COUNTY OF WAUKESHA)

Personally came before me this _____ day of _____, 2018, the above named WILLIAM R. & TOSCA S. RUSSO, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My commission expires _____.

NOTARY PUBLIC –

PLAN COMMISSION APPROVAL:

Approved by the Plan Commission, City of Pewaukee, this _____ day of _____, 2018.

STEVE BIERCE – MAYOR

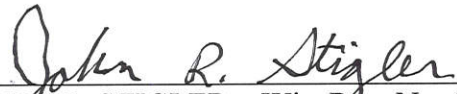
BRANDON BERGMAN - RECORDING SECRETARY

COMMON COUNCIL APPROVAL:

Approved by the Common Council, City of Pewaukee, this _____ day of _____, 2018.

STEVE BIERCE – MAYOR

KELLY TARCZEWSKI – CLERK/TREASURER


JOHN R. STIGLER – Wis. Reg. No. 1820
Dated this 4TH day of OCTOBER, 2018
Revised this 6TH day of DECEMBER, 2018



OWNERS: GARY R. KLATT & WILLIAM P. & TOSCA S. RUSSO

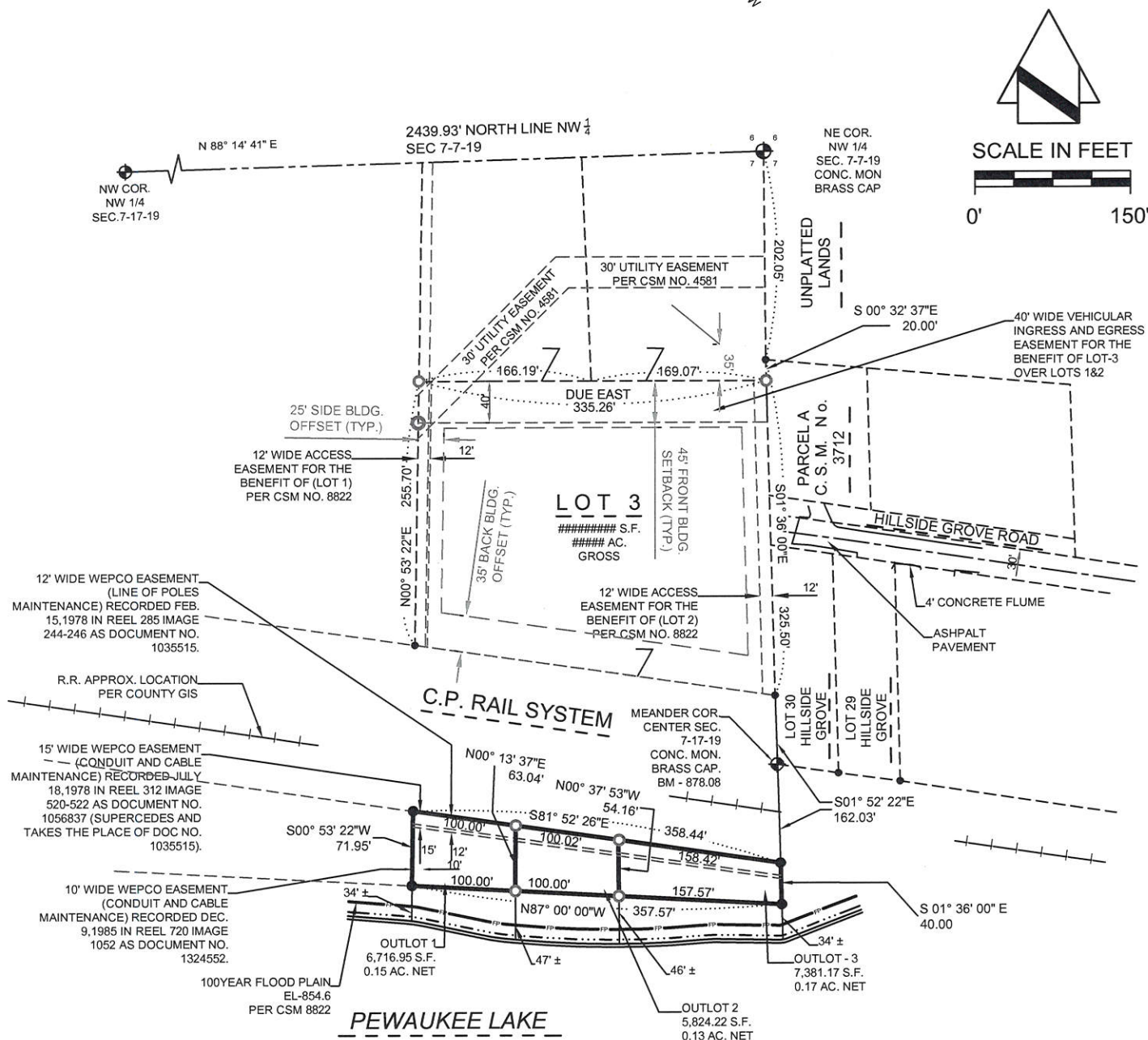
Instrument drafted by John R. Stigler

P.S. Pewaukee 3525

CERTIFIED SURVEY MAP NO. _____

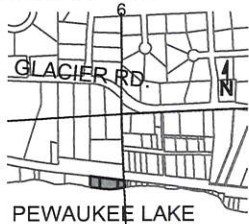
Sheet 1 of 3

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Town 7 North, Range 19 East
CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN



SURVEYOR:
JOHN R. STIGLER, PLS
JAHNKE & JAHNKE ASSOC., INC.
711 WEST MORELAND BLVD.
WAUKESHA, WI. 53188-2479
PHONE: (262) 542-5797

VICINITY MAP
SCALE 1"= 2000'



OWNER/SUBDIVIDER:
WILLIAM TOSCA RUSSO
228 W. MAIN STREET
DELAFIELD, WI 53018

OWNER/SUBDIVIDER:
GARY R. KLATT
N 40 W 27535 GLACIER RD.
PEWAUKEE, WI

LEGEND

- - 1" IRON PIPE FOUND
- - IRON PIPE 18" x 1" DIA. PLACED
1.13 LBS. PER LIN. FT.
- ⊙ - SECTION CORNER MONUMENT
CON. W / BRASS CAP

REFERENCE BEARING: THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 7, TOWN 17 NORTH, RANGE 19 EAST WAS USED AS THE REFERENCE BEARING AND HAS A BEARING OF N 88°14'41" E BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 27).

P.S. PEWAUKEE 3525A
FILE NAME: S8681A CSM

JOHN R. STIGLER - Wis. Reg. No. S -1820
DATED this 4 DAY of OCTOBER, 2018
REVISED this 7 DAY of DECEMBER, 2018

INSTRUMENT DRAFTED BY JOHN R. STIGLER

CERTIFIED SURVEY MAP NO. _____

Sheet 2 of 3

All of Outlots 1, 2 & 3 of Certified Survey Map No. 8822 being a division of
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NE ¼ of the NW ¼, Section 7, Town 7 North, Range 19 East
CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, John R. Stigler, professional land surveyor, being duly sworn on oath, hereby depose and say that I have surveyed, divided and mapped the following land bounded and described as follows:

Beginning at the northeast corner of the Northwest Quarter (NW ¼) of Section 7, Town 7 North, Range 19 East being marked by a concrete monument with brass cap; thence South 00°32'37" East along the east line of Certified Survey Map No. 8822, 202.05 feet; thence South 01°36'00" East 325.50 feet along the west line of Certified Survey Map No. 3712 and Lot 30 of the Plat of Hillside Grove to the north right-of-way line of the C. P. Rail System; thence South 01°52'22" East 162.03 feet to the place of beginning of the land herein after described; thence South 01°36'00" East 40.00 feet a meander line of Pewaukee Lake; thence North 87°00'00" West 357.57 feet along said meander line; thence North 00°53'22" East 71.95 feet; thence South 81°52'26" East 358.44 feet. Containing 19,920.28 sq.ft. or 0.4573 acres of land including all land lying between the east and west property lines extended to the ordinary high water mark from the meander line.

I further certify that I have made such survey, land division and map by the direction of the owners of said land; that such map is a correct representation of the exterior boundaries of the land surveyed and map thereof made; and that I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes pertaining to Certified Survey Maps (Section 236.34) and the regulations of the City of Pewaukee in surveying, dividing and mapping the same.



John R. Stigler
JOHN R. STIGLER – Wis. Reg. No. S-1820

STATE OF WISCONSIN)ss
WAUKESHA COUNTY)

The above certificate subscribed and sworn to me this 7th day of December, 2018.

My commission expires

July 5, 2019

Peter A. Muehl
PETER A. MUEHL – NOTARY PUBLIC



OWNERS: GARY R. KLATT & WILLIAM P. & TOSCA S. RUSSO

Instrument drafted by John R. Stigler

P.S. Pewaukee 3525A

CERTIFIED SURVEY MAP NO. _____

Sheet 3 of 3

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CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

As owner of Lot 1 & 2, I hereby certify that I caused the land described on this map to be surveyed, divided, and mapped as represented on this map. I also certify that this Certified Survey Map is required to be submitted to the following for approval: City of Pewaukee

GARY R. KLATT - OWNER

STATE OF WAUKESHA)ss
COUNTY OF WAUKESHA)

Personally came before me this _____ day of _____, 2018, the above named GARY R. KLATT, to me known to be the person who executed the foregoing instrument and acknowledged the same.

My commission expires _____.

NOTARY PUBLIC –

OWNER'S CERTIFICATE:

As owners of Lot 3, we hereby certify that we caused the land described on this map to be surveyed, divided, and mapped as represented on this map. We also certify that this Certified Survey Map is required to be submitted to the following for approval: City of Pewaukee

WILLIAM P. RUSSO – OWNER

TOSCA S. RUSSO - OWNER

STATE OF WAUKESHA)ss
COUNTY OF WAUKESHA)

Personally came before me this _____ day of _____, 2018, the above named WILLIAM R. & TOSCA S. RUSSO, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My commission expires _____.

NOTARY PUBLIC –

PLAN COMMISSION APPROVAL:

Approved by the Plan Commission, City of Pewaukee, this _____ day of _____, 2018.

STEVE BIERCE – MAYOR

BRANDON BERGMAN - RECORDING SECRETARY

COMMON COUNCIL APPROVAL:

Approved by the Common Council, City of Pewaukee, this _____ day of _____, 2018.

STEVE BIERCE – MAYOR

KELLY TARCZEWSKI – CLERK/TREASURER

John R. Stigler
JOHN R. STIGLER – Wis. Reg. No. 1820
Dated this 4TH day of OCTOBER, 2018
Revised this 7TH day of DECEMBER, 2018



OWNERS: GARY R. KLATT & WILLIAM P. & TOSCA S. RUSSO

Instrument drafted by John R. Stigler

P.S. Pewaukee 3525A

**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 9.**

DATE: December 20, 2018

DEPARTMENT: PRCS - Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding Approval of the Final Plat for Woodleaf Reserve Addition No. 2 (PWC 0865995002 & PWC 0865990001)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Woodleaf Reserve Final Plat

Woodleaf Reserve Staff Report

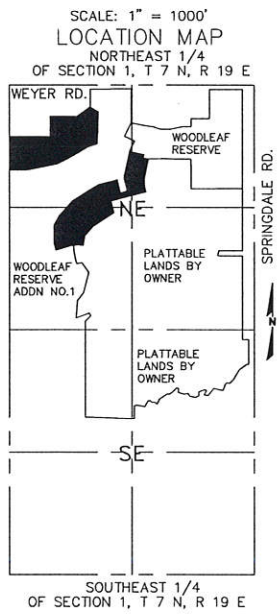
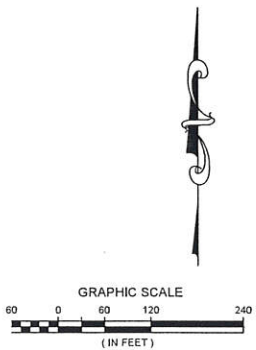
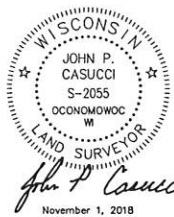
Woodleaf Reserve Exhibit

Woodleaf Reserve Correspondence

Woodleaf Reserve Declarations

WOODLEAF RESERVE ADDITION NO.2
FINAL PLAT

Part of the Northwest 1/4, Northeast 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 1, Town 7 North,
Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.



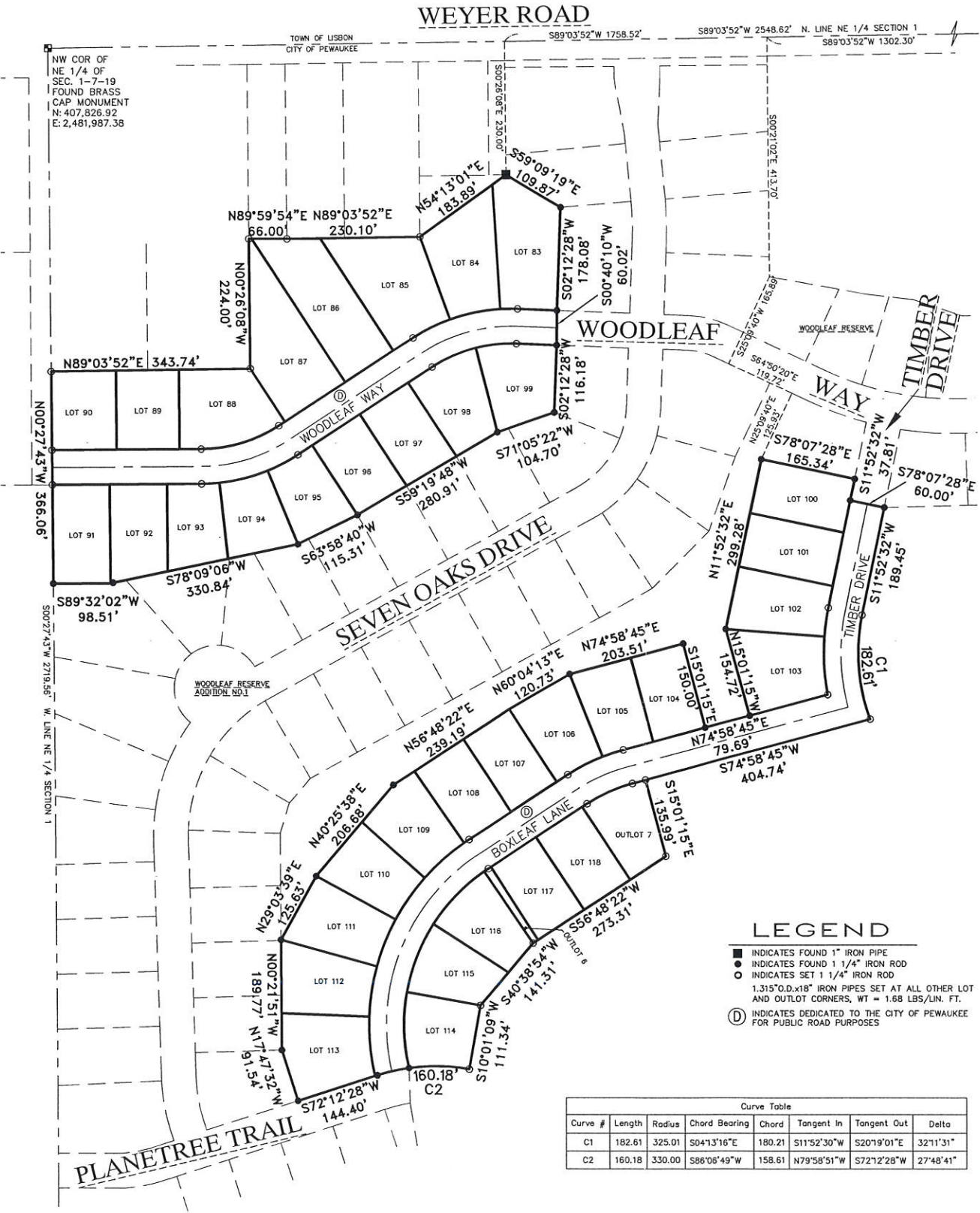
There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



S:\5166284\dwg\ FP200P.dwg \ SHEET 1



LEGEND

- INDICATES FOUND 1" IRON PIPE
- INDICATES FOUND 1 1/4" IRON ROD
- INDICATES SET 1 1/4" IRON ROD
- 1.315"O.D.x18" IRON PIPES SET AT ALL OTHER LOT AND OUTLOT CORNERS, WT = 1.68 LBS/LIN. FT.
- INDICATES DEDICATED TO THE CITY OF PEWAUKEE FOR PUBLIC ROAD PURPOSES

Curve Table						
Curve #	Length	Radius	Chord Bearing	Chord	Tangent In	Tangent Out
C1	182.61	325.01	S04°13'16"E	180.21	S11°52'30"W	S20°19'01"E
C2	160.18	330.00	S86°06'49"W	158.61	N79°58'51"W	S72°12'28"W

Notes:

- Bearings are reference to the North line of the Northeast 1/4 of Section 1, Town 7 North, Range 19 East which is assumed to bear South 89°03'52" West grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD 27).
- Outlots 6 & 7 to be maintained by the Woodleaf Reserve Homeowner's Association, Inc and each individual lot owner shall have an undivided fractional ownership in said Outlots and Waukesha County shall not be liable for any fees or special assessments in the event that they become the owner of any Lot or Outlot in the subdivision by reason of tax delinquency.
- Subdivision statistics
Subdivision to contain 36 Lots and 2 Outlots
Lots are zoned Rs-6
Minimum front setback 30'
Minimum side setback 12'
Minimum rear setback 35'
Corner lots have 2 side yards
- Drainage Easements and Vision Corners Easements shown hereon are granted to the City of Pewaukee.
- The height of plantings, berms, fences or other structures within the vision corner easement is limited to 24" above the elevation of the center of the intersection.
- Basement Restriction - Groundwater
Although all lots in the subdivision have been reviewed and approved for development with single-family residential use in accordance with Section 236 Wisconsin Statutes, some lots may contain soil conditions that, due to the possible presence of groundwater near the surface, could require additional soil engineering and foundation design with regard to basement construction. Soil conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein.
- Woodleaf Reserve Addition No. 2 is Phase 3 of a larger development. Road ends or road stubs have extension possibilities and may or may not be extended to serve future phases of the Woodleaf Reserve development or adjacent lands in the future.
- Subdivision is located in the Hamilton School District.
- Outlot 6 contains a non-exclusive access easement for the benefit of the lands to the South. Any surface improvements made within this access easement shall be installed, maintained, repaired & replaced by the owners of the lands to the South, benefiting from this easement.
- Outlot 7 contains a non-exclusive 20 foot access easement for the benefit of the lands to the South. Any surface improvements made within this access easement shall be installed, maintained, repaired & replaced by the owners of the lands to the South, benefiting from this easement. The Developer shall have the right, at anytime and for any reason, to vacate said easement if any other access is available to the lands to the South. Such right shall exist even if the Developer is not an owner of said Outlot 7.

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Brookfield, WI 53005-5928
(262) 781-1000
rasmith.com

SHEET 1 OF 4 SHEETS

WOODLEAF RESERVE ADDITION NO.2
FINAL PLAT

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Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.



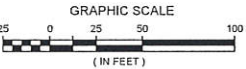
WISCONSIN
JOHN P. CASUCCI
S-2055
OCONOMOWOC, WI
LAND SURVEYOR
November 1, 2018

Curve Table							
Curve #	Length	Radius	Chord Bearing	Chord	Tangent In	Tangent Out	Delta
C/L C28	172.66	280.00	S74°32'32"W	169.94	N87°47'32"W	S56°52'36"W	35°19'52"
R.O.W. C29	154.16	250.00	S74°32'32"W	151.73	N87°47'32"W	S56°52'36"W	35°19'52"
LOT 98 C30	82.59	250.00	S68°20'29"W	82.22	S75°48'21"W	S56°52'36"W	18°55'45"
LOT 99 C31	71.57	250.00	S84°00'25"W	71.32	N87°47'32"W	S75°48'21"W	16°24'07"
R.O.W. C32	191.16	310.00	S74°32'32"W	188.15	N87°47'32"W	S56°52'36"W	35°19'52"
LOT 85 C33	72.01	310.00	N63°29'37"E	71.44	N56°52'36"E	N70°06'38"E	13°14'02"
LOT 84 C34	88.87	310.00	N78°19'25"E	88.57	N70°06'38"E	N86°32'12"E	16°25'34"
LOT 83 C35	30.68	310.00	N89°22'20"E	30.67	N86°32'12"E	S87°47'32"E	05°40'16"
C/L C36	159.54	280.00	S73°11'59"W	157.39	S56°52'36"W	S89°31'22"W	32°38'46"
R.O.W. C37	176.63	310.00	N73°11'59"E	174.25	N89°31'22"E	N56°52'36"E	32°38'46"
LOT 93 C38	31.17	310.00	S86°38'32"W	31.16	S83°45'43"W	S89°31'22"W	05°45'39"
LOT 94 C39	86.38	310.00	S75°46'45"W	86.10	S67°47'48"W	S83°45'43"W	15°55'54"
LOT 95 C40	59.08	310.00	S62°20'12"W	58.99	S56°52'36"W	S67°47'48"W	10°55'12"
R.O.W. C41	142.45	250.00	N73°11'59"E	140.53	N89°31'22"E	N56°52'36"E	32°38'46"

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2).
Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

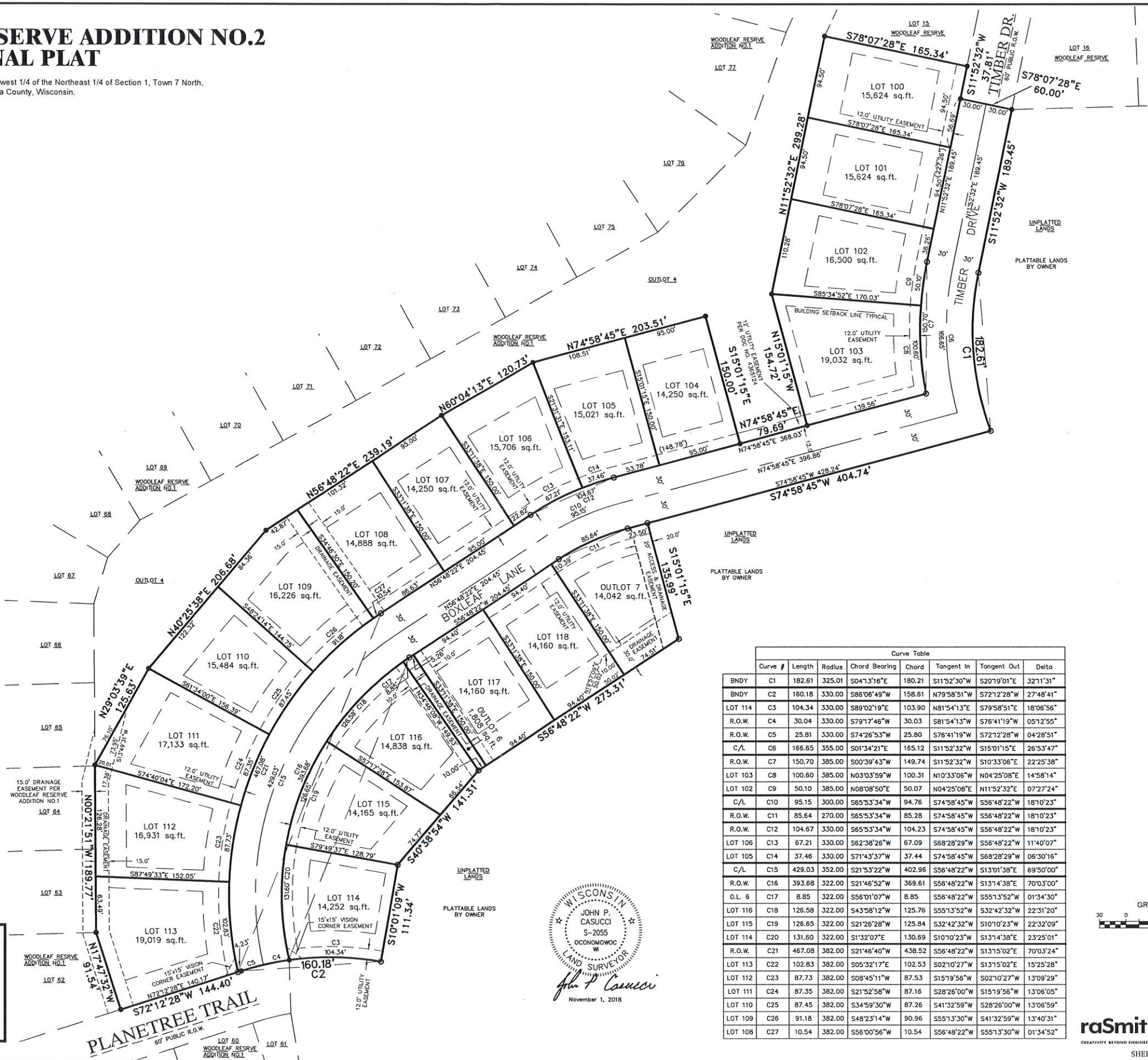
Department of Administration



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Brockfield, WI 53005-5938
(262) 781-1000
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WOODLEAF RESERVE ADDITION NO.2
FINAL PLAT

Part of the Northwest 1/4, Northeast 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 1, Town 7 North,
Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.



There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2).
Wis Stats. as provided by s. 236.12, Wis. Stats.

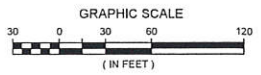
Certified _____, 20____

Department of Administration



WISCONSIN
JOHN P. CASUCCI
S-2055
OCONOMOWOC, WI
LAND SURVEYOR
November 1, 2018

Curve Table									
Curve #	Length	Radius	Chord Bearing	Chord	Tangent In	Tangent Out	Delta		
BN DY C1	182.61	325.01	S04°13'16"E	180.21	S11°52'30"W	S20°19'01"E	32°11'31"		
BN DY C2	160.18	330.00	S86°06'49"W	158.61	N79°58'51"W	S72°12'28"W	27°48'41"		
LOT 114 C3	104.34	330.00	S89°02'19"E	103.90	N81°54'13"E	S79°58'51"E	18°06'56"		
R.O.W. C4	30.04	330.00	S79°17'46"W	30.03	S81°54'13"W	S76°41'19"W	05°12'55"		
R.O.W. C5	25.81	330.00	S74°26'53"W	25.80	S76°41'19"W	S72°12'28"W	04°28'51"		
C/L C6	166.65	355.00	S01°34'21"E	165.12	S11°52'32"W	S15°01'15"E	26°53'47"		
R.O.W. C7	150.70	385.00	S00°39'43"W	149.74	S11°52'32"W	S10°33'06"E	22°25'38"		
LOT 103 C8	100.60	385.00	N03°03'59"W	100.31	N10°33'06"W	N04°25'08"E	14°58'14"		
LOT 102 C9	50.10	385.00	N08°08'50"E	50.07	N04°25'08"E	N11°52'32"E	07°27'24"		
C/L C10	95.15	300.00	S85°53'34"W	94.76	S74°58'45"W	S56°48'22"W	18°10'23"		
R.O.W. C11	85.64	270.00	S65°53'34"W	85.28	S74°58'45"W	S56°48'22"W	18°10'23"		
R.O.W. C12	104.67	330.00	S85°53'34"W	104.23	S74°58'45"W	S56°48'22"W	18°10'23"		
LOT 106 C13	67.21	330.00	S62°38'26"W	67.09	S68°28'29"W	S56°48'22"W	11°40'07"		
LOT 105 C14	37.46	330.00	S71°43'37"W	37.44	S74°58'45"W	S68°28'29"W	06°30'16"		
C/L C15	429.03	352.00	S21°46'40"W	402.96	S56°48'22"W	S13°01'38"E	69°50'00"		
R.O.W. C16	393.68	322.00	S21°46'52"W	369.61	S56°48'22"W	S13°14'38"E	70°03'00"		
O.L. C17	8.85	322.00	S56°01'07"W	8.85	S56°48'22"W	S55°13'52"W	01°34'30"		
LOT 116 C18	126.58	322.00	S43°58'12"W	125.76	S55°13'52"W	S32°42'32"W	22°31'20"		
LOT 115 C19	126.65	322.00	S21°26'28"W	125.84	S32°42'32"W	S10°10'23"W	22°32'09"		
LOT 114 C20	131.80	322.00	S1°32'07"E	130.69	S10°10'23"W	S13°14'38"E	23°25'01"		
R.O.W. C21	467.08	382.00	S21°46'40"W	438.52	S56°48'22"W	S13°15'02"E	70°03'24"		
LOT 113 C22	102.83	382.00	S05°32'17"E	102.53	S02°10'27"W	S13°15'02"E	15°25'28"		
LOT 112 C23	87.73	382.00	S08°45'11"W	87.53	S15°19'56"W	S02°10'27"W	13°09'29"		
LOT 111 C24	87.35	382.00	S21°52'58"W	87.16	S28°26'00"W	S15°19'56"W	13°06'05"		
LOT 110 C25	87.45	382.00	S34°59'30"W	87.26	S41°32'59"W	S28°26'00"W	13°06'59"		
LOT 109 C26	91.18	382.00	S48°23'14"W	90.96	S55°13'30"W	S41°32'59"W	13°40'31"		
LOT 108 C27	10.54	382.00	S56°00'56"W	10.54	S56°48'22"W	S55°13'30"W	01°34'52"		



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Brockfield, WI 53005-5938
(262) 781-1000
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SHEET 3 OF 4 SHEETS

WOODLEAF RESERVE ADDITION NO.2
FINAL PLAT

Part of the Northwest 1/4, Northeast 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 1, Town 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

SURVEYOR'S CERTIFICATE

State of Wisconsin }
Waukesha county }

I, John P. Casucci, Professional Land Surveyor, certify:

That I have surveyed, divided and mapped

Part of the Northwest 1/4 of the Northeast 1/4 of Section 1, Town 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of said 1/4 Section; thence South 89°03'52" West along the North line of said 1/4 Section a distance of 1758.52 feet to a point; thence South 00°26'08" East 230.00 feet to the point of beginning of lands to be described; thence South 59° 09' 19" East 109.87 feet to a point; thence South 02° 12' 28" West 178.08 feet to a point; thence South 00° 40' 10" West 60.02 feet to a point; thence South 02° 12' 28" West 116.18 feet to a point; thence South 71° 05' 22" West 104.70 feet to a point; thence South 59° 19' 48" West 280.91 feet to a point; thence South 63° 58' 40" West 115.31 feet to a point; thence South 78° 09' 06" West 330.84 feet to a point; thence South 89° 32' 02" West 98.51 feet to a point; thence North 00° 27' 43" West 366.06 feet to a point; thence North 89° 03' 52" East 343.74 feet to a point; thence North 00° 26' 08" West 224.00 feet to a point; thence North 89° 59' 54" East 66.00 feet to a point; thence North 89° 03' 52" East 230.10 feet to a point; thence North 54° 13' 01" East 183.89 feet to the point of beginning.

Said land contains 363,042 square feet or 8.3343 acres

ALSO,

Part of the Northwest 1/4, Northeast 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 1, Town 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of said 1/4 Section; thence South 89°03'52" West along the North line of said 1/4 Section a distance of 1302.30 feet to a point; thence South 00°21'02" East 413.70 feet to a point; thence South 25°09'40" West 165.89 feet to a point; thence South 64°50'20" East 119.72 feet to a point; thence South 25°09'40" West 125.93 feet to the point of beginning of lands to be described; thence South 78° 07' 28" East 165.34 feet to a point; thence South 11° 52' 32" West 37.81 feet to a point; thence South 78° 07' 28" East 60.00 feet to a point; thence South 11° 52' 32" West 189.45 feet to a point; thence Southeasterly 182.61 feet along an arc of a curve whose center lies to the East, whose radius is 325.01 feet, and whose chord bears South 04° 13' 16" East 180.21 feet to a point; thence South 74° 58' 45" West 404.74 feet to a point; thence South 15° 01' 15" East 135.99 feet to a point; thence South 56° 48' 22" West 273.31 feet to a point; thence South 40° 38' 54" West 141.31 feet to a point; thence South 10° 01' 09" West 111.34 feet to a point; thence Southwesterly 104.24 feet along an arc of a curve whose center lies to the South, whose radius is 330.00 feet and whose chord bears North 89° 02' 19" West 103.90 feet to a point; thence Southwesterly 55.84 feet along an arc of a curve, whose center lies to the Southeast, whose radius is 330.00 feet and whose chord bears South 77° 03' 21" West 55.78 feet to a point; thence South 72° 12' 28" West 144.40 feet to a point; thence North 17° 47' 32" West 91.54 feet to a point; thence North 00° 21' 51" West 189.77 feet to a point; thence North 29° 03' 39" East 125.63 feet to a point; thence North 40° 25' 38" East 206.68 feet to a point; thence North 56° 48' 22" East 239.19 feet to a point; thence North 60° 04' 13" East 120.73 feet to a point; thence North 74° 58' 45" East 203.51 feet to a point; thence South 15° 01' 15" East 150.00 feet to a point; thence North 74° 58' 45" East 79.69 feet to a point; thence North 15° 01' 15" West 154.72 feet to a point; thence North 11° 52' 32" East 299.28 feet to the point of beginning.

Said land contains 402,061 square feet or 9.2301 acres

That I have made such survey, land division and plat by the direction of Pewaukee Sunder Fields LLC, owner of said land.

That such plat is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of chapter 236 of the Wisconsin statutes and the subdivision regulations of the City of Pewaukee in surveying, dividing and mapping the same.

Date: November 1, 2018

John P. Casucci
Professional Land Surveyor
Registration No. 2055



UTILITY EASEMENT PROVISIONS:
AN EASEMENT FOR ELECTRIC, NATURAL GAS AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY

THE "PEWAUKEE SUNDER FIELDS LLC", GRANTOR, TO

Wisconsin electric power company, a Wisconsin corporation doing business as WE Energies, grantee, Wisconsin Bell, Inc., d/b/a AT&T Wisconsin, a Wisconsin corporation, grantee, and Time Warner Entertainment Company, L.P., grantee, their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, gas, telephone and cable tv facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "utility easement" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property of all such purposes. The grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities or communication facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over grantees' facilities or in, upon or over the property within the lines marked "utility easement" without the prior written consent of grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

OWNER'S CERTIFICATE OF DEDICATION

Pewaukee Sunder Fields LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Pewaukee Sunder Fields LLC, does further certify that this plat is required by: S.236.10 or S.236.12 to be submitted to the following for approval or objection:

- City of Pewaukee
- Wisconsin Department of Administration
- Waukesha County Parks and Land Use Department

In witness where, said Pewaukee Sunder Fields LLC, has caused these presents to be signed by

its sole member, this day of 20

Pewaukee Sunder Fields LLC
By: Towne Realty, Inc., Sole Member

by:

State of Wisconsin }
County }

Personally came before me this day of 20, as

to me known to be the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of the Pewaukee Sunder Fields LLC, by its authority.

Notary Public, State of Wisconsin
my commission expires

CONSENT OF CORPORATE MORTGAGEE

Associated Bank, National Association, a national banking association, mortgagee of that portion of the above-described land identified in this Plat, does hereby consent to the surveying, dividing, dedicating and mapping of the land described in the foregoing affidavit of John P. Casucci, Surveyor, and does hereby consent to the certificate of said owner, PEWAUKEE SUNDER FIELDS LLC.

In witness whereof, the said, has caused these presents to be signed by, its, and by

its, at, and its corporate seal to be hereunto affixed.

this day of 2018.

STATE OF }
COUNTY OF }

PERSONALLY came before me this day of 2018, and

of the above named organization, to me known as the person(s) wh

o executed the foregoing instrument, and to me known to be the and the of the organization, and acknowledged that they executed the foregoing instrument as such officer(s) as the deed of the organization, by its authority.

(SEAL)

Notary Public, State of
My commission expires

CITY TREASURER CERTIFICATE

State of Wisconsin }
Waukesha County }

I, Kelly Tarczewski, being the duly elected qualified and acting City Treasurer of the City of Pewaukee, do hereby certify that in

accordance with the records in my office, there are no unpaid taxes or special assessments as of

20, On any of the land included in the Plat of Woodleaf Reserve Addition No. 2.

Date: Kelly Tarczewski, City Treasurer

COUNTY TREASURER'S CERTIFICATE

I, Pamela F. Reeves, being the duly elected, qualified and acting Treasurer of the County of Waukesha, do hereby certify that

the records in my office show no unredeemed tax sales or unpaid special assessments as of 20, affecting the lands included in the Plat of Woodleaf Reserve Addition No. 2.

Date: Pamela F. Reeves, County Treasurer

COMMON COUNCIL CERTIFICATE

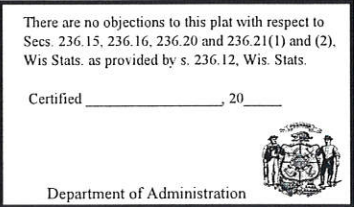
Resolved that the plat known as Woodleaf Reserve Addition No. 2, in the City of Pewaukee, Waukesha County, Wisconsin, which has been filed for approval, be and hereby is approved as required by chapter 236 of the Wisconsin State Statutes.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Common Council of the City of

Pewaukee on the day of 20.

Date: Steve Bierce, Mayor

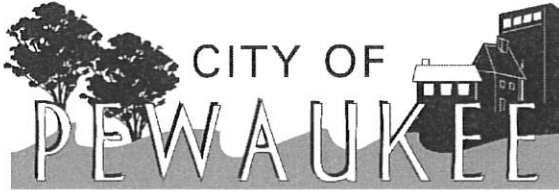
Date: Kelly Tarczewski, City Clerk



raSmith
CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road
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(262) 781-1000
rasmith.com

SHEET 4 OF 4 SHEETS



Department of Public Works

W240N3065 Pewaukee Road

Pewaukee, WI 53072

Phone: (262) 691-0804 • Fax: (262) 691-5729

Email: publicworks@pewaukee.wi.us

TO: Nick Fuchs, City Planner

FROM: Jeffrey Weigel, Public Works Director & City Engineer

A handwritten signature in black ink, appearing to be "JW", located to the right of the "FROM:" line.

DATE: December 12, 2018

RE: Final Plat of Woodleaf Reserve Addition No. 2 Subdivision

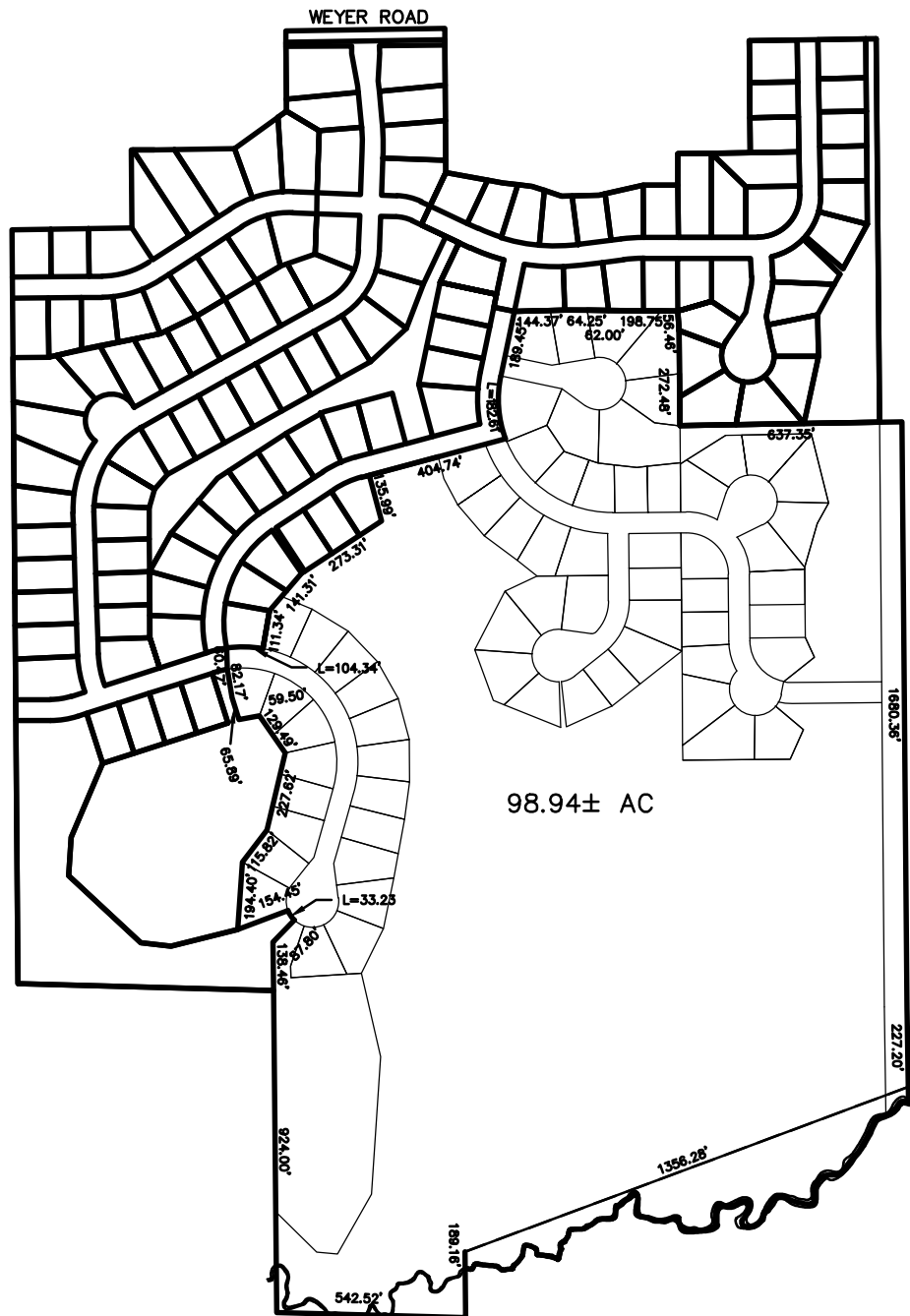
We have reviewed the final plat of Woodleaf Reserve Addition No. 2 and recommend approval as presented.

This phase of the subdivision was constructed this past summer under a development agreement with the City and all public improvements have been constructed through the first lift of asphalt. City consultant construction inspection has been involved throughout the process, and weekly erosion control inspections continue. The final lift of asphalt is planned for late summer 2019.

WOODLEAF RESERVE

EXPANSION LANDS as of APRIL 2018

TOTAL AREA: 98.94± ACRES



NOTE:
Please be advised that only the spatial relationships of the illustrations on the map and drawing are being presented for referenced identification and information.

raSmith
CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

MAY 4, 2018
PROJ: 166284

SHEET 1 OF 1

From: [James Doering](#)
To: [Fuchs, Nick](#)
Cc: [Weigel, Jeff](#); [John Grandlich](#)
Subject: Woodleaf Reserve Addition #2 (Phase3) and the future phases of the Woodleaf Reserve Development
Date: Thursday, December 6, 2018 3:50:01 PM
Attachments: [Exhibit Showing Expanson Lands from RA Smith Rec 5-4-18 SX401A5H-expansion lands-EXPANSION LANDS.pdf](#)

Nick,

As we discussed, I am sending this email to respectfully request that as the City of Pewaukee Plan Commission and City Council take action on the approval of the final plat of Woodleaf Reserve Addition #2 and the respective documents (storm water management amendment and declaration amendment) that we discussed, that the Plan Commission and City Council also take action to re-affirm the preliminary plat in respects to the unimproved portions of the preliminary plat that are for future phases (see attached exhibit labeled Expansion Lands). I have copied Jeff on this e-mail as he would be able to explain the areas of the Expansion Lands which include a portion of the original preliminary plat of Woodleaf Reserve and a parcel of land adjacent that we refer to as the Lanois property (all of which is owned by Pewaukee Sunder Fields LLC).

Please let me know if you have any questions and please confirm the date of the City of Pewaukee Plan Commission meeting for December 2018 and please confirm the date of the City of Pewaukee City Council meeting for January 2019.

Thank you

Jim Doering

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**AMENDMENT NO. 2 TO THE DECLARATION OF
PROTECTIVE COVENANTS, CONDITIONS,
EASEMENTS AND RESTRICTIONS FOR
WOODLEAF RESERVE PEWAUKEE,
WISCONSIN**

THIS AMENDMENT NO. 2 ("Amendment No. 2") to the Declaration of Protective Covenants, Conditions, Easements and Restrictions for Woodleaf Reserve Pewaukee, Wisconsin, recorded on January 22, 2014, in the Register of Deeds office for Waukesha County, Wisconsin as Document No. 4063130, as previously amended, ("Declaration"), is hereby made this _____ day of _____ 2018 by Pewaukee Sunder Fields LLC, a Wisconsin limited liability company ("Declarant"). Hereafter, any capitalized terms used in this Amendment No. 2 which are not otherwise defined herein shall have the meaning given them in the Declaration.

WITNESSETH:

DRAFT

*This instrument was drafted by and
should be returned to:*

Sandra J. DeLisle, Esq.
Zilber Ltd.
710 N. Plankinton Ave., Ste. 1200
Milwaukee, WI 53203

Tax Key Numbers:
See Exhibit A-2 attached hereto

WHEREAS, on June 29, 2016 the Declarant executed Amendment No. 1 to the Declaration which was recorded on July 1, 2016, in the Register of Deeds office for Waukesha County, Wisconsin as Document No. 4216013 ("Amendment No. 1");

WHEREAS, Article VI, Section 3, **Amendment** of the Declaration provides that the Declarant has the unilateral right to amend the Declaration for a period of twenty (20) years after date of recording the Declaration;

WHEREAS, Declarant is the developer and/or owner of the real property described in Exhibit B of the Declaration, and in Exhibit B-2 attached hereto ("Addition 2 Lands"), and desires to subject the Addition 2 Lands to the covenants, conditions, easements and restrictions set forth in the Declaration and in this Amendment No. 2, all of which are binding upon the Addition 2 Lands and each owner thereof and every other party having any interest therein, and such covenants,

conditions, easements and restrictions of the Declaration and this Amendment No. 2 shall inure to the benefit of and pass with the Addition 2 Lands;

WHEREAS, where the term "Woodleaf Reserve" is referenced in the Declaration and this Amendment No. 2, Woodleaf Reserve collectively refers to the overall development which is inclusive of Woodleaf Reserve (being the original 35 lots), Woodleaf Reserve Addition No. 1 (being Phase 2 consisting of 47 lots), Woodleaf Reserve Addition No. 2 (being Phase 3 consisting of 36 lots) and the future Expansion Lands, as amended; and

WHEREAS, the term "Declaration" is defined in the Declaration of Protective Covenants, Conditions, Easements and Restrictions for Woodleaf Reserve Pewaukee, Wisconsin, shall be defined as and reference that specific recorded document and the contents of that document, and shall now be expanded to collectively refer to the original Declaration, Amendment No. 1, this Amendment No. 2 and any future amendment to the Declaration.

NOW THEREFORE, Declarant hereby declares that the Addition 2 Lands are held, transferred, sold, conveyed, used and occupied subject to the Declaration, this Amendment No. 2 and any and all future amendments to the Declaration. In accordance with the Declaration and Chapter 703 Wis. Stats., the following sections of the Declaration are hereby amended as follows:

1. ARTICLE III (amended Sections)

• **SECTION 14. LOT - SPECIFIC PROHIBITIONS.**

The following provisions shall be added to the subsection headed "Lots requiring Specific Residence Design."

Lots 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 112, 113, 114, 115 and 118 of Addition No. 2 require a partially exposed or fully exposed rear and/or side yard residence design.

Lots 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117 and 118 are adjacent to or have a drainage easement within the boundary of the specified lot and/or in an adjacent outlot.

Lot 87 previously contained a wetland in the rear yard area. The Declarant was

allowed to fill the wetland according to Wisconsin State Statutes and by permission from the Wisconsin Department of Natural Resources (WDNR) and the City. The wetland area was not within the building pad area as shown on the Master Grading Plans of the Woodleaf Reserve Phase III. Therefore, there are no wetland restrictions on Lot 87.

Outlots 6 and 7, as shown of the final plat for Addition No. 2, are for the benefit of the Association. Outlot 6 provides for storm sewer piping, surface drainage and access to a storm water management facility that is located within a future outlot of Woodleaf Reserve. Outlot 7 contains recreational equipment and other structures for use by members of the Association and their guests only. The Association shall be responsible for any maintenance, repairs and/ or replacements to the playground equipment, other structures, landscape or sign improvements within Outlot 7.

Lots 86 and 87 are adjacent to unplatted lands owned by the Declarant. Lots 100, 102, 103, 104, 105, 106, 107, 108, 109, 110 and 111 are adjacent to Outlot 4 of Woodleaf Reserve Addition No. 1. Lots 116 and 117 are adjacent to Outlot 6. Lot 118 is adjacent to Outlot 7. Lots 114, 115, 116, 117 and 118 are adjacent to unplatted lands owned by the Declarant which unplatted lands are intended to be part of a future phase of Woodleaf Reserve, serving as additional residential lots, open space and storm water management for Woodleaf Reserve Addition No. 2 and future phases.

The following shall be added at the end of Section 14(c): **Utility and Public Drainage Easement:**

“Pages 1 through 4 of the final plat of Addition No. 2 provide detail of the utility and public drainage easements related to Addition 2 Lands. Other easements may have been or may be recorded against the outlots or the lots within the Addition 2 Lands to accommodate utility, drainage, or other purposes. The lands located within Outlot 6, in addition to the lands apparently utilized for the detention pond, infiltration and facilities, are included in and are an integral part of the overall stormwater and drainage system for Woodleaf Reserve.”

The following language shall be added at the end of Section 14(f): **Future Roads:**

“Lots 90, 91 and 114 are adjacent to such road terminations and the provisions of this Section 14(f) shall apply.”

2. EXHIBIT A-2 – Tax Key Numbers

Exhibit A-2 sets forth the applicable Addition 2 Lands tax key numbers.

3. EXHIBIT B-2

The Developer hereby formally adds the Addition 2 Lands to Woodleaf Reserve, which are a portion of the former Expansion Land and also referred to as Phase 3 and as Woodleaf Reserve Addition No. 2, consisting of thirty-six (36) single-family lots and two (2) outlots (Lots 83 through 118 and Outlots 6 and 7) as shown on the final plat for Addition No. 2, as attached hereto as Exhibit B-2.

4. EXHIBIT C-2

The Expansion Land contains lands that are currently planned to accommodate an additional sixty-five (65) single-family lots with supporting outlots, and consists of approximately 98.94 acres as more particularly described on Exhibit C-2 attached hereto, and therefore Exhibit C as attached to the Declaration and Exhibit C-1 as attached to Amendment 1 are hereby deleted in its entirety and replaced with the attached Exhibit C-2.

5. EXHIBIT D-2

The Woodleaf Reserve Storm Water Management Practices Maintenance Agreement, attached as Exhibit D to the Declaration and Exhibit D-1 to Amendment No. 1, is amended only to the extent to include Outlot 6 as lands covered by the Storm Water Management Practices Maintenance Agreement. The Amended Storm Water Management Practices Maintenance Agreement is attached hereto as Exhibit D-2.

6. All Sections, exhibits, terms and conditions of the Declaration not expressly, or by necessary implication, modified or amended herein, shall remain unchanged and of full force and effect.

In Witness whereof, the undersigned has executed this Amendment No. 2 this _____ day of _____, 2018.

Pewaukee Sunder Fields LLC
By: TOWNE REALTY, INC., SOLE MEMBER

By: William A. Wigchers, Vice President

DRAFT

State of Wisconsin

County of Waukesha

Personally came before me this _____ day of _____ 2018, the above named William A. Wigchers, Vice President of Towne Realty, Inc., to me known to be the person who executed the foregoing instrument and acknowledged the same in such capacity.

Notary Public, County of Milwaukee
State of Wisconsin
My Commission is permanent

CONSENT OF MORTGAGEE OF PEWAUKEE SUNDER FIELDS LLC

The undersigned, being the holder of a mortgage granted by Pewaukee Sunder Fields LLC, consents to the Amendment No. 2 to Declaration of Protective Covenants, Conditions, Easements and Restrictions for Woodleaf Reserve Pewaukee, Wisconsin set forth above and agrees that its interest in the Pewaukee Sunder Fields LLC parcel shall be subject to this Amendment No. 2.

Associated Bank, National Association

By:

Name:

Title:

ACKNOWLEDGMENT

STATE OF WISCONSIN

COUNTY OF _____

This instrument was acknowledged before me on _____ by
_____ the _____ of
(name of officer of mortgagee) (name of office)
_____.
(name of mortgagee)

Notary Public, State of Wisconsin

My commission expires:

This instrument was drafted by and should be returned to:
Sandra J. DeLisle
Zilber Ltd.
710 N. Plankinton Avenue
Milwaukee, WI 53203

**EXHIBIT A-2
TAX KEY NUMBERS**

Lot numbers and the related Tax Key numbers for Woodleaf Reserve
Addition No. 2 are as follows:

Lot 36 - PWC 0865037
Lot 37 - PWC 0865038
Lot 38 - PWC 0865039
Lot 39 - PWC 0865040
Lot 40 - PWC 0865041
Lot 41 - PWC 0865042
Lot 42 - PWC 0865043
Lot 43 - PWC 0865044
Lot 44 - PWC 0865045
Lot 45 - PWC 0865046
Lot 46 - PWC 0865047
Lot 47 - PWC 0865048
Lot 48 - PWC 0865049
Lot 49 - PWC 0865050
Lot 50 - PWC 0865051
Lot 51 - PWC 0865052
Lot 52 - PWC 0865053
Lot 53 - PWC 0865054
Lot 54 - PWC 0865055
Lot 55 - PWC 0865056
Lot 56 - PWC 0865057
Lot 57 - PWC 0865058
Lot 58 - PWC 0865059
Lot 59 - PWC 0865060
Lot 60 - PWC 0865061
Lot 61 - PWC 0865062
Lot 62 - PWC 0865063
Lot 63 - PWC 0865064
Lot 64 - PWC 0865065
Lot 65 - PWC 0865066
Lot 66 - PWC 0865067
Lot 67 - PWC 0865068
Lot 68 - PWC 0865069
Lot 69 - PWC 0865070
Lot 70 - PWC 0865071
Lot 71 - PWC 0865072
Lot 72 - PWC 0865073
Lot 73 - PWC 0865074
Lot 74 - PWC 0865075
Lot 75 - PWC 0865076
Lot 76 - PWC 0865077
Lot 77 - PWC 0865078
Lot 78 - PWC 0865079

EXHIBIT A-2 (CONTINUED)

Lot 79 - PWC 0865080

Lot 80 - PWC 0865081

Lot 81 - PWC 0865082

Lot 82 - PWC 0865083

Outlot 2 – PWC 00865084

Outlot 3 – PWC 00865085

Outlot 4 – PWC 00865086

Outlot 5 – PWC 00865087

Woodleaf Reserve Addition No. 2 is part of current Tax Key Numbers
PWC 0865995002 and PWC 0865990001

EXHIBIT B-2
WOODLEAF RESERVE ADDITION No. 2
LEGAL DESCRIPTION AND FINAL PLAT

WOODLEAF RESERVE ADDITION NO. 2

Legal description of Lots 83 thru 99

Part of the Northwest 1/4 of the Northeast 1/4 of Section 1, Town 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of said 1/4 Section; thence South 89°03'52" West along the North line of said 1/4 Section a distance of 1758.52 feet to a point; thence South 00°26'08" East 230.00 feet to the point of beginning of lands to be described; thence South 59° 09' 19" East 109.87 feet to a point; thence South 02° 12' 28" West 178.08 feet to a point; thence South 00° 40' 10" West 60.02 feet to a point; thence South 02° 12' 28" West 116.18 feet to a point; thence South 71° 05' 22" West 104.70 feet to a point; thence South 59° 19' 48" West 280.91 feet to a point; thence South 63° 58' 40" West 115.31 feet to a point; thence South 78° 09' 06" West 330.84 feet to a point; thence South 89° 32' 02" West 98.51 feet to a point; thence North 00° 27' 43" West 366.06 feet to a point; thence North 89° 03' 52" East 343.74 feet to a point; thence North 00° 26' 08" West 224.00 feet to a point; thence North 89° 59' 54" East 66.00 feet to a point; thence North 89° 03' 52" East 230.10 feet to a point; thence North 54° 13' 01" East 183.89 feet to the point of beginning.

Said land contains 363,042 square feet or 8.3343 acres

Legal description of Lots 100 thru 118 & Outlots 6 & 7

Part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 1, Town 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of said 1/4 Section; thence South 89°03'52" West along the North line of said 1/4 Section a distance of 1302.30 feet to a point; thence South 00°21'02" East 413.70 feet to a point; thence South 25°09'40" West 165.89 feet to a point; thence South 64°50'20" East 119.72 feet to a point; thence South 25°09'40" West 125.93 feet to the point of beginning of lands to be described; thence South 78° 07' 28" East 165.34 feet to a point; thence South 11° 52' 32" West 37.81 feet to a point; thence South 78° 07' 28" East 60.00 feet to a point; thence South 11° 52' 32" West 189.45 feet to a point; thence Southeasterly 182.61 feet along an arc of a curve whose center lies to the East, whose radius is 325.01 feet, and whose chord bears South 04° 13' 16" East 180.21 feet to a point; thence South 74° 58' 45" West 404.74 feet to a point; thence South 15° 01' 15" East 135.99 feet to a point; thence South 56° 48' 22" West 273.31 feet to a point; thence South 40° 38' 54" West 141.31 feet to a point; thence South 10° 01' 09" West 111.34 feet to a point; thence Southwesterly 104.24 feet along an arc of a curve whose center lies to the South, whose radius is 330.00 feet and whose chord bears North 89° 02' 19" West 103.90 feet to a point; thence Southwesterly 55.84 feet along an arc of a curve, whose center lies to the Southeast, whose radius is 330.00 feet and whose chord bears South 77° 03' 21" West 55.78 feet to a point; thence South 72° 12' 28" West 144.40 feet to a point; thence North 17° 47' 32" West 91.54 feet to a point; thence North 00° 21' 51" West 189.77 feet to a point; thence North 29° 03' 39" East 125.63 feet to a point; thence North 40° 25' 38" East 206.68 feet to a point; thence North 56° 48' 22" East 239.19 feet to a point; thence North 60° 04' 13" East 120.73 feet to a point; thence North 74° 58' 45" East 203.51 feet to a point; thence South 15° 01' 15" East 150.00 feet to a point;

EXHIBIT B-2 (CONTINUED)

thence North 74° 58' 45" East 79.69 feet to a point; thence North 15° 01' 15" West 154.72 feet to point;
thence North 11° 52' 32" East 299.28 feet to the point of beginning.

Said land contains 402,061 square feet or 9.2301 acres

Date: April 25, 2018

Prepared by: John P. Casucci, PLS

Project No. 166284

EXHIBIT B-2 (CONTINUED)
WOODLEAF RESERVE ADDITION No. 2
FINAL PLAT

EXHIBIT C-2
LEGAL DESCRIPTION OF EXPANSION LAND AND MAP OF EXPANSION LAND

Lands being a part of the Northwest 1/4 and Northeast 1/4 of the Southeast 1/4 of Section 1 and part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Fractional Northeast 1/4 of Section 1, in Town 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of the Northeast fractional 1/4 of Section 1; thence South 00°29'12" East along the East line of said 1/4 Section 1150.12 feet to the point of beginning of lands to be described; thence continuing South 00°29'12" East along said East line 1680.36 feet to the Northeast corner of the Southeast 1/4 of said Section 1; thence South 00°49'16" East 227.20 feet to a point in a meander line of Spring Creek; thence South 69°35'24" West along said meander line 1356.28 feet to a point; thence South 00°34'12" East along said meander line 50.00 feet to the terminus of said meander line; thence South 00°34'12" East 139.16 feet to a point; thence North 88°26'38" West 542.52 feet to a point; thence North 00°34'12" West 924.00 feet to a point; thence North 00°34'12" West 138.46 feet to a point; thence North 43°47'24" East 87.80 feet to a point; thence Northwesterly 33.23 feet on the arc of a curve whose center lies to the Northeast, whose radius is 75.00 feet and whose chord bears North 33°30'56" West 32.96 feet to a point; thence South 69°10'45" West 154.45 feet to a point; thence North 04°02'07" East 194.40 feet to a point; thence North 37°42'49" East 115.82 feet to a point; thence North 13°10'51" East 227.62 feet to a point; thence North 34°42'59" West 129.49 feet to a point; thence South 79°39'12" West 59.50 feet to a point; thence North 17°47'32" West 65.89 feet to a point; thence North 09°32'28" West 82.17 feet to a point; thence North 01°37'54" West 60.47 feet to a point; thence Easterly 104.34 feet on the arc of a curve whose center lies to the South, whose radius is 330.00 feet and whose chord bears South 89°02'19" East 103.90 feet to a point; thence North 10°01'09" East 111.34 feet to a point; thence North 40°38'54" East 141.31 feet to a point; thence North 56°48'22" East 273.31 feet to a point; thence North 15°01'13" West 135.99 feet to a point; thence North 74°58'45" East 404.74 feet to a point; thence Northerly 182.61 feet on the arc of a curve whose center lies to the East, whose radius is 325.00 feet and whose chord bears North 04°13'16" West 180.21 feet to a point; thence North 11°52'32" East 189.45 feet to a point; thence North 88°26'36" East 144.37 feet to a point; thence North 89°47'07" East 64.25 feet to a point; thence South 88°55'12" East 62.00 feet to a point; thence South 89°34'44" East 198.75 feet to a point; thence South 03°31'44" East 56.46 feet to a point; thence South 00°28'59" East 272.48 feet to a point; thence North 89°02'56" East 637.35 feet to the point of beginning.

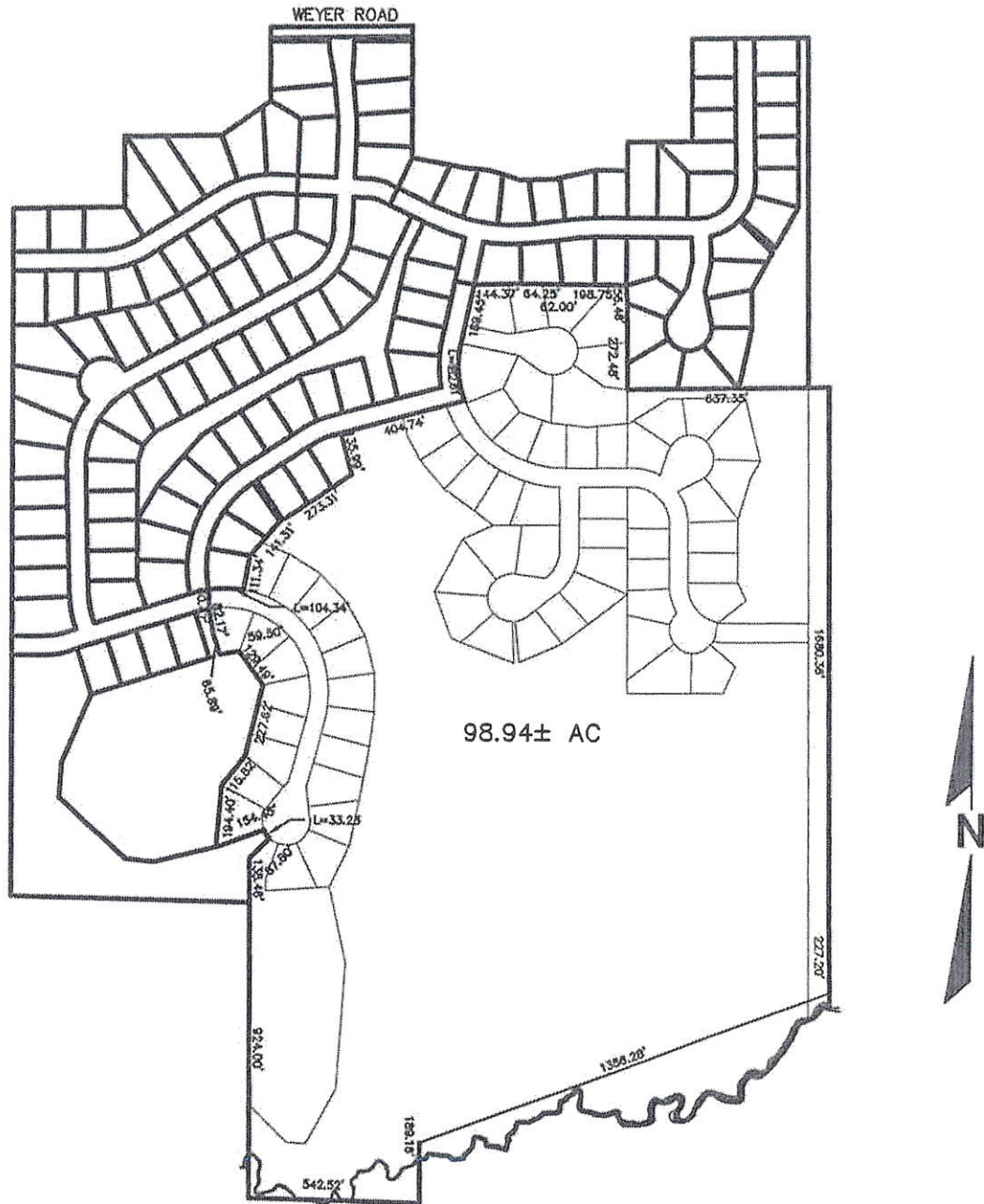
Including those lands lying between the centerline of Spring Creek and aforesaid mentioned meander line,

Said Expansion Lands contain approximately 98.94 Acres.

Date: May 4, 2018
Prepared by: John P. Casucci, PLS
Project No.: 166284

WOODLEAF RESERVE EXPANSION LANDS as of APRIL 2018

TOTAL AREA: 98.94± ACRES



NOTE:
Please be advised that only the spatial relationships of the illustrations on the map and drawing are being presented for referenced identification and information.

raSmith
CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

MAY 4, 2018
PROJ: 166284

SHEET 1 OF 1

EXHIBIT D-2
AMENDED STORM WATER MANAGEMENT PRACTICES MAINTENANCE
AGREEMENT