

**VILLAGE OF NORTH PRAIRIE
PLANNING COMMISSION MEETING
March 11, 2025, at 6:30 P.M.
NORTH PRAIRIE VILLAGE HALL- 130 NORTH HARRISON STREET**

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Confirmation of Proper Notice of Meeting
5. Public Comment – No action will be taken
6. Discussion and/or Action: Approval of February 11, 2025, Planning Commission meeting minutes.
7. Discussion and/or Action: Extra-Territorial Certified Survey Map – Town of Mukwonago, Tax Key Number MUKT 1894998, Zakrzewski 2006 Joint Revocable Trust.
8. Motion to adjourn.

It is possible that members of and possibly a quorum of members of other government bodies of the municipality may attend the above stated meeting to gather information; no action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information, please contact the Village Office at 262-392-2271.

March 5, 2025

**VILLAGE OF NORTH PRAIRIE
PLANNING COMMISSION MINUTES
February 11, 2025, at 6:30 P.M.
NORTH PRAIRIE VILLAGE HALL- 130 NORTH HARRISON STREET**

1. Call to Order – President Hall called the meeting to order at 6:31 pm.
2. Roll Call – Present: Commissioner Tim Paulson, Commissioner Mike Schreiber, Commissioner Al Mull, Commissioner Mike Radomski, Commissioner Dave Stellpflug, Village President Deborah Hall, Village Trustee Dave Schroeder, Administrator/Clerk/Treasurer Evelyn Etten.
3. Pledge of Allegiance was recited.
4. Confirmation of Proper Notice of Meeting – Administrator Etten confirmed proper notice of meeting.
5. Public Comment – No action will be taken. **Motion to open public comment by President Hall, second by Trustee Schroeder, motion carried.** No public comments. **Motion to close public comment by President Hall, second by Trustee Schroeder, motion carried.**
6. Approval of December 10, 2024, Planning Commission meeting minutes - **Motion to approve the December 10, 2024, Plan Commission meeting minutes by President Hall, second by Commissioner Paulson, motion carried.**
7. Discussion: Conceptual Review of Site Plan, Floor Plan and Architectural Review of the Condo for The Glen at Broadlands, 60 units.

Steve Styza, the owner of the property to be developed as The Glen at Broadlands, which is 60-unit high end condominium project, provided updated building designs. Mr. Styza stated John Whalen of Cornerstone Development adjusted the direction of a few condominium buildings. Mr. Styza also provided the following updates:

1. The road in the condominium project will be a private road and the association will be responsible for maintenance and plowing, just like the Eagle's Cove condominiums.
2. The water system will be installed and paid for by the developer. Two-family units will have a "Y" lateral and separate water lines to keep each unit independent. There will be a water easement recorded, which will be like the easement already in place for the Eagles Cove condominiums.
3. An agreement will need to be entered into by the Village relating to the failure of any septic system, like the agreement for Eagles Cove condominiums. The septic systems are shown on the plans as the red boxes.
4. The total assessed value of the 60 units, once completed, will be approximately \$30M;
5. There will be a few three-bedroom units, but most units are two-bedroom units.
6. John Whalen of Cornerstone will be providing a landscape and lighting plan.
7. Stormwater drainage will be all offsite.
8. Current zoning is R3 multi-family residential.

President Hall asked where they were in the approval process of the Broadlands. Commissioner Paulson said that the Broadlands Architectural Control Committee has already approved the conceptual design.

President Hall asked if there was a developer's agreement. She understands they hope to break ground this spring or early summer. Mr. Styza said this development is contemplated in the overall developer agreement for the Broadlands, but it may need to be amended.

President Hall asked if the county would require a separate drainage agreement. Mr. Styza said, no, it's all under the Broadlands PUD agreement.

President Hall asked if the road size is adequate for fire trucks. Mr. Styza said, yes, it is 24' wide.

President Hall asked what needs to be done to move forward with the project. Mr. Styza stated an amendment to the PUD agreement to allow for two-family units and a letter from the Prairie Village Water Trust stating that there is adequate water supply and pressure.

Scott Johnson, Building Inspector asked if the roads will be curb and gutter or ditch and if there are any fire hydrants. Mr. Styza said, ditch and there are two internal fire hydrants and two at each entrance.

Scott Johnson, Building Inspector, suggested that the plans get reviewed and approved by the fire department. Commissioner Paulson agreed that the fire department should review and approve or disapprove of roadways. Mr. Styza agreed that he would get approval on the roadway size from the fire department.

Commissioner Paulson asked how close we are to receiving final plans. Mr. Styza said they are basically done. He requested to be added the March, 2025 Planning Commission meeting where he should have a full packet to present to the commission for approval.

Commissioner Mull summarized what needs to be done before the March Planning meeting:

- 1) Fire Department approval on the roadways
- 2) Letter from the Water Trust stating that the water capacity is adequate
- 3) Update PUD to allow for two-family units

Commissioner Schreiber questioned the setbacks. Mr. Styza said they are part of the PUD update.

President Hall wanted it to be clear regarding the septic agreement – in the event of a septic system failure, the Village is responsible for ensuring the property owner replaces it and if the property owner does not do that, the Village will have to replace it and all costs associated with that are billed back to the to the property owner and if unpaid, rolls to their property taxes for payment.

8. Discussion and/or action: Consideration of amendment to Section 7.4.A pertaining to size of detached accessory buildings.

President Hall stated this item is on the agenda due to a request that was made by resident Shane Syzdel to build a large outbuilding on his property, which is located in the downtown area. The discussion and action item are not specifically about Mr. Sydel's request but are for

the Plan Commissioners to consider reviewing and recommending revising Section 7.4.A of the current zoning code as it relates to the size and location of additional outbuildings for properties located in the downtown area.

Scott Johnson, Building Inspector, stated that a lot of downtown lots don't have the ability to attach a garage to the home due to the lot sizes. Section 7.4.A was designed to allow for an outbuilding without changing the aesthetics of the properties located in the downtown area. Scott said if the commission chose to revise the zoning ordinance, he could provide examples of what other communities have done.

Commissioner Radomski stated that the Plan Commission spent a lot of time in 2017 to calculate the additional outbuilding size allowance, so additions did not dwarf the existing homes.

Commissioner Paulson stated if we make an exception to allow for a 30' x 40' building for this project or consider changing this zoning ordinance to allow for larger outbuildings, it will set a precedence.

Commissioner Stellpflug stated that the current ordinance allows for a 1-1/2 car garage.

Motion by Commissioner Radomski to deny amending Section 7.4.A of the Zoning Code to accommodate anything larger than what is currently allowed by this section, seconded by Commissioner Schreiber, no further discussion, motion carried.

President Hall told resident Shane Syzdel that he could apply for a variance with the Zoning Board and that the Zoning Ordinance explains how to do this.

9. Motion to adjourn: **Motion to adjourn at 7:10 p.m. by, President Hall, second by Commissioner Mull, motion carried.**

February 5, 2025

Village Clerk

From: Dzak <Dzak@green-geo.net>
Sent: Monday, February 10, 2025 3:08 PM
To: Village Clerk
Cc: Ben Greenberg; Jzak
Subject: Zakrzewski - CSM Review
Attachments: CSM 10 29 24 (Zakrzewski) .pdf; Town of Mukwonago- Zakrzewski .pdf; County of Waukesha Letter- Zakrzewski .pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good Afternoon,

Attached is the CSM with the decision listed notes from Waukesha County as well as the Town of Mukwonago. Per Ben Greenberg, the senior planner of the Town of Mukwonago, we would like to request North Prairie to review the notes from the County as well as Town of Mukwonago. After North Prairie's acceptance of the Draft CSM and comments from Town of Mukwonago and Waukesha County, I shall have my engineer put said notes on final CSM and submit for proper signatures.

Please let me know if anything else is needed at this time.

Thank you,

Diane T Zakrzewski



Town of Mukwonago
Waukesha County

W320 S8315 Beulah Road • Mukwonago, WI 53149
Phone: (262) 363-4555 • Fax: (262) 363-8377

January 10, 2025

Zakrzewski 2006 Joint Revocable Trust
1507 Emerald Dr
Hartford, WI 53027-9033

Subject: [2024-11] Conditional approval of a Certified Survey Map at for tax parcel MUKT1894998

Dear Ms. Zakrzewski:

On January 8, 2025 the Town Board upon recommendation by the Town Plan Commission reviewed and approved your Certified Survey Map for tax parcel MUKT1894998, in the Town of Mukwonago, subject to the following terms and conditions:

1. The proposed Lot 1 cannot contain lands which are not part of the subject property. Therefore, Lot 1 must terminate at the railroad right of way and the lands south of the railroad right of way shall be identified as Outlot 1.
2. The boundaries and dimensions of Lot 1 and Outlot 1 must be shown on the CSM.
3. The intended use of Outlot 1 must be noted.
4. A note shall be added to the CSM which states: Lot 1 and Outlot 1 cannot be sold separately.
5. The surveyor's seal, signature, and date must appear on all sheets of the final CSM. The same revision date must also be noted on each sheet.
6. The lands to be dedicated for public road purposes must be identified as such.
7. Road dedications shall be in accordance with the Established Street and Highway Width Map of Waukesha County. The right-of-way of STH 59 is 120 feet. Please revise the variable ROW notes on the CSM.
8. The subdividers phone number is not required to be placed on the CSM and can be removed.
9. The Waukesha County Shoreland Protection Ordinance jurisdictional boundary shall be added to the CSM.
10. A note shall be placed on the CSM which states: The existing field entrance is for use related to maintaining and harvesting crops. Any change of that use requires a reevaluation by WisDOT to determine the safety of that connection. This will require a new WisDOT connection permit application and permit.
11. Per WI Ch. 236, the following note shall be placed on the CSM: "Any land below the ordinary high-water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution."



Town of Mukwonago Waukesha County

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12. Remove the signature block for the Plan Commission on sheet 4. (The Plan Commission is advisory.)
13. Staff and Governmental Approval. Prior to the Town signing the CSM, the commencement of any construction of any improvement, whether public or private, or any site development, the developer shall satisfy all comments, conditions and concerns of the Town Engineer (if applicable), the Town Planner and all reviewing, objecting and approving bodies, including, but not limited to, the Wisconsin Department of Administration per ch. 236, Wisconsin Statutes and ch. Comm. 85, Wisconsin Administrative Code; Wisconsin Department of Administration per ch. 236, Wisconsin Statutes; and Waukesha County Parks and Land Use Department.
14. Professional Fees. Petitioner shall, on demand, reimburse the Town for all costs and expenses of any type that the Town incurs in connection with this development, including the cost of consulting fees for the review and preparation of required documents or attendance at meetings or other related professional services for this application, as well as to enforce the conditions in this conditional approval due to a violation of these conditions.
15. Payment of Charges. Any unpaid bills owed to the Town by the subject property owner or his or her tenants, operators or occupants, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees owed to the Town; shall be placed upon the tax roll for the subject property if not paid within thirty (30) days of the billing by the Town, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional approval that is subject to all remedies available to the Town, including possible cause for termination of the conditional approval.
16. Surveyor's responsibility. Although the Town of Mukwonago has reviewed the certified survey map, the surveyor is entirely responsible for the thoroughness and accuracy of the survey and related matters and compliance with all state and local codes, ordinances, and procedures. Modifications to the survey may be required should errors or changed conditions be found at a future date.

If you should have any questions, do not hesitate to contact me at 262-204-2350.

Sincerely,

Benjamin Greenberg

Ben Greenberg, Town Planner/Zoning Administrator

cc: Kathy Karalewitz, Town of Mukwonago Town Administrator
cc: Jacob Heermans, Waukesha County Planning and Zoning
cc: Kevin Koehnke, WisDOT

Paul Farrow
County Executive

Dale R. Shaver
Director



Waukesha County
Department of Parks and Land Use

TO: Town of Mukwonago Clerk

NOTICE OF: Conditional Approval of Certified Survey Map

DATE OF REVIEW: December 12, 2024

RE: Certified Survey Map for: **Diane Zakrzewski**
File No. SCS-1529

LOCATION: Part of the NW ¼ of Section 6, T5N, R18E, Town of Mukwonago. More specifically, the property is located on STH 59, south of S63 W33975 STH 59.

TAX KEY NO.: MUKT 1894.998

SUBDIVIDERS: Diane Zakrzewski
P.O. Box 247
North Prairie, WI 53153

SURVEYOR: Mohammad Ranjha
Jahnke and Jahnke
524 Bluemound Road
Waukesha, WI 53188

DATE RECEIVED: October 29, 2024

DATE OF CSM: June 13, 2024

APPLICABILITY: The above subject Certified Survey Map has been reviewed by the staff of the Waukesha County Department of Parks and Land Use pursuant to the provisions of the Waukesha County Shoreland and Floodland Subdivision Control Ordinance as authorized by S.236.34 and S.236.45, Wisconsin Statutes.

REMARKS: Conditional Approval of this Certified Survey Map (CSM) is based on the following conditions being satisfied prior to approval of the Final Certified Survey Map:

1. Please submit a revised Certified Survey Map for review and approval that resolves the conditions listed below.

Our office will contact you once we have reviewed the revised CSM and advise if your CSM has been approved.

When all conditions have been resolved and final approval is obtained, please contact the County Planning and Zoning Division Office to *schedule an appointment for the County signature on an original copy of the Final Certified Survey Map as prepared and provided by your surveyor to the recording requirements stated in Chapter 236 of the State Statutes.*

2. Please be advised that the CSM, and its subsequent revisions, that are the subject of this review must be recorded with the Waukesha County Register of Deeds office within one (1) year of the date of this CSM Conditional Review Letter or the review is nullified, and the applicant must resubmit documentation and payment for a new review.
3. All easements, such as proposed or existing drainage ways, access, sanitary sewer and/or utility easements shall be shown on the CSM. Any related recorded document numbers shall also be noted on the CSM.
4. If there is drain tile present, its location and function shall be disclosed on future submittals.
5. The septic note on Sheet 1 shall be revised to read, "Lot 1 is not considered a buildable lot until a soil test is completed verifying the lot contains suitable soils for an on-site Sewage Disposal System, based on the Waukesha County Code of Ordinance Regulating On-Site Sewage Disposal Systems, outside of the designated Wetland areas."
6. All lands lying south of the railroad shall be identified as an Outlot, as they are not contiguous to the lands to the north of the railroad. The purpose of the Outlot shall be identified on Sheet 1 of the CSM.
7. A note must be placed on the Certified Survey Map indicating that Outlot ___ cannot be sold separately from Lot ___ except to the owner(s) of another adjacent parcel.
8. Given the revised CSM will be shown as a lot and an outlot, all notes that currently refer to Lot 1 only shall be checked to ensure they are still accurate and/or should instead state Lot 1 and Outlot 1, or simply Outlot 1.
9. The right-of-way of STH 59 is 120' per the Street and Highway Width Map. Please revise the subsequent notes on the document.
10. A note shall be added to the CSM that states, "The current connection to STH 59 is a farm access only. Any changes in use shall require WISDOT approval for a new or improved connection to the highway".
11. STH 59 shall be restricted from further access by hatching and a related note restricting further access on the face of the CSM.
12. There is a documented natural area (North Prairie Railroad Prairie) on the subject property, adjacent to the railroad tracks. Natural areas and critical species habitats sites contain rare, threatened and endangered animal and plant species, which are important components of the biodiversity of the County and region. The SEWRPC Regional Natural Areas and Critical Species Habitat Protection and Management Plan for

Southeastern Wisconsin (Report No. 42) generally recommends that ownership of Natural Areas and properties containing Critical Species Habitat be transferred to public or non-profit agencies to ensure preservation of sensitive natural resources. We have copied the Waukesha County Land Conservancy on this correspondence to determine if they have any interest in ownership and/or an easement to maintain the natural area.

13. The Ordinary High Water Mark boundary and elevation of Jericho Creek, must be shown on the Certified Survey Map. The date and source of the determination shall be noted on the Certified Survey Map. In lieu of determining the Ordinary High Water Mark, the location of the top of bank and elevation may be identified on the Certified Survey Map. The vertical datum of the water elevation shall be identified.
14. Per Ch. 236 WI State Statutes, the following note shall be added to the face of the Certified Survey Map, "Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution."
15. The jurisdictional limits of the Waukesha County Shoreland Protection Ordinance must be shown on Sheet 1 of the Certified Survey Map, which on this property are 300 feet from the Ordinary High Water Mark of Jericho Creek or to the landward side of the regulated floodplain, whichever is greater.
16. Because the wetlands, floodplain and PEC are approximated, the following note shall be added to the face of the CSM, "If a future building/structure is proposed to be constructed in close proximity to the wetland/floodplain/primary environmental corridor, it may be necessary for the boundary to be field delineated. All setbacks required by the Waukesha County Shoreland and Floodland Protection Ordinance or Town of Mukwonago at the time of development shall apply."
17. The source and date (FEMA FIRM Panel 55133C0291H, revised October 19, 2023) of the approximate Floodplain boundary shall be noted on the face of the CSM.
18. "Primary Environmental Corridor/Wetland/Floodplain Preservation Area Restrictions", as enclosed below, shall be added to the Certified Survey Map.
19. This Certified Survey Map is located in an area with mapped soils that may have seasonal high groundwater. Therefore, the following restriction must be placed on the Certified Survey Map:

BASEMENT RESTRICTION – GROUNDWATER

The lands that are a part of this Certified Survey Map are located in an area with mapped soils that may contain seasonal high groundwater. The Waukesha County Shoreland Protection Ordinance and the Waukesha County Zoning Code currently require that the lowest level of any residence must be at an elevation that is at least one (1) foot higher than the highest seasonal groundwater level, unless a variance from that requirement is obtained from the Waukesha County Board of Adjustment. Therefore, additional soil testing in the vicinity of any future proposed residence (or addition) will be required to ensure compliance with this requirement. If the requirement regarding vertical separation distance from the highest seasonal groundwater level is modified by a future amendment to the Waukesha County Shoreland Protection Ordinance and the Waukesha County Zoning Code, the requirement at the time of construction shall apply. All groundwater separation requirements set forth by the Town of Mukwonago must also be complied with.

20. This Certified Survey Map is located in an area with mapped bedrock. Therefore, the following restriction must be placed on the Certified Survey Map:

BASEMENT RESTRICTION – BEDROCK

Although all lots in the Certified Survey Map have been reviewed and approved for development with single-family residential use in accordance with Section 236 Wisconsin Statutes, some lots contain soil conditions which, due to the possible presence of bedrock near the ground surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that either a licensed professional engineer or other soils expert be consulted regarding the construction of basements in these areas where bedrock may be present near the ground surface. Soil conditions should be subject to each owners special investigation prior to construction and no specific representation is made herein.

21. The surveyor's seal, signature, and date must appear on all sheets of the Final Certified Survey Map. The same revision date must be noted on all sheets of the Final Certified Survey Map.
22. On Sheet 5, the Town of Mukwonago Plan Commission Approval signature block shall be removed.
23. On Sheet 5, under the Town Board of Mukwonago Approval, Kelly Mueller-Deputy Clerk/Treasurer shall be removed.
24. This Certified Survey Map is within the extra-territorial jurisdiction of the Village of North Prairie. The Certified Survey Map must be submitted to the Village of North Prairie for their review and signature, unless the Village waives their right to extra-territorial review. The Planning and Zoning Division staff must be advised of this waiver by the Village of North Prairie.
25. A signature certificate for the Village of North Prairie, must be added to the Certified Survey Map.
26. The Surveyor's/Owner's Certificate shall be revised to also reference the ordinances of Waukesha County and the Village of North Prairie.
27. The owners of the adjacent unplatted lands shall be identified on the face of the CSM.
28. The word 'dedicated' shall be removed from the Owners Certificate as no lands have been dedicated in this CSM.
29. The notary section of the Owner's Certificate shall refer to the Trust as owner, not Diane Zakrzewski, owner. She could serve as the representative for the Trust if the CSM is worded as such.
30. It is recommended the year for all dates on the revised CSM be written as 202_.

SIGNED:



Jacob Heermans, Senior Land Use Specialist
(262) 548-7790

REVIEWED AND APPROVED BY:



Sandy Scherer, Senior Planner

cc: Diane Zakrzewski, owner, dzak@green-geo.net (via email only)
Mohammad Ranjha, surveyor, ranjha@jahnkeandjahnke.com (via email only)
Ben Greenberg, Town Planner, ben.greenberg@cedarcorp.com (via email only)
Kevin Koehnke, WISDOT, kevin.koehnke@dot.wi.gov (via email only)
SEWRPC, Chris Jors, cjors@sewrpc.org (via email only)
Waukesha County Land Conservancy, aromero.wclc@gmail.com (via email only)
Skylar Behm, Waukesha County Environmental Health Division (via email only)
Village of North Prairie Clerk (via email only)

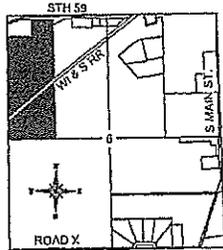
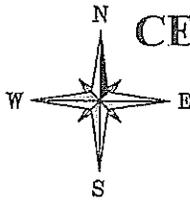
FLOODPLAIN/WETLAND/PRIMARY ENVIRONMENTAL CORRIDOR RESTRICTIONS

Those areas identified as a Floodplain/Wetlands/Environmental Corridor Preservation Area on Page _____ of _____ of this Certified Survey Map shall be subject to the following restrictions:

1. Grading, filling and removal of topsoil or other earthen materials are prohibited, unless specifically authorized by the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
2. The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., is prohibited, with the exception that invasive, dead, diseased, or dying vegetation may be removed, at the discretion of the landowner, and with approval from the Waukesha County Department of Parks and Land Use-Planning and Zoning Division. Silvicultural thinning, upon the recommendation of a forester or naturalist and with approval from the Waukesha County Department of Parks and Land Use-Planning and Zoning Division, shall also be permitted.
3. Grazing by domesticated animals, i.e., horses, cows, etc., is prohibited, unless grazing is conducted in order to manage invasive vegetation, and approval is obtained by the Waukesha County Department of Parks and Land Use-Planning and Zoning Division.
4. The introduction of plant material not indigenous to the existing environment is prohibited.
5. Ponds are prohibited unless designed to enhance the natural environment. Ponds that may be permitted are subject to the approval of the municipality in which they are located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
6. The construction of buildings is prohibited.

CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE NW 1/4 OF SECTION 6, T5N, R18E
TOWN OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN



LOCATION MAP
SCALE: 1.5" = 5,140'
SECTION 5-5-18

LEGEND

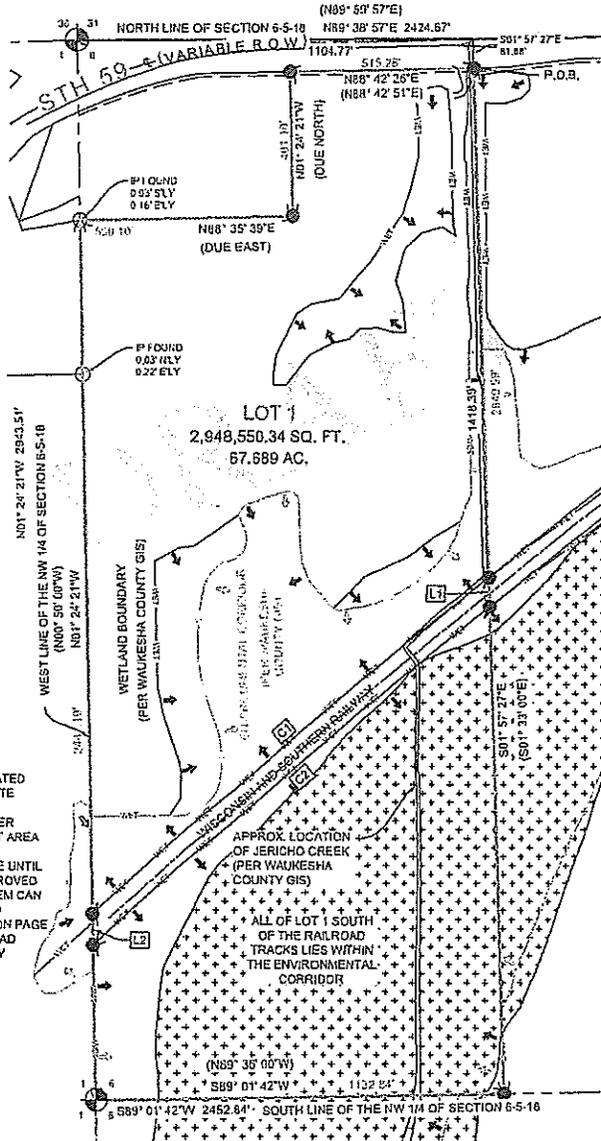
- - 1" IRON PIPE FOUND
- - IRON PIPE 18" x 1" DIA. PLACED 1.13 LBS. PER LIN. FT.
- ⊕ - SECTION CORNER MONUMENT
- ⊕ - APPROX. FEMA FLOODPLAIN (WAUKESHA COUNTY GIS)
- - DIRECTION OF WETLAND BOUNDARY
- ↖ - DIRECTION OF ENVIRONMENTAL BOUNDARY
- - WETLAND BOUNDARY
- - ENVIRONMENTAL CORRIDOR BOUNDARY

1. SURVEY NOTES:
2. ALL DIMENSIONS SHOWN ARE IN DECIMAL FEET, US SURVEY UNITS.
3. REVIEW LEGAL DESCRIPTION AND RECORD MEASUREMENTS ON THIS PLAT AND AT ONCE REPORT ANY APPARENT DIFFERENCE TO THE SURVEYOR.
4. REFERENCE BEARING IS THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 6, T5N, R18E WAS USED AS THE REFERENCE BEARING AND HAS A BEARING OF NORTH 89° 38' 57" WEST BASED ON THE NORTH AMERICAN DATUM OF 1983.
5. THIS PROPERTY IS SUBJECT TO A RIGHT-OF-WAY GRANT PER DOCUMENT #1505229. (SEE DOCUMENT FOR PARTICULARS)
6. THIS PROPERTY IS SUBJECT TO RIGHTS PER DOCUMENT #174948. (SEE DOCUMENT FOR PARTICULARS)

NOTE

- LOT 1 IS LOCATED WITHIN A STATE DESIGNED GROUNDWATER MANAGEMENT AREA LOT 1 IS UN-BUILDABLE UNTIL A STATE APPROVED SEPTIC SYSTEM CAN BE INSTALLED SEE TABLES ON PAGE 3 FOR RAILROAD RIGHT-OF-WAY DIMENSIONS

CONCRETE MONUMENT WITH A BRASS CAP NW CORNER OF SECTION 5-5-18



CONCRETE MONUMENT WITH A BRASS CAP W CORNER OF SECTION 6-5-18

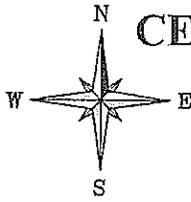
DATED AT WAUKESHA, WISCONSIN THIS 13th DAY OF JUNE, 2024.

BY: MOHAMMAD RANJHA - WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-2126
THIS INSTRUMENT WAS DRAFTED UNDER THE SUPERVISION OF MOHAMMAD RANJHA.

OWNER:
THE ZAKRZEWSKI 2006
JOINT REVOCABLE TRUST
(282)470-4718
1507 EMERALD DR.
HARTFORD WI, 53027

FILE NAME: S:\project\123-9831\DWG\123-9831-3.dwg

SHEET: 1 OF 6		JAHNKE & JAHNKE ASSOCIATES, LLC. ENGINEERS • PLANNERS • SURVEYORS CONNECT ► EMPOWER ► DESIGN WWW.JAHNKEANDJAHNKE.COM 524 BLUEMOUND ROAD, WAUKESHA, WI 53188 PHONE: (262) 542-5797, EMAIL: SURVEY@JAHNKEANDJAHNKE.COM		DRAWN BY: JB	CHECKED BY: M/R
				JOB NO.: 23-9831	
		REVISION			
		DATE	DESCRIPTION	BY	

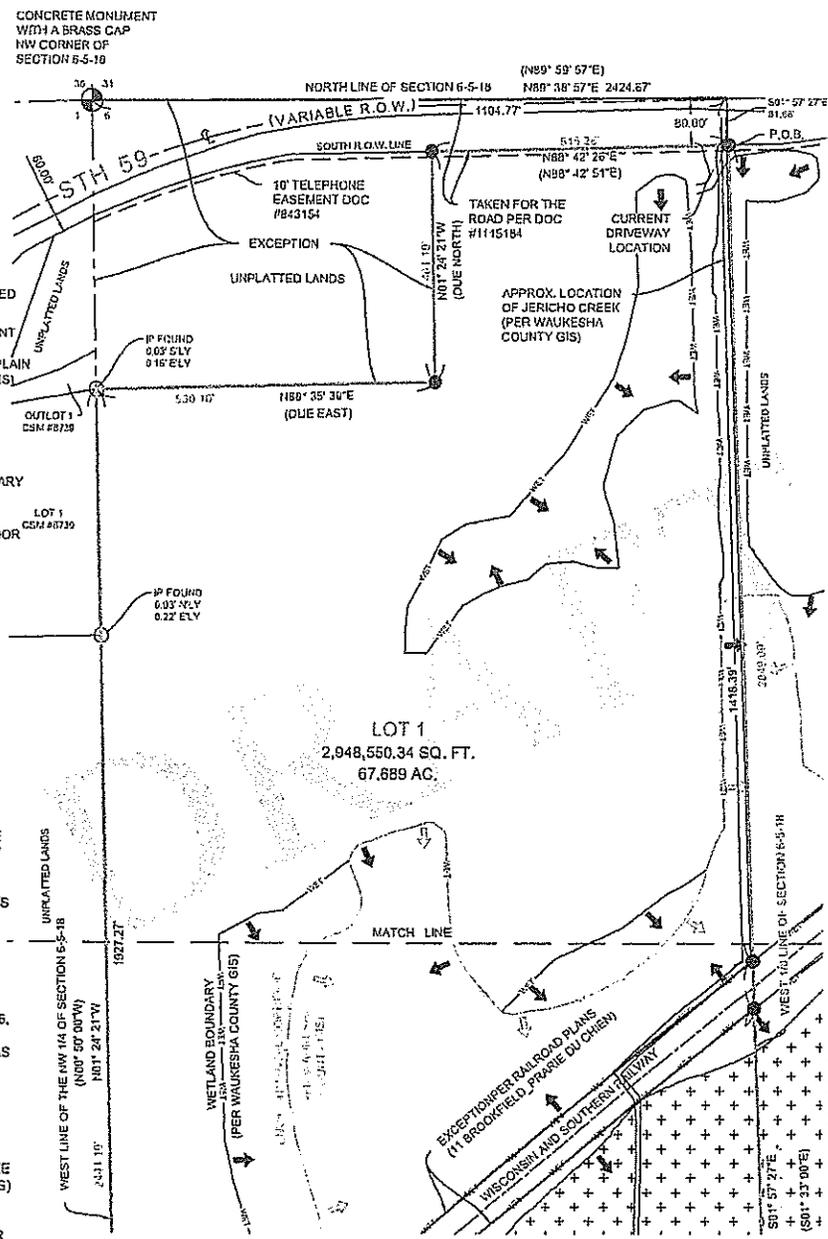


CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE NW 1/4 OF SECTION 6, T5N, R18E
TOWN OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN



- LEGEND**
- - 1" IRON PIPE FOUND
 - - IRON PIPE 1 1/8" x 1" DIA. PLACED 1.13 LBS. PER LIN. FT.
 - ⊙ - SECTION CORNER MONUMENT
 - + + + - APPROX. FEMA FLOODPLAIN (WAUKESHA COUNTY GIS)
 - - DIRECTION OF WETLAND BOUNDARY
 - ↔ - DIRECTION OF ENVIRONMENTAL BOUNDARY
 - - WETLAND BOUNDARY
 - - ENVIRONMENTAL CORRIDOR BOUNDARY



- 1. SURVEY NOTES:**
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 6. THIS PROPERTY IS SUBJECT TO RIGHTS PER DOCUMENT #174948. (SEE DOCUMENT FOR PARTICULARS)

DATED AT WAUKESHA, WISCONSIN THIS 13th DAY OF JUNE, 2024.

BY: MOHAMMAD RANJHA - WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-2126
THIS INSTRUMENT WAS DRAFTED UNDER THE SUPERVISION OF MOHAMMAD RANJHA.

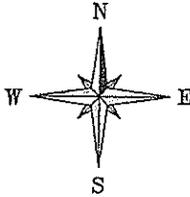
OWNER:
THE ZAKRZEWSKI 2006
JOINT REVOCABLE TRUST
(262)470-4718
1507 EMERALD DR.
HARTFORD WI, 53027

FILE NAME: S:\projects\23-9831\DWG\23-9831-3.dwg

SHEET: 2 OF 6		JAHNKE & JAHNKE ASSOCIATES, LLC. ENGINEERS • PLANNERS • SURVEYORS CONNECT ► EMPOWER ► DESIGN WWW.JAHNKEANDJAHNKE.COM 524 BLUEMOUND ROAD, WAUKESHA, WI 53188 PHONE: (262) 542-5797, EMAIL: SURVEY@JAHNKEANDJAHNKE.COM	DRAWN BY: JB	CHECKED BY: HR		
					JOB NO.: 23-9831	
		REVISION				
		DATE	DESCRIPTION	BY		

CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE NW 1/4 OF SECTION 6, T5N, R18E
TOWN OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN



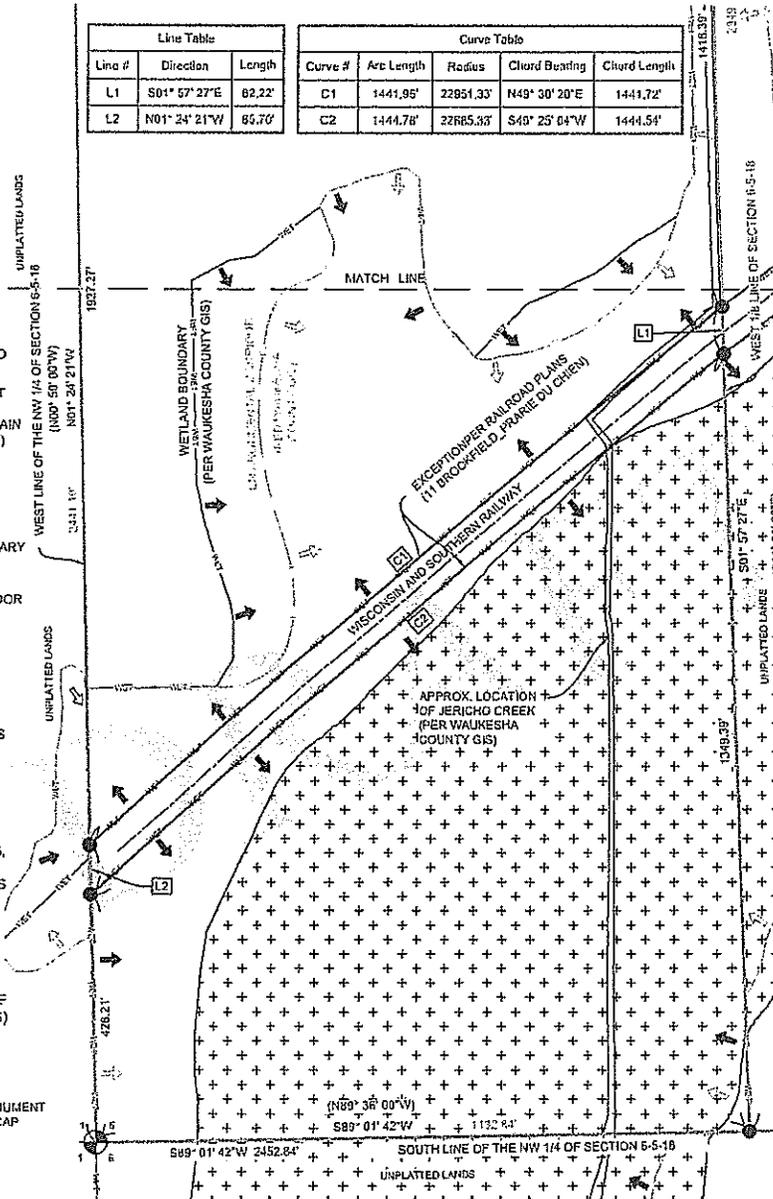
LEGEND

- - 1" IRON PIPE FOUND
- - IRON PIPE 18" x 1" DIA. PLACED 1.13 LBS. PER LIN. FT.
- ⊕ - SECTION CORNER MONUMENT
- + + + - APPROX. FEMA FLOODPLAIN (WAUKESHA COUNTY GIS)
- - DIRECTION OF WETLAND BOUNDARY
- ⇄ - DIRECTION OF ENVIRONMENTAL BOUNDARY
- - WETLAND BOUNDARY
- - - - ENVIRONMENTAL CORRIDOR BOUNDARY

1. SURVEY NOTES:
2. ALL DIMENSIONS SHOWN ARE IN DECIMAL FEET, US SURVEY UNITS.
3. REVIEW LEGAL DESCRIPTION AND RECORD MEASUREMENTS ON THIS PLAT AND AT ONCE REPORT ANY APPARENT DIFFERENCE TO THE SURVEYOR.
4. REFERENCE BEARING IS THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 6, T5N, R18E WAS USED AS THE REFERENCE BEARING AND HAS A BEARING OF NORTH 89° 38' 57" WEST BASED ON THE NORTH AMERICAN DATUM OF 1983.
5. THIS PROPERTY IS SUBJECT TO A RIGHT-OF-WAY GRANT PER DOCUMENT #1605229. (SEE DOCUMENT FOR PARTICULARS)
6. THIS PROPERTY IS SUBJECT TO RIGHTS PER DOCUMENT #174948. (SEE DOCUMENT FOR PARTICULARS)

CONCRETE MONUMENT WITH A BRASS CAP W CORNER OF SECTION 6-5-18

Line Table			Curve Table				
Line #	Direction	Length	Curve #	Arc Length	Radius	Chord Bearing	Chord Length
L1	S01° 57' 27"E	62.22'	C1	1441.95'	22851.33'	N49° 30' 20"E	1441.72'
L2	N01° 24' 21"W	85.70'	C2	1444.78'	22865.33'	S49° 25' 04"W	1444.54'



DATED AT WAUKESHA, WISCONSIN THIS 13th DAY OF JUNE, 2024.

BY: MOHAMMAD RANJHA - WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-2126
THIS INSTRUMENT WAS DRAFTED UNDER THE SUPERVISION OF MOHAMMAD RANJHA.

OWNER:
THE ZAKRZEWSKI 2006
JOINT REVOCABLE TRUST
(262)470-4718
1507 EMERALD DR.
HARTFORD WI, 53027

FILE NAME: s:\project\23-9831\DWG\23-9831-3.dwg

SHEET: 3 OF 6		JAHNKE & JAHNKE		DRAWN BY: JB	CHECKED BY: MR	
		ASSOCIATES, LLC.		JOB NO.: 23-9831		
		ENGINEERS • PLANNERS • SURVEYORS		REVISION		
		CONNECT ► EMPOWER ► DESIGN		DATE	DESCRIPTION	BY
WWW.JAHNKEANDJAHNKE.COM						
524 BLUEMOUND ROAD, WAUKESHA, WI 53188						
PHONE: (262) 542-5797, EMAIL: SURVEY@JAHNKEANDJAHNKE.COM						

CERTIFIED SURVEY MAP NO.

*BEING PART OF THE NW 1/4 OF SECTION 6, T5N, R18E
TOWN OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN*

SURVEYOR'S CERTIFICATE:

I, Mohammad Ranjha, a Wisconsin Professional Land Surveyor do hereby certify and say that I have surveyed, divided and mapped the following land bounded and described as follows:

All that being a part of the Northwest Quarter of Section 6, Township 5 North, Range 18 East, Town of Mukwonago, Waukesha County Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of the Northwest Quarter of Section 6, Town 5 North, Range 18 East, being marked by a concrete monument with a brass cap; thence, North 89°38'57" East along the North line of said Northwest Quarter, 1104.77 feet to the 1/8 line of said Section 6; thence South 01°57'27" East along said 1/8 line, 81.88 feet to the Southern right-of-way line of State Trunk Highway "59" and to the point of beginning of the lands herein described; thence, continuing South 01°57'27" East along said 1/8 line, 2849.99 feet to the South line of said Northwest Quarter; thence South 89°01'42" West along said South line, 1132.84 feet to the Southwest corner of said Northwest Quarter; thence North 01°24'21" West along the West line of said Northwest Quarter, 2441.19 feet; thence North 88°35'39" East, 590.10 feet; thence North 01°24'21" West, 401.10 feet to the Southern right-of-way line of State Trunk Highway "59"; thence North 88°42'26" East along said right-of-way line, 515.26 feet to the point of beginning.

Containing a gross area of 2,948,550.34 square feet or 67.689 acres and a net area, excluding the railroad right-of-way, of 2,854,298.56 square feet or 65.526 acres of land.

EXCEPTING and reserving the lands of the right-of-way of the Wisconsin and Southern Railway.

I further certify that we 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 we 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 Town of Mukwonago in surveying, dividing, and mapping the same.

MOHAMMAD RANJHA - Wis. Reg. No. S-2126

STATE OF WISCONSIN } ss.
WAUKESHA COUNTY }

The above certificate subscribed and sworn to me this 13th day of JUNE, 2024.

My commission expires _____, 20__.

- NOTARY PUBLIC

THIS INSTRUMENT WAS DRAFTED UNDER THE SUPERVISION OF MOHAMMAD RANJHA.

SHEET: 4 OF 6		JAHNKE & JAHNKE		DRAWN BY: JB	CHECKED BY: MR	
		ASSOCIATES, LLC.		JOB NO.: 23-0831		
		ENGINEERS • PLANNERS • SURVEYORS		REVISION		
		CONNECT ► EMPOWER ► DESIGN		DATE	DESCRIPTION	BY
		WWW.JAHNKEANDJAHNKE.COM				
		524 BLUEMOUND ROAD, WAUKESHA, WI 53188				
		PHONE: (262) 542-5797, EMAIL: SURVEY@JAHNKEANDJAHNKE.COM				

FILE NAME: S:\projects\23-9831\DWG\23-9831-3.dwg

CERTIFIED SURVEY MAP NO. _____

*BEING PART OF THE NW 1/4 OF SECTION 6, T5N, R18E
TOWN OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN*

OWNERS' CERTIFICATE:

THE ZAKRZEWSKI 2006 JOINT REVOCABLE TRUST, Owner, as owner, hereby certifies that it has caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map. We also certify that this Certified Survey Map is required by State Statute 236.34 to be submitted to the following for approval or objection: TOWN OF MUKWONAGO.

THE ZAKRZEWSKI 2006 JOINT REVOCABLE TRUST

STATE OF WISCONSIN }
WAUKESHA COUNTY } ss.

Personally came before me this _____ day of _____, 2024, the above named DIANE ZAKRZEWSKI, OWNER, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My commission expires _____.

NOTARY PUBLIC -

TOWN OF MUKWONAGO PLAN COMMISSION APPROVAL:

This land division is hereby approved by the Plan Commission of the TOWN OF MUKWONAGO, this _____ day of _____, 2024.

PETER TOPCZEWSKI - CHAIRMAN

KATHY KARALEWITZ - ADMINISTRATOR CLERK/TREASURER

KELLY MUELLER - DUPUTY CLERK/TREASURER

TOWN OF MUKWONAGO BOARD APPROVAL:

This land division is hereby approved by the of the TOWN BOARD OF MUKWONAGO, this _____ day of _____, 2024.

Resolution No. _____.

PETER TOPCZEWSKI - CHAIRMAN

KATHY KARALEWITZ - ADMINISTRATOR CLERK/TREASURER

KELLY MUELLER - DUPUTY CLERK/TREASURER

MOHAMMAD RANJHA - Wis. Reg. No. S-2126
Dated this 13th day of JUNE, 2024.

THIS INSTRUMENT WAS DRAFTED UNDER THE SUPERVISION OF MOHAMMAD RANJHA.

SHEET: 5 OF 6		JAHNKE & JAHNKE		DRAWN BY: JB	CHECKED BY: MR	
		ASSOCIATES, LLC.		JOB NO.: 23-9631		
		ENGINEERS • PLANNERS • SURVEYORS		REVISION		
		CONNECT ► EMPOWER ► DESIGN		DATE	DESCRIPTION	BY
		WWW.JAHNKEANDJAHNKE.COM				
524 BLUEMOUND ROAD, WAUKESHA, WI 53188						
PHONE: (262) 542-5797, EMAIL: SURVEY@JAHNKEANDJAHNKE.COM						

FILE NAME: S:\projects\23-9631\DWG\23-9631-3.dwg

CERTIFIED SURVEY MAP NO.

BEING PART OF THE NW 1/4 OF SECTION 6, T5N, R18E
TOWN OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE APPROVAL:

The above, which has been filed for approval as required by Chapter 236, Wisconsin Statutes, is hereby approved as of the
_____ day of _____, 20__.

DALE R. SHAVER, DIRECTOR

MOHAMMAD RANJHA - Wis. Reg. No. S-2126
Dated this 13th day of JUNE, 2024.

DRAFT

FILE NAME: S:\projects\23-9831\DWG\23-9831-3.dwg

THIS INSTRUMENT WAS DRAFTED UNDER THE SUPERVISION OF MOHAMMAD RANJHA.

SHEET: 6 of 6		JAHNKE & JAHNKE ASSOCIATES, LLC. ENGINEERS • PLANNERS • SURVEYORS CONNECT ► EMPOWER ► DESIGN WWW.JAHNKEANDJAHNKE.COM 524 BLUEMOUND ROAD, WAUKESHA, WI 53188 PHONE: (262) 542-5797, EMAIL: SURVEY@JAHNKEANDJAHNKE.COM	DRAWN BY: JB	CHECKED BY: MR
			JOB NO.: 23-9831	
			REVISION	
			DATE	DESCRIPTION