

## **Extension of Tenny Avenue**

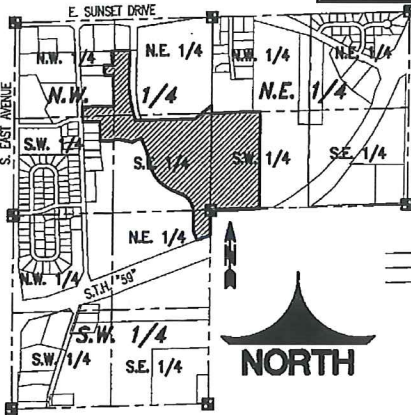
In accordance with the City's long term transportation plan, we have enclosed a Certified Survey Map (CSM) to extend Tenny Ave to the STH 59/164 bypass at the access location approved by the Wisconsin Department of Transportation (WDOT). The roadway will cross a creek; thus the Floodplain Zoning needs to be adjusted as a result of this crossing. The legal description and exhibit for the new Floodplain Zoning area is enclosed.

We request approval of the CSM to allow for the construction of Tenny Avenue to the STH 59/164 bypass. Furthermore we request approval of the new Floodplain Zoning area.

# CERTIFIED SURVEY MAP NO.

BEING A REDMISION OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 9449 AND LANDS LOCATED IN A PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THE SOUTHWEST 1/4, SOUTHEAST 1/4, NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWN 6 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

## OVERALL DETAIL SHEET



**VICINITY MAP**  
N.W. 1/4, N.E. 1/4 & S.W. 1/4,  
SEC. 14, T. 6 N., R. 19 E  
SCALE: 1" = 2000'

**LEGEND:**

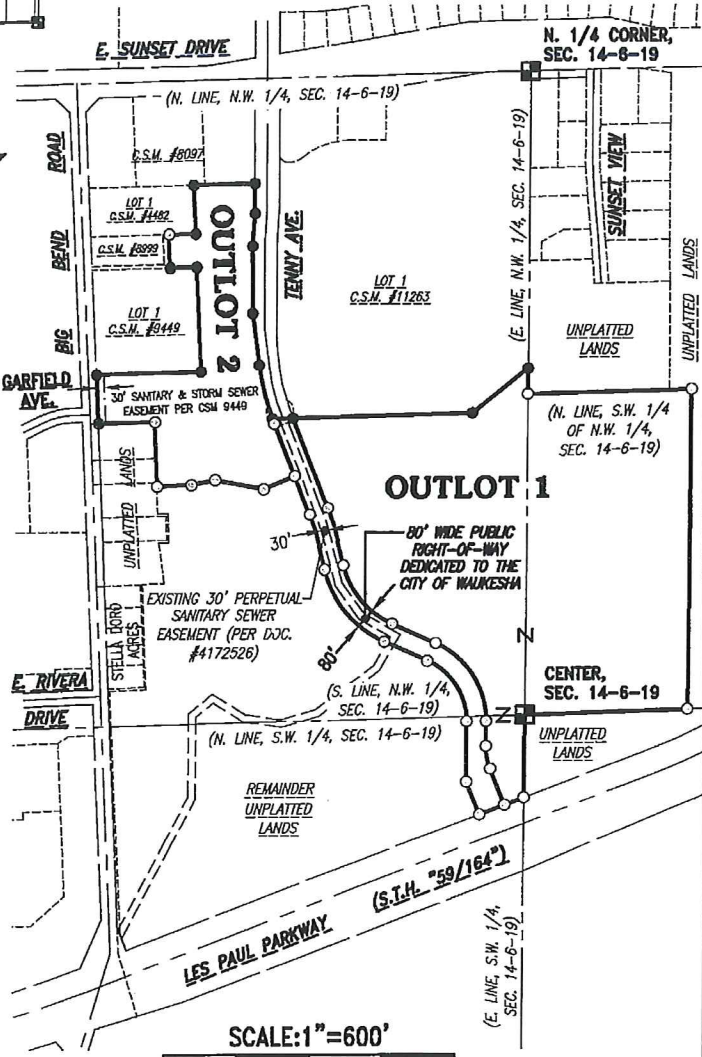
- - INDICATES Section Corner (See Plan for Details)
- - INDICATES "Set" 0.750" O.D. X 18" long reinforcing bar weighing 1.502 lbs. per lineal foot.
- - INDICATES "Found" 1" iron pipe

**OWNER:**  
CAROL O. SMART SURVIVOR'S TRUST &  
ROBERT F. SMART AND CAROL O. SMART  
FAMILY TRUST  
c/o R F SMART DEVELOPMENT LLC  
144 W. BROADWAY AVENUE  
WAUKESHA, WI 53186  
PHONE: 262-547-7755

**PREPARED BY:**  
TRIO ENGINEERING, LLC  
4100 N. CALHOUN ROAD, SUITE 300  
BROOKFIELD, WI 53005  
PHONE: 262-790-1480  
FAX: 262-790-1481

- ENVIRONMENTAL NOTES:**
- WETLAND SHOWN HEREON WAS DELINEATED BY RA SMITH ON MAY 24TH, 2019. DENOTED BY -----
  - PRIMARY ENVIRONMENTAL CORRIDOR (P.E.C.) SHOWN HEREON IS PER SEWRPC RECORDS.
  - 100 YEAR FLOODPLAIN PER FEMA FIRM MAP NO. 55133C0326G & 55133C0327G, REVISED NOVEMBER 5, 2014.
  - SOME FLOODPLAIN & PEBBLE BROOK LYING OVER PORTIONS OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 ARE SHOWN PER WAUKESHA COUNTY DIGITAL DATA. DENOTED BY: -----

- NOTES:**
- ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-27), IN WHICH THE EAST LINE OF THE N.W. 1/4 OF SECTION 14, TOWN 6 NORTH, RANGE 19 EAST, BEARS S00°15'16"W.
  - TELEPHONE LINES, ELECTRIC LINES, CABLE TELEVISION LINES, TELECOMMUNICATIONS LINES, AND OTHER SIMILAR UTILITY SERVICES SHALL BE PLACED UNDERGROUND UNLESS THE APPLICANT OR UTILITY CAN DEMONSTRATE THAT UNDERGROUNDING IS NOT FEASIBLE.



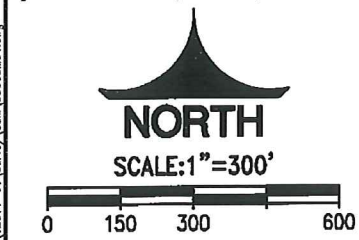
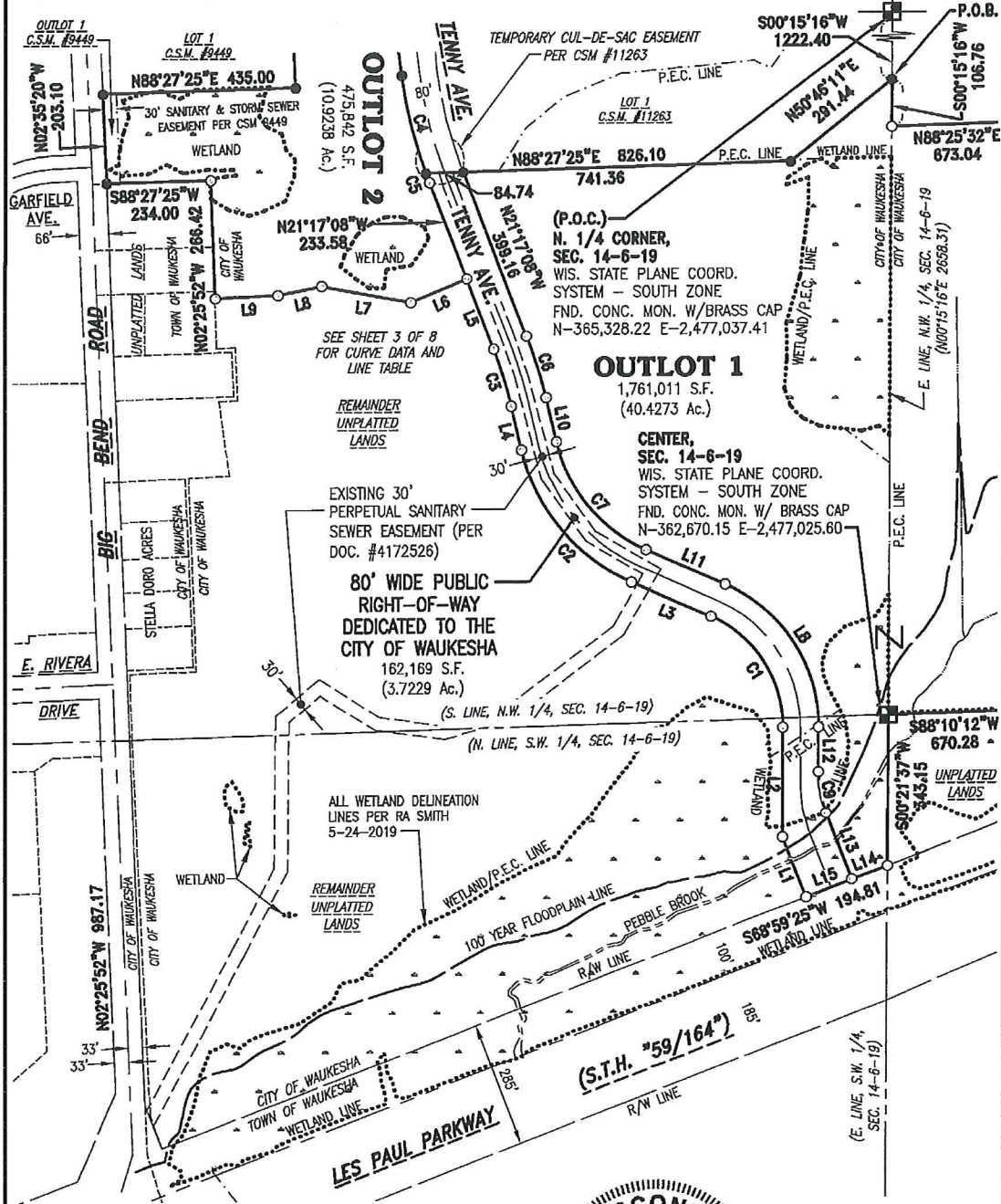
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THIS INSTRUMENT WAS DRAFTED BY DEBORAH L. JOERS, S-2132

JOB NO. 12-011-889-01  
SHEET 1 OF 8

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# CERTIFIED SURVEY MAP NO.

BEING A REDVISION OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 9449 AND LANDS LOCATED IN A PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THE SOUTHWEST 1/4, SOUTHEAST 1/4, NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWN 6 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.



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 SHEET 2 OF 8

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## CERTIFIED SURVEY MAP NO.

BEING A REDMSION OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 9449 AND LANDS LOCATED IN A PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THE SOUTHWEST 1/4, SOUTHEAST 1/4, NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWN 6 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

### CURVE TABLE:

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
C1	275.00	66°01'54"	316.93	299.68	N33°00'57"W	N00°00'00"E	N66°01'54"W
C2	436.00	52°47'22"	401.71	387.65	N39°38'13"W	S13°14'32"E	S66°01'54"E
C3	960.00	8°02'36"	134.77	134.66	N17°15'50"W	N13°14'32"W	N21°17'08"W
C4	1040.00	12°37'21"	229.12	228.65	S13°43'51.5"E	S07°25'11"E	S20°02'32"E
C5	999.83	1°17'36"	22.57	22.57	S20°39'50"E	S20°01'02"E	S21°18'38"E
C6	1040.00	8°02'36"	146.00	145.88	S17°15'50"E	N13°14'32"W	N21°17'08"W
C7	356.00	52°47'22"	328.00	316.52	S39°38'13"E	S13°14'32"E	S66°01'54"E
C8	355.00	66°01'54"	409.13	386.86	S33°00'57"E	N00°00'00"E	N66°01'54"W
C9	260.00	21°05'12"	95.69	95.15	S10°32'36"E	S00°00'00"E	S21°05'12"E
C10	1040.00	13°51'57"	251.68	251.07	S14°21'10"E	S07°25'11"E	S21°17'08"E

### LINE TABLE:

Line #	BEARING	LENGTH
L1	N21°05'12"W	146.89'
L2	N0°00'00"W	248.95'
L3	N66°01'54"W	196.20'
L4	N13°14'32"W	102.23'
L5	N21°17'08"W	171.63'
L6	S67°30'36"W	137.32'
L7	N79°23'43"W	203.43'
L8	S78°45'15"W	99.24'
L9	S87°34'08"W	142.44'
L10	S13°14'32"E	102.23'
L11	S66°01'54"E	196.20'
L12	S0°00'00"E	102.29'
L13	S21°05'12"E	161.56'
L14	S68°59'25"W	84.81'
L15	S68°59'25"W	110.00'

#### LEGEND:

- - INDICATES Section Corner (See Plan for Details)
- - INDICATES "Set" 0.750" O.D. X 18" long reinforcing bar weighing 1.502 lbs. per lined foot
- - INDICATES "Found" 1" iron pipe

#### OWNER:

CAROL O. SMART SURVIVOR'S TRUST &  
 ROBERT F. SMART AND CAROL O. SMART  
 FAMILY TRUST  
 c/o R F SMART DEVELOPMENT LLC  
 144 W. BROADWAY AVENUE  
 WAUKESHA, WI 53186  
 PHONE: 262-547-7755

#### PREPARED BY:

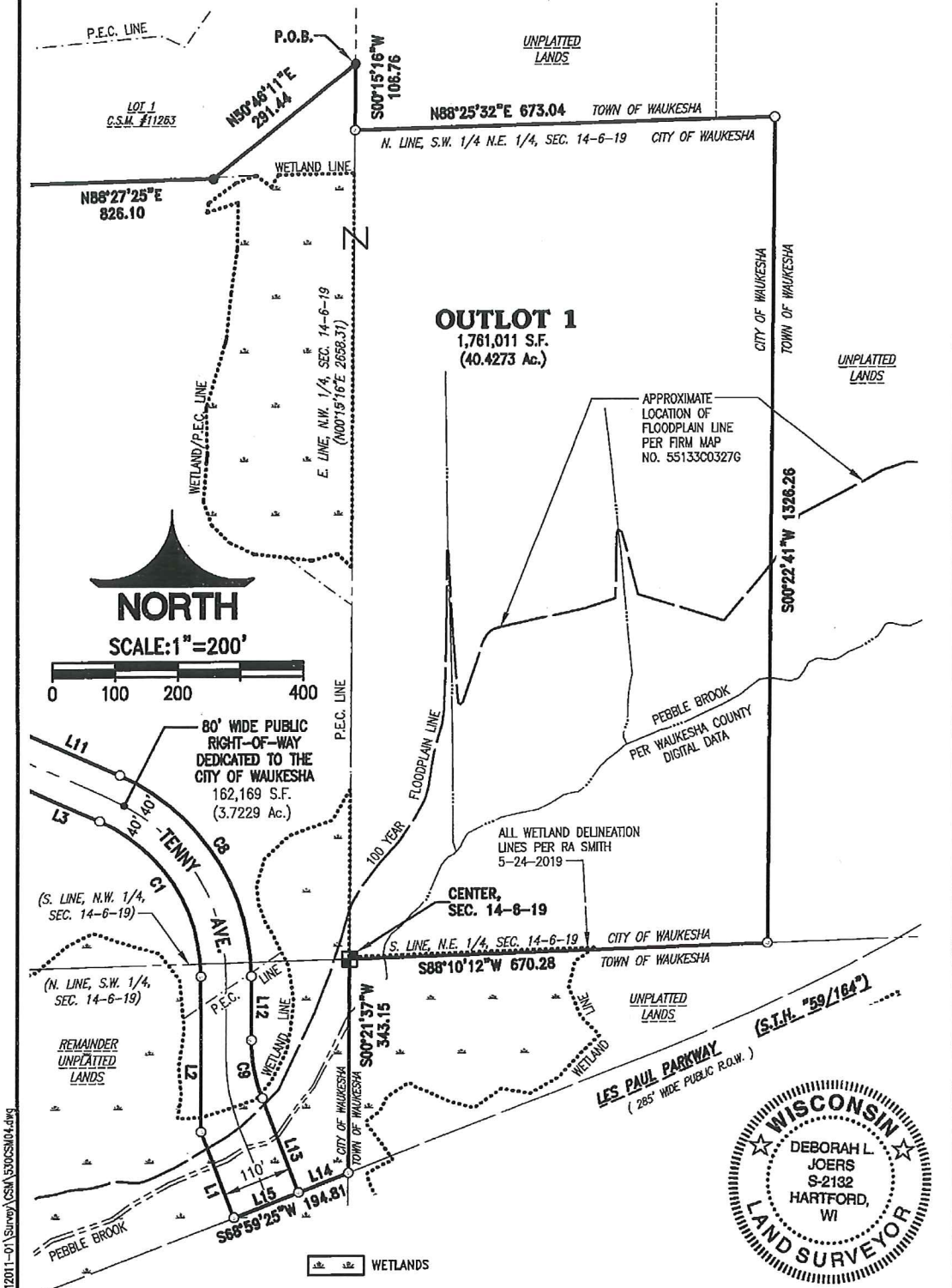
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# CERTIFIED SURVEY MAP NO.

BEING A REDMISION OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 9449 AND LANDS LOCATED IN A PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THE SOUTHWEST 1/4, SOUTHEAST 1/4, NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWN 6 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.



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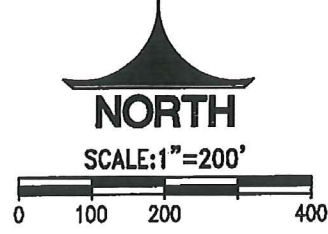
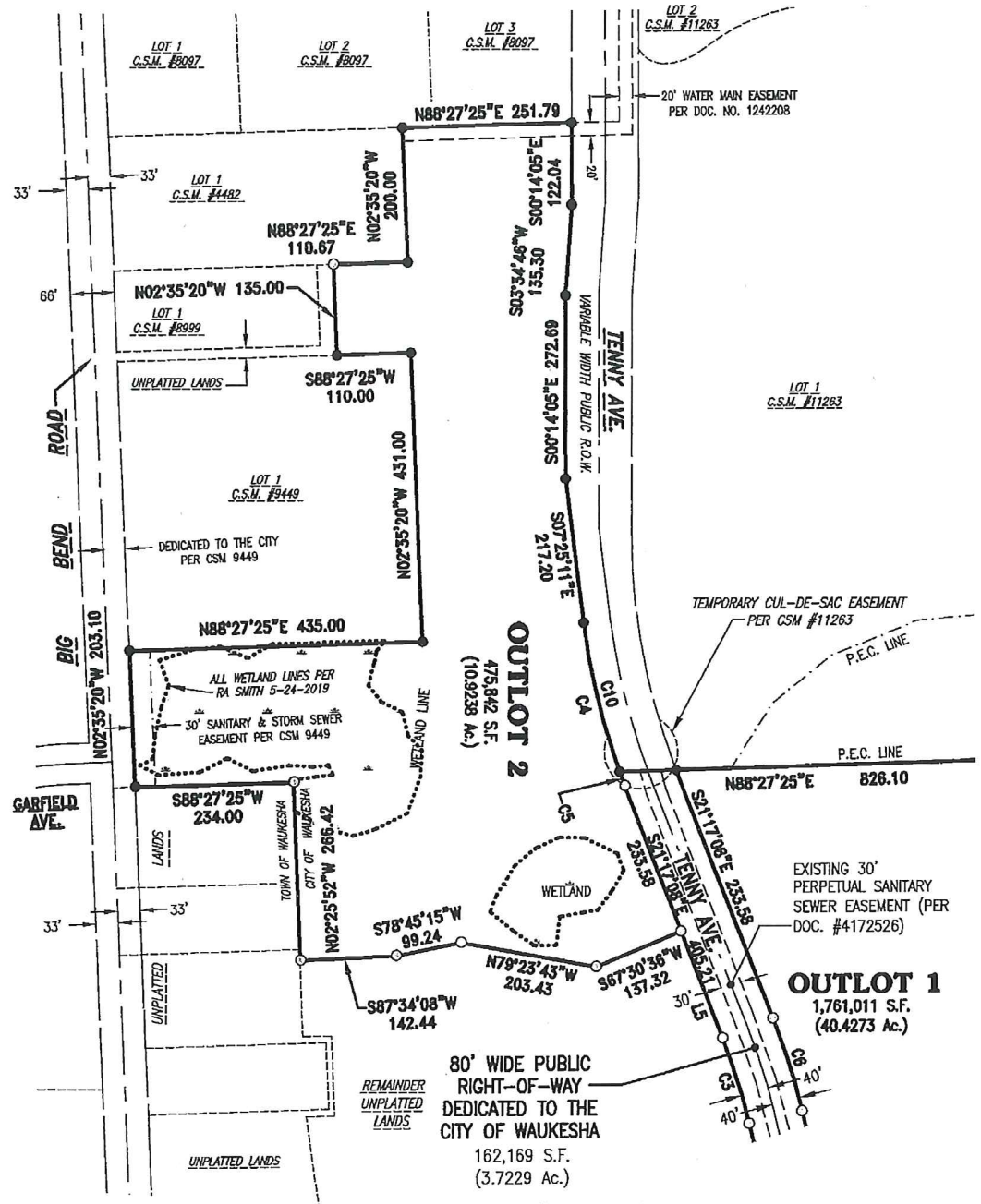
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JOB NO. 12-011-889-01  
 SHEET 4 OF 8

# CERTIFIED SURVEY MAP NO.

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WETLANDS

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JOB NO. 12-011-889-01  
SHEET 5 OF 8

**CERTIFIED SURVEY MAP NO.**

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**SURVEYOR'S CERTIFICATE:**

STATE OF WISCONSIN )  
 )ss  
COUNTY OF WAUKESHA )



I, Deborah L. Joers, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a redivision of Outlot 1 of Certified Survey Map No. 9449 and lands being located in a part of the Southwest 1/4 of the Northeast 1/4, the Southwest 1/4, Southeast 1/4, Northeast 1/4 and Northwest 1/4 of the Northwest 1/4 and the Northeast 1/4 of the Southwest 1/4 of Section 14, Town 6 North, Range 19 East, in the City of Waukesha, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the North 1/4 Corner of said Section 14, Thence South 00°15'16" West along the East line of said Northwest 1/4 Section, a distance of 1222.40 feet to the place of beginning of lands hereinafter described;

Thence continuing South 00°15'16" West along said East line 106.76 feet to a point on the North line of the Southwest 1/4 of the Northeast 1/4 of said Section; Thence North 88°25'32" East along said North line 673.04 feet to a point; Thence South 00°22'41" West 1326.26 feet to a point on the South line of the Northeast 1/4 of said Section; Thence South 88°10'12" West along said South line 670.28 feet to a point marking the Center of said Section 14; Thence South 00°21'37" West along the East line of said Southwest 1/4 a distance of 343.15 feet to a point on the North Right-of-Way line of "S.T.H. 59/164" (Les Paul Parkway); Thence South 68°59'25" West along said North Right-of-Way line 194.81 feet to a point; Thence North 21°05'12" West 146.89 feet to a point; Thence North 00°00'00" West 248.95 feet to a point; Thence Northwesterly 316.93 feet along the arc of a curve whose center lies to the Southwest, whose radius is 275.00 feet and whose chord bears North 33°00'57" West 299.68 feet to a point; Thence North 66°01'54" West 196.20 feet to a point; Thence Northwesterly 401.71 feet along the arc of a curve whose center lies to the Northeast, whose radius is 436.00 feet and whose chord bears North 39°38'13" West 387.65 feet to a point; Thence North 13°14'32" West 102.23 feet to a point; Thence Northwesterly 134.77 feet along the arc of a curve whose center lies to the Southwest, whose radius is 960.00 feet and whose chord bears North 17°15'50" West 134.66 feet to a point; Thence North 21°17'08" West 171.63 feet to a point; Thence South 67°30'36" West 137.32 feet to a point; Thence North 79°23'43" West 203.43 feet to a point; Thence South 78°45'15" West 99.24 feet to a point; Thence South 87°34'08" West 142.44 feet to a point on the Town line; Thence North 02°25'52" West 266.42 feet to a point; Thence South 88°27'25" West 234.00 feet to a point on the East Right-of-Way line of "Big Ben Road"; Thence North 02°35'20" West along said East line 203.10 feet to a point on the South line of Lot 1 of Certified Survey Map No. 9449; Thence North 88°27'25" East along said South line 435.00 feet to a point on the East line of said Lot 1; Thence North 02°35'20" West along said East line 431.00 feet to a point on the North line of said Lot 1; Thence South 88°27'25" West along said North line 110.00 feet to a point on the East line of Unplatted lands; Thence North 02°35'20" West along said East line 135.00 feet to a point on the South line of Lot 1 of Certified Survey Map No. 4482; Thence North 88°27'25" East along said South line 110.67 feet to a point on the East line of said Lot 1; Thence North 02°35'20" West along said East line 200.00 feet to a point on the South line of Certified Survey Map No. 8097; Thence North 88°27'25" East along said South line 251.79 feet to a point; on the West Right-of-Way line of "Tenny Avenue"; Thence South 00°14'05" East along said West line 122.04 feet to a point; Thence South 03°34'46" West along said West line 135.30 feet to a point; Thence South 00°14'05" East along said West line 272.69 feet to a point; Thence South 07°25'11" East along said West line 217.20 feet to a point; Thence Southeasterly 229.12 feet along the arc of a curve whose center lies to the Northeast, whose radius is 1040.00 feet and whose chord bears South 13°43'51.5" East 228.65 feet to a point on the Westerly extension of the Southerly line of Lot 1 of Certified Survey Map No. 11263; Thence North 88°27'25" East along said Southerly line and its extension 826.10 feet to a point; Thence North 50°46'11" East along said Southerly line 291.44 feet to the point of beginning of this description.

Said Parcel contains 2,399,022 Square Feet (or 55.0740 Acres) of land, more or less.

That I have made such survey, land division and map by the direction of **CAROL O. SMART SURVIVOR'S TRUST AND ROBERT F. AND CAROL O. SMART FAMILY TRUST, c/o R F SMART DEVELOPMENT LLC**, owners of said lands.

Drafted this 15th Day of July, 2019

Job. No. 12-011-889-01

THIS INSTRUMENT WAS DRAFTED BY DEBORAH L. JOERS, S-2132

SHEET 6 OF 8





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

BEING A REDIVISION OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 9449 AND LANDS LOCATED IN A PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THE SOUTHWEST 1/4, SOUTHEAST 1/4, NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWN 6 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

**PLAN COMMISSION APPROVAL:**

Approved by the Planning Commission of the City of Waukesha on this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

\_\_\_\_\_  
Shawn N. Reilly, Chairman

**COMMON COUNCIL APPROVAL:**

Approved by the Common Council of the City of Waukesha on this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_, by Resolution No. \_\_\_\_\_.

\_\_\_\_\_  
Shawn N. Reilly, Mayor

\_\_\_\_\_  
Gina Kozlik, City Clerk/Treasurer



Drafted this 15th Day of July, 2019

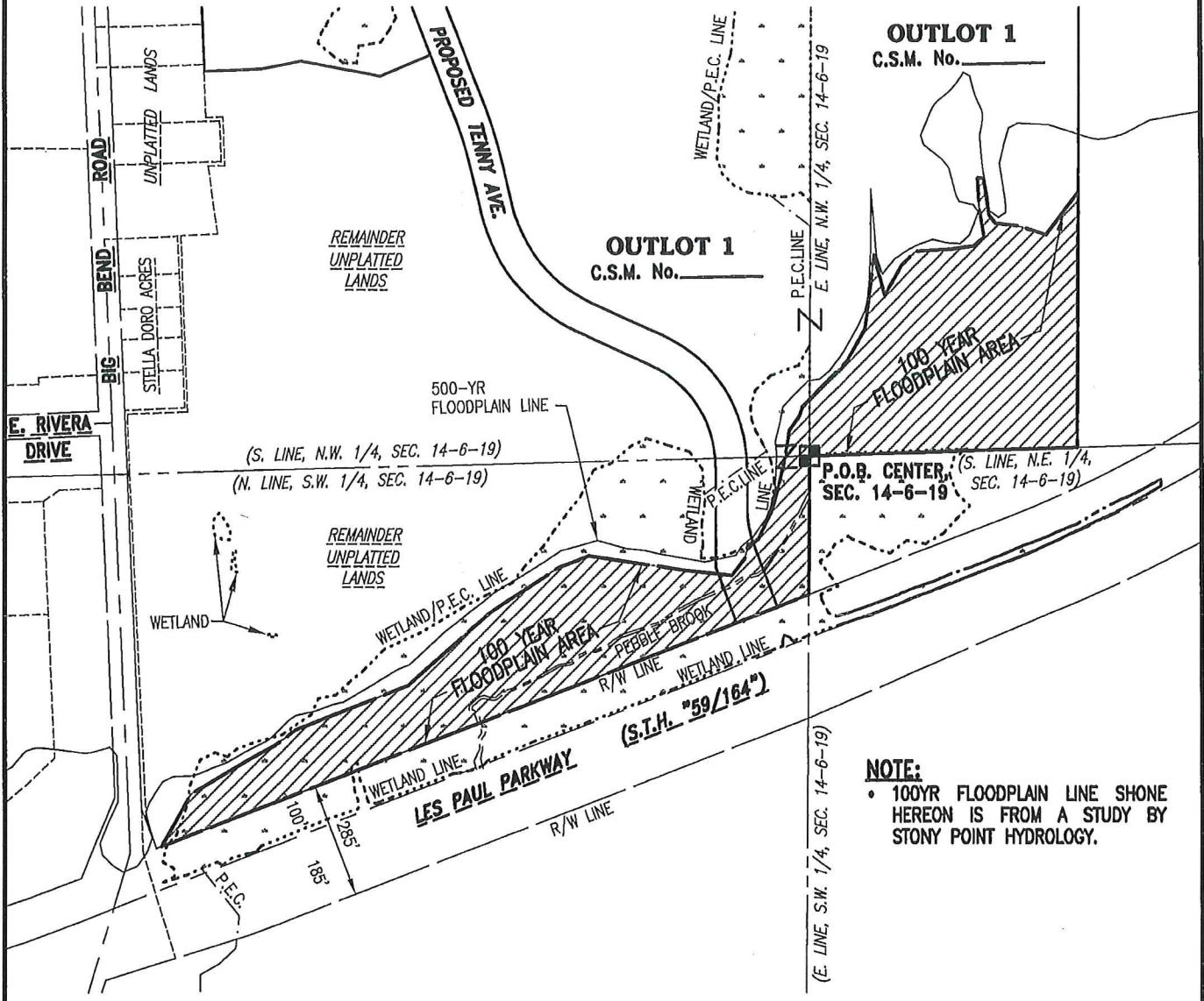
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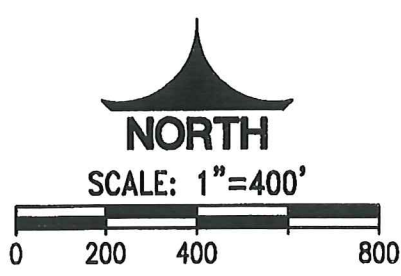
SHEET 8 OF 8

# EXHIBIT "A"

## 100-YR FLOODPLAIN AREA



**NOTE:**  
 • 100YR FLOODPLAIN LINE SHOWN HEREON IS FROM A STUDY BY STONY POINT HYDROLOGY.



4100 N. CALHOUN ROAD  
 Suite 300  
 Brookfield, WI 53005  
 Phone: (262) 790-1480  
 Fax: (262) 790-1481

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# EXHIBIT "A"

## 100-YR FLOODPLAIN AREA

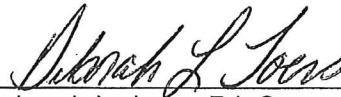
### LEGAL DESCRIPTION:

A portion of the 100-year Floodplain line located in a part of the Southwest 1/4, Northwest 1/4 and Southeast 1/4 of Section 14, Town 6 North, Range 19 East, in the City of Waukesha, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Beginning at the Center Corner of said Section 14; Thence South 00°21'37" West along the East line of the said Southwest 1/4 of said Section 14, 343.15 feet to a point on the North Right-of-Way line of "Les Paul Parkway" (S.T.H. "59/164"); Thence South 68°59'25" West along said North line, 1738.47 feet to a point; Thence North 29°19'54" East, 148.61 feet to a point; Thence North 59°41'55" East, 161.33 feet to a point; Thence North 61°01'48" East, 77.03 feet to a point; Thence North 53°19'12" East, 63.94 feet to a point; Thence North 68°45'25" East, 305.90 feet to a point; Thence North 48°37'09" East, 273.37 feet to a point; Thence North 57°09'13" East, 204.23 feet to a point; Thence North 69°06'26" East, 81.96 feet to a point; Thence South 81°41'53" East, 242.31 feet to a point; Thence South 83°59'29" East, 121.06 feet to a point; Thence North 38°10'19" East, 54.97 feet to a point; Thence North 12°14'13" East, 33.75 feet to a point; Thence North 61°22'15" East, 28.73 feet to a point; Thence North 25°47'54" East, 84.72 feet to a point; Thence North 14°16'32" East, 119.90 feet to a point; Thence North 09°19'50" East, 78.76 feet to a point; Thence North 35°49'54" East, 42.45 feet to a point; Thence North 18°30'20" East, 24.17 feet to a point; Thence North 44°18'06" East, 157.92 feet to a point; Thence North 30°04'33" East, 92.23 feet to a point; Thence North 06°52'08" East, 184.54 feet to a point; Thence South 15°08'00" East, 102.64 feet to a point; Thence North 30°26'58" East, 85.68 feet to a point; Thence North 48°15'41" East, 50.95 feet to a point; Thence North 86°42'04" East, 84.31 feet to a point; Thence North 82°07'27" East, 58.81 feet to a point; Thence North 50°21'22" East, 34.70 feet to a point; Thence North 09°58'47" West, 72.72 feet to a point; Thence North 03°02'27" West, 74.79 feet to a point; Thence South 86°04'33" East, 15.78 feet to a point; Thence South 08°12'55" East, 91.95 feet to a point; Thence South 38°08'15" East, 25.26 feet to a point; Thence South 83°33'31" East, 53.20 feet to a point; Thence South 73°28'36" East, 77.05 feet to a point; Thence North 37°33'25" East, 133.17 feet to a point; Thence South 00°22'41" West, 631.86 feet to a point on the South line of the Northeast 1/4 of said Section 14; Thence South 88°10'12" West along said South line, 670.28 feet to the point of beginning of this description.

Said area contains 635,226 Square Feet (or 14.5828 Acres) of land, more or less.

Date: 8/26/2019



Deborah L. Joers, P.L.S.  
Professional Land Surveyor, S-2132  
**TRIO ENGINEERING, LLC**  
4100 N. Calhoun Road, Suite 300  
Brookfield, WI 53005  
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