

CITY OF WAUKESHA

Administration

201 Delafield Street, Waukesha, WI 53188
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 www.ci.waukesha.wi.us

Committee: Plan Commission	Date: 8/12/2015
Common Council Item Number: PC15-3055	Date:
Submitted By: Jennifer Andrews, DCD	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Rich Abbott, Finance Director N/A	City Attorney's Office Review: Brian Running, City Attorney
Subject: Conveyance of Easements Rights to Waukesha County for "25' highway and sidewalk slope easement for future construction" located adjacent to Merrill Hills Road as part of the plat of Heritage Hills subdivision and 15' temporary slope easement as listed on CSM No. 10613.	
Consent Agenda Report: Prepared by MacKenzie Walters, Planning Intern	

Location:

Heritage Hills Subdivision and property described by CSM No 10,613, respectively located NW of the intersection of Madison St and Merrill Hills Rd and SW of the intersection of Fiddlers Creek Dr and Merrill Hills Rd. See attached map.

Technical Description:

The City of Waukesha seeks to transfer ownership of the 25' highway and sidewalk slope easement listed on Heritage Hills Subdivision CSM to Waukesha County. The Heritage Hills Subdivision is located NW of the intersection of Madison St and Merrill Hills Rd. See attached Heritage Hills CSM for details.

The City of Waukesha is also seeking to transfer ownership of the 15' temporary slope easement listed on CSM No. 10,613 to Waukesha County. CSM No. 10,613 details the property located SW of the intersection of Fiddlers Creek Dr and Merrill Hills Rd. See attached CSM No. 10,613 for details.

Basic Description:

The City of Waukesha is requesting the ownership of the highway and slope easements described above to Waukesha County.

Engineering Comments:

None

Water Comments:

None

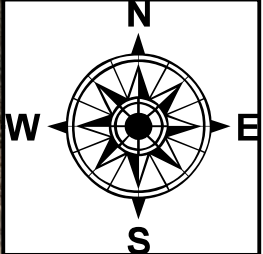
Fire Comments:

None





Staff Comments:

Staff recommends approval of the CSM as proposed pending the resolution of any comments or concerns raised by Engineering, Water, or other relevant committees..



Legend

-  CSM 10,613
-  Heritage Hills Subdivision

HERITAGE HILLS

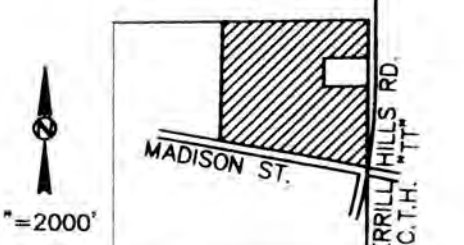
BEING A PART OF THE NE 1/4, SE 1/4, SW 1/4, AND NW 1/4 OF THE NE 1/4 OF SECTION 6, T.6N., R.19E., CITY OF WAUKESHA, WAUKESHA COUNTY, WI

LOWEST FLOOR ELEVATION FOR EACH LOT SHALL BE ESTABLISHED BY THE CITY OF WAUKESHA ENGINEERING DEPARTMENT PRIOR TO THE ISSUANCE OF BUILDING PERMITS BASED UPON ESTIMATED GROUND WATER CONDITIONS. ADDITIONAL INFORMATION OBTAINED DURING SANITARY SEWER CONSTRUCTION WILL BE USED TO ESTABLISH LOWEST FLOOR ELEVATIONS. FIRST FLOOR ELEVATIONS MAY BE RESTRICTED ON SEVERAL LOTS IN THIS SUBDIVISION DUE TO HIGH GROUNDWATER. BUILDINGS WHICH HAVE LOWEST ELEVATION BELOW 53.5 (CITY DATUM) MUST HAVE HUNG PLUMBING.

LEGEND

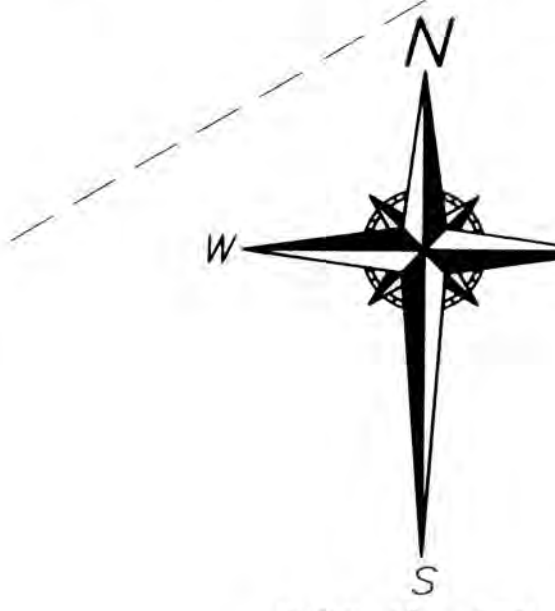
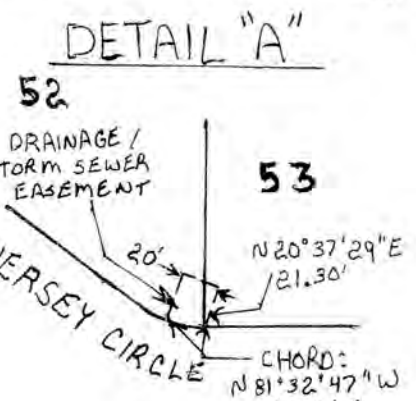
- 2.375" O.D. IRON PIPE SET, 18" LONG, WT. = 3.65 LBS./LIN. FT.
- 1.315"x18" IRON PIPE SET AT ALL OTHER LOT CORNERS, WT. = 1.68 LBS./LIN. FT.
- CONCRETE MONUMENT W/ BRASS CAP FOUND

LOCATION MAP



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., or by the County Planning Agency.

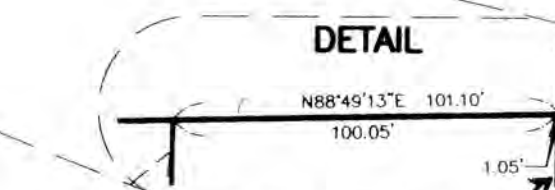
Certified February 9th 2004
Rene M. Doway
 Department of Administration



BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1927) GRID NORTH ON THE EAST LINE OF THE NE 1/4 OF SECTION 6-6-19 AS S00°03'01"W.

DISTANCES ARE COMPUTED TO THE NEAREST 0.01" AND MEASURED TO THE NEAREST 0.01"

ANGLES ARE COMPUTED TO THE NEAREST 00°00'00.5" AND MEASURED TO THE NEAREST 00°00'00.5"



GENERAL NOTES:

- 1) ALL EASEMENTS ARE GRANTED TO THE CITY OF WAUKESHA UNLESS OTHERWISE STATED. WATERMAIN EASEMENTS ARE GRANTED TO THE WAUKESHA WATER UTILITY.
 - 2) EACH INDIVIDUAL LOT OWNER SHALL HAVE AN UNDIVIDABLE FRACTIONAL OWNERSHIP IN OUTLOT 2; AND WAUKESHA COUNTY SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL ASSESSMENTS IN THE EVENT THEY BECOME THE OWNER OF ANY LOT IN THE SUBDIVISION BY REASON OF TAX DELINQUENCY.
 - 3) OUTLOT 1 IS DEDICATED TO THE CITY OF WAUKESHA.
 - 4) OUTLOT 2 IS ENCOMPASSED BY A DRAINAGE EASEMENT.
 - 5) THERE SHALL BE NO DIRECT VEHICULAR ACCESS FROM ANY LOT OR OUTLOT TO MADISON ST. OR C.T.H. "TT".
 - 6) WETLAND LIMITS DELINEATED BY APPLIED ECOLOGICAL SERVICES ON NOV. 15, 2001
 - 7) A TEMPORARY 10' WIDE SLOPE EASEMENT SHALL BE IN EFFECT ALONG THE STREET FRONTAGE OF ALL LOTS EXCEPT ALONG MERRILL HILLS ROAD, SAID EASEMENT NOT TO BE PERMANENTLY IMPROVED AND TO BE IN EFFECT UNTIL SIDEWALK IS INSTALLED. SAID EASEMENT IS 25' WIDE ALONG MERRILL HILLS ROAD.
 - 8) NO BUILDING OR FENCE SHALL BE CONSTRUCTED IN EASEMENT, NO TREES OR BUSHES WHICH WOULD GROW MORE THAN 4" IN HEIGHT SHALL BE PLANTED WITHIN SAID EASEMENT WITHOUT APPROVAL OF CITY OF WAUKESHA ENGINEERING DEPARTMENT AND WAUKESHA WATER UTILITY.
- SEE SHEET 2 FOR ADDITIONAL NOTES.

WETLAND PRESERVATION RESTRICTIONS:

- THOSE AREAS OF LAND WHICH ARE IDENTIFIED AS WETLANDS
- 1) GRADING AND FILLING SHALL BE PROHIBITED UNLESS SPECIFICALLY AUTHORIZED BY THE MUNICIPALITY IN WHICH THEY ARE LOCATED AND, IF APPLICABLE, THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND PLANNING COMMISSION, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES, CITY OF WAUKESHA AND THE ARMY CORP OF ENGINEERS.
 - 2) THE REMOVAL OF TOPSOIL OR OTHER EARTHEN MATERIALS SHALL BE PROHIBITED.
 - 3) THE REMOVAL OR DESTRUCTION OF ANY VEGETATIVE COVER, I.E. TREES, SHRUBS, GRASSES, ETC., SHALL BE PROHIBITED, WITH THE EXCEPTION OF THE REMOVAL OF DEAD, DISEASED OR DYING VEGETATION AT THE DISCRETION OF THE LANDOWNER, OR SILVICULTURAL THINNING UPON THE RECOMMENDATION OF A FORESTER OR NATURALIST AND THE APPROVAL OF THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE. THE REMOVAL OF ANY VEGETATIVE COVER WHICH IS NECESSITATED BY THE APPROVED CONSTRUCTION OF RESIDENCES, ASSOCIATED BUILDINGS AND DRIVEWAYS, SHALL BE PERMITTED.
 - 4) GRAZING BY DOMESTICATED ANIMALS, I.E., HORSES, COWS, ETC., SHALL BE PROHIBITED.
 - 5) THE INTRODUCTION OF PLANT MATERIAL NOT INDIGENOUS TO THE EXISTING ENVIRONMENT OF THE WETLAND PRESERVATION AREA SHALL BE PROHIBITED.
 - 6) PONDS MAY BE PERMITTED SUBJECT TO THE APPROVAL OF THE MUNICIPALITY IN WHICH THEY ARE LOCATED AND, IF APPLICABLE, THE WAUKESHA COUNTY PARK AND PLANNING COMMISSION, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND THE ARMY CORPS OF ENGINEERS.
 - 7) CONSTRUCTION OF BUILDINGS WITHIN THE WETLAND PRESERVATION AREA IS PROHIBITED.

PROJECT #13083

THIS INSTRUMENT DRAFTED BY BRYCE D. KACZOR



KEALE
 9-15-03

REVISED THIS 13th DAY OF JULY, 2004
 REVISED THIS 4th DAY OF JUNE, 2004
 REVISED THIS 27th DAY OF JANUARY, 2004

RECORDED AUG. 11, 2004
 VOL. 52
 PAGES 65-67
 DOC. No. 3193905

HERITAGE HILLS

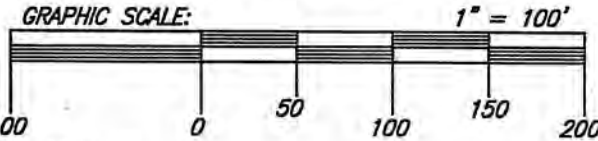
SHEET 1 OF 3

CERTIFIED SURVEY MAP NO. 10,613

BEING PART OF CERTIFIED SURVEY MAP NUMBER 787, RECORDED ON APRIL 8, 1968 IN VOLUME 5 OF CERTIFIED SURVEY MAPS ON PAGE 127 AS DOCUMENT NUMBER 709545 AND PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 31, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

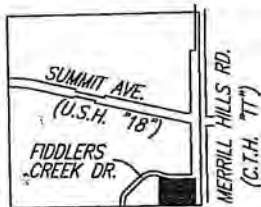
NORTH IS REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN, WHICH IS RECORDED TO BEAR S88°49'13"W.

CURVE TABLE:						
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT BEARING
C1	283.619	22°18'24"	110.420	S80°01'35"E	109.724	S68°52'23"E N88°49'13"E



LEGEND:

- ⊙ = 3/4" SOLID ROUND IRON REBAR FOUND
- ⊕ = 1" I.D. IRON PIPE FOUND
- ⊙ = CONCRETE MONUMENT FOUND WITH BRASS CAP
- () = RECORDED AS BEARING



VICINITY SKETCH
SE 1/4
SEC. 31-7-19
SCALE: 1" = 2660'

PROPERTY OWNERS:
HEALTH CARE REIT, INC.
C/O MIKE SAMUELS
875 N. MICHIGAN AVE., SUITE 3740
CHICAGO, ILLINOIS 60611

FIDDLERS CREEK
CONDOMINIUM

20' STORM SEWER & DRAINAGE
EASEMENT PER CSM #8963

STORM SEWER &
DRAINAGE EASEMENT AREA
6' UTILITY EASEMENT AS
PER VOL. 1155 P.336

ROBERT F. REIDER, RLS-1251 DATED
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDALE DR., P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168
A084.17-1 9-10-08
DRAFTED BY: RDD (REVISED: 10-24-08)

(PRIVATE ROADWAY)
**TURNBERRY
OAK DR. (30')**

CSM #8884 BANK MUTUAL

FIDDLERS CREEK DR. (60')

**MERRILL HILLS ROAD
(C.T.H. "TT")**

DEDICATED TO THE PUBLIC
FOR ROAD PURPOSES
18,405 SQ.FT. (0.4225 ACRES±)

LOT 1
CSM #8963

LOT 1
166,965 SQ.FT.±
(3.8330 ACRES±)

CSM #787

BUILDINGS
TO BE RAZED

WOOD
SHED

1 STORY
BRICK BLDG.

ASPHALT

ASPHALT TO BE REMOVED

MERRILL HILLS RD.
(C.T.H. "TT")

SOUTHEAST CORNER
SECTION 31-7-19

SOUTH LINE OF THE SOUTHEAST
1/4 OF SECTION 31-7-19

OUTLOT 2

OWNERS OF LOTS IN
HERITAGE HILLS

NOTE:
NO DIRECT VEHICULAR ACCESS FROM MERRILL HILLS ROAD (C.T.H. "TT") TO THE PROPOSED PARKING AREAS IS PERMITTED. ONLY EMERGENCY VEHICLE ACCESS TO MERRILL HILLS ROAD (C.T.H. "TT") IS PERMITTED AND ACCESS SHALL BE BARRICADED WITH METAL POSTS WITH A CHAIN AT A MINIMUM.

FIDDLERS CREEK DRIVE
 MERRILL HILLS MANOR
 RECORDED: NOVEMBER 10, 2008
 VOL. 102 PAGES 52-55
 DOC. NO. 3609575