

Paul Farrow
County Executive

Dale R. Shaver
Director



Waukesha County

Department of Parks and Land Use

TO: State of Wisconsin-Department of Administration (Plat Review)

NOTICE OF: Conditional Certification of No Objection to Final Plat

DATE OF REVIEW: December 7, 2022

RE: Subdivision Plat known as: **Skyline**
File No. 1929

LOCATION: NW ¼ and SW ¼ Section 31, T7N, R19E, City of Waukesha

SUBMITTED BY: State of Wisconsin-Department of Administration (Plat Review)

SURVEYOR: Grady L. Gosser, P.L.S.
Trio Engineering, LLC
4100 N. Calhoun Rd, Suite 300
Brookfield, WI 53005

DATE RECEIVED: November 17, 2022

DATE OF PLAT: November 4, 2022

SUBDIVIDER: Bielinski Homes
1830 Meadow Lane, Suite A
Pewaukee, WI 53072

Planning and Zoning

515 W. Moreland Blvd., Room AC 230 Waukesha, Wisconsin 53188-3878
Phone: (262) 548-7790 Fax: (262) 896-8071 www.waukeshacounty.gov/planningandzoning

REMARKS: Conditional Certification of No Objection to this Final Plat is based on the following conditions being complied with prior to the recordation of the Final Plat:

1. Documentation must be presented to the Waukesha County Planning and Zoning Division confirming that, as required by Section NR 110.08(4) of the Wisconsin Administrative Code, the Southeastern Wisconsin Regional Planning Commission has reviewed and commented on the proposed sanitary sewer extension which will be needed to serve this development.
2. All easements, such as proposed or existing drainage ways, access, sanitary sewer and utilities shall be shown on the plat. Any related recorded documents #'s shall also be noted on the plat.
3. Documentation from SEWRPC that the Isolated Natural Resource Area designated by SEWRPC on the 2015 maps no longer qualifies shall be submitted to Waukesha County Planning and Zoning Division.
4. The purpose of Outlot 1 shall be identified on the plat.
5. The owners of the adjacent unplatted lands shall be identified on the plat.
6. The Vision Corner Easement (VCE) description shall be revised to reference Lot 6 instead of Lot 8, as Lot 8 does not need a VCE.
7. The Vision Corner Easement (VCE) note and detail on Sheet 4 includes Outlots 1 and 6, however, these lots are subject to a separate VCE as noted in the detail on Sheet 1. A separate note shall be added to the easement detail on Sheet 1 for Outlot 1 & 6.
8. Remove references to Floodplain and Primary Environmental Corridor in the "Wetland Restrictions" on Sheet 4 (notes 2 and 3).
9. According to the soil survey of Milwaukee and Waukesha Counties, some lots located in the northeast corner of SW ¼ of Section 31 of the subject lands, may contain areas of bedrock. Therefore, the following note shall be added to the final plat. Alternatively, documentation shall be provided from the project engineer that no bedrock is present based on soil testing.

BASEMENT RESTRICTION – BEDROCK

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 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.

In addition, we recommend the following:

10. The Waukesha County Bicycle Plan shows proposed future bicycle accommodations along U.S.H. 18. We recommend that the developer and city consider whether the proposed internal trail network could connect to future accommodations along the highway and that the Wisconsin Department of Transportation be consulted to ensure that there is adequate space for future bicycle facilities along the highway.

11. Unless it is required by the City of Waukesha, it is recommended that the Zoning being removed as it is subject to change.
12. Consider adding invasive species to the list of vegetation noted in the Wetland Restrictions on Sheet 5 that are permitted to be removed by the landowner with approval from the City, if applicable (Note 2).
13. Notes 11, 14 and 15 on Sheet 1 seem to conflict with one another in regard to adherence to the Master Grading Plan. We recommend that the notes be further refined so lot owners are clear on site grading responsibilities.
14. We recommend that a temporary cul-de-sac be provided at the northerly terminus of Vista Ave.
15. According to the soil survey of Milwaukee and Waukesha Counties, most lots in this subdivision may contain soils with seasonal high groundwater located less than 3' below ground surface, including soils with hydric inclusions. We strongly recommend that soil testing be done within the buildable area on all lots to demonstrate that basements will not extend into the groundwater table, preferably with a separation of at least one (1) foot. Specific basement elevations should be noted on the plat or on a Master Grading Plan that is referenced on the plat. The "Basement Restriction for Groundwater Note" that is currently referenced on the plat shall only remain if the above recommendation is not met.

SIGNED:

Rebekah Leto

Rebekah Leto, Senior Planner

For information regarding this review, please contact Jacob Heermans at (262) 548-7790 or jheermans@waukeshacounty.gov

cc: Grady Gosser, PLS, Trio Engineering (via email)
Bielinski Homes, Developer
City of Waukesha Clerk (please forward to City Planner) (via email)
Downing Family LLC, owner
Daniel & Audrey Downing, owner
WE Energies (via email)
AT&T, Plat Review (via email)
Register of Deeds (via email)
File

CONDITIONAL CERTIFICATION OF NO OBJECTION
CERTIFIED THIS 7th DAY OF December 20 22

Dale Shaver
DIRECTOR
WAUKESHA COUNTY DEPT OF PARKS & LAND USE

SKYLINE

BEING A SUBDIVISION OF A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

"OVERALL DETAIL SHEET"

GENERAL NOTES:

- Indicates Set 1.270" outside diameter x 18" long Reinforcing Bar weighing 4.303 lbs. per lineal foot. All other Lot and Outlot corners are staked with 0.750" outside diameter x 18" long Reinforcing Bar weighing 1.502 lbs. per lineal foot.
- Indicates Found 2" Iron Pipe (Unless Otherwise Noted)
- All linear measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest second and computed to the nearest half-second.
- All bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD-27), in which the West line of the S.W. 1/4 of Section 31, Town 7 North, Range 19 East, bears North 00°14'05" West.
- Stormwater Management Facilities are located on Outlots 4, 5, and 6 of this Subdivision. The Owners of all Lots within this Subdivision and the Owners of any Lots within any future additions to this Subdivision shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore said Stormwater Management Facilities within this Subdivision. Said repairs, maintenance and restoration shall be performed by the Owners of all Lots within this Subdivision and the Owners of any Lots within any future additions to this Subdivision.
- The Easements for Storm Sewer and Drainage are herein granted to all residential Lots within the "Skyline" Subdivision and any future adjacent subdivision created pursuant to the recorded declarations of restrictions for such Subdivisions and the Homeowners Association (HOA) for public purposes. No Buildings or Fences shall be constructed in Storm Sewer and Drainage Easements. No Trees or Bushes which would grow to more than 4 feet in height shall be planted within said Easements. The private storm sewer, including but not limited to: pipes, structures and inlets shall be owned, inspected and maintained by lot owners and the HOA. The drainage swales shall be maintained and inspected by all lot owners and the HOA.
- The Owners of the residential Lots within this Subdivision shall each own an equal undivided fractional interest in Outlots 1, 4, 5 and 6 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.
- Wetland boundaries shown herein were field delineated by Heartland Ecological Group, Inc. (Eric Parker) on May 31, 2019.
- There shall be no direct vehicular ingress or egress to "Summit Avenue" (U.S.H. "18") from any Lot or Outlot in 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 Waukesha County.
- Each lot owner shall adhere to the grading plan or any amendment thereto by the City Engineering Department and on file with the City Master Grading Plan and grade such owner's lot in accordance with the master grading plan.
- Facilities for distribution of electric, telephone and cable television service located within a residential subdivision, or other residential division, shall be installed underground except where the Council upon recommendation of the Plan Commission finds adverse soil conditions or problems of utility distribution make such installations prohibitively expensive. Transformers, junction boxes, meter points, or similar equipment may be installed upon the ground surface provided they are not located in the required front yard or required street side yard.
- The HOA and/or its agents, employees or independent contractors shall have the right to enter upon any lot, at any time following at least twenty four (24) hours advance written notice, for the purpose of inspection for compliance with the City Master Grading Plan. In the event a lot is not in compliance with the City Master Grading Plan, then the HOA shall give written notice to the owner of the non-compliant lot. If the owner of the non-compliant lot has not brought the lot into compliance with the City Master Grading Plan within thirty (30) days, then the HOA may enter onto the lot for the purposes of bringing such lot into compliance with the City Master Grading Plan, and may charge the lot owner for the necessary costs of such work, and may have a lien against the lot for the same. In the event that the HOA is not in existence or otherwise fails to act then any lot owner who is aggrieved by a failure to comply with the City Master Grading Plan may independently enforce this section by bringing an action in the Waukesha County Circuit Court, and the prevailing party in any such action will be entitled to recover its reasonable costs and attorney fees.
- Each owner, at the time of construction of the building, shall also be responsible for grading the lot so as to direct drainage toward the street or other established drainage way and to prevent an increase in drainage onto neighboring property. This shall be accomplished by creating swales along common lot lines wherever practical. Drainage ways shall be kept free of obstructions. No planting other than grass shall be permitted within 3 feet of side or rear lot lines without approval of Developer.
- Each owner must consult with the adjacent lot owner to agree upon compatible grading for their common lot lines. Due to the varying terrain and drainage conditions on each lot following construction, neither developer nor the City shall be responsible for establishing lot line grades. The services of a Professional Engineer or Professional Land Survey may be required to design a proper grading plan for any lot, the cost of which shall be paid by the lot owners.
- The Owners of the residential Lots within "Skyline" Subdivision, and any future adjacent subdivision created pursuant to the recorded declarations of restrictions for such Subdivisions, shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore the landscaping on Outlots 1, 4, 5 and 6 of this subdivision. The repair, maintenance and restoration of said landscaping shall be performed by the HOA for this Subdivision.
- Maintenance responsibility of all surface water swales, drainage ditches, ponds, private storm sewer, and other such facilities, and all outlots shall remain with the lot owners and HOA.
- The Owners of all Lots within this Subdivision shall be responsible for maintenance and landscaping of the boulevard island at the Summit Avenue entrance.
- A Temporary 10' wide Sidewalk Slope Easement along the street frontages of all Lots shall be in effect until concrete sidewalks are installed.

ACCESS RESTRICTION CLAUSE (U.S.H. "18") 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. "18" 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.

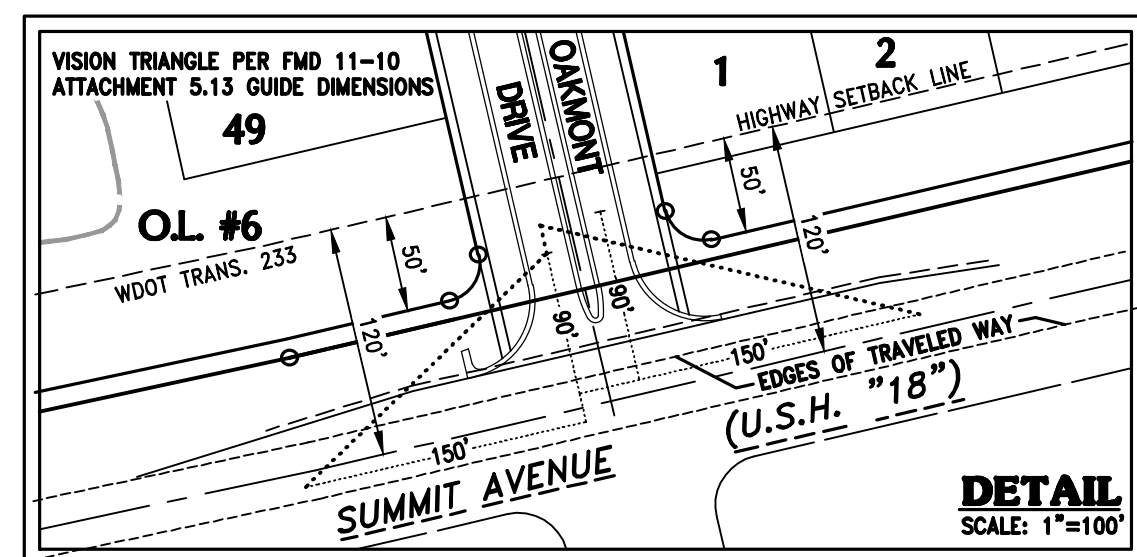
NOISE LEVEL RESTRICTION PER s. TRANS 233.105 (1):
The lots of this land division may experience noise at levels exceeding the levels in s. Trans 405.04, Table I. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the Department to the highway's through-lane capacity.

BASEMENT RESTRICTION FOR GROUNDWATER NOTE:

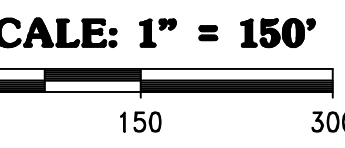
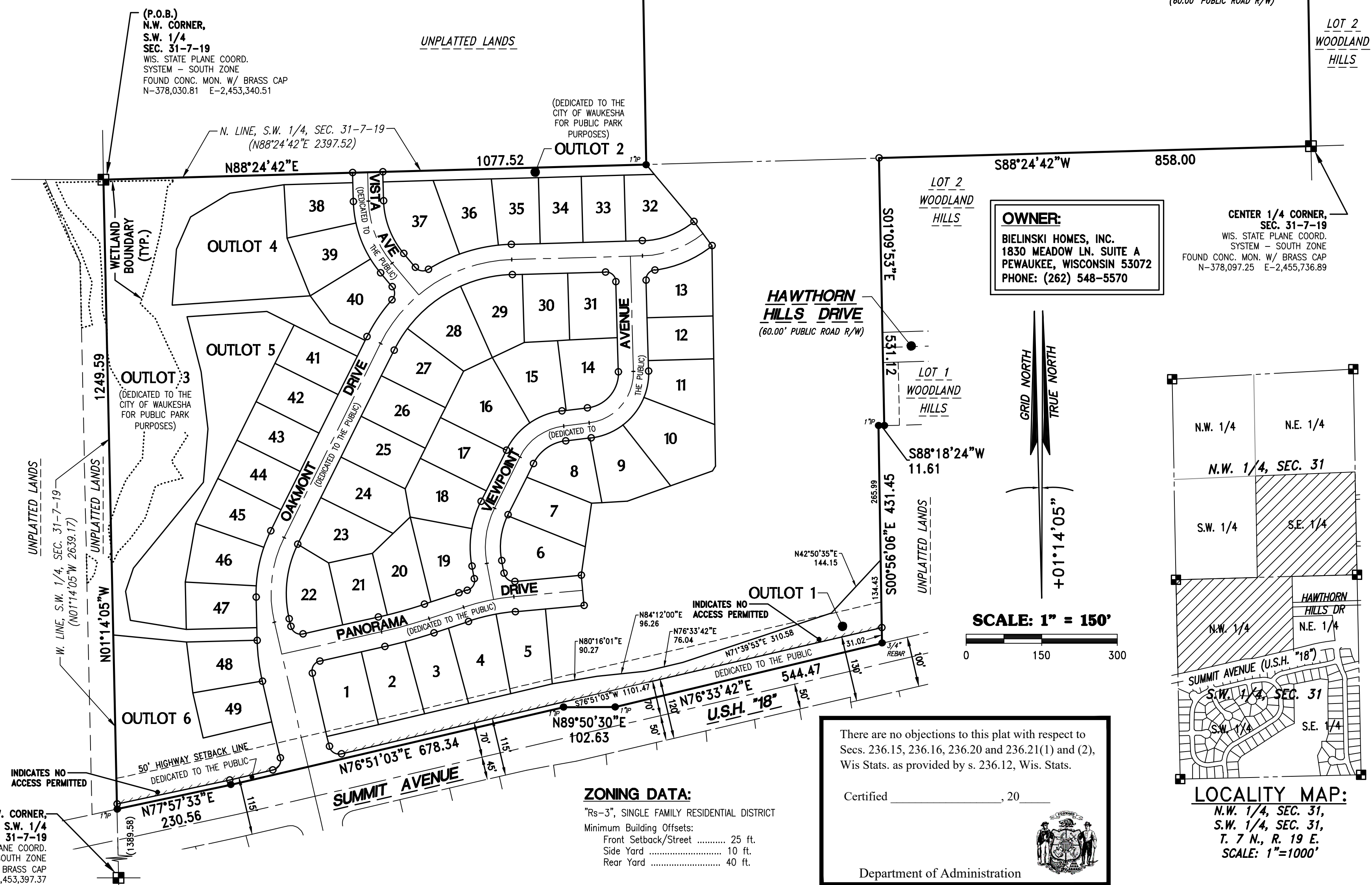
Although all Lots in the Subdivision have been reviewed and approved for development with single-family residential use in accordance with Section 236 Wisconsin Statutes, some Lots contain soil conditions that, due to the possible presence of groundwater near the surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that a licensed professional engineer design a basement and foundation that will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that other special measures be taken. Soil conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein.



**4100 N. Calhoun Road
Suite 300
Brookfield, WI 53005**
Phone: (262) 790-1480
Fax: (262) 790-1481



S.W. CORNER, S.W. 1/4 SEC. 31-7-19
WIS. STATE PLANE COORD. SYSTEM - SOUTH ZONE
FOUND CONC. MON. W/ BRASS CAP
N=375,392.48 E=2,453,397.37

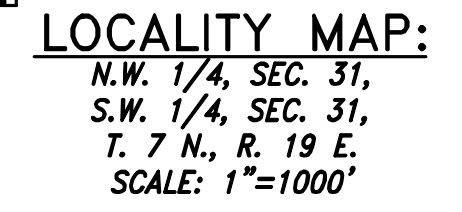


There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

ZONING DATA:
"Rs-3", SINGLE FAMILY RESIDENTIAL DISTRICT
Minimum Building Offsets:
Front Setback/Street 25 ft.
Side Yard 10 ft.
Rear Yard 40 ft.



SKYLINE

BEING A SUBDIVISION OF A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

EASEMENT LEGEND:

- (A) — 20' WIDE STORM SEWER AND DRAINAGE EASEMENT
- (B) — PUBLIC SANITARY SEWER EASEMENT
- (C) — PUBLIC WATER MAIN EASEMENT
- (D) — UTILITY EASEMENT AREAS (SEE PROVISIONS ON SHEET 5)



**4100 N. Calhoun Road
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(P.O.B.)
N.W. CORNER,
S.W. 1/4
SEC. 31-7-19
WIS. STATE PLANE COORD.
SYSTEM - SOUTH ZONE
FOUND CONC. MON. W/ BRASS CAP
N-378,030.81 E-2,453,340.51

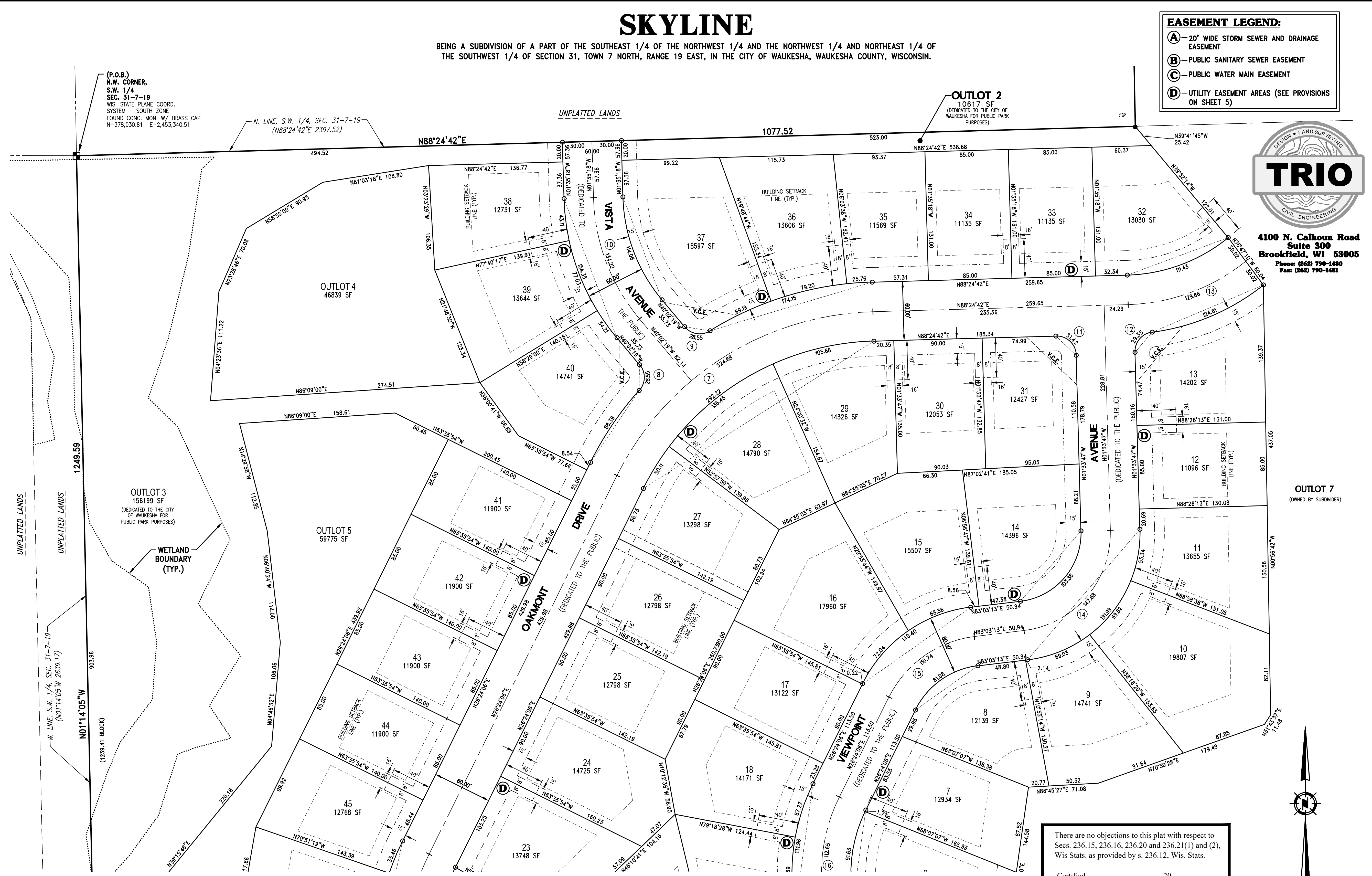
OUTLOT 2
10617 SF
(DEDICATED TO THE CITY OF WAUKESHA FOR PUBLIC PARK PURPOSES)

OUTLOT 3
156199 SF
(DEDICATED TO THE CITY OF WAUKESHA FOR PUBLIC PARK PURPOSES)

OUTLOT 4
46839 SF

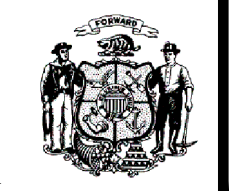
OUTLOT 5
59775 SF

OUTLOT 7
(OWNED BY SUBDIVIDER)

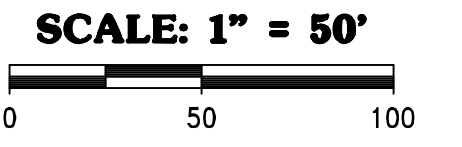
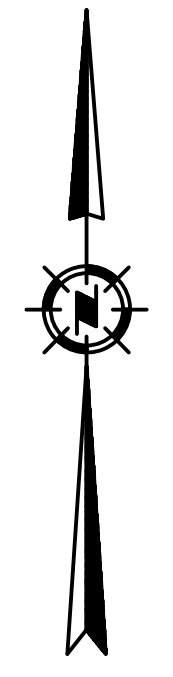


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Certified _____, 20

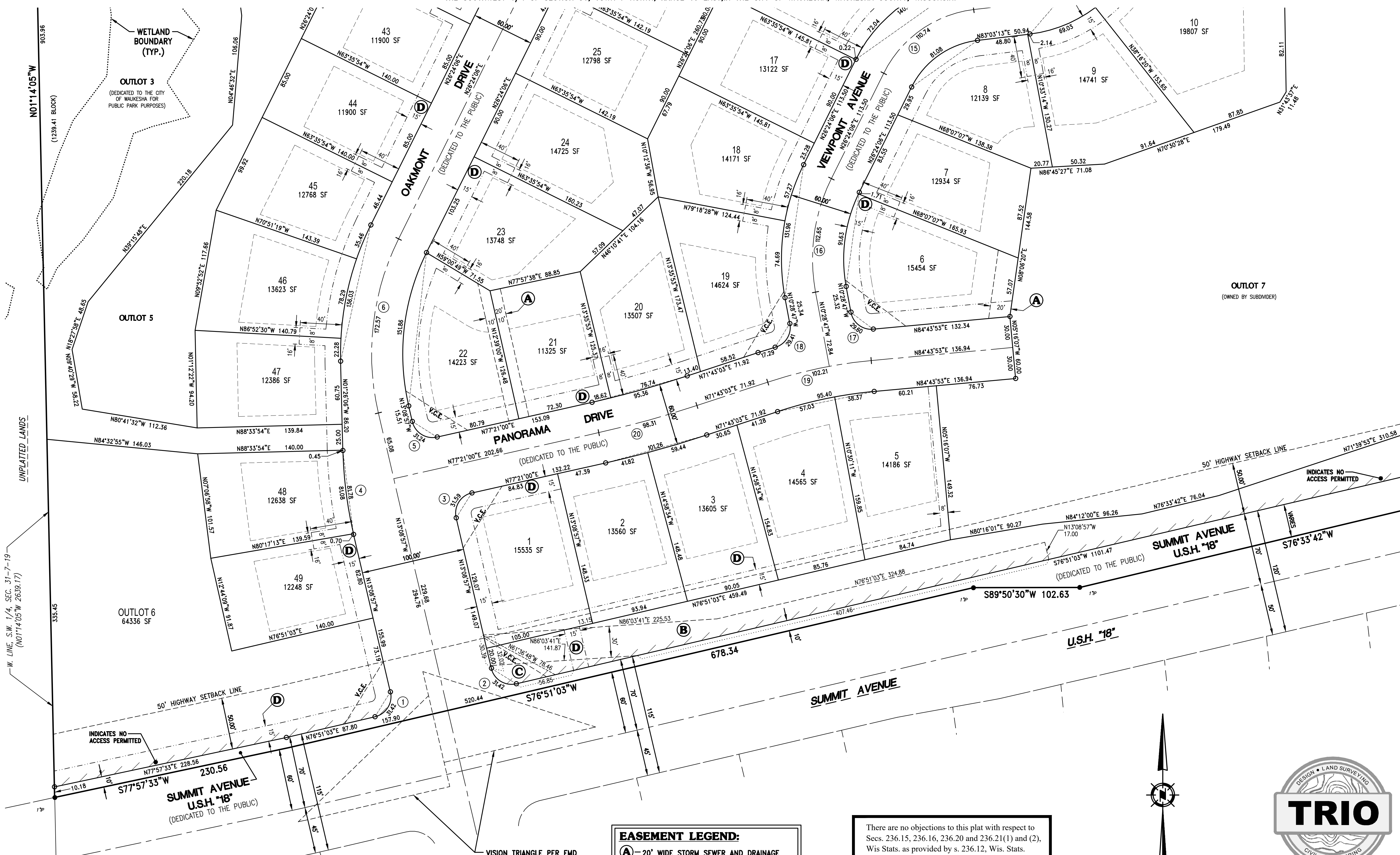


Department of Administration



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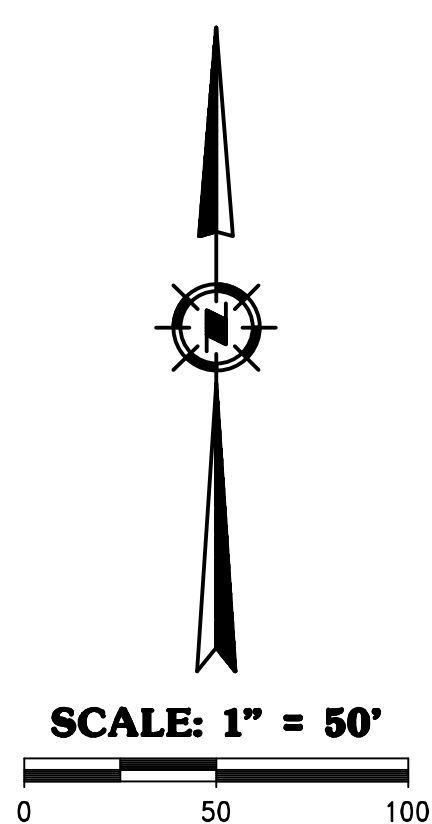
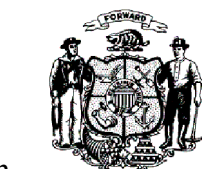
- (A) — 20' WIDE STORM SEWER AND DRAINAGE EASEMENT
- (B) — PUBLIC SANITARY SEWER EASEMENT
- (C) — PUBLIC WATER MAIN EASEMENT
- (D) — UTILITY EASEMENT AREAS (SEE PROVISIONS ON SHEET 5)

VISION TRIANGLE PER FMD 11-10 ATTACHMENT 5.13 GUIDE DIMENSIONS (SEE DETAIL ON SHEET 1)

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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WETLAND RESTRICTIONS:

Those areas identified as Wetland on this Plat shall be subject to the following restrictions:

- 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.
- The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., is prohibited, with the exception that dead, diseased, or dying vegetation may be removed, at the discretion of the landowner and with approval from the municipality in which this land is located and, if applicable, 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 municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use-Planning and Zoning Division shall also be permitted. The removal of any vegetative cover that is necessitated to provide access or service to an approved residence or accessory building, shall be permitted only when the access or service cannot be located outside of the Conservancy/Wetland/Floodplain/Primary Environmental Corridor and with approval from the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use-Planning and Zoning Division.
- Grazing by domesticated animals, i.e., horses, cows, etc., is prohibited within the Conservancy/Wetland/Floodplain area and shall be discouraged to the greatest extent possible within a Primary Environmental Corridor area.
- The introduction of plant material not indigenous to the existing environment is prohibited.
- Ponds may be permitted 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. Ponds are prohibited in the isolated natural resource area.
- The construction of buildings is prohibited.

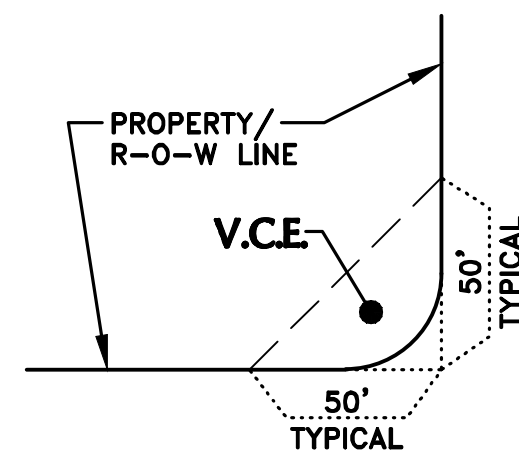
CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	OUTLOT 6	20.00	90°00'00"	31.42	28.28	N31°51'03"E	N76°51'03"E	N13°08'57"W
2	OUTLOT 1	20.00	90°00'00"	31.42	28.28	N58°08'57"W	S76°51'03"W	N13°08'57"W
3	1	20.00	90°29'57"	31.59	28.41	N32°06'01.5"E	N13°08'57"W	N77°21'00"E
4	WEST	400.00	11°42'51"	81.78	81.64	N07°17'31.5"W	N13°08'57"W	N01°26'06"W
	48	400.00	11°36'50"	81.08	80.94	N07°14'31"W	N13°02'56"W	N01°26'06"W
	49	400.00	0°06'01"	0.70	0.70	N13°05'56.5"W	N13°08'57"W	N13°02'56"W
5	22	20.00	89°30'03"	31.24	28.16	N57°53'58.5"W	S77°21'00"W	N13°08'57"W
6	C/L	250.00	39°33'03"	172.57	169.17	N06°37'34.5"E	N13°08'57"W	N26°24'06"E
	EAST	220.00	39°33'03"	151.86	148.87	N06°37'34.5"E	N13°08'57"W	N26°24'06"E
	WEST	280.00	27°50'12"	136.03	134.70	N12°29'00"E	N01°26'06"W	N26°24'06"E
	45	280.00	7°15'25"	35.46	35.44	N22°46'23.5"E	N19°08'41"E	N26°24'06"E
	46	280.00	16°01'11"	78.29	78.03	N11°08'05.5"E	N03°07'30"E	N19°08'41"E
	47	280.00	4°33'36"	22.28	22.28	N00°50'42"E	N01°26'06"W	N03°07'30"E
7	C/L	300.00	62°00'36"	324.68	309.07	N57°24'24"E	N26°24'06"E	N88°24'42"E
	NORTH	330.00	30°14'13"	174.15	172.14	N73°17'35.5"E	N58°10'29"E	N88°24'42"E
	35	330.00	4°28'20"	25.76	25.75	N86°10'32"E	N83°56'22"E	N88°24'42"E
	36	330.00	13°45'06"	79.20	79.01	N77°03'49"E	N70°11'16"E	N83°56'22"E
	37	330.00	12°00'47"	69.19	69.06	N64°10'52.5"E	N58°10'29"E	N70°11'16"E
	40	330.00	15°20'47"	88.39	88.13	N34°04'29.5"E	N26°24'06"E	N41°44'53"E
	SOUTH	270.00	62°00'36"	292.22	278.16	N57°24'24"E	N26°24'06"E	N88°24'42"E
	29	270.00	22°25'14"	105.66	104.98	N77°12'05"E	N65°59'28"E	N88°24'42"E
	28	270.00	28°57'18"	136.45	135.00	N51°30'49"E	N37°02'10"E	N65°59'28"E
	27	270.00	10°38'04"	50.11	50.04	N31°43'08"E	N26°24'06"E	N37°02'10"E
8	40	20.00	81°47'12"	28.55	26.19	N00°51'17"E	N41°44'53"E	N40°02'19"W
9	37	20.00	81°47'12"	28.55	26.19	N80°55'55"W	S58°10'29"W	N40°02'19"W
10	C/L	200.00	38°27'01"	134.22	131.71	N20°48'48.5"W	N40°02'19"W	N01°35'18"W
	37	170.00	38°27'01"	114.08	111.96	N20°48'48.5"W	N40°02'19"W	N01°35'18"W
	WEST	230.00	38°27'01"	154.35	151.47	N20°48'48.5"W	N40°02'19"W	N01°35'18"W
	38	230.00	10°44'25"	43.11	43.05	N06°57'30.5"W	N12°19'43"W	N01°35'18"W
	39	230.00	19°11'17"	77.03	76.67	N21°55'21.5"W	N31°31'00"W	N12°19'43"W
	40	230.00	8°31'19"	34.21	34.18	N35°46'39.5"W	N40°02'19"W	N31°31'00"W

CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
11	31	20.00	90°01'31"	31.42	28.29	N46°34'32.5"W	N01°33'47"W	S88°24'42"W
12	13	20.00	84°04'35"	29.35	26.79	N40°28'30.5"E	N01°33'47"W	N82°30'48"E
13	C/L	200.00	37°12'04"	129.86	127.59	N69°48'40"E	N88°24'42"E	N51°12'38"E
	32	170.00	37°33'17"	111.43	109.44	N69°38'03.5"E	N88°24'42"E	N50°51'25"E
	13	230.00	31°02'29"	124.61	123.09	N66°59'33.5"E	N82°30'48"E	N51°28'19"E
14	C/L	100.00	84°37'00"	147.68	134.62	N40°44'43"E	N83°03'13"E	N01°33'47"W
	EAST	130.00	84°37'00"	191.99	175.01	N40°44'43"E	N83°03'13"E	N01°33'47"W
	11	130.00	23°30'28"	53.34	52.96	N10°11'27"E	N21°56'41"E	N01°33'47"W
	10	130.00	30°41'02"	69.62	68.79	N37°17'12"E	N52°37'43"E	N21°56'41"E
	9	130.00	30°25'30"	69.03	68.22	N67°50'28"E	N83°03'13"E	N52°37'43"E
	14	70.00	84°37'00"	103.38	94.24	N40°44'43"E	N83°03'13"E	N01°33'47"W
15	C/L	112.00	56°39'07"	110.74	106.29	N54°43'39.5"E	N26°24'06"E	N83°03'13"E
	NORTH	142.00	56°39'07"	140.40	134.75	N54°43'39.5"E	N26°24'06"E	N83°03'13"E
	15	142.00	27°34'55"	68.36	67.70	N69°15'45.5"E	N55°28'18"E	N83°03'13"E
	16	142.00	29°04'12"	72.04	71.28	N40°56'12"E	N26°24'06"E	N55°28'18"E
	8	82.00	56°39'07"	81.08	77.82	N54°43'39.5"E	N26°24'06"E	N83°03'13"E
16	C/L	175.00	36°52'53"	112.65	110.71	N07°57'39.5"E	N10°28'47"W	N26°24'06"E
	EAST	145.00	36°52'53"	93.34	91.73	N07°57'39.5"E	N10°28'47"W	N26°24'06"E
	7	145.00	0°40'36"	1.71	1.71	N26°03'48"E	N25°43'30"E	N26°24'06"E
	6	145.00	36°12'17"	91.63	90.11	N07°37'21.5"E	N10°28'47"W	N25°43'30"E
	WEST	205.00	36°52'53"	131.96	129.69	N07°57'39.5"E	N10°28'47"W	N26°24'06"E
	18	205.00	16°00'26"	57.27	57.09	N18°23'53"E	N10°23'40"E	N26°24'06"E
	19	205.00	20°52'27"	74.69	74.27	N00°02'33.5"W	N10°28'47"W	N10°23'40"E
17	8	20.00	84°47'20"	29.60	26.97	N52°52'27"W	S84°43'53"W	N10°28'47"W
18	19	20.00	84°15'38"	29.41	26.83	N31°39'02"E	N73°46'51"E	N10°28'47"W
19	C/L	450.00	13°00'50"	102.21	101.99	N78°13'28"E	N71°43'03"E	N84°43'53"E
	SOUTH	420.00	13°00'50"	95.40	95.19	N78°13'28"E	N71°43'03"E	N84°43'53"E
	5	420.00	5°14'04"	38.37	38.36	N82°06'51"E	N79°29'49"E	N84°43'53"E
	4	420.00	7°46'46"	57.03	56.98	N75°36'26"E	N71°43'03"E	N79°29'49"E
20	C/L	1000.00	5°37'57"	98.31	98.27	N74°32'01.5"E	N77°21'00"E	N71°43'03"E
	NORTH	970.00	5°37'57"	95.36	95.32	N74°32'01.5"E	N77°21'00"E	N71°43'03"E
	20	970.00	4°31'57"	76.74	76.72	N73°59'01.5"E	N76°15'00"E	N71°43'03"E
	21	970.00	1°06'00"	18.62	18.62	N76°48'00"E	N77°21'00"E	N76°15'00"E
	SOUTH	1030.00	5°37'57"	101.26	101.22	N74°32'01.5"E	N77°21'00"E	N71°43'03"E
	3	1030.00	3°18'23"	59.44	59.43	N73°22'14.5"E	N75°01'26"E	N71°43'03"E
	2	1030.00	2°19'34"	41.82	41.82	N76°11'13"E	N77°21'00"E	N75°01'26"E

VISION CORNER EASEMENT DETAIL

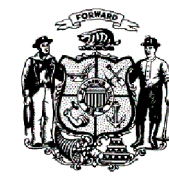


VISION CORNER EASEMENT: (V.C.E.)

Lots 1, 8, 13, 19, 22, 31, 37, 40 and Outlots 1 and 6 are herein subject to a Vision Corner Easement as shown in the above detail. No structure or improvement of any kind is permitted within the vision corner. No vegetation within the vision corner may exceed 30 inches in height.

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



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

SKYLINE

BEING A SUBDIVISION OF A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Grady L. Gosser, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a Subdivision of a part of the Southeast 1/4 of the Northwest 1/4 and Northwest 1/4 and Northeast 1/4 of the Southwest 1/4 of Section 31, Township 7 North, Range 19 East, in the City of Waukesha, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Beginning at the Northwest corner of the said Southwest 1/4 Section; thence North 88°24'42" East along the North line of the said Southwest 1/4 Section, 1077.52 feet to a point; thence North 01°00'29" West, 1341.67 feet to a point; thence North 87°35'50" East, 1319.87 feet to a point on the East line of the said Northwest 1/4 Section; thence South 01°01'38" East along said East line, 1360.43 to the Southeast Corner of the said Northwest 1/4 Section; thence South 88°24'42" West along the South line of said Northwest 1/4 Section, 858.00 feet to the Northwest corner of "Woodland Hills" subdivision; thence South 01°09'53" East along the West line of said "Woodland Hills" subdivision, 531.12 feet to the Southwest corner of said "Woodland Hills" subdivision; thence South 88°18'24" West, 11.61 feet to Northwest corner of Unplatted Lands; thence South 00°56'06" East along the West line of said Unplatted Lands, 431.45 feet to a point on the North Right-of-Way line of "Summit Avenue" (U.S.H. '18"); thence South 76°33'42" West along said North Right-of-Way line, 544.47 feet to a point; thence South 89°50'30" West continuing along said North Right-of-Way line, 102.63 feet to a point; thence South 76°51'03" West continuing along said North Right-of-Way line, 678.34 feet to a point; thence South 77°57'33" West continuing along said North Right-of-Way line, 230.56 feet to a point on the West line of the said Southwest 1/4 Section; thence North 01°14'05" West along said West line, 1249.59 feet to the point of beginning of this description.

The gross area of said Parcel contains 3,477,886 Square Feet (or 79.8413 Acres) of land, more or less.

That I have made such survey, land division, and map by the direction of BIELINSKI HOMES, INC., owner of said lands.

That such map 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 Land Division and Platting Ordinance of the City of Waukesha, Waukesha County, Wisconsin in surveying, dividing and mapping the same.

Dated this ____ Day of _____, 20 ____.

Grady L. Gosser, P.L.S.
Professional Land Surveyor, S-2972
TRIO ENGINEERING, LLC
4100 N. Calhoun Road, Suite 300
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

UTILITY EASEMENT PROVISIONS:

An easement for electric, natural gas, and communications service is hereby granted by

BIELINSKI HOMES, INC., Grantor, to

WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as We Energies, and WISCONSIN BELL, INC. doing business as AT&T WISCONSIN, a Wisconsin corporation, and SPECTRUM MID-AMERICA, LLC, Grantee, AND

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, natural 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 Areas" 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 for 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, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" 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.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

BIELINSKI HOMES, INC., a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said Corporation has caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. I also certify that this plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection.

APPROVING AGENCIES:

1. City of Waukesha

AGENCIES WHO MAY OBJECT:

1. State of Wisconsin, Department of Administration
2. State of Wisconsin, Department of Transportation
3. Waukesha County, Department of Parks and Land Use

Witness the hand and seal of said Owner this ____ day of _____, 20 ____.

BIELINSKI HOMES, INC.

Frank Bielinski, President

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

Personally came before me this ____ day of _____, 20____, the above named Frank Bielinski, President of the above named Corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such President of said Corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Corporation, by its authority.

Print Name: _____
Public, _____ County, WI
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE:

NATIONAL EXCHANGE BANK & TRUST, a Corporation duly organized and existing by virtue of the laws of the State of Wisconsin, Mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this Plat, and does hereby consent to the above certificate of BIELINSKI HOMES, INC., owner, this ____ day of _____, 20 ____.

NATIONAL EXCHANGE BANK & TRUST

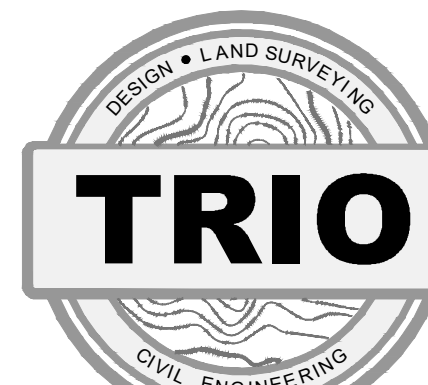
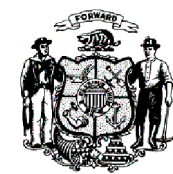
T. Randall Lorenz

STATE OF WISCONSIN)
) SS
COUNTY OF _____)

Personally came before me this ____ day of _____, 20____, the above named _____ of the above named Corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such _____ of said Corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Corporation, by its authority.

Print Name: _____
Public, _____ County, WI
My Commission Expires: _____

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



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

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Pamela F. Reeves, being 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 and no unpaid taxes or special assessments as of this ____ Day of _____, 20 ____ on any of the land included in the Plat of "SKYLINE".

Dated this ____ Day of _____, 20 ____.

Pamela F. Reeves, County Treasurer

CITY COMMON COUNCIL APPROVAL:

Resolved, that the plat known as "SKYLINE", in the City of Waukesha, Bielinski Homes, Inc., owner, is hereby approved by the Common Council.

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

Dated this ____ Day of _____, 20 ____.

Approved: _____
Shawn N. Reilly, Mayor

I hereby certify that the foregoing is a copy of resolution number _____ adopted by the Common Council of the City of Waukesha.

Gina Kozlik, City Treasurer

CERTIFICATE OF CITY TREASURER:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, being duly appointed, qualified and acting Treasurer of the City of Waukesha, do hereby certify that the records in my office show no unredeemed tax sales of unpaid taxes or special assessments as of ____ Day of _____, 20 ____ affecting the lands included in the Plat of "SKYLINE".

Dated this ____ Day of _____, 20 ____.

Gina Kozlik, City Treasurer

CITY PLAN COMMISSION APPROVAL:

Approved by the Plan Commission of the City of Waukesha on this ____ Day of _____, 20 ____.

Shawn N. Reilly, Chairman

Jennifer Andrews, Secretary