

# City of Waukesha

## Application for Development Review

Last Revision  
Date:  
6/18/2018

City of Waukesha Community Development Department - 201 Delafield Street, Suite 200, Waukesha, WI 53188 262-524-3750  
City of Waukesha Department of Public Works Engineering Division—130 Delafield Street, Waukesha, WI 53188 262-524-3600  
www.waukesha-wi.gov

### APPLICANT INFORMATION

Applicant Name: Adam Templer  
Applicant Company Name: Bear Development, LLC  
Address: 4011 80th Street  
City, State: Kenosha, WI Zip: 53142  
Phone: 608-230-6206  
E-Mail: adam@beardevelopment.com

### PROPERTY OWNER INFORMATION

Applicant Name: see attached.  
Applicant Company Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_  
E-Mail: \_\_\_\_\_

### ARCHITECT/ENGINEER/SURVEYOR INFORMATION

Name: see attached.  
Company Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_  
E-Mail: \_\_\_\_\_

### PROJECT & PROPERTY INFORMATION

Project Name: Frame Park Commons  
Property Address 1421 & 1430 White Rock Ave  
Tax Key Number(s): see attached  
Zoning: RM-3 PUD, Multi-Family Planned Unit Development  
Total Acreage: 2.3451 Existing Building Square Footage 2,485  
Proposed Building/Addition Square Footage: 103,832  
Current Use of Property: vacant land & single family homes


### PROJECT SUMMARY (please provide a brief project description)

Frame Park Commons will consist of 72 units of multi-family housing. The site sits on the east and west sides of White Rock Avenue, south of Moreland Blvd. The east side will have a two-story stacked flat apartment building with twenty walk up apartments, ten individual tucked under garages and 29 surface parking stalls. The west side will have a four story elevator building with 52 units, first floor covered parking with 42 stalls, and 58 surface parking spaces..

All submittals require a complete scaled set of digital plans (Adobe PDF) and shall include a project location map showing a 1/2 mile radius, a COLOR landscape plan, COLOR building elevation plans, and exterior lighting photometric maps and cut sheets. A pre-application meeting is required prior to submittal of any applications for Subdivisions, Planned Unit Developments, and Site and Architectural Plan Review. **The deadline for all applications requiring Plan Commission Reviews is at 4:00 P.M, 30 days prior to the meeting date. The Plan Commission meets the Second and Fourth Wednesday of each month.**

### APPLICATION ACKNOWLEDGEMENT AND SIGNATURES

I hereby certify that I have reviewed the City of Waukesha Development Handbook, City Ordinances, Submittal Requirements and Checklists and have provided one PDF of all required information. Any missing or incomplete information may result in a delay of the review of your application. By signing this I also authorize The City of Waukesha or its agents to enter upon the property for the purpose of reviewing this application.

Applicant Signature 

Applicant Name (Please Print) Adam Templer

Date: 9/16/19

### For Internal Use Only:

Amount Due (total from page 2): \_\_\_\_\_ Amount Paid: \_\_\_\_\_ Check #: \_\_\_\_\_

Trakit ID(s) \_\_\_\_\_ Date Paid: \_\_\_\_\_

## Property Owner Information

**Property Owner Name:** Michael J. Hansen

**Property Owner Company Name:** Hansen Brothers, LLC

**Address:** 2661 N 69<sup>th</sup> Street

**City, State, Zip:** Wauwatosa, WI 53213

**Phone:** fracaroslanes@gmail.com

**Email:** 262-751-5181

**Property Owner Name:** Simon L. and Paula Monreal

**Property Owner Company Name:**

**Address:** 5228 Mill Creek Road

**City, State, Zip:** Hot Springs, AR 71901

**Phone:** 217-800-2641

**Email:** godfollower1983@gmail.com

**Property Owner Name:** Maria R. Sigala

**Property Owner Company Name:**

**Address:** 325 E North St.

**City, State, Zip:** Waukesha, WI 53188

**Phone:** 414-405-3716

**Email:** maremsi@yahoo.com

**Property Owner Name:** Stephen G. Weidman Trust

**Property Owner Company Name:**

**Address:** 2222 Northview Road

**City, State, Zip:** Waukesha, WI 53188

**Phone:** 414-313-8882

**Email:** steve2000xj@gmail.com

## **Architect/Engineer/Surveyor Information**

### **Architect**

**Property Owner Name:** Joseph M. Lee, AIA

**Property Owner Company Name:** JLA Architects + Planners

**Address:** 2418 Crossroads Drive, Suite 2300

**City, State, Zip:** Madison, WI 53718

**Phone:** 414-988-7530

**Email:** jlee@jla-ap.com

### **Engineer**

**Property Owner Name:** Matthew Carey

**Property Owner Company Name:** Pinnacle Engineering Group

**Address:** 20725 Watertown Road, Suite 100

**City, State, Zip:** Brookfield, WI 53186

**Phone:** 262-754-8888

**Email:** matt.carey@pinnacle-engr.com

### **Surveyor**

**Property Owner Name:** John Konopacki

**Property Owner Company Name:** Pinnacle Engineering Group

**Address:** 20725 Watertown Road, Suite 100

**City, State, Zip:** Brookfield, WI 53186

**Phone:** 262-754-8888

**Email:** john.konopacki@pinnacle-engr.com

### **Tax Key Numbers**

- WAKC1003046
- WAKC1003047
- WAKC1003048
- WAKC1003049
- WAKC1003050
- WAKC1003950



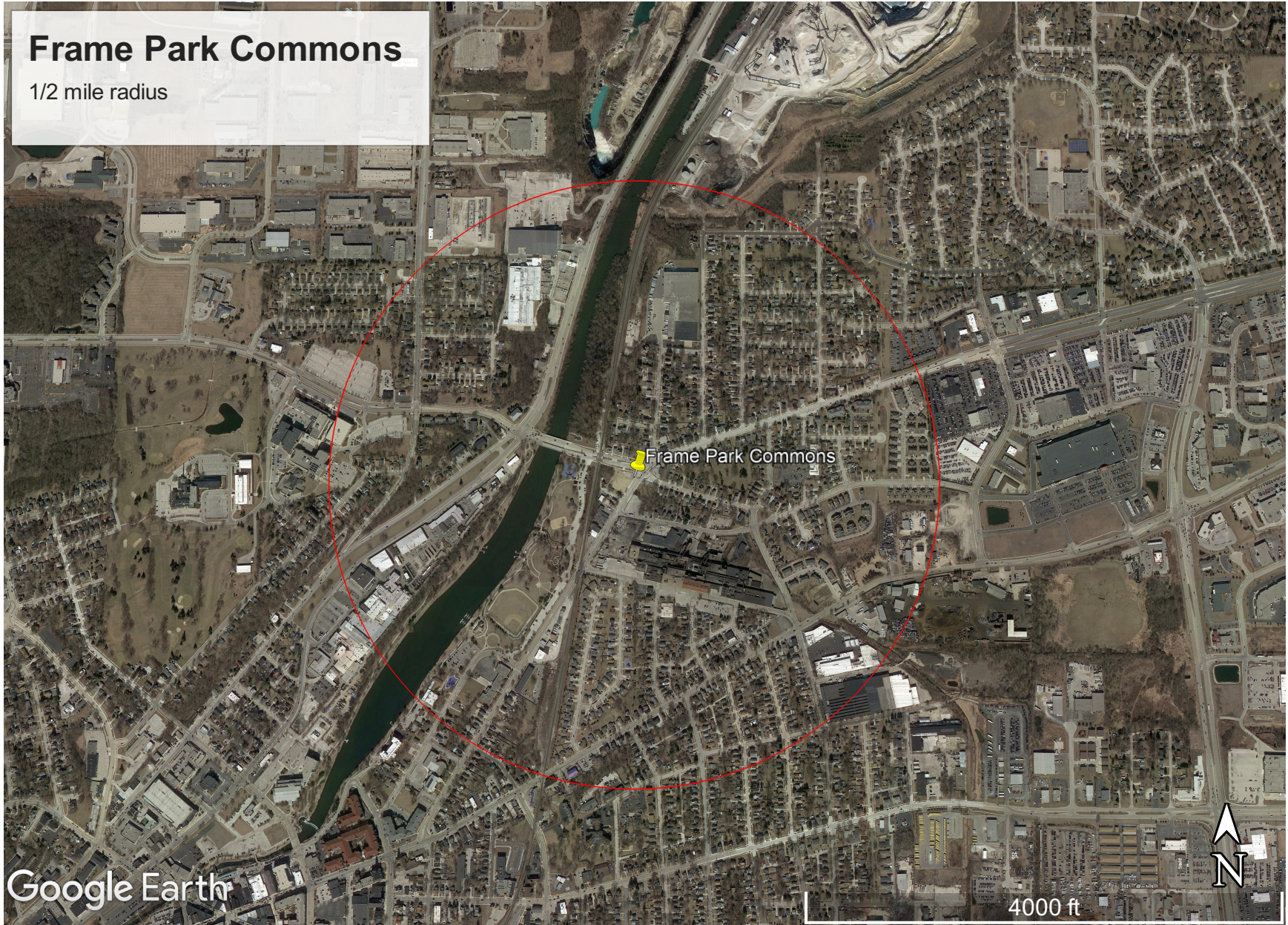
# Frame Park Commons

1/2 mile radius

Frame Park Commons

Google Earth

4000 ft





# City of Waukesha Application for Development Review

## TYPE OF APPLICATION & FEES (CHECK ALL THAT APPLY)

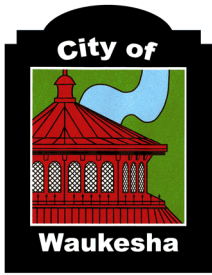
Fees

Please note that each application type has different submittal requirements. Detailed submittal checklists can be found in Appendix A of the Development Handbook.

- Plan Commission Consultation **\$200** \_\_\_\_\_
- Traffic Impact Analysis \_\_\_\_\_
  - Commercial, Industrial, Institutional, and Other Non-Residential **\$480**
  - Residential Subdivision or Multi-Family **\$480**
  - Resubmittal (3rd and all subsequent submittals) **\$480**
- Preliminary Site Plan Review \_\_\_\_\_
  - Level 1: Buildings/additions less than 10,000 sq.ft. or sites less than 1 acre **\$2,200**
  - Level 2: Buildings/additions between 10,001-50,000 sq.ft. or sites between 1.01 and 10 acres **\$2,320**
  - Level 3: Buildings/additions between 50,001-100,000 sq.ft. or sites between 10.01 and 25 acres **\$2,440**
  - Level 4: Buildings/additions over 100,001 sq.ft. or sites greater than 25.01 acres. **\$2,560**
  - Resubmittal Fees (after 2 permitted reviews) **\$750**
- Final Site Plan Review \$2,440
  - Level 1: Buildings/additions less than 10,000 sq.ft. or sites less than 1 acre **\$1,320**
  - Level 2: Buildings/additions between 10,001-50,000 sq.ft. or sites between 1.01 and 10 acres **\$1,440**
  - Level 3: Buildings/additions between 50,001-100,000 sq.ft. or sites between 10.01 and 25 acres **\$1,560**
  - Level 4: Buildings/additions over 100,001 sq.ft. or sites greater than 25.01 acres. **\$1,680**
  - Resubmittal Fees (3rd and all subsequent submittals) **\$750**
- Minor Site or Architectural Plans \_\_\_\_\_
  - Projects that do not require site development plans **\$330**
  - Resubmittal Fees (3rd and all subsequent submittals) **\$330**
- Certified Survey Map (CSM) \$560
  - 1-3 Lots **\$500**
  - 4 lots or more **\$560**
  - Resubmittal (3rd and all subsequent submittals) **\$180**
  - Extra-territorial CSM **\$260**
- Preliminary Subdivision Plat \_\_\_\_\_
  - Up to 12 lots **\$1,270**
  - 13 to 32 lots **\$1,390**
  - 36 lots or more **\$1,510**
  - Resubmittal (3rd and all subsequent submittals) **\$630**
- Final Subdivision Plat \_\_\_\_\_
  - Up to 12 lots **\$660**
  - 13 to 32 lots **\$780**
  - 36 lots or more **\$900**
  - Resubmittal (3rd and all subsequent submittals) **\$480**
  - Extra-territorial Plat **\$540**
- Rezoning and/or Land Use Plan Amendment \_\_\_\_\_
  - Rezoning **\$630**
  - Land Use Plan Amendment: **\$630**
- Conditional Use Permit
  - Conditional Use Permit with no site plan changes **\$480**
  - Conditional Use Permit with site plan changes **\$480** plus applicable preliminary and final site plan fees above \_\_\_\_\_
- Planned Unit Development or Developer's Agreement (Site Plan Review is also required) \_\_\_\_\_
  - New Planned Unit Development or Developer's Agreement **\$1,760**
  - Planned Unit Development or Developer's Agreement Amendment **\$610**

**TOTAL APPLICATION FEES:**

<b>\$3,000</b>
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City of Waukesha  
 Department of Public Works  
 130 Delafield Street  
 Waukesha, WI 53188  
 Waukesha-wi.gov

## Certified Survey Map Checklist

Attachment E  
 (Rev 12/18)

Project Name: Frame Park Commons

Engineer & Design Firm: Pinnacle Engineering Group & JLA Architects

Surveyor: Pinnacle Engineering Group

<b>Checklist to be completed and signed:</b>			
YES	NO	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Scale and north arrow
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Scale of plans less than or equal to 1" = 100'
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Date of original and revisions noted
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Certification from surveyor that Plat complies with State Statute 236
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Digital PDF submitted
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location of all existing structures and first floor elevations
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Location of utility and drainage easements
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exact length and bearing of the centerline of all streets
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Exact street width along the line of any obliquely intersecting street
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Railway rights-of way within and abutting the plat
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location and size of all lands to be dedicated for public use (when required)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comprehensive site grading drainage plan
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Special restrictions relating to access control, planting strips, restrictive yard requirements, etc. (when required)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Map shows entirety of all parcels in proposed certified survey map
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Major street setback or WisDOT setbacks (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Floodplain limits of the 100-year recurrence interval flood
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Location of any wetlands, shore land, or other environmental areas (if applicable)
<b>Plans to be submitted (when applicable):</b>			
YES	NO	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Street plans and profiles
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sanitary sewer plans and profiles
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Storm sewer plans
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Grading and drainage plans
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water main plans and profiles
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Erosion control plans
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Landscape plans



### Attachment A - Application for Development Review Checklist

Project Name: Frame Park Commons

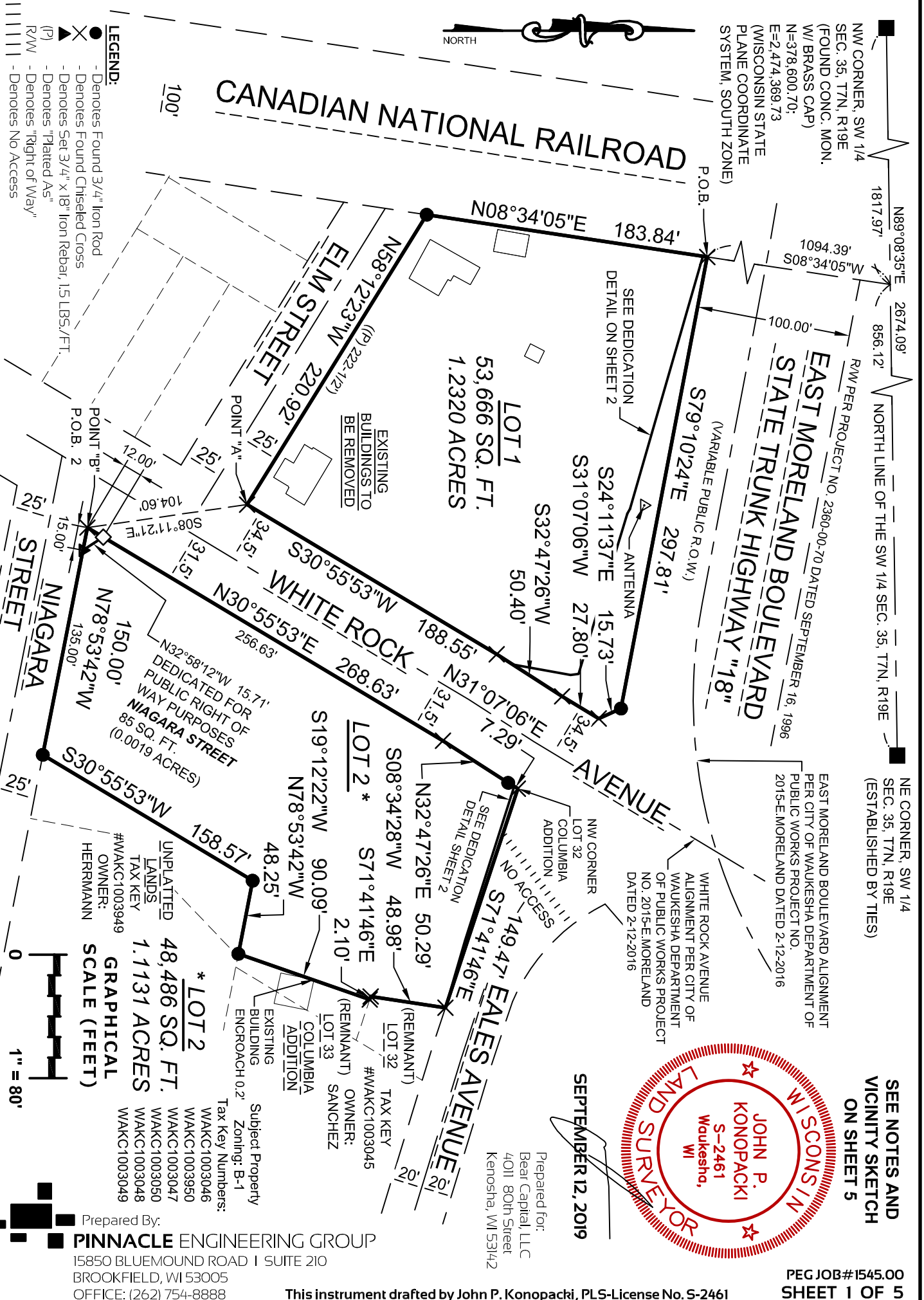
Engineering Design Firm: Pinnacle Engineering Group

Checklist Items	CSM	Preliminary Plat	Final Plat	Property Survey for Bldg Permit	Storm Water Plan	Erosion Control Plan	Site, Grading, Drainage Plan	Street Plan	Utility Plan	Landscape Plan	Traffic Control Plan	Traffic Impact Analysis	Conditional Use or Home Indus.	PUD or Developer's Ag.	Minor site or Arch. Change	Conditional Use	Rezoning & Comp. Plan Change
Followed Construction Drawing Sheet Layout standards in Development Handbook																	
Followed Development Handbook and Storm Water Ordinance standards for Erosion control plans																	
Obtained geotechnical evaluation for storm water and pavement design																	
Followed Development Handbook standards, and Wisconsin Administrative Code for Property Survey																	
Verified proposed basement floor elevation is at least 1 foot above the highest seasonal high water table elevation																	
Followed Development Handbook standards and Ordinance for Preliminary Plat																	
Followed Site, Grading, and Drainage Plan design standards in Development Handbook and Storm Water Ordinance																	
Followed Traffic impact analysis standards in Development Handbook																	
Specifications conform to current City Standard Specifications																	
Followed Lighting Plan standards in Development Handbook																	
Development site contains Contaminated Waste																	
Followed storm water management requirements in Development Handbook, and Ordinance																	
Site contains mapped FEMA floodplain or a local 100-year storm event high water limits																	
Site contains wetlands or Natural Resource limits (ie. Primary, Secondary, Isolated , shoreland limits)																	
CSM follows standards in Development Handbook, City Ordinance, and State Statutes	X																
Followed Development Handbook standards for Street plans and profiles																	
Followed Development Handbook standards for utility plans and profiles																	
Existing sanitary sewer lateral has been televised																	

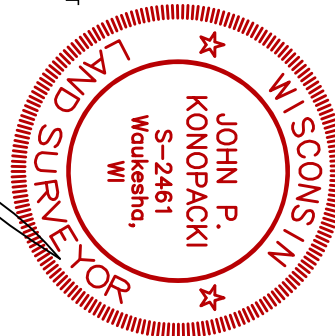


# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING A PART OF LOTS 32 & 33, COLUMBIA ADDITION also A PART OF LOTS 1, 3, 4 & 5 IN BLOCK "A" OF LOUIS YANKE'S ADDITION also ALL OF LOTS 1 THRU 8 IN BLOCK "A" OF T.D. COOK'S ADDITION and ADDITIONAL LANDS ALL LOCATED IN THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN



SEE NOTES AND VICINITY SKETCH ON SHEET 5



SEPTEMBER 12, 2019

Prepared for:  
Bear Capital, LLC  
4011 80th Street  
Kenosha, WI 53142

Prepared By:  
**PINNACLE ENGINEERING GROUP**  
15850 BLUEMOUND ROAD | SUITE 210  
BROOKFIELD, WI 53005  
OFFICE: (262) 754-8888

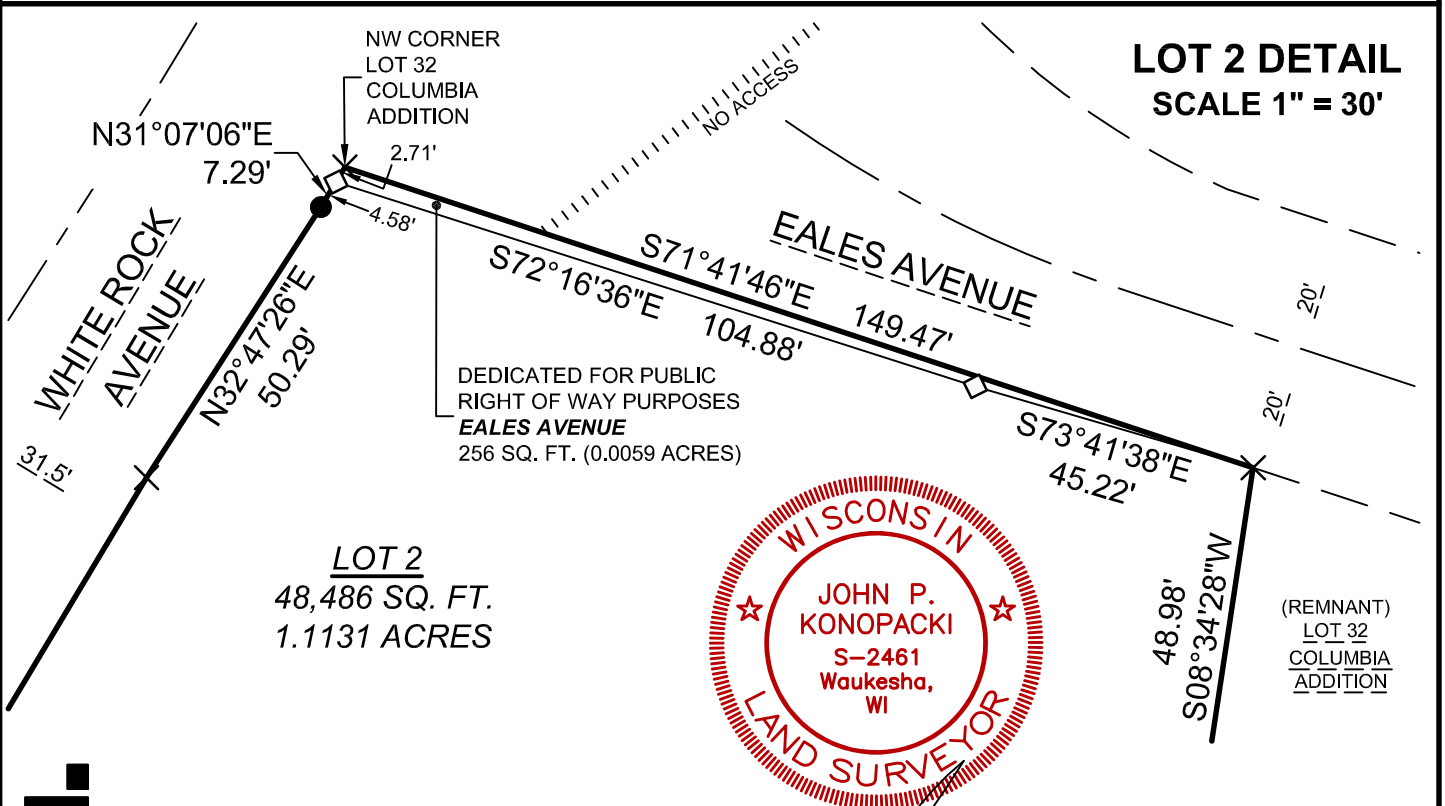
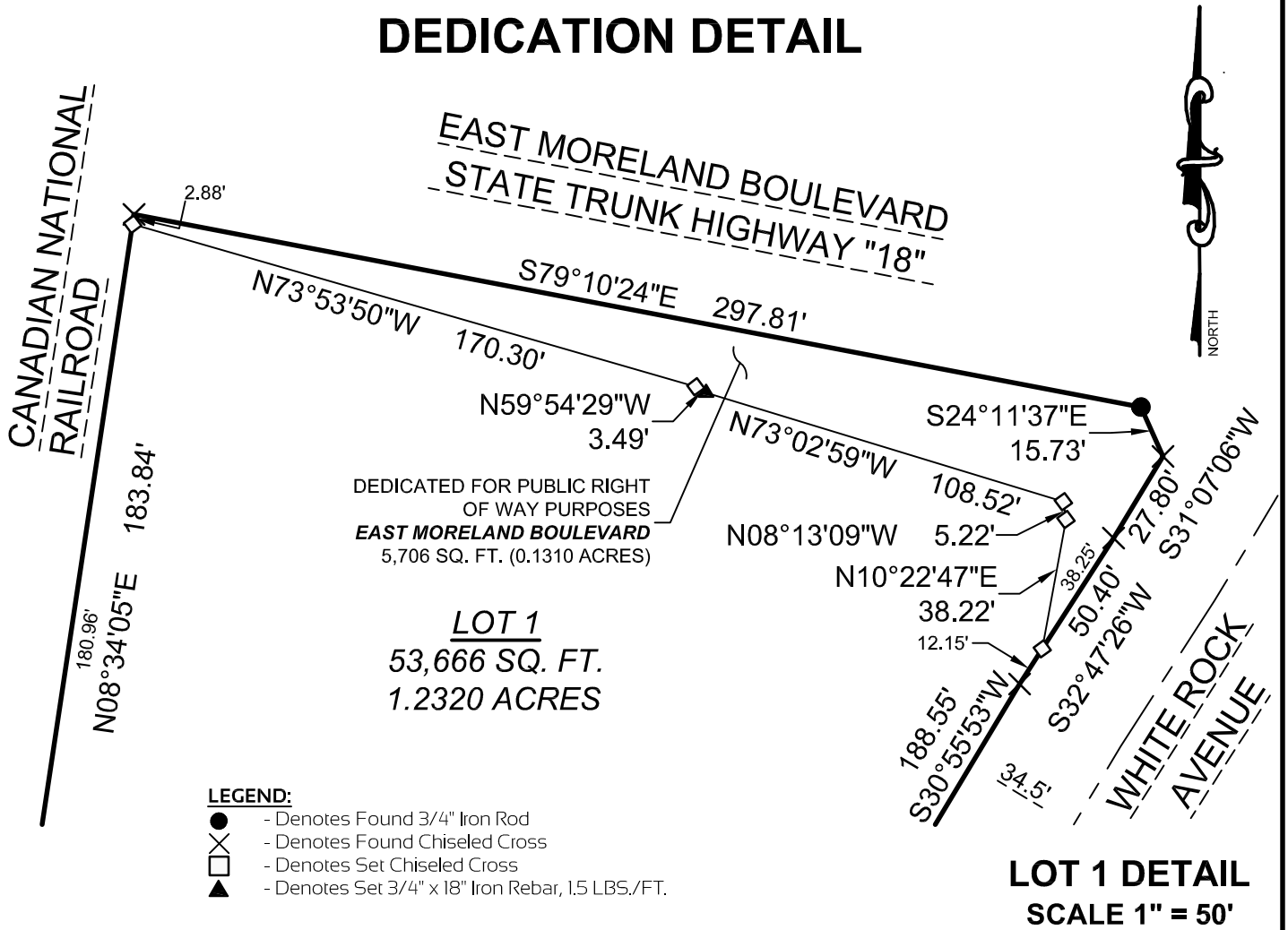
This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1545.00  
SHEET 1 OF 5

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING A PART OF LOTS 32 & 33, COLUMBIA ADDITION also A PART OF LOTS 1, 3, 4 & 5 IN BLOCK "A" OF LOUIS YANKE'S ADDITION also ALL OF LOTS 1 THRU 8 IN BLOCK "A" OF T.D. COOK'S ADDITION and ADDITIONAL LANDS ALL LOCATED IN THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

## DEDICATION DETAIL



Prepared By:  
**PINNACLE ENGINEERING GROUP**  
15850 BLUEMOUND ROAD | SUITE 210  
BROOKFIELD, WI 53005  
OFFICE: (262) 754-8888

SEPTEMBER 12, 2019

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1545.00  
SHEET 2 OF 5

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING A PART OF LOTS 32 & 33, COLUMBIA ADDITION also A PART OF LOTS 1, 3, 4 & 5 IN BLOCK "A" OF LOUIS YANKE'S ADDITION also ALL OF LOTS 1 THRU 8 IN BLOCK "A" OF T.D. COOK'S ADDITION and ADDITIONAL LANDS ALL LOCATED IN THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

## SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)  
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed and mapped that part of Lot 32 and Lot 33 in the PLAT OF COLUMBIA ADDITION TO THE VILLAGE OF WAUKESHA, as recorded in the Register of Deeds office for Waukesha County as Document No. 476; that part of Lots 1, 2, 3, 4 & 5 in Block "A" in the PLAT OF LOUIS YANKE'S ADDITION TO THE VILLAGE OF WAUKESHA, as recorded in the Register of Deeds office for Waukesha County as Document No. 9577; All of Lots 1, 2, 3, 4, 5, 6, 7 & 8 in Block "A" of PLAT OF T.D. COOK'S SECOND ADDITION TO THE VILLAGE OF WAUKESHA, as recorded in the Register of Deeds office for Waukesha County as Document No. 8183; and additional lands all located in the Northeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 35, Township 7 North, Range 19 East, City of Waukesha, Waukesha County, Wisconsin, described as follows:

Commencing at the northwest corner of the Southwest 1/4 of said Section 35;  
Thence North 89°08'35" East along the north line of said Southwest 1/4, 1817.97 feet;  
Thence South 08°34'05" West and then along the east line of the Canadian National Railroad, 1094.39 feet to the south right of way line of East Moreland Boulevard - State Trunk Highway "18" and the Point of Beginning;

Thence South 79°10'24" East along said south right of way line, 297.81 feet;  
Thence South 24°11'37" East along said south right of way line, 15.73 feet to the west right of way line of White Rock Avenue;  
Thence South 31°07'06" West along said west right of way line, 27.80 feet;  
Thence South 32°47'26" West along said west right of way line, 50.40 feet;  
Thence South 30°55'53" West along said west right of way line, 188.55 feet to the north right of way line of Elm Street and Point "A";  
Thence North 58°12'23" West along said north right of way line, 220.92 feet to the aforesaid east line of the Canadian National Railroad;  
Thence North 08°34'05" East along said east line, 183.84 feet to the Point of Beginning.

ALSO

Commencing at the aforesaid Point "A";  
Thence South 08°11'21" East, 104.60 feet to Point "B" and the east right of way line of White Rock Avenue and the Point of Beginning 2;

Thence North 30°55'53" East along said east right of way line, 268.63 feet;  
Thence North 32°47'26" East along said east right of way line, 50.29 feet;  
Thence North 31°07'06" East along said east right of way line, 7.29 feet to the south right of way line of Eales Avenue;  
Thence South 71°41'46" East along said south right of way line, 149.47 feet;  
Thence South 08°34'28" West, 48.98 feet to the south line of Lot 32 of said PLAT OF COLUMBIA ADDITION TO THE VILLAGE OF WAUKESHA;  
Thence South 71°41'46" East along said south line, 2.10 feet;  
Thence South 19°12'22" West, 90.09 feet to the south line of Lot 33 of said PLAT OF COLUMBIA ADDITION TO THE VILLAGE OF WAUKESHA;  
Thence North 78°53'42" West along said south line, 48.25 feet;  
Thence South 30°55'53" West, 158.57 feet to the north right of way line of Niagara Street;  
Thence North 78°53'42" West along said north right of way line, 150.00 feet to Point of Beginning 2.

Dedicating that portion of the subject property as graphically shown for public right of way purposes.

Containing 108,199 square feet (2.4839 acres) of land Gross and 102,152 square feet (2.3451 acres) of Land Net, more or less.

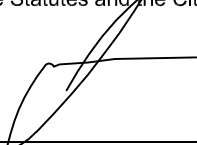
That I have made such survey, land division and map by the direction of Bear Capital, LLC, owner of said land.

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

That I have fully complied with the requirements of Chapter 236 of the Wisconsin State Statutes and the City of Waukesha Land Division Ordinance in surveying and mapping the land with in the certified survey map.

Date: SEPTEMBER 12, 2019



  
\_\_\_\_\_  
John P. Konopacki  
Professional Land Surveyor S-2461

Prepared By:

**PINNACLE ENGINEERING GROUP**

15850 BLUEMOUND ROAD | SUITE 210

BROOKFIELD, WI 53005

OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1545.00  
SHEET 3 OF 5



# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING A PART OF LOTS 32 & 33, COLUMBIA ADDITION also A PART OF LOTS 1, 3, 4 & 5 IN BLOCK "A" OF LOUIS YANKE'S ADDITION also ALL OF LOTS 1 THRU 8 IN BLOCK "A" OF T.D. COOK'S ADDITION and ADDITIONAL LANDS ALL LOCATED IN THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

## OWNER'S CERTIFICATE OF DEDICATION

BEAR CAPITOL, LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed, dedicated and mapped as represented on this certified survey map.

BEAR CAPITOL, LLC, as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

1. City of Waukesha

IN WITNESS WHEREOF, the said BEAR CAPITOL, LLC has caused these presents to be signed by (name - print) \_\_\_\_\_, (title) \_\_\_\_\_, at \_\_\_\_\_, \_\_\_\_\_ County, Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

In the presence of: BEAR CAPITOL, LLC

\_\_\_\_\_  
Name (signature) - Title

STATE OF WISCONSIN)  
\_\_\_\_\_ COUNTY) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2019, (name) \_\_\_\_\_, (title) \_\_\_\_\_, of the above named limited liability company, to me known to be the person who executed the foregoing instrument, and to me known to be such \_\_\_\_\_ (title) of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability, by its authority.

\_\_\_\_\_  
Notary Public  
Name: \_\_\_\_\_  
State of Wisconsin  
My Commission Expires: \_\_\_\_\_

## CONSENT OF CORPORATE MORTGAGEE

\_\_\_\_\_, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dedication and mapping of the land described in the forgoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said \_\_\_\_\_, has caused these presents to be signed by \_\_\_\_\_, its President, and its corporate seal to be hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Date  
\_\_\_\_\_  
President

STATE OF WISCONSIN)  
\_\_\_\_\_ COUNTY) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2019, \_\_\_\_\_, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

\_\_\_\_\_  
Notary Public  
Name: \_\_\_\_\_  
State of Wisconsin  
My Commission Expires: \_\_\_\_\_



SEPTEMBER 12, 2019

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING A PART OF LOTS 32 & 33, COLUMBIA ADDITION also A PART OF LOTS 1, 3, 4 & 5 IN BLOCK "A" OF LOUIS YANKE'S ADDITION also ALL OF LOTS 1 THRU 8 IN BLOCK "A" OF T.D. COOK'S ADDITION and ADDITIONAL LANDS ALL LOCATED IN THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

## COMMON COUNCIL APPROVAL AND ACCEPTANCE

Approval and acceptance by the Common Council of the City of Waukesha, per Plan Commission recommendation on this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

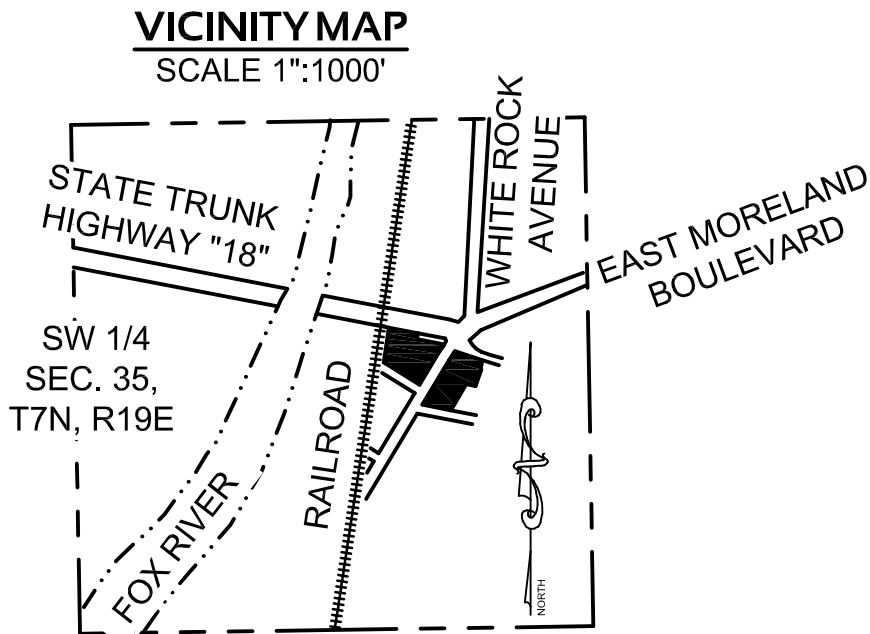
Approved by the Common Council of the City of Waukesha on this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

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



### NOTES:

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55133C0213G AND 55133C0214G dated NOVEMBER 05, 2014. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- Right of Way widths and locations are based on State of Wisconsin Department of Transportation R/W Project Number 2360-00-70 and City of Waukesha Public Works Department Project No: 2015 - E. Moreland.
- Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The north line of the Southwest 1/4 of Section 35, Township 7 North, Range 19 East has a bearing of N89°08'35"E.



SEPTEMBER 12, 2019

Prepared By:

**PINNACLE ENGINEERING GROUP**

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