

City of Waukesha

Last Revision
Date:
6/18/2018

Application for Development Review

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: JOEY WISNIEWSKI
Applicant Company Name: FIDUCIARY REAL ESTATE
Address: 789 N. WATER STREET, #200
City, State: MILWAUKEE, WI Zip: 53202
Phone: 414.226.4535
E-Mail: jwisniewski@fred-inc.com

ARCHITECT/ENGINEER/SURVEYOR INFORMATION

Name: DEBORAH JOERS
Company Name: TRIO ENGINEERING
Address: 12660 W. NORTH AVE, #D
City, State: BROOKFIELD, WI Zip: 53005
Phone: 262.790.1480
E-Mail: djoers@trioeng.com

PROPERTY OWNER INFORMATION

Applicant Name: JOEY WISNIEWSKI
Applicant Company Name: FRED-LATHERS, LLC
Address: 789 N. WATER STREET, #200
City, State: MILWAUKEE, WI Zip: 53202
Phone: 414.226.4535
E-Mail: jwisniewski@fred-inc.com

PROJECT & PROPERTY INFORMATION

Project Name: LATHERS EAST
Property Address: 5745 RIVER ROAD
WAKT 1411996013,
Tax Key Number(s): 1411996014, 1411996009
Zoning: A-1
Total Acreage: 66.082 Existing Building Square Footage _____
Proposed Building/Addition Square Footage: 0
Current Use of Property: RESIDENTIAL / AGRICULTURE

PROJECT SUMMARY (please provide a brief project description)

MOVING INTERNAL LOT LINE BETWEEN LOTS 1 AND 2. LOT 1 CHANGING
FROM 20 ACRES TO 10 ACRES.

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: [Signature]
Applicant Name (Please Print): JOEY WISNIEWSKI
Date: 9.13.2019

For Internal Use Only:

Amount Due (total from page 2): _____ Amount Paid: _____ Check #: _____
Trakit ID(s) _____ Date Paid: _____

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 _____
 - 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 (total site disturbance UNDER 3,000 total square feet) _____
 - Projects that do not require site development plans **\$330**
 - Resubmittal Fees (3rd and all subsequent submittals) **\$330**
- Certified Survey Map (CSM) 260.-
 - 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 630.-
 - 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**
- Annexation **NO CHARGE**
- House/Building Move **\$150**
- Street or Alley Vacations **\$150**

TOTAL APPLICATION FEES:

890.-

ATTACHMENT TO TOWN OF WAUKESHA

REZONING REQUEST FOR LOT 1 OF CSM No. 11589

A. Legal Description of Property:

Lot 1 of CSM No. 11589 was a 20 acre parcel until the current owner, Ander Gregas, bought the southern 10 acres. The northern 10 acres were retained by FRED-Lathers, LLC as the owner of the parcel adjacent to the north side of Lot 1. A copy of the Deed to Mr. Gregas is attached.

B. Provide a detailed description of the proposed use of the property and/or buildings if the rezoning is granted.

The southern 10 acres of Lot 1 currently has an existing single family home and pole barn that will remain and continue in use by Mr. Gregas as his personal residence. There will be no change to the River Road access, density of housing, or any construction or removal of structures if this portion is rezoned to R-3 Single Family Residence District.

The northern 10 acres of Lot 1 will be joined into a reshaped Lot 2 to the north and both will remain zoned and used for agricultural purposes as already permitted under A-1.

C. How would the rezoning and proposed use benefit the Town of Waukesha?

The change in size and use of Lot 1, if done in conjunction with the proposed Certified Survey Map of all three Lots, allows for the same number of Lots and road access for the overall 66 acres created from a previous land division that preserved and increased the size of the Vernon Wildlife Area. This rezoning will allow for the existing improvements to be fully utilized by the on-site owner resident and to change the assessment class to a more favorable category for the Town.

The resulting newly sized three lots will allow for Lot 1 to continue in use as-is but at 10 acres; allow for a pending sale contract on Lot 2 to close at 21 acres, and create a newly shaped Lot 3 at 35 acres that can accommodate future development as residential lots with conservation type estate parcels similar to, but larger than, those approved for the west side of River Road. Lot 3 was previously 26 acres with over half undevelopable due to wetlands; this new larger size will allow for the pond to remain undisturbed as homes are constructed around that area.

NOTE: The Buyer under contract for Lot 2 has had initial discussions with the Town Planner and anticipates bringing forward a separate proposal for a single family residence with an outbuilding to house farm equipment once he closes on and owns the land. He plans to continue farming most of Lot 2 and Buyer and Seller have agreed to allow him to farm Lot 3 until a proposed development is brought to the Plan Commission for approval. Lot 3 development timing will depend on market absorption of the lots on the west side of River Road.

Document No. State Bar of Wisconsin Form 1-2003
WARRANTY DEED
Document Name

4354531

REGISTER OF DEEDS
WAUKESHA COUNTY, WI
RECORDED ON

August 08, 2018 10:23 AM
James R Behrend
Register of Deeds

2 PGS
TOTAL FEE: \$30.00
TRANS FEE: \$900.00

Book Page -



THIS DEED, made between
FRED-Lathers, LLC, a Wisconsin limited liability company
("Grantor," whether one or more), and
Andrew Gregas
("Grantee," whether one or more).

Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in County of Waukesha, State of Wisconsin ("Property") (If more space is needed, please attach addendum):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Recording Area

Name of Recipient(s): ANDREW GREGAS
W 269 S 5550 RIVER ROAD
WAUKESHA WI 53189

Part of WAKT 1421.998.004

Parcel Identification No. (PIN)

This is not homestead property.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except:

Municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, present uses of the Property in violation disclosed in Seller's Real Estate Condition Report and in the Offer, general taxes levied in the year of closing.

Dated: 7-31-2018

FRED-Lathers, LLC, a Wisconsin limited liability company
BY: Fiduciary Real Estate Development, Inc.
Its Managing Member

BY: Steven Bersell
Steven Bersell, Vice President and COO

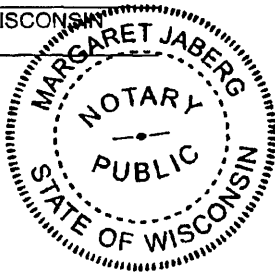
AUTHENTICATION

Signature(s) _____

authenticated on _____

*
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis. Stat. 706.06)

THIS INSTRUMENT DRAFTED BY:
Attorney William J. Rudolph



ACKNOWLEDGMENT

State of WISCONSIN
County of MILWAUKEE
Personally came before me on 7/30/2018
the above named Steven Bersell, Vice president & COO, to me
known to be the person(s) who executed the foregoing instrument
and acknowledged the same.

Margaret Jaberg
Notary Public
My commission (is permanent) (expires: Nov. 23, 2019)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

WARRANTY DEED

2003 STATE BAR OF WISCONSIN

FORM NO. 1-2003

*Type name below signatures

X

EXHIBIT "A"
Legal Description

Part of Lot 1 of Certified Survey Map No. 11589, filed in the Office of the Register of Deeds for Waukesha County, Wisconsin on July 17, 2017 in Book 116 on Pages 1-7, as Document No. 4288649, located in a part of the Northwest 1/4 of the Northwest 1/4 of Section 32 and the Northeast 1/4 of the Northeast 1/4 of Section 31, all in Town 6 North, Range 19 East, in the Town of Waukesha, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the North 1/4 Corner of said Section 32; thence South 88°41'30" West along the North line of the Northwest 1/4 of said Section 32, 1004.42 feet to the Southeasterly line of Lot 2 of said Certified Survey Map No. 11589; thence South 45°45'59" West along the Southeasterly lines of said Lot 2 and Lot 1 respectively, 847.63 feet to the place of beginning of lands hereinafter described; thence continuing South 45°45'59" West along the Southeasterly line of Lot 1 of said Certified Survey Map No. 11589, 777.89 feet to the Southeast corner of said Lot 1; thence South 89°44'24" West along the South line of said Lot 1, 449.07 feet to the Southwest corner of said Lot 1 and the Southeasterly Right-of-Way line of "River Road" (C.T.H. "I"); thence North 24°41'55" East along said Southeasterly Right-of-Way line, 915.38 feet to a point; thence South 65°18'05" East, 686.76 feet to the point of beginning of this description.

Part of Tax Key No. WAKT 1421.998.004

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

WARRANTY DEED

2003 STATE BAR OF WISCONSIN

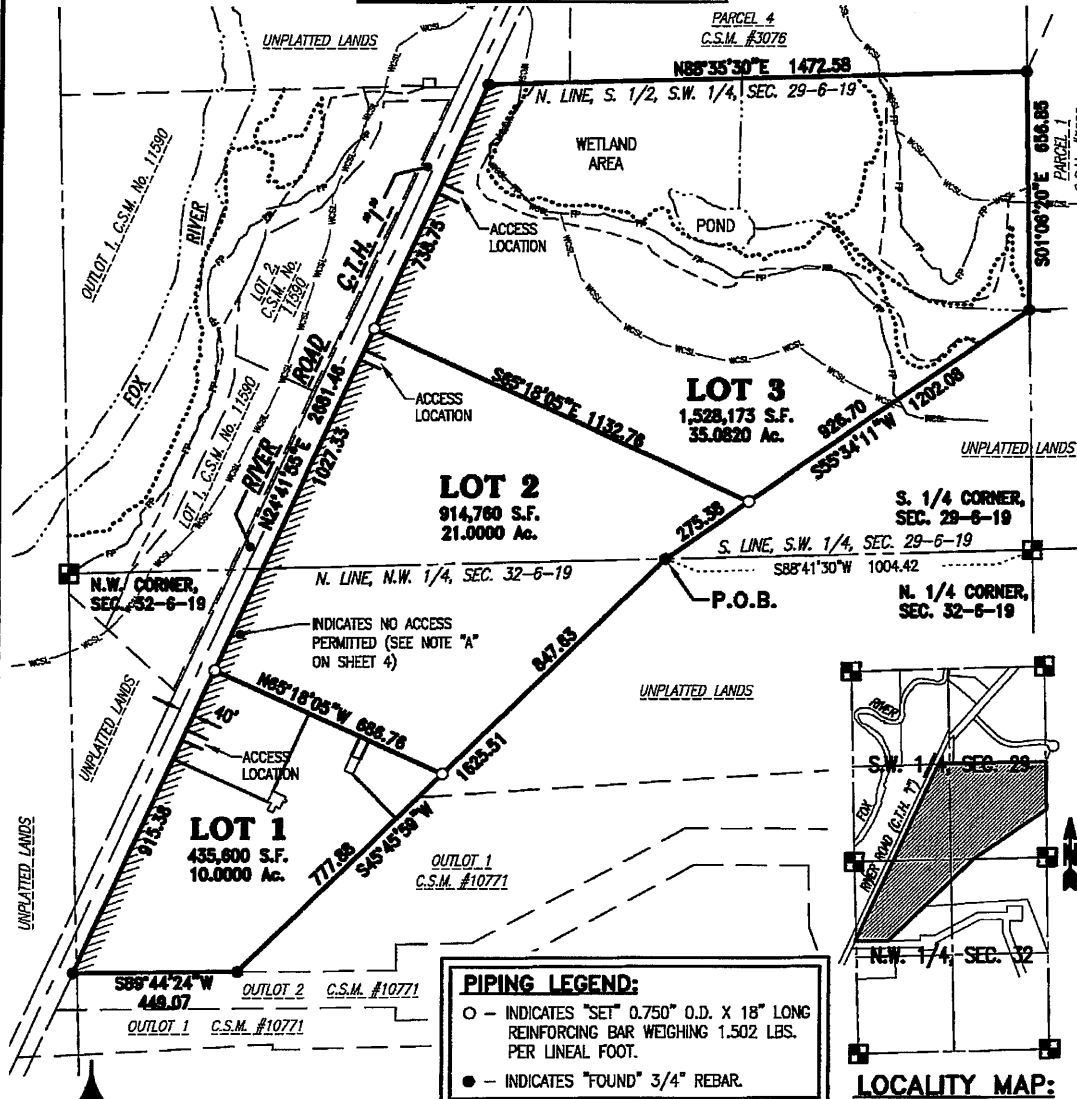
FORM NO. 1-2003

*Type name below signatures

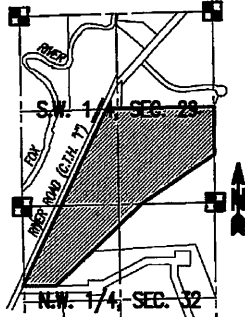
CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF CERTIFIED SURVEY MAP No. 11589, OF CERTIFIED SURVEY MAPS 116, PAGES 1 THROUGH 7 INCLUSIVE, IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE, LOCATED IN A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, ALL IN TOWN 6 NORTH, RANGE 19 EAST, IN THE TOWN OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

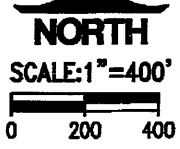
OVERALL DETAIL SHEET



PIPING LEGEND:
 ○ - INDICATES "SET" 0.750" O.D. X 18" LONG REINFORCING BAR WEIGHING 1.502 LBS. PER LINEAL FOOT.
 ● - INDICATES "FOUND" 3/4" REBAR.



LOCALITY MAP:
 S.W. 1/4, SEC. 29,
 N.W. 1/4, SEC. 32,
 T. 6 N., R. 19 E.
 SCALE: 1"=2000'



OWNER: (LOTS 2&3)
 FRED-LATHERS, LLC
 789 N. WATER STREET
 SUITE 200
 MILWAUKEE, WI 53202
 PHONE: 414-226-4535

OWNER: (LOT 1)
 ANDREW GREGAS
 W269 S5550 RIVER ROAD
 WAUKESHA, WI 53189

PREPARED BY:
 TRIO ENGINEERING, LLC
 12660 W. NORTH AVENUE
 BUILDING "D"
 BROOKFIELD, WI 53005
 PHONE: 262-790-1480

GENERAL NOTES:

- ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-27), IN WHICH THE NORTH LINE OF THE N.W. 1/4 OF SECTION 32, TOWN 6 NORTH, RANGE 19 EAST, BEARS NORTH 88°41'30" EAST.
- EACH LOT TO BE LIMITED TO ONE ACCESS LOCATION. ACCESS LOCATION TO BE OBTAINED THROUGH THE DRIVEWAY PERMITTING PROCESS AT WAUKESHA COUNTY.
- ALL 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.



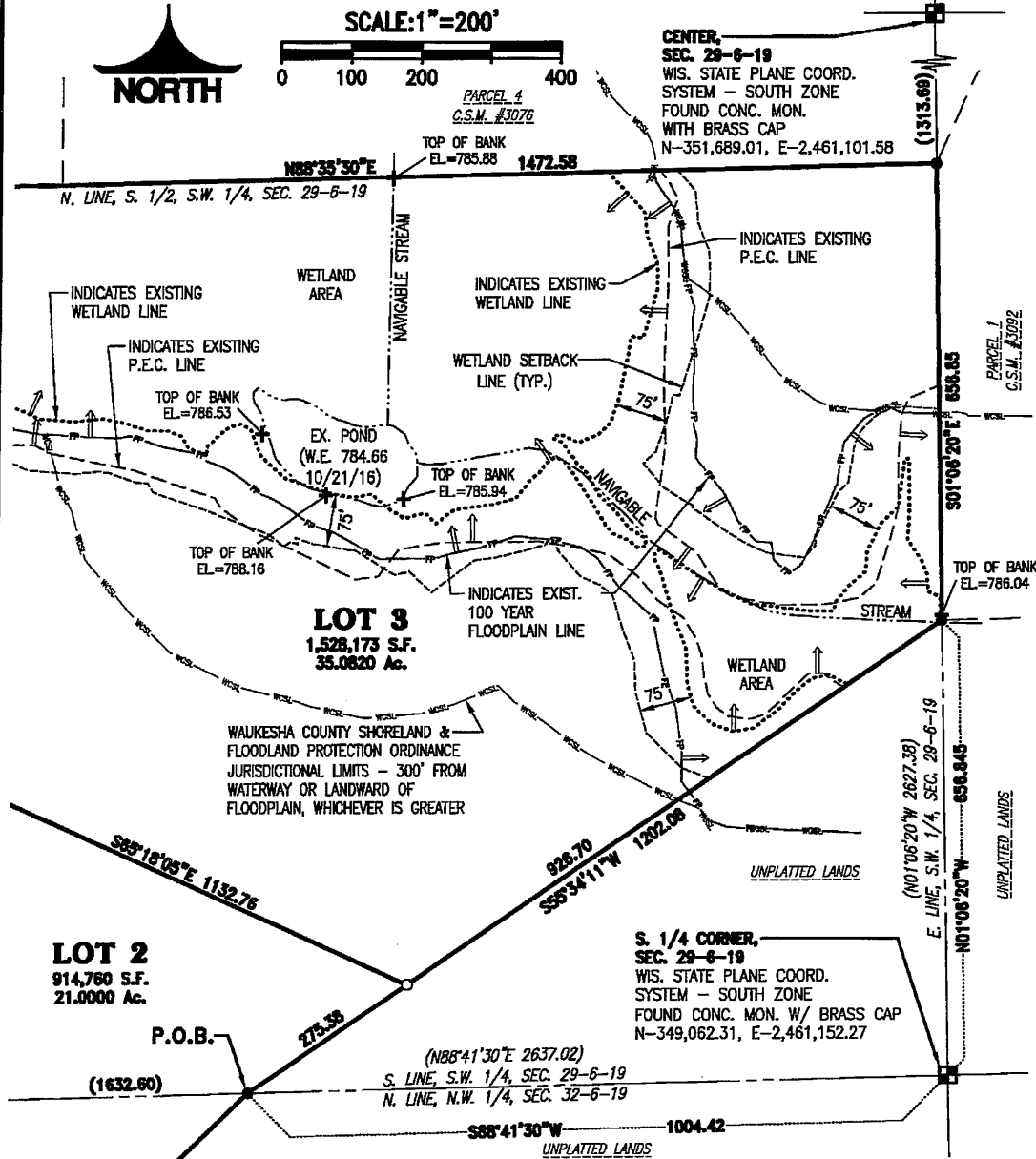
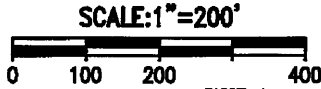
DRAFTED THIS 11th DAY OF SEPTEMBER, 2019
 THIS INSTRUMENT WAS DRAFTED BY DEBORAH L. JOERS, S-2132

JOB NO. 16-006-037-01
 SHEET 1 OF 8

H:\CD\037\16006-01\Survey\CSM\CSM16006-01_EAST_Property.dwg

CERTIFIED SURVEY MAP NO.

BEING A REDIVISION OF CERTIFIED SURVEY MAP No. 11589, OF CERTIFIED SURVEY MAPS 116, PAGES 1 THROUGH 7 INCLUSIVE, IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE, LOCATED IN A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, ALL IN TOWN 6 NORTH, RANGE 19 EAST, IN THE TOWN OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.



ENVIRONMENTAL NOTES:

- WETLAND SHOWN HEREON WAS FIELD DELINEATED IN NOVEMBER, 2012 BY STANTEC CONSULTING, INC.
- PRIMARY ENVIRONMENTAL CORRIDOR (P.E.C.) SHOWN HEREON WAS FIELD DELINEATED IN NOVEMBER, 2012 AND ADJUSTED IN MAY, 2013 BY STANTEC CONSULTING, INC. AFTER FIELD CONCURRENCE BY SEWRPC.
- THE 100-YEAR FLOODPLAIN BOUNDARY SHOWN HEREON IS BASED ON FEMA MAP NO'S. 55133C03086 AND 55133C03096, MAPS REVISED: NOVEMBER 5, 2014 AND FIELD SURVEYED ELEVATIONS. REFERENCE BENCHMARK USED IS THE S. 1/4 CORNER OF SECTION 29-6-19. CONCRETE MONUMENT WITH BRASS CAP ELEVATION = 785.50. VERTICAL DATUM IS BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- TOP OF BANK ELEVATION SHOWN HEREON ARE BASED ON FIELD SURVEY DATA COLLECTION BY TRIO ENGINEERING, LLC ON OCTOBER 21, 2016.
- THE AREA WITHIN THE WETLAND, P.E.C. AND 100 YEAR FLOODPLAIN ARE SUBJECT TO THE WETLAND / P.E.C. / FLOODPLAIN PRESERVATION AREA RESTRICTIONS NOTED ON SHEET 5.
- BASEMENT FLOOR SURFACE SHALL NOT BE DEEPER THAN 1.0 FEET BELOW THE GROUND SURFACE DUE TO THE POTENTIAL FOR HIGH GROUNDWATER. AN AMENDMENT TO THESE ELEVATIONS MAY BE MADE UPON ADDITIONAL ON-SITE SOILS EVALUATION AND WRITTEN ACCEPTANCE BY WAUKESHA COUNTY AND THE TOWN.
- 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.

DRAFTED THIS 11th DAY OF SEPTEMBER, 2019
 THIS INSTRUMENT WAS DRAFTED BY DEBORAH L. JOERS, S-2132



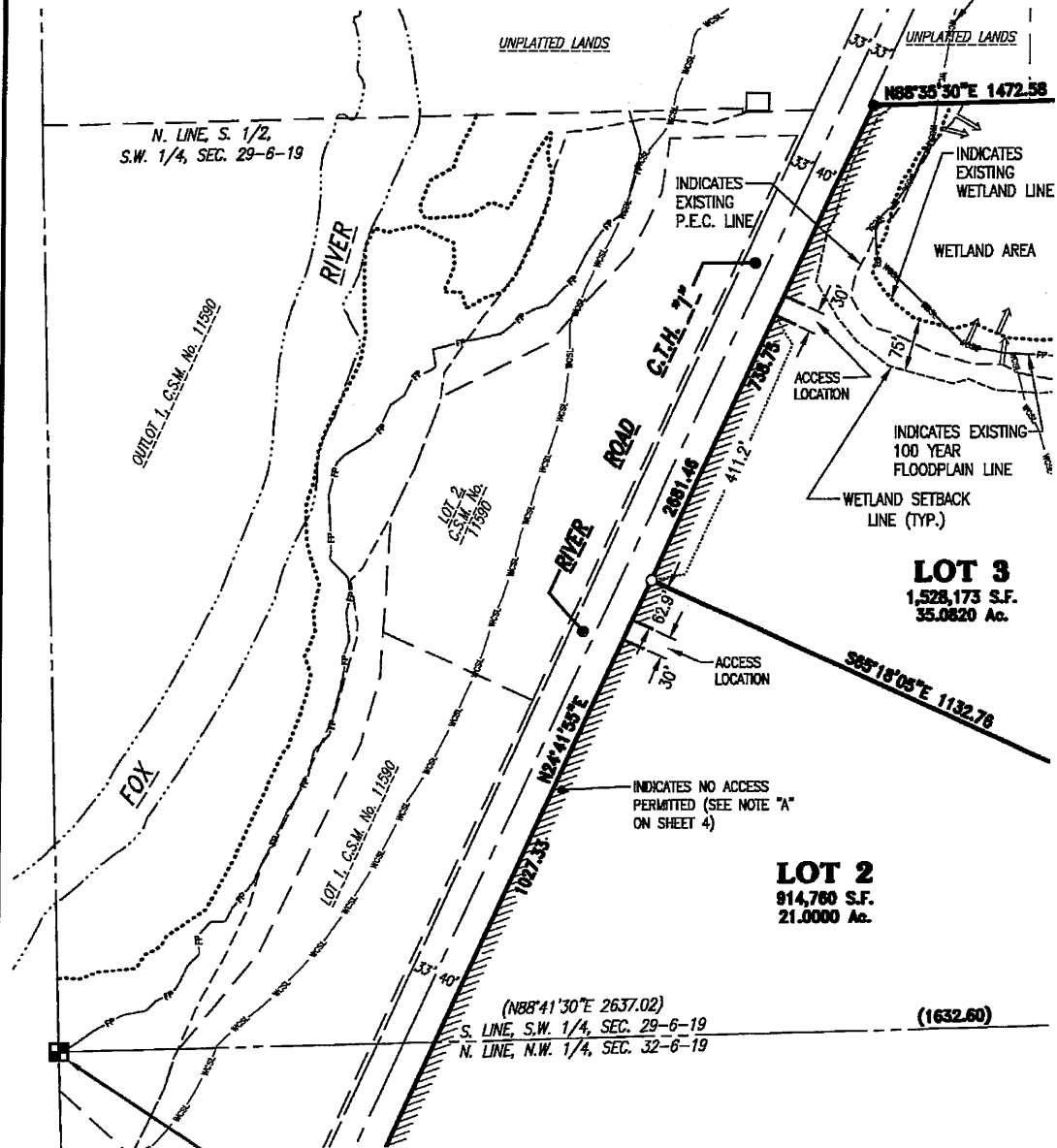
JOB NO. 16-006-037-01
 SHEET 2 OF 8

16-006-037-01 Survey (CSA) (500x500) LEAST Property.dwg

CERTIFIED SURVEY MAP NO. _____

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WAUKESHA COUNTY SHORELAND AND FLOODLAND PROTECTION ORDINANCE JURISDICTIONAL LIMITS - 300' FROM WATERWAY OR LANDWARD OF FLOODPLAIN, WHICHEVER IS GREATER



LOT 3
1,528,173 S.F.
35.0820 Ac.

LOT 2
914,760 S.F.
21.0000 Ac.

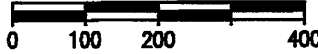


4100 N. CALHOUN ROAD
Suite 200
Brookfield, WI 53005
Phone: (262) 798-1888
Fax: (262) 798-1881

S.W. CORNER,
SEC. 29-6-19
WIS. STATE PLANE COORD.
SYSTEM - SOUTH ZONE
FOUND CONC. MON.
WITH BRASS CAP
N-349,002.10
E-2,458,516.13



NORTH
SCALE: 1" = 200'



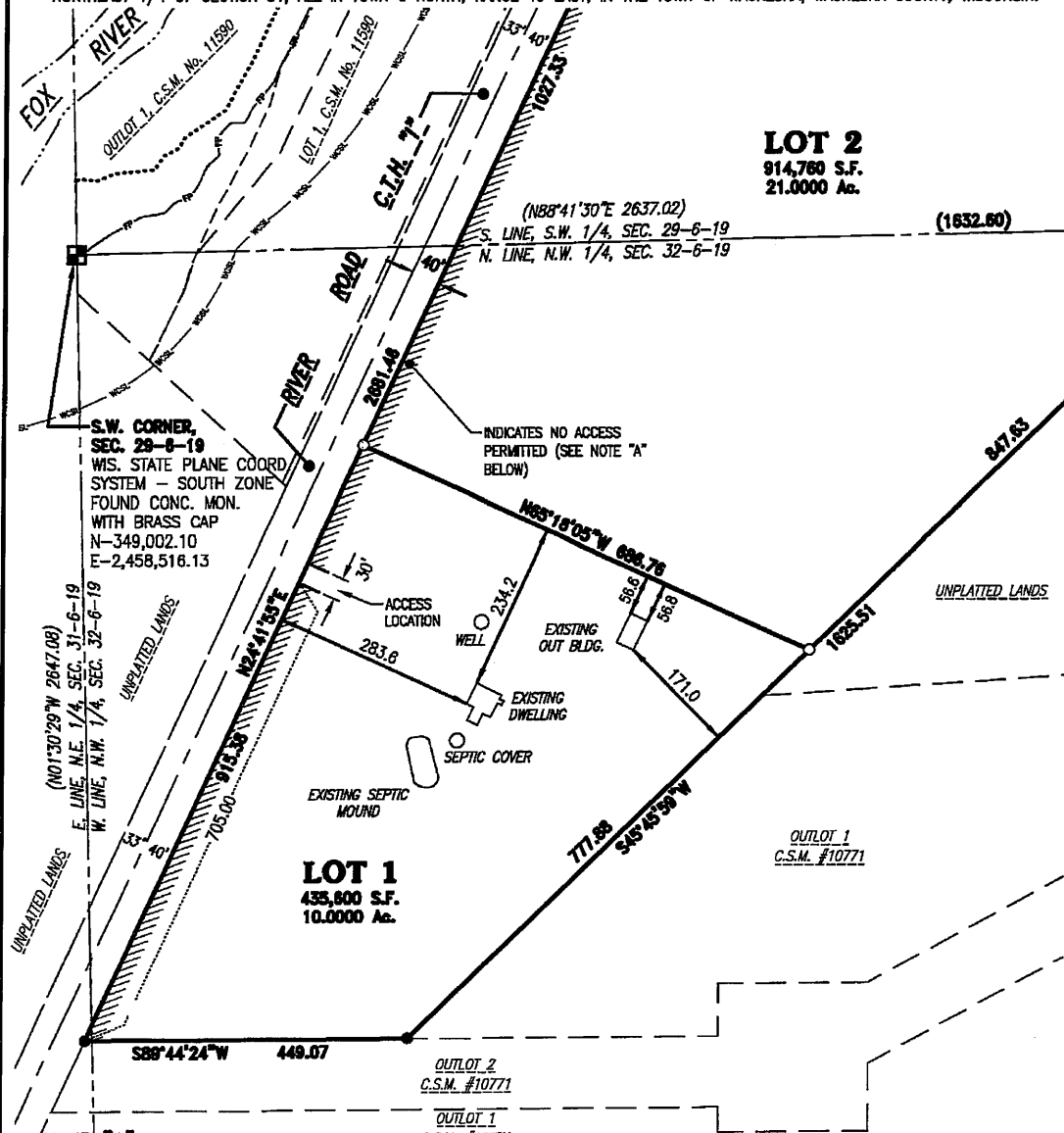
16-006-037-01 Survey\CSM\330035801_1818T_Property.dwg

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JOB NO. 16-006-037-01
SHEET 3 OF 8

CERTIFIED SURVEY MAP NO. _____

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S.W. CORNER, SEC. 29-6-19
 WIS. STATE PLANE COORD. SYSTEM - SOUTH ZONE
 FOUND CONC. MON. WITH BRASS CAP
 N=349,002.10
 E=2,458,516.13

LOT 1
 435,600 S.F.
 10.0000 Ac.

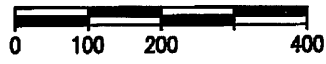
LOT 2
 914,760 S.F.
 21.0000 Ac.

NOTE "A":

THERE SHALL BE NO DIRECT VEHICULAR INGRESS OR EGRESS TO "RIVER ROAD" (C.T.H. "7") FROM LOTS 1, 2 AND 3 OF THIS MAP EXCEPT AT THE 3 LOCATIONS SHOWN. 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 THE COUNTY OF WAUKESHA.



4100 N. CALHOUN ROAD
 Suite 500
 Brookfield, WI 53005
 Phone: (262) 790-1488
 Fax: (262) 790-1481



15:03:037\16006-01_Survey\CSDM\CSM_16006SM1_EAST_Property.dwg

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JOB NO. 16-006-037-01
 SHEET 4 OF 8

CERTIFIED SURVEY MAP NO.

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OWNER'S CERTIFICATE OF DEDICATION (Lot 1):

ANDREW GREGAS, as owner of said Lot 1, does hereby certify that he has caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the provisions of Chapter 236 of the Wisconsin Statutes, the ordinances of Waukesha County and the Subdivision Regulations of the Town of Waukesha, this _____ day of _____, 20 _____.

Andrew Gregas, Owner

STATE OF WISCONSIN)
) ss
COUNTY OF)

Personally came before me this _____ day of _____, 20 _____, Andrew Gregas, to me known to be the person who executed the foregoing instrument, and to me known to be the Owner of said Lot 1, and acknowledged that he executed the foregoing instrument by his authority.

Print Name: _____
Notary Public, _____ County, WI
My commission expires: _____

CORPORATE OWNER'S CERTIFICATE OF DEDICATION (Lot 2 and Lot 3):

FRED-LATHERS, LLC, a Wisconsin Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner said of Lots 2 and 3, does hereby certify that said Wisconsin Limited Liability Company has caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the provisions of Chapter 236 of the Wisconsin Statutes, the ordinances of Waukesha County and the Subdivision Regulations of the Town of Waukesha, this _____ day of _____, 20 _____.

FRED-LATHERS, LLC
BY: Fiduciary Real Estate Development, Inc., its Managing Member

Brett K. Miller, President and CEO

STATE OF WISCONSIN)
) ss
COUNTY OF)

Personally came before me this _____ day of _____, 20 _____, Brett K. Miller, President and CEO of the Managing Member of FRED-LATHERS, LLC, Owner of said Lots 2 and 3, to me known to be the person who executed the foregoing instrument, and to me known to be the President and CEO 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: _____
Notary Public, _____ County, WI
My commission expires: _____

Drafted this 11th Day of SEPTEMBER 2019

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

Job. No. 16-006-037-01

SHEET 6 OF 8

CERTIFIED SURVEY MAP NO.

BEING A REDIVISION OF CERTIFIED SURVEY MAP No. 11589, OF CERTIFIED SURVEY MAPS 116, PAGES 1 THROUGH 7 INCLUSIVE, IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE, LOCATED IN A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, ALL IN TOWN 6 NORTH, RANGE 19 EAST, IN THE TOWN OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

CONSENT OF CORPORATE MORTGAGEE (Lot 1):

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., 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, dividing, mapping and dedicating of the land described on this Certified Survey Map, and does hereby consent to the above certificate of ANDREW GREGAS, owner of Lot 1, this _____ day of _____, 20 ____.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

STATE OF WISCONSIN)
) ss
COUNTY OF)

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

Print Name: _____
Notary Public, _____ County, WI
My commission expires: _____

CONSENT OF CORPORATE MORTGAGEE (Lot 2 and Lot 3):

FIRST NATIONAL BANK OF HARTFORD, 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, dividing, mapping and dedicating of the land described on this Certified Survey Map, and does hereby consent to the above certificate of FRED-LATHERS, LLC, owner, this _____ day of _____, 20 ____.

FIRST NATIONAL BANK OF HARTFORD

Aaron J. Lensink, Vice President

STATE OF WISCONSIN)
) ss
COUNTY OF)

Personally came before me this _____ day of _____, 20____, Aaron J. Lensink, Vice 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 Vice 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: _____
Notary Public, _____ County, WI
My commission expires: _____

CERTIFIED SURVEY MAP NO.

BEING A REDIVISION OF CERTIFIED SURVEY MAP No. 11589, OF CERTIFIED SURVEY MAPS 116, PAGES 1 THROUGH 7 INCLUSIVE, IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE, LOCATED IN A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, ALL IN TOWN 6 NORTH, RANGE 19 EAST, IN THE TOWN OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

TOWN OF WAUKESHA TOWN BOARD APPROVAL:

Approved by the Town Board of the Town of Waukesha on this _____ day of _____, 20_____.

Kathy Nickolaus, Town Clerk

John Marek, Town Chairman

EXTRA-TERRITORIAL APPROVAL:

CITY OF WAUKESHA PLANNING COMMISSION APPROVAL:

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

Jennifer Andrews, Secretary

Shawn N. Reilly, Chairman

EXTRA-TERRITORIAL APPROVAL:

CITY OF WAUKESHA COMMON COUNCIL APPROVAL:

Approved by the Common Council of the City of Waukesha on this _____ day of _____, 20_____.

Gina Kozlik, City Clerk

Shawn N. Reilly, Mayor

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE APPROVAL:

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

Dale R. Shaver, Director