

**WETLAND PRESERVATION 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 and "invasive" species 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 the 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.
- The construction of buildings is prohibited.

**ACCESS RESTRICTION CLAUSE (S.T.H. "167") PER s. TRANS 233.05 (1):**

As owner hereby restricts and "invasive" species 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 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.

**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 site of this land division may experience noise at levels exceeding the limits in s. Trans 233.105, Table 1. 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.

Parcel Area:	79.94 acres
Proposed Development:	Residential
Proposed Zoning:	RS-3
Total Lots:	156 units (1.95 units/ac)
SOUTH = 80 LOTS	
NORTH = 76 LOTS	
Rs-3 Zoning Standards:	
Building Setbacks:	
Street Yard:	25'
Side Yard:	10'
Rear Yard:	40'
Lot Requirements:	
Lot Size:	11,000 s.f. typical
Zoning Requirement:	8,000 s.f. min.
Lot Width:	75-90' typical (85' corner lot)
Zoning Requirement:	65/75' corner min.

**GENERAL NOTES:**

- Indicates Set 1/2" 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 nearest second and computed to the nearest half-second.
- A Temporary 10' wide Sidewalk Slope Easement along the street frontages of all Lots shall be in effect until concrete sidewalks are installed.

**EASEMENT LEGEND:**

(A) - 20' WIDE STORM SEWER AND DRAINAGE EASEMENT

**DEVELOPMENT SUMMARY:**

- Tax Key No. WAKC0986-998-002, WAKC0986-998-001 & WAKC0987-997
- Subdivision contains approximately 79.94 Acres.
- Subdivision contains 156 Lots and 9 Outlots.
- All lots to be served by Sanitary Sewer and Watermain.
- Public Roads to have Concrete Curb and Gutter, Asphalt Pavement with Storm Sewer.
- All lots to have Underground Telephone, Electric, and Gas Service.
- Zoning = Rs-3 Single Family Residential District.
- Outlets 5 & 7 to be Dedicated to the City of Waukesha for Public Park purposes.
- The Owners of all Lots within this Subdivision shall each own an equal undivided fractional interest in Outlots 1, 2, 3, 4, 6, 8, and 9 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.
- Stormwater Management Facilities are located on Outlots 2, 3, 4, 6, 8, and 9 of this Subdivision. The Owners of the residential Lots within 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.
- The Owners of all Lots within this Subdivision shall be responsible for maintenance and landscaping of the boulevard island at the Summit Avenue entrance.

**WETLAND DELINEATION NOTE:**

Wetland boundaries shown hereon were located by Heartland Ecological Group Inc. (Eric Parker) on May 31, 2019.

**HORIZONTAL DATUM PLANE:**

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 01°14'05" West.

**VERTICAL DATUM PLANE:**

All elevations are referenced to Waukesha County GIS City Datum.

**AGENCIES HAVING THE AUTHORITY TO OBJECT:**

- State of Wisconsin, Department of Administration
- Waukesha County, Department of Parks and Land Use
- Wisconsin Department of Transportation

**APPROVING AUTHORITY:**

- City of Waukesha

# PRELIMINARY PLAT OF SKYLINE

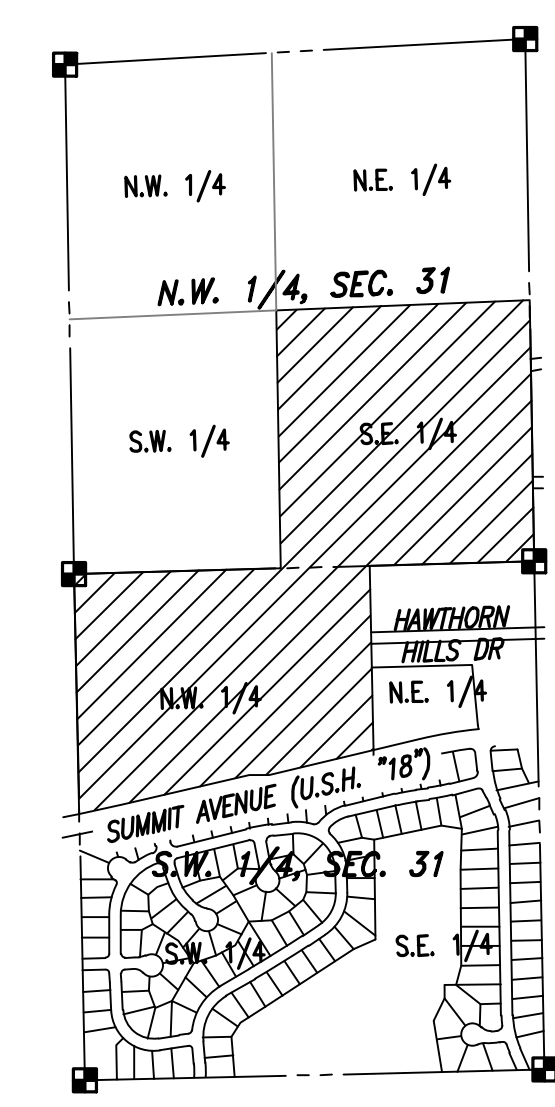
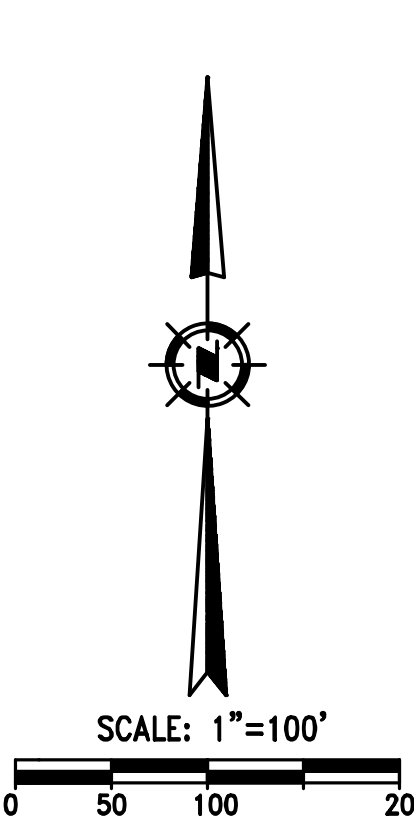
BEING A SUBDIVISION OF A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.



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

(P.O.B) CENTER 1/4 CORNER, SEC. 31-7-19, WIS. STATE PLANE COORD. SYSTEM - SOUTH ZONE, FOUND CONC. MON. W/ BRASS CAP N-378,097.25 E-2,455,736.89

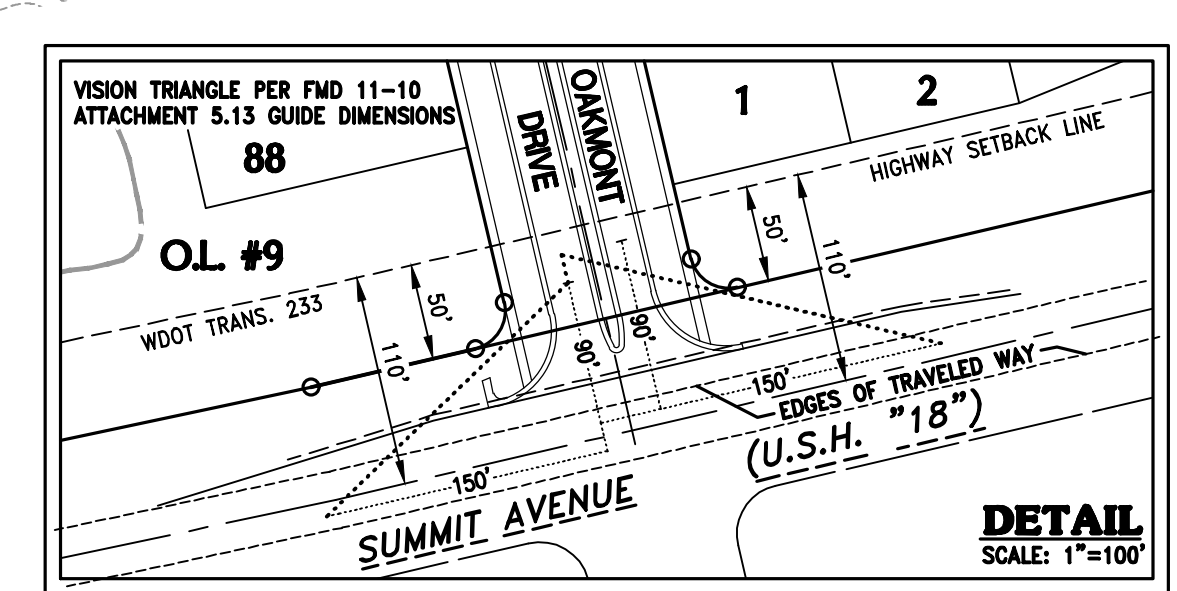
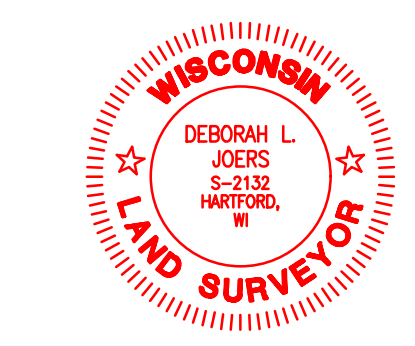
**BASEMENT RESTRICTION FOR GROUNDWATER NOTE:**  
Although all Lots in the Subdivision have been designed for development with single-family residential use in accordance with Section 236 Wisconsin Statutes, some Lots contain soil conditions that, due to the possible presence of groundwater near the surface, 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.



**LEGEND**

(Symbol)	INDICATES SOIL BORING LOCATION
(Symbol)	INDICATES PROPOSED FIRE HYDRANT
(Symbol)	INDICATES PROPOSED WATERMAIN
(Symbol)	INDICATES PROPOSED SANITARY SEWER
(Symbol)	INDICATES PROPOSED STORM SEWER
(Symbol)	INDICATES EXISTING CONTOUR

**SURVEYOR'S CERTIFICATE:**  
I hereby certify that this preliminary plat is a correct representative of all existing land divisions and features and that I have fully complied with the provisions of the subdivision and plating code of the City of Waukesha.  
Date: 9-23-19  
Revised: 11-11-19  
Revised: 12-23-19



**VISION CORNER EASEMENT: (V.C.E.)**  
Lots 1, 4, 15, 16, 19, 33, 36, 45, 59, 67, 76, 79, 89, 98, 114, 123, 124, 132 and 141 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.

**DEVELOPER:**  
BIELINSKI HOMES  
1830 MEADOW LN, SUITE A  
PEWAUKEE, WISCONSIN 53072  
PHONE: (262) 548-5570

**ENGINEER / SURVEYOR:**  
TRIO ENGINEERING, LLC  
4100 N. CALHOUN ROAD, STE 300  
BROOKFIELD, WISCONSIN 53005  
PHONE: (262) 790-1480  
FAX: (262) 790-1481

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

**PROJECT:**  
SKYLINE  
CITY OF WAUKESHA, WISCONSIN  
**PREPARED FOR:**  
BIELINSKI HOMES  
1830 MEADOW LN, SUITE A  
PEWAUKEE, WISCONSIN 53072

REVISION HISTORY
DATE DESCRIPTION
9/23/2019 CITY SUBMITTAL
11/11/2019 REVISED LOT LAYOUT
12/23/2019 REVISED LOT LAYOUT

**DATE:**  
DECEMBER 23, 2019

**JOB NUMBER:**  
19013-966-01

**DESCRIPTION:**  
SKYLINE  
PRELIMINARY  
PLAT  
SHEET

1 OF 1