

**CITY OF WAUKESHA  
PLAN COMMISSION**

**Application for Review**

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DEC 2 2015

CITY PLAN COMMISSION

Date Submitted

Name of Project: \_\_\_\_\_

Address (if no address, location): 546 W 22880 LAWNDALE RD.

**Applicant information:**

Name: EVERETT GERMAN

Company Name: \_\_\_\_\_

Address: W 240 S 4931

Hy 164 WAUKESHA WI 53189

Phone: 262-542-3952

**Owner information:**

Name: \_\_\_\_\_

Company Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

IMPORTANT: A DIGITAL copy must be submitted with this application (JPG and/or PDF) along with 4 full-size (one of which must be in COLOR) and 7 reduced copies unless waived by the department. The reduced set of copies should only include the project location map showing a 1/2 mile radius, a COLORED landscape plan, COLORED building elevations, and exterior light fixture cut sheets.

TYPE OF REVIEW	FEE
<input type="checkbox"/> Rezoning: Attach <u>COPY</u> of rezoning petition along with fee. Original must be submitted to City Clerk.	\$350
<input checked="" type="checkbox"/> Certified Survey Map	\$150 + \$50/lot
<input type="checkbox"/> Plat Review - Plat Reviews are held until next meeting. 9 copies must be submitted. You must also submit 4 to the County and 2 to State. (Check appropriate box)	<input type="checkbox"/> prelim.: \$500 + \$10/lot <input type="checkbox"/> final: \$300 + \$10/lot
<input type="checkbox"/> ** Site Plan & Arch. Review - Architectural changes do not need preliminary review. (Check appropriate box)	<input type="checkbox"/> prelim.: \$300 + \$15/1000 sq.ft. or res. unit <input type="checkbox"/> final: \$200 + \$10/1000 sq.ft. or res. unit
<input type="checkbox"/> ** Conditional Use with Site Plan (Check appropriate box)	<input type="checkbox"/> prelim.: \$300 + \$15/1000 sq.ft. or res. unit <input type="checkbox"/> final: \$200 + \$10/1000 sq.ft. or res. unit
<input type="checkbox"/> Conditional Use (No Site Plan)	\$200
<input type="checkbox"/> ** Airport Hangar Review	\$300
<input type="checkbox"/> Home Industry (Attach info sheet.)	\$100
<input type="checkbox"/> House Move	\$150
<input type="checkbox"/> Street Vacation	\$150
<input type="checkbox"/> Other (specify): _____	\$100
<input type="checkbox"/> ** PUD Review	\$400 added to S.P.A.R. fee
<input type="checkbox"/> PUD Amendment	\$100
<input type="checkbox"/> Annexations and/or Attachments - Original must be submitted to City Clerk.	No Fee
<input type="checkbox"/> Resubmittal	\$150

\*\* Please attach to this form a Review Checklist if it involves an architectural and/or site plan review.

**DEADLINE FOR THE SUBMITTAL IS THE MONDAY FOUR WEEKS BEFORE THE MEETING BY 4:00 P.M.**

INTERNAL USE ONLY			
Amount Due: _____	Check #: _____	Amount Paid: _____	Rec'd By: _____

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PRELIMINARY

(FINAL C.S.M. MAP TO BE PROVIDED UPON CONDITIONAL APPROVAL)

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

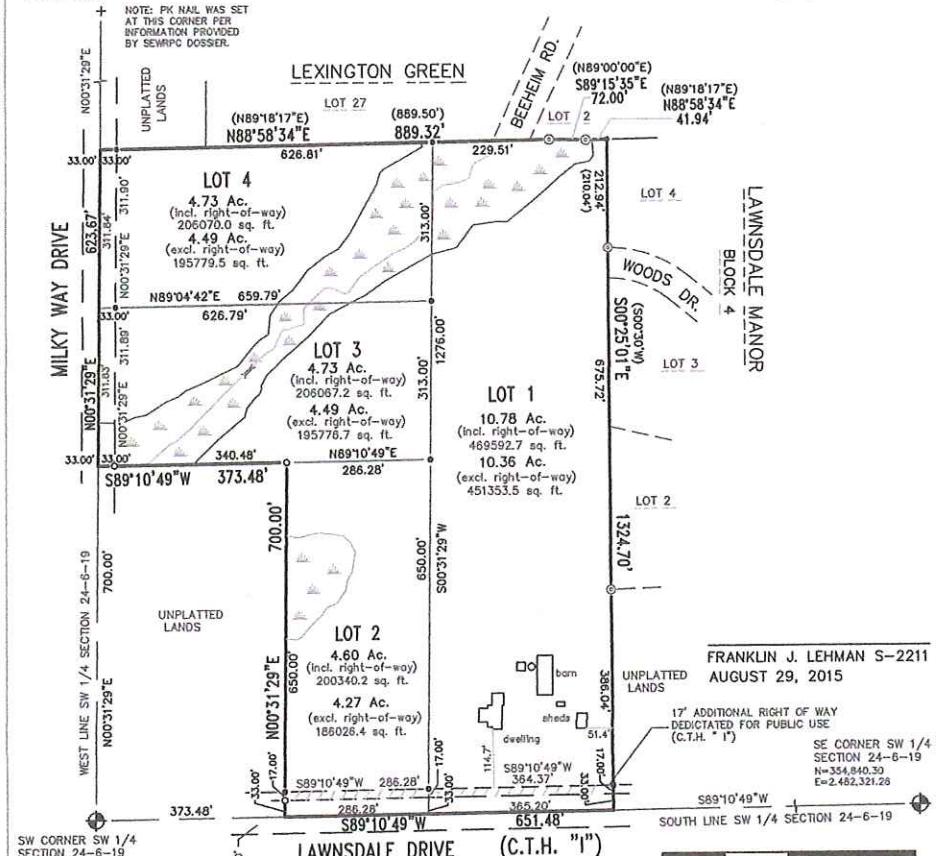
BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF WAUKESHA, COUNTY OF WAUKESHA, AND STATE OF WISCONSIN.

NW CORNER SW 1/4 SECTION 24-6-19 N=357,446.18 E=2,479,671.89

PREPARED FOR: EVERETT AND MAUREEN GERMAN W240 S2491 STH "164" WAUKESHA, WI 53189

PREPARED BY: FRANKLIN J. LEHMAN 235 TAMARACK DR. #4 LAKE MILLS, WI 53551 PHONE: 1-(262)767-8786

NOTE: PK NAIL WAS SET AT THIS CORNER PER INFORMATION PROVIDED BY SEWRPC DOSSER.



SW CORNER SW 1/4 SECTION 24-6-19 N=354,840.30 E=2,482,321.28

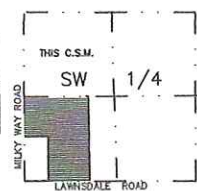
FRANKLIN J. LEHMAN S-2211 AUGUST 29, 2015

SE CORNER SW 1/4 SECTION 24-6-19 N=354,840.30 E=2,482,321.28

SCALE 1" = 250'

- LEGEND: FOUND WAUKESHA COUNTY 6" SQUARE CONCRETE MONUMENT WITH BRASS CAP, SET 0.75" DIA X 18" IRON ROD WEIGHING NOT LESS THAN 1.33 LBS/LIN FOOT, FOUND 2.38" O.D. IRON PIPE, FOUND 1.38" O.D. IRON PIPE, ( ) RECORDED AS

- NOTE: SEE PAGE 2 FOR WETLAND DETAIL, DELINEATION AND LINE CHART.
NOTE: EXCEPT FOR LANDS DESIGNATED WETLAND OR CONSERVANCY (C-1 ZONING) THIS PROPERTY IS ZONED R-1
NOTE: MINIMUM SETBACKS FOR R-1 ZONING
STREET: 50'
SIDE YARD: 20'
WETLAND: 30'



VICINITY MAP SW 1/4 SEC. 24-6-19 SCALE: 1" = 2000'

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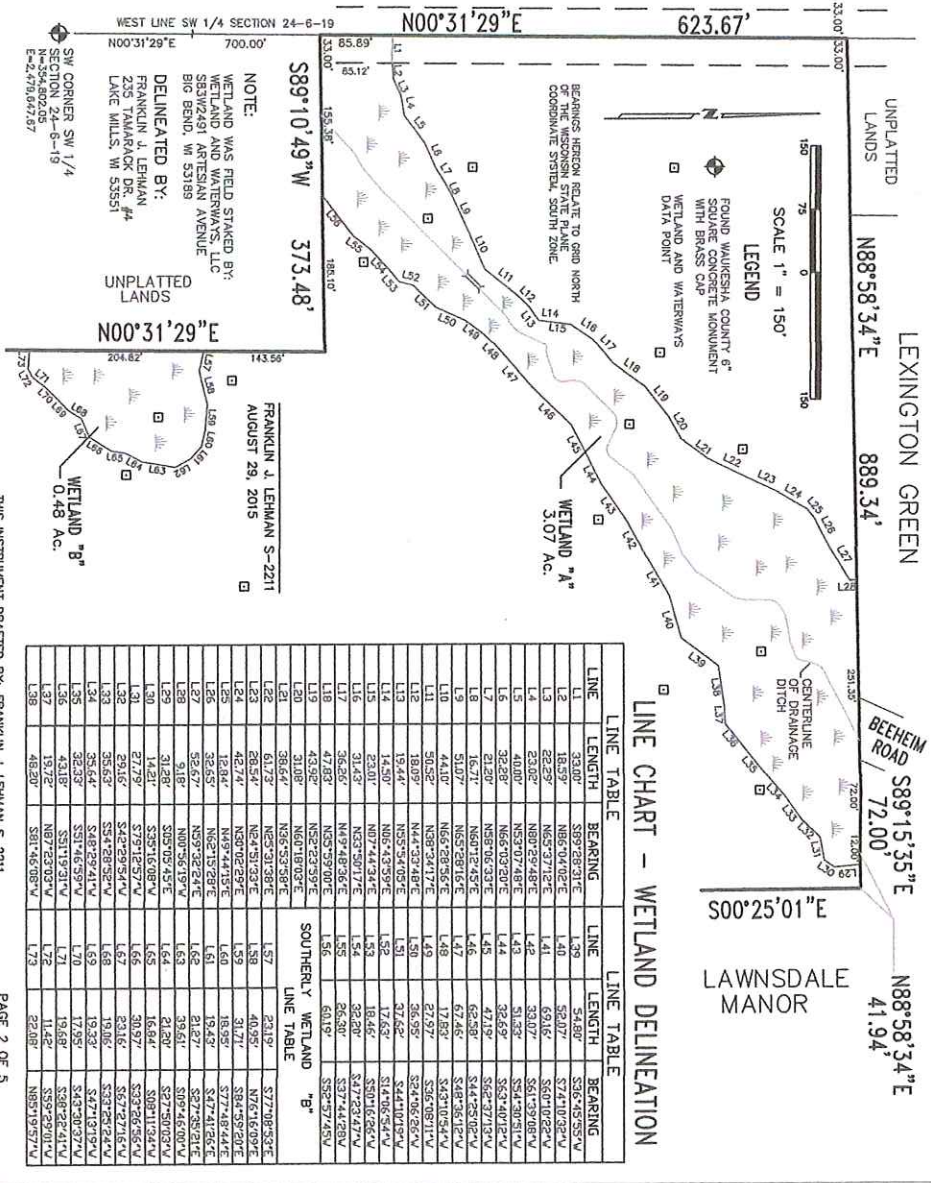
CITY PLAN COMMISSION

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

BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF WAUKESHA, COUNTY OF WAUKESHA, AND STATE OF WISCONSIN.

DELINEATION OF WETLANDS

MILKY WAY DR.



NOTE:  
WETLAND WAS FIELD STAKED BY:  
WETLAND AND WATERWAYS, LLC  
5830 W. 24TH AVENUE  
BIG BEND, WI 53189

DELINEATED BY:  
FRANKLIN J. LEHMAN  
235 TULLAROCK DR. #4  
LAKE MILLS, WI 53551

UNPLATTED LANDS  
N00°31'29"E  
373.48'

FRANKLIN J. LEHMAN S-2211  
AUGUST 29, 2015

WETLAND "B"  
0.48 Ac.

LINE CHART - WETLAND DELINEATION

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	33.00'	S89°28'31"E	L139	54.80'	S35°45'55"E
L2	18.97'	N86°04'02"E	L140	52.07'	S74°10'52"E
L3	22.25'	N65°37'12"E	L141	63.15'	S60°09'22"E
L4	23.82'	N80°55'48"E	L142	33.07'	S61°39'08"E
L5	40.00'	N53°07'48"E	L143	51.32'	S54°30'51"E
L6	32.28'	N65°03'20"E	L144	32.65'	S63°40'12"E
L7	21.20'	N59°05'33"E	L145	47.19'	S62°37'13"E
L8	16.71'	N50°12'45"E	L146	62.38'	S44°25'02"E
L9	51.07'	N55°28'16"E	L147	67.46'	S48°35'12"E
L10	44.07'	N65°08'35"E	L148	17.85'	S35°10'54"E
L11	18.05'	N42°57'44"E	L149	56.92'	S35°09'14"E
L12	19.44'	N55°34'05"E	L150	37.62'	S44°10'57"E
L13	14.50'	N06°43'39"E	L151	17.65'	S14°06'56"E
L14	23.80'	N07°44'34"E	L152	18.46'	S50°16'56"E
L15	31.43'	N33°50'17"E	L153	32.20'	S47°23'47"E
L16	36.56'	N45°48'36"E	L154	26.30'	S37°44'28"E
L17	47.83'	N52°59'00"E	L155	60.19'	S52°47'45"E
L18	43.92'	N52°23'59"E	L156		
L19	31.08'	N60°19'03"E	L157	22.19'	S77°08'52"E
L20	38.64'	N55°53'58"E	L158	42.92'	S68°58'20"E
L21	61.73'	N63°31'58"E	L159	31.77'	S76°58'20"E
L22	48.74'	N50°02'58"E	L160	31.77'	S77°48'44"E
L23	12.84'	N62°15'28"E	L161	18.58'	S77°48'44"E
L24	32.45'	N62°15'28"E	L162	19.43'	S47°41'26"E
L25	52.67'	N59°32'24"E	L163	21.82'	S27°38'21"E
L26	9.18'	N00°56'15"E	L164	39.61'	S09°46'00"E
L27	31.28'	S05°05'45"E	L165	21.20'	S27°50'03"E
L28	14.21'	S35°16'08"E	L166	16.84'	S08°11'34"E
L29	27.79'	S79°12'57"E	L167	30.97'	S37°26'56"E
L30	29.15'	S42°29'54"E	L168	23.16'	S67°27'16"E
L31	35.53'	S54°28'32"E	L169	19.06'	S33°28'24"E
L32	35.54'	S54°28'32"E	L170	19.22'	S47°18'19"E
L33	32.41'	S51°29'41"E	L171	17.59'	S48°20'53"E
L34	32.41'	S51°29'41"E	L172	11.42'	S55°56'00"E
L35	15.72'	N87°15'33"E	L173	22.08'	N89°19'57"E
L36	48.20'	S51°46'08"E			

THIS INSTRUMENT DRAFTED BY: FRANKLIN J. LEHMAN S-2211

PRELIMINARY

(FINAL C.S.M. MAP TO BE PROVIDED UPON CONDITIONAL APPROVAL)

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CITY PLAN COMMISSION

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

BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF WAUKESHA, COUNTY OF WAUKESHA, AND STATE OF WISCONSIN.

WETLAND AREA RESTRICTIONS:

THOSE AREAS OF LAND WHICH ARE IDENTIFIED AS WETLAND AREAS OF THIS CERTIFIED SURVEY MAP SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS:

- 1.) GRADING AND FILLING SHALL BE PROHIBITED
- 2.) THE REMOVAL OF TOPSOIL OR OTHER EARTHEN MATERIALS SHALL BE PROHIBITED.
- 3.) THE REMOVAL OR DESTRUCTION OF ANY VEGETATIVE COVER, i.e. TREES, SHRUBS, GRASSES, ETC., SHALL BE PROHIBITED WITH THE EXCEPTION OF THE REMOVAL OF EXOTIC, INVASIVE, DEAD, DISEASED, OR HAZARDOUS VEGETATION AT THE DISCRETION OF LANDOWNER AND UPON APPROVAL OF THE TOWN OF WAUKESHA LAND USE PLANNING AND ZONING DIVISION.
- 4.) GRAZING BY DOMESTICATED ANIMALS, i.e. HORSES, COWS, ETC., SHALL BE PROHIBITED.
- 5.) THE INTRODUCTION OF PLANT MATERIAL NOT INDIGENOUS TO THE EXISTING ENVIRONMENT OF THE NATURAL AREA SHALL BE PROHIBITED.
- 6.) PONDS MAY BE PERMITTED SUBJECT TO THE APPROVAL OF THE TOWN OF WAUKESHA LAND USE PLANNING AND ZONING DIVISION, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND THE ARMY CORP OF ENGINEERS.
- 7.) CONSTRUCTION OF BUILDINGS IS PROHIBITED.

LEGAL DESCRIPTION

BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF WAUKESHA, COUNTY OF WAUKESHA, AND STATE OF WISCONSIN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 24, THENCE NORTH 00°31'29" EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 700.00 FEET TO THE PLACE OF BEGINNING OF A PARCEL OF LAND HEREINAFTER DESCRIBED: THENCE CONTINUE NORTH 00°31'29" EAST ALONG SAID WEST LINE, 623.67 FEET, THENCE NORTH 88°58'34" EAST (RECORDED AS NORTH 89°18'17" EAST) ALONG THE SOUTH LINE (AND THE SOUTH LINE EXTENDED WEST) OF LEXINGTON GREEN, A SUBDIVISION OF RECORD, 889.32 FEET (RECORDED AS 889.50 FEET TO A FOUND 2.38" DIAMETER IRON PIPE; THENCE SOUTH 89°15'35" EAST (RECORDED AS NORTH 89°00'00" EAST) ALONG THE SOUTH LINE OF SAID LEXINGTON GREEN, 72.00 FEET TO A FOUND 2.38" DIAMETER IRON PIPE; THENCE NORTH 88°58'34" EAST (RECORDED AS NORTH 89°18'17" EAST) ALONG SOUTH LINE OF SAID LEXINGTON GREEN, 41.94 FEET; THENCE SOUTH 00°25'01" EAST (RECORDED AS SOUTH 00°25'00" EAST) ALONG THE WEST LINE (AND WEST LINE EXTENDED SOUTH) OF LAWNSDALE MANOR, A SUBDIVISION OF RECORD, 1324.70 FEET TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 24: THENCE SOUTH 89°10'49" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, 651.48 FEET; THENCE NORTH 00°31'29" EAST, 700.00 FEET; THENCE SOUTH 89°10'49" WEST, 373.48 FEET TO THE WEST LINE OF SAID SOUTHWEST 1/4 AND THE PLACE OF BEGINNING.

SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE WESTERNMOST 33 FEET FOR ROAD PURPOSES (MILKY WAY DRIVE)  
 ALSO SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE SOUTHERNMOST 50 FEET FOR ROAD PURPOSE (C.T.H. "I" a.k.a. LAWNSDALE DRIVE)  
 CONTAINING 24.84 ACRES OF LAND MORE OR LESS

FRANKLIN J. LEHMAN, R.L.S. 2211  
DATE: AUGUST 29, 2015

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SURVEYOR'S CERTIFICATE

I, FRANKLIN J. LEHMAN, WISCONSIN REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY HEREON DESCRIBED HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT THE MAP SHOWN HEREON IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF LAND SURVEYED AND THE DIVISION THEREOF AND THAT I HAVE FULLY COMPLIED WITH THE OWNER'S INSTRUCTIONS, CHAPTER 236.34 OF WISCONSIN STATE STATUTES AND THE REGULATIONS OF THE TOWN OF WAUKESHA AND THE CITY OF WAUKESHA IN SURVEYING, MAPPING AND DIVIDING THE SAME.

FRANKLIN J. LEHMAN, R.L.S. 2211
DATE: AUGUST 29, 2015

OWNER'S CERTIFICATE:

WE, AS OWNERS, HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, AND MAPPED, AS REPRESENTED HEREON. WE ALSO CERTIFY THAT THIS MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: TOWN OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN. AND CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

DATED THIS \_\_\_ DAY OF \_\_\_\_\_, 201\_

EVERETT GERMAN

MAUREEN GERMAN

NOTARY PUBLIC

STATE OF WISCONSIN }
WAUKESHA COUNTY } SS

PERSONALLY CAME BEFORE ME THIS \_\_\_ DAY OF \_\_\_\_\_, 201\_, THE AFOREMENTIONED NAMED EVERETT GERMAN AND MAUREEN GERMAN, TO ME BE KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC - STATE OF WISCONSIN
MY COMMISSION EXPIRES \_\_\_\_\_

PRELIMINARY

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

BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF WAUKESHA, COUNTY OF WAUKESHA, AND STATE OF WISCONSIN.

TOWN BOARD APPROVAL

APPROVED BY THE COMMON COUNCIL OF THE TOWN OF WAUKESHA ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_ BY RESOLUTION NO. \_\_\_\_\_

\_\_\_\_\_  
JOHN MAREK CHAIRMAN KATHY NICKOLAUS TOWN CLERK

TOWN OF WAUKESHA PLANNING COMMISSION APPROVAL

APPROVED BY THE PLANNING COMMISSION OF THE TOWN OF WAUKESHA ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_ BY RESOLUTION NO. \_\_\_\_\_

\_\_\_\_\_  
JOHN MAREK CHAIRMAN KATHY NICKOLAUS TOWN CLERK

CERTIFICATE OF TOWN TREASURER:

I, KATHY NICKOLAUS, BEING DULY ELECTED, QUALIFIED, AND ACTING TOWN OF WAUKESHA TREASURER, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF THIS \_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_, ON ANY OF THE LAND INCLUDED ON THIS MAP.

DATE: \_\_\_\_\_  
KATHY NICKOLAUS

CITY OF WAUKESHA COMMON COUNCIL EXTRA TERRITORIAL APPROVAL

APPROVED BY THE COMMON COUNCIL OF THE CITY OF WAUKESHA ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_ BY RESOLUTION NO. \_\_\_\_\_

\_\_\_\_\_  
SHAWN N. REILLY MAYOR GINA KOZLIK CLERK

CITY OF WAUKESHA PLAN COMMISSION EXTRA TERRITORIAL APPROVAL

APPROVED BY THE COMMON COUNCIL OF THE CITY OF WAUKESHA ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_ BY RESOLUTION NO. \_\_\_\_\_

\_\_\_\_\_  
SHAWN N. REILLY MAYOR JENNIFER ANDREWS SECRETARY

FRANKLIN J. LEHMAN, R.L.S. 2211  
DATE: AUGUST 29, 2015