

# City of Waukesha 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

Last Revision  
Date:  
6/18/2018

### APPLICANT INFORMATION

Applicant Name: JOAN AZMAN MICHAEL DUFEK  
Applicant Company Name: DUFEK PROPERTIES  
Address: W 247 S 3414 PRAIRIE AVE  
City, State: WAUKESHA WI Zip: WI  
Phone: 262-802-0934  
E-Mail: jdufek@att.net

### ARCHITECT/ENGINEER/SURVEYOR INFORMATION

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

### PROJECT & PROPERTY INFORMATION

Project Name: \_\_\_\_\_  
Property Address: \_\_\_\_\_  
Tax Key Number(s): \_\_\_\_\_  
Zoning: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_ Existing Building Square Footage: \_\_\_\_\_  
Proposed Building/Addition Square Footage: \_\_\_\_\_  
Current Use of Property: \_\_\_\_\_

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

ONE LOT C.S.M.

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) \_\_\_\_\_  
Date: \_\_\_\_\_

### 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

### Fees

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

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)
  - 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**
- Annexation **NO CHARGE**
- House/Building Move **\$150**
- Street or Alley Vacations **\$150**

#### TOTAL APPLICATION FEES:

# City of Waukesha Development Review Submittal Requirements

## PLAN COMMISSION CONSULTATION SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

A Plan Commission Consultation may be submitted for review and comment for the owner/developer to ascertain the feasibility of a proposed project. A consultation is not required but may be submitted in advance of an actual submittal for a preliminary plat, CSM, Planned Unit Development, rezoning, conditional use or site plan. The Plan Commission will only provide feedback, no approvals will be given. Prior to applying for a Plan Commission Consultation you must discuss your project with the Planning Division to determine if a Plan Commission Consultation is recommended.

**Review Time:** Approximately 30 days

**Reviewing Departments:** Community Development Planning Division, Public Works Engineering Division, Fire Department, Water Utility.

**Reviewing Boards:** Plan Commission (optional)

**In addition to this application and corresponding application fee you will also need:**

- One (1) digital (PDF) copy of the plans you want conceptual review of
- Attachment A: Development Review Checklist . You should also review all other corresponding checklists that relate to the project that you are seeking conceptual review of and include as much information as possible.
- Cover letter outlining project details.

## TRAFFIC IMPACT ANALYSIS SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

A Traffic Impact Analysis is required for projects that meet certain criteria. Please refer to the Developer's Handbook Section 4.4 to determine if your project requires a Traffic Impact Analysis

**Review Time:** Approximately 30 days

**Reviewing Departments:** Public Works Engineering Division

**Reviewing Boards:** None, however the Plan Commission may require a copy as part of site plan review process.

**In addition to this application and corresponding application fee you will also need:**

- One (1) digital (PDF) copy of the Traffic Impact Analysis

## PRELIMINARY SITE AND ARCHITECTURAL PLAN SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

Preliminary site and architectural plans are required for any new residential development with 4 or more units and all non-residential developments. Preliminary site plan approval is also required for additions or modifications to existing developments and projects where a stormwater management plan is needed. Preliminary approval is required unless it is determined by City staff in the Pre-Application meeting that the project only needs Final Site and Architectural Review.

**Review Time:** Approximately 30 days (45 if Common Council review is needed)

**Reviewing Departments:** Community Development Planning Division, Public Works Engineering Division, Fire Department, Water Utility.

**Reviewing Boards:** Plan Commission. Common Council and Board of Public Works review may be required for certain projects.

**In addition to this application and corresponding application fee you will also need:**

- One (1) digital (PDF) that includes of items listed below
  - Cover letter outlining project details.
  - Color architectural elevations of all sides of the building and color perspective renderings
  - Conceptual Landscape Plan
  - Attachment A: Development Review Checklist
  - Site Plan (see Attachment B: Engineering Plan Checklist)
  - Grading Plan (see Attachment C: Site Grading and Drainage Plan Checklist)
  - Stormwater Management Plan (see Attachment D: Stormwater Management Plan Checklist)
  - Utility Plans (see Attachment H: Sewer Plan Review Checklist)
  - Any other attachments as applicable.

### FINAL SITE AND ARCHITECTURAL PLAN SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

Final site and architectural plans are submitted only after the Plan Commission has approved Preliminary Site Plans for any new residential development with 4 or more units and all non-residential developments, including modifications to existing developments. Some projects may bypass Preliminary approval but only if it is determined by City staff in the Pre-Application meeting.

**Review Time:** Approximately 30 days (45 if Common Council review is needed)

**Reviewing Departments:** Community Development Planning Division, Public Works Engineering Division, Fire Department, Water Utility.

**Reviewing Boards:** Plan Commission. Common Council and Board of Public Works review may be required for certain projects.

**In addition to this application and corresponding application fee you will also need:**

- One (1) digital (PDF) that includes of items listed below
  - Cover letter outlining project details.
  - Color architectural elevations of all sides of the building and color perspective renderings
  - Landscape Plan (see Attachment I: Landscape Plan Checklist)
  - Attachment A: Development Review Checklist
  - Site Plan (see Attachment B: Engineering Plan Checklist)
  - Grading Plan (see Attachment C: Site Grading and Drainage Plan Checklist)
  - Stormwater Management Plan (see Attachment D: Stormwater Management Plan Checklist)
  - Utility Plans (see Attachment H: Sewer Plan Review Checklist)

### MINOR SITE AND ARCHITECTURAL PLAN SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

Minor Site and Architectural review is intended for projects that may not need the extensive submittal requirements for Preliminary and Final Site Plan approval. Projects that qualify for Minor Site Plan submittal may include landscape, façade and building changes or minor site modifications that don't result in the addition of impervious surface.

**Review Time:** Approximately 30 days (45 if Common Council review is needed)

**Reviewing Departments:** Community Development Planning Division, Public Works Engineering Division, Fire Department, Water Utility.

**Reviewing Boards:** Plan Commission. Common Council and Board of Public Works review may be required for certain projects.

**In addition to this application and corresponding application fee you will also need:**

- One (1) digital (PDF) that includes of items listed below
  - Cover letter outlining project details.
  - Architectural elevations of all sides of the building being modified
- In addition, depending on the type of project, you may also need the following items:
  - Site Plan (see Attachment B: Engineering Plan Checklist)
  - Landscape Plan (see Attachment I: Landscape Plan Checklist)

### CERTIFIED SURVEY MAP SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

A Certified Survey Map may be used to divide up to eight (8) lots in Commercial, Industrial, and Mixed Use zoning districts and up to four (4) lots in all other zoning districts.

**Review Time:** Approximately 45-60 days. An extension letter will be required if the approval process will take more than 90 days.

**Reviewing Departments:** Community Development Planning Division, Public Works Engineering Division, Fire Department, Water Utility.

**Reviewing Boards:** Plan Commission. Common Council and Board of Public Works review may be required for certain projects.

**In addition to this application and corresponding application fee you will also need:**

- One (1) digital (PDF) that includes of items listed below
  - Attachment E: Certified Survey Map Checklist
  - Attachment A: Development Review Checklist and other attachments as applicable.

*\*Please note if any exterior architectural, landscape, or site plan changes are required you must also go through Site Plan Review and meet all of those submittal requirements.*

**PRELIMINARY PLAT SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION**

A Preliminary Plat shall be used to subdivide land in the City. The applicant is responsible for submitting the Preliminary Plat to Waukesha County and the State of Wisconsin for review.

**Review Time:** Approximately 45-60 days. An extension letter will be required if the approval process will take more than 90 days.

**Reviewing Departments:** Community Development Planning Division, Public Works Engineering Division, Fire Department, Water Utility.

**Reviewing Boards:** Plan Commission, Common Council and Board of Public Works review may be required for certain projects.

**In addition to this application and corresponding application fee you will also need:**

- One (1) digital (PDF) that includes of items listed below
  - Attachment F: Preliminary Plat Checklist
  - Cover letter outlining project details.
  - Attachment A: Development Review Checklist and other attachments as applicable
  - Stormwater Management Plan (see Attachment D: Stormwater Management Plan Checklist)

**FINAL PLAT SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION**

A Final plat shall be used to subdivide land in the City. The applicant is responsible for submitting the Final Plat to Waukesha County and the State of Wisconsin for review.

**Review Time:** Approximately 45-60 days. An extension letter will be required if the approval process will take more than 90 days.

**Reviewing Departments:** Community Development Planning Division, Public Works Engineering Division, Fire Department, Water Utility.

**Reviewing Boards:** Plan Commission, Common Council and Board of Public Works review may be required for certain projects.

**In addition to this application and corresponding application fee you will also need:**

- One (1) digital (PDF) that includes of items listed below
  - Attachment G: Final Plat Checklist
  - Cover letter outlining project details.
  - Attachment A: Development Review Checklist and other attachments as applicable.
  - Stormwater Management Plan (see Attachment D: Stormwater Management Plan Checklist)

**REZONING & COMPREHENSIVE PLAN AMENDMENT SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION**

This review is for any requests to rezone land or amend the City's Comprehensive Master Plan. For rezonings all property owners within 300 feet of the property will be notified of your request.

**Review Time:** 45-60 Days

**Reviewing Departments:** Community Development Planning & Building Inspection Divisions, Public Works Engineering Division, Fire Department, Water Utility.

**Reviewing Boards:** Plan Commission, Common Council

**Additional Information:** Rezonings must be done in accordance with the Comprehensive Plan. Please consult with Planning staff to determine if a Comprehensive Plan Amendment is also required prior to submitting a rezoning application.

**In addition to this application and corresponding application fee you will also need:**

- One (1) digital (PDF) that includes of items listed below
  - Cover letter outlining project details and rationale for rezoning
  - Rezoning Form including legal description and notarized owner(s) signatures (rezoning applications only)
  - Conceptual Plan (if applicable)

*\*Please note this application fee only covers the rezoning and/or Comprehensive Plan Amendment. If you are proposing site plan changes or are subdividing land you will also need to meet the applicable submittal requirements for those proposals.*

**CONDITIONAL USE PERMIT SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION**

Any use listed as a Conditional Use in Chapter 22 (Zoning Code) requires a Public Hearing in front of the Plan Commission prior to building or occupancy permits being issued. All property owners within 300 feet of the property will be notified of your request.

**Review Time:** 30-45 days

**Reviewing Departments:** Community Development Planning & Building Inspection Divisions, Public Works Engineering Division, Fire Department, Water Utility.

**Reviewing Boards:** Plan Commission

**In addition to this application and corresponding application fee you will also need:**

- One (1) digital (PDF) that includes of items listed below
- Conditional Use Permit Application

*\*Please note if any exterior architectural, landscape, or site plan changes are required you must also go through Site Plan Review and meet all of those submittal requirements.*

**PLANNED UNIT DEVELOPMENT OR DEVELOPER'S AGREEMENT SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION**

The PUD Overlay District is intended to permit development that will, over a period of time, be enhanced by coordinated area site planning, diversified location of structures, diversified building heights and types, and/or mixing of compatible uses. The PUD Overlay District under this Chapter will allow for flexibility of overall development design with benefits from such design flexibility intended to be derived by both the developer and the community, while at the same time maintaining insofar as possible the standards or use requirements set forth in the underlying basic zoning district.

Developer's Agreements are used for any project that require public infrastructure improvements (sewer, storm sewer, sidewalks, etc) and other off-site improvements such as median openings, traffic signals, street widening, etc..

**Review Time:** 45-60 days

**Reviewing Departments:** Community Development Planning & Building Inspection Divisions, Public Works Engineering Division, Fire Department, Water Utility.

**Reviewing Boards:** Plan Commission, Common Council. Some projects will also require Board of Public Works review.

**In addition to this application and corresponding application fee you will also need:**

- One (1) digital (PDF) that includes of items listed below
  - Cover letter/statement that outlining project details and all of the required information set forth in the Zoning Ordinance Section 22.52 (4)(a)
  - Rezoning Form including legal description and notarized owner(s) signatures (rezoning applications only)
  - General Development Plan
  - Proposed Supplemental Design Elements (required for all PUDs under the minimum required acreage)

*\*Please note in addition to the PUD submittal requirements your project will also need additional application fees and submittal materials based on the project type. This may include Preliminary and Final Plans, Preliminary and Final Site and Architectural Plans, Certified Survey Maps, Traffic Impact Analysis. Staff will inform you of any additional submittal requirements at the Pre-Application meeting, which is required prior to submitting your application.*

**ANNEXATION SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION**

Requests for annexation as permitted under Section 66.0217 Wisconsin Statutes.

**Review Time:** 45-60 days

**Reviewing Departments:** Community Development Planning & Building Inspection Divisions, Public Works Engineering Division, Fire Department, Water Utility.

**Reviewing Boards:** Plan Commission, Common Council

**In addition to this application and corresponding application fee you will also need:**

- One (1) digital (PDF) that includes of items listed below
  - Copy of your State of Wisconsin Request for Annexation Review Application
  - Signed City of Waukesha Direct Annexation Petition
  - Map of property of property to be annexed.
  - A boundary description (legal description of property to be annexed)
  - Any additional information on the annexation.

**HOUSE/BUILDING MOVE SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION**

Any application to move a home or building from one location to another in the City requires review by staff and the Plan Commission.

**Review Time:** 30-45 days

**Reviewing Departments:** Community Development Planning & Building Inspection Divisions, Public Works Engineering Division, Fire Department, Water Utility, Police Department, Any affected Public Utilities

**Reviewing Boards:** Plan Commission

**In addition to this application and corresponding application fee you will also need:**

- One (1) digital (PDF) that includes of items listed below
  - Address of existing structure and address of final destination for structure
  - Site Plan showing location of house/building at the new location
  - Proposed route for moving structure. Should also include any overhead wires, mailboxes, or other obstructions that will need to be temporarily relocated to allow for the house/building to get to the new site.

**STREET VACATIONS**

Street Vacations must be reviewed and approved by the Plan Commission.

**Review Time:** 45-60 days

**Reviewing Departments:** Community Development Planning & Building Inspection Divisions, Public Works Engineering Division, Fire Department, Water Utility.

**Reviewing Boards:** Plan Commission, Common Council

**In addition to this application and corresponding application fee you will also need:**

- One (1) digital (PDF) that includes a map and legal description of the areas to be vacated.

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_** Sheet 1 of 4

Being a part of the SW 1/4 of the NE 1/4 of Section 3, T6N, R18E  
 CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN  
 Combining Lot 18, Kimball's Plat of Subdivision of a part of Mill Reserve and  
 Lot 1 of CSM No. 11435 into one lot

**OWNER:**  
 DUFEK PROPERTIES LLC  
 C/O JON DUFEK  
 W247 S3414 PRAIRIE AVENUE  
 WAUKESHA, WI. 53186  
 (262) 853-0934

**REFERENCE BEARING:**  
 THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 3, TOWN 6  
 NORTH, RANGE 19 EAST WAS USED AS THE REFERENCE BEARING  
 AND HAS A BEARING OF S. 87° 40' 40" W. BASED ON WISCONSIN  
 STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 27)

**LOT-20 KIMBALL'S PLAT  
 AND PART OF MILL RESERVE  
 & UNPLATTED LANDS**

**OWNER:** CITY OF WAUKESHA  
 201 DELAFIELD ST.  
 WAUKESHA WI 53188  
 (TAX KEY WAKC 1305989)

**OWNER:** CITY OF WAUKESHA  
 201 DELAFIELD ST.  
 WAUKESHA WI 53188  
 (TAX KEY WAKC 1305277)

**SURVEYOR:**  
 JAHNKE & JAHNKE  
 ASSOCIATES INC.  
 JOHN W. JAHNKE S-917  
 711 W. MORELAND BLVD.  
 WAUKESHA WI. 53188  
 (262) 542 5797

**OWNER:** DAVID A &  
 CHRISTINE E HIERL  
 19320 W. HIGHLAND DR.  
 NEW BERLIN WI. 53146  
 (TAX KEY WAKC 1305282)

**OWNER:** CITY OF WAUKESHA  
 201 DELAFIELD ST.  
 WAUKESHA WI 53188  
 (TAX KEY WAKC 1305283001)

**PART OF  
 LOTS 22  
 KIMBALL'S  
 PLAT**

**BUILDING SETBACKS**

A	0.27' ENC.
B	0.28' ENC.
C	5.49'
D	5.53'
E	1.00'
F	22.3'
G	24.8'
H	1.00'
I	1.01'
J	0.55'
K	0.59'
L	0.53'
M	0.68'

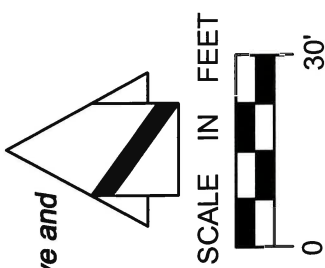
**OWNER:** PG & G  
 ENTERPRISES LLC  
 10101 W. INNOVATION  
 DRIVE UNIT 700  
 MILWAUKEE, WI 53226  
 (TAX KEY WAKC 1308284)

**SOUTHWEST CORNER  
 OF THE NORTHEAST 1/4  
 OF SECTION 3-6-19  
 CONC. MONU. WITH  
 BRASS CAP**  
 373,154.90  
 2,471,679.64

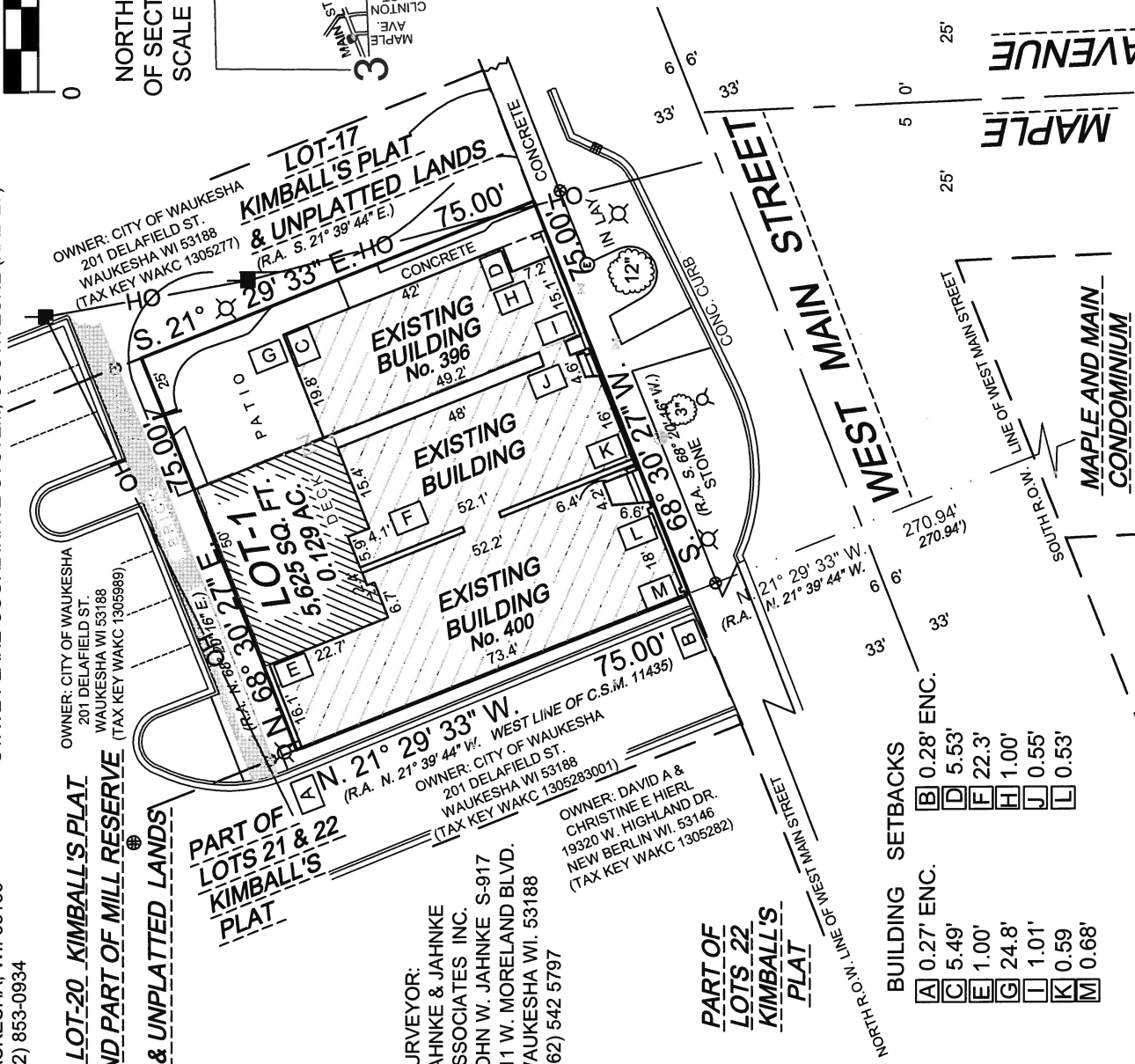
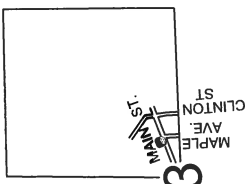
**LEGEND:**

- ⊗ "X" SET IN CONCRETE (5' OFF)
- ⊗ EXISTING LIGHT
- ⊗ HYDRANT
- ⊗ CONCRETE MONUMENT FOUND
- ⊗ POWER POLE
- (R.A.) RECORDED AS

INSTRUMENT DRAFTED BY JOHN W. JAHNKE  
 FILE NAME: S\PROJECTS\8788  
 PS WAUKESHA 5416



NORTHEAST 1/4  
 OF SECTION 3-6-19  
 SCALE 1" = 2000'



**SOUTHEAST 1/4 OF  
 THE NORTHEAST 1/4  
 OF SECTION 3-6-19  
 CONC. MONU. FD  
 WITH BRASSCAP**  
 373,261.86  
 2,474,323.34  
 (R.A. 1987.66) 2,474,323.34  
 1988.43

**SOUTHLINE OF THE NORTHEAST 1/4 F SECTION 3-6-18**  
 S. 87° 40' 40" W. 2646.10' (SURVEY & SEWRPC)  
 S. 87° 40' 40" W. 270.94'  
 S. 87° 40' 40" W. 270.94'

**PART OF LOTS 1-2-3  
 BLOCK-4  
 CUTLER'S ADDITION**



*John W. Jahnke*  
 JOHN W. JAHNKE - Wis. Reg. No. S-917  
 DATED THIS 26th DAY OF Nov., 2018



**CERTIFIED SURVEY MAP NO.**

Sheet 2 of 4

Being a part of the SW ¼ of the NE ¼ of Section 3, T6N, R18E  
 CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN  
 Combining Lot 18, Kimballs Plat of Subdivision of a part of Mill Reserve and  
 Lot 1 of CSM No. 11435 into one lot

**SURVEYOR'S CERTIFICATE:**

I, John W. Jahnke, professional land surveyor, being duly sworn on oath, hereby depose and say that I have surveyed, divided and mapped the following land bounded and described as follows:

Combining into one lot, Lot 18, Kimballs Plat of Subdivision of a part of Mill Reserve and Lot 1 of Certified Survey Map No. 11435, as recorded in Certified Survey Maps Book No. 113 on Pages 281 to 284, inclusive as Document No. 4201126, being a redivision of Lots 19 and 20 of Kimballs Plat of Subdivision of a part of Mill Reserve, all being part of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section 3, Town 6 North, Range 18 East, City of Waukesha, Waukesha County, Wisconsin.

**METES & BOUNDS DESCRIPTION:** Commencing at the southeast corner of the Northeast Quarter (NE ¼) of Section 3, Town 6 North, Range 18 East; thence South 87°40'40" West along the south line of said Northeast Quarter (NE ¼) 1988.43 feet; thence North 21°25'33" West 270.94 feet to the southwest corner of Lot 1, CSM No. 11435, the place of beginning of the land hereinafter described: thence North 21°29'33" West along the westerly line of said Lot 1, 75.00 feet to the northwest corner of said Lot 1; thence North 68°30'27" East along the northerly line and northerly line extended of said Lot 1, 75.00 feet; thence South 21°29'33" East along the easterly line of Lot 18, 75.00 feet; thence South 68°30'27" West along the northerly right-of-way line of West Main Street 75.00 feet to the place of beginning. Containing 5,625 square feet (0.129 acre) of land.

I further certify that I have made such survey, land division and map by the direction of the owners of said land; that such map is a correct representation of the exterior boundaries of the land surveyed and map thereof made; and that I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes pertaining to Certified Survey Maps (Section 236.34) and the regulations of the City of Waukesha in surveying, dividing and mapping the same.

  
 JOHN W. JAHNKE - Wis. Reg. No. S-917

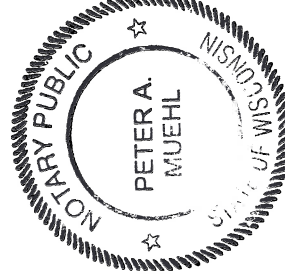


STATE OF WISCONSIN)ss  
 WAUKESHA COUNTY)

The above certificate subscribed and sworn to me this 16 day of November, 2018.

My commission expires July 5, 2019.

  
 PETER A. MUEHL – NOTARY PUBLIC



OWNER: DUFEK PROPERTIES LLC

Instrument drafted by John W. Jahnke

P.S. Waukesha 5416

**CERTIFIED SURVEY MAP NO.**

Sheet 3 of 4

Being a part of the SW ¼ of the NE ¼ of Section 3, T6N, R18E  
CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN  
Combining Lot 18, Kimballs Plat of Subdivision of a part of Mill Reserve and  
Lot 1 of CSM No. 11435 into one lot

OWNER'S CERTIFICATE:

As owner, I do hereby certify that I caused the land described on this map to be surveyed, divided and mapped as represented on this map. I also certify that this Certified Survey Map is required to be submitted to the following for approval: City of Waukesha

DUFEK PROPERTIES LLC

JONATHAN MICHAEL DUFEK, SOLE OWNER

STATE OF WISCONSIN )ss  
COUNTY OF WAUKESHA)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018, the above named  
JONATHAN MICHAEL DUFEK, to me known to be the person who executed the foregoing instrument and  
acknowledged the same.

My commission expires \_\_\_\_\_.

NOTARY PUBLIC -

CONSENT OF CORPORATE MORTGAGEE:

WAUKESHA STATE BANK, a corporation duly organized and existing by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, consents to the surveying, dividing and mapping of the land described in the foregoing affidavit of John W. Jahnke, surveyor, and consents to the above certificate of JONATHAN MICHAEL DUFEK, sole owner.

WAUKESHA STATE BANK

STATE OF WISCONSIN )ss  
COUNTY OF WAUKESHA)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_  
of the above named \_\_\_\_\_, to me known as the person who executed the foregoing  
instrument, and to me known to be the \_\_\_\_\_ of the \_\_\_\_\_ and  
acknowledged that they executed the foregoing instrument as such officer as the deed of \_\_\_\_\_  
by its authority.

My commission expires \_\_\_\_\_

NOTARY PUBLIC -

John W. Jahnke  
JOHN W. JAHNKE, Wis. Reg. No. S-917  
Dated this 26<sup>th</sup> day of NOVEMBER, 2018



OWNER: DUFEK PROPERTIES LLC

Instrument drafted by John W. Jahnke

P.S. Waukesha 5416



(262) 542-8200

**CERTIFIED SURVEY MAP NO.**

Sheet 4 of 4

Being a part of the SW ¼ of the NE ¼ of Section 3, T6N, R18E  
CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN  
Combining Lot 18, Kimballs Plat of Subdivision of a part of Mill Reserve and  
Lot 1 of CSM No. 11435 into one lot

CITY OF WAUKESHA PLAN COMMISSION APPROVAL:

Approved by the Plan Commission, City of Waukesha, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
SHAWN REILLY – CHAIRMAN

\_\_\_\_\_  
MARIA PANDAZI - SECRETARY

CITY OF WAUKESHA COMMON COUNCIL APPROVAL:

Approved by the Common Council, City of Waukesha, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
SHAWN REILLY – MAYOR

\_\_\_\_\_  
GINA KOZLIK – CLERK



John W. Jahnke  
JOHN W. JAHNKE – Wis. Reg. No. S-917  
Dated this 26<sup>th</sup> day of NOVEMBER, 2018

OWNER: DUFEK PROPERTIES LLC

Instrument drafted by John W. Jahnke

P.S. Waukesha 5416