

**TRANSMITTAL**

**To:** Plat Review – DOA  
101 E. Wilson Street, FL 9  
Madison, WI 53703

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**Project Name:** Monarch Preliminary Plat – City of Waukesha, Waukesha County

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**Project Number:** 3150342 (166454)

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**Date:** August 4, 2017

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<b>The Items Below are Transmitted:</b>	<b>Via:</b>
For Your Information _____	U.S. Mail _____
For Your Use _____	UPS Ground Delivery <u>  X  </u>
For Your Approval _____	UPS Next Day Air - Early AM (by 8:00am) _____
As Requested _____	UPS Next Day Air - (by 10:30am) _____
For Your Review and Comment <u>  X  </u>	UPS Next Day Air - Saver (by 3:00pm) _____
	Messenger Service - Priority _____
	Messenger Service - Regular _____
	Pick-Up _____
	Personal Delivery _____

Copies/Date/Description:		
1	7-24-17	Original Preliminary Plat
1		Request for Land Subdivision Plat Review form
1		WDOA review fee \$265 (Check 3203)
1		Waukesha County review fee \$1,201 (Check 3202)

**Remarks:** On behalf of Lake Country Land, LLC, we request your review and approval of the Monarch Preliminary Plat. It is our understand you will distribute this plat to Waukesha County and coordinate their review. Let me know if you have any questions, or if further documentation is needed.

This plat was previously submitted under the name "Overlook Hill" (2008) WDOA File No. 26344  
Waukesha County File No. 1816

**Copies to:** Lake Country Land LLC (via Email)

**Signed:**   
John P. Casucci, PLS

Deliver excellence, vision and responsive service to our clients.

# Request for Land Subdivision Plat Review

Department of Administration

Plat Review – DOA  
 Shipping Address: 101 E Wilson St FL 9  
 Madison WI 53703  
 Mailing Address: PO Box 1645  
 Madison WI 53701  
 Phone: 608-266-3200 Fax: 608-264-6104  
 Email: [plat.review@wi.gov](mailto:plat.review@wi.gov)  
 Web: <http://doa.wi.gov/platreview>

Subdivision Name: MONARCH

County: WAUKESHA

Surveyor, Company & Shipping Address:

Name: JOHN P. CASUCCI  
 Company: RASMITH NATIONAL, INC  
 Shipping Address: 16745 W. BLUEMOUND RD  
BROOKFIELD, WI 53005  
 Phone: 262-317-3249  
 Fax: \_\_\_\_\_  
 Email: john.casucci@rasmithnational.com

Surveyor's Seal



*John P. Casucci*  
 Surveyor's Signature

7-24-17  
 Date

**Complete: 1-8 for FINAL Plats; 4-8 for PRELIMINARY Plats; 7 for ASSESSOR'S Plats; or 1 & 4 for CSMs**

I certify that, as the Wisc. Registered Land Surveyor responsible for the field survey & preparation of this plat:

- All monuments have been set per s. 236.15 (1), Wis. Stats.  
OR  
 All exterior boundary monuments have been set, but the town, village or city has temporarily waived placing interior monuments per s. 236.15 (1)(h), Wis. Stats.
- Plat Review will make recordable document.  
OR  
 Surveyor will make recordable document.

3. Preliminary plat name:

4. Subdivider's name, LAKE COUNTRY LAND, LLC W240N1221 PEWAUKEE ROAD,  
 address and email: WAUKESHA, WI 53188 john@siepmannrealty.com

ENCLOSURES:

5.  Original drawing from surveyor. Number of sheets 1

6. Is this plat served by public sewer?  Yes  No

7.  Check or money order covering Department of Administration, Plat Review fee

8. DOT:  Not abutting a S.T.H., U.S.H. or I.H. OR  DOT form enclosed.

Surveyor's Receipt & Transmittal Record

Shaded Area for Office Use Only

Date Received:

Date Time Limit Expires:

Preliminary

Date Copies Sent:

County:

Final

By:

Plat Review Officer

Assessor

CSM

# Fee Schedule

A Guide for Calculating the Fee Required by Adm 49, Wis. Admin. Code

## PRELIMINARY PLAT

\$ 125 \$125 Filing Fee\*\*\*

\$ 100 \$100 Review Fee

\$ 40 Reprographics & Postage Fee - \$40/sheet x 1 sheets (required for all plats)

\*\*\*NOTE: The \$125 filing fee is required with the first submittal of the plat. An addition to a plat, even if originally part of an overall preliminary plat, or a replat, is a new file which requires the \$125 filing fee.

## FINAL PLAT

\$ \_\_\_\_\_ \$125 Filing Fee (required unless a preliminary plat has been previously submitted)\*\*\*

\$ \_\_\_\_\_ Parcel Fee - \$30/parcel x \_\_\_\_\_ parcels (\$120 minimum)

\$ \_\_\_\_\_ Reprographics & Postage Fee - \$40/sheet x \_\_\_\_\_ sheets (required for all plats)

## ASSESSOR'S PLAT

\$ \_\_\_\_\_ \$125 Filing Fee\*\*\*

\$ \_\_\_\_\_ Parcel Fee - \$30/parcel x \_\_\_\_\_ parcels (\$120 minimum)

\$ \_\_\_\_\_ Reprographics & Postage Fee - \$40/sheet x \_\_\_\_\_ sheets (required for all plats)

## REVISED PLAT (not certified)

\$ \_\_\_\_\_ \$120 Review Fee (minimum parcel fee)

\$ \_\_\_\_\_ Reconfiguration Fee (modification of parcel boundaries)-\$30/parcel x \_\_\_\_\_ parcels (\$120min)

## RESUBMITTED PLAT (previously certified or withdrawn)

\$ \_\_\_\_\_ \$120 Review Fee (minimum parcel fee)

\$ \_\_\_\_\_ Recertification Fee (reprographics & postage) - \$40/sheet x \_\_\_\_\_ sheets

\$ \_\_\_\_\_ Reconfiguration Fee (modification of parcel boundaries)-\$30/parcel x \_\_\_\_\_ parcels (\$120min)

## MISC

\$ \_\_\_\_\_ \$100 Certified Survey Map

\$ \_\_\_\_\_ \$ 50 Written pre-submission consultation request.

\$ 265 TOTAL FEE DUE \_\_\_\_\_ Advance Deposit Account number

Attach check or money order here, payable to: Department of Administration

### Shaded Area for Office Use Only

Date fee received: \_\_\_\_\_

Payee: \_\_\_\_\_ Check Number: \_\_\_\_\_

Check Date: \_\_\_\_\_

Amount: \_\_\_\_\_

LAKE COUNTRY LAND, LLC

3202

Waukesha Co Dept of Parks & Land Use

Check Number: 3202  
Check Date: Jul 27, 2017

Check Amount: \$1,201.00

Item to be Paid - Description

Discount Taker      Amount Paid

Monarch submittal fees (\$625 + \$16/lot x 36

1,201.00

LAKE COUNTRY LAND, LLC  
W240 N1221 Pewaukee Road  
Waukesha, WI 53188

M&I MARSHALL & ILSLEY BANK  
12-5/750

3202

Check Number: 3202

DATE  
Jul 27, 2017

Memo:

AMOUNT

\$ 1,201.00

One Thousand Two Hundred One and 00/100 Dollars

PAY  
TO THE  
ORDER  
OF:

Waukesha Co Dept of Parks & Land Use  
515 W Moreland Blvd  
Waukesha, WI 53188

  
AUTHORITARY SIGNATURE

MP

⑈003202⑈ ⑆075000051⑆ 00387⑈ 53913⑈

Security Features Included Details on Back.

LAKE COUNTRY LAND, LLC

3203

State of WI - DOA


Check Number: 3203  
Check Date: Jul 27, 2017

Check Amount: \$265.00  
Discount Taker      Amount Paid

Item to be Paid - Description

Monarch - submittal fees

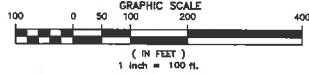
265.00

<b>LAKE COUNTRY LAND, LLC</b> W240 N1221 Pewaukee Road Waukesha, WI 53188		<b>M&amp;I MARSHALL &amp; ILSLEY BANK</b> 12-5/750	<b>3203</b>
Memo:		Check Number: 3203	DATE Jul 27, 2017
Two Hundred Sixty-Five and 00/100 Dollars			AMOUNT \$ 265.00
PAY TO THE ORDER OF:  State of WI - DOA PO Box 1645 Madison, WI 53701		 AUTHORIZED SIGNATURE	
⑈003203⑈ ⑆075000051⑆ 00387⑈5391⑈			

Details on Back. Security Features Included



**Web** Wetland water form, 2% TO 6% Slopes  
**Wha** Wetland water form, 2% TO 25% Slopes  
**GtB** Outwash all. form, 2% TO 6% Slopes  
**HmB** Highwater form, 2% TO 6% Slopes  
**HmB2** Highwater form, 2% TO 6% Slopes, eroded  
**HmC2** Highwater form, 6% TO 12% Slopes, eroded  
**HmD2** Highwater form, 12% TO 20% Slopes, eroded



**Surveyor & Engineer**  
 R. A. Smith National, Inc  
 16745 w Bluemound Road  
 Brookfield, WI. 53066  
 ph 262-781-1000  
 fax 262-797-7373

**Developer**  
 Siepmann Realty Corporation  
 W240 N1221 Pewaukee Road  
 Waukesha, WI. 53188  
 ph 262-850-9700

**OWNER**  
 Lake Country Land, LLC  
 W240 N1221 Pewaukee Road  
 Waukesha, WI. 53188

# MONARCH PRELIMINARY PLAT

Lot 2 of Certified Survey Map No. 10080 and lands being a part of the Northeast 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 20, Town 6 North, Range 16 East, in the City of Waukesha, County of Waukesha, State of Wisconsin  
 March 15, 2016 Drawing No. 186454-RMK

**Overseer/Approver**  
 Wisconsin Department of Administration  
 Waukesha County Department of Parks & Land Use  
 City of Waukesha

**Approving Agency**  
 City of Waukesha

1 Elevation refers to the City of Waukesha datum. Bearings are referenced to the Wisconsin State Plane Coordinate system-south zone

2 Topographic data surveyed by RASNI in July 2015.

3 Subdivision statistics

4. Developable lots are zoned R-3, Single Family Residential District  
 Minimum lot area: 6,000 square feet  
 Minimum lot width: 60 feet at building setback  
 Corner Lots  
 Minimum street setback: 20'  
 Minimum side setback: 10'  
 Minimum rear setback: 60'  
 Ordinary highwater mark of a navigable body of water: 75'

5. Site contains wetlands along drainage ditch per report by R.A. Smith National, Inc. in 2015.

6. There is no abandoned Open Site on this site.

7. Easements for utilities and drainage will be determined during site engineering and shown on the final plat.

8. Traffic Visibility (A.C. 403-02) in all districts no structures, fences or vegetation shall be permitted on a corner lot within twenty (20) feet of the point of intersection of the right-of-way lines (the "corner") which obstructs or interferes with traffic visibility.

9. Slope easements of not less than 10' adjacent to the right-of-way line shall be indicated on the plat. No permanent improvements shall be permitted between such slope easement as the concrete sidewalk is installed, and the plat shall so indicate.

10. No direct access from any Lots to Saylesville Road (C.T.H. X) shall be permitted. There will be no access to storm water management facilities from Saylesville Road (C.T.H. X).

**WETLAND AND ISOLATED NATURAL RESOURCES AREA PRESERVATION RESTRICTIONS:**

1. SPRINKLING AND FLOODING IS PROHIBITED EXCEPT IN CONNECTION WITH THE CONSTRUCTION OF A RESIDENCE IN A DESIGNATED BUILDING ENVELOPE (SETBACK AREA AS SHOWN HEREON) WITHIN THE ISOLATED NATURAL RESOURCES AREA AS PRE-APPROVED BY THE CITY OF WAUKESHA.
2. THE REMOVAL OF TOP SOIL OR OTHER EARTHEN MATERIALS IS PROHIBITED EXCEPT IN CONNECTION WITH THE CONSTRUCTION OF A RESIDENCE IN A DESIGNATED BUILDING ENVELOPE (SETBACK AREA AS SHOWN HEREON) WITHIN THE ISOLATED NATURAL RESOURCES AREA AS PRE-APPROVED BY THE CITY OF WAUKESHA.
3. THE REMOVAL OR DESTRUCTION OF ANY VEGETATIVE COVER, i.e., TREES, SHRUBS, GRASSES, ETC. IS PROHIBITED EXCEPT IN CONNECTION WITH THE CONSTRUCTION OF A RESIDENCE IN A DESIGNATED BUILDING ENVELOPE WITHIN THE ISOLATED NATURAL RESOURCES AREA AS PRE-APPROVED BY THE CITY OF WAUKESHA AND THE WISCONSIN CO. DEPT. OF PARKS & LAND USE-PLANNING & ZONING DIVISION. SILVICULTURAL THINNING, UPON THE RECOMMENDATION OF A FORESTER OR NATURALIST AND WITH APPROVAL FROM THE CITY OF WAUKESHA AND/OR THE WISCONSIN CO. DEPT. OF PARKS & LAND USE-PLANNING & ZONING DIVISION, SHALL ALSO BE PERMITTED.
4. GRAZING BY DOMESTICATED ANIMALS, i.e., HORSES, COWS, ETC. SHALL BE DISCOURAGED TO THE GREATEST EXTENT POSSIBLE.
5. THE INTRODUCTION OF PLANT MATERIAL NOT INGENUOUS TO THE EXISTING ENVIRONMENT OF THE WETLAND AND ISOLATED NATURAL RESOURCES AREA IS PROHIBITED.
6. PONDS MAY BE PERMITTED SUBJECT TO THE APPROVAL OF THE MUNICIPALITY IN WHICH THEY ARE LOCATED AND, IF APPLICABLE, THE WAUKESHA CO. DEPT. OF PARKS & LAND USE-PLANNING & ZONING DIVISION, THE WISCONSIN DEPT. OF NATURAL RESOURCES AND THE ARMY CORPS OF ENGINEERS.

**OUTLOT OWNERSHIP**

7. EACH INDIVIDUAL LOT OWNER SHALL HAVE AN UNDIVIDABLE FRACTIONAL OWNERSHIP IN OUTLOTS NUMBERS 1, 2, 3, 4, AND 5 AND WAUKESHA COUNTY SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL CHARGES IN THE EVENT THEY BECOME THE OWNER OF ANY LOT OR OUTLOT IN THE SUBDIVISION BY REASON OF TAX DELINQUENCY.

**VISION CORNER EASEMENT PLACED**

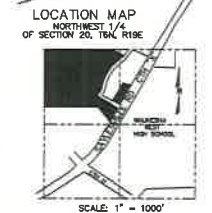
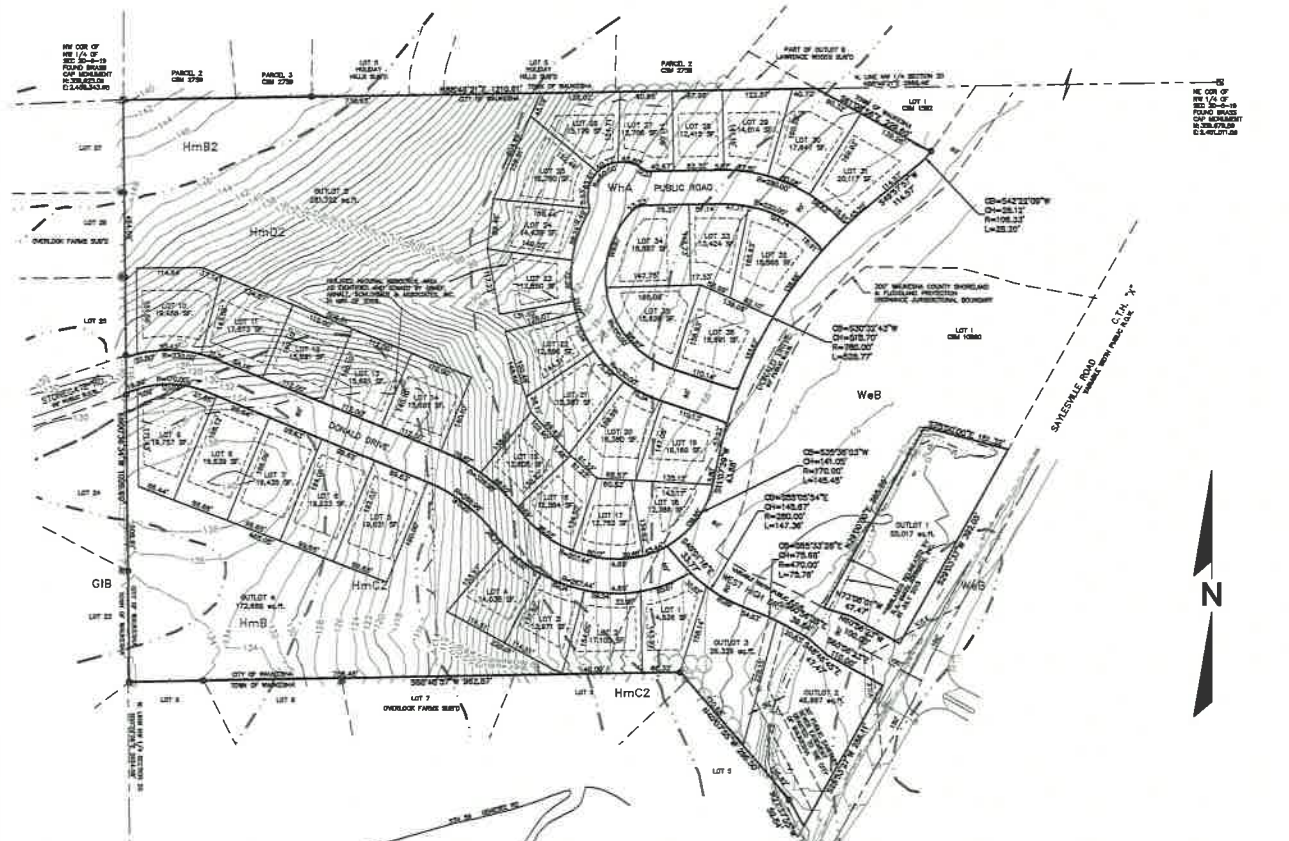
THE HEIGHT OF ALL PLANTINGS, BERMS, FENCES, SIGNS OR OTHER STRUCTURES WITHIN THE VISION CORNER EASEMENT IS LIMITED TO 24 INCHES ABOVE THE ELEVATION OF THE CENTER OF THE INTERSECTION. NO ACCESS TO ANY ROADWAY SHALL BE PERMITTED WITHIN THE VISION CORNER EASEMENT.

**EASEMENT RESTRICTION - GROUNDWATER**

ALL PRODUCE ALL LOTS IN THE SUBDIVISION HAVE BEEN REVIEWED AND APPROVED FOR DEVELOPMENT WITH SINGLE-FAMILY RESIDENTIAL USE IN ACCORDANCE WITH SECTION 90.01(2) OF THE WISCONSIN STATUTES. SOME LOTS MAY 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 EITHER A LICENSED PROFESSIONAL ENGINEER OR OTHER SOILS EXPERT DESIGN A FOUNDATION AND FOUNDATION THAT WILL BE SUITABLE TO WITHSTAND THE VARIOUS PROBLEMS ASSOCIATED WITH SATURATED SOIL CONDITIONS ON EASEMENT WALLS FOR 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.

**NOTE**

THE MAINTENANCE RESPONSIBILITIES OF ALL SURFACE WATER SWALES, DRAINAGE DITCHES, PONDS AND OTHER SUCH FACILITIES, AND ALL OUTLOTS SHALL REMAIN WITH THE HOMEOWNERS ASSOCIATION.



**SURVEYOR'S CERTIFICATE**

I, John P. Casewo, Professional Land Surveyor, do hereby certify that the preliminary plat is a correct representation of the existing land features, dimensions, and that I to the best of my knowledge and belief have complied with the applicable ordinances in preparing the same.

Dated this 2nd Day of July, 2017

*John P. Casewo*  
 John P. Casewo, PLS S-3095



**R.A. Smith National, Inc.**  
 Beyond Surveying and Engineering

1100 W. Bluemound Road, Brookfield, WI 53005, USA  
 262.797.1000 Fax: 262.797.7111 www.ra-smithnational.com  
 Milwaukee WI Orange County CA Peabody MA  
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