

06-01-2021,

RE: Paul & Jennifer Nowak  
301 Blair Ct., Waukesha 53188

City of Waukesha,

I am re-submitting my request that was before the Plan Commission on April 28<sup>th</sup>, 2021. The Project Number was CSM21-00002 and was approved with a few minor adjustments to the Certified Survey Map. The corrections were done, and I have enclosed a copy of the CSM for this next request.

The proposal made before the Plan Commission was for East Sutton Condominium Association to sell land to myself, 301 Blair Ct, and my neighbor 302 Blair Ct. The land was then to be combined with our existing properties with each of us having ended up with one larger lot.

I have a mortgage on my property and as part of the CSM, I need to get "Consent of Corporate Mortgagee" as highlighted on page 4 of the CSM. I submitted the page for signature along with a letter of explanation and the request was denied. I have enclosed a copy of the letter.

The only way to combine my current property together with the land purchase as one lot would be to refinance. However, after consulting with my current mortgage carrier, Citizens One and an independent mortgage consultant, I can not refinance while I have an open offer to purchase. I also can not close on the property as originally proposed without the Corporate Mortgagee signing off.

The solution is for me (301 Blair Ct.) to purchase the additional land from East Sutton Condominium Association and hold it as a separate property. If I can do that, we can complete the land purchase, and after I receive the title on the new land, I can then work with an attorney to get the legal description changed and move on to refinance and bring these two properties together. On the enclosed CSM I have highlighted on page 1 & 2 the area that I propose to be held as a separate property.

With the Plan Commission approval, I will work with the Atlas Survey to have the CSM updated to my proposal along with any recommendations or additional verbiage from the City of Waukesha.

If anyone would like to reach out to me for clarification prior to the June meeting, I can be reached at 414-704-8140 (cell) or at [paulnowak91@gmail.com](mailto:paulnowak91@gmail.com).

Thank-you for your consideration.

Sincerely,



Paul Nowak

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

LOTS 4 & 5, BLOCK 2 OF NORTH BURTON, AND PARCEL 1 OF C.S.M. NO. 6886 LOCATED IN THE NE. 1/4 OF THE NW. 1/4, AND THE NW. 1/4 OF THE NE. 1/4 OF SECTION 5, T.19E., R.19E., CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

## ATLAS SURVEY

2826 SAINT ANDREWS COURT  
WAUKESHA, WI 53188  
(262) 901-5256  
WWW.ATLASSURVEYWI.COM

**SURVEYOR:**  
BRYCE KACZOR, PLS S-2803  
**SURVEY FOR:**  
PAUL NOWAK  
(414) 704-8140  
**PROPERTY:**  
301 & 302 BLAIR COURT &  
E. SUTTON PLACE,  
WAUKESHA, WI 53188

SCALE: 1" = 50'



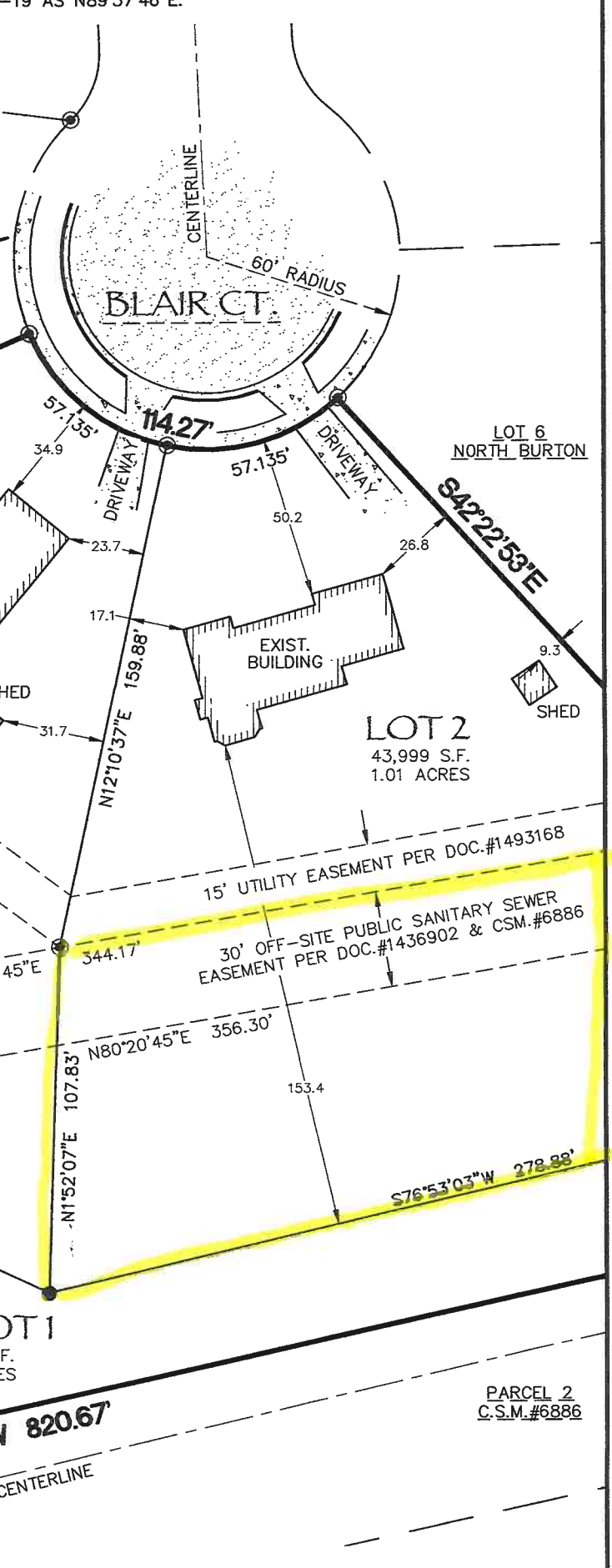
### LEGEND

- ⊙ - 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- - 3/4" DIA. REBAR SET, 18" LONG, WT. = 1.13 LBS./LIN. FT.

BEARINGS ARE REFERENCED TO NAD27, WISCONSIN STATE PLANE, SOUTH ZONE, GRID NORTH ON THE NORTH LINE OF THE NW 1/4 OF SECTION 5-6-19 AS N89°57'46"E.



*Bryce Kaczor*  
DATED THIS 7TH DAY OF MAY 2021



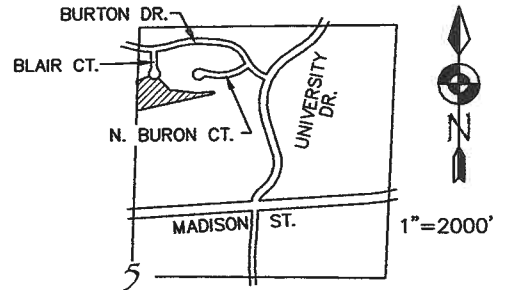
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LOTS 4 & 5, BLOCK 2 OF NORTH BURTON, AND PARCEL 1 OF C.S.M. NO. 6886 LOCATED IN THE NE. 1/4 OF THE NW. 1/4, AND THE NW. 1/4 OF THE NE. 1/4 OF SECTION 5, T.6N., R.19E., CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

## NOTES:

- EASEMENT LOCATIONS BASED ON NORTH BURTON AND C.S.M.#6886.
- THE SURVEYOR TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A VISUAL INSPECTION.
- DUE TO SNOW COVER THE ACCURACY OF DRIVEWAYS, WALKS AND POTENTIAL STRUCTURES BURIED BY SNOW CAN NOT BE RELIED UPON.
- FIELD WORK COMPLETED FEBRUARY 16, 2021.
- OUTLOT 1 IS ACCESSED BY BEING PHYSICALLY ADJACENT TO PARCEL 2 OF CSM 6886 AND OUTLOT 2 OF BRENDAN WAY, WHICH ARE ALL PART OF EAST SUTTON A VILLAGE OF BROOKSHIRE CONDOMINIUM. OUTLOT 1 CANNOT BE CONVEYED SEPARATELY FROM SAID CONDOMINIUM, CSM 5314, OUTLOT 2 OF BRENDAN WAY, OR PARCEL 2 OF CSM 5314.

LOCATION MAP  
NE. 1/4 SEC. 5-T6N-R19E



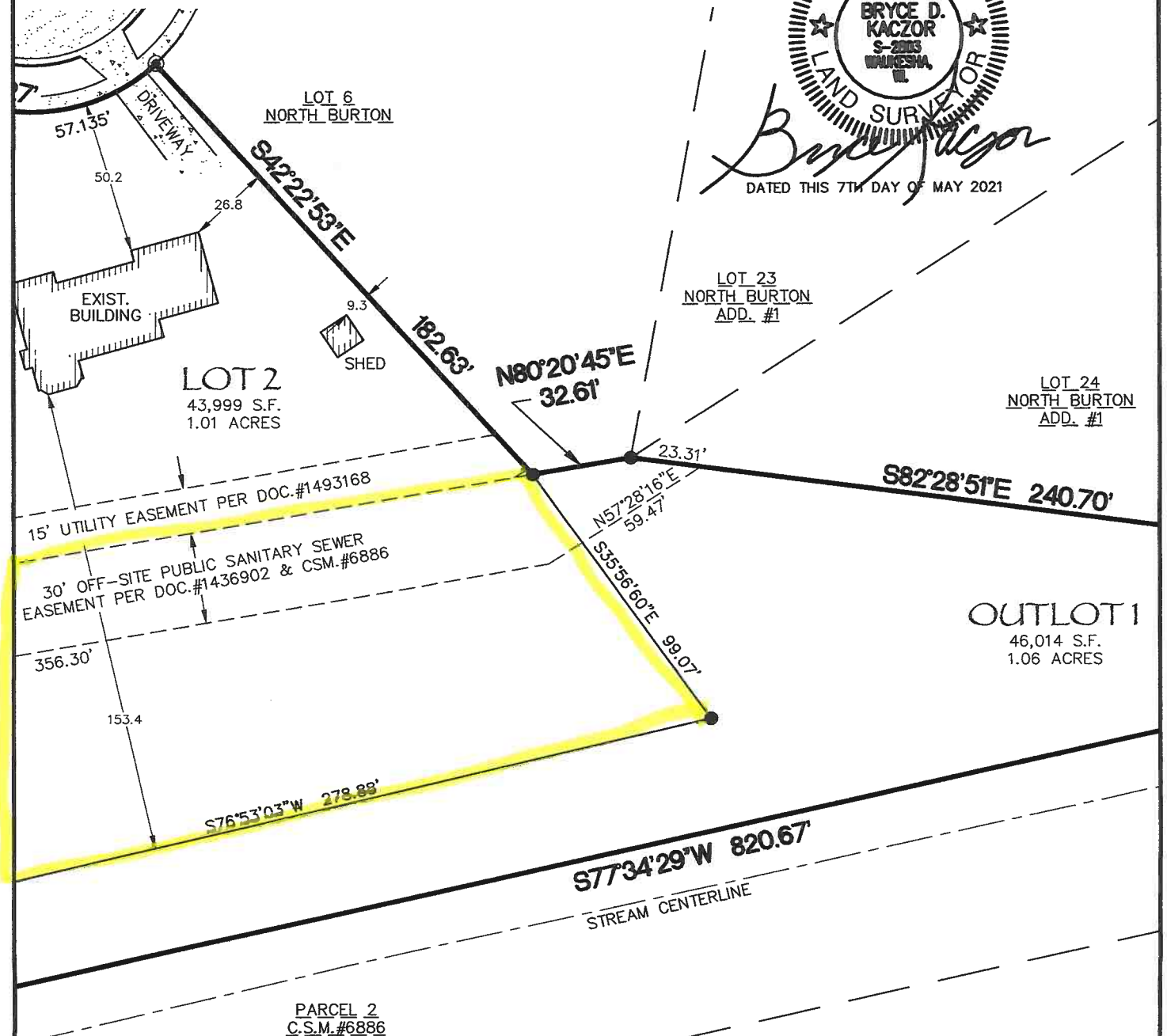
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BEARINGS ARE REFERENCED TO NAD27, WISCONSIN STATE PLANE, SOUTH ZONE, GRID NORTH ON THE NORTH LINE OF THE NW 1/4 OF SECTION 5-6-19 AS N89°57'46"E.



*Bryce D. Kaczor*  
DATED THIS 7TH DAY OF MAY 2021



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

LOTS 4 & 5, BLOCK 2 OF NORTH BURTON, AND PARCEL 1 OF C.S.M. NO. 6886 LOCATED IN THE NE. 1/4 OF THE NW. 1/4, AND THE NW. 1/4 OF THE NE. 1/4 OF SECTION 5, T.6N., R.19E., CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

## SURVEYOR'S CERTIFICATE:

I, Bryce D. Kaczor, Registered Land Surveyor hereby certify; That I have surveyed, divided and mapped all that being Lots 4 & 5, Block 2 of North Burton, and Parcel 1 of C.S.M. No. 6886 located in the NE. 1/4 of the NW. 1/4, and the NW. 1/4 of the NE. 1/4 of Section 5, T.6N., R.19E., City of Waukesha, Waukesha County, Wisconsin, more fully described as follows:  
Lots 4 & 5, Block 2 of North Burton, and Parcel 1 of C.S.M. No. 6886.

That I have made such survey, land division and Certified Survey Map by the direction of PAUL A. NOWAK AND JENNIFER J. NOWAK, THE TRUST AGREEMENT OF RICHARD L. AND VICTORIA J. FRIEDECK, AND EAST SUTTON CONDOMINIUM ASSOCIATION, INC., owners of said lands. That such survey is a correct representation of all the exterior boundaries of the lands surveyed and the division thereof made. That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the subdivision regulations of the City of Waukesha in surveying, dividing and mapping the same.

Dated this 7th day of May, 2021.

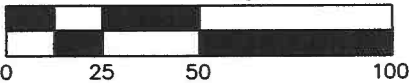
*Bryce Kaczor*  
Bryce D. Kaczor, PLS S-2803



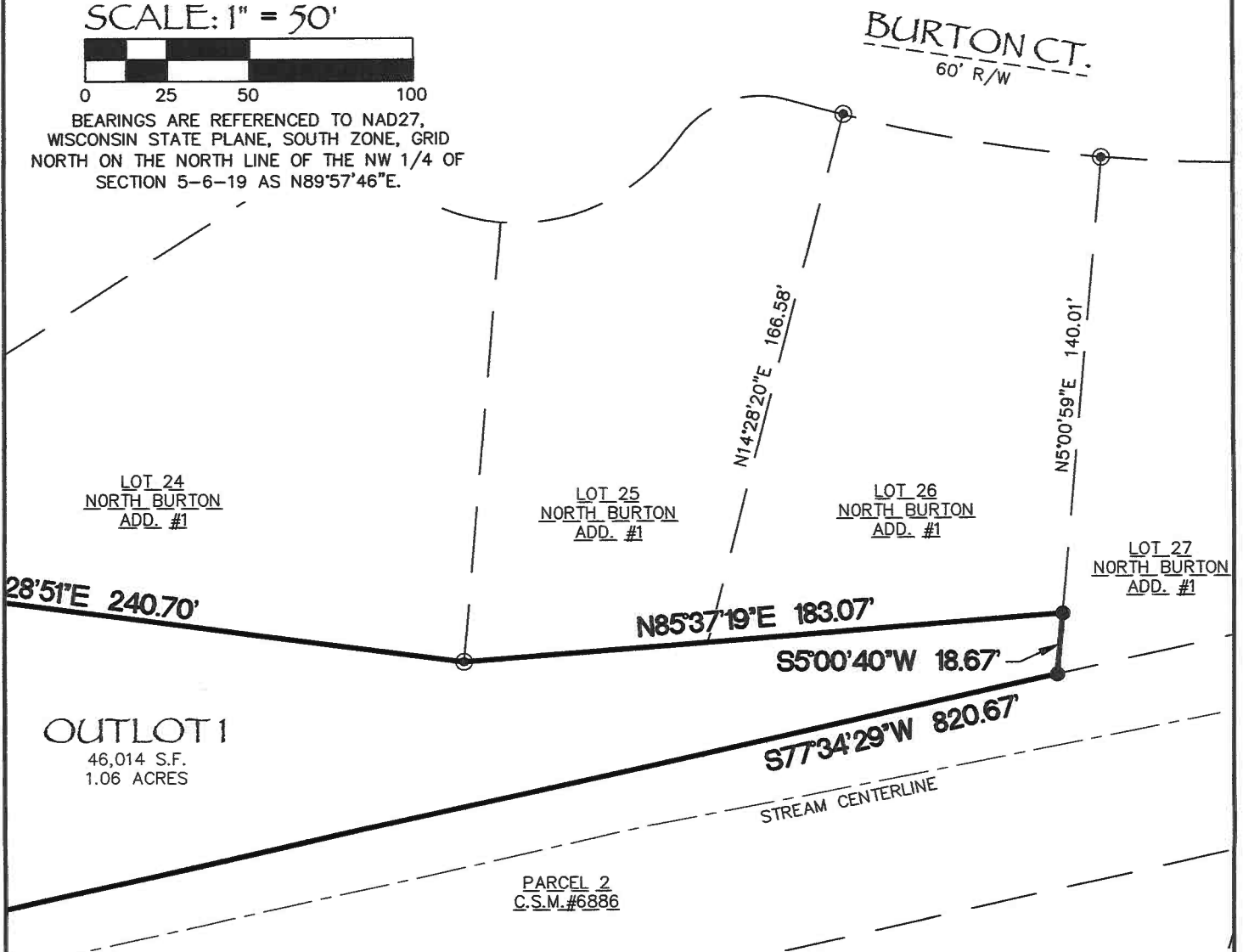
## CURVE TABLE

LOT	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING
EXT	60.00'	109°07'00"	114.270'	000.00'	N 00°00'00" E
1	60.00'	54°33'30"	57.135'	55.00'	S 50°32'38" E
2	60.00'	54°33'30"	57.135'	55.00'	N 74°53'52" E

SCALE: 1" = 50'



BEARINGS ARE REFERENCED TO NAD27, WISCONSIN STATE PLANE, SOUTH ZONE, GRID NORTH ON THE NORTH LINE OF THE NW 1/4 OF SECTION 5-6-19 AS N89°57'46"E.





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## OWNER'S CERTIFICATE OF DEDICATION:

As owners, We hereby certify that we caused that land described on this plat to be surveyed, divided, mapped and dedicated as represented on the Certified Survey Map. We also certify that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

- 1) CITY OF WAUKESHA

WITNESS the hand and seal of said owner this \_\_\_\_\_ day of \_\_\_\_\_  
In Presence of:

\_\_\_\_\_  
PAUL A. NOWAK

\_\_\_\_\_  
JENNIFER J. NOWAK

STATE OF WISCONSIN)

\_\_\_\_\_ COUNTY) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, the above named PAUL A. NOWAK AND JENNIFER J. NOWAK to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_ County, Wisconsin

My Commission Expires \_\_\_\_\_

## CONSENT OF CORPORATE MORTGAGEE:

\_\_\_\_\_, 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 dedication of the land described on this Certified Survey Map, and does hereby consent to the above certificate of PAUL A. NOWAK AND JENNIFER J. NOWAK, Owners.

IN WITNESS WHEREOF, said \_\_\_\_\_ has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_, and countersigned by \_\_\_\_\_, its \_\_\_\_\_ at \_\_\_\_\_, Wisconsin, and its corporate seal to be hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

In presence of:

\_\_\_\_\_  
\_\_\_\_\_

STATE OF WISCONSIN)

\_\_\_\_\_ COUNTY) SS)

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

\_\_\_\_\_  
Notary Public

\_\_\_\_\_ County, Wisconsin

My Commission Expires \_\_\_\_\_



*Bryce D. Kaczor*  
DATED THIS 7TH DAY OF MAY 2021

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## CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

THE TRUST AGREEMENT OF RICHARD L. AND VICTORIA J. FRIEDECK duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said Trust Agreement caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.

THE TRUST AGREEMENT OF RICHARD L. AND VICTORIA J. FRIEDECK does further certify that this Certified Survey Map is required by S236.10 or S236.12 to be submitted to the following for approval or objection:

- 1) CITY OF WAUKESHA

IN WITNESS WHEREOF, said THE TRUST AGREEMENT OF RICHARD L. AND VICTORIA J. FRIEDECK, has caused these presents to be signed by RICHARD L. FRIEDECK, its Trustee, and countersigned by VICTORIA J. FRIEDECK, its Trustee, at \_\_\_\_\_, Wisconsin, and its corporate seal to be hereunto affixed on this \_\_\_\_\_ day of \_\_\_\_\_.

In Presence of:

\_\_\_\_\_  
RICHARD L. FRIEDECK, Trustee

\_\_\_\_\_  
VICTORIA J. FRIEDECK, Trustee

STATE OF WISCONSIN)

\_\_\_\_\_ COUNTY) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, the above named RICHARD L. FRIEDECK, Member, and VICTORIA J. FRIEDECK, Trustees, of the above named corporation, to me known to be such Members of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_ County, Wisconsin

My Commission Expires \_\_\_\_\_



*Bryce D. Kaczor*  
DATED THIS 7TH DAY OF MAY 2021

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## CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

EAST SUTTON CONDOMINIUM ASSOCIATION, INC. a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.

EAST SUTTON CONDOMINIUM ASSOCIATION, INC. does further certify that this Certified Survey Map is required by S236.10 or S236.12 to be submitted to the following for approval or objection:

1) CITY OF WAUKESHA

IN WITNESS WHEREOF, said corporation, has caused these presents to be signed by \_\_\_\_\_, its Member, and countersigned by \_\_\_\_\_, its Member, at \_\_\_\_\_, Wisconsin, and its corporate seal to be hereunto affixed on this \_\_\_\_\_ day of \_\_\_\_\_

In Presence of:

\_\_\_\_\_, Member

\_\_\_\_\_, Member

STATE OF WISCONSIN)

\_\_\_\_\_ COUNTY) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, the above named \_\_\_\_\_, Member, and \_\_\_\_\_, Member, of the above named EAST SUTTON CONDOMINIUM ASSOCIATION, INC., to me known to be such Members of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_ County, Wisconsin

My Commission Expires \_\_\_\_\_

## COMMON COUNCIL APPROVAL CERTIFICATE:

Resolved that the Certified Survey Map, in the City of Waukesha, PAUL A. NOWAK AND JENNIFER J. NOWAK, THE TRUST AGREEMENT OF RICHARD L. AND VICTORIA J. FRIEDECK, AND EAST SUTTON CONDOMINIUM ASSOCIATION, INC., owners, are hereby approved by the Common Council.

All conditions have been met as of the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Date: \_\_\_\_\_ Signed \_\_\_\_\_  
Mayor Shawn N. Reilly, Chairperson

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Common Council of the City of Waukesha.

Date: \_\_\_\_\_ Signed \_\_\_\_\_  
City Clerk

## PLANNING COMMISSION APPROVAL:

APPROVED by the Planning Commission of the City of Waukesha on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Mayor Shawn N. Reilly, Chairperson

\_\_\_\_\_  
Secretary



*Bryce D. Kaczor*  
DATED THIS 7TH DAY OF MAY 2021