

PLAT OF SURVEY WITH TOPOGRAPHIC DATA

KNOWN AS S15 W22724 ARCADIAN AVENUE, IN THE TOWN OF WAUKESHA, COUNTY OF WAUKESHA, STATE OF WISCONSIN

PARCEL I:
ALL THAT PART OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION ONE (1), IN TOWNSHIP SIX (6) NORTH, RANGE NINETEEN (19) EAST, IN THE TOWN OF WAUKESHA, COUNTY OF WAUKESHA, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 1, THENCE NORTH 89°55'44" EAST, ALONG THE NORTH LINE OF THE SECTION, 1464.77 FEET TO THE CENTERLINE OF COUNTY TRUNK HIGHWAY "A", THENCE SOUTH 5°32'01" EAST, ALONG SAID CENTERLINE, 645.17 FEET; THENCE SOUTH 89°11' WEST, 60.20 FEET TO THE PLACE OF BEGINNING OF THE PARCEL, HEREINAFTER DESCRIBED; THENCE CONTINUING SOUTH 89°11' WEST, ALONG THE EAST LINE OF THE NORTHEAST CORNER OF ANOKA HEIGHTS SUBDIVISION; THENCE SOUTH 00°55' WEST, ALONG THE EAST LINE OF SAID SUBDIVISION AND ITS EXTENSION 660.00 FEET TO THE CENTERLINE OF STATE TRUNK HIGHWAY 59"; THENCE NORTH 89°11' EAST, ALONG SAID CENTERLINE, 96.29 FEET; THENCE NORTH 41°50' EAST, 121.65 FEET; THENCE NORTH 5°32'01" WEST, ALONG THE WEST LINE OF COUNTY TRUNK HIGHWAY "A", 572.16 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THOSE LANDS DESCRIBED BY DOCUMENT NO. 3108664.

PARCEL IV:
LOTS THIRTY ONE (31) AND THIRTY TWO (32), IN PLAT OF ANOKA HEIGHTS, SUBDIVISION OF PART OF THE NORTH ONE-HALF (1/2) OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION ONE (1), IN TOWNSHIP SIX (6) NORTH, RANGE NINETEEN (19) EAST, IN THE TOWN OF WAUKESHA, COUNTY OF WAUKESHA, STATE OF WISCONSIN.

AUGUST 8, 2016
KS ENERGY SERVICES, LLC
SURVEY NO. 163861-BMU
THIS SURVEY WAS PREPARED BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 0709A0208 EFFECTIVE DATE OF SEPTEMBER 17, 2007, WHICH LISTS THE FOLLOWING EASEMENTS AND/OR RESTRICTIONS FROM SCHEDULE B-I:

1. **NOT SURVEY RELATED**
- 2-4. **VISIBLE EVIDENCE SHOWN, IF ANY**
- 5-15. **NOT SURVEY RELATED**
16. **EASEMENT IN AWARD OF DAMAGES RECORDED ON DECEMBER 11, 2003 AS DOCUMENT NO. 3108664 (AFFECTS PARCEL I). AFFECTS SITE BY LOCATION - SHOWN**
17. **NOT SURVEY RELATED**
18. **PUBLIC OR PRIVATE RIGHTS, IF ANY, IN SUCH PORTION OF THE PREMISES DESCRIBED IN SCHEDULE A HEREOF AS MAY BE LAID OUT, USED OR DEDICATED FOR STREET, HIGHWAY OR ALLEY PURPOSES. AFFECTS SITE BY LOCATION - EXISTING STREETS, HIGHWAYS, AND ALLEYS SHOWN, IF ANY.**
19. **LIMITED ACCESS RESTRICTION AS CONTAINED IN AWARD OF DAMAGES BY WAUKESHA COUNTY HIGHWAY COMMITTEE RECORDED ON NOVEMBER 13, 1944 IN VOLUME 932 OF DEEDS, AT PAGE 454, AS DOCUMENT NO. 577033 (AFFECTS PARCEL I). AFFECTS SITE BY LOCATION - SHOWN**
20. **RIGHTS OF THE PUBLIC IN SO MUCH OF THE SUBJECT PREMISES AS ARE AFFECTED BY ORDINANCE ADOPTED BY THE BOARD OF SUPERVISORS OF WAUKESHA COUNTY ON JUNE 18, 1954, AND APPROVED BY THE VARIOUS TOWNSHIP IN SAID COUNTY ESTABLISHING THE WIDTH OF S.T.H. "59" AT 120 FEET, AND ORDAINING THAT SAID HIGHWAY BE WIDENED TO THE WIDTH SO ESTABLISHED, TOGETHER WITH RIGHTS OF THE PUBLIC IN THAT PORTION OF SAID PREMISES LYING WITHIN THE LIMITS OF SAID ROAD AND NOT AFFECTED BY SAID ORDINANCE. A NOTICE AND PLAT, ETC. IN SAID MATTER WAS FILED ON APRIL 18, 1957, AS NO. 1 (AFFECTS PARCEL I). AFFECTS SITE BY LOCATION - CURRENT RIGHT OF WAY LINE SHOWN**
- 21-22. **NOT SURVEY RELATED**
23. **UTILITY EASEMENT RECORDED ON SEPTEMBER 12, 1952 IN VOLUME 583 OF DEEDS, AT PAGE 579 AS DOCUMENT NO. 370542. AFFECTS SITE BY LOCATION - SHOWN**

I Certify that I have surveyed the above described property (parcel(s)) and the above map is correct to the best of my professional knowledge and belief and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and visible encroachments, and the location of all other things shown on the map, and I guarantee the file hereto, within one (1) year from date hereof.

ERIC R. STURM
PROFESSIONAL WISCONSIN LAND SURVEYOR S-2309



LEGEND

- () INDICATES RECORDED DIMENSION WHICH DIFFERS FROM ACTUAL MEASUREMENT
- OR SECTION OR 1/4 SECTION
- 1" = 100' CORNER AS DESCRIBED
- 1" = 100' (UNLESS OTHERWISE NOTED)
- 0" = 1" DIA. IRON PIPE, 18" LONG-SET (UNLESS OTHERWISE NOTED)
- BOLLARD
- BOLLARD WITH MONITORING WELL
- FLAGPOLE
- MAILBOX
- BILLBOARD
- AIR CONDITIONER
- TRAFFIC SIGNAL
- RAILROAD CROSSING SIGNAL
- METAL SIGN
- POWER POLE
- GUY POLE
- LIGHT POLE
- SPOT/WARD/PEDESTAL LIGHT
- ELECTRIC METER
- ELECTRIC PEDESTAL
- ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL
- TELEPHONE PEDESTAL WITH OPTIC
- GAS METER
- GAS VALVE
- STORM MANHOLE
- ROUND INLET
- SANITARY MANHOLE OR SEPTIC VENT
- SANITARY INTERCEPTOR MANHOLE
- MISCELLANEOUS MANHOLE
- HYDRANT
- WATER SERVICE CURB STOP
- WATER MANHOLE
- WELLS
- WELLS FLAG
- CONFERIOUS TREE
- SHURUB
- EDGE OF TREES
- SANITARY SEWER
- WATER MAIN
- MARKED GAS MAIN
- OVERHEAD CABLE
- OVERHEAD CABLE
- BUREAU ELEC. SERV.
- MARKED CABLE (ONE LINE)
- MARKED CABLE (ONE LINE)
- MARKED FIBER OPTIC
- INDICATES EXISTING
- INDICATES DISTING
- SPOT ELEVATION
- SPOT ELEVATION

R.A. Smith National, Inc.

Beyond Surveying
and Engineering

1820 W. 150th Street, Suite 200, Edina, MN 55425
612-437-1000 Fax: 612-437-1001
S: 510560 (dmg) PS201030.DWG: S15W2274 ARCADIAN AVE. 20161024

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED IN PART UPON INFORMATION FURNISHED TO US BY THE COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO. (P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

0 30 60
Feet
GRAPHIC SCALE

NW CORNER
NW 1/4
SECTION 1
T 6N, R19E

N89°45'18"E (DESC AS N89°55'44"E) 1464.77'
N88°56'07"E 89.62'
N89°45'18"E (DESC AS S05°32'01"E) 505°42'27"E 645.17'

N00°40'07"E 136.00'
N00°40'07"E 136.00'
N00°40'07"E 136.00'

S05°46'54"E 542.70'
S05°46'54"E 542.70'

S88°56'07"W 132.00'
S88°56'07"W 132.00'

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S88°56'07"W 132.00'



COAST CAR WASH – PRELIMINARY CONDITIONAL USE PERMIT -- PC16-0062

EXHIBIT 19

Rezone – Parcel 1 Signature of Owner TDX, LLC

The reasons for this rezoning petition are:

Establish the appropriate zoning for the property to allow for the development of a state of the art carwash.

Parcel 1

Signature of Owner(s): T.C. Schuetz

Owner's Name (Printed): T.C. SCHUETZ (TDX LLC)

Address of Owner: 1603 MANHATTAN DR.
WALKESSA, WI 53186

Phone Number of Owner: 262-370-5105

Parcel IV

Signature of Owner(s): _____

Owner's Name (Printed): _____

Address of Owner: _____

Phone Number of Owner: _____



**CITY OF WAUKESHA
PLAN COMMISSION**

Application for Review

Date Submitted _____

Name of Project: COAST CAR WASH
Address (if no address, location): W 227 S1584 ANITOL AVE

Applicant information:

Name: MIKE + BETH KLUMB
Company Name: COAST CAR WASH, LLC
Address: N 1993 BIRCHES DRIVE
LAKE GENEVA, WI 53147
Phone: 262-613-5566

Owner information:

Name: SAME
Company Name: TDX LLC
Address: 1603 MANHATTAN DR.
WAUKESHA, WI 53186
Phone: 262-370-5105

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 checked="" type="checkbox"/> Rezoning: Attach COPY of rezoning petition along with fee. Original must be submitted to City Clerk.	\$350
<input 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 checked="" type="checkbox"/> ** Conditional Use with Site Plan (Check appropriate box)	<input checked="" 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: _____

Rev. 03/2015

COAST CAR WASH – PRELIMINARY CONDITIONAL USE PERMIT -- PC16-0062

EXHIBIT 20

Rezone – Parcel IV Signature of Owner Irene Boschuet

The reasons for this rezoning petition are:

Establish the appropriate zoning for the property to allow for the development of a state of the art carwash.

Parcel 1

Signature of Owner(s): Robert Rupnow

Owner's Name (Printed): Robert Rupnow

Address of Owner: 45-995 Waialeale Rd
Apt 23

Phone Number of Owner: 808-392-5708

Parcel IV

Signature of Owner(s): Reverend A. Boschetto

Owner's Name (Printed): Reverend A. Boschetto

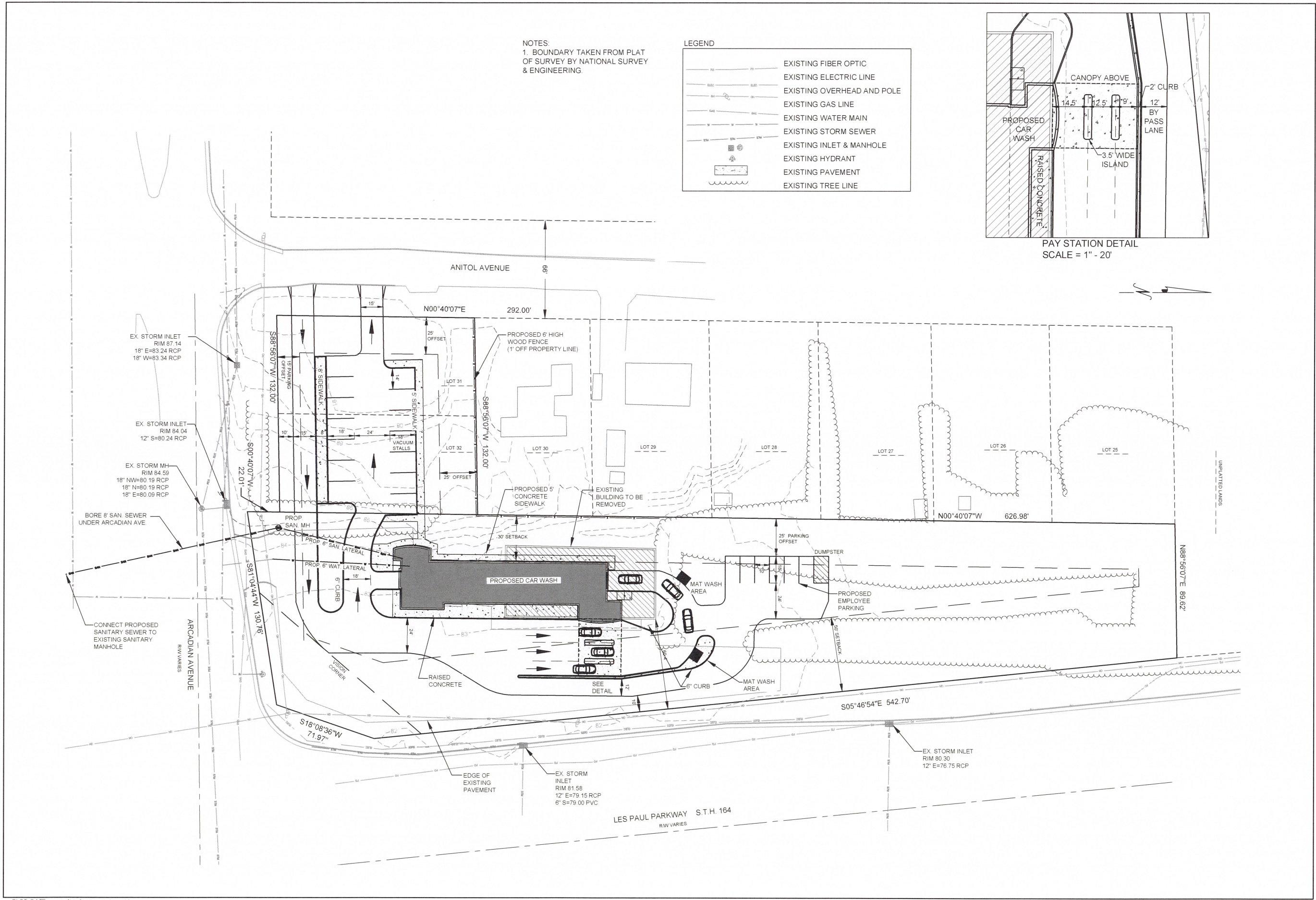
Address of Owner: N53 W334th Rd
Okauchee, WI 53069

Phone Number of Owner: 414-567-3102

COAST CAR WASH – PRELIMINARY CONDITIONAL USE PERMIT -- PC16-0062

EXHIBIT 21

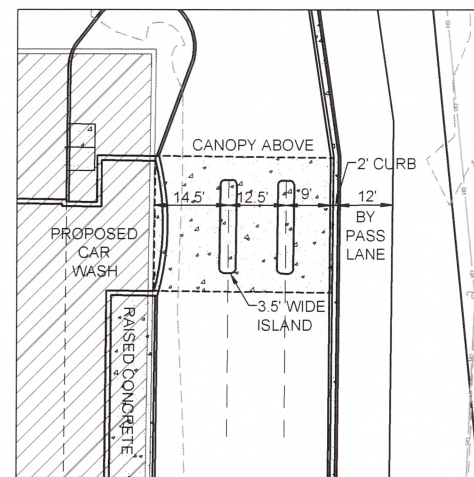
Site Plan Revised



NOTES:
 1. BOUNDARY TAKEN FROM PLAT OF SURVEY BY NATIONAL SURVEY & ENGINEERING

LEGEND

	EXISTING FIBER OPTIC
	EXISTING ELECTRIC LINE
	EXISTING OVERHEAD AND POLE
	EXISTING GAS LINE
	EXISTING WATER MAIN
	EXISTING STORM SEWER
	EXISTING INLET & MANHOLE
	EXISTING HYDRANT
	EXISTING PAVEMENT
	EXISTING TREE LINE



PAY STATION DETAIL
 SCALE = 1" - 20'

JRM CONSULTING, INC.
 CIVIL ENGINEERING SERVICES
 390 OAKMONT TRAIL
 WAUKESHA, WI 53186
 262.536.4477
 malruoy@jrmconsult.com

NO.	REVISIONS	BY	DATE

COAST WASH EXPRESS
SITE PLAN
PROPOSED CAR WASH SITE
 CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

PRELIMINARY	INITIALS	DATE	PROJECT NO. 16.0034
	DESIGNED JRM	08-08-16	
	DRAWN JAB	08-08-16	
	CHECKED JRM	08-08-16	
 30' SCALE	SHEET NO. 1 OF 1		PLOT DATE: 9/16/2016 7:19 AM

COAST CAR WASH – PRELIMINARY CONDITIONAL USE PERMIT -- PC16-0062

EXHIBIT 22

Landscape Plan Rendering Revised 9/15/16