



CITY OF WAUKESHA

Administration

201 Delafield Street, Waukesha, WI 53188
Tel: 262.524.3701 fax: 262.524.3899
www.ci.waukesha.wi.us

Committee: Plan Commission	Date: 8/12/2015
Common Council Item Number: PC15-0214	Date:
Submitted By: Jennifer Andrews, DCD	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Rich Abbott, Finance Director N/A	City Attorney's Office Review: Brian Running, City Attorney
Subject: 4195 S. Big Bend Road- Extra territorial Certified Survey Map	
Consent Agenda Report: Prepared by MacKenzie Walters, Planning Intern	

Location:

Parcel with TaxKey WAKT1386996 located N. of Lawnsdale Rd between Big Bend Rd and Hwy 164. See attached map.

Technical Description:

Being part of the SW ¼ of the NW ¼ of Section 23, T6N, R19E Town of Waukesha, Waukesha County, Wisconsin. See attached scan of the Certified Survey Map for further details.

Basic Description:

The owners seek to subdivide the existing parcel to create a homestead around the existing structures. The property is located N. of Lawnsdale Rd between Big Bend Rd and Hwy 164

Engineering Comments:

None

Water Comments:

None

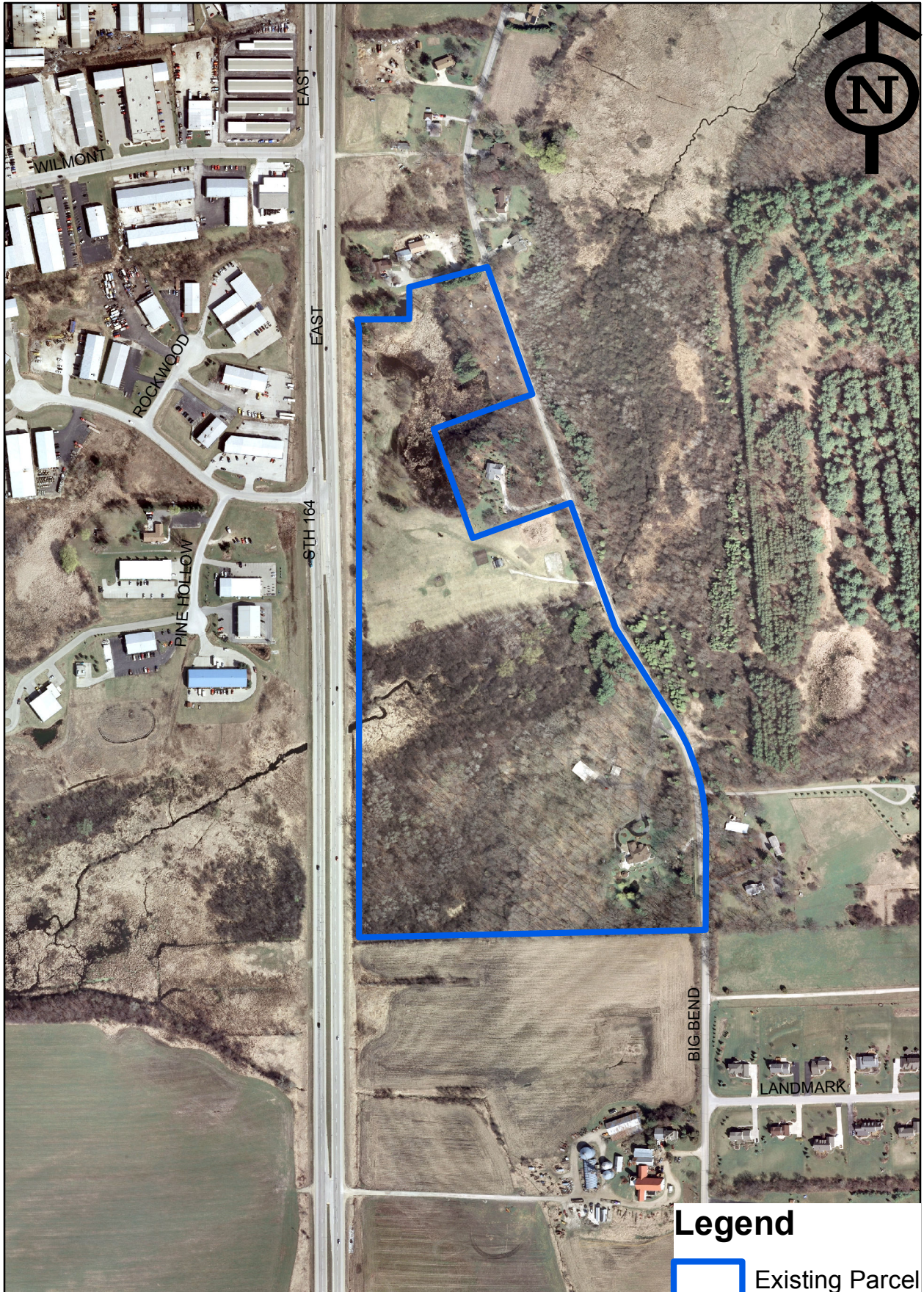
Fire Comments:

None

Staff Comments:

Staff recommends approval of the CSM as proposed pending the resolution of any comments or concerns raised by Engineering, Water, or other relevant committees.





Legend

 Existing Parcel

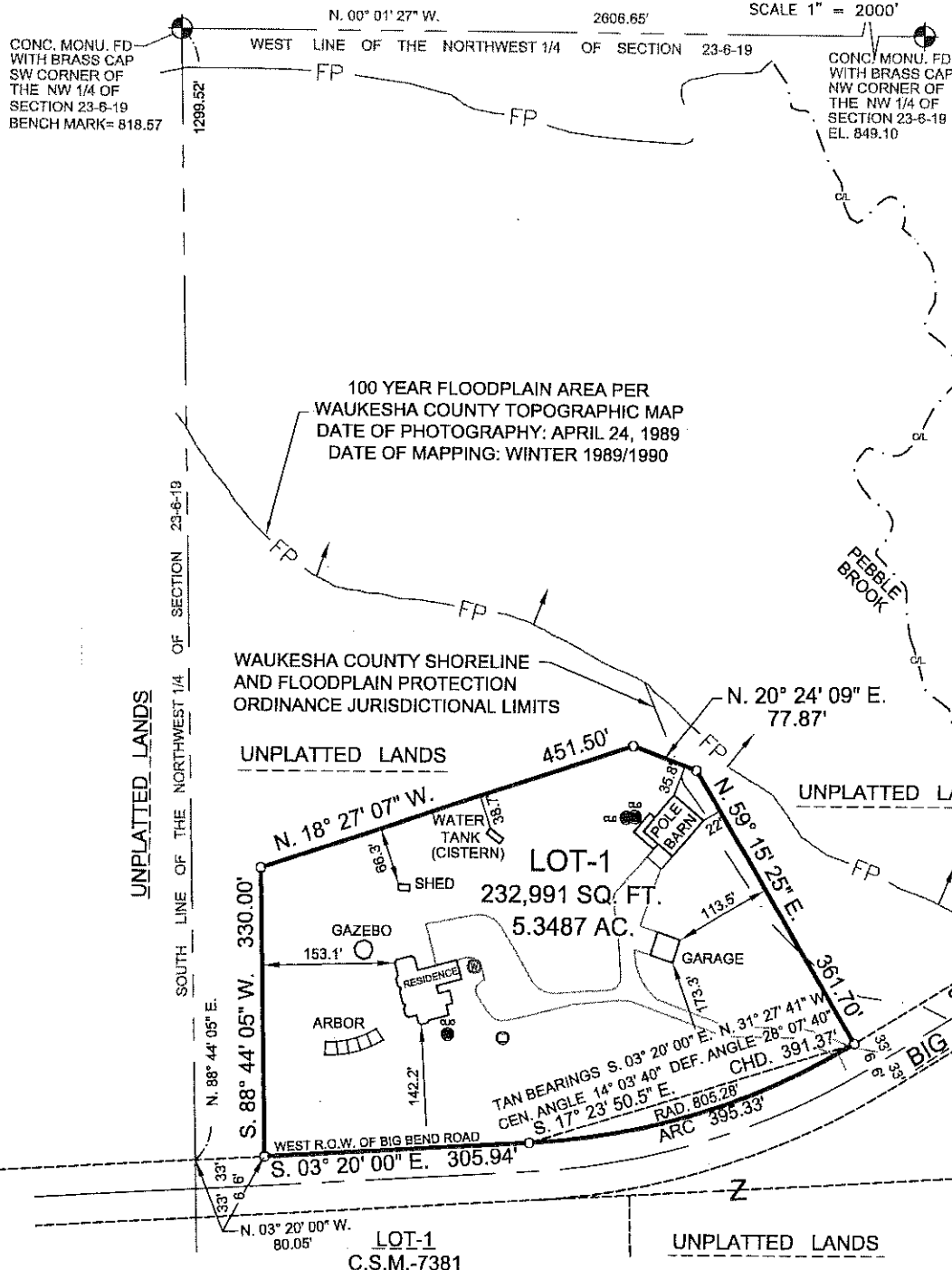
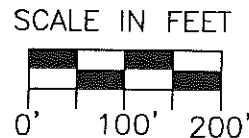
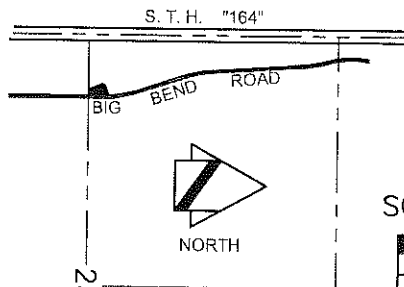
CERTIFIED SURVEY MAP NO _____
 Being part of the SW 1/4 of the NW 1/4 of Section 23, T6N, R19E
 TOWN OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

OWNER:
 GEORGE H. & JUNE B. EGAN JR.
 4195 SOUTH BIG BEND ROAD
 WAUKESHA, WISCONSIN 53189
 (262) 548-9751

SURVEYOR:
 JAHNKE & JAHNKE ASSOC., INC.
 711 W. MORELAND BLVD.
 WAUKESHA, WISCONSIN 53188
 (262) 542-5797

LEGEND

- IRON PIPE 18" x 1" DIA.
PLACED 1.13 LBS. PER LIN. FT
- 1" IRON PIPE FOUND
- ⊙ CONC. MON. W/ BRASS CAP
- ⊖ WELL
- ⊕ VENT
- ⊖ CLEAN-OUT

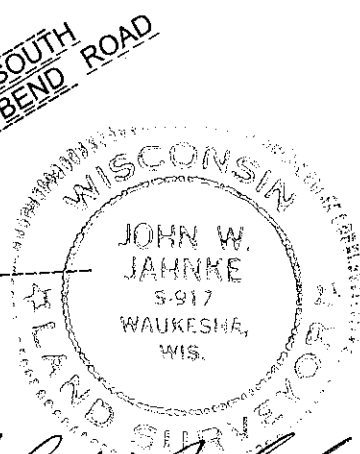


REFERENCE BEARING:
 THE WEST LINE OF THE
 NW 1/4 OF SECTION 23,
 T6N, R19E WAS USED AS
 THE REFERENCE BEARING
 AND HAS A BEARING OF
 NORTH 00° 21' 27" WEST
 BASED ON THE WISCONSIN
 STATE PLANE COORDINATE
 SYSTEM (SOUTH ZONE)

BENCH MARK: 818.57 (U.S.G.S.)
 TOP OF CONCRETE
 MONUMENT FOUND WITH
 BRASS CAP AT THE
 SOUTHWEST CORNER
 OF THE NORTHWEST
 1/4 OF SECTION 23-6-19

NOTE: LOT-1 LIES ENTIRELY
 WITHIN THE JURISDICTION
 OF THE WAUKESHA COUNTY
 SHORELAND AND FLOODLAND
 PROTECTION ORDINANCE.

ZONING: R-1 SINGLE
 FAMILY RES. DISTRICT
 MIN. LOT AREA: 1 ACRE
 MIN. LOT WIDTH: 150'
 MIN FRONT SETBACK: 50'
 MIN SIDE & REAR SETBACK: 20'



John W. Jahnke