

# OLDE FARM

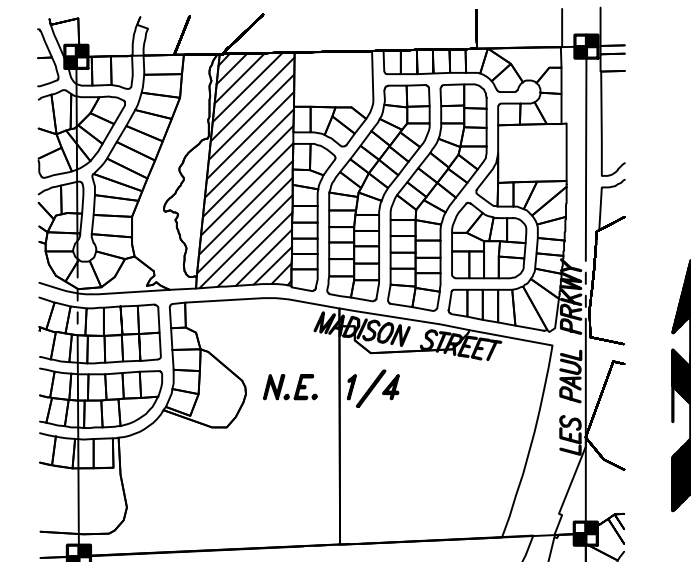
BEING A REDIVISION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 9902, BEING A PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWN 6 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

## "OVERALL DETAIL SHEET"

**OWNER:**  
BIELINSKI DEVELOPMENT, INC.  
1830 MEADOW LANE  
SUITE "A"  
PEWAUKEE, WI 53072

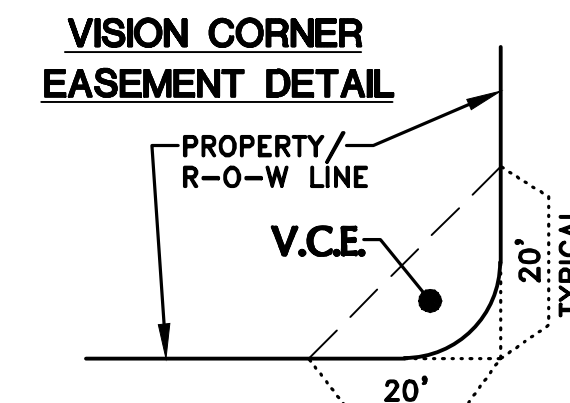
**VISION CORNER EASEMENT:**  
**(V.C.E.)**

Outlots 1 and 2 are herein subject to a Vision Corner Easement in that nothing may be grown, stored or erected to a height more than two feet above ground surface.



LOCALITY MAP:

N.E. 1/4, SEC. 6,  
T. 6 N., R. 19 E.  
SCALE: 1"=1000'



**GENERAL NOTES:**

- — Indicates Set 1,270' outside diameter x 18" long Reinforcing Bar (Unless otherwise noted) weighing 4,303 lbs. per lined foot. All other Lot and Outlot corners are staked with 0.750' outside diameter x 18" long Reinforcing Bar weighing 1,502 lbs. per lined foot.
- — Indicates found 1" Iron Pipe (Unless otherwise noted).
- All linear measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to nearest second and computed to the nearest half-second.
- All bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD83/2011), in which the North line of the N.E. 1/4 of Section 6, Town 6 North, Range 19 East, bears North 88°45'12" East.
- Proposed Zoning: Rs-3, Single-Family Residential District.
- The Owners of all Lots within this Subdivision shall each own an equal, undivided fractional interest in Outlots 1 and 2 of this Subdivision. Waukesha County shall not be liable for fees or special charges in the event they become the owner of any Lot of Outlot in the Subdivision by reason of tax delinquency.
- Stormwater management facilities are located on Outlots 1 and 2 of this Subdivision. The Owners of the residential Lots within this Subdivision shall each be liable for an equal, undivided fractional share of the cost to repair, maintain or restore said Stormwater Management Facilities within this Subdivision.
- Outlot 3 contains Wetland, Floodplain and Open Space.
- Outlot 4 contains Floodplain, Floodplain and Secondary Environmental Corridor Conservancy Areas and Open Space.
- Outlot 3 and Outlot 4 to be dedicated to the City of Waukesha for Public Park Purposes per Developer's Agreement. The City shall reserve and use the Parkland Dedication for access by the general public to nature and passive recreational activities such as walking, hiking, birdwatching and other similar activities. The City shall develop and maintain a natural surface trail across the land. The land shall not be use for or in conjunction with sporting events or other active recreation uses, whether organized or not. No buildings, structures, or equipment of any kind shall be placed or erected upon any portion of the land including, but not limited to: pavilions, basketball courts, tennis courts, pickleball courts, baseball or softball diamonds, soccer fields, skate or bike ramps, golf courses, disc golf courses or equipment and playgrounds or playground equipment, including, but not limited to: swing sets, jungle gyms, slides, rock walls, rope courses, merry-go-rounds or any and all playground equipment and structures. Regardless of the foregoing, the City may install and maintain benches along the natural surface trail.
- A — The Cluster Mailbox Unit Easement located on Outlot 1 of this Plat is herein granted to all residential lots within the "Old Farm" Subdivision and the Homeowners Association (HOA). Items located within said Easement shall be owned, inspected and maintained by lot owners and the HOA.
- B — The 20' Wide Public Storm Sewer and Drainage Easement is herein granted to the City of Waukesha for surface storm water conveyance and to install, operate, maintain, and replace underground storm sewer utility facilities, together with all necessary and appurtenant equipment under and above the ground as deemed necessary by the City, all to transmit storm water.
- C — The 15' Wide Public Storm Sewer Access Easements are herein granted to the City of Waukesha.
- D — The 20' Public Storm Sewer Easement is herein granted to the City of Waukesha to install, operate, maintain and replace underground storm sewer utility facilities, together with all necessary and appurtenant equipment under and above the ground as deemed necessary by the City, all to transmit storm water.

**WETLAND DELINEATION NOTE:**

Wetland boundaries shown hereon were located by RA Smith (Erica Pergande WDNR Professionally Assured Wetland Delineator) on October 11, 2023 and provided to Trio Engineering, LLC in digital format.

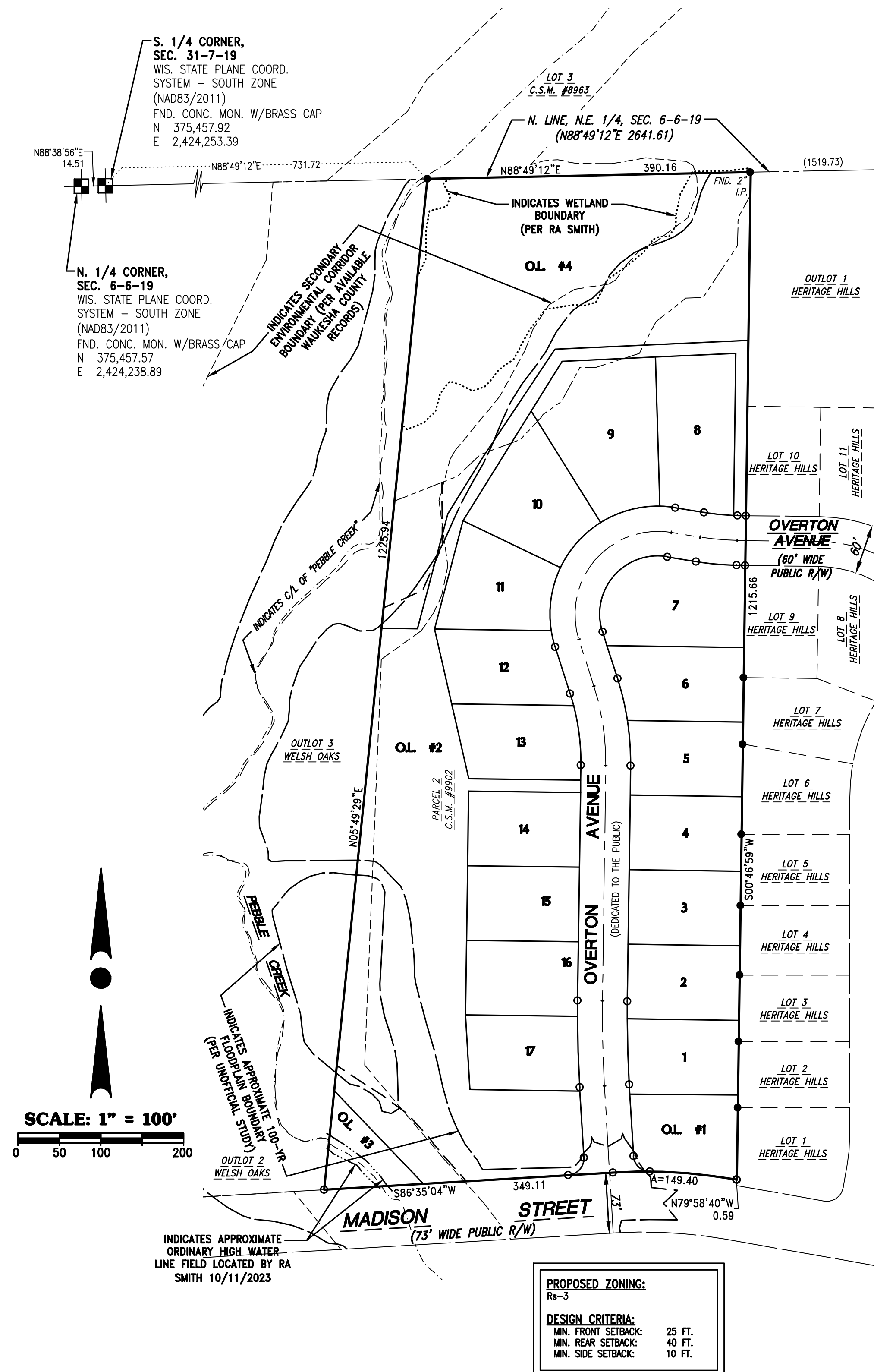
**BASEMENT RESTRICTION - GROUNDWATER NOTE:**

Although all Lots in the Subdivision have been reviewed and approved for development with single-family residential use in accordance with Section 236 Wisconsin Statutes, some Lots 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 a licensed professional engineer design a basement and foundation that meet or exceed the minimum and various provisions associated with saturated soil conditions on basement walls or 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.

**PRESERVATION RESTRICTIONS:**

Those areas identified as WETLAND, SECONDARY ENVIRONMENTAL CORRIDOR and FLOODPLAIN on this Plat shall be subject to the following restrictions:

1. Grading, filling and removal of topsoil or other earthen materials are prohibited, unless specifically authorized by the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
2. The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., is prohibited, except as may be used for Recreational Trail and with the exception that dead, diseased, or dying vegetation may be removed, at the discretion of the landowner and with approval from the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use-Planning and Zoning Division. Silvicultural thinning, upon the recommendation of a forester or naturalist and with approval from the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use-Planning and Zoning Division shall also be permitted. The removal of any vegetative cover that is necessitated to provide access or service to an approved residence or accessory building, shall be permitted only when the access or service cannot be located outside of the Wetland/Floodplain/Secondary Environmental Corridor and with approval from the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use-Planning and Zoning Division.
3. Grazing by domesticated animals, i.e., horses, cows, etc, is prohibited within the Wetland and Floodplain area.
4. The introduction of plant material not indigenous to the existing environment is prohibited.
5. Ponds may be permitted subject to the approval of the municipality in which they are located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
6. The construction of buildings is prohibited.

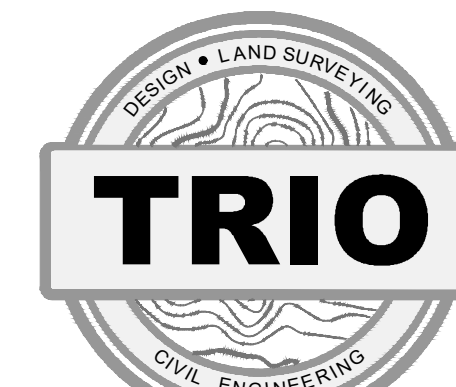


**EASEMENT**  
**LINE TABLE:**

Line #	BEARING	LENGTH
E1	N8°29'05"E	15.00'
E2	N82°11'10"W	15.00'
E3	N8°29'19"E	15.00'
E4	N86°35'04"E	10.00'
E5	N3°24'56"W	10.00'
E6	N86°35'04"E	10.00'
E7	N11°25'26"E	44.84'
E8	N88°09'49"E	111.73'
E9	N27°59'10"W	59.68'
E10	N9°38'04"W	66.64'
E11	N16°12'33"W	113.18'

**EASEMENT**  
**LINE TABLE:**

Line #	BEARING	LENGTH
E12	N8°16'31"W	110.35'
E13	N26°12'44"W	62.05'
E14	N5°51'33"E	28.25'
E15	N26°12'44"W	88.36'
E16	N8°16'31"W	111.68'
E17	N16°12'33"W	113.00'
E18	N9°38'04"W	55.08'
E19	N27°59'10"W	57.92'
E20	N88°09'49"E	90.51'
E21	N11°25'26"E	49.71'
E22	N86°35'04"E	10.21'

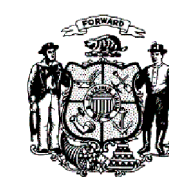


**4100 N. Calhoun Road  
Suite 300  
Brookfield, WI 53005**  
Phone: (262) 790-1480  
Fax: (262) 790-1481

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_\_\_

Department of Administration









SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN )  
 ) SS  
COUNTY OF MILWAUKEE )

I, James A. Trandel, Jr., Professional Land Surveyor, do hereby certify:

That I have surveyed, divided, and mapped a redivision of Parcel 2 of Certified Survey Map No. 9902, recorded in the Office of the Register of Deeds for Waukesha County on October 28, 2004 as Document No. 3217944, being a part of the Northwest 1/4 of the Northeast 1/4 of Section 6, Town 6 North, Range 19 East, in the City of Waukesha, Waukesha County, Wisconsin.

Said Parcel contains 536,365 Square Feet (or 12.3132 Acres) of land, more or less.

That I have made such survey, land division and map by the direction of BIELINSKI HOMES, INC., owner of said lands.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Land Division and Platting Ordinance of the City of Waukesha, Waukesha County, Wisconsin in surveying, dividing and mapping the same.

Dated this \_\_\_\_ Day of \_\_\_\_\_, 20 \_\_\_\_.

James A. Trandel, Jr., P.L.S.  
Professional Land Surveyor, S-4069  
TRIO ENGINEERING, LLC  
4100 N. Calhoun Road, Suite 300  
Brookfield, WI 53005  
Phone: (262) 790-1480  
Fax: (262) 790-1481

CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	BOUNDARY	637.00	13°26'16"	149.40	149.05	N86°41'48"W	N79°58'40"W	S86°35'04"W
	O.L. #1	637.00	9°25'47"	104.84	104.72	N84°41'33.5"W	N79°58'40"W	N89°24'27"W
	OVERTON AVE	637.00	4°00'29"	44.56	44.55	S88°35'18.5"W	N89°24'27"W	S86°35'04"W
2	O.L. #1	20.00	85°59'31"	30.02	27.28	N46°24'41.5"W	N89°24'27"W	N03°24'56"W
3	O.L. #2	20.00	90°00'00"	31.42	28.28	N41°35'04"E	N86°35'04"E	N03°24'56"W
4	C/L	1400.00	4°11'55"	102.59	102.56	N01°18'58.5"W	N03°24'56"W	N00°46'59"E
	EAST R/W	1370.00	4°11'55"	100.39	100.37	N01°18'58.5"W	N03°24'56"W	N00°46'59"E
	2	1370.00	0°53'14"	21.21	21.21	N00°20'22"E	N00°06'15"W	N00°46'59"E
	1	1370.00	3°18'41"	79.18	79.17	N01°45'35.5"W	N03°24'56"W	N00°06'15"W
	WEST R/W	1430.00	4°11'55"	104.78	104.76	N01°18'58.5"W	N03°24'56"W	N00°46'59"E
	16	1430.00	0°45'46"	19.04	19.04	N00°24'06"E	N00°01'13"E	N00°46'59"E
	17	1430.00	3°26'09"	85.74	85.73	N01°41'51.5"W	N03°24'56"W	N00°01'13"E
5	C/L	300.00	18°33'48"	97.20	96.77	N08°29'55"W	N00°46'59"E	N17°46'49"W
	EAST R/W	330.00	18°33'48"	106.92	106.45	N08°29'55"W	N00°46'59"E	N17°46'49"W
	6	330.00	9°00'59"	51.93	51.88	N13°16'19.5"W	N08°45'50"W	N17°46'49"W
	5	330.00	9°32'49"	54.99	54.92	N03°59'25.5"W	N00°46'59"E	N08°45'50"W
	WEST R/W	270.00	18°33'48"	87.48	87.10	N08°29'55"W	N00°46'59"E	N17°46'49"W
	12	270.00	3°07'06"	14.70	14.69	N16°13'16"W	N14°39'43"W	N17°46'49"W
	13	270.00	15°26'42"	72.78	72.56	N06°56'22"W	N00°46'59"E	N14°39'43"W
6	C/L	100.00	117°07'22"	204.42	170.64	N40°46'52"E	N17°46'49"W	S80°39'27"E
	NORTHWEST R/W	130.00	117°07'22"	265.74	221.83	N40°46'52"E	N17°46'49"W	S80°39'27"E
	8	130.00	8°14'01"	18.68	18.67	S84°46'27.5"E	S88°53'28"E	S80°39'27"E
	9	130.00	33°05'41"	75.09	74.05	N74°33'41.5"E	N58°00'51"E	S88°53'28"E
	10	130.00	32°26'50"	73.62	72.64	N41°47'26"E	N25°34'01"E	N58°00'51"E
	11	130.00	34°19'15"	77.87	76.71	N08°24'23.5"E	N08°45'14"W	N25°34'01"E
	12	130.00	9°01'35"	20.48	20.46	N13°16'01.5"W	N17°46'49"W	N08°45'14"W
	7	70.00	117°07'22"	143.09	119.45	N40°46'52"E	N17°46'49"W	S80°39'27"E
7	C/L	300.00	8°33'34"	44.82	44.78	N84°56'14"W	N89°13'01"W	N80°39'27"W
	NORTH R/W	270.00	8°33'34"	40.34	40.30	N84°56'14"W	N89°13'01"W	N80°39'27"W
	O.L. #2	270.00	1°00'20"	4.74	4.74	N88°42'51"W	N89°13'01"W	N88°12'41"W
	8	270.00	7°33'14"	35.60	35.57	N84°26'04"W	N88°12'41"W	N80°39'27"W
	7	330.00	8°33'34"	49.30	49.25	N84°56'14"W	N89°13'01"W	N80°39'27"W

OLDE FARM

BEING A REDIVISION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 9902, BEING A PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWN 6 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

BIELINSKI HOMES, INC., a Wisconsin Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said Corporation has caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. I also certify that this plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection.

APPROVING AGENCIES:

AGENCIES WHO MAY OBJECT:

1. City of Waukesha
1. State of Wisconsin, Department of Administration  
2. Waukesha County, Department of Parks and Land Use

Witness the hand and seal of said Owner this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

BIELINSKI HOMES, INC.

Paul Bielinski, President

STATE OF WISCONSIN )  
 ) SS  
COUNTY OF \_\_\_\_\_ )

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

Print Name: \_\_\_\_\_  
Public, \_\_\_\_\_ County, WI  
My Commission Expires: \_\_\_\_\_

CONSENT OF CORPORATE MORTGAGEE:

IXONIA BANK, a corporation duly organized and existing by virtue of the laws of the State of Wisconsin, Mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping of the land described on this Plat, and does hereby consent to the above certificate of BIELINSKI HOMES, INC., owner, this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Dennis Sampson, Executive Vice President

STATE OF WISCONSIN )  
 ) SS  
COUNTY OF \_\_\_\_\_ )

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_, the above named Dennis Sampson, Executive Vice President of the above named Corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Executive Vice President of said corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Corporation, by its authority.

Print Name: \_\_\_\_\_  
Public, \_\_\_\_\_ County, WI  
My Commission Expires: \_\_\_\_\_

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN )  
 ) SS  
COUNTY OF WAUKESHA )

I, Jennifer Grant, being duly elected, qualified and acting Treasurer of the County of Waukesha, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of this \_\_\_\_ Day of \_\_\_\_\_, 20 \_\_\_\_ on any of the land included in the Plat of "OLDE FARM".

Dated this \_\_\_\_ Day of \_\_\_\_\_, 20 \_\_\_\_.

Jennifer Grant, County Treasurer

CERTIFICATE OF CITY TREASURER:

STATE OF WISCONSIN )  
 ) SS  
COUNTY OF WAUKESHA )

I, Katie Panella, being duly appointed, qualified and acting Treasurer of the City of Waukesha, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this \_\_\_\_ Day of \_\_\_\_\_, 20 \_\_\_\_ on any of the land included in the Plat of "OLDE FARM".

Dated this \_\_\_\_ Day of \_\_\_\_\_, 20 \_\_\_\_.

Katie Panella, City Treasurer

CITY COMMON COUNCIL APPROVAL CERTIFICATE:

Resolved that the Plat of "OLDE FARM", in the City of Waukesha, Bielinski Homes, Inc., owner, is hereby approved by the Common Council of the City of Waukesha.

All conditions have been met as of this \_\_\_\_ Day of \_\_\_\_\_, 20 \_\_\_\_.

Approved: \_\_\_\_\_  
Shawn N. Reilly, Mayor

Katie Panella, City Clerk

CITY PLAN COMMISSION APPROVAL CERTIFICATE:

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

Shawn N. Reilly, Chairman

Doug Koehler, Principal Planner

UTILITY EASEMENT PROVISIONS:

An easement for electric, natural gas, and communications service is hereby granted by

BIELINSKI HOMES, INC., Grantor, to

WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as We Energies, Grantee and WISCONSIN BELL, INC. doing business as AT&T Wisconsin, a Wisconsin Corporation, Grantee and SPECTRUM MID-AMERICA, LLC, Grantee, AND

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.



4100 N. Calhoun Road  
Suite 300  
Brookfield, WI 53005  
Phone: (262) 790-1480  
Fax: (262) 790-1481

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20 \_\_\_\_

Department of Administration