



City of Waukesha
201 Delafield Street
Waukesha, WI 53188
Tel: 262.542.3700
waukesha-wi.gov

City of Waukesha Cover Sheet

Committee: Plan Commission	Meeting Date: June 25, 2025
ID Number: PC25-0053	Ordinance/Resolution Number (if applicable):
Name of Submitter:	Board/Council Meeting Date:
<ul style="list-style-type: none">Agenda Item Title: Certified Survey Map - 1610 E. Main Street, Woodman's Outlot - A request from Woodman's Food Markets to approve a 2.6083-acre two lot CSM on vacant land in front of the store at 1610 E Main Street in the B-5 Community Business District.	

Issue Before the Board/Council: Review and Act on the proposed Certified Survey Map for 2 lots on 2.6083 acres of vacant land at 1610 E Main St in front of the Woodmans Grocery Store.
Options & Alternatives:
Additional Details: The applicant is proposing a new two lot CSM by splitting the current vacant 2.6083 acre parcel at 1610 E Main Street in anticipation of a potential new car wash and fuel pump development to be constructed on Lot 2 of the proposed CSM. lot 1 will be 1.2990 acres in size while lot 2 will be 1.3093 acres. There is no expected development on lot 1 at this time, but staff feels it will be adequate in size for future commercial development.



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What is the Strategic Plan Priority this item relates to:

People Centered Development


What impact will this item have on the Strategic Plan Priority? opportunity for new development

Financial Remarks:

Suggested Motion:

Approval of 2 Lot Certified Survey Map over 2.6083 acres of vacant land at 1610 E Main St with the following conditions: All City Department Review Comments are to be addressed.

Reviewed By:

Finance Director Joseph Ciurro	Date Reviewed 06/18/2025
City Attorney 	Date Reviewed 9 June 2025



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City Administrator

Anthony Brown

Date Reviewed

06/18/2025

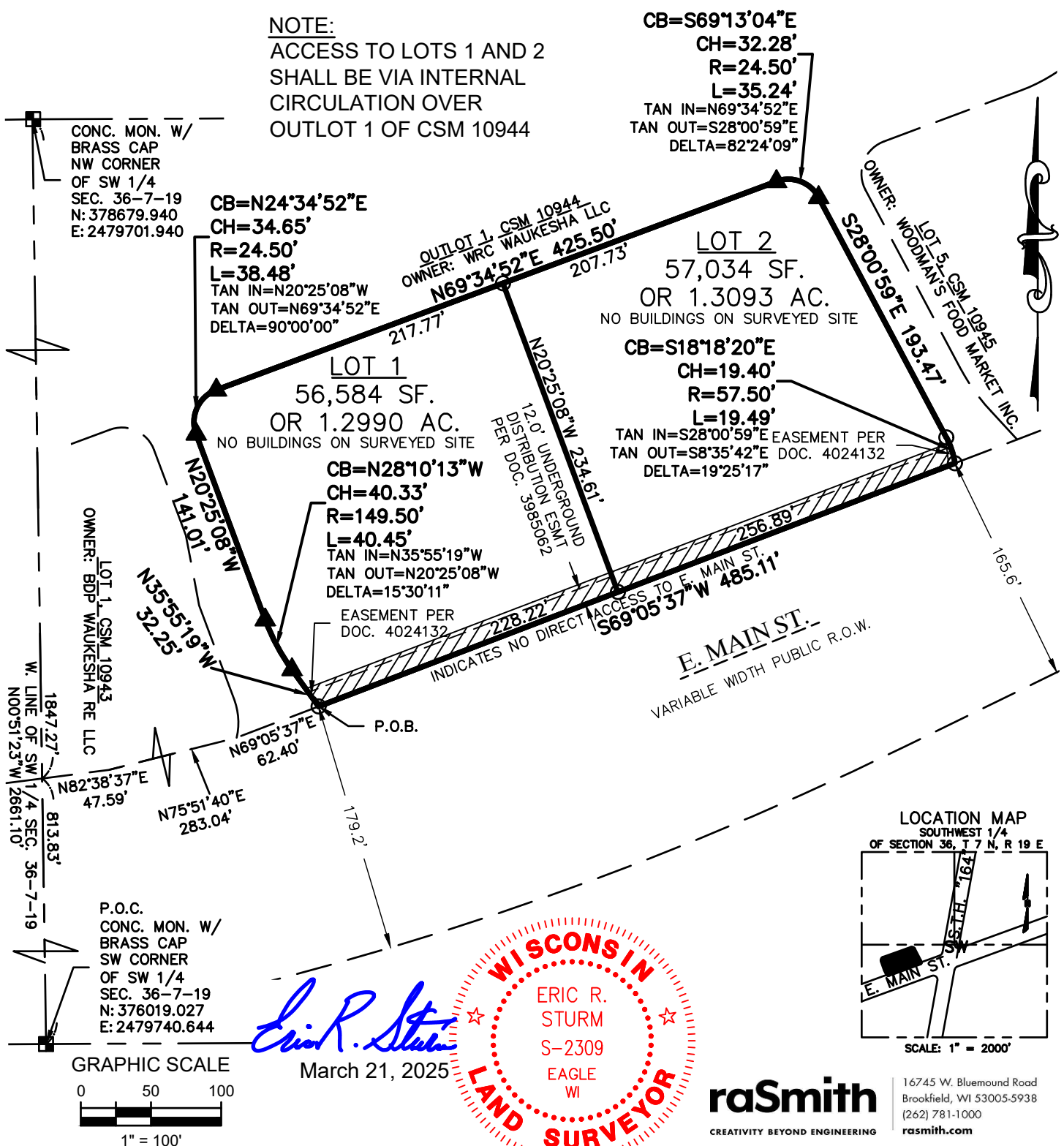
A redivision of Lot 2 of Certified Map No. 10943, recorded in Book 106, Pages 283-291, in Waukesha County Register of Deeds on February 3, 2012 as Document No. 3891684, being part of the Southwest 1/4 of the Southwest 1/4 of Section 36, Township 7 North, Range 19 East, in the City of Waukesha, Waukesha County, Wisconsin.

▲ INDICATES FOUND CROSS

O INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
ALL BEARINGS ARE REFERENCED TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 36, T 7 N, R 19 E, WHICH BEARS NORTH 00°51'23" WEST. WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

NOTE:
ACCESS TO LOTS 1 AND 2
SHALL BE VIA INTERNAL
CIRCULATION OVER
OUTLOT 1 OF CSM 10944



CERTIFIED SURVEY MAP NO. _____

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SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
 :SS
WAUKESHA COUNTY }

I, ERIC R. STURM, Registered Land Surveyor, do hereby certify:

THAT I have surveyed, divided, and mapped a redivision of Lot 2 of Certified Map No. 10943, recorded in Book 106, Pages 283-291, in Waukesha County Register of Deeds on February 3, 2012 as Document No. 3891684, being part of the Southwest 1/4 of the Southwest 1/4 of Section 36, Township 7 North, Range 19 East, in the City of Waukesha, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of said Southwest 1/4 Section; thence North 00°51'23" West along the West line of said Southwest 1/4 Section 813.83 feet to a point on the South line of Lot 1 of Certified Survey Map No. 10943; thence North 82°38'37" East along said South line 47.59 feet to a point; thence North 75°51'40" East along said South line 283.04 feet to the Southwesterly corner of Outlot 1 of Certified Survey Map No 10944; thence North 69°05'37" East along the South line of said Outlot 1, a distance of 62.40 feet to the point of beginning; thence North 35°55'19" West along the East line of said Outlot 1, a distance of 32.25 feet to a point; thence Northwesterly 40.45 feet along said East line and the arc of a curve, whose center lies to the East, whose radius is 149.50 feet, and whose chord bears North 28°10'13" West 40.33 feet to a point; thence North 20°25'08" West along said East line 141.01 feet to a point; thence Northeasterly 38.48 feet along the arc of a curve, whose center lies to the Southeast, whose radius is 24.50 feet, and whose chord bears North 24°34'52" East 34.65 feet to a point on the South line of said Outlot 1; thence North 69°34'52" East along said South line 425.50 feet to a point; thence Southeasterly 35.24 feet along the arc of a curve, whose center lies to the Southwest, whose radius is 24.50 feet, and whose chord bears South 69°13'04" East 32.28 feet to a point on the West line of said Outlot 1; thence South 28°00'59" East along said West line 193.47 feet to a point; thence Southeasterly 19.49 along said West line and the arc of a curve, whose center lies to the West, whose radius is 19.40 feet, and whose chord bears South 18°18'20" East 19.40 feet to a point on the North line of East Main Street; thence South 69°05'37" West along said North line 485.11 feet to the point of beginning.

Said lands containing 113,618 square feet or 2.6083 acres.

THAT I have made such survey, land division and map by the order and direction of WOODMAN'S FOOD MARKET, INC, owner of said land.

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 Ordinances of the City of Waukesha in surveying, dividing and mapping the same.

March 21, 2025
DATE OF FIELD:
March 10, 2025



Eric R. Sturm

ERIC R. STURM,
REGISTERED LAND SURVEYOR S-2309

raSmith
CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

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CORPORATE OWNER'S CERTIFICATE

WOODMAN'S FOOD MARKET, INC., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, do hereby certify that said corporation caused the land described above to be surveyed, divided and mapped as represented on this map in accordance with the requirements of the City of Waukesha.

WOODMAN'S FOOD MARKET, INC., as owner, does further certify that this map is required by S.236.20 or 236.12 of the Wisconsin Statutes to be submitted to the following for approval or objection: City of Waukesha

IN Witness Whereof, the said WOODMAN'S FOOD MARKET, INC., has caused these presents to be signed by _____, its _____ at _____, Wisconsin, this ____ day of _____, 2025.

WOODMAN'S FOOD MARKET, INC.

STATE OF WISCONSIN }
 :SS
_____ COUNTY }

PERSONALLY came before me this _____ day of _____, 2025, _____, its _____ of the above named corporation, to me known as the person who executed the foregoing instrument, and to me known to be the _____ of the corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of the corporation, by its authority.

_____(SEAL)
Notary Public, State of Wisconsin
My commission expires _____


March 21, 2025




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CITY OF WAUKESHA PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the City of Waukesha on this ____ day of _____, 2025

SHAWN REILLY, Chairman

JENNIFER ANDREWS, Community Development Director


COMMON COUNCIL APPROVAL AND ACCEPTANCE OF DEDICATION


Approved by the Common Council of the City of Waukesha on this ____ day of _____, 2025

SHAWN REILLY, Mayor

LINDA GOURDOUX, City Clerk

All conditions of the approval of the City of Waukesha were met as of the ____ day of _____, 2025.


March 21, 2025



THIS DOCUMENT WAS DRAFTED BY ERIC R. STURM,
REGISTERED LAND SURVEYOR S-309