



Town of West Bend
Plan Commission
Decision Sheet

Town of West Bend
6355 County Road Z
West Bend, WI 53095
262-338-3417

Date: March 4, 2026.

Application No.: 2026-01

Property Owners: Ronda and Toby Lichtensteiger

Location: 5344 Woodland Drive & 5350 Woodland Drive

Tax Key: T13_1960550

General Description: Certified Survey Map to combine two legal lots

Date of Plan Commission Decision: February 26, 2026.

Surveyor: Richard Simon, PLS

Decision: The Plan Commission recommended **approval of** your Certified Survey Map to the Town Board, subject to the following conditions:

Conditions:

1. Prior to recordation, the Certified Survey Map shall be reviewed and approved by the Silver Lake Sanitary District to ensure that all sanitary district easements are properly identified and depicted. Written documentation of such approval shall be provided to the Town.
2. The Certified Survey Map shall be revised to reflect the following Town officials in the applicable signature blocks prior to endorsement and recordation: Plan Commission—Michael Holz, Chairman; Julie Ihlenfeld, Secretary; Town Board—Troy Zagel, Chairman; Julie Ihlenfeld, Clerk.
3. Any references on the Certified Survey Map to the Town's land division regulations shall be revised to correctly cite Chapter 310, Subdivision and Land Development, Town of West Bend, Wisconsin, prior to endorsement and recordation.
4. Prior to the Town signing the CSM, the developer shall satisfy all comments, conditions and concerns of all reviewing, objecting and approving bodies.
5. Any unpaid bills owed to the Town by the subject property owner or his or her tenants, operators or occupants, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for license, permit fees, or any other fees owed to the Town shall be placed upon the tax roll for the subject property if not paid within thirty (30) days of the billing by the Town, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional approval that is subject to all remedies available to the Town, including possible caused for the termination of the conditional approval.
6. Surveyor's Responsibility. Although the Town of West Bend has reviewed the certified survey map, the surveyor is entirely responsible for the thoroughness and accuracy of the survey and related matters and compliance with all state and local codes, ordinances, and procedures.

Modification to the survey may be required should errors or changes conditions be found at a future date.

7. All pages need to be Signed, sealed and dated.
8. While shown graphically, there does not appear to be a reference bearing noted, this shall be corrected.
9. The ordinary high water mark (OHWM) shall be shown on the map in accordance with s. 236.025
10. A Public Trust Information statement in accordance with s. 236.20(6) shall be added.
11. The owner's certificate shall include additional language "I also certify that this Certified Survey Map is required to be submitted to the following for approval" (list government bodies required to approve).
12. The course listed in the first line of the legal description in the surveyor's certificate does not match the map and shall be corrected.
13. The following should have additional language added to the call:
 - Thence N88°29'22"E 195.33 feet to a meander line for Silver Lake
14. The status of the adjoining properties shall be shown (unplatted lands).
15. Show any existing structures on the map.

It is anticipated that the Town Board will put this request on the March 10, 2026 agenda for final consideration. Please verify this with the Town Clerk.

If you have any questions, please contact me at 262-204-2350 or ben.greenberg@cedarcorp.com

**Prepared
by:**



Ben Greenberg, Town Planner

Cc: Town of West Bend Clerk
Plan Commission Chairman