

Date: September 21, 2020

To: Town of Eagle Plan Commission and Town Board

From: Tim Schwecke, AICP, Town Planner

Subject: Two-lot certified survey map for the property located at northeast corner of Godfrey Lane and CTH NN (EGLT1818999021); The Overland Group (Jacob Stauffer, agent and Joe Mayer, consultant)

Application: 2020-16; <https://s.zoninghub.com/Q6GTSFTBK2>

Meeting: September 23, 2020 Plan Commission and Town Board

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**Previous reviews** The Plan Commission/Town Board reviewed this matter at their meeting on August 3, 2020 and September 10, 2020 and it was tabled to this meeting.

The applicant has since prepared a revised CSM which addressed a number of comments included in the initial staff report. The revised CSM is dated August 13, 2020 (attached).

**Review procedure** The Plan Commission makes a recommendation to the Town Board, which has final review authority.

**Potential motion for Plan Commission:** Approve the conceptual design of the two-lot CSM, subject to the following conditions:

1. The layout of the lots in the final CSM must substantially comply with the layout depicted in the conceptual CSM.
2. The final CSM must comply with the Town's land division regulations, and any requirements in ch. 236, Wis. Stats., including the general comments below.
3. The final CSM submittal must include a completed Review Checklist as adopted by the Town of Eagle.
4. The petitioner must submit the CSM to the Town Engineer for review and obtain approval.
5. The petitioner must obtain all necessary approvals as specified in s. 236.34(1), Wis. Stats. (County approval).

**Motion for Town Board:** Motion to approve the concept certified survey map as recommended by the Plan Commission.

**Attachments:**

1. Certified survey map concept, August 13, 2020

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A redivision of Lot 1 of Certified Survey Map No. 8689, being a part of the Southeast 1/4 of the Northwest 1/4 of Section 23 in Township 5 North, Range 17 East, Town of Eagle, Waukesha County, Wisconsin.

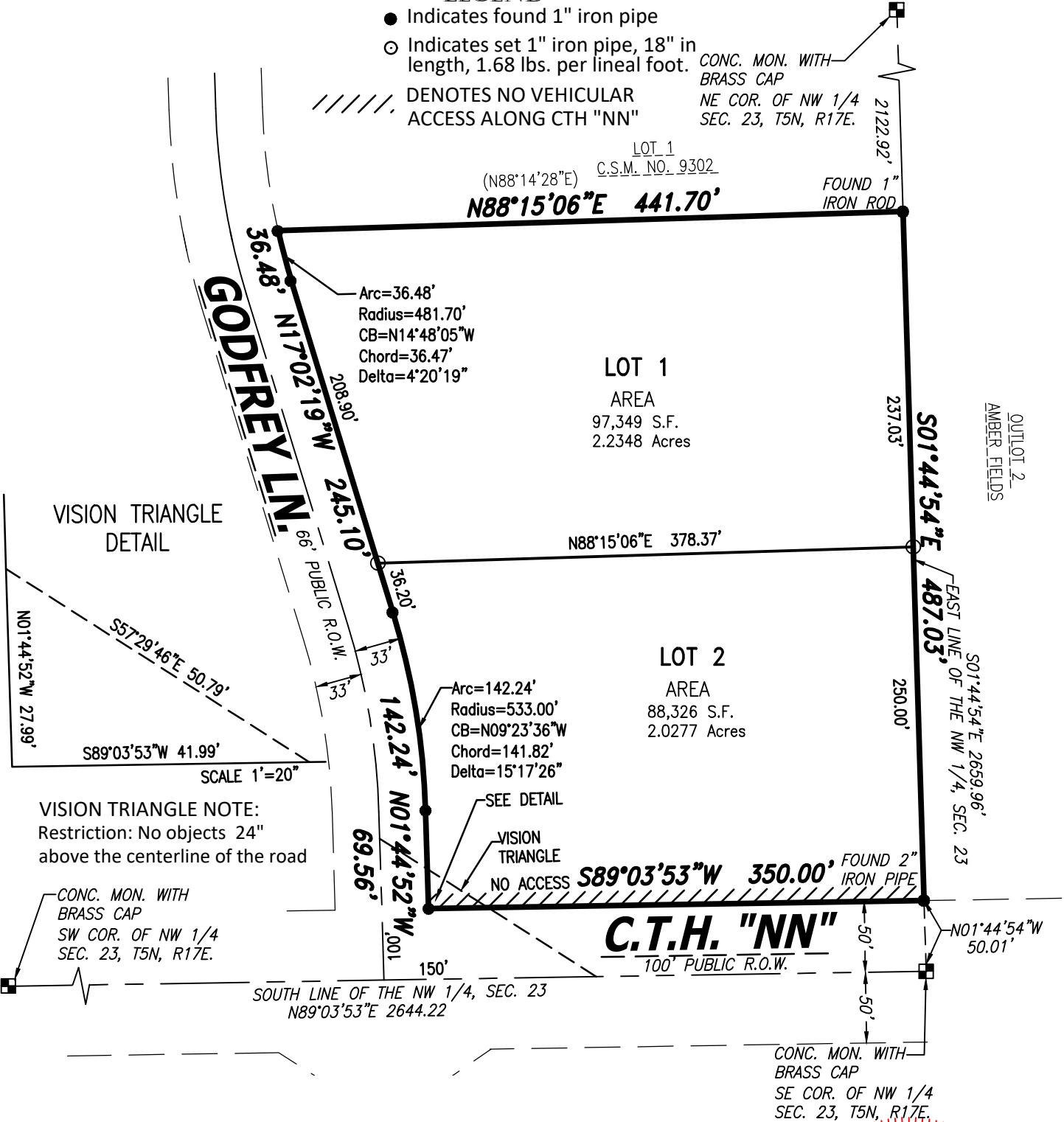
Owner/Subdivider:  
Merit Property Investments, LLC  
403 Mckenzie DR.  
Mukwonago, WI 53149

Bearings are referenced to grid North of the Wisconsin State Plane Coordinate System (South Zone) NAD 27, in which the South line of the Northwest 1/4 of Section 23, Township 5 North, Range 17 East, bears N89°03'53"E.

LEGEND

- Indicates found 1" iron pipe
- Indicates set 1" iron pipe, 18" in length, 1.68 lbs. per lineal foot.
- ////// DENOTES NO VEHICULAR ACCESS ALONG CTH "NN"

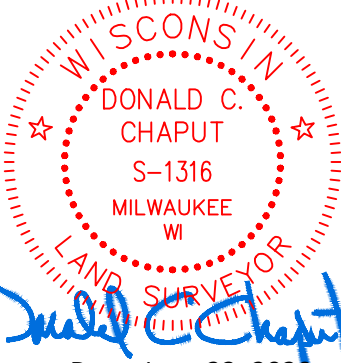
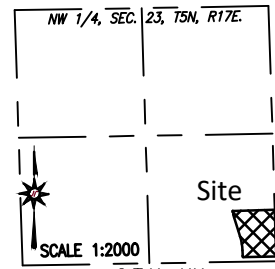
CONC. MON. WITH BRASS CAP  
NE COR. OF NW 1/4 SEC. 23, T5N, R17E.



**CHAPUT**  
LAND SURVEYS

234 W. Florida Street  
Milwaukee, WI 53204  
414-224-8068  
www.chaputlandsurveys.com

VICINITY MAP



This instrument was drafted by Donald C. Chaput  
Professional Land Surveyor S-1316  
REV: Aug 13, 2020 Date: June 23, 2020  
Drawing No. 3538-far  
Sheet 1 of 3 Sheets

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A redivision of Lot 1 of Certified Survey Map No. 8689, being a part of the Southeast 1/4 of the Northwest 1/4 of Section 23 in Township 5 North, Range 17 East, Town of Eagle, Waukesha County, Wisconsin.

SURVEYORS CERTIFICATE

STATE OF WISCONSIN}  
:SS  
MILWAUKEE COUNTY}

I, DONALD C. CHAPUT, a professional land surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a redivision of Lot 1 of Certified Survey Map No. 8689, being a part of the Southeast 1/4 of the Northwest 1/4 of Section 23 in Township 5 North, Range 17 East, Town of Eagle, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the Southeast corner of the Northwest 1/4 of said Section 23; thence North 01°44'54" West along the East line of said 1/4 Section 50.01 feet to the point of beginning of lands hereinafter described; thence South 89°03'53" West along the North line of CTH "NN" 350.00 feet to a point on the East line of Godfrey Lane; thence North 01°44'52" West along said East line 69.56 feet to a point of curvature; thence Northwesterly 142.24 feet along said East line on an arc of a curve, whose center lies to the West, whose radius is 533.00 feet and a chord bearing North 09°23'36" West 141.82 feet to a point; thence North 17°02'19"W West along said East line 245.10 feet to a point; thence Northwesterly 36.48 feet along said East line on an arc of a curve, whose center lies to the East, whose radius is 481.70 feet and a chord bearing North 14°48'05" West 36.47 feet to a point on the South line of Lot 1 of Certified Survey Map No. 9302; thence North 88°15'06" East along said South line 441.70 feet to a point on the East line of said 1/4 Section; thence South 01°44'54" East along said East line 487.03 feet to the point of beginning.

Said land contains 185,675 square feet, or 4.2625 acres.


THAT I have made the survey, land division and map by the direction of Merit Property Investments, LLC, owner of said land.

THAT the 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 Section 236.34 of the Wisconsin Statutes, the Land Division Ordinance of the Town of Eagle in surveying, dividing and mapping the same.

June 23, 2020  
DATE



  
DONALD C. CHAPUT  
PROFESSIONAL LAND  
SURVEYOR S-1316

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A redivision of Lot 1 of Certified Survey Map No. 8689, being a part of the Southeast 1/4 of the Northwest 1/4 of Section 23 in Township 5 North, Range 17 East, Town of Eagle, Waukesha County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE

Merit Property Investments, LLC, a Wisconsin limited liability company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, hereby certifies that said limited liability company caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this map in accordance with the requirements of the Town of Eagle Land Division Ordinance.

Merit Property Investments, LLC, as owner, does further certify that this map is required by to be submitted to the following for approval or objection: Town of Eagle.

IN WITNESS WHEREOF, the Merit Property Investments, LLC has caused these presents to be signed by the hand of \_\_\_\_\_, on this \_\_\_\_\_, day of \_\_\_\_\_, 2020.

In the presence of: Merit Property Investments, LLC  
\_\_\_\_\_

STATE OF \_\_\_\_\_ }  
\_\_\_\_\_ :SS  
\_\_\_\_\_ COUNTY }

\_\_\_\_\_ Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020, to me known as the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

\_\_\_\_\_  
Notary Public,  
State of Wisconsin  
My commission expires \_\_\_\_\_  
My commission is permanent

TOWN PLANNING COMMISSION CERTIFICATE OF APPROVAL

APPROVED by the Planning Commission of the Town of Eagle on this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
DON MALEK, CHAIRMAN

\_\_\_\_\_  
LYNN M PEPPER, TOWN CLERK

TOWN BOARD CERTIFICATE OF APPROVAL

APPROVED by the Town Board of the Town of Eagle on this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
DON MALEK, CHAIRMAN

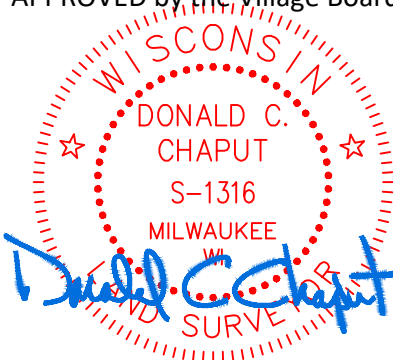
\_\_\_\_\_  
LYNN M PEPPER, TOWN CLERK

VILLAGE OF EAGLE CERTIFICATE OF APPROVAL

APPROVED by the Village Board of the Village of Eagle on this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
RICHARD SPURRELL, PRESIDENT

\_\_\_\_\_  
KELLY JONES, VILLAGE CLERK



**CHAPUT**  
**LAND SURVEYS**

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