

Date: October 1, 2020

To: Town of Eagle Plan Commission and Town Board

From: Tim Schwecke, AICP, Town Planner

Subject: Final 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: 2020-23; <https://s.zoninghub.com/54V7SIYG88>

Meeting: October 5, 2020 Plan Commission and Town Board

Previous reviews The Plan Commission/Town Board previously reviewed and approved the concept layout for the attached certified survey map.

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

Potential motion for Plan Commission: Motion to recommend to the Town Board the approval of the final certified survey map subject to the general and specific conditions listed below.

General conditions:

1. Staff and Governmental Approval. Prior to the Town signing the final CSM, the commencement of any construction of any improvement, whether public or private, or any site development, the developer shall satisfy all comments, conditions and concerns of the Town Engineer, the Town Planner and all reviewing, objecting and approving bodies, including, but not limited to, the Wisconsin Department of Administration per ch. 236, Wisconsin Statutes and ch. Comm. 85, Wisconsin Administrative Code; Wisconsin Department of Administration per ch. 236, Wisconsin Statutes; and Waukesha County Parks and Land Use Department.
2. Professional Fees. Petitioner shall, on demand, reimburse the Town for all costs and expenses of any type that the Town incurs in connection with this development, including the cost of professional services incurred by the Town (including engineering, legal, planning and other consulting fees) for the review and preparation of required documents or attendance at meetings or other related professional services for this application, as well as to enforce the conditions in this approval due to a violation of these conditions.
3. Payment of Charges. 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 licenses, 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 cause for termination of the conditional approval.
4. Surveyor's responsibility. Although the Town of Eagle has reviewed the subdivision plat/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. Modifications to the survey may be required should errors or changed conditions be found at a future date.

Specific conditions:

1. The petitioner must obtain the approval of the Town Engineer.

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2. The surveyor's seal, signature, and date must appear on all sheets of the final CSM. The same revision date must also be noted on each sheet.

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

Attachments:

1. Certified survey map

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.

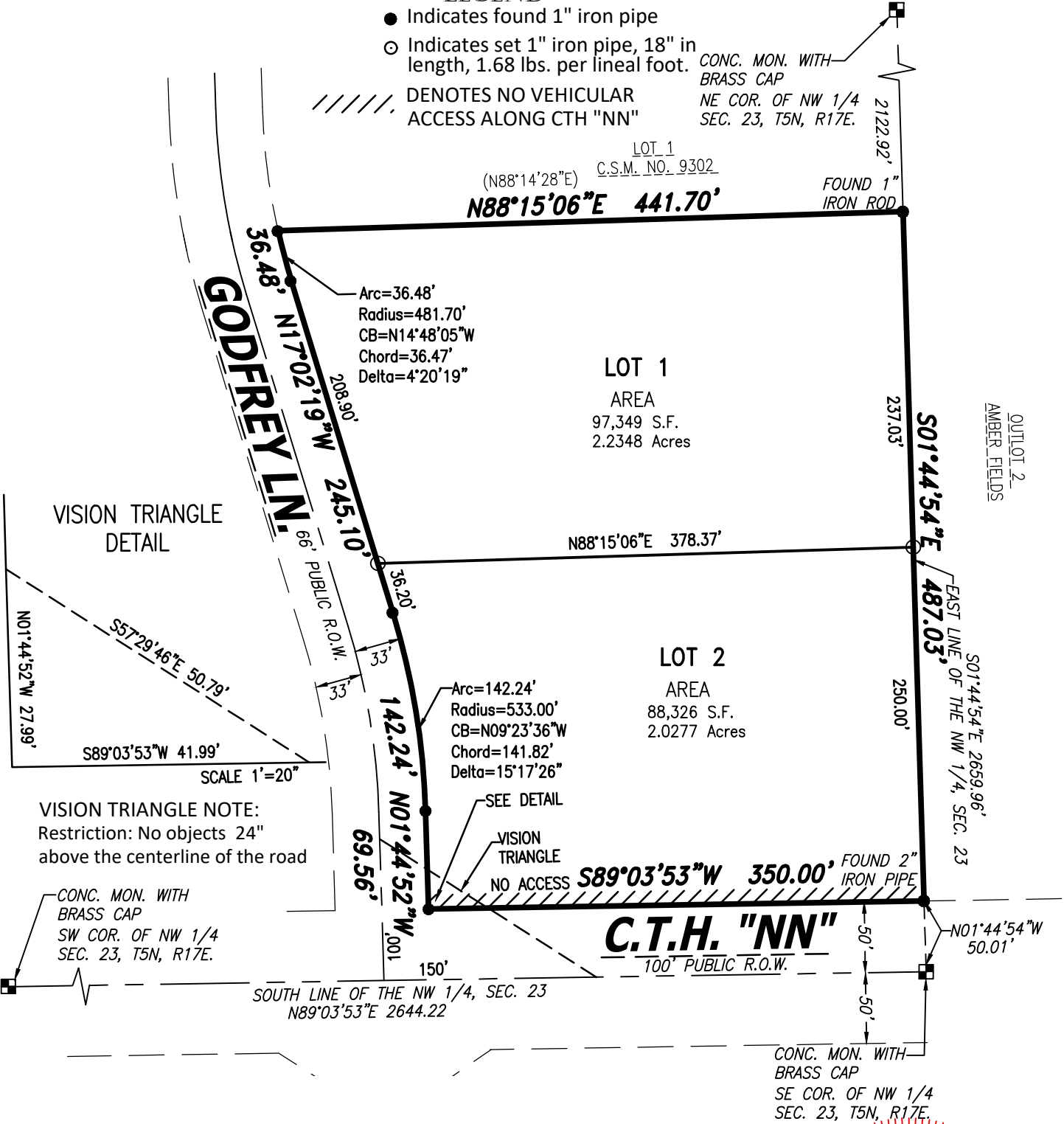
Owner/Subdivider:
Merit Property Investments, LLC
403 Mckenzie DR.
Mukwonago, WI 53149

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"

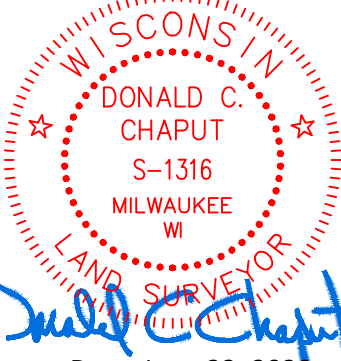
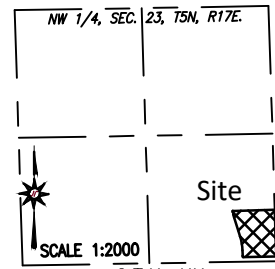
CONC. MON. WITH BRASS CAP
NE COR. OF NW 1/4 SEC. 23, T5N, R17E.



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.

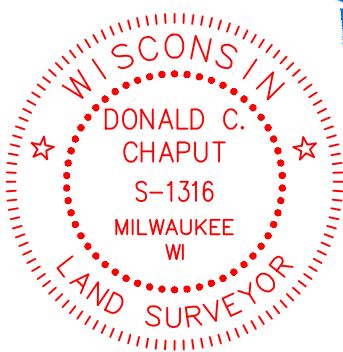
Said land contains 185,675 square feet, or 4.2625 acres.


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



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LAND SURVEYS

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This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

REV: Aug 13, 2020
Date: June 23, 2020
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Sheet 3 of 3 Sheets