Date: December 10, 2020

To: Village of East Troy Plan Commission

From: Tim Schwecke, AICP, Zoning Administrator

Subject: Three-lot certified survey map (CSM) for extraterritorial review for land in Town of East

Troy located in Section 26, Town of East Troy (P ET2600003); Middleton Family

Revocable Trust (Juli Markham, agent)

Application: 2020-20; https://s.zoninghub.com/KEFUR6YRHY

Meeting: December 14, 2020 Plan Commission meeting

Previous reviews The Plan Commission reviewed the petitioner's application at their meeting on November 9, 2020, and tabled the matter. Since that time, the petitioner has revised the proposed CSM for two lots (attached).

In addition, the Village Attorney has reviewed the matter and determined that the Village may not require the subdivider to provide a road to the new lots.

Village review procedures With regard to land divisions, the Plan Commission is advisory to the Village Board. The Plan Commission may recommend (1) approval, (2) approval with conditions, or (3) denial of the application. If approval is recommended, the Plan Commission can impose conditions deemed necessary to protect the public health, safety, and welfare.

Public notice Aside from being included on the meeting agenda, no other public notice is required.

Proposed motion: Recommend to the Village Board the approval of the proposed certified survey provided the location map on Sheet 1 is revised to correspond to the new layout

Attachments:

1. Proposed CSM, dated December 1, 2020

CERTIFIED SURVEY MAP NO.

BEING PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 18 EAST, TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN.

CONCRETE MONUMENT W/
BRASS CAP MARKING THE
SW CORNER OF THE NW 1/4
SECTION 264-18
N - 285159.48
E - 2443838.07 UNPLATTED LANDS 1325.70' N00°19'26"E 1325.70 FOUND CONCRETE MONUMENT W/
BRASS CAP MARKING THE
NW CORNER OF THE NW 1/4
SECTION 26-4-18
N - 290450.81
E - 2443794.32 LOT 1 CSM #1272 1063.61 N89°57'18"W LOT 2 229,116.75 S.F 5.26 ACRES S75°15'36"E -68.59' = 179.42 PRIVATE EASEMENT PER PREVIOUS CSM MAPS ACCESS TO HWY "20" UNPLATTED LANDS
PET2600003 UNPLATTED LANDS ĻĢT 1 ÇŞM #1147 ĻOŢ 1 S89°29'18"W CENTERLINE
OF SPRING CREEK FROM
WALWORTH CO. GIS SYS. SCALE ' **LOCATION MAP** \$89°51'30"E NW 1/4 SEC. 26-4-18 BASIS OF BEARING: THE NORTH LINE OF THE NORTHWEST 1/4 OF SEC. 26, T4N-R18E WAS TAKEN TO BEAR 2 S89°56'03"E. UNPLATTED LANDS NISCONSIA OWNER: MIDDLETON IRREVOCALBE TRUST PO BOX 252 EAST TROY, WI 53120 NOTES: FROM NORMAL OBSERVATION THE EXISTING SEPTIC SYSTEMS APPEAR TO BE FUNCTIONING. ACCESS TO S.T.H. "20" PER EASEMENT SHOWN ON PREVIOUS CERTIFIED SURVEY MAP No. 2043 & 1147. SURVEYOR: SECTION 26-4-18 N - 290481.04 E - 2448450.41 FOUND
CONCRETE MONUMENT W/
BRASS CAP MARKING THE
NE CORNER OF THE NW 1/4 V2G SURVEYING LLC. 123 WOLF RUN - STE 4 MUKWONAGO, WI 53149 SEE SHEETS 2 AND 3 FOR LEGEND AND LOT DETAILS. BEARING BASE: GRID NORTH, WISCONSIN STATE PLAIN COORDINATE SYSTEM, SOUTH ZONE. (NAD 1927)

INSTRUMENT DRAFTED BY MICHAEL A. GREESON

SHEET 1 OF 5

DRAFT DATE: 12/01/2020

V2G JOB NO.: 2020-095

262-378-5097

SURVEYING, LLC