

Date: June 3, 2021

To: Town of Eagle Plan Commission and Town Board

From: Tim Schwecke, Town Planner

Subject: Conceptual review of a two-lot certified survey map for the property located at W356S8930 Godfrey Lane (EGLT1818999015); Heckel Properties LLC (Gerald Heckel, agent)

Application: 2021-11; <https://s.zoninghub.com/890ZEKAD3F>

Meeting: June 7, 2021 Plan Commission and Town Board

Heckel Properties LLC owns the subject property and wants to create an additional lot.



Jurisdiction The subject property is located entirely within the Town's zoning jurisdiction. It is located within 1.5 miles of the Village of Eagle, requiring its review and approval.

Layout Both of the proposed lots comply with the minimum lot area of 40,000 square feet, frontage requirements of 35 feet, and minimum lot width of 150 feet and 190 feet for corner lots. The existing building in Lot 1 complies with the minimum side yard offset of 20 feet and maximum building coverage of 50 percent.

Public notice Aside from being shown on a published meeting agenda, no other public notice is required.

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.
3. The Town Engineer must review the CSM and approve of the same.
4. The petitioner must obtain all necessary approvals as specified in s. 236.34(1), Wis. Stats. (County approval).

5. The petitioner must provide documentation from Waukesha County showing that there is a suitable site on Lot 2 for a septic system.
6. The petitioner must provide documentation from Waukesha County (Preliminary Site Evaluation) showing that the septic system for the existing building on Lot 1 is located entirely within the proposed lot and complies with setback requirements from the adjoining lot.
7. 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 accept the recommendation of the Plan Commission.

Attachments:

1. Certified survey map, dated April 21, 2021

Land Division Application Town of Eagle (Waukesha County), Wisconsin

Version: February 18, 2021

Town of Eagle
820 E. Main Street
Eagle, WI 53119

Overview: The Town has adopted land divisions regulations to regulate subdivisions, condominiums, and certified survey maps throughout the entire jurisdiction of the town.

Governing regulations. The procedures and standards governing the review of this application are found in Chapter 480 of the municipal code.

General instructions: Complete this application and submit one copy to the Town Clerk along with the application fee noted below. Alternatively, you can submit your application online at <https://townofeagle.zoninghub.com>.

Before you formally submit your application, you may meet with the Town Planner who can answer any questions you may have. The Town Planner can also review your application before it is formally submitted to determine if it is complete and provides enough information to describe the circumstances related to this application. If you have any questions, do not hesitate to contact the Town Planner at (920) 728-2814 or via email at tim.schwecke@civitekconsulting.com.

Application fees:

- **Certified survey map to merge two or more existing parcels:** \$200 plus \$500 escrow
- **Certified survey map to modify lot line of two or more parcels:** \$200 plus \$500 escrow
- **Certified survey map to create two or more parcels:** \$600 plus \$1,200 escrow
- **Preliminary subdivision plat:** \$300, plus \$25 per lot, plus \$1,500 escrow
- **Final subdivision plat:** \$300, plus \$20 per lot, plus \$1,500 escrow

Application submittal deadline: The Plan Commission and Town Board meet jointly, generally the first Monday of the month, to review certain types of development applications. This application must be submitted and determined to be complete by the Town Planner, no later than 30 days prior to the date established for the Plan Commission-Town Board meeting. Please contact the Town Planner to verify the deadline for a specific month.

1. **Applicant and agent information** Include the names of the agent, if any, that helped prepare this application including the supplemental information. Examples include surveyors, engineers, landscape architects, architects, planners, and attorneys.

Applicant		Agent
Name	GERALD W HECKEL	
Street address	595W33115 KRYSTLE CT.	
City, state, zip code	MUKWONAGO, WI, 53149	
Daytime telephone	262-594-5340	
Email address	FULLDRAW61@ICLOUD.COM	

2. Subject property information

Physical address	W356S8930 GODFREY LANE			EAGLE WI	53119
Tax key number(s)	EGLT-	EGLT -	EGLT -	EGLT -	

Note: The tax key number can be found on the tax bill for the property or it may be obtained from the Town Clerk.

3. Application type (select one)

- | | |
|---|---|
| <input type="checkbox"/> Certified survey map – Merge two or more adjoining parcels | <input type="checkbox"/> Subdivision plat – preliminary |
| <input checked="" type="checkbox"/> Certified survey map – Create new lots | <input type="checkbox"/> Subdivision plat – final |
| <input type="checkbox"/> Certified survey map – Modify a lot line between two adjoining parcels | |

4. Extraterritorial review

Is the subject property within 1.5 miles of the Village of Mukwonago or the Village of North Prairie?

☐ No

☒ Yes (If yes, the Village will need to approve the proposed certified survey map or subdivision plat. .

5. **Zoning information.** The subject property is located in the following zoning district(s). (check all that apply)

- | | | |
|--|--|--|
| <input type="checkbox"/> P-1 Public | <input type="checkbox"/> AP Agricultural land preservation | <input type="checkbox"/> B-2 Local business |
| <input type="checkbox"/> Q-1 Quarry | <input type="checkbox"/> RR Rural residential | <input checked="" type="checkbox"/> B-4 Mixed business |
| <input type="checkbox"/> C-1 Conservancy | <input type="checkbox"/> R-1 Residential | <input type="checkbox"/> M-1 Limited industrial |
| <input type="checkbox"/> UC Upland conservancy | <input type="checkbox"/> B-1 Neighborhood business | <input type="checkbox"/> M-2 General industrial |

6. **Existing buildings.** If there are any existing buildings on the subject property, describe whether they will comply with all applicable zoning requirements and/or if one or more will be removed.

YES AND THEY COMPLY WITH ALL APPLICABLE ZONING REQUIREMENTS

7. **Map.** Attach a certified survey map or subdivision plat with the information listed below as appropriate.

	Preliminary Plat	Final Plat	Preliminary Certified Survey Map	Final Certified Survey Map
Name of subdivision	yes	yes	-	-
Location of project by government lot, recorded private claim, quarter-quarter section, section, township, range, and county	yes	yes	-	yes
Location map showing project location	yes	-	-	-
Name and address of property owner and subdivider	yes	-	yes	-
Sheet numbers with revision dates	yes	yes	yes	yes
Certificates for the surveyor, property owner, county treasurer, and clerk or treasurer of municipality pursuant to s. 236.21, Wis. Stats.	unsigned	signed	hand drawn	signed
Certificate for the Town Chairperson to verify Town Board approval of final plat or final certified survey map	unsigned	signed	hand drawn	signed
North arrow and graphic scale	yes	yes	yes	yes
Exterior boundary of the land surveyed and divided	yes	yes	yes	yes
Location and names of any adjacent subdivisions, parks, schools, and cemeteries	yes	-	yes	-
Name of property owners of unplatted lands within 50 feet	yes	-	yes	-
Existing zoning and land uses of properties adjacent to the project	yes	-	yes	-
Existing and proposed zoning	yes	-	yes	-
Survey information for all lines and curves relating to property boundary lines and easements (curve information can be placed by the curve or in a cross-referenced table)	yes	yes	-	yes
Survey monuments as required by s. 236.20, Wis. Stats.	-	yes	-	yes
Lots with area expressed in square feet and lot and block numbers	yes	yes	yes	yes
Outlots with area expressed in square feet, purpose, and statement of dedication to a municipal entity if appropriate	yes	yes	yes	yes
Public street right-of-ways (A statement of dedication to a municipal entity is not required)	yes	yes	yes	yes
Street centerlines	-	yes	-	yes
Shore meander lines for all lakes and streams established by the surveyor in accordance with s. 236.15(1)(d), Wis. Stats.	-	yes	-	yes
Ground contours at 1-foot intervals where the slope is less than 10 percent and 2-foot intervals where the slope is 10 percent or more	yes	-	-	-
Ordinary high-water mark on any navigable waterbody with elevation	approximate	field delineation	approximate	field delineation
Wetlands (onsite and within 50 feet)	approximate	field delineation for onsite	approximate	field delineation for onsite

	Preliminary Plat	Final Plat	Preliminary Certified Survey Map	Final Certified Survey Map
Waterbodies including lakes, streams, channels, and ditches (onsite and within 100 feet)	yes	-	yes	-
Shoreland jurisdiction	yes	yes	yes	yes
Floodplain boundaries (elevation and contour) established by Waukesha County	yes	yes	yes	yes
Watershed divides	yes	-	-	-
Woodlands and other significant vegetative cover types	yes	-	yes	-
Buildings (onsite and within 50 feet) and use of buildings to be retained (onsite only)	yes	-	yes	-
Existing wells and septic systems (onsite and within 50 feet)	yes	-	yes	-
Historic and cultural features including Indian burial mounds	yes	-	yes	-
Areas made, altered, or filled with earth materials and/or non-earth materials (onsite and within 100 feet)	yes	-	yes	-
Landfill, manure or other waste storage facility locations including those in the Registry of Waste Disposal Sites of Wisconsin (onsite and within 100 feet)	yes	-	yes	-
Farm drain tiles, including location, purpose, and current status (onsite and within 300 feet)	yes	-	yes	-
Location of soil borings as may be required with numerical cross-references to data submitted with the application materials	yes	yes	yes	yes
Building or setback lines from state highways when required by ch. Trans 233, Wis. Admin. Code	yes	yes	yes	yes
Street intersection vision corner easements	yes	yes	yes	yes
Building setback lines established by applicable zoning regulations	yes	-	yes	-
Building setback lines exceeding applicable zoning regulations (as proposed or required)	yes	yes	yes	yes
Lot dimensions relating to dimensional standards established in this article and applicable zoning regulations. Examples include street frontage and lot width.	yes	-	yes	-
Limitations on basements due to high groundwater or bedrock	yes	yes	yes	yes
Stormwater management facilities	yes	-	yes	-
Access easements to stormwater management facilities and open space areas	yes	yes	yes	yes
Access easements, limitations, restrictions to adjacent streets	yes	yes	yes	yes
Access easements to waterbodies, if any	yes	yes	yes	yes
Delineation of areas to be developed in phases, if any	yes	-	Phasing is not permissible	-

8. Attachments. List any attachments included with your application.

CERTIFIED SURVEY MAP

9. Other information. You may provide any other information you feel is relevant to the review of your application.

10. Applicant certification

- I certify that all of the information in this application, along with any attachments, are true and correct to the best of my knowledge and belief.
- I understand that I may be charged additional fees (above and beyond the initial application fee) consistent with the Town's chargeback policy. The signed chargeback form is attached.
- I understand that submission of this application authorizes town officials, Plan Commission members, Town Board members, employees, and other designated agents to enter the property to conduct whatever site investigations are necessary to review this application. This does not authorize any such individual to enter any building on the subject property, unless such inspection is specifically related to the review of this application and the property owner gives his or her permission to do so.
- I understand that this application and any written materials relating to this application will become a permanent public record and that by submitting this application I acknowledge that I have no right to confidentiality. Any person has the right to obtain copies of such written materials or view it online.
- I understand that the Town Planner will review this application to determine if it contains all of the required information. If he or she determines that the application is incomplete, it will not be scheduled for review until it is deemed to be complete.

Applicant Signature(s):

Date:



5-3-21

Being Lot 1, Certified Survey Map No. 8168, being a part of the Southeast ¼ of the Northwest ¼ of Section 23, Town 5 North, Range 17 East, Town of Eagle, Waukesha County, Wisconsin.

SHEET 1 OF 3

CERTIFIED SURVEY MAP NO. _____

Being Lot 1, Certified Survey Map No. 8168, being a part of the Southeast ¼ of the Northwest ¼ of Section 23. Town 5 North, Range 17 East, Town of Eagle, Waukesha County, Wisconsin.

SURVEYORS CERTIFICATE

I Terrance E. Pisarek, Professional land surveyor, do hereby certify: That I have surveyed, divided and mapped a parcel of land being Lot 1, Certified Survey Map No. 8168, being a part of the Southeast ¼ of the Northwest ¼ of Section 23. Town 5 North, Range 17 East, Town of Eagle, Waukesha County, Wisconsin.

That I have made such survey, land division and map by the direction of Heckel Properties LLC, owner of said land. That such map is a true and correct representation of all exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Section 236 of the Wisconsin State Statutes and the ordinances of the Town of Eagle and the Village of Eagle, in surveying, dividing and mapping the same.

Dated this 21st Day of April, 2021

Terrance E. Pisarek S1930

OWNERS CERTIFICATE

We, Gerald W. and Lori M. Heckel as Officers of Heckel Properties LLC, Owner do hereby certify that we, have caused the land described to be surveyed, divided and mapped as represented on this map in accordance with the requirements of Section 236 of the Wisconsin State Statutes.

We also certify that this Certified Survey map is required to be approved by the following: The Town of Eagle and the Village of Eagle.

Date _____, 20____

Gerald W. Heckel, Officer

Lori M. Heckel, Officer

STATE OF WISCONSIN)
COUNTY OF WAUKESHA)

Personally came before me this _____ day of _____, 20____ the above named persons, to me known to be the persons who signed the foregoing instrument and acknowledged that they executed the same.

My commission expires _____

Notary Public

CERTIFIED SURVEY MAP NO. _____
Being Lot 1, Certified Survey Map No. 8168, being a part of the Southeast ¼ of the Northwest ¼ of Section 23, Town
5 North, Range 17 East, Town of Eagle, Waukesha County, Wisconsin.

TOWN BOARD APPROVAL

Approved by the Town of Eagle Town Board on the _____ day of _____, 20____.

Don Malek, Chairman

Lynn Pepper, Town Clerk

VILLAGE OF EAGLE EXTRATERRITORIAL APPROVAL

Approved by Village of Eagle Board on the _____ day of _____, 20____.

Richard Spurrell, President

Kelly Jones, Clerk

Approved by Village of Eagle Planning Commission on the _____ day of _____, 20____.

Richard Spurrell, President

Kelly Jones, Clerk

Dated this 21st Day of April, 2021