

Date: February 3, 2022

To: Town of Mukwonago Plan Commission and Town Board

From: Tim Schwecke, Town Planner

Subject: Final certified survey map for 2 lots for property located at S92W32265 CTH NN (MUKT1952998); TM High View LLC, developer (Tom McAdams, agent)

Application: 2022-04; <https://s.zoninghub.com/R8W01H228Y>

Meeting: February 9, 2022 Plan Commission and Town Board meeting

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TM High View LLC submitted a conceptual certified survey map for two lots to the Town which was reviewed October 6, 2021, November 3, 2021, and January 5, 2022. The Plan Commission approved the concept survey at the January meeting.

The developer has now submitted a final certified survey map for review. Staff has reviewed the final survey and has determined it complies with the layout depicted in the approved conceptual CSM.

The Town Engineer has not reviewed the final survey as of this date. Their approval is a condition of approval included in the motion below.

The Town Board approved the petitioner's application for rural accessory buildings at their meeting on January 5, 2022, for all of the requested buildings except for the metal corn crib and chicken coop, referenced as building #4 and #7, respectively.

**Review procedures** The Plan Commission is advisory with regard to final certified survey maps and the Town Board makes the final decision.

**Notice requirements** Aside from being shown on the meeting agenda, no other public notice is required.

#### **Proposed motion**

Motion to recommend to the Town Board the approval of the certified survey map dated January 7, 2022, 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 Town engineer must review the CSM and approve of the same.
2. Remove the ninth note on sheet 3. That requirement is addressed elsewhere.
3. Remove the tenth note on sheet 3. That restriction only applies to Lot 2, and is addressed in the deed restriction.
4. Remove the eleventh note on sheet 3. That restriction only applies to Lot 2, and is addressed in the deed restriction.
5. Remove the twelfth note on sheet 3, or clarify that the agreement relates to Lot 2.
6. Remove the thirteenth note on sheet 3. Different wording is included below.
7. Include the following note(s) on the face of the CSM substantially as follows:
  - There are existing buildings in Lot 2, some of which are classified as nonconforming structures and are therefore subject to the requirements in the Town's zoning regulations (Chapter 34 of the Municipal Code).
  - The building in Lot 2 that is located within the public right of way is subject to a Revocable Occupancy Permit agreement with Waukesha County.
8. Setback and offset lines are depicted in Lot 2. The offset line along the west lot line should be 20 feet, not as depicted. The setback and offset lines should be removed. However, if the surveyor wants to retain them, the west offset should be revised as noted and a note be added to the face of the CSM, generally as follows.
  - The offset and setback lines depicted in Lot 2 are subject to change.
9. Land outside of the CSM (southwest corner of Lot 1) should be noted as being unplatted or part of a CSM or subdivision.
10. 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.
11. The petitioner must obtain all necessary approvals as specified in s. 236.34(1), Wis. Stats.
12. The petitioner must record the deed restriction relating to the rural accessory buildings on Lot 2 as approved by the town planner immediately following the recording of the final certified survey map.
13. The petitioner must record the revocable occupancy permit agreement for Lot 2 as approved by Waukesha County immediately following the recording of the final certified survey map.
14. The petitioner must obtain verification from Waukesha County that the existing septic on lot 2 complies with all current standards and requirements.
15. The concept layout for the future division of Lot 1 is for informational purposes and is in no way binding on the Town in any manner should the petitioner submit a subdivision proposal.

**Attachments:**

1. Final CSM, dated 01-07-2022

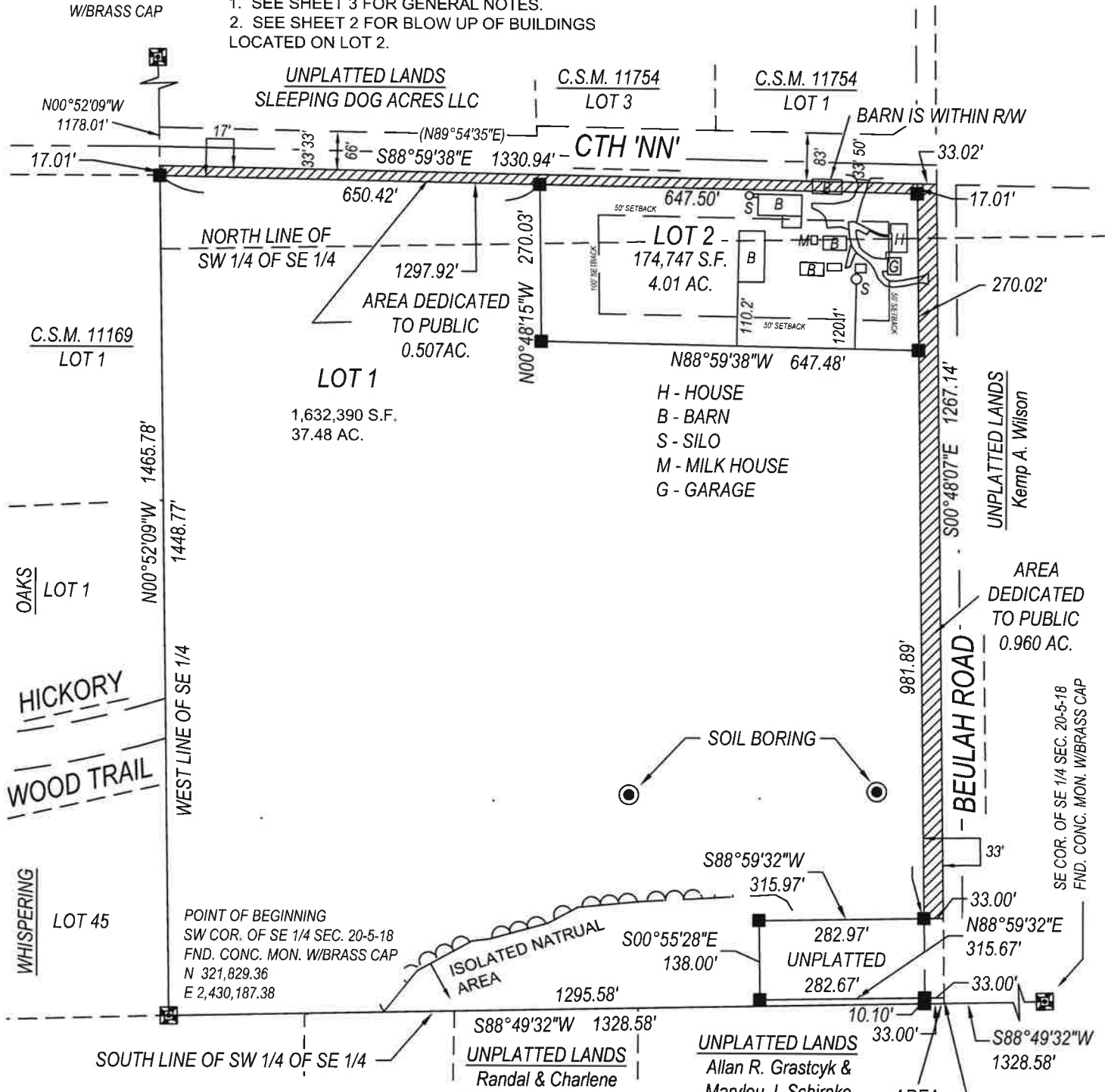
**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 18 EAST, TOWN OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN.

**NOTES:**

1. SEE SHEET 3 FOR GENERAL NOTES.
2. SEE SHEET 2 FOR BLOW UP OF BUILDINGS LOCATED ON LOT 2.

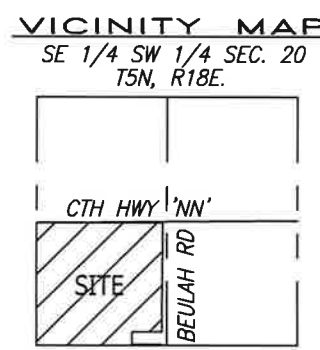
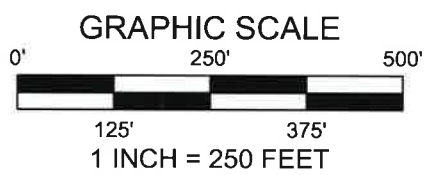
NW COR. OF SE 1/4  
SEC. 20-5-18  
FND. CONC. MON.  
W/BRASS CAP



**SURVEYOR:**  
JEFFREY A. NIPPLE  
440 MILWAUKEE AVE,  
BURLINGTON WI. 53105

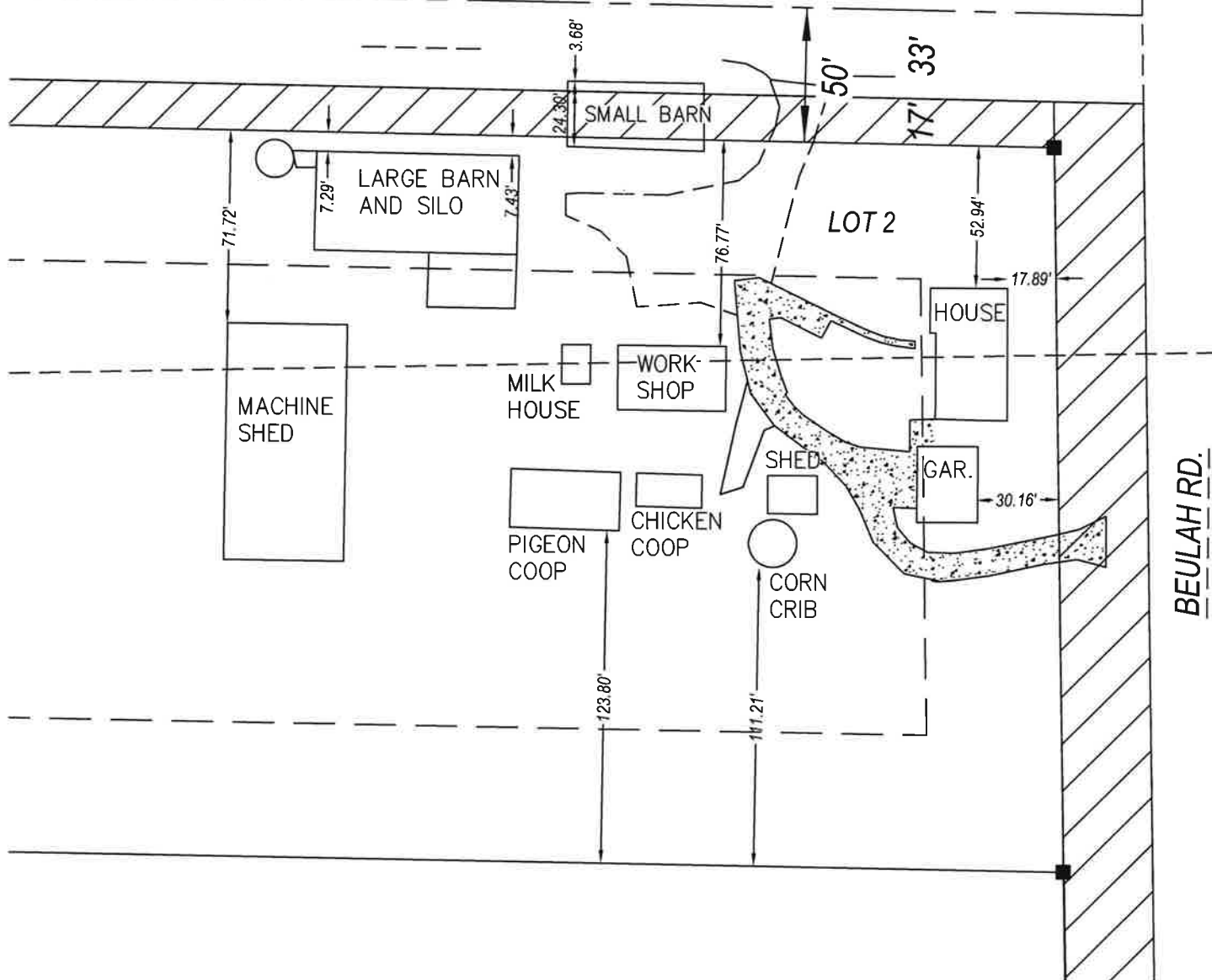
**OWNER/SUBDIVIDER:**  
TM HIGH VIEW LLC  
S92 W32265 CTY RD 'NN'  
MUKWONAGO, WI 53149

- LEGEND**
- FOUND 1" IRON PIPE
  - SET 5/8" REBAR W/ CAP, 18" LENGTH
  - (XX R) RECORDED AS
  - MONUMENT FOUND



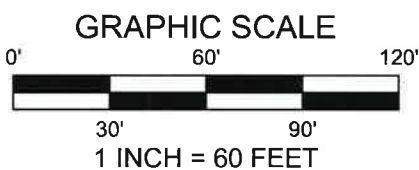
**CERTIFIED SURVEY MAP NO.** \_\_\_\_\_  
PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 18 EAST, TOWN OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN.

**BLOW UP OF BUILDINGS ON LOT 2  
CTH 'NN'**



**LEGEND**

- FOUND 1" IRON PIPE
- SET 5/8" REBAR W/ CAP, 18" LENGTH
- (XX R) RECORDED AS



SURVEYOR:  
JEFFREY A. NIPPLE  
440 MILWAUKEE AVE,  
BURLINGTON WI. 53105

OWNER/SUBDIVIDER:  
TM HIGH VIEW LLC  
S92 W32265 CTY RD 'NN'  
MUKWONAGO, WI 53149



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

PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 18 EAST, TOWN OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN.

**SURVEYOR'S CERTIFICATE:**

I, JEFFREY A. NIPPLE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE FOLLOWING LAND HEREIN DESCRIBED:

BEING PART OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 18 EAST, TOWN OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 20; THENCE N 0°52'09" W ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, 1465.78 FEET TO THE SOUTH LINE OF COUNTY TRUNK HIGHWAY 'NN' (CTH 'NN'); THENCE S 88°59'38" E ALONG SAID SOUTH LINE OF CTH 'NN', 1297.92 FEET TO THE WEST LINE OF BEULAH ROAD; THENCE CONTINUING S 88°59'38" E, 33.02 FEET TO THE CENTERLINE OF SAID BEULAH ROAD; THENCE S 0°48'07" E ALONG SAID CENTERLINE OF BEULAH ROAD, 1267.14 FEET; THENCE S 88°59'32" W, 33.00 FEET TO THE WEST LINE OF BEULAH ROAD; THENCE CONTINUING S 88°59'32" W, 282.97 FEET; THENCE S 0°55'28" E, 138.00 FEET; THENCE N 88°59'32" E, 282.67 FEET TO THE WEST LINE OF BEULAH ROAD; THENCE CONTINUING N 88°59'32" E, 33.00 FEET TO THE CENTERLINE OF BEULAH ROAD; THENCE S 0°48'07" E ALONG SAID CENTERLINE OF BEULAH ROAD, 10.00 FEET TO THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 20; THENCE S 88°49'32" W ALONG SAID SOUTH LINE OF THE SOUTHEAST 1/4, 33.00 FEET TO THE WEST LINE OF BEULAH ROAD; THENCE CONTINUING S 88°49'32" W ALONG SAID SOUTH LINE OF THE SOUTHEAST 1/4, 1295.58 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,871,374 SQUARE FEET OR 42.961 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT I HAVE MADE SAID LAND DIVISION AND DEDICATION BY THE DIRECTION OF TM HIGH VIEW, LLC, OWNER OF SAID LANDS. THAT SUCH LAND DIVISION IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LANDS SURVEYED AND THE DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND SECTION 34 OF THE TOWN OF MUKWONAGO MUNICIPAL CODE IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS 14<sup>th</sup> DAY OF January, 2022.

Jeffrey A. Nipple 1/14/22  
JEFFREY A. NIPPLE  
PROFESSIONAL LAND SURVEYOR #S-1929



**GENERAL NOTES:**

1. SUBJECT LANDS ARE WITHIN THE MUKWONAGO FIRE SERVICE AREA.
2. THERE IS NO FLOODPLAIN ON THIS PARCEL.
3. THERE ARE NO WETLANDS, NAVIGABLE WATER BODY OR SHORELAND JURISDICTION ON THIS PROPERTY.
4. THE ISOLATED NATURAL AREA WAS DETERMINED BY SURVEYING THE DRIP LINE OF THE TREES.
5. THERE ARE NO HISTORICAL OR CULTURAL FEATURES PER STATE HISTORICAL SOCIETY OF WISCONSIN, DIVISION OF HISTORIC PRESERVATION ARCHEOLOGICAL SITE INVENTORY.
6. THERE IS NO LANDFILL, MANURE, OR OTHER WASTE STORAGE FACILITY ON THIS SITE PER REGISTRY OF WASTE DISPOSAL SITES OF WISCONSIN.
7. THERE IS NO KNOWLEDGE OF ANY DRAIN TILE ON PROPERTY.
8. THIS CSM IS IN A STATE DESIGNATED GROUNDWATER MANAGEMENT AREA.
9. THE CHICKEN COOP AND CORN CRIB ARE TO BE REMOVED WITHIN 1 YEAR OF THE SIGNING OF THIS CERTIFIED SURVEY MAP.
10. NO ADDITIONAL ACCESSORY BUILDINGS ALLOWED.
11. NO COMMERCIAL USE OF ANY BUILDINGS ALLOWED.
12. THE OWNER WILL ENTER INTO A PERMISSIVE USE AGREEMENT WITH WAUKESHA COUNTY.
13. THE EXISTING HOUSE, GARAGE, LARGE AND SMALL BARNs ARE NON-CONFORMING AND ARE LOCATED WITHIN THE BUILDING SETBACK.
14. THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 50 FEET OF THE PROPERTY.

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**  
PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 5  
NORTH, RANGE 18 EAST, TOWN OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

AS OWNERS, WE, TM HIGH VIEW, LLC, A WISCONSIN COMPANY, HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, MAPPED, DIVIDED AND DEDICATED AS REPRESENTED ON THIS MAP.

AS OWNERS, WE FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S. 236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL:

- 1. TOWN OF MUKWONAGO
- 2. VILLAGE OF MUKWONAGO

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

\_\_\_\_\_  
THOMAS McADAMS - PRESIDENT, TM HIGH VIEW, LLC

**STATE OF \_\_\_\_\_ ) ss**  
**COUNTY OF \_\_\_\_\_ )**

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

THE ABOVE NAMED \_\_\_\_\_  
TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND  
ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

TOWN BOARD OF MUKWONAGO, TOWN BOARD APPROVAL:

APPROVED BY THE TOWN BOARD OF THE TOWN OF MUKWONAGO

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
PETER TOPCZEWSKI, TOWN CHAIRMAN

\_\_\_\_\_  
KATHY KARLEWITZ, CLERK

VILLAGE BOARD OF MUKWONAGO, TOWN BOARD APPROVAL:

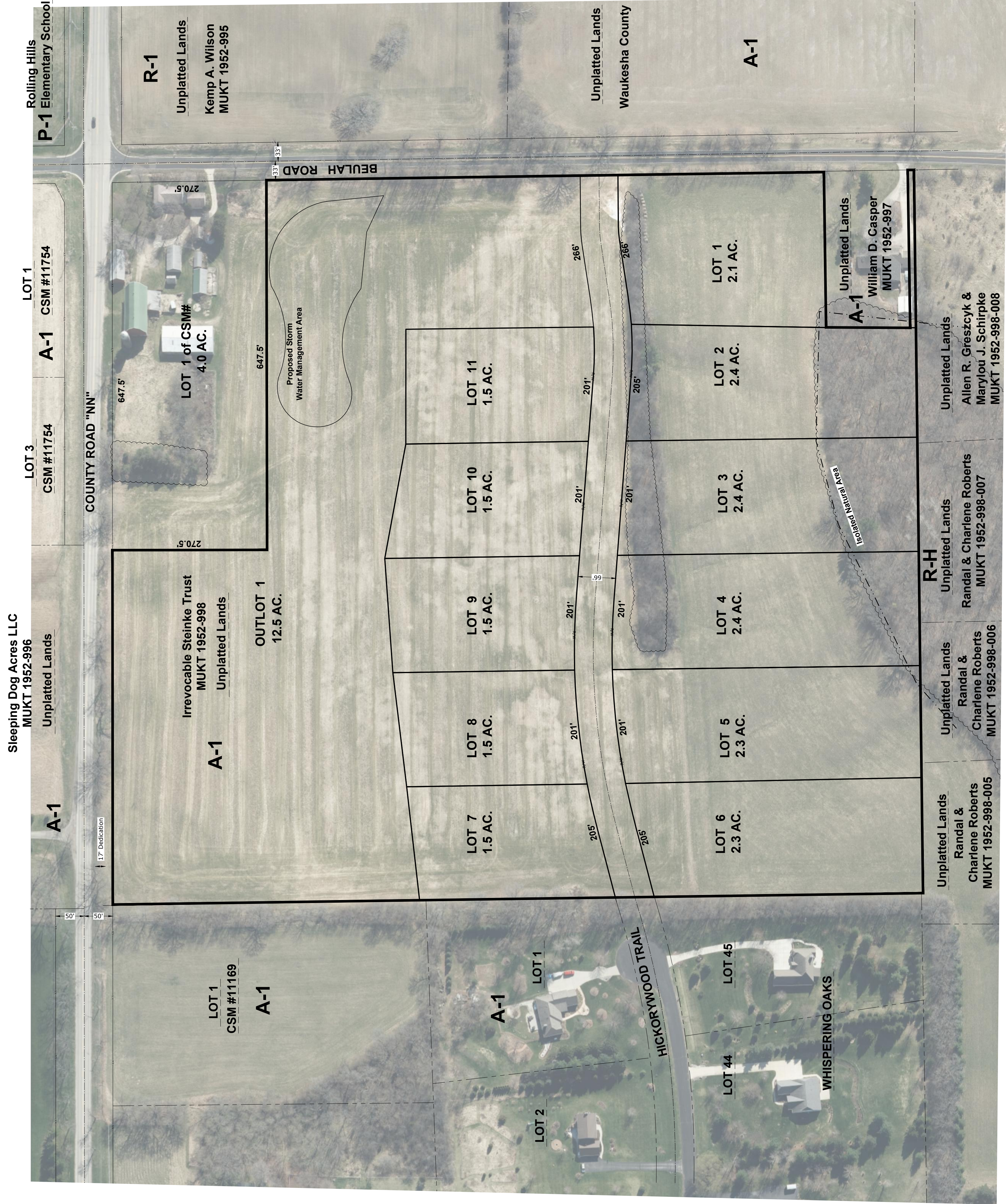
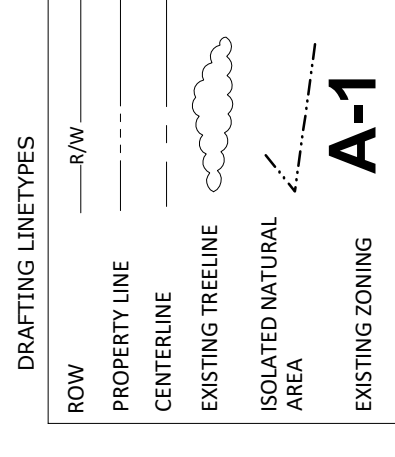
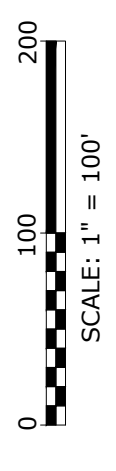
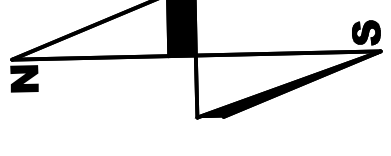
THIS CERTIFIED SURVEY MAP LOCATED WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE VILLAGE OF MUKWONAGO IS  
HEREBY APPROVED BY THE VILLAGE BOARD ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

\_\_\_\_\_  
FRED WINCHOKY, PRESIDENT

\_\_\_\_\_  
DIANA DYKSTRA, CLERK



# CONCEPT PLAN PROPOSED SINGLE FAMILY LAYOUT 1-C TOWN OF MUKWONAGO WAUKESHA COUNTY, WISCONSIN



Current Zoning = A-1  
 Proposed Zoning = PUD  
 Min. Lot Area = 1.5 Acres  
 Avg. Lot Width = 200'  
 Building Setbacks:  
 Front = 50'  
 Offset = 30'

Proposed Minor Street Width = 66'

**General Notes:**

1. Existing topography, soils and zoning taken from Waukesha County GIS website.

2. Total subdivision lands  
 = 37.49 AC  
 ÷ 3.2 ac.  
 = 11,716 lots

2. Prepared for:  
 Tom McAdams  
 of TM HIGH VIEW LLC

3. Current address is:  
 S92 W32265 Cty. Rd. NN  
 Mukwonago, WI

**Table 1**

	Preliminary Plat	Final Plat	Concept Certified Survey Map	Certified Survey Map
<b>DEVELOPMENT IDENTIFICATION</b>				
Development Title	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Property Location (¼ section, section, township, range, county)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location of map showing section or a government subdivision of section in which subdivision lies, oriented the same as main drawing	<input type="checkbox"/>	<input type="checkbox"/>	-	<input checked="" type="checkbox"/>
Name and address of owner and subdivider	<input type="checkbox"/>	-	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Surveyor's certificate signed, dated and sealed and revision dates on all pages	<input type="checkbox"/>	<input type="checkbox"/>	-	<input checked="" type="checkbox"/>
Sheet numbers (total number of sheets notation)	<input type="checkbox"/>	<input type="checkbox"/>	-	<input checked="" type="checkbox"/>
Project engineer, name, address and phone number	<input type="checkbox"/>	-	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Signature certificates	-	<input type="checkbox"/>	-	<input checked="" type="checkbox"/>
<b>MAPPING FEATURES [1]</b>				
North arrow and graphic scale	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
100-year floodplain limits (elevation and contour) as made available by FEMA and SEWRPC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> N/A
Topographic contours (existing and proposed) not to exceed 2' interval if available, if not available 5'	<input type="checkbox"/>	-	<input type="checkbox"/>	-
Soil types	<input type="checkbox"/>	-	<input type="checkbox"/>	-
Ordinary high-water mark on any navigable water body	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> N/A
Wetlands, (P – identify source of delineation; F – field delineation) lakes, streams, channels, ditches on or adjacent to the site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> N/A
Delineated shoreland jurisdiction	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> N/A
Designated primary and secondary environmental corridors (P – identify source of delineation; F – field delineation), isolated natural areas (P), woodland features (P)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> I/A
Bearings and length of exterior boundaries	<input type="checkbox"/>	<input type="checkbox"/>	-	<input checked="" type="checkbox"/>
Right-of-way and street locations, name, width, bearing (F), elevation, grades and existing access drives (P), including existing and proposed street extensions to/and from adjacent parcels	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Structures, wells and septic systems existing on-site and within 50 feet of lot line or adjoining properties and use of structures to be retained	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> N/A
Existing easements, proposed easements (F) – type and dimensions, pre-planned building sites and other improvements and any preplanned waste disposal systems, when limited by existing physical features	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> N/A
Vision corners and vision corner easement	-	<input type="checkbox"/>	-	<input type="checkbox"/> N/A
Lot numbers and dimensions (including outlots)	-	<input type="checkbox"/>	-	<input checked="" type="checkbox"/>
Curve information on curve or in a table, street radius	-	<input type="checkbox"/>	-	<input type="checkbox"/> N/A
Public dedication parcels and right-of-way dedications	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location of soil borings with numerical cross-reference to data (frequency, location and depth need to be determined) (See Sec.5.1(C) of Subdivision Control Ordinance)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Building or setback lines from wetlands, floodplains, and state highways (when required by Trans 233)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Historic or cultural features (i.e., Indian mounds) as per State Historical Society of WI Division of Historic Preservation Archeological Site Inventory	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> N/A
Foundation limitations due to high groundwater, bedrock or stormwater management facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> N/A
Survey monumentation or other attributes as required by Section 236 of Wisconsin Statutes	-	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landfill, manure or other waste storage facility locations on site and consistent with existing Administrative rules (Registry of Waste Disposal Sites of Wisconsin)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> N/A
Wells (onsite and within 100' of septic or stormwater facilities or as required by DNR Well Code)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> <del>N/A</del>
Groundwater recharge areas based on SEWRPC maps/data	<input type="checkbox"/>	-	<input type="checkbox"/>	-
Drain tile location disclosure and function (if known)	<input type="checkbox"/>	-	<input type="checkbox"/>	-
Stormwater management facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> N/A
Access easements, limitations, restrictions to adjacent roads and access for stormwater facility and open space maintenance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> N/A

	Preliminary Plat	Final Plat	Concept Certified Survey Map	Certified Survey Map
<b>ACCOMPANYING DOCUMENTATION</b>				
Designation of source documents for mapping features	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Letter of credit or other financial guarantee (verification from local municipality) [2]	-	<input type="checkbox"/>	-	<input type="checkbox"/> N/A
Erosion and sediment control measures (i.e., site stabilization)	-	<input type="checkbox"/>	-	<input type="checkbox"/> N/A
Covenants and restrictions (if required by other actions)	-	<input type="checkbox"/>	-	<input type="checkbox"/> N/A
Soil boring and testing data or sewer service availability letter	<input type="checkbox"/>	-	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Stormwater management and practice design computations	-	<input type="checkbox"/>	-	<input type="checkbox"/> N/A
Stormwater facility and open space maintenance agreement with schedule and responsibility identified	-	<input type="checkbox"/>	-	<input type="checkbox"/> N/A
Stormwater system as-built engineering certification (after construction)	-	<input type="checkbox"/>	-	<input type="checkbox"/> N/A
County or state road access permit	-	<input type="checkbox"/>	-	<input type="checkbox"/> N/A
Outlot ownership	<input type="checkbox"/>	<input type="checkbox"/>	-	<input type="checkbox"/> N/A
Sediment control practice delineations – separate maps	-	<input type="checkbox"/>	-	<input type="checkbox"/> N/A
Watershed delineations (before and after development – separate maps)	<input type="checkbox"/>	-	<input type="checkbox"/>	
Developer agreement [2]	-	<input type="checkbox"/>	-	<input type="checkbox"/> N/A
Other regulatory permits	-	<input type="checkbox"/>	-	<input type="checkbox"/> N/A
Approved construction plans [2]	-	<input type="checkbox"/>	-	<input type="checkbox"/> N/A
Stormwater management & erosion control permit [2]	-	<input type="checkbox"/>	-	<input type="checkbox"/> N/A
Letter of review from the utility companies	-	<input type="checkbox"/>	-	<input type="checkbox"/> N/A
<b>PLANNING AND ZONING DOCUMENT CONSISTENCY [1]</b>				
Town of Mukwonago comprehensive plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
County Comprehensive Development Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Street and Highway Width Map	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jurisdictional Highway Systems Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Town and County Park and Open Space Plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Town of Mukwonago Official Map	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local zoning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
County zoning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stormwater Management System Plans or Water Quality Management Plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Compliance with Section 7 of the Subdivision Control Ordinance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>ACCESS AND STREET DESIGN (LOCAL REQUIREMENTS)</b>				
Access limitations (local roads)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Compliance with County Ordinance (Chapter 24, Article III – Waukesha County Code of Ordinances)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Access to lots, outlots, floodplains and wetlands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> N/A
DOT 233 approval	-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> N/A
County highway access permit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> N/A
Spite strips	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> N/A
Conflicts with drainage patterns	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> N/A
Existing use conforms to zoning ordinance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Cul-du-sac length	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> N/A
Right-of-way width	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Street extensions – temporary cul-du-sacs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> N/A

	Preliminary Plat	Final Plat	Concept Certified Survey Map	Certified Survey Map
Vision corners and vision corner easement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> N/A
Street name conflicts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> N/A
Streets follow natural terrain	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> N/A
Intersections (Section 7.3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> N/A
<b>LAYOUT (LOCAL REQUIREMENTS)</b>				
Design and lot configuration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Double or triple frontage lots	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Depth to width ratio problem	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> N/A
Flag lots	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> N/A
Lots served by ingress-egress easements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> N/A
Road frontage requirements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lot line angles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>OUTLOTS (LOCAL REQUIREMENTS)</b>				
Ownership	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> N/A
Use of outlots	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> N/A
Public access to water bodies (every 1/2 mile – 60 ft. wide)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> N/A

Note:

1. Some of the information may be available on Waukesha County's GIS website. <http://www.waukeshacounty.gov/page.aspx?SetupMetalId=9396&id=9400>
2. Required only if public improvements are involved