

Date: April 3, 2024

To: Village of East Troy Plan Commission

From: Tim Schwecke, Zoning Administrator

Subject: One-lot certified survey map to merge five adjoining lots in same ownership located off of Main Street at the intersection with School Street; Overlook Ridge Exchange LLC (Kevin Sawall), applicant

Application 2024-07; <https://s.zoninghub.com/SDBK12STW4>

Meeting April 8, 2024 Plan Commission meeting

Description Overlook Ridge Exchange LLC owns five vacant parcels off of Main Street and has submitted a certified survey map to merge them together.

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

Proposed motion Recommend to the Village Board the approval of the certified survey map based on the general and specific conditions listed below.

General conditions:

1. **Staff and governmental approval.** Prior to the Village 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 Village Engineer, the Village 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; and Wisconsin Department of Administration per ch. 236, Wisconsin Statutes.
2. **Professional fees.** Petitioner shall, on demand, reimburse the Village for all costs and expenses of any type that the Village incurs in connection with this development, including the cost of professional services incurred by the Village (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 conditional approval due to a violation of these conditions.
3. **Payment of charges.** Any unpaid bills owed to the Village 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 Village; shall be placed upon the tax roll for the subject property if not paid within 30 days of the billing by the Village, 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 Village, including possible cause for termination of the conditional approval.
4. **Surveyor's responsibility.** Although the Village of East Troy 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.

Specific conditions:

1. The petitioner must obtain the approval of the Village Engineer.
2. Change the name of the village president on sheet 3 to "Robert M. Johnson".

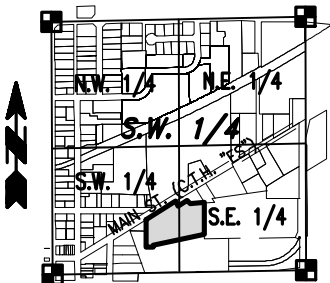
3. The surveyor's seal, signature, and date must appear on all sheets of the final CSM. The same revision date must also be noted on each sheet.

Attachments:

1. Certified survey map, 01/17/2024

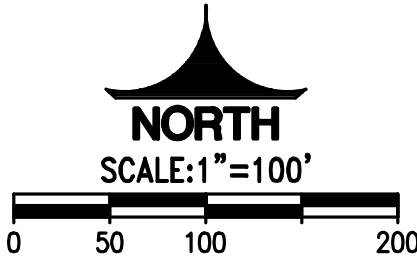
CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20,
TOWN 4 NORTH, RANGE 18 EAST, IN THE VILLAGE OF EAST TROY, WALWORTH COUNTY, WISCONSIN.



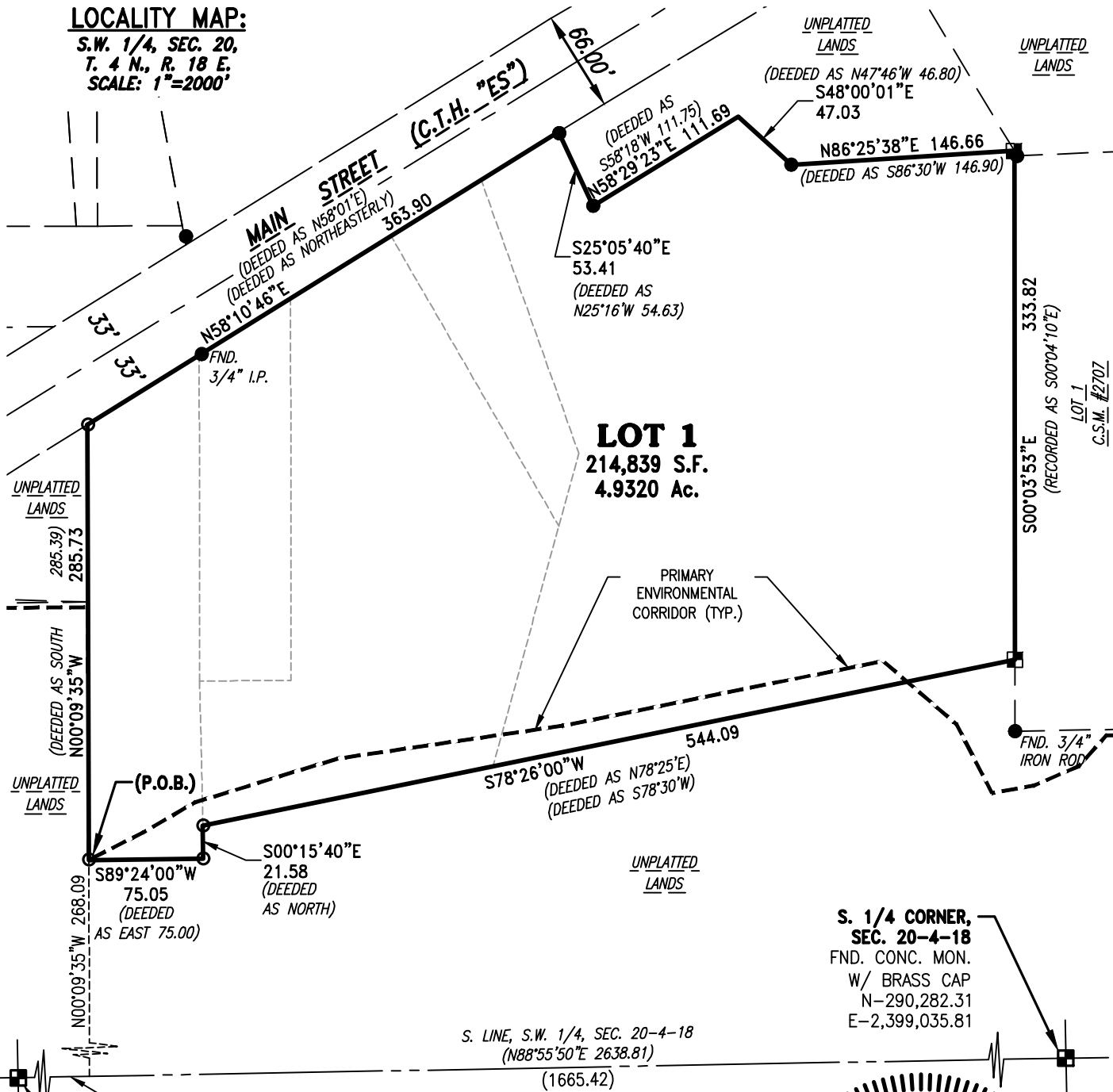
LOCALITY MAP:

S.W. 1/4, SEC. 20,
T. 4 N., R. 18 E.
SCALE: 1"=2000'



LEGEND:

- - INDICATES "Set" 0.750" O.D. by 18" long Reinforcing Bar weighing 1.502 lbs. per lineal foot.
- - INDICATES "Found" 1" Iron Pipe (Unless otherwise noted)
- - INDICATES "Found" Concrete Monument.



S. 1/4 CORNER,
SEC. 20-4-18
FND. CONC. MON.
W/ BRASS CAP
N-290,282.31
E-2,399,035.81

S. LINE, S.W. 1/4, SEC. 20-4-18
(N88°55'50"E 2638.81)
(1665.42)

(P.O.C.) 973.39
S.W. CORNER,
SEC. 20-4-18
FND. CONC. MON.
W/ BRASS CAP
N-290,233.06
E-2,396,397.58

OWNER:
OVERLOOK RIDGE EXCHANGE, LLC.
N63 W23217 MAIN ST.
#200
SUSSEX, WI 53089
PHONE: 262-297-4444

PREPARED BY:
TRIO ENGINEERING, LLC
4100 N. CALHOUN ROAD
SUITE 300
BROOKFIELD, WI 53005
PHONE: 262-790-1480

NOTES:

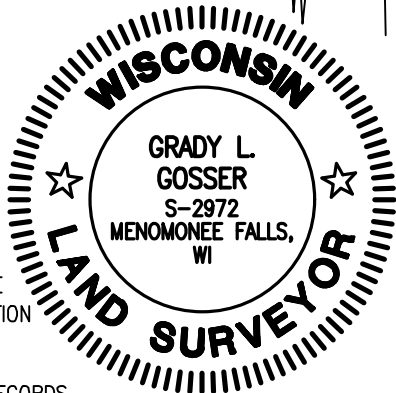
- ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-83/2011), IN WHICH THE SOUTH LINE OF THE S.W. 1/4 OF SECTION 20, TOWN 4 NORTH, RANGE 18 EAST, BEARS N88°55'50"E.
- PRIMARY ENVIRONMENTAL CORRIDOR SHOWN HEREON IS FROM AVAILABLE WALWORTH COUNTY RECORDS

DRAFTED THIS 17TH DAY OF JANUARY, 2024

THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

JOB NO. 21-046-974-01

SHEET 1 OF 3



CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWN 4 NORTH,
RANGE 18 EAST, IN THE VILLAGE OF EAST TROY, WALWORTH COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
)ss
COUNTY OF WAUKESHA)

I, Grady L. Gosser, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped lands being located in a part of the Southwest 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 20, Town 4 North, Range 18 East, in the Village of East Troy, Walworth County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the Southwest corner of the said Southwest 1/4 Section; Thence North 88°55’50” East and along the South line of the said Southwest 1/4 Section, 973.39 feet to a point; Thence North 00°09’35” West, 268.09 feet to the place of beginning of lands hereinafter described;

Continuing thence North 00°09’35” West, 285.73 feet to a point on the South Right-of-Way line of “Main Street” (C.T.H. “ES”); Thence North 58°10’46” East and along said South Right-of-Way line, 363.90 feet to a point; Thence South 25°05’40” East, 53.41 feet to a point; Thence North 58°29’23” East, 111.69 feet to a point; Thence South 48°00’01” East, 47.03 feet to a point; Thence North 86°25’38” East, 146.66 feet to a point on the West line of Lot 1 of Certified Survey Map No. 2707; Thence South 00°03’53” East and along said West line, 333.82 feet to a point; Thence South 78°26’00” West, 544.09 feet to a point; Thence South 00°15’40” East, 21.58 feet to a point; Thence South 89°24’00” West, 75.05 feet to the point of beginning of this description.

Said Parcel contains 214,839 Square Feet (or 4.9320 Acres) of land, more or less.

That I have made such survey, land division and map by the direction of **Overlook Ridge Exchange, LLC**, owner of said lands.

That such 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 Chapter 236 of the Wisconsin Statutes and the Village of East Troy subdivision regulations in surveying, dividing and mapping the same.

Dated this _____ day of _____, 20_____.

Grady L. Gosser, P.L.S.
Professional Land Surveyor, S-2972
TRIO ENGINEERING, LLC
4100 N. Calhoun Road, Suite 300
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWN 4 NORTH,
RANGE 18 EAST, IN THE VILLAGE OF EAST TROY, WALWORTH COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE:

OVERLOOK RIDGE EXCHANGE, LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said Limited Liability Company has caused the land described on this map to be surveyed, divided, and mapped as represented on this map in accordance with the provisions of Chapter 236 of the Wisconsin Statutes, and the Village of East Troy Subdivision Regulations. I also certify that this Certified Survey Map is required to be submitted to the Village of East Troy for approval.

Dated this _____ day of _____, 20____.

Kevin Sawall, Member

STATE OF WISCONSIN)
) ss
COUNTY OF)

Personally came before me this _____ day of _____, 20____, Kevin Sawall, Member of the above named Limited Liability Company, to me known to be the person who executed the foregoing instrument, and to me known to be such Member of said Limited Liability Company, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Limited Liability Company, by its authority.

Print Name: _____
Notary Public, _____ County, WI
My commission expires: _____

VILLAGE OF EAST TROY PLAN COMMISSION APPROVAL:

Approved by the Plan Commission of the Village of East Troy on this _____ day of _____, 2024.

Matt Johnson, President

Eileen Suhm, Administrator

VILLAGE OF EAST TROY VILLAGE BOARD APPROVAL:

Approved by the Common Council of the Village of East Troy on this _____ day of _____, 2024.

Matt Johnson, President

Eileen Suhm, Administrator