



Land Division
Town of Mukwonago

Version: December 28, 2020

Town of Mukwonago
W320 S8315 Beulah Road
Mukwonago, WI 53149

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

General instructions: Application materials should be submitted to the Town Clerk at the mailing address shown above or online at https://townofmukwonago.zoninghub.com/tools/OnlineApplication.aspx. 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.

- 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.

Form with columns for Applicant and Agent. Fields include Name, Street address, City, state, zip code, Daytime telephone, and Email address. Handwritten entries: Applicant Name: DIANE ZAKRZEWSKI, Street address: P.O. Box 247, City, state, zip code: North Prairie WI 53153, Daytime telephone: 262.470.4718, Email address: dzak@green-geo.net; Agent: Same.

- 2. Subject property information

Physical address: HWY 59, TOWN OF MUKWONAGO, SECTION 6. See surveyor's description. Tax key number(s): MUKT- MUKT- MUKT- MUKT-

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

- Checkboxes for zoning districts: C-1 Conservancy, A-1 Agricultural, RH Rural home, SE Suburban estates, R-1 Residential, R-2 Residential, B-2 Local business, P-1 Public, EC Environmental corridor (overlay), HS Hydric soils (overlay).

Is any portion of the subject property located within Waukesha County's shoreland zoning jurisdiction (generally defined as being within 300 feet of a stream or 1,000 feet of a lake)?

- Checkboxes for No and Yes.

- 4. Application type (select one)

- Checkboxes for application types: Certified survey map - Merge two or more adjoining parcels, Certified survey map - Create new lots, Certified survey map - Modify a lot line between two adjoining parcels, Subdivision plat - preliminary, Subdivision plat - final.

Handwritten note: [X] Approval signatures of new CSM.

- 5. Extraterritorial review

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

- Checkboxes for No and Yes (If yes, the Village will need to approve the proposed certified survey map or subdivision plat).

- 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.

Handwritten text in a box: NO BUILDINGS. VACANT LAND

7. **Map.** Attach a certified survey map or subdivision plat with the information listed in Table 1 (below) as appropriate.

*Attached*

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

*CSM for approval*

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

*DIANE ZAKRZEWSKI IS REQUESTING SIGNATURES OF THE TOWN OF MUKWONAGO CHAIRMAN AND SECRETARY OF THE ATTACHED CSM.*

**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 sections 2-2 and 2-3 of the Town of Mukwonago municipal code.
- 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.
- 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.

Applicant name:

*Diane Zakrzewski*

Date:

*May 2, 2024*

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 type="checkbox"/>
Property Location (¼ section, section, township, range, county)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>
Name and address of owner and subdivider	<input type="checkbox"/>	-	<input type="checkbox"/>	<input type="checkbox"/>
Surveyor's certificate signed, dated and sealed and revision dates on all pages	<input type="checkbox"/>	<input type="checkbox"/>	-	<input type="checkbox"/>
Sheet numbers (total number of sheets notation)	<input type="checkbox"/>	<input type="checkbox"/>	-	<input type="checkbox"/>
Project engineer, name, address and phone number	<input type="checkbox"/>	-	<input type="checkbox"/>	<input type="checkbox"/>
Signature certificates	-	<input type="checkbox"/>	-	<input type="checkbox"/>
<b>MAPPING FEATURES [1]</b>				
North arrow and graphic scale	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>
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"/>
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"/>
Delineated shoreland jurisdiction	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>
Bearings and length of exterior boundaries	<input type="checkbox"/>	<input type="checkbox"/>	-	<input 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 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"/>
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"/>
Vision corners and vision corner easement	-	<input type="checkbox"/>	-	<input type="checkbox"/>
Lot numbers and dimensions (including outlots)	-	<input type="checkbox"/>	-	<input type="checkbox"/>
Curve information on curve or in a table, street radius	-	<input type="checkbox"/>	-	<input type="checkbox"/>
Public dedication parcels and right-of-way dedications	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 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 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"/>
Foundation limitations due to high groundwater, bedrock or stormwater management facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Survey monumentation or other attributes as required by Section 236 of Wisconsin Statutes	-	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>
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 type="checkbox"/>
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"/>
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"/>

	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 type="checkbox"/>
Letter of credit or other financial guarantee (verification from local municipality) [2]	-	<input type="checkbox"/>	-	<input type="checkbox"/>
Erosion and sediment control measures (i.e., site stabilization)	-	<input type="checkbox"/>	-	<input type="checkbox"/>
Covenants and restrictions (if required by other actions)	-	<input type="checkbox"/>	-	<input type="checkbox"/>
Soil boring and testing data or sewer service availability letter	<input type="checkbox"/>	-	<input type="checkbox"/>	<input type="checkbox"/>
Stormwater management and practice design computations	-	<input type="checkbox"/>	-	<input type="checkbox"/>
Stormwater facility and open space maintenance agreement with schedule and responsibility identified	-	<input type="checkbox"/>	-	<input type="checkbox"/>
Stormwater system as-built engineering certification (after construction)	-	<input type="checkbox"/>	-	<input type="checkbox"/>
County or state road access permit	-	<input type="checkbox"/>	-	<input type="checkbox"/>
Outlot ownership	<input type="checkbox"/>	<input type="checkbox"/>	-	<input type="checkbox"/>
Sediment control practice delineations – separate maps	-	<input type="checkbox"/>	-	<input type="checkbox"/>
Watershed delineations (before and after development – separate maps)	<input type="checkbox"/>	-	<input type="checkbox"/>	
Developer agreement [2]	-	<input type="checkbox"/>	-	<input type="checkbox"/>
Other regulatory permits	-	<input type="checkbox"/>	-	<input type="checkbox"/>
Approved construction plans [2]	-	<input type="checkbox"/>	-	<input type="checkbox"/>
Stormwater management & erosion control permit [2]	-	<input type="checkbox"/>	-	<input type="checkbox"/>
Letter of review from the utility companies	-	<input type="checkbox"/>	-	<input type="checkbox"/>
<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 type="checkbox"/>
Access to lots, cutlots, floodplains and wetlands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DOT 233 approval	-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
County highway access permit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Spite strips	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Conflicts with drainage patterns	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing use conforms to zoning ordinance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cul-du-sac length	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Right-of-way width	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Street extensions – temporary cul-du-sacs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

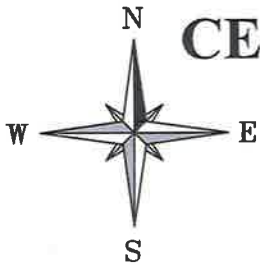
	Preliminary Plat	Final Plat	Concept Certified Survey Map	Certified Survey Map
Vision corners and vision corner easement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Street name conflicts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>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

Note:

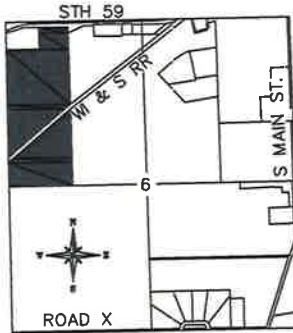
1. Some of the information may be available on Waukesha County's GIS website: <http://www.waukeshacounty.gov/page.aspx?SetupMetalId=9396&id=9400>
2. Required only if public improvements are involved

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING PART OF THE NW 1/4 OF SECTION 6, T5N, R18E  
TOWN OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN



SCALE IN FEET



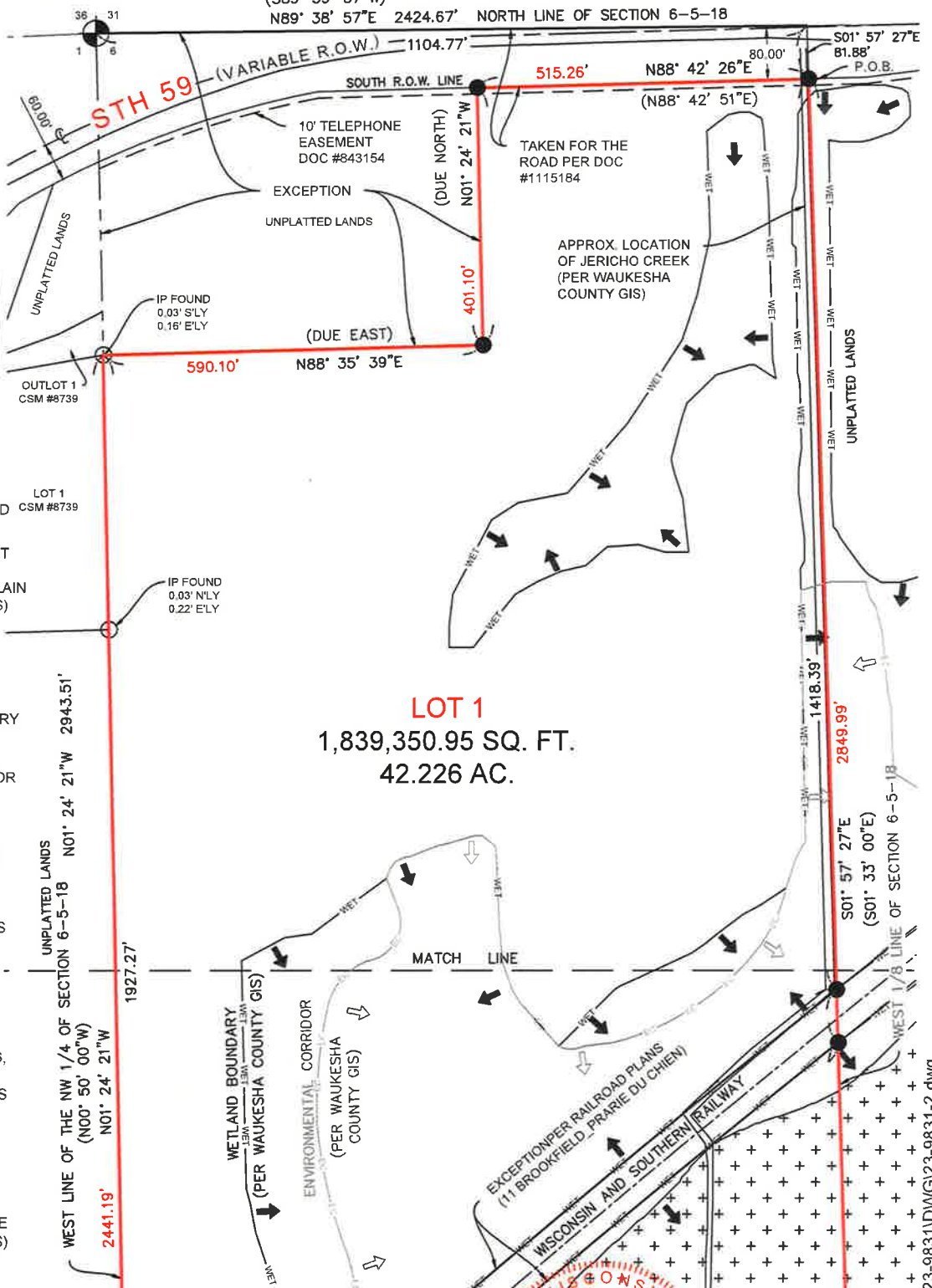
LOCATION MAP  
SCALE: 1.5" = 5,140'  
SECTION 6-5-18

**LEGEND**

- - 1" IRON PIPE FOUND
- - IRON PIPE 18" x 1" DIA. PLACED 1.13 LBS. PER LIN. FT.
- ⊕ - SECTION CORNER MONUMENT
- ⊕⊕⊕ - APPROX. FEMA FLOODPLAIN (WAUKESHA COUNTY GIS)
- - DIRECTION OF WETLAND BOUNDARY
- ⇨ - DIRECTION OF ENVIRONMENTAL BOUNDARY
- WET- - WETLAND BOUNDARY
- EC- - ENVIRONMENTAL CORRIDOR BOUNDARY

1. SURVEY NOTES
2. ALL DIMENSIONS SHOWN ARE IN DECIMAL FEET, US SURVEY UNITS.
3. REVIEW LEGAL DESCRIPTION AND RECORD MEASUREMENTS ON THIS PLAT AND AT ONCE REPORT ANY APPARENT DIFFERENCE TO THE SURVEYOR.
4. REFERENCE BEARING IS THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 6, T5N, R18E WAS USED AS THE REFERENCE BEARING AND HAS A BEARING OF NORTH 89° 38' 57" WEST BASED ON THE NORTH AMERICAN DATUM OF 1983.
5. THIS PROPERTY IS SUBJECT TO A RIGHT-OF-WAY GRANT PER DOCUMENT #1505229. (SEE DOCUMENT FOR PARTICULARS)
6. THIS PROPERTY IS SUBJECT TO RIGHTS PER DOCUMENT #174948. (SEE DOCUMENT FOR PARTICULARS)

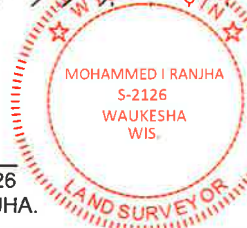
CONCRETE MONUMENT WITH A BRASS CAP  
NW CORNER OF SECTION 6-5-18



DATED AT WAUKESHA, WISCONSIN THIS 5th DAY OF APRIL, 2024.

BY: *M. I. Ranjha*

MOHAMMAD RANJHA - WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-2126  
THIS INSTRUMENT WAS DRAFTED UNDER THE SUPERVISION OF MOHAMMAD RANJHA.



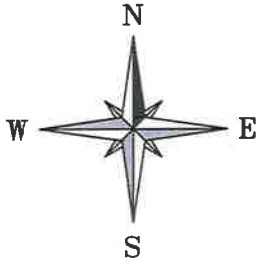
OWNER:  
DIANE ZAKRZEWSKI  
(262)470-4718  
1507 EMERALD DR.  
HARTFORD WI, 53027

FILE NAME: S:\projects\23-9831\DWG\23-9831-2.dwg

<b>SHEET: 1 OF 4</b>	<p><b>JAHNKE &amp; JAHNKE</b> ASSOCIATES, LLC. ENGINEERS • PLANNERS • SURVEYORS CONNECT ► EMPOWER ► DESIGN WWW.JAHNKEANDJAHNKE.COM 524 BLUEMOUND ROAD, WAUKESHA, WI 53188 PHONE: (262) 542-5797, EMAIL: SURVEY@JAHNKEANDJAHNKE.COM</p>	DRAWN BY: JB	CHECKED BY: MR	
		JOB NO.: 23-9831		
		<b>REVISION</b>		
		DATE	DESCRIPTION	BY

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING PART OF THE NW 1/4 OF SECTION 6, T5N, R18E  
TOWN OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN

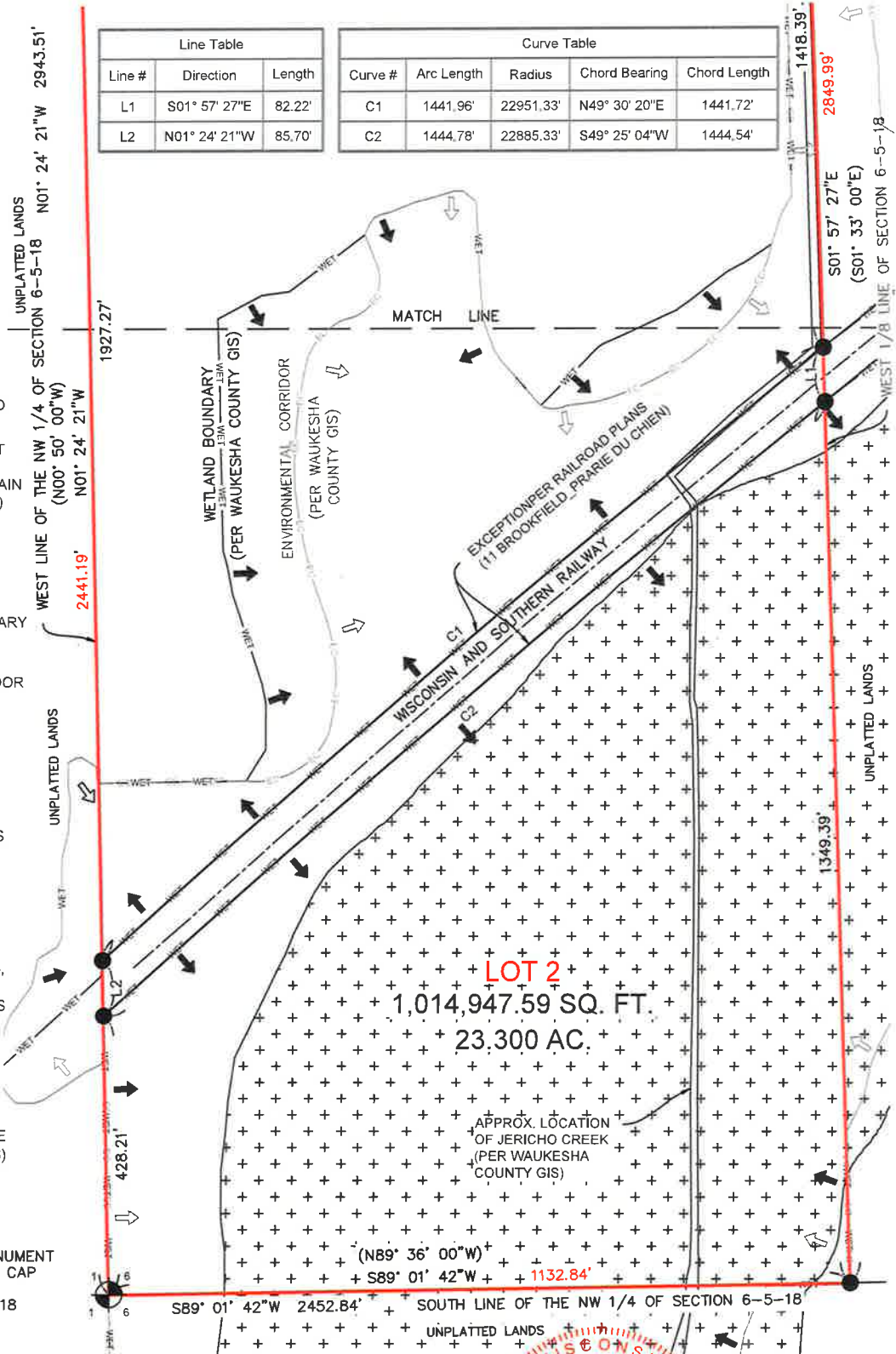


**LEGEND**

- - 1" IRON PIPE FOUND
- - IRON PIPE 18" x 1" DIA. PLACED 1.13 LBS. PER .IN. FT.
- ⊙ - SECTION CORNER MONUMENT
- ++++ - APPROX. FEMA FLOODPLAIN (WAUKESHA COUNTY GIS)
- ➔ - DIRECTION OF WETLAND BOUNDARY
- ⇨ - DIRECTION OF ENVIRONMENTAL BOUNDARY
- WET— - WETLAND BOUNDARY
- EC— - ENVIRONMENTAL CORRIDOR BOUNDARY

1. SURVEY NOTES:
2. ALL DIMENSIONS SHOWN ARE IN DECIMAL FEET, US SURVEY UNITS.
3. REVIEW LEGAL DESCRIPTION AND RECORD MEASUREMENTS ON THIS PLAT AND AT ONCE REPORT ANY APPARENT DIFFERENCE TO THE SURVEYOR.
4. REFERENCE BEARING IS THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 6, T5N, R18E WAS USED AS THE REFERENCE BEARING AND HAS A BEARING OF NORTH 89° 38' 57" WEST BASED ON THE NORTH AMERICAN DATUM OF 1983.
5. THIS PROPERTY IS SUBJECT TO A RIGHT-OF-WAY GRANT PER DOCUMENT #1505229. (SEE DOCUMENT FOR PARTICULARS)
6. THIS PROPERTY IS SUBJECT TO RIGHTS PER DOCUMENT #174948. (SEE DOCUMENT FOR PARTICULARS)

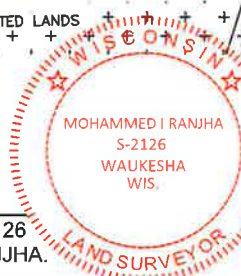
CONCRETE MONUMENT WITH A BRASS CAP W CORNER OF SECTION 6-5-18



Line Table			Curve Table				
Line #	Direction	Length	Curve #	Arc Length	Radius	Chord Bearing	Chord Length
L1	S01° 57' 27"E	82.22'	C1	1441.96'	22951.33'	N49° 30' 20"E	1441.72'
L2	N01° 24' 21"W	85.70'	C2	1444.78'	22885.33'	S49° 25' 04"W	1444.54'

DATED AT WAUKESHA, WISCONSIN THIS 5th DAY OF APRIL, 2024.

BY: M. I. Ranjha  
 MOHAMMAD RANJHA - WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-2126  
 THIS INSTRUMENT WAS DRAFTED UNDER THE SUPERVISION OF MOHAMMAD RANJHA.



OWNER:  
 DIANE ZAKRZEWSKI  
 (262)470-4718  
 1507 EMERALD DR.  
 HARTFORD WI, 53027

FILE NAME: S:\projects\23-9831\DWG\23-9831-2.dwg

<b>SHEET: 2 OF 4</b>	<p><b>JAHNKE &amp; JAHNKE</b>                  ASSOCIATES, LLC.                  ENGINEERS • PLANNERS • SURVEYORS                  CONNECT ► EMPOWER ► DESIGN                  WWW.JAHNKEANDJAHNKE.COM                  524 BLUEMOUND ROAD, WAUKESHA, WI 53188                  PHONE: (262) 542-5797, EMAIL: SURVEY@JAHNKEANDJAHNKE.COM</p>	DRAWN BY: JB	CHECKED BY: MR
		JOB NO.: 23-9831	
		<b>REVISION</b>	
		DATE	DESCRIPTION

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING PART OF THE NW 1/4 OF SECTION 6, T5N, R18E  
TOWN OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN

**SURVEYOR'S CERTIFICATE:**

I, Mohammad Ranjha, a Wisconsin Professional Land Surveyor do hereby certify and say that I have surveyed, divided and mapped the following land bounded and described as follows:

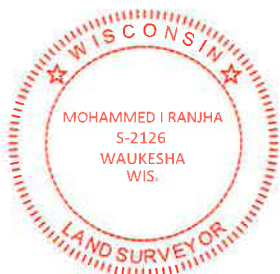
All that being a part of the Northwest Quarter of Section 6, Township 5 North, Range 18 East, Town of Mukwonago, Waukesha County Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of the Northwest Quarter of Section 6, Town 5 North, Range 18 East, being marked by a concrete monument with a brass cap; thence, North 89°38'57" East along the North line of said Northwest Quarter, 1104.77 feet to the 1/8 line of said Section 6; thence South 01°57'27" East along said 1/8 line, 81.88 feet to the Southern right-of-way line of State Trunk Highway "59" and to the point of beginning of the lands herein described; thence, continuing South 01°57'27" East along said 1/8 line, 2849.99 feet to the South line of said Northwest Quarter; thence South 89°01'42" West along said South line, 1132.84 feet to the Southwest corner of said Northwest Quarter; thence North 01°24'21" West along the West line of said Northwest Quarter, 2441.19 feet; thence North 88°35'39" East, 590.10 feet; thence North 01°24'21" West, 401.10 feet to the Southern right-of-way line of State Trunk Highway "59"; thence North 88°42'26" East along said right-of-way line, 515.26 feet to the point of beginning.

Containing a gross area of 2,948,550.34 square feet or 67.689 acres and a net area, excluding the railroad right-of-way, of 2,854,298.56 square feet or 65.526 acres of land.

EXCEPTING and reserving the lands of the right-of-way of the Wisconsin and Southern Railway.

I further certify that we have made such survey, land division, and map by the direction of the owners of said land; that such map is a correct representation of the exterior boundaries of the land surveyed and map thereof made; and that we fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes pertaining to Certified Survey Maps (Section 236.34) and the regulations of the City of Waukesha in surveying, dividing, and mapping the same.



*M. I. Ranjha*  
\_\_\_\_\_  
MOHAMMAD RANJHA - Wis. Reg. No. S-2126

STATE OF WISCONSIN } ss.  
WAUKESHA COUNTY }

The above certificate subscribed and sworn to me this 8<sup>th</sup> day of APRIL, 2024.

My Commission Expires  
December 6, 2027

My commission expires \_\_\_\_\_, 20\_\_.



*Brenda Plehn*  
\_\_\_\_\_  
- NOTARY PUBLIC

THIS INSTRUMENT WAS DRAFTED UNDER THE SUPERVISION OF MOHAMMAD RANJHA.

FILE NAME: S:\projects\23-9831\DWG\23-9831-2.dwg

SHEET: 3 OF 4	<p><b>JAHNKE &amp; JAHNKE</b> ASSOCIATES, LLC. ENGINEERS • PLANNERS • SURVEYORS CONNECT ► EMPOWER ► DESIGN WWW.JAHNKEANDJAHNKE.COM 524 BLUEMOUND ROAD, WAUKESHA, WI 53188 PHONE: (262) 542-5797, EMAIL: SURVEY@JAHNKEANDJAHNKE.COM</p>	DRAWN BY: JB	CHECKED BY: MR	
		JOB NO.: 23-9831		
		REVISION		
		DATE	DESCRIPTION	BY



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

BEING PART OF THE NW 1/4 OF SECTION 6, T5N, R18E  
TOWN OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN

OWNERS' CERTIFICATE:

DIANE ZAKRZEWSKI, Owner, as owner, hereby certifies that it has caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map. We also certify that this Certified Survey Map is required by State Statute 236.34 to be submitted to the following for approval or objection: TOWN OF MUKWONAGO.

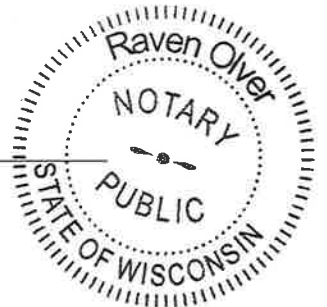
  
DIANE ZAKRZEWSKI, OWNER

STATE OF WISCONSIN } ss.  
WAUKESHA COUNTY }

Personally came before me this 25 day of April, 2024, the above named DIANE ZAKRZEWSKI, OWNER, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.


My commission expires 06/08/2027

  
NOTARY PUBLIC -



TOWN OF MUKWONAGO PLAN COMMISSION APPROVAL:

This land division is hereby approved by the Plan Commission of the TOWN OF MUKWONAGO, this 1st day of May, 2024.

  
PETER TOPCZEWSKI - CHAIRMAN

  
KATHY KARALEWITZ - SECRETARY


TOWN OF MUKWONAGO BOARD APPROVAL:

This land division is hereby approved by the of the TOWN BOARD OF MUKWONAGO, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Resolution No. \_\_\_\_\_

  
PETER TOPCZEWSKI - CHAIRMAN

  
KATHY KARALEWITZ - SECRETARY

  
MOHAMMAD RANJHA - Wis. Reg. No. S-2126  
Dated this 5th day of APRIL, 2024.



THIS INSTRUMENT WAS DRAFTED UNDER THE SUPERVISION OF MOHAMMAD RANJHA.

SHEET: 4 OF 4	 <p><b>JAHNKE &amp; JAHNKE</b> ASSOCIATES, LLC. ENGINEERS • PLANNERS • SURVEYORS CONNECT ► EMPOWER ► DESIGN WWW.JAHNKEANDJAHNKE.COM 524 BLUEMOUND ROAD, WAUKESHA, WI 53188 PHONE: (262) 542-5797, EMAIL: SURVEY@JAHNKEANDJAHNKE.COM</p>	DRAWN BY: JB		CHECKED BY: MR	
		JOB NO.: 23-9831			
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		DATE	DESCRIPTION	BY	

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# Town of Mukwonago

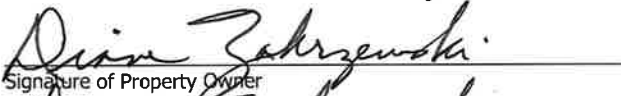

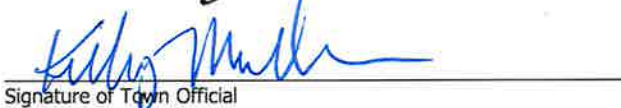
W320 S8315 Beulah Road  
Mukwonago, WI 53149  
www.TownOfMukwonago.us  
Phone (262)363-4555 Fax (262)363-8377

## TOWN OF MUKWONAGO PROFESSIONAL SERVICES REIMBURSEMENT NOTICE

Pursuant to the Municipal Code of the Town of Mukwonago, Wisconsin, Section 2-2 and 2-3, the Town of Mukwonago Town Board has determined that whenever the services of the Town Attorney, Town Engineer, Town Planner, or any other of the Town's professional staff results in a charge to the Town for that professional's time and services and such service is not a service supplied to the Town as a whole, the Town Clerk shall charge that service for the fees incurred by the Town to the property owner incurring those fees, even if the request is not approved. Also, be advised that pursuant to the Municipal Code of the Town of Mukwonago, Wisconsin, certain other fees, costs, and charges are the responsibility of the property owner even if the request is not approved. Imposition of any fees, costs, or charges; however, is subject to the property owner's appeal rights as described in said Municipal Code of the Town of Mukwonago, Wisconsin,

I, the undersigned, have been advised that pursuant to said Municipal Code of the Town of Mukwonago, Wisconsin, if the Town Attorney, Town Engineer, Town Planner, or any other Town professional provides services to the Town because of my activities, whether at my request or at the request of the Town, I **shall be responsible for the fees incurred by the Town, even if the request is not approved.** In addition, I have been advised that pursuant to said Municipal Code of the Town of Mukwonago, Wisconsin, certain other fees, costs, and charges are my responsibility even if the request is not approved. By signing this document; however, I am not waiving my appeal rights that are described in said Municipal Code of the Town of Mukwonago, Wisconsin.

PLEASE PRINT LEGIBLY

Name and Billing Address of Property Owner responsible for any outstanding Invoicing	
Diane Zakrzewski	Phone # 262-470-4718
P.O. BOX 247	Cell # same
North Prairie WI 53153	E-mail dzak@green-geo.net
Address of property if different than above	
Tax Key Number of the Property involved in the Request: MUKT	
Description of project:	
Diane Zakrzewski requests signatures of Peter Topczewski, CHAIRMAN, AND KATHY KARALEWITZ, SECRETARY, TOWN OF MUKWONAGO, ON CSM identified as "Being part of the NW 1/4 of Section 6, T5N, R18E, TOWN OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN."	
 Signature of Property Owner	May 2, 2024 Date
 Signature of Authorized Agent	May 2, 2024 Date
 Signature of Town Official	

A copy of this completed form shall be provided to the Town Clerk for billing purposes.