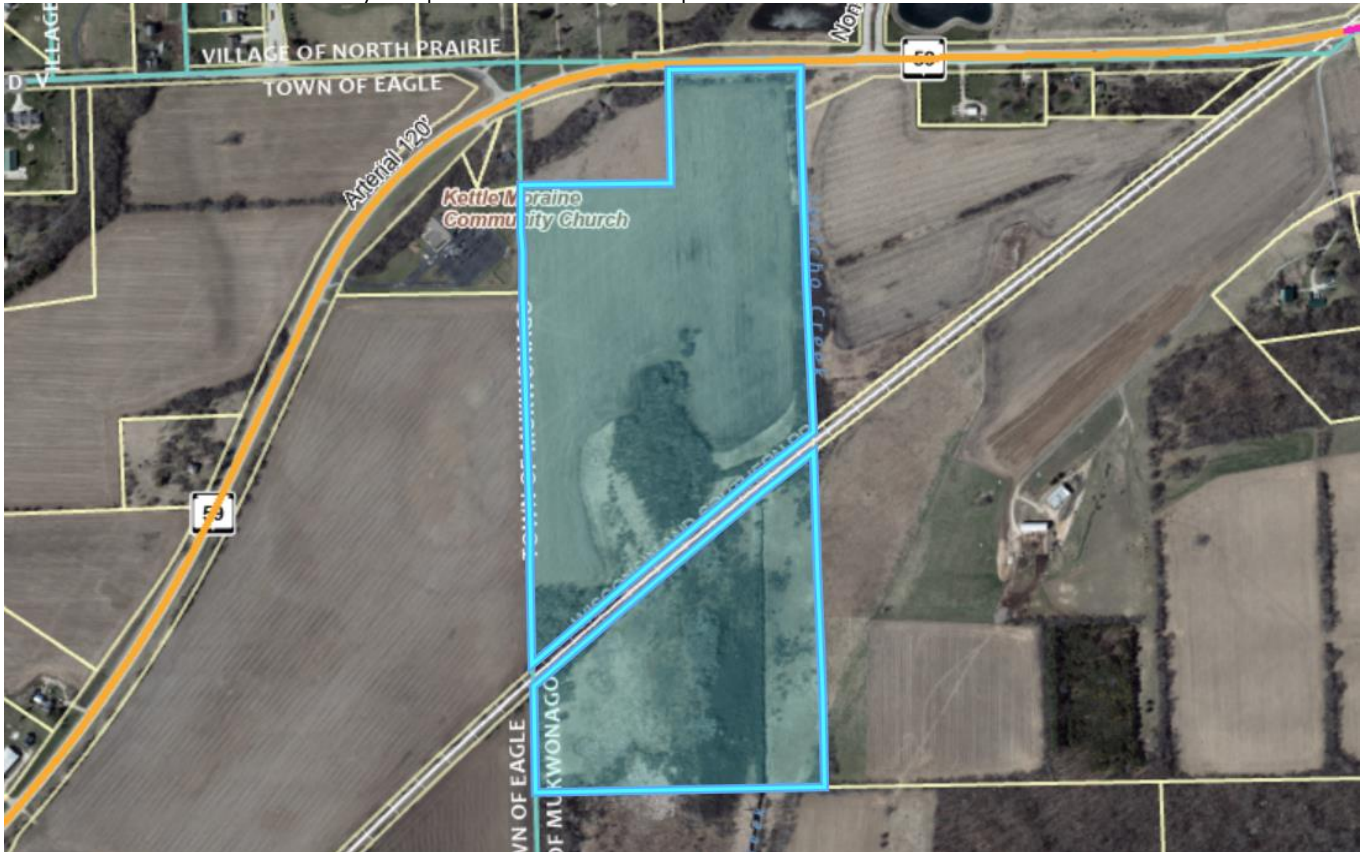


Date: July 29, 2024
To: Town of Mukwonago Plan Commission and Town Board
From: Ben Greenberg, Town Planner
Subject: One-lot certified survey map to redescribe unplatted lands located on State Hwy 59 in Section 6 (MUKT 1894.998); Diane Zakrzewski, applicant
Application: 2024-11; <https://s.zoninghub.com/NR40H4CM6W>
Meeting: August 7, 2024, Plan Commission and Town Board meeting

Description Diane Zakrzewski owns the subject parcel off on State Hwy. 59 and has submitted a certified survey map to redescribe the parcel.



Jurisdiction The subject property is located in the County's and Town's zoning jurisdiction.

Review procedure The Plan Commission makes a recommendation, and the Town Board makes the final decision.

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

Motion for Plan Commission: Motion to recommend to the Town Board the approval of the one-lot certified survey map, subject to the conditions listed below.

General conditions:

1. **Staff and Governmental Approval.** Prior to the Town signing the final plat/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 (if applicable), 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 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 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 Mukwonago 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 proposed Lot 1 cannot contain lands which are not part of the subject property. Therefore, Lot 1 must terminate at the railroad right of way and the lands south of the railroad right of way shall be identified as Outlot 1.
2. The boundaries and dimensions of Lot 1 and Outlot 1 must be shown on the CSM.
3. The intended use of Outlot 1 must be noted.
4. A note shall be added to the CSM which states that Lot 1 and Outlot 1 cannot be sold separately.
5. 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.
6. The lands to be dedicated for public road purposes must be identified as such.
7. Road dedications shall be in accordance with the Established Street and Highway Width Map of Waukesha County.
8. The subdividers phone number is not required to be placed on the CSM and can be removed.
9. The Waukesha County Shoreland Protection Ordinance jurisdictional boundary shall be added to the CSM.
10. Any WISDOT required highway setback lines or access restrictions shall be placed on the CSM.
11. Per WI Ch. 236, the following note shall be placed on the CSM: "Any land below the ordinary high-water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution."
12. Remove the signature block for the Plan Commission on sheet 4. (The Plan Commission is advisory.)

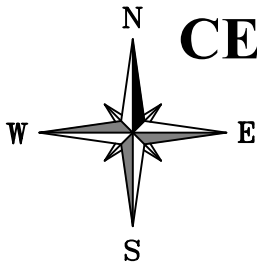
Motion for Town Board: Motion to approve the certified survey map as recommended by the Plan Commission

Attachments:

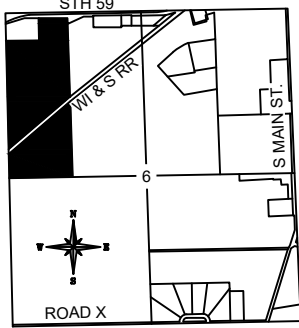
1. Certified survey map, revision date of June 13, 2024

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



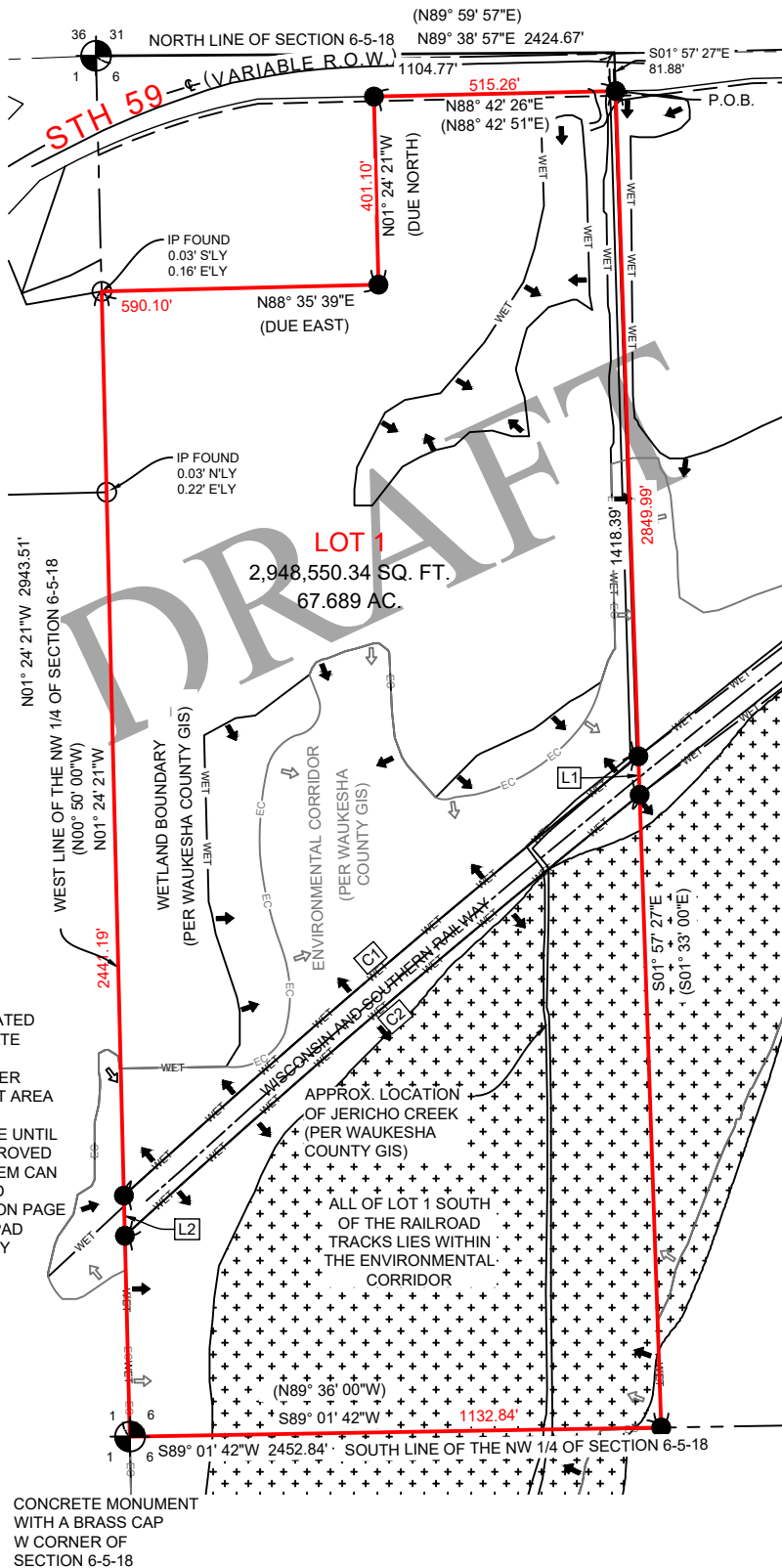
LOCATION MAP
SCALE: 1.5" = 5,140'
SECTION 6-5-18

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)

- NOTE:**
- LOT 1 IS LOCATED WITHIN A STATE DESIGNED GROUNDWATER MANAGEMENT AREA
 - LOT 1 IS UN-BUILDABLE UNTIL A STATE APPROVED SEPTIC SYSTEM CAN BE INSTALLED
 - SEE TABLES ON PAGE 3 FOR RAILPAD RIGHT-OF-WAY DIMENSIONS



DATED AT WAUKESHA, WISCONSIN THIS 13th DAY OF JUNE, 2024.

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

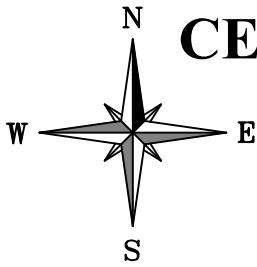
OWNER:
THE ZAKRZEWSKI 2006
JOINT REVOCABLE TRUST
(262)470-4718
1507 EMERALD DR.
HARTFORD WI, 53027

FILE NAME: S:\projects\23-9831\DWG\23-9831-3.dwg

SHEET: 1 OF 6		JAHNKE & JAHNKE	DRAWN BY: JB	CHECKED BY: MR	
		ASSOCIATES, LLC.	JOB NO.: 23-9831		
		ENGINEERS • PLANNERS • SURVEYORS	REVISION		
		CONNECT ► EMPOWER ► DESIGN	DATE	DESCRIPTION	BY
		WWW.JAHNKEANDJAHNKE.COM			
		524 BLUEMOUND ROAD, WAUKESHA, WI 53188			
		PHONE: (262) 542-5797, EMAIL: SURVEY@JAHNKEANDJAHNKE.COM			

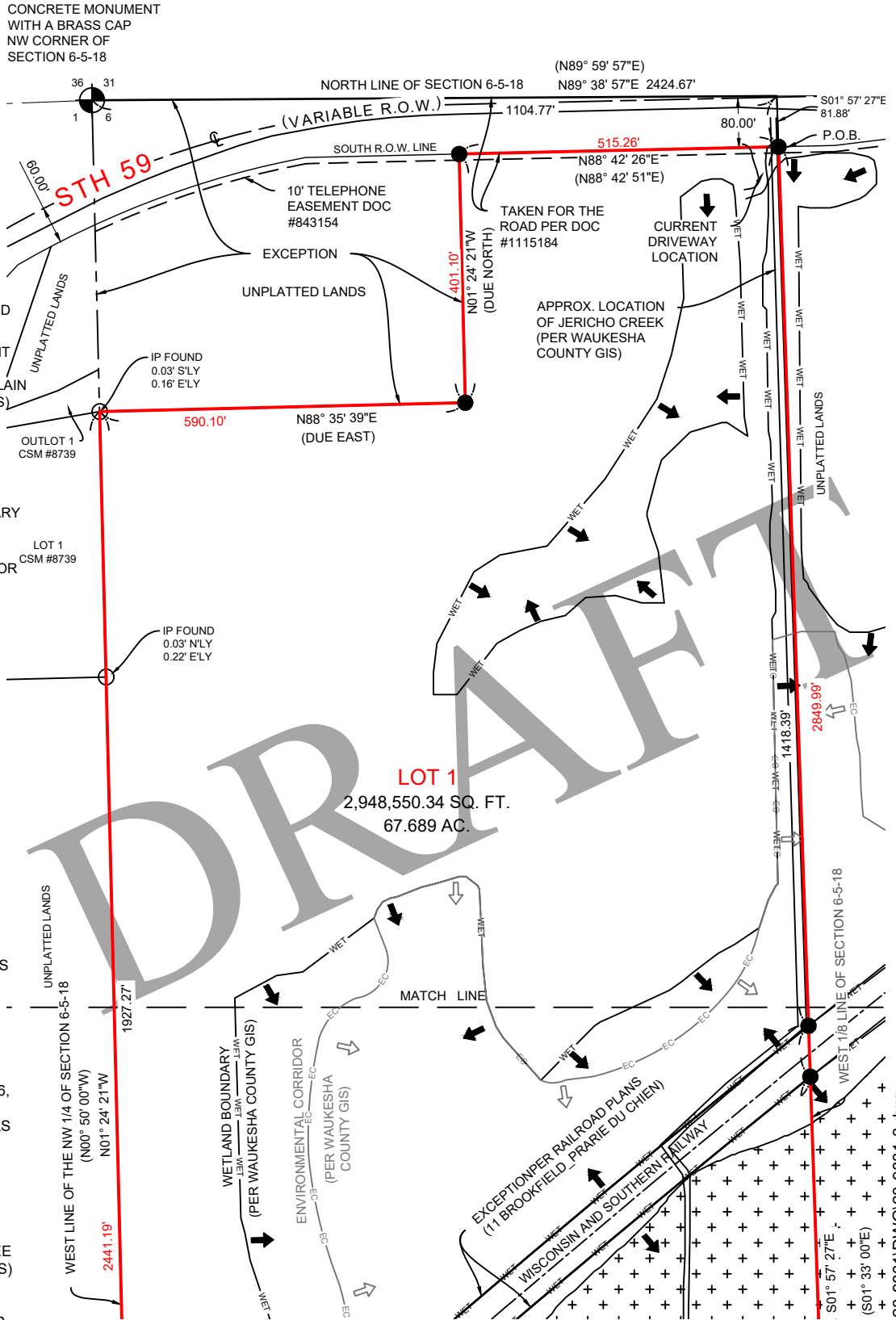
CERTIFIED SURVEY MAP NO. _____

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 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:**
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6. THIS PROPERTY IS SUBJECT TO RIGHTS PER DOCUMENT #174948. (SEE DOCUMENT FOR PARTICULARS)

DATED AT WAUKESHA, WISCONSIN THIS 13th DAY OF JUNE, 2024.

BY: _____
MOHAMMAD RANJHA - WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-2126
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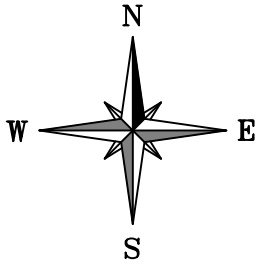
OWNER:
THE ZAKRZEWSKI 2006
JOINT REVOCABLE TRUST
(262)470-4718
1507 EMERALD DR.
HARTFORD WI, 53027

FILE NAME: S:\projects\23-9831\DWG\23-9831-3.dwg

SHEET: 2 OF 6		JAHNKE & JAHNKE 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		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



LEGEND

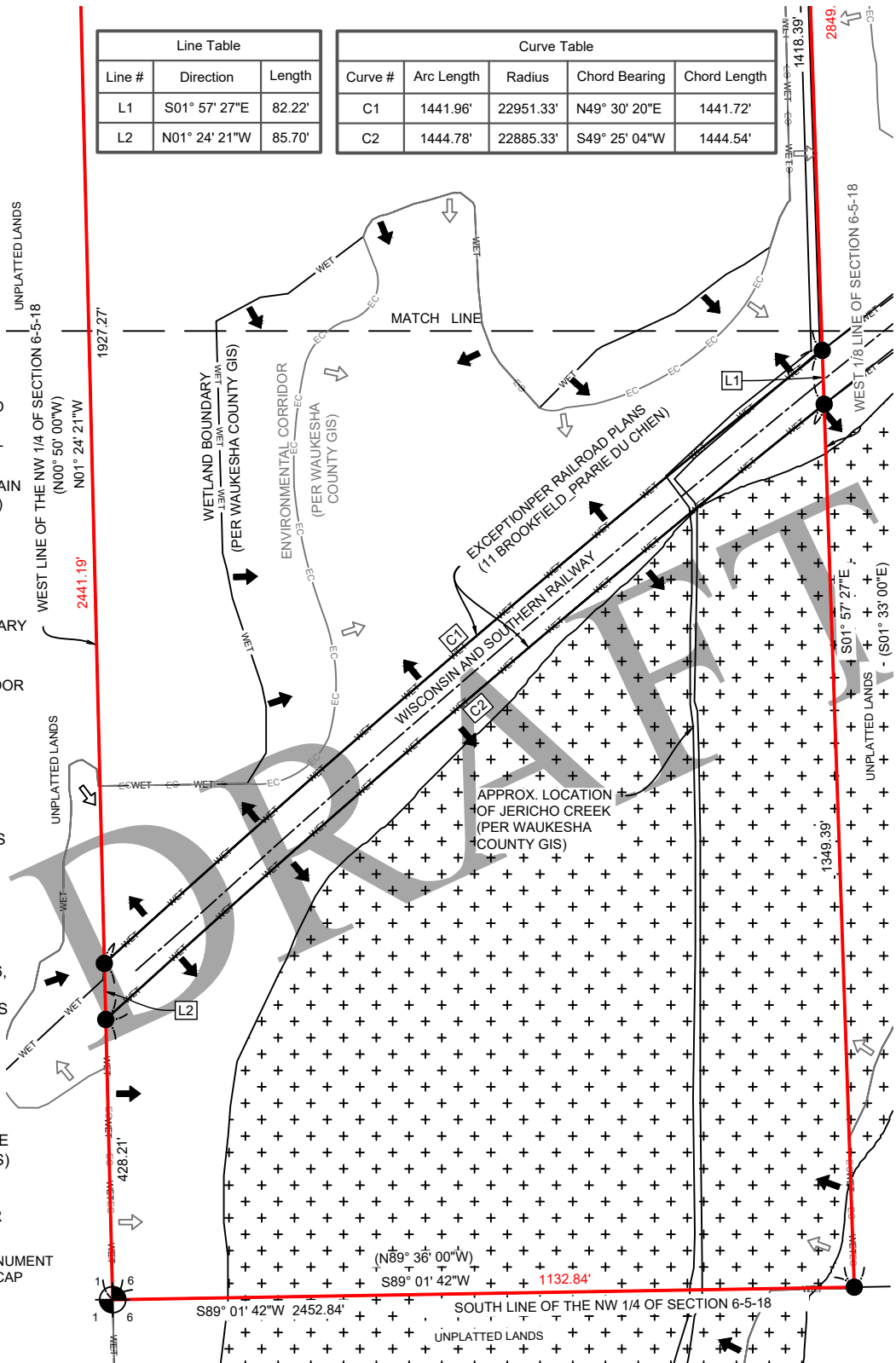
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ENVIRONMENTAL BOUNDARY
- WET— - WETLAND BOUNDARY
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BOUNDARY

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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		
Line #	Direction	Length
L1	S01° 57' 27"E	82.22'
L2	N01° 24' 21"W	85.70'

Curve Table				
Curve #	Arc Length	Radius	Chord Bearing	Chord Length
C1	1441.96'	22951.33'	N49° 30' 20"E	1441.72'
C2	1444.78'	22885.33'	S49° 25' 04"W	1444.54'



DATED AT WAUKESHA, WISCONSIN THIS 13th DAY OF JUNE, 2024.

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

OWNER:
THE ZAKRZEWSKI 2006
JOINT REVOCABLE TRUST
(262)470-4718
1507 EMERALD DR.
HARTFORD WI, 53027

FILE NAME: S:\projects\23-9831\DWG\23-9831-3.dwg

SHEET: 3 OF 6		JAHNKE & JAHNKE 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		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

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 Town of Mukwonago in surveying, dividing, and mapping the same.

MOHAMMAD RANJHA - Wis. Reg. No. S-2126

STATE OF WISCONSIN } ss.
WAUKESHA COUNTY }

The above certificate subscribed and sworn to me this 13th day of JUNE, 2024.

My commission expires _____, 20__.

- NOTARY PUBLIC

THIS INSTRUMENT WAS DRAFTED UNDER THE SUPERVISION OF MOHAMMAD RANJHA.

SHEET: 4 OF 6		JAHNKE & JAHNKE 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	DRAWN BY: JB		CHECKED BY: MR	
			JOB NO.: 23-9831			
			REVISION			
			DATE	DESCRIPTION	BY	

FILE NAME: S:\projects\23-9831\DWG\23-9831-3.dwg

CERTIFIED SURVEY MAP NO. _____

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

OWNERS' CERTIFICATE:

THE ZAKRZEWSKI 2006 JOINT REVOCABLE TRUST, 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.

THE ZAKRZEWSKI 2006 JOINT REVOCABLE TRUST

STATE OF WISCONSIN }
WAUKESHA COUNTY } ss.

Personally came before me this _____ day of _____, 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 _____.

NOTARY PUBLIC -

TOWN OF MUKWONAGO PLAN COMMISSION APPROVAL:

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

PETER TOPCZEWSKI - CHAIRMAN

KATHY KARALEWITZ - ADMINISTRATOR CLERK/TREASURER

KELLY MUELLER - DUPUTY CLERK/TREASURER

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 - ADMINISTRATOR CLERK/TREASURER

KELLY MUELLER - DUPUTY CLERK/TREASURER

MOHAMMAD RANJHA - Wis. Reg. No. S-2126

Dated this 13th day of JUNE, 2024.

THIS INSTRUMENT WAS DRAFTED UNDER THE SUPERVISION OF MOHAMMAD RANJHA.

SHEET: 5 OF 6		JAHNKE & JAHNKE 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	DRAWN BY: JB		CHECKED BY: MR	
			JOB NO.: 23-9831			
			REVISION			
			DATE	DESCRIPTION	BY	

FILE NAME: S:\projects\23-9831\DWG\23-9831-3.dwg

CERTIFIED SURVEY MAP NO. _____

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

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE APPROVAL:

The above, which has been filed for approval as required by Chapter 236, Wisconsin Statutes, is hereby approved as of the _____ day of _____, 20__.

DALE R. SHAVER, DIRECTOR

MOHAMMAD RANJHA - Wis. Reg. No. S-2126
Dated this 13th day of JUNE, 2024.

DRAFT

THIS INSTRUMENT WAS DRAFTED UNDER THE SUPERVISION OF MOHAMMAD RANJHA.

SHEET: 6 OF 6		JAHNKE & JAHNKE		DRAWN BY: JB	CHECKED BY: MR	
		ASSOCIATES, LLC.		JOB NO.: 23-9831		
		ENGINEERS • PLANNERS • SURVEYORS		REVISION		
		CONNECT ► EMPOWER ► DESIGN		DATE	DESCRIPTION	BY
		WWW.JAHNKEANDJAHNKE.COM				

524 BLUEMOUND ROAD, WAUKESHA, WI 53188
PHONE: (262) 542-5797, EMAIL: SURVEY@JAHNKEANDJAHNKE.COM

FILE NAME: S:\projects\23-9831\DWG\23-9831-3.dwg