

# Certified Survey Map (CSM) Application Town of Eagle (Waukesha County), Wisconsin

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 or to the Town Planner via email ([rleto@waukeshacounty.gov](mailto:rleto@waukeshacounty.gov)). Alternatively, you can submit your application online at <https://townofeagle.zoninghub.com>. An application fee is also required. An invoice number will be provided to you after the initial intake review to pay the required application fee. A Professional Reimbursement Form is required prior to the application being considered complete.

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 (262) 548-7813 or via email at [rleto@waukeshacounty.gov](mailto:rleto@waukeshacounty.gov).

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                  | William C Grotjan and Jessica R Chamberlain | Michael A . Greeson V2G Surveying, LLC |
| Street address        | W832 Hooper Rd                              | 123 Wolf Run Ste 4                     |
| City, state, zip code | Palmyra, WI 53156                           | Mukwonago, WI 53149                    |
| Daytime telephone     |   | 262-378-5097                           |
| Email address         |   | MikeG@v2g-surveying.com                |

2. **Subject property information**

|                   |   |        |        |
|-------------------|---|--------|--------|
| Physical address  | W381S9167 COUNTY ROAD S EAGLE, WI 53119 |        |        |
| Tax key number(s) | EGLT- 1808999                           | 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)

- Certified survey map – Merge two or more adjoining parcels  
 Certified survey map – Create new lots (Seperate structures from remaining parcel)  
 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 Eagle 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 checked="" type="checkbox"/> RR Rural residential   | <input 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.

Existing farm structures and residence to remain at this point

**7. Land division waivers.** List any requested waivers as set forth in Article 6, Chapter 480.

Section number: 480. \_\_\_\_\_ Section number: 480. \_\_\_\_\_ Section number: 480. \_\_\_\_\_

**8. Land Inventory**

|   | Acres (Round down to nearest 0.1 acre) |     |    |    |               |                        |
|---|--|-----|----|----|---------------|------------------------|
|   | Total                                  | C-1 | UC | RR | County        | Other                  |
| Total site area as determined by site survey  |  |     |    |    |               |                        |
| Area located within rights-of-way of roads and within proposed boundaries of public facilities that are designated within the Town's comprehensive plan and/or required for dedication per subdivision regulations:<br>Existing roads _____ acres<br>Other facilities _____ acres | 23.53                                  |     |    |    | 5.8 shoreland | 1.29 Dedicated roadway |
| Land which, although part of the same parcel, is not contiguous to or is not accessible from the proposed road network serving the project, thus not developable  |  |     |    |    |               |                        |
| Land which is proposed for a different development option   |  |     |    |    |               |                        |
| Area of navigable waters (lakes and streams)  |  |     |    |    |               |                        |
| Portion of gross site area containing Primary Environmental Corridor  |  |     |    |    |               |                        |
| Portion of gross site area containing<br>- Wetlands and/or C-1 zoning: _____ acres<br>- 100-year floodplain: _____ acres<br>- Lakeshores: _____ acres   |  |     |    |    |               |                        |
| Portion of gross site area containing woodlands   |  |     |    |    |               |                        |
| Portion of gross site area containing steep slopes  |  |     |    |    |               |                        |
| Portion of site in agricultural use:<br>- Actively farmed: _____ acres<br>- In an Ag Preservation program or zoning: _____ acres  |  |     |    |    |               |                        |
| Portion of gross site area containing areas of other special interest, such as but not limited to historical sites, unmapped natural resource areas, etc.<br>- Are historical sites registered? Where?  |  |     |    |    |               |                        |
| Areas expected to be reserved for outlots, such as for stormwater management, future roads, etc.  |  |     |    |    |               |                        |

**9. Map.** Attach a certified survey map 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                              | -                          |

|   | Preliminary Plat | Final Plat                   | Preliminary Certified Survey Map | Final Certified Survey Map   |
|---|------------------|------------------------------|----------------------------------|------------------------------|
| 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 |
| 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 ft)  | 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 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       | -                            |

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

|                                  |
|----------------------------------|
| Preliminary Certified Survey Map |
|----------------------------------|

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

|  |
|--|
| The remaining 55 acres will become part of the Kettle Moraine State Forest and continue to have the Ice Age Trail corridor on it, as it has been for decades under a cooperative agreement with the landowners. The area will be open for all public uses currently allowed in the Kettle Moraine for hiking, hunting, fishing, and cross-country skiing. The 55 acres contains remnant oak savanna species and a high quality calcareous fen/spring that will be managed to improve native habitat. |
|--|

**12. 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:

*Michael A. Greason*

10/21/2024