



Town of Mukwonago Waukesha County

W320 S8315 Beulah Road • Mukwonago, WI 53149
Phone: (262) 363-4555 • Fax: (262) 363-8377

January 10, 2025

Kyle Schmit
W303S10521 Sandy Beach Rd
Mukwonago, WI 53149

Subject: Conditional approval of a Certified Survey Map at W303S10521 Sandy Beach Rd (MUKT 2005.963)

Dear Mr. Schmit:

On January 8, 2025 the Town Board upon recommendation by the Town Plan Commission reviewed and approved your Certified Survey Map at the address noted above, in the Town of Mukwonago, subject to the following terms and conditions:

1. Per s. 34.101(35) All certified survey maps shall contain a statement that the parcel is located within a "state designated groundwater management area."
2. A note shall be added to the CSM stating the following: "At its meeting on January 8, 2025, the Town of Mukwonago Town Board formally waived any requirement for additional right-of-way dedication along Sandy Beach Road."
3. Staff and Governmental Approval. Prior to the Town signing the 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.
4. 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.
5. 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.
6. Surveyor's responsibility. Although the Town of Mukwonago has reviewed the 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.



Town of Mukwonago
Waukesha County

W320 S8315 Beulah Road • Mukwonago, WI 53149
Phone: (262) 363-4555 • Fax: (262) 363-8377

If you should have any questions, do not hesitate to contact me at 262-204-2350.

Sincerely,

Benjamin Greenberg

Ben Greenberg, Town Planner/Zoning Administrator

cc: Kathy Karalewitz, Town of Mukwonago Town Administrator
cc: Sandy Scherer, Waukesha County Planning and Zoning