

Date: December 18, 2024

To: Town of Mukwonago Plan Commission and Town Board

From: Ben Greenberg, Town Planner

Subject: Certified Survey Map - Revision Date: June 13, 2024; Diane Zakrzewski, applicant

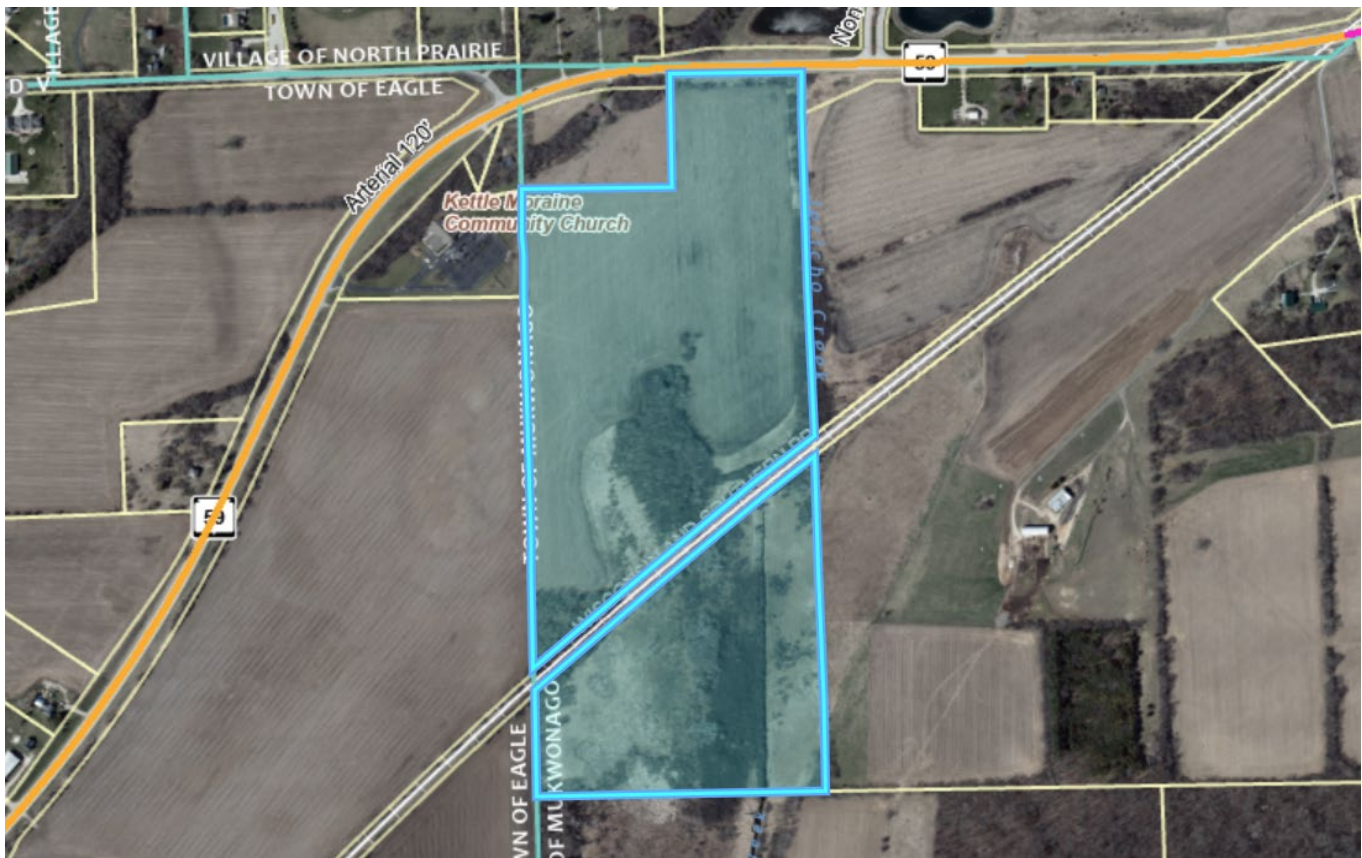
Location: NW ¼ of Section 6 (MUKT 1894.998)

Application: 2024-11; <https://s.zoninghub.com/NR40H4CM6W>

Meeting: January 8, 2025, Plan Commission and Town Board meeting  
(Tabled from the October 7, 2024, Plan Commission and Town Board meeting)

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**Description** Diane Zakrzewski owns the subject parcel off on State Hwy. 59 and has submitted a certified survey map to create a lot and associated outlot.



**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.

**Other information** Kevin Koehnke, WISDOT permits coordinator has informally reviewed the CSM. He indicated that there is a right to access the parcel from the highway for farming purposes, but any change in use would require a connection permit to the State Highway from WISDOT.

Waukesha County has approved the CSM, subject to several conditions. The County review letter

is enclosed.

**Possible 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.

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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.

Additional Conditions to Consider:

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: 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. The right-of-way of STH 59 is 120 feet. Please revise the variable ROW notes on the CSM.
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. A note shall be placed on the CSM which states: The current connection to State Highway 59 is a farm access only. Any changes in use shall require WISDOT approval for a new or improved connection to the highway.
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.)

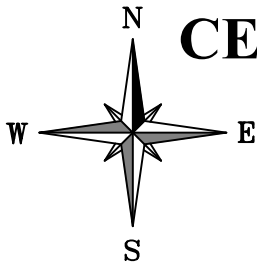
**Possible motion for Town Board:** Motion to approve the certified survey map as recommended by the Plan Commission

**Attachments:**

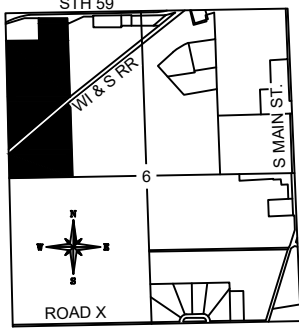
1. Certified survey map, revision date of June 13, 2024
2. WISDOT email dated September 24, 2024
3. Waukesha County review letter dated December 12, 2024

# 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



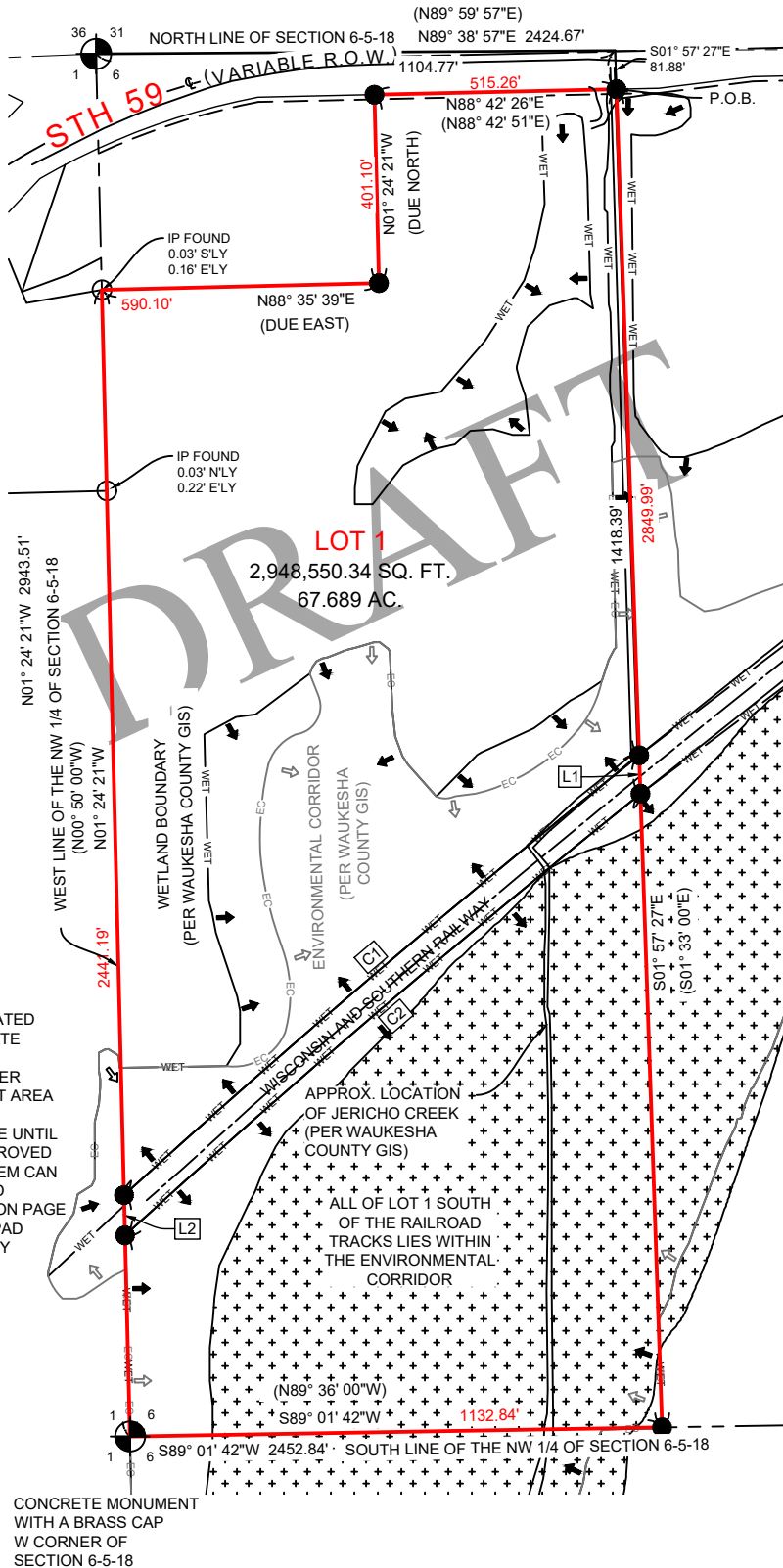
LOCATION MAP  
SCALE: 1.5" = 5,140'  
SECTION 6-5-18

**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



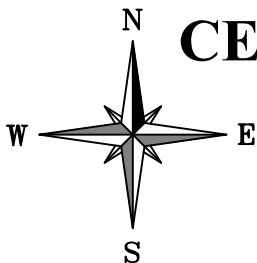
DATED AT WAUKESHA, WISCONSIN THIS 13th DAY OF JUNE, 2024.

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

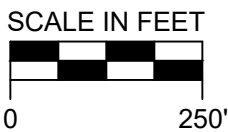
FILE NAME: S:\projects\23-9831\DWG\23-9831-3.dwg

<b>SHEET:</b> 1 OF 6		<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		DRAWN BY: JB	CHECKED BY: MR
				JOB NO.: 23-9831	
		REVISION			
		DATE	DESCRIPTION	BY	

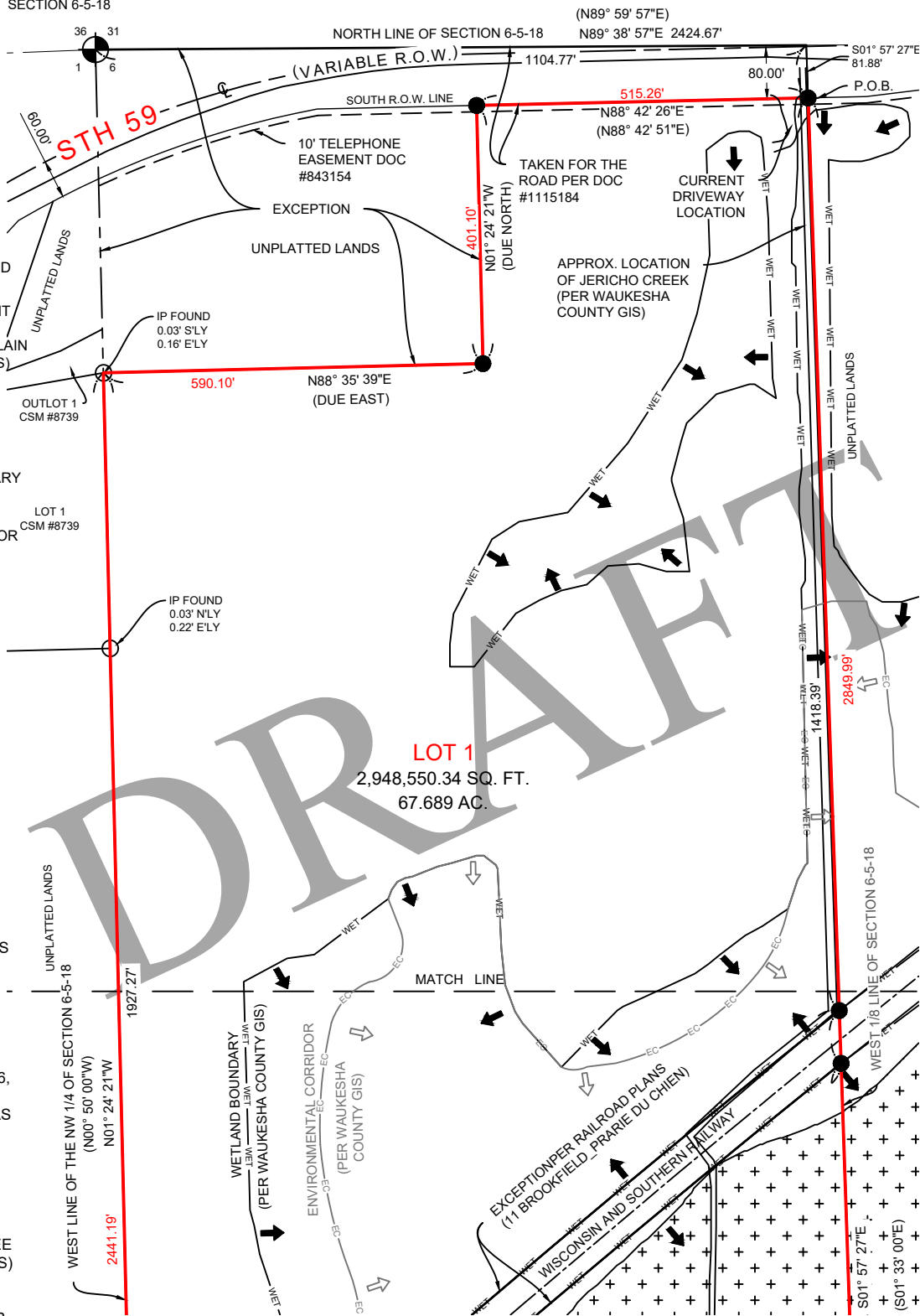


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BEING PART OF THE NW 1/4 OF SECTION 6, T5N, R18E  
TOWN OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN



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



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

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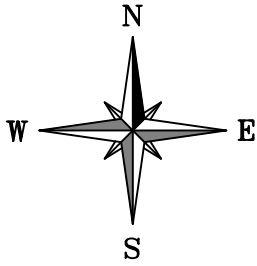
OWNER:  
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JOINT REVOCABLE TRUST  
(262)470-4718  
1507 EMERALD DR.  
HARTFORD WI, 53027

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

<b>SHEET: 2 OF 6</b>		<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	DRAWN BY: JB	CHECKED BY: MR	
			JOB NO.: 23-9831		REVISION
			DATE	DESCRIPTION	BY

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

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TOWN OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN



### LEGEND

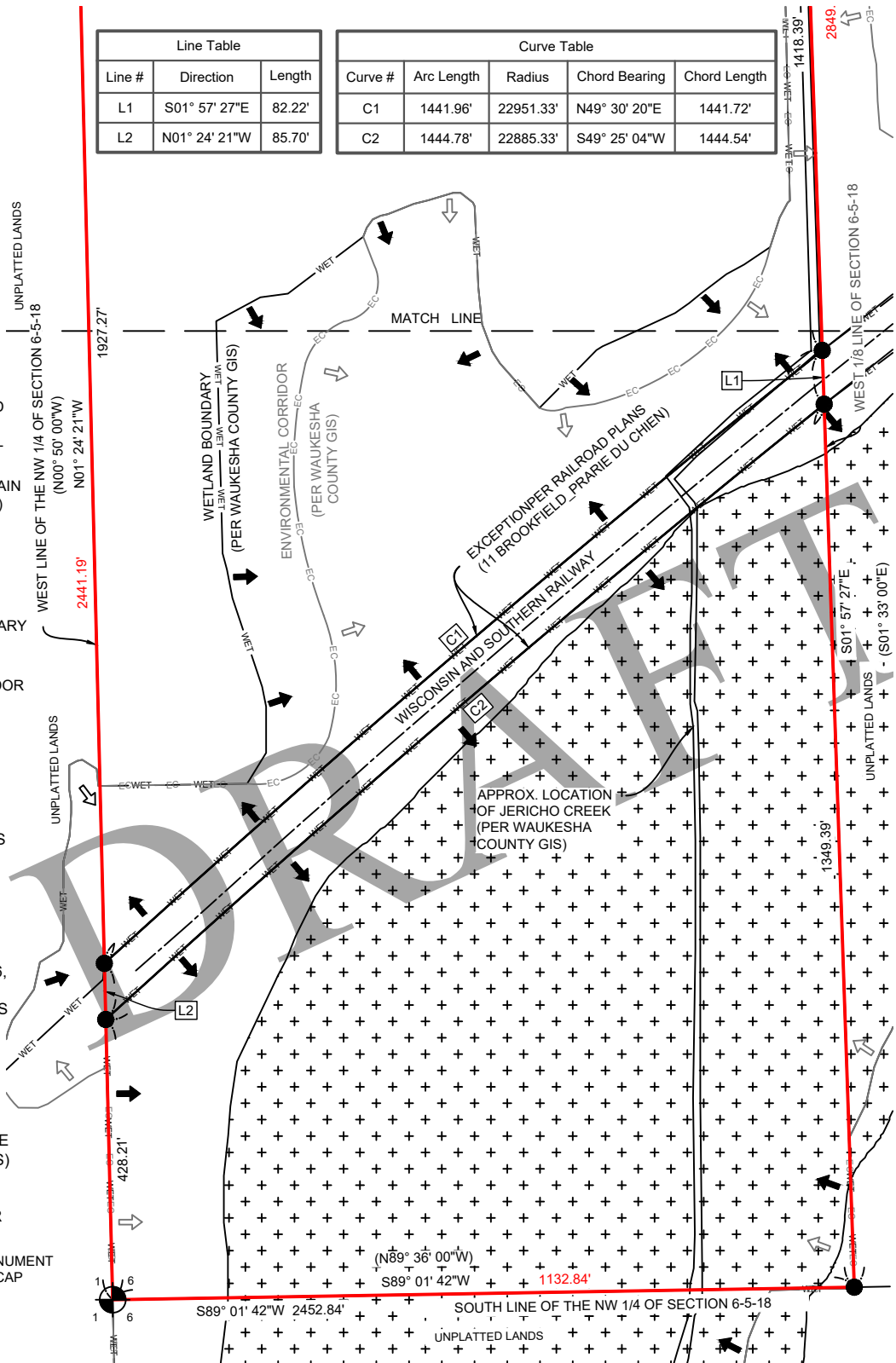
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CONCRETE MONUMENT WITH A BRASS CAP W CORNER OF SECTION 6-5-18

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.

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SHEET: 3 OF 6	<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

## 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.

<b>SHEET: 4 OF 6</b>		<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	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.

<b>SHEET: 5 OF 6</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		
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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.

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<b>SHEET: 6 OF 6</b>		<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	DRAWN BY: JB	CHECKED BY: MR	
			JOB NO.: 23-9831		
			REVISION		
			DATE	DESCRIPTION	BY

## Ben Greenberg

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**From:** ben.greenberg@cedarcorp.com  
**Subject:** FW: Proposed CSM on Hwy 59 - Town of Mukwonago DRT LOG 380

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**From:** Koehnke, Kevin F - DOT <Kevin.Koehnke@dot.wi.gov>  
**Sent:** Tuesday, September 24, 2024 12:58 PM  
**To:** Ben Greenberg <ben.greenberg@cedarcorp.com>  
**Subject:** RE: Proposed CSM on Hwy 59 - Town of Mukwonago DRT LOG 380

Ben,

Sorry for letting this one slip through the cracks and thank you for discussing on the phone with me.

The note you read off regarding the requirement of the property owner OR future buyer of the property to obtain a WisDOT connection permit if the use or location of the existing farm access changes is acceptable to WisDOT.

Thank you for the opportunity to review!

*Kevin Koehnke, PE*

Permits Coordinator  
141 NW Barstow Street  
Waukesha WI 53187  
[kevin.koehnke@dot.wi.gov](mailto:kevin.koehnke@dot.wi.gov)  
262-548-5891



**Paul Farrow**  
County Executive

**Dale R. Shaver**  
Director



**Waukesha County**  
*Department of Parks and Land Use*

**TO:** Town of Mukwonago Clerk

**NOTICE OF:** Conditional Approval of Certified Survey Map

**DATE OF REVIEW:** December 12, 2024

**RE:** Certified Survey Map for: **Diane Zakrzewski**  
**File No. SCS-1529**

**LOCATION:** Part of the NW ¼ of Section 6, T5N, R18E, Town of Mukwonago. More specifically, the property is located on STH 59, south of S63 W33975 STH 59.

**TAX KEY NO.:** MUKT 1894.998

**SUBDIVIDERS:** Diane Zakrzewski  
P.O. Box 247  
North Prairie, WI 53153

**SURVEYOR:** Mohammad Ranjha  
Jahnke and Jahnke  
524 Bluemound Road  
Waukesha, WI 53188

**DATE RECEIVED:** October 29, 2024

**DATE OF CSM:** June 13, 2024

**APPLICABILITY:** The above subject Certified Survey Map has been reviewed by the staff of the Waukesha County Department of Parks and Land Use pursuant to the provisions of the Waukesha County Shoreland and Floodland Subdivision Control Ordinance as authorized by S.236.34 and S.236.45, Wisconsin Statutes.

**Planning and Zoning Division**

515 W. Moreland Blvd., Room AC230 Waukesha, Wisconsin 53188-3878  
Phone: (262) 548-7790 Fax: (262) 896-8071 [www.waukeshacounty.gov/planningandzoning](http://www.waukeshacounty.gov/planningandzoning)

**REMARKS:** Conditional Approval of this Certified Survey Map (CSM) is based on the following conditions being satisfied prior to approval of the Final Certified Survey Map:

- 1. Please submit a revised Certified Survey Map for review and approval that resolves the conditions listed below.**

**Our office will contact you once we have reviewed the revised CSM and advise if your CSM has been approved.**

**When all conditions have been resolved and final approval is obtained, please contact the County Planning and Zoning Division Office to *schedule an appointment for the County signature on an original copy of the Final Certified Survey Map as prepared and provided by your surveyor to the recording requirements stated in Chapter 236 of the State Statutes.***

- 2. Please be advised that the CSM, and its subsequent revisions, that are the subject of this review must be recorded with the Waukesha County Register of Deeds office within one (1) year of the date of this CSM Conditional Review Letter or the review is nullified, and the applicant must resubmit documentation and payment for a new review.**
3. All easements, such as proposed or existing drainage ways, access, sanitary sewer and/or utility easements shall be shown on the CSM. Any related recorded document numbers shall also be noted on the CSM.
4. If there is drain tile present, its location and function shall be disclosed on future submittals.
5. The septic note on Sheet 1 shall be revised to read, "Lot 1 is not considered a buildable lot until a soil test is completed verifying the lot contains suitable soils for an on-site Sewage Disposal System, based on the Waukesha County Code of Ordinance Regulating On-Site Sewage Disposal Systems, outside of the designated Wetland areas."
6. All lands lying south of the railroad shall be identified as an Outlot, as they are not contiguous to the lands to the north of the railroad. The purpose of the Outlot shall be identified on Sheet 1 of the CSM.
7. A note must be placed on the Certified Survey Map indicating that Outlot \_\_\_ cannot be sold separately from Lot \_\_\_ except to the owner(s) of another adjacent parcel.
8. Given the revised CSM will be shown as a lot and an outlot, all notes that currently refer to Lot 1 only shall be checked to ensure they are still accurate and/or should instead state Lot 1 and Outlot 1, or simply Outlot 1.
9. The right-of-way of STH 59 is 120' per the Street and Highway Width Map. Please revise the subsequent notes on the document.
10. A note shall be added to the CSM that states, "The current connection to STH 59 is a farm access only. Any changes in use shall require WISDOT approval for a new or improved connection to the highway".
11. STH 59 shall be restricted from further access by hatching and a related note restricting further access on the face of the CSM.
12. There is a documented natural area (North Prairie Railroad Prairie) on the subject property, adjacent to the railroad tracks. Natural areas and critical species habitats sites contain rare, threatened and endangered animal and plant species, which are important components of the biodiversity of the County and region. The SEWRPC Regional Natural Areas and Critical Species Habitat Protection and Management Plan for

Southeastern Wisconsin (Report No. 42) generally recommends that ownership of Natural Areas and properties containing Critical Species Habitat be transferred to public or non-profit agencies to ensure preservation of sensitive natural resources. We have copied the Waukesha County Land Conservancy on this correspondence to determine if they have any interest in ownership and/or an easement to maintain the natural area.

13. The Ordinary High Water Mark boundary and elevation of Jericho Creek, must be shown on the Certified Survey Map. The date and source of the determination shall be noted on the Certified Survey Map. In lieu of determining the Ordinary High Water Mark, the location of the top of bank and elevation may be identified on the Certified Survey Map. The vertical datum of the water elevation shall be identified.
14. Per Ch. 236 WI State Statutes, the following note shall be added to the face of the Certified Survey Map, "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."
15. The jurisdictional limits of the Waukesha County Shoreland Protection Ordinance must be shown on Sheet 1 of the Certified Survey Map, which on this property are 300 feet from the Ordinary High Water Mark of Jericho Creek or to the landward side of the regulated floodplain, whichever is greater.
16. Because the wetlands, floodplain and PEC are approximated, the following note shall be added to the face of the CSM, "If a future building/structure is proposed to be constructed in close proximity to the wetland/floodplain/primary environmental corridor, it may be necessary for the boundary to be field delineated. All setbacks required by the Waukesha County Shoreland and Floodland Protection Ordinance or Town of Mukwonago at the time of development shall apply."
17. The source and date (FEMA FIRM Panel 55133C0291H, revised October 19, 2023) of the approximate Floodplain boundary shall be noted on the face of the CSM.
18. "Primary Environmental Corridor/Wetland/Floodplain Preservation Area Restrictions", as enclosed below, shall be added to the Certified Survey Map.
19. This Certified Survey Map is located in an area with mapped soils that may have seasonal high groundwater. Therefore, the following restriction must be placed on the Certified Survey Map:

**BASEMENT RESTRICTION – GROUNDWATER**

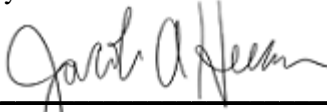
The lands that are a part of this Certified Survey Map are located in an area with mapped soils that may contain seasonal high groundwater. The Waukesha County Shoreland Protection Ordinance and the Waukesha County Zoning Code currently require that the lowest level of any residence must be at an elevation that is at least one (1) foot higher than the highest seasonal groundwater level, unless a variance from that requirement is obtained from the Waukesha County Board of Adjustment. Therefore, additional soil testing in the vicinity of any future proposed residence (or addition) will be required to ensure compliance with this requirement. If the requirement regarding vertical separation distance from the highest seasonal groundwater level is modified by a future amendment to the Waukesha County Shoreland Protection Ordinance and the Waukesha County Zoning Code, the requirement at the time of construction shall apply. All groundwater separation requirements set forth by the Town of Mukwonago must also be complied with.

20. This Certified Survey Map is located in an area with mapped bedrock. Therefore, the following restriction must be placed on the Certified Survey Map:

BASEMENT RESTRICTION – BEDROCK

Although all lots in the Certified Survey Map have been reviewed and approved for development with single-family residential use in accordance with Section 236 Wisconsin Statutes, some lots contain soil conditions which, due to the possible presence of bedrock near the ground surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that either a licensed professional engineer or other soils expert be consulted regarding the construction of basements in these areas where bedrock may be present near the ground surface. Soil conditions should be subject to each owners special investigation prior to construction and no specific representation is made herein.

- 21. The surveyor’s seal, signature, and date must appear on all sheets of the Final Certified Survey Map. The same revision date must be noted on all sheets of the Final Certified Survey Map.
- 22. On Sheet 5, the Town of Mukwonago Plan Commission Approval signature block shall be removed.
- 23. On Sheet 5, under the Town Board of Mukwonago Approval, Kelly Mueller-Deputy Clerk/Treasurer shall be removed.
- 24. This Certified Survey Map is within the extra-territorial jurisdiction of the Village of North Prairie. The Certified Survey Map must be submitted to the Village of North Prairie for their review and signature, unless the Village waives their right to extra-territorial review. The Planning and Zoning Division staff must be advised of this waiver by the Village of North Prairie.
- 25. A signature certificate for the Village of North Prairie, must be added to the Certified Survey Map.
- 26. The Surveyor’s/Owner’s Certificate shall be revised to also reference the ordinances of Waukesha County and the Village of North Prairie.
- 27. The owners of the adjacent unplatted lands shall be identified on the face of the CSM.
- 28. The word ‘dedicated’ shall be removed from the Owners Certificate as no lands have been dedicated in this CSM.
- 29. The notary section of the Owner’s Certificate shall refer to the Trust as owner, not Diane Zakrzewski, owner. She could serve as the representative for the Trust if the CSM is worded as such.
- 30. It is recommended the year for all dates on the revised CSM be written as 202\_.

**SIGNED:**   
 \_\_\_\_\_  
 Jacob Heermans, Senior Land Use Specialist  
 (262) 548-7790

**REVIEWED AND APPROVED BY:**   
 \_\_\_\_\_  
 Sandy Scherer, Senior Planner

- cc: Diane Zakrzewski, owner, [dzak@green-geo.net](mailto:dzak@green-geo.net) (via email only)  
 Mohammad Ranjha, surveyor, [ranjha@jahnkeandjahnke.com](mailto:ranjha@jahnkeandjahnke.com) (via email only)  
 Ben Greenberg, Town Planner, [ben.greenberg@cedarcorp.com](mailto:ben.greenberg@cedarcorp.com) (via email only)  
 Kevin Koehnke, WISDOT, [kevin.koehnke@dot.wi.gov](mailto:kevin.koehnke@dot.wi.gov) (via email only)  
 SEWRPC, Chris Jors, [cjors@sewrpc.org](mailto:cjors@sewrpc.org) (via email only)  
 Waukesha County Land Conservancy, [aromero.wclc@gmail.com](mailto:aromero.wclc@gmail.com) (via email only)  
 Skylar Behm, Waukesha County Environmental Health Division (via email only)  
 Village of North Prairie Clerk (via email only)

**FLOODPLAIN/WETLAND/PRIMARY ENVIRONMENTAL CORRIDOR RESTRICTIONS**

**Those areas identified as a Floodplain/Wetlands/Environmental Corridor Preservation Area on Page \_\_\_\_\_ of \_\_\_\_\_ of this Certified Survey Map shall be subject to the following restrictions:**

1. Grading, filling and removal of topsoil or other earthen materials are prohibited, unless specifically authorized by the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
2. The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., is prohibited, with the exception that invasive, dead, diseased, or dying vegetation may be removed, at the discretion of the landowner, and with approval from the Waukesha County Department of Parks and Land Use-Planning and Zoning Division. Silvicultural thinning, upon the recommendation of a forester or naturalist and with approval from the Waukesha County Department of Parks and Land Use-Planning and Zoning Division, shall also be permitted.
3. Grazing by domesticated animals, i.e., horses, cows, etc., is prohibited, unless grazing is conducted in order to manage invasive vegetation, and approval is obtained by the Waukesha County Department of Parks and Land Use-Planning and Zoning Division.
4. The introduction of plant material not indigenous to the existing environment is prohibited.
5. Ponds are prohibited unless designed to enhance the natural environment. Ponds that may be permitted are subject to the approval of the municipality in which they are located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
6. The construction of buildings is prohibited.