



Town of Mukwonago
Waukesha County

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

January 10, 2025

Zakrzewski 2006 Joint Revocable Trust
1507 Emerald Dr
Hartford, WI 53027-9033

Subject: [2024-11] Conditional approval of a Certified Survey Map at for tax parcel MUKT1894998

Dear Ms. Zakrzewski:

On January 8, 2025 the Town Board upon recommendation by the Town Plan Commission reviewed and approved your Certified Survey Map for tax parcel MUKT1894998, in the Town of Mukwonago, subject to the following terms and 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: 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 existing field entrance is for use related to maintaining and harvesting crops. Any change of that use requires a reevaluation by WisDOT to determine the safety of that connection. This will require a new WisDOT connection permit application and permit.
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."



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12. Remove the signature block for the Plan Commission on sheet 4. (The Plan Commission is advisory.)
13. 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.
14. 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.
15. 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.
16. 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.

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: Jacob Heermans, Waukesha County Planning and Zoning