

Date: July 18, 2025

To: Town of West Bend Plan Commission

From: Ben Greenberg, Zoning Administrator

Subject: Certified survey map to merge two adjoining lots (T13_013095) located at 4575 State Highway 33; Chad Bender, applicant

Application: 2025-06

Meeting: July 24, 2025 Plan Commission meeting

General description Bender Automotive LLC owns multiple parcels off of State Hwy 33. The property currently has an automotive dealership building and parking lot. The property owner and adjacent land owner have previously conveyed land adjacent to the subject lot. The proposed CSM will formally modify the shape of the lot with the auto dealer business, making the lot deeper to accommodate a new building for a detailing shop, a parking lot expansion and stormwater management BMP.

Subject Property (red line)



Zoning requirements The subject property is zoned B-1 Commercial/Mixed Use District (B-1 District). The proposed lot will meet all dimensional standards of the B-1 District.

Jurisdiction The subject property is located within the City of West Bend's extraterritorial review jurisdiction.

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

Review procedures The Plan Commission is advisory; the Town Board makes the final decision.

Proposed motion for Plan Commission: Recommend to the Town Board the approval of the proposed one-lot CSM subject to the following 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;
2. The surveyor's name and address shall be shown on the CSM.
3. 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.
4. Units of measurement shall be added to the scale bar to clearly identify map scale.
5. Unless the accessory building (shed) near the dumpster enclosure has been removed, it shall be shown on the CSM and identified as "Accessory Building".
6. 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.
7. Surveyor's responsibility. Although the Town of West Bend 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.

Attachments:

1. Certified survey map - revision date July 14, 2025

PRELIMINARY

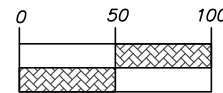
CERTIFIED SURVEY MAP # _____

OWNER 1:
BENDER AUTOMOTIVE LLC
4575 STATE HWY 33
WEST BEND, WI 53095
TID: T13-0130955

PART OF LOT 1 OF CERTIFIED SURVEY MAP 7244, RECORDED AS DOCUMENT 1570011, AND UNPLATTED LANDS, BEING PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 11 NORTH, RANGE 19 EAST, TOWN OF WEST BEND, COUNTY OF WASHINGTON, STATE OF WISCONSIN.

NORTHWEST CORNER OF THE
NE 1/4 OF SECTION 18-11-19.
FOUND BRASS DISC IN CONCRETE.
N 525068.77' E 2459237.63'

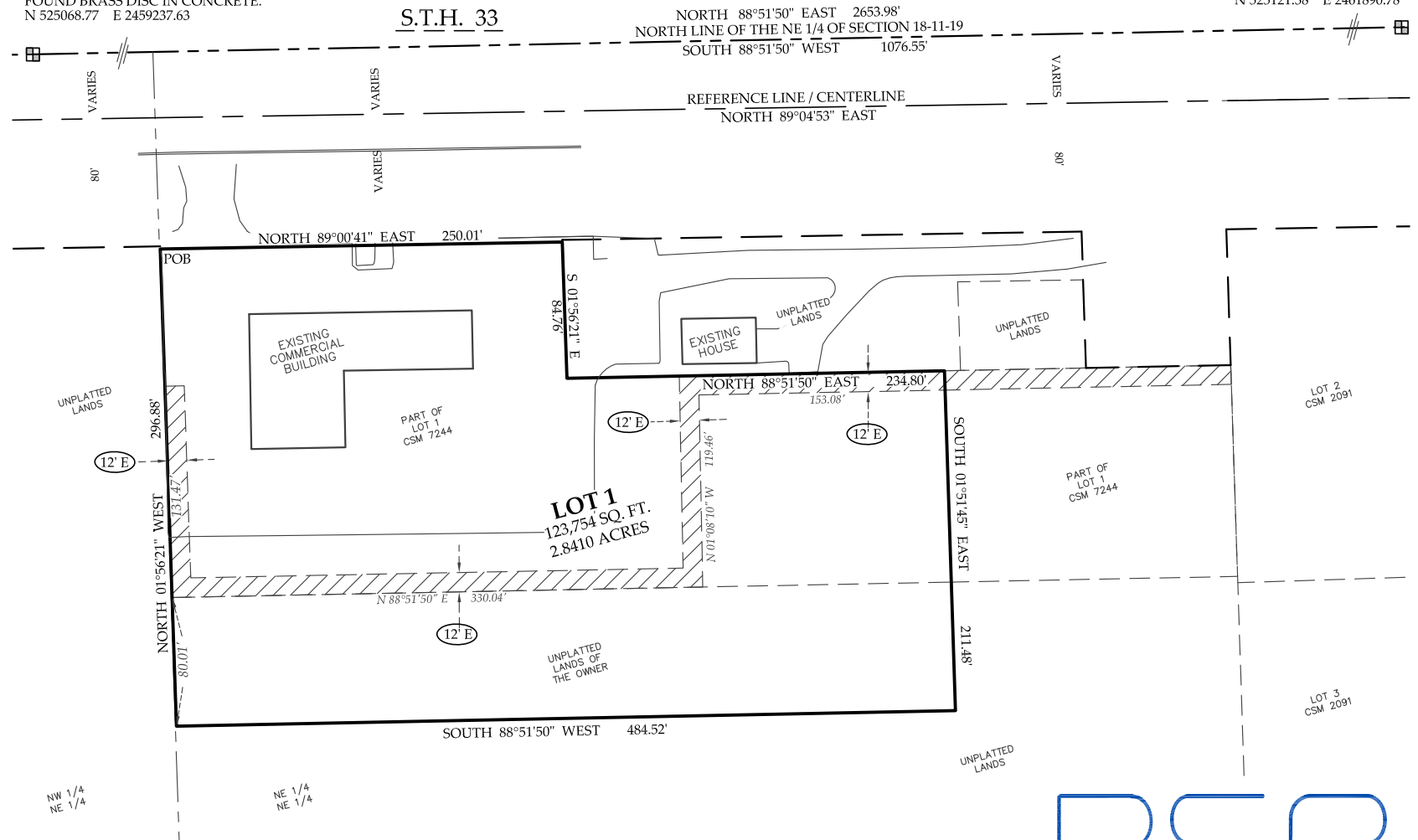
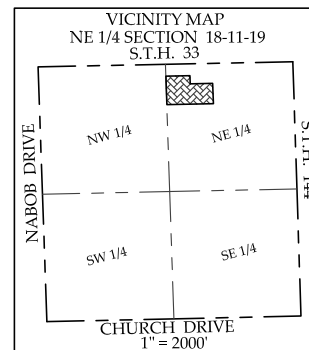
NORTHEAST CORNER OF THE
NE 1/4 OF SECTION 18-11-19
BRASS DISC IN CONCRETE.
N 525121.38' E 2461890.78'



S.T.H. 33

NORTH 88°51'50" EAST 2653.98'
NORTH LINE OF THE NE 1/4 OF SECTION 18-11-19
SOUTH 88°51'50" WEST 1076.55'

REFERENCE LINE / CENTERLINE
NORTH 89°04'53" EAST



BEARINGS ARE REFERENCED TO THE WISCONSIN STATE
PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD27).
THE NORTH LINE OF NE 1/4 OF SECTION 18-11-19
BEARS NORTH 88°51'50" EAST.

(12'E): 12' DISTRIBUTION EASEMENT UNDERGROUND,
RECORDED AS DOCUMENT NO. 1578939.

SURVEYED BY JOSEPH W. DAVID
MAPPED BY J. SCOTT HENKEL, PLS

REVISED JULY, 14, 2025

PSE

122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com

FN: KS-42-19 Date: 5/28/25

OF 3
SHEET 1

CERTIFIED SURVEY MAP # _____
PART OF LOT 1 OF CERTIFIED SURVEY MAP 7244, RECORDED AS DOCUMENT 1570011, AND UNPLATTED LANDS, BEING PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 11 NORTH, RANGE 19 EAST, TOWN OF WEST BEND, COUNTY OF WASHINGTON, STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE

I, J. SCOTT HENKEL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING LAND AS DIRECTED BY THE OWNER, BENDER AUTOMOTIVE LLC:

PART OF LOT 1 OF CERTIFIED SURVEY MAP 7244, RECORDED AS DOCUMENT NO. 1570011, AND UNPLATTED LANDS, ALL BEING PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 11 NORTH, RANGE 19 EAST, IN THE TOWN OF WEST BEND, COUNTY OF WASHINGTON, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, SAID CORNER ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE NORTH 89°00'41" EAST, 250.01 FEET, ALONG THE SOUTH LINE OF STATE HIGHWAY 33;
THENCE SOUTH 01°56'21" EAST, 84.76 FEET, ALONG THE EAST LINE OF SAID LOT 1;
THENCE NORTH 88°51'50" EAST, 234.80 FEET, ALONG THE NORTH LINE OF SAID LOT 1;
THENCE SOUTH 01°51'45" EAST, 211.48 FEET;
THENCE SOUTH 88°51'50" WEST, 484.52 FEET, TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 1;
THENCE NORTH 01°56'21" WEST, 296.88 FEET, ALONG SAID WEST LINE AND THE SOUTHERLY EXTENSION THEREOF TO THE POINT OF BEGINNING.

CONTAINING 123,754 SQUARE FEET // 2.8410 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT THE MAP PREPARED IS A CORRECT REPRESENTATION OF ALL OF THE EXTERIOR BOUNDARIES AS SHOWN AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, AND THE TOWN OF WEST BEND LAND DIVISION ORDINANCE AND THE CITY OF WEST BEND SUBDIVISION ORDINANCE.

J. SCOTT HENKEL, PLS 2495

OWNER'S CERTIFICATE

AS OWNER, **BENDER AUTOMOTIVE LLC**, WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED TO BE SURVEYED, DIVIDED, AND MAPPED, AS REPRESENTED HEREON. WE ALSO CERTIFY THAT THIS MAP IS IN ACCORDANCE WITH WISCONSIN STATUTES 236.34 AND THE TOWN OF WEST BEND REQUIREMENTS FOR CERTIFIED SURVEY MAPS.

CHAD J. BENDER

STATE OF WISCONSIN
_____:SS

COUNTY

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 202__ TO ME KNOWN AS THE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES: _____



122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com

FN: KS-42-19 Date: 5/28/25

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TOWN OF WEST BEND PLAN COMMISSION APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE TOWN OF WEST BEND PLAN COMMISSION ON
THIS _____ DAY OF _____, 202 ____.

MIKE HOLZ, PLAN COMMISSION CHAIRMAN

JULIE IHLENFELD, TOWN CLERK

TOWN OF WEST BEND TOWN BOARD APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED AND ACCEPTED BY THE TOWN OF WEST BEND TOWN BOARD ON
THIS _____ DAY OF _____, 202 ____.

TROY ZAGEL, TOWN CHAIRMAN

JULIE IHLENFELD, TOWN CLERK

CITY OF WEST BEND PLAN COMMISSION EXTRATERRITORIAL APPROVAL

THIS LAND DIVISION, CSM FILE NO. _____, IS HEREBY APPROVED BY THE WEST BEND CITY PLAN COMMISSION
AS BEING IN CONFORMANCE WITH THE CITY'S SUBDIVISION ORDINANCE ON THIS _____ DAY
OF _____, 202 ____.

JOEL ONGERT, MAYOR

JILLINE DOBRATZ, CITY CLERK



122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com

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