



LAW DIVISION

# Village of East Troy, Wisconsin

Village of East Troy

Version: March 10, 2025

Village of East Troy  
2015 Energy Drive  
East Troy, WI 53120

**Overview:** The Village of East Troy has adopted land divisions regulations (Chapter 495 of the municipal code) to regulate subdivisions, condominiums, and certified survey maps within the Village and within 1.5 miles of the municipal boundary (i.e., extraterritorial plat review in surrounding towns).

**Governing regulations:** The procedures and standards governing the review of this application are found in Chapter 495 of the Village's municipal code.

**General instructions:** Complete this application and submit five copies to the Village Clerk at the mailing address shown above. Before you formally submit your application, you are encouraged to meet with the zoning administrator who can answer any questions you may have. If you have any questions, do not hesitate to contact the zoning administrator at (414) 336-7915 or via email at [orrin.sumwall@foth.com](mailto:orrin.sumwall@foth.com). You may download this form at <https://data.zoninghub.com/viewfile.aspx?fileid=18321>

**Application fee:** \$150 plus \$5 per lot (per unit for condos) and charges for professional services

**Application submittal deadline:** Applications must be submitted by the second Monday of the month by 12:00 pm at the Village Hall.

**1. Petitioner:**

**Property Owner**

Name Ron Krueger  
Street Address 1591 W Sawyer Lane  
City, State, Zip Code East Troy, WI 53120  
Daytime telephone number 262-642-5054  
Email Ardyth3@gmail.com

**Developer**

**2. Agent contact information:** Include the names of those agents, if any, that helped prepare this application including the supplemental information. Agents may include surveyors, engineers, landscape architects, architects, planners, and attorneys.

**Agent 1**

Name Tom Jurasinski  
Company    
Street Address S91W32675 Granite Trail  
City, State, Zip Code Mukwonago, WI 53149  
Daytime telephone number 414-349-7417  
Email tom.jurasinski@keiorange.com

**Agent 2**

**3. Type of application (select one)**

Certified Survey Map (CSM)  
 Create Additional Parcels  
 Merge Two Adjoining Parcels  
 Modify The Loft Line Between Two Adjoining Parcels

Preliminary Plat  
 Extraterritorial

**4. Subject property information**

Physical Address 1591 Sawyer Lane

Tax key number(s) \_\_\_\_\_

Note: The tax key number can be found on the tax bill for the property or it may be obtained from the Village Clerk.

**5. Zoning information (refer to the Village's current zoning map)**

The subject property is located in the following base zoning district(s). (check all that apply)

<input type="checkbox"/> RH-35	Rural Holding	<input type="checkbox"/> TR-8	Two-Family Residential	<input type="checkbox"/> NB	Business Park
<input type="checkbox"/> SR-3	Estate Residential	<input type="checkbox"/> AR-9	Attached Residential	<input type="checkbox"/> HB	Highway Business
<input type="checkbox"/> SR-4	Suburban Residential	<input type="checkbox"/> MR-10	Multi-Family Residential	<input type="checkbox"/> CB	Central Business
<input type="checkbox"/> SR-5	Neighborhood Residential	<input type="checkbox"/> MHR-6	Mobile Home Residential	<input type="checkbox"/> BP	Business Park
<input type="checkbox"/> SR-6	Traditional-Front Residential			<input type="checkbox"/> LI	Light Industrial
<input type="checkbox"/> SR-7	Traditional-Rear Residential			<input type="checkbox"/> GI	General Industrial

The subject property is also located in the following overlay zoning district(s). (check all that apply)

<input type="checkbox"/> PD	Planned Development	<input type="checkbox"/> GP	Groundwater Protection	<input type="checkbox"/> FP	100-Year Floodplain
<input type="checkbox"/> DD	Downtown Design	<input type="checkbox"/> NFC	Natural Features Conservan	<input type="checkbox"/> FP	500-Year Floodplain
				<input type="checkbox"/> SW	Shoreland-Wetland

**6. Adjoining land uses and zoning**

	<u>Zoning district(s)</u>	<u>Current Uses</u>
North	_____	_____
South	_____	_____
East	_____	_____
West	_____	_____

**7. Preliminary Checklist (§ 495-17 of the land division regulations)**

(All yes answers must be explained in detail by attaching maps and supporting documentation describing the impacts of the proposed development.)

<b>Yes</b>	<b>No</b>	<b>I Land resources. Does the site involve the following?</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Changes in relief and drainage patterns (attach a topographic map showing, at a minimum, 2-foot contour intervals)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	A landform or topographic feature of local or regional interest
<input type="checkbox"/>	<input checked="" type="checkbox"/>	A floodplain [if yes attach 2 copies of a typical stream valley cross section showing the channel of the stream, the 100-year floodplain limits and the floodway limits (if officially adopted) of each side of the channel and a cross section of area to be developed]
<input type="checkbox"/>	<input checked="" type="checkbox"/>	An area of soil instability: greater than 18% slope and/or organic soils, peats, or mucks at or near the surface
<input type="checkbox"/>	<input checked="" type="checkbox"/>	An area of bedrock within 6 feet of the soil surface
<input type="checkbox"/>	<input checked="" type="checkbox"/>	An area with the groundwater table within 10 feet of the soil surface
<input type="checkbox"/>	<input checked="" type="checkbox"/>	An area with fractured bedrock within 10 feet of the soil surface

Prevention of gravel extraction

A drainageway for 5 or more acres of land

Lot coverage of more than 50% impermeable surfaces

Prime agricultural land

Wetlands and marshes

Land elevation above 950 (USGS datum)

Mapped environmental corridors

**Yes** **No** **II Water resources.** Does the proposed project involve any of the following?

Location within an area traversed by a navigable stream or dry run

Greater than 10% change in the capacity of a stormwater storage facility or flow of a waterway within 1 mile

The use of septic tank – soil absorption fields for on-site waste disposal

Lowering of water table by pumping or drainage

Raising of water table by altered drainage patterns

Lake frontage

**Yes** **No** **III Biological resources.** Does the proposed project involve any of the following?

Critical habitat for plants and animals of community interest

Endangered, unusual or rare species

Removal of over 25% of the present trees

**Yes** **No** **IV Human and scientific interest.** Does the proposed project involve any of the following?

An area of archaeological interest

An area of geological interest

An area of hydrological interest

Historic buildings or monuments

Buildings or monuments of unique architecture

An area of identified community recreation use

**Yes** **No** **V Energy, transportation and communications.**

Does the development increase the traffic flow in any collector system by more than 10%?

Is the development traversed by an existing or planned utility corridor? (gas, electricity, water, sewer interceptor, communications, storm sewer)

**Yes** **No** **VI Population.** Does the development increase by more than 10% the school population of any school serving the development?

**Yes** **No** **VII Additional information on any of the above that may have a significant environmental impact.**

**Yes** **No** **VIII Appendices and supporting material.**

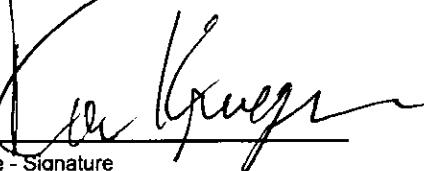
#### 8. Applicant certification

- ♦ I certify that all of the information in this application, along with any attachments, is 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 Section 510-149(D) of the Village's municipal code to pay for the services of independent consultants the Village elects to retain to help review this application. Depending on the nature of the proposed project, such independent consultants may include planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts. I further understand, the Village may delay acceptance of the application as complete, or may delay final approval of the proposal, until all outstanding fees have been paid. I further understand that such fees must be paid even if this application is withdrawn or denied. If the applicant or the property owner does not pay such fees upon request, such fees may be assigned to the property owner as a special assessment to the subject property.
- ♦ I understand that submission of this application authorizes Village officials and employees, Plan Commission members, Village Board members, and other designated agents, including those retained by the Village, 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 this application and related materials or view it online.
- ♦ I understand if I receive final approvals, it is my responsibility to circulate any documents for appropriate signatures and record any official documents with the Walworth County Register of Deeds.
- ♦ I understand that the zoning administrator 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.

Property Owner:

Ron Krueger

Name - Print



Name - Signature

9/16/2025

Date

Name - Print

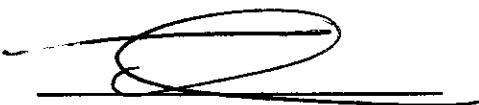
Name - Signature

Date

Applicant (if different than Property Owner):

Tom Jurasinski

Name - Print



Name - Signature

9/16/2025

Date

Name - Print

Name - Signature

Date

My Name is Tom Jurasinski on behalf of Ron Krueger, Owner of the Sheltering Oaks Campground, we are here to present to all of you on the board, our New Certified Survey Map for hopefully your approval.

Walworth County passed new rules and regulations some time ago that we were not aware of. One of the new regulations requires campgrounds to have a 100' set back from it's neighboring or adjacent properties as a buffer zone. Our family owns the adjacent 100' that we moved the boundary on. It is part of our agriculture land. Because we moved this boundary, the County has now requested of us, to have a new Certified Survey Map created. The moving of the boundary was approved by both the town and the county a few years ago and now we are requesting you're approval on the new CSM.

A few words from Ron Krueger. In 1965 at the age of 26, on borrowed money, I bought me a bulldozer and 2 dump trucks. I went to the Walworth County Zoning-Jim Johnson and got all camping permits to develop the Sheltering Oaks Campground. Jim Johnson worked with us through-out all development. Jim loved camping- what a great guy he was.

This is my story of a young man's ambition being in business for 61 years and a total-total success. I am very proud of what I have accomplished on Army Lake, East Troy. Sheltering Oaks is the best of the best.

70% of my campers have been with me 25 years or longer. Now I have a grandpa and grandma park. The grand kids do come out to visit.

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

BEING A REDIVISION OF PARTS OF BLOCK A,B, AND C, PART OF LOT 30, AND LOTS 31-43, OF OAK PARK SUBDIVISION, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS ON APRIL 12TH, 1894, AND PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 16, TOWNSHIP 4 NORTH, RANGE 18 EAST OF THE FOURTH PRINCIPAL MERIDIAN, TOWNSHIP OF EAST TROY, COUNTY OF WALWORTH, AND STATE OF WISCONSIN.

**SURVEYOR:**

RITCHIE P. WENZEL  
5000 TOWNE DR. SUITE 160  
NEW BERLIN, WI 53151  
Phone: (262) 402-5040  
Email: [rwenzel@lynch-engineering.com](mailto:rwenzel@lynch-engineering.com)  
Job #24.5089

**OWNER/SUBDIVIDER:**

RONALD M. KRUEGER  
R M KRUEGER INVESTMENTS, LLC  
W1591 SAWYER LANE  
EAST TROY, WI 53120

### SURVEYOR'S CERTIFICATE:

I RITCHIE P. WENZEL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A PARCEL OF LAND BEING A REDIVISION OF PARTS OF BLOCK A, B, AND C, PART OF LOT 30, AND LOTS 31 THROUGH 43, INCLUSIVE, OF OAK PARK SUBDIVISION, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS ON APRIL 12TH, 1894, AND PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 16, TOWNSHIP 4 NORTH, RANGE 18 EAST OF THE FOURTH PRINCIPAL MERIDIAN, TOWNSHIP OF EAST TROY, COUNTY OF WALWORTH, AND STATE OF WISCONSIN. NOW BEING BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 16; THENCE NORTH 88°55'52" EAST, 1,687.23 FEET ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 16 TO THE POINT OF BEGINNING; THENCE SOUTH 09°28'12" WEST, 291.56 FEET; THENCE SOUTH 88°43'25" EAST, 120.50 FEET; THENCE NORTH 66°24'28" EAST, 44.64 FEET; THENCE SOUTH 11°03'18" WEST, ALONG THE WESTERLY LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3973 AND THE EXTENSION THEREOF, 346.01 FEET; THENCE SOUTH 56°20'15" WEST, ALONG SAID WEST LINE, 127.88 FEET; THENCE SOUTH 79°20'55" WEST, ALONG SAID WEST LINE, 28.62 FEET; THENCE SOUTH 00°05'54" WEST, ALONG SAID WEST LINE, 100.04 FEET; THENCE NORTH 88°14'42" WEST, 915.07 FEET; THENCE NORTH 00°05'47" EAST, 352.37 FEET; THENCE SOUTH 88°23'55" EAST, 100.04 FEET; THENCE NORTH 00°55'29" WEST, 607.8 FEET MORE OR LESS TO THE ORDINARY HIGH WATER MARK ON ARMY LAKE; THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG THE ORDINARY HIGH WATER MARK OF ARMY LAKE TO A POINT THAT IS 4.8 FEET NORTH 09°28'12" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 09°28'12" WEST, 4.8 FEET TO THE POINT OF BEGINNING.

THE GROSS AREA OF SAID PARCEL CONTAINS 932,817 SQUARE FEET OR 21.41 ACRES OF LAND, MORE OR LESS.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF RONALD M. KRUEGER OF R M KRUEGER INVESTMENTS, LLC, OWNER OF SAID LAND. THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF LAND SURVEYED AND LAND DIVISION MADE THEREOF. THAT I HAVE FULLY COMPLIED WITH THE PROVISION OF SECTION 236.34 OF THE WISCONSIN STATUTES AND THE PLATTING ORDINANCE OF THE TOWN OF EAST TROY IN SURVEYING, DIVIDING AND MAPPING SAME.

DATED THIS 4th DAY OF August, 2025.



RITCHIE P. WENZEL, PLS  
PROFESSIONAL LAND SURVEYOR S-4027



LYNCH & ASSOCIATES  
ENGINEERING CONSULTANTS, LLC

5000 S. TOWNE DRIVE, SUITE 160

NEW BERLIN, WI 53151

440 MILWAUKEE AVENUE

BURLINGTON, WI 53105

(262) 402-5040

## CERTIFIED SURVEY MAP NO.

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### Legend:

- Found Concrete Monument with brass cap
- Found PK Nail
- Found 3/4" Iron Rod
- Found 1" Iron Pipe
- Set 3/4"x18" Iron Rod weighing 1.13 lbs/foot
- Set 1-1/4" O.D. Iron Pipe weighing 1.68 lbs/foot

**N88°55'52"E 1687.23'**

778.99'

WEST 1/4 CORNER  
SECTION 16-4-18  
N. 298,248.29  
E. 2,401,659.81

APPROXIMATE ORDINARY HIGH WATER  
MARK - FOR REFERENCE ONLY PER  
STATE STATUTE 236.025

"ANY LAND BELOW THE ORDINARY HIGH  
WATER MARK OF A LAKE OF A  
NAVIGABLE STREAM IS SUBJECT TO THE  
PUBLIC TRUST IN NAVIGABLE WATERS  
THAT IS ESTABLISHED UNDER ARTICLE  
IX, SECTION 1, OF THE STATE  
CONSTITUTION."

"This lot line adjustment is for the purposes of  
the sale of exchange of land between  
adjoining land owners that does not create  
additional lots and the original parcels are not  
reduced below the minimum size required by  
the Walworth County Code of Ordinances  
(Zoning/ Shoreland Zoning)."

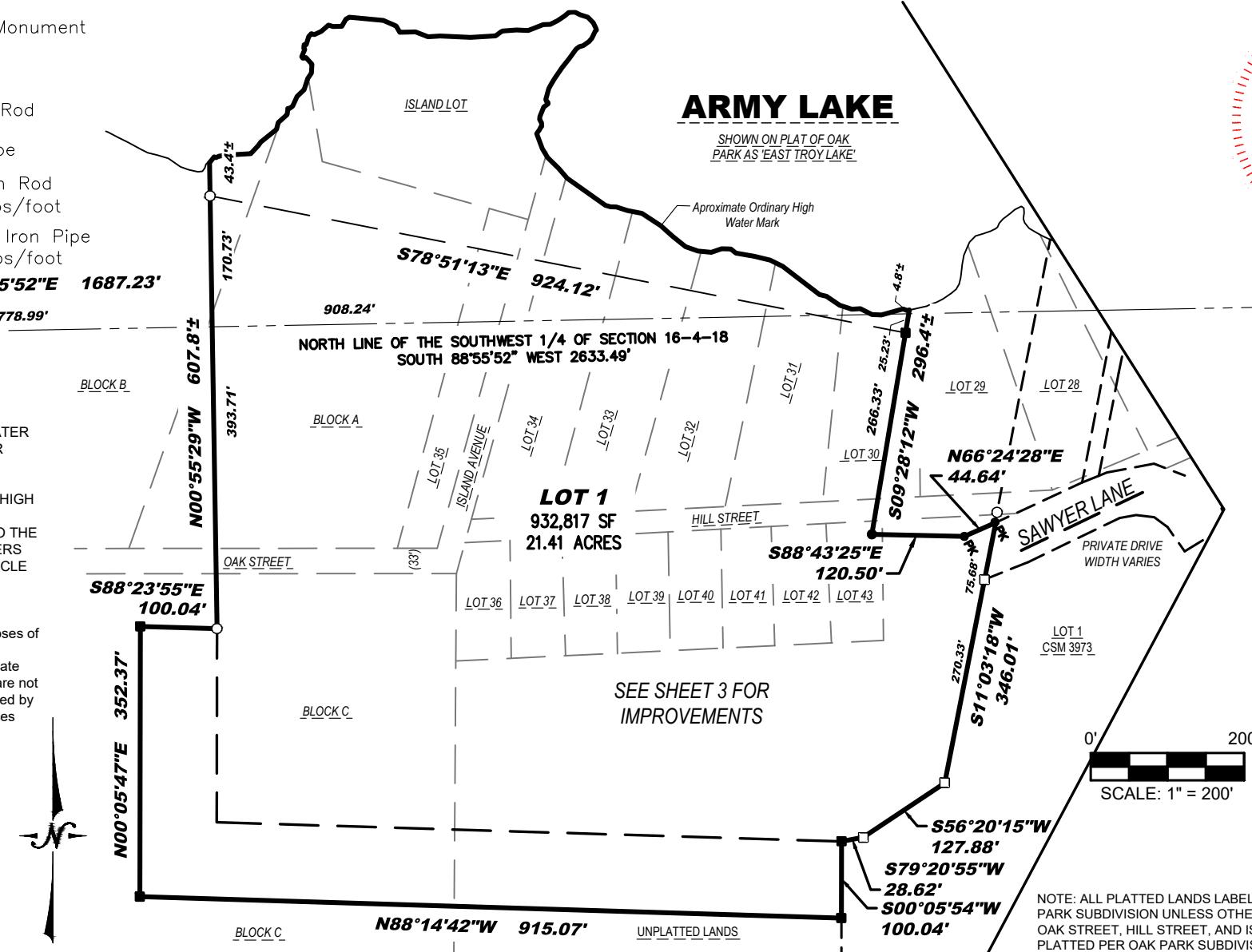


**LYNCH & ASSOCIATES**  
ENGINEERING CONSULTANTS, LLC

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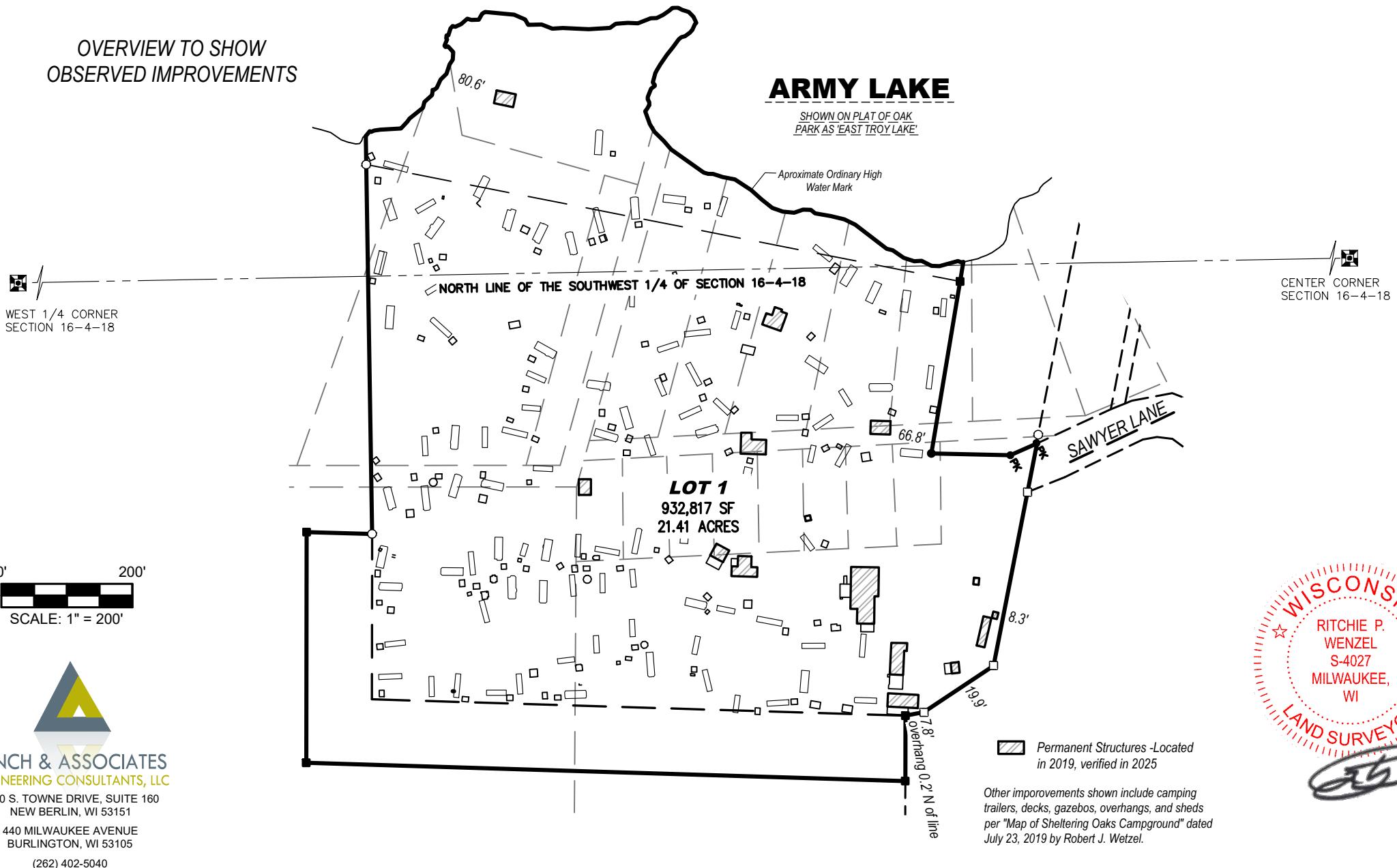
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OVERVIEW TO SHOW  
OBSERVED IMPROVEMENTS



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### ENTITY OWNER'S CERTIFICATE:

R M KRUEGER INVESTMENTS LLC, an entity duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said corporation caused the land described on this map to be surveyed, divided, mapped, as represented on this Certified Survey Map.

R M KRUEGER INVESTMENTS LLC, does further certify that this Certified Survey Map is mapped as represented on this map in accordance with the provisions of Chapter 236 of the Wisconsin State Statutes and requirements and ordinances of the Town of East Troy and the County of Walworth, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Ronald M. Krueger | R M KRUEGER INVESTMENTS LLC

STATE OF WISCONSIN)

)ss.

County of \_\_\_\_\_ )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, Ronald M. Krueger of the above named entity, to me known as the person(s) who executed the foregoing instrument, and to me known to be the Owner of the entity, and acknowledged that he executed the foregoing instrument and acknowledged the same.

Print Name \_\_\_\_\_

Notary Public, \_\_\_\_\_ County, WI.

My Commission Expires: \_\_\_\_\_

### CONSENT OF ENTITY MORTGAGEE:

Mukwonago Citizens Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, consents to the surveying, dividing, and mapping of the land described on this Certified Survey Map, and does hereby consent to the above Entity Owners Certificate of Ronald M. Krueger of R M Krueger Investments, LLC.

In Witness of, Mukwonago Citizens Bank, has caused these presents to be signed by {First Name \_\_\_\_\_ Last Name \_\_\_\_\_}, its {Title \_\_\_\_\_}, and {First Name \_\_\_\_\_, Last Name \_\_\_\_\_} its {Title \_\_\_\_\_} in the Village of Mukwonago, Wisconsin, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

In the presence of:

Mukwonago Citizens Bank

{Print - First Name Last Name} {Title}

{Signature}

{Print - First Name Last Name} {Title}

{Signature}

STATE OF WISCONSIN \_\_\_\_\_ )

)ss.

County of \_\_\_\_\_ )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, {First Name \_\_\_\_\_ Last Name \_\_\_\_\_} {Title \_\_\_\_\_} and {First Name \_\_\_\_\_ Last Name \_\_\_\_\_} {Title \_\_\_\_\_} of the above named corporation, to me known to be the person(s) who executed the foregoing instrument, and to me known to be the {Title \_\_\_\_\_} and {Title \_\_\_\_\_} respectively of the corporation, and acknowledged that they, he, or she executed the foregoing instrument and acknowledged the same.

Print Name \_\_\_\_\_

Notary Public, \_\_\_\_\_ County, WI.

My Commission Expires: \_\_\_\_\_



*Ritchie P. Wenzel*

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### WALWORTH COUNTY APPROVAL

Approved by resolution of the Walworth County Zoning Department on this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_, \_\_\_\_\_  
{Print - First Name Last Name} {Title}

### TOWN OF EAST TROY BOARD APPROVAL:

This Map, being a part of the NW 1/4 and the SW 1/4 , Town of East Troy, Walworth County, Wisconsin, having been approved by the Town Board, is hereby approved and accepted by the Town Board of Trustees of the Town of East Troy on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.  
\_\_\_\_\_, \_\_\_\_\_  
{Print - First Name Last Name} {Title}

\_\_\_\_\_, \_\_\_\_\_  
{Print - First Name Last Name} {Title}



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Date: 8/4/2025  
SHEET 5 OF 5