



Village Hall, 262-567-2757
Fax, 262-567-4115
Highway Dept., 262-567-2422
Police Dept., 262-567-1134
Building Inspector, 262-490-4141
www.summitvillage.org

Summit Village Hall • 37100 Delafield Road • Summit, WI 53066

AGENDA

Village of Summit Plan Commission Thursday, January 16, 2025, 5:30 p.m. At the Summit Village Hall, 37100 Delafield Road

1. CALL TO ORDER
2. ROLL CALL AND CONFIRM POSTING
3. PLEDGE OF ALLEGIANCE
4. MINUTES
 - November 21, 2024
 - December 19, 2024
5. Next meeting date – proposed for Thursday, February 20, 2025, at 5:30 p.m.
6. **REGULAR BUSINESS:**
 - A. Discussion and action on a request by Paul Grzeszczak, Briohn Building Corporation, for an Extraterritorial Certified Survey Map to create two lots for industrial use and an outlot on property owned by Waukesha County. The property is located at W339 S1742 CTH C in the Town of Genesee (GNT1463998).
 - B. Discussion and action on a request by Geoffrey Stein for a Certified Survey Map to transfer adjacent lands from property owned by Carol Burgess located at 37336 Sunset Drive (SUMT0708995) to property owned by Geoffrey Stein located at 37242 Sunset Drive (SUMT0708987) and to waive the inclusion of the remnant parcel on the Certified Survey Map.
7. **UPDATE** regarding Village Board action on Plan Commission matters
8. **ADJOURN** Plan Commission meeting

Respectfully submitted,

Amy Barrows, Village Planner

Posted: January 10, 2025

Next meeting date: February 20, 2025

***** Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service contact the Village Hall at 567-2757.

***** It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any other governmental body except by the Village of Summit Plan Commission noticed above.



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Summit Village Hall • 37100 Delafield Road, Summit, WI 53066

TO: Jim Siepmann, Plan Commission chairman
Plan Commission members

FROM: Amy Barrows, Village Planner

PC DATE: January 16, 2025

SUBJECT: Extraterritorial Certified Survey Map – Town of Genesee
W339 S1742 CTH C (GNT1463998)

APPLICANT: Paul Grzeszczak, Briohn Building Corporation

OWNER: Waukesha County

Recommended Motion:

Motion to recommend Village Board acknowledge the proposed CSM for the creation of two lots and an outlot on property located at W339 S1742 CTH C and report no objections to the Town of Genesee and Waukesha County.

Background:

The 102-acre property is currently owned by Waukesha County and is part of a former gravel pit operation. The site has been largely restored and the County is in the process of selling the acreage for development purposes. The applicant would like to split off the property into two lots and an outlot. The outlot is reserved for stormwater management purposes. Although not currently stated on the CSM, the County is requiring that the outlot be held in an undivided fractional ownership amongst all current and future lot owners. The Village should anticipate that the lots will be developed as a business park for industrial land use purposes. The lots may be further divided in the future.

The enclosed CSM is being reviewed by the Village of Summit since it falls within 1.5 miles of the Village limits. The subject property is located approximately 1,660 feet (0.3 miles) southeast of the southeast corner of the Village boundary. The property is located in an area with an existing industrial park and quarry related uses. The property is also in close proximity to County, State, and US Highways. Traffic from any development of the sites will rely heavily on these highways, not village roads.

A detailed review of the Certified Survey Map was not completed by Village Staff. The Village relies on the Town and County to complete the technical review.

CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 18 EAST, IN THE TOWN OF GENESEE, WAUKESHA COUNTY, WISCONSIN.



CAPITOL SURVEY ENTERPRISES
 2015 LA CHANDELLE CT.
 BROOKFIELD, WI 53045
 PH: (262) 786-6600
 FAX: (262) 786-6608
 WWW.CAPITOLSURVEY.COM

PREPARED FOR:
WAUKESHA COUNTY
 515 W. MORELAND BLVD.
 WAUKESHA, WI 53186

INDUSTRIAL LN.
 66' PUBLIC RIGHT OF WAY

TAX KEY NO.:
 GNT 1463998

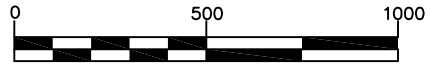
ZONED:
 M-2, GENERAL INDUSTRIAL DISTRICT

C-1, CONSERVANCY DISTRICT

EC ENVIRONMENTAL CORRIDOR DISTRICT

SHORELAND ZONING DISTRICT

GRAPHIC SCALE



1 INCH = 500 FT.

- ⊙ INDICATES FOUND 1" IRON PIPE UNLESS OTHERWISE NOTED.
- ⊙ INDICATES 3/4" INCH DIA. IRON ROD, 18 INCHES IN LENGTH, WEIGHING 1.68 LBS PER LINEAL FOOT, SET.



ALL DISTANCES SHOWN ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT.

ALL ANGULAR MEASUREMENTS WERE MADE TO THE NEAREST ONE SECOND

ALL BEARINGS REFER TO WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 6, WHICH HAS A WISCONSIN COUNTY COORDINATE SYSTEM, WAUKESHA COUNTY, BEARING OF N 01°25'21" E.

WETLANDS AS FLAGGED BY K. SHERINSKI OF LAND CO2 ON SEPTEMBER 16, 2024 AND FIELD LOCATED BY C.S.E. ON OCTOBER 17, 2024.

PRIMARY ENVIRONMENTAL CORRIDORS BASED ON WAUKESHA COUNTY GIS MAPPING AS IDENTIFIED BY THE WISCONSIN REGIONAL PLANNING COMMISSION.

PRIOR TO THE DEVELOPMENT OF LOT 2 OR ANY FUTURE LAND DIVISIONS, THE PROPOSED PUBLIC ROAD IMPROVEMENT (INDUSTRIAL LANE) AS INDICATED IN THE QUARRY RESTORATION PLAN PROVIDED BY WAUKESHA COUNTY SHALL BE INSTALLED/CONSTRUCTED AT THE OWNER'S EXPENSE.

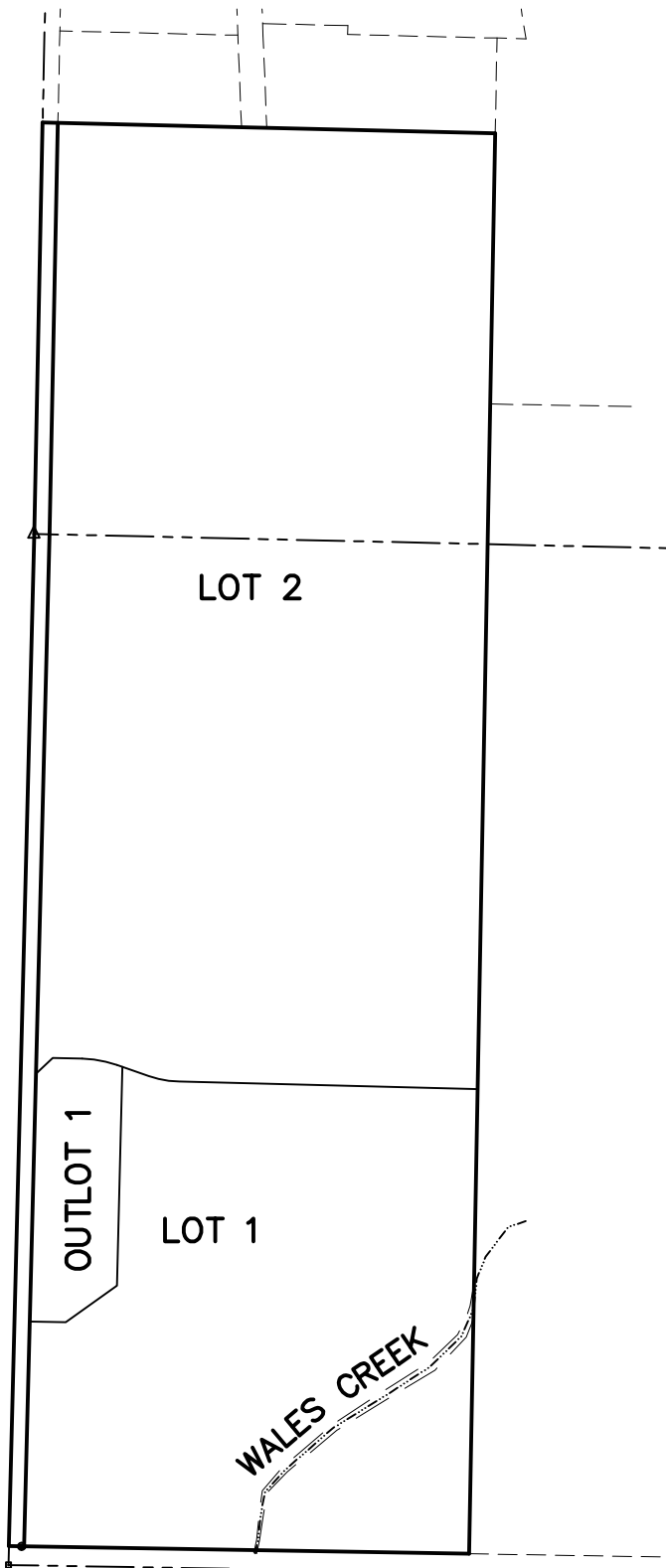
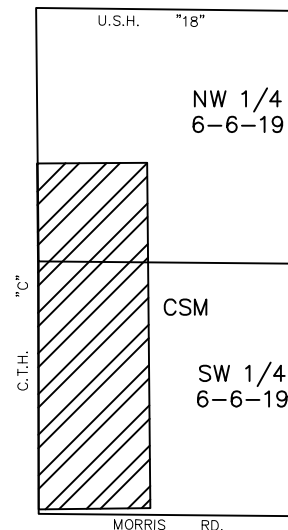
ALL LANDS WITHIN AREAS LABELED "WELL SETBACK" ARE RESTRICTED FROM THE PLACEMENT OF ANY WELL DUE TO POTENTIAL RISK OF CONTAMINATION IN ACCORDANCE WITH THE STORMWATER ORDINANCE AND WISCONSIN ADMINISTRATIVE CODES

ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

SEE SHEETS 2 AND 3 FOR LOT DETAILS

VICINITY MAP

1" = 2000'



MORRIS ROAD

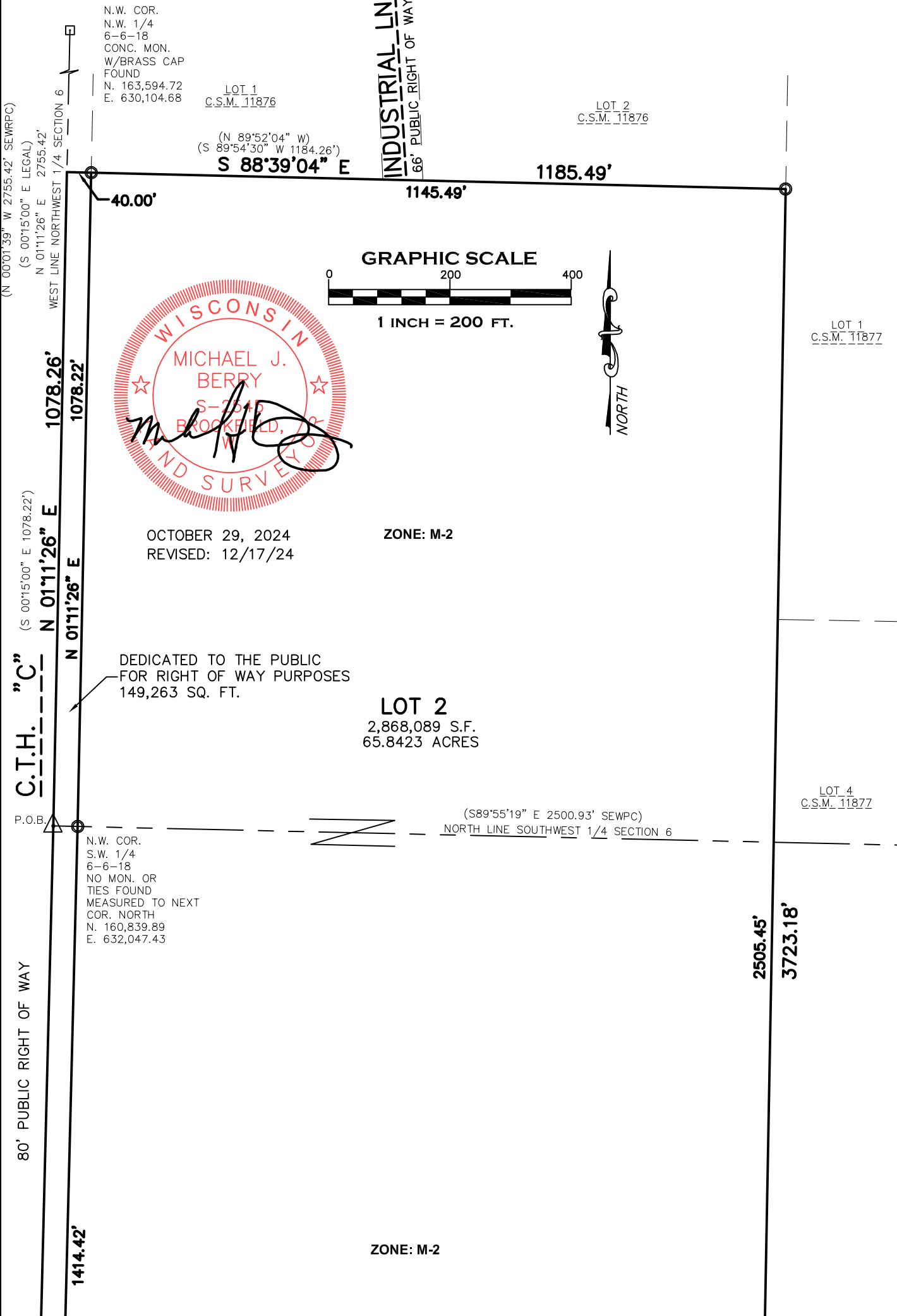
49.5' PUBLIC RIGHT OF WAY



OCTOBER 29, 2024
 REVISED: 12/17/24

CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 18 EAST, IN THE TOWN OF GENESEE, WAUKESHA COUNTY, WISCONSIN.



N.W. COR.
N.W. 1/4
6-6-18
CONC. MON.
W/BRASS CAP
FOUND
N. 163,594.72
E. 630,104.68

LOT 1
C.S.M. 11876

(N 89°52'04" W)
(S 89°54'30" W 1184.26')
S 88°39'04" E

INDUSTRIAL LN.
66' PUBLIC RIGHT OF WAY

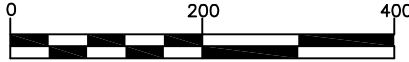
LOT 2
C.S.M. 11876

1185.49'

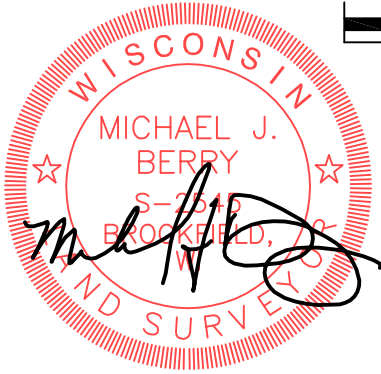
1145.49'

40.00'

GRAPHIC SCALE



1 INCH = 200 FT.



LOT 1
C.S.M. 11877

OCTOBER 29, 2024
REVISED: 12/17/24

ZONE: M-2

DEDICATED TO THE PUBLIC
FOR RIGHT OF WAY PURPOSES
149,263 SQ. FT.

LOT 2
2,868,089 S.F.
65.8423 ACRES

LOT 4
C.S.M. 11877

(S89°55'19" E 2500.93' SEWPC)
NORTH LINE SOUTHWEST 1/4 SECTION 6

N.W. COR.
S.W. 1/4
6-6-18
NO MON. OR
TIES FOUND
MEASURED TO NEXT
COR. NORTH
N. 160,839.89
E. 632,047.43

2505.45'
3723.18'

ZONE: M-2

CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 18 EAST, IN THE TOWN OF GENESEE, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, MICHAEL J BERRY, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 18 EAST, IN THE TOWN OF GENESEE, WAUKESHA COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4, BEING THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE N 01°11'26" E ALONG THE WEST LINE OF THE SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 1078.26 FEET; THENCE S 88°39'04" E ALONG THE SOUTH LINE OF CERTIFIED SURVEY MAP (CSM) 11876, 1185.49' TO THE SOUTHEAST CORNER OF LOT 2 OF SAID CSM AND ON THE WEST LINE OF CSM 11877; THENCE S 01°02'55" W ALONG SAID WEST LINE 3723.18 FEET TO A POINT ON THE NORTH LINE OF MORRIS ROAD; THENCE N 89°03'35" W ALONG SAID NORTH LINE AND PARALLEL WITH THE SOUTH LINE OF THE SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 1205.46 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST 1/4 SECTION; THENCE N 01°25'21" E ALONG SAID LINE 2653.47 FEET TO THE POINT OF BEGINNING.

CONTAINING: 4,450,242 SQUARE FEET OR 102.1635 ACRES.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF WAUKESHA COUNTY, OWNER OF SAID LAND.

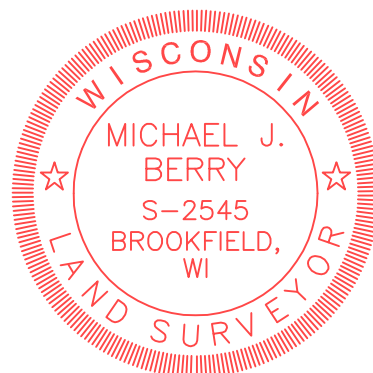
THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE STATUTES OF THE STATE OF WISCONSIN, CHAPTER 375-19 OF THE TOWN OF GENESEE MUNICIPAL CODE, AND THE ORDINANCES OF WAUKESHA COUNTY IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS 29TH DAY OF OCTOBER, 2024.

REVISED: 12/17/24


PROFESSIONAL LAND SURVEYOR,
S-2545
STATE OF WISCONSIN



CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 18 EAST, IN THE TOWN OF GENESEE, WAUKESHA COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE

WAUKESHA COUNTY, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH THE ORDINANCES OF THE TOWN OF GENESEE.

IN WITNESS WHEREOF, BRIOHN LAND DEVELOPMENT, LLC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____ ITS _____ AT _____, WISCONSIN, THIS ____ DAY OF _____, 2025.

(NAME)
(TITLE)

STATE OF WISCONSIN)
COUNTY) SS

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 2025 _____ TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC
STATE OF WISCONSIN
MY COMMISSION EXPIRES: _____

TOWN OF GENESEE PLAN COMMISSION APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE PLAN COMMISSION OF THE TOWN OF GENESEE ON THIS DAY ____ OF _____, 2025.

SHARON L. LEAIR, CHAIRMAN DATE _____

RACHEL WORKMAN, SECRETARY DATE _____

TOWN OF GENESEE BOARD APPROVAL

THIS CERTIFIED SURVEY MAP, HAVING BEEN APPROVED BY THE TOWN OF GENESEE PLANNING COMMISSION, IS HEREBY APPROVED AND ACCEPTED BY THE TOWN OF GENESEE BOARD ON THIS DAY ____ OF _____, 2025.

SHARON L. LEAIR, CHAIRMAN DATE _____

MERI MAJESKIE, TOWN CLERK DATE _____



OCTOBER 29, 2024
REVISED: 12/17/24

CERTIFIED SURVEY MAP NO. _____

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VILLAGE OF SUMMIT PLAN COMMISSION APPROVAL (EXTRATERRITORIAL)

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF SUMMIT ON THIS DAY _____ OF _____, 2025.

JIM SIEPMANN, CHAIRMAN

DATE

DEBRA MICHAEL, ADMINISTRATOR, CLERK/TREASURER

DATE

VILLAGE OF SUMMIT BOARD APPROVAL (EXTRATERRITORIAL)

THIS CERTIFIED SURVEY MAP, HAVING BEEN APPROVED BY THE VILLAGE OF SUMMIT PLANNING COMMISSION, IS HEREBY APPROVED AND ACCEPTED BY THE VILLAGE OF SUMMIT BOARD ON THIS DAY _____ OF _____, 2025.

JACK RILEY, VILLAGE PRESIDENT

DATE

DEBRA MICHAEL, ADMINISTRATOR, CLERK/TREASURER

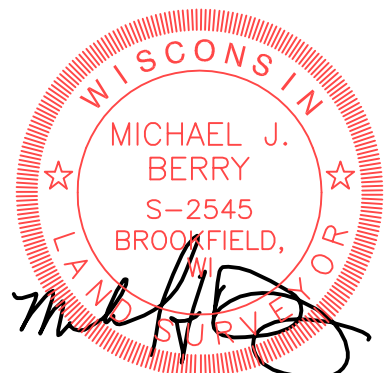
DATE

WAUKESHA COUNTY APPROVAL CERTIFICATE

RESOLVED, THAT THE CERTIFIED SURVEY MAP IN THE TOWN OF GENESEE, WAUKESHA COUNTY, OWNER, IS HEREBY APPROVED BY THE
(COUNTY BOARD) (COUNTY ZONING ADMINISTRATOR/PLANNING AGENT).

DATE _____

APPROVED _____
(COUNTY BOARD CHAIR) (COUNTY ZONING ADMINISTRATOR/PLANNING AGENT)



OCTOBER 29, 2024
REVISED: 12/17/24

CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 18 EAST, IN THE TOWN OF GENESEE, WAUKESHA COUNTY, WISCONSIN.

WETLAND/CONSERVANCY/ENVIRONMENTAL CORRIDOR PRESERVATION RESTRICTIONS

THESE AREAS IDENTIFIED AS WETLAND/CONSERVANCY/ENVIRONMENTAL CORRIDOR ON THIS CERTIFIED SURVEY MAP CSM SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS:

- A. GRADING AND FILLING ARE PROHIBITED, UNLESS SPECIFICALLY AUTHORIZED BY THE TOWN OF GENESEE, WAUKESHA COUNTY, AND IF APPLICABLE, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND THE ARMY CORPS OF ENGINEERS.
- B. THE REMOVAL OF TOPSOIL OR OTHER EARTHEN MATERIALS IS PROHIBITED, UNLESS SPECIFICALLY AUTHORIZED BY THE TOWN OF GENESEE, WAUKESHA COUNTY AND, IF APPLICABLE, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND THE ARMY CORPS OF ENGINEERS.
- C. THE REMOVAL OR DESTRUCTION OF ANY VEGETATIVE COVER, I.E., TREES, SHRUBS, GRASSES, ETC., IS PROHIBITED, WITH THE EXCEPTION THAT DEAD, DISEASED, OR DYING VEGETATION MAY BE REMOVED, AT THE DISCRETION OF THE LAND OWNER AND WITH APPROVAL FROM THE TOWN OF GENESEE AND WAUKESHA COUNTY. SILVICULTURAL THINNING, UPON THE RECOMMENDATION OF A FORESTER OR NATURALIST AND WITH THE APPROVAL OF THE TOWN OF GENESEE, SHALL ALSO BE PERMITTED. THE REMOVAL OF ANY VEGETATIVE COVER THAT IS NECESSITATED TO PROVIDE ACCESS OR SERVICE TO AN APPROVED BUILDING OR STRUCTURE, SHALL BE PERMITTED ONLY WHEN ACCESS OR SERVICE CANNOT BE LOCATED OUTSIDE OF THE PRIMARY ENVIRONMENTAL CORRIDOR AND ONLY WITH APPROVAL FROM THE TOWN OF GENESEE.
- D. GRAZING BY DOMESTICATED ANIMALS, I.E., HORSES, COWS, ETC., IS DISCOURAGED TO THE GREATEST EXTENT POSSIBLE WITHIN THE ENVIRONMENTAL CORRIDOR.
- E. THE INTRODUCTION OF PLANT MATERIAL NOT INDIGENOUS TO THE EXISTING ENVIRONMENT OF THE PRIMARY ENVIRONMENTAL CORRIDOR IS PROHIBITED, UNLESS SPECIFICALLY AUTHORIZED BY THE TOWN OF GENESEE AND, IF APPLICABLE, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND THE ARMY CORPS OF ENGINEERS.
- G. THE CONSTRUCTION OF BUILDINGS IS PROHIBITED.

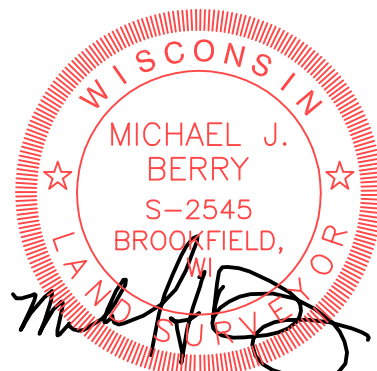
THE TITLEHOLDER OF LOT 1 OF THIS CERTIFIED SURVEY MAP (CSM) SHALL HOLD THE NONTRANSFERABLE INTEREST IN OUTLOT 1 (SUCH LOT 1 AND OUTLOT 1 MUST BE CONVEYED TOGETHER), WHERE THE STORMWATER MANAGEMENT PRACTICES ARE LOCATED. THERE ARE ONE OR MORE SEPARATE DOCUMENTS RECORDED ON THE PROPERTY TITLE THROUGH THE WAUKESHA COUNTY REGISTER OF DEEDS ENTITLED "STORMWATER MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT" ("MAINTENANCE AGREEMENT") THAT APPLY TO OUTLOT 1. THE MAINTENANCE AGREEMENT SUBJECTS THIS CSM, AND ALL LOT OWNERS THEREIN, TO COVENANTS, CONDITIONS AND RESTRICTIONS NECESSARY TO ENSURE THE LONG-TERM MAINTENANCE OF THE STORMWATER MANAGEMENT PRACTICE. THE AGREEMENT ALSO OUTLINES A PROCESS BY WHICH THE TOWN OF GENESEE MAY LEVY AND COLLECT SPECIAL ASSESSMENTS OR CHARGES FOR ANY SERVICES THE COMMUNITY MIGHT PROVIDE RELATING TO ENFORCEMENT OF THE MAINTENANCE AGREEMENT.

IN ACCORDANCE WITH CHAPTER 14 – ARTICLE VIII OF THE WAUKESHA COUNTY CODE OF ORDINANCES ("STORMWATER ORDINANCE"), THE STORMWATER PERMIT HOLDER IS RESPONSIBLE FOR CONSTRUCTING THE STORMWATER MANAGEMENT PRACTICES FOLLOWING PLANS APPROVED BY WAUKESHA COUNTY AND IS RESPONSIBLE FOR MAINTAINING THE STORMWATER PRACTICES UNTIL PERMIT TERMINATION BY WAUKESHA COUNTY. UPON TERMINATION OF THE STORMWATER PERMIT, THE OWNER OF LOT 1 OF THIS CSM SHALL, SUBJECT TO REIMBURSEMENT FROM ALL LOT OWNERS WHICH ARE A PART OF THIS CSM AS FURTHER SET FORTH IN THE MAINTENANCE AGREEMENT, BE RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER MANAGEMENT PRACTICES IN ACCORDANCE WITH THE MAINTENANCE AGREEMENT.

ALL LANDS WITHIN OUTLOT 1 ARE RESERVED FOR STORMWATER COLLECTION, CONVEYANCE, TREATMENT, OR INFILTRATION. NO BUILDINGS OR OTHER STRUCTURES ARE ALLOWED IN THESE AREAS. NO GRADING OR FILLING IS ALLOWED IN THESE AREAS THAT MAY INTERRUPT STORMWATER FLOWS IN ANY WAY. THE MAINTENANCE AGREEMENT MAY CONTAIN SPECIFIC MAINTENANCE REQUIREMENTS FOR THESE AREAS. THE TOWN OF GENESEE, WAUKESHA COUNTY OR THEIR DESIGNEE ARE AUTHORIZED ACCESS IN THESE AREAS FOR PURPOSES OF INSPECTING THE STORMWATER MANAGEMENT PRACTICES OR ENFORCING THE TERMS OF MAINTENANCE AGREEMENT.

ALL LANDS WITHIN OUTLOT 1 SHALL REMAIN CLEAR OF TREES, SHRUBS AND ANY STRUCTURES THAT MAY INTERFERE WITH THE FREE MOVEMENT OF VEHICLES THAT MAY BE NEEDED TO ENTER THE AREA FOR MAINTENANCE PURPOSES. THE TOWN OF GENESEE, WAUKESHA COUNTY OR THEIR DESIGNEE ARE AUTHORIZED ACCESS TO THESE AREAS FOR PURPOSES OF INSPECTING THE STORMWATER MANAGEMENT PRACTICES OR ENFORCING THE TERMS OF THE MAINTENANCE AGREEMENT.

OCTOBER 29, 2024
REVISED: 12/17/24



CERTIFIED SURVEY MAP REVIEW
1/16/2025 Plan Commission Meeting
Stein – Burgess Land Transfer

Staff Report

Village of Summit, Wisconsin

Property Location: 37242 Sunset Drive (SUMT0708987)
37336 Sunset Drive (SUMT0708995)

Property Owner: Geoffrey Stein & Carol Burgess

37242 Sunset Drive – Geoffrey Stein Property

Lot Size: 1-acre
Zoning: R-1 Estate Residential (2-acre lot size, 130,000 sq. ft./unit density)
Land Use Plan: SF Residential 0.8-acre density

37336 Sunset Drive – Carol Burgess Property

Lot Size: 96.6 acres
Zoning: A-1 Agricultural (35 acres +)
Land Use Plan: Agricultural

Possible Motion: *Motion to recommend that Village Board approve the Certified Survey Map to transfer adjacent lands and to exclude the remnant parcel from the Certified Survey Map, subject to the following conditions:*

- A. APPROVALS FROM ALL OBJECTING AND APPROVING BODIES: Petitioner shall satisfy all comments, conditions and concerns of the Wisconsin Department of Transportation, Village Engineer, Surveyor, and Planner prior to approval of the final Certified Survey Map.*
- B. SUBJECT TO REIMBURSEMENT OF EXPENSES. As a condition precedent to this conditional CSM approval taking effect, the Petitioner shall pay all fees, costs, and assessments due and owing to the Village of Summit, and for reimbursement of any expenses, costs and disbursements which have been incurred by the Village of Summit in the drafting, review or enforcement of this conditional CSM approval, including without limitation by reason of enumeration, design, engineering, inspection and legal work.*
- C. UTILITY CONNECTION FEES. As a condition precedent to this conditional CSM approval taking effect, the Petitioner shall pay all utility connection fees owed to the Village of Summit. Note: **The CSM does not result in the creation of any new lots. Therefore, this condition does not apply.***
- D. BUSINESS OR COMMERCIAL USE. There shall be no commercial or business use on this lot, except as specifically permitted within or pursuant to the applicable Zoning Code.*

E. ONE YEAR TO SATISFY CONDITIONS. Subject to the Petitioner satisfying all of the aforementioned conditions within one year of the Village Board granting conditional final approval of the CSM's.

Summary:

Mr. Stein is proposing to add 3,118 sq. ft. from the 96.6-acre adjacent property to his 1-acre property to address a legal matter that involves existing structures extending over the lot line. The two property owners have been in a legal dispute for several years. Both parties signed a settlement agreement and mutual release, which is subject to a deed being recorded that modifies the lot line boundaries as illustrated on the proposed CSM and provided a deed is recorded transferring ownership.

Currently, a detached garage and driveway that was constructed on the Stein property between 1980-1990 extends over the north lot line. Two sheds that were constructed prior to 2010 and occupied by Mr. Stein are also located on the adjacent property. These sheds have already been relocated on the subject property. The applicant is proposing to add enough acreage to his property so that the detached garage complies with the 10 ft. offset from the north lot line. The detached garage will be located 18.2 feet from the north lot line. The driveway will also be located entirely on the subject property except for a small corner that the applicant has agreed to remove. The applicant is proposing approval for a remnant parcel waiver to avoid having to survey the remaining 96+ acre adjacent parcel. It does not appear that the remnant parcel is impacted by the land transfer. The reduction in acreage complies with the zoning code and land use plan.

The properties are intended to go to the Village of Dousman in 2028. It appears that the proposed land transfer is exempt from the criteria that require a municipal transfer ahead of the 2028 timeline. The cooperative boundary agreement allows the sale or exchange of parcels between owners of adjoining properties if both parcels are located entirely in the Village of Summit and additional lots are not being created and the lots do not result in areas reduced below the larger of the minimum sizes required by laws of then-existing in both Villages. The Village of Dousman designates the buildable acreage of both properties as Mixed-Use Residential (26,000 sq. ft./unit). The Village of Summit designates the 1-acre property as R-1 Residential, requiring a 2-acre minimum lot size. Since the applicant is increasing the lot size, staff would consider this provision met.

Considerations:

Access and Frontage: Both properties have existing frontage on US-18.

Total Area: Lot 1 will consist of 46,679 sq. ft., making the existing nonconforming lot more conforming. The remnant parcel will still have over 96 acres. The remnant parcel will be conforming.

Sanitary Sewer System available: The properties are served by private septic systems.

Water System Available: The properties are served by private wells.

Natural Resources: There are no natural resources on Lot 1.

Planner Comments:

- The area of the driveway that extends over the lot line shall be restored with vegetation prior to July 1, 2025.
- Building permits shall be obtained for the two sheds that were relocated. The applicant will either need to attach the two sheds or apply for Plan Commission approval to have more than two accessory structures.
- The Wisconsin Department of Transportation shall review the CSM. Any conditions shall be complied with.
- A deed will need to be recorded transferring ownership in advance of the CSM recording.

Surveyor and Engineering Comments: See attached letter dated January 8, 2025.



Building a Better World
for All of Us®

January 8, 2025

RE: Village of Summit
Stein CSM Review
SEH No. 176551 Task 48

Ms. Amy Barrows
Village Planner
Village of Summit
37100 Delafield Road
Summit, WI 53066

Dear Ms. Barrows:

We have reviewed the Certified Survey Map for Geoffrey Stein and prepared by Matthew O'Rourke of LandTech Surveying. The CSM reviewed is dated 12/18/2024. We have also included the CSM mark-ups to aid in the revisions. We offer the following comments:

- 1) The legal description on Sheet 2 refers to the "Southeast 1/4"; I believe this should be referred to as the Southeast Corner same as on sheet 1.
- 2) There's an existing kettle on the property that should be preserved. We recommend this, or similar language be added to the CSM - "No structures or fill shall be placed within the area denoted as the kettle boundary to maintain the existing storm water storage volume the kettles currently provide. Any proposed modifications within the kettle area will need to be reviewed and approved by the Village Engineer prior to implementing."

Please do not hesitate to contact me with any questions or comments at 414.949.8919 or kkindred@sehinc.com.

Sincerely,

A handwritten signature in black ink that reads "Keith Kindred".

Keith Kindred, PLS
Principal, Regional Practice Center Leader
(Lic. WI, IL)

btp

x:\p\ts\summ\176551\task 48 - stein csm review\corr\review letters\stein csm review letter_village of summit_2025-01-09.docx

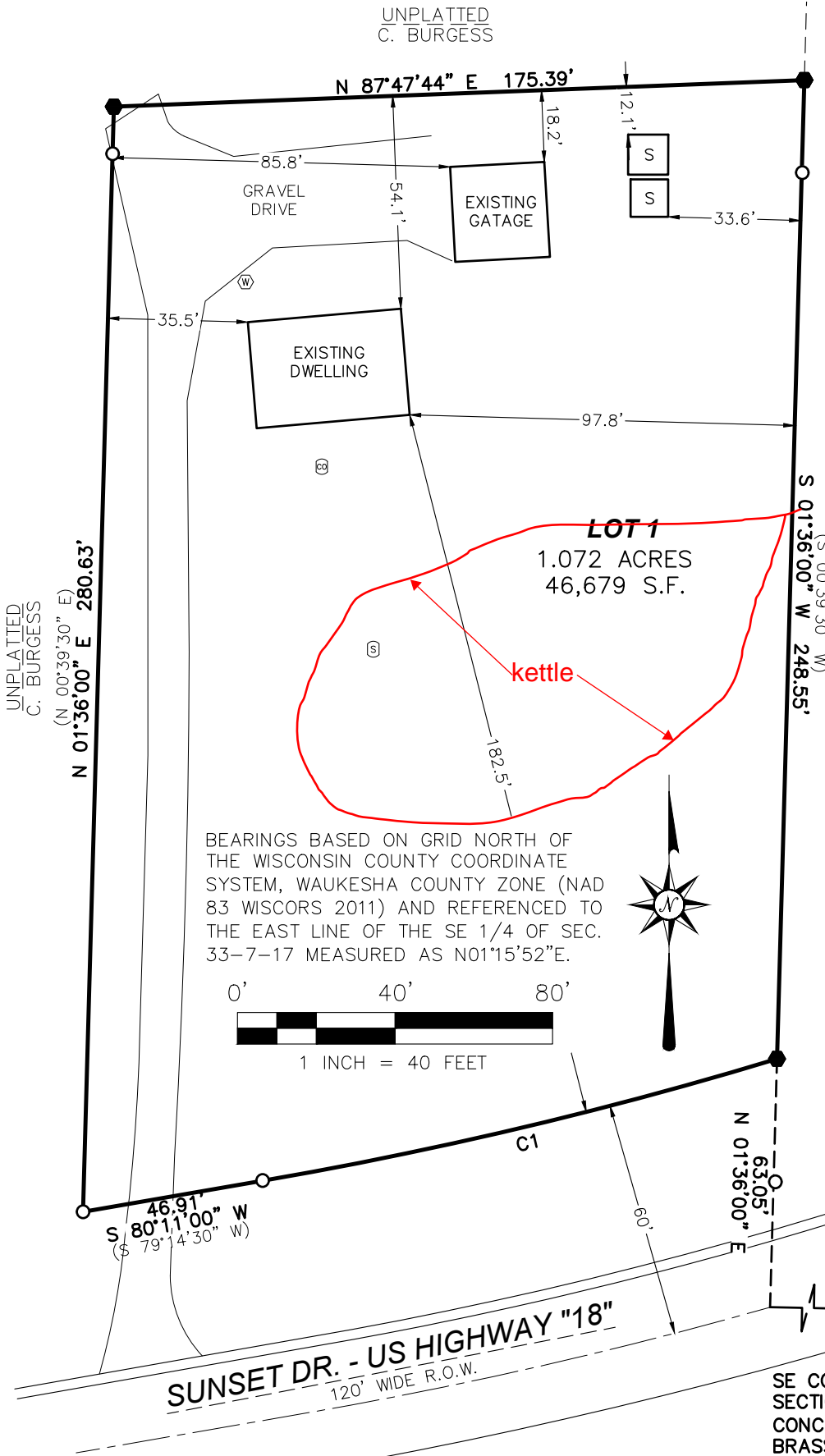
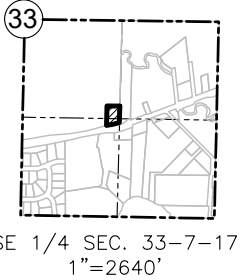
PRELIMINARY

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

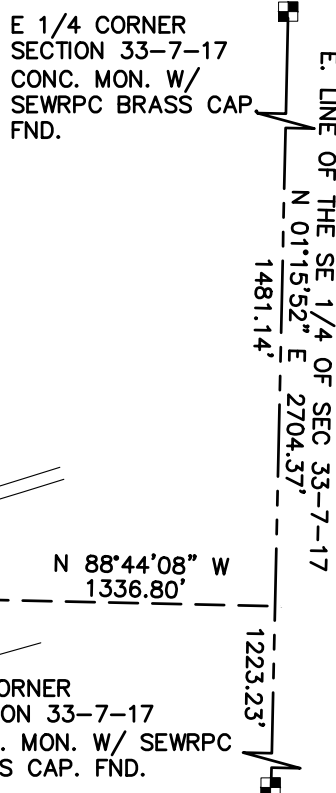
CSM 1374, RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE AS DOCUMENT NO. 785320 AND UNPLATTED LANDS BEING PART OF THE NW 1/4 AND PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 33, TOWN 7 NORTH, RANGE 17 EAST, VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.



VICINITY MAP



BEARINGS BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, WAUKESHA COUNTY ZONE (NAD 83 WISCONS 2011) AND REFERENCED TO THE EAST LINE OF THE SE 1/4 OF SEC. 33-7-17 MEASURED AS N01°15'52"E.



CURVE #	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TANGENT IN	TANGENT OUT
C1	1086.28'	7°02'51"	133.62'	133.53'	S 76°39'34" W (S 75°43'04" W)	S 80°10'59" W	S 73°08'08" W



PREPARED FOR:
GEOFFREY A STEIN
37242 SUNSET DR.
OCONOMOWOC, WI 53066

LAND SURVEYING • LAND PLANNING
111 W. 2ND STREET
OCONOMOWOC, WI 53066
WWW.LANDTECHWI.COM
(262) 367-7599

DATED 12/18/2024
JOB# 24158

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

CSM 1374, RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE AS DOCUMENT NO. 785320 AND UNPLATTED LANDS BEING PART OF THE NW 1/4 AND PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 33, TOWN 7 NORTH, RANGE 17 EAST, VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF LAND BEING CSM 1374, RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE AS DOCUMENT NO. 785320 AND UNPLATTED LANDS BEING PART OF THE NW 1/4 AND PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 33, TOWN 7 NORTH, RANGE 17 EAST, VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST ~~1/4~~ ^{corner?} OF SECTION 33, TOWN 7 NORTH, RANGE 17 EAST; THENCE N 01°15'52" E, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 33, 1223.23 FEET; THENCE N 88°44'08" W, 1336.80 FEET TO THE CENTER LINE OF US HIGHWAY "18" ALSO KNOWN AS SUNSET DRIVE; THENCE N 01°36'00" E, ALONG THE EXTENSION OF THE EAST LINE OF CSM 1340, 63.05 FEET TO THE NORTH RIGHT-OF-WAY OF US HIGHWAY "18" ALSO KNOWN AS SUNSET DRIVE AND POINT OF BEGINNING; THENCE ALONG THE NORTH RIGHT-OF-WAY OF US HIGHWAY "18" ALSO KNOWN AS SUNSET DRIVE FOR THE FOLLOWING 2 COURSES: 1.: THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 133.62 FEET, A RADIUS OF 1086.28 FEET, A DELTA ANGLE OF 07°02'51", AND A CHORD BEARING S 76°39'34" W, 133.53 FEET; 2.: THENCE S 80°11'00" W, 46.91 FEET TO THE SOUTHWEST CORNER OF CSM 1374; THENCE N 01°36'00" E, ALONG THE WEST LINE OF CSM 1374 AND EXTENSION OF SAID LINE, 280.63 FEET; THENCE N 87°47'44" E, 175.39 FEET TO AN EXTENSION OF THE EAST LINE OF CSM 1371; THENCE S 01°36'00" W, ALONG SAID EXTENSION AND THE EAST LINE OF CSM 1371, 248.55 FEET TO THE POINT OF BEGINNING.

DESCRIBED LANDS HAVING AN AREA OF 46,679 SQUARE FEET OR 1.072 ACRES.

THAT I HAVE MADE SAID SURVEY BY THE DIRECTION OF GEOFFREY A STEIN OWNER OF SAID LANDS.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF S. 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION CONTROL ORDINANCE OF VILLAGE OF SUMMIT IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____, 20_____.

MATTHEW T. O'ROURKE, S-2771

LEGEND

- SECTION CORNER MONUMENT
- FOUND 3/4 REBAR" OR NOTED
- FOUND 1" IRON PIPE OR NOTED
- SET 0.75" O.D. X 18" REBAR WEIGHING 1.502 LBS/FT.
- Ⓜ WELL
- Ⓢ SEPTIC VENT
- Ⓢ SEPTIC CLEANOUT
- S EXISTING SHED
- (R) RECORD DIMENSION

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

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CONSENT OF CORPORATE MORTGAGEE

_____, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING AND MAPPING OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF GEOFFREY A. STEIN, OWNER.

IN WITNESS WHEREOF, _____

HAS CAUSED THIS MAP TO BE SIGNED BY, _____ITS _____,

AT _____ WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS

_____ DAY OF _____, 20_____.

IN THE PRESENCE OF:

CORPORATE NAME

PRINT TITLE: _____ DATE _____

CORPORATE MORTGAGEE NOTARY CERTIFICATE

STATE OF WISCONSIN)
_____ COUNTY)SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____ 20_____,
_____, _____ OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH _____ OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES _____

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

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OWNER'S CERTIFICATE:

AS OWNER I, GEOFFREY A. STEIN, HEREBY CERTIFY THAT I CAUSED SAID LANDS TO BE SURVEYED, DIVIDED, AND MAPPED AS SHOWN ON THIS MAP. WE ALSO CERTIFY THAT THIS CSM IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: VILLAGE OF SUMMIT.

WITNESS THE HAND AND SEAL OF SAID OWNERS:

THIS _____ DAY OF _____, 20_____.

GEOFFREY A. STEIN

STATE OF WISCONSIN)SS
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____DAY OF _____, 20_____, THE ABOVE NAMED GEOFFREY A. STEIN, TO ME KNOWN TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES _____

VILLAGE OF SUMMIT PLAN COMMISSION

THIS LAND DIVISION IS HEREBY APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF SUMMIT,

THIS _____ DAY OF _____, 20_____.

JIM SIEPMANN, CHAIRPERSON

DEBRA MICHAEL-ADMINISTRATOR-CLERK/TREASURER

VILLAGE OF SUMMIT BOARD

THIS LAND DIVISION IS HEREBY APPROVED BY THE VILLAGE OF SUMMIT BOARD,

THIS _____ DAY OF _____, 20_____.

JACK RILEY-PRESIDENT

DEBRA MICHAEL-ADMINISTRATOR-CLERK/TREASURER

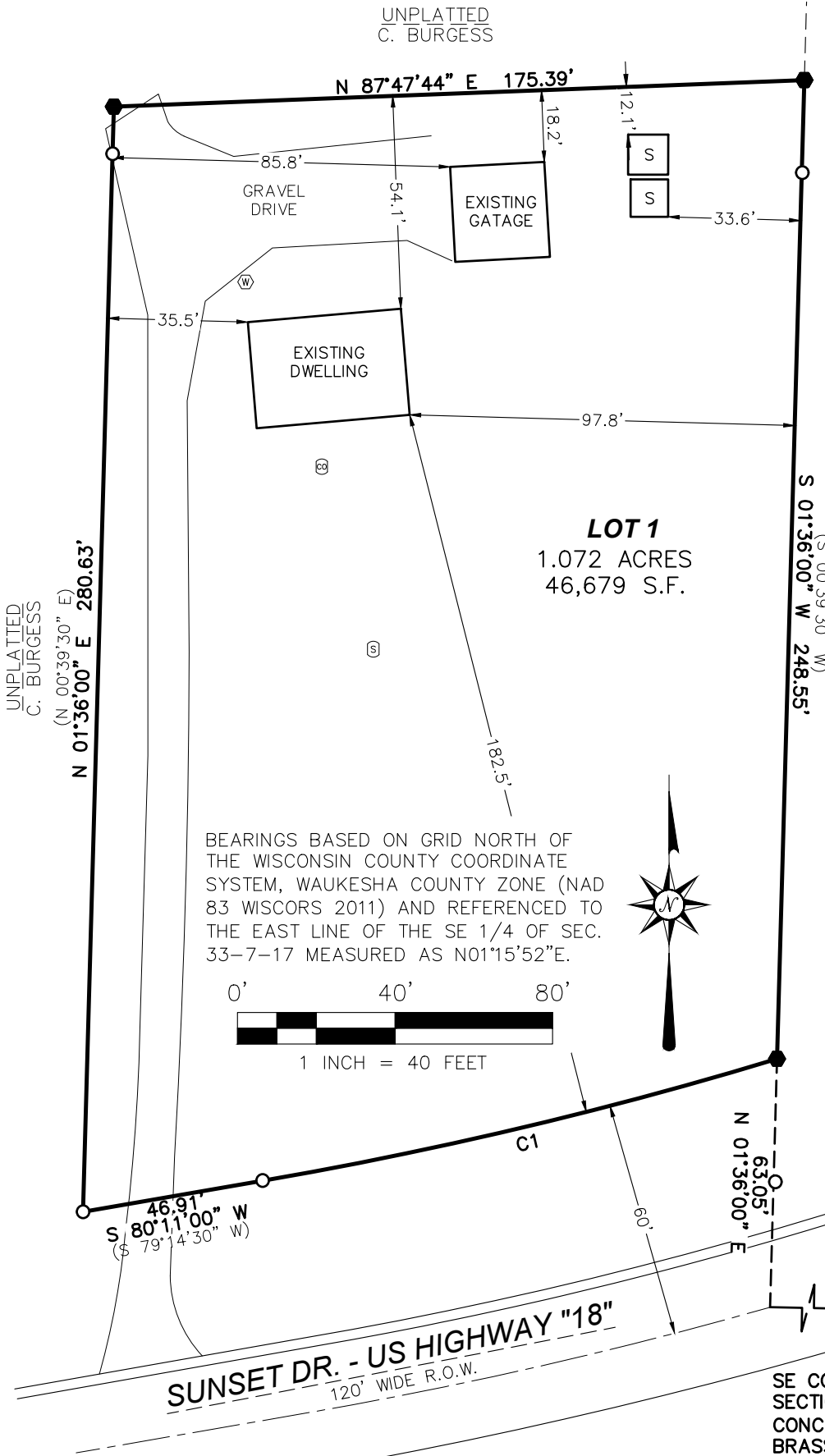
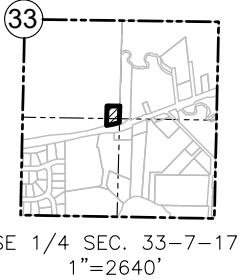
PRELIMINARY

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

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VICINITY MAP



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E 1/4 CORNER SECTION 33-7-17 CONC. MON. W/ SEWRPC BRASS CAP FND.
 E. LINE OF THE SE 1/4 OF SEC. 33-7-17
 N 01°15'52" E 2704.37'
 1481.14'
 1223.23'
 SE CORNER SECTION 33-7-17 CONC. MON. W/ SEWRPC BRASS CAP. FND.

CURVE #	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TANGENT IN	TANGENT OUT
C1	1086.28'	7°02'51"	133.62'	133.53'	S 76°39'34" W (S 75°43'04" W)	S 80°10'59" W	S 73°08'08" W



PREPARED FOR:
 GEOFFREY A STEIN
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DATED 12/18/2024
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WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

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DESCRIBED LANDS HAVING AN AREA OF 46,679 SQUARE FEET OR 1.072 ACRES.

THAT I HAVE MADE SAID SURVEY BY THE DIRECTION OF GEOFFREY A STEIN OWNER OF SAID LANDS.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF S. 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION CONTROL ORDINANCE OF VILLAGE OF SUMMIT IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____, 20_____.

MATTHEW T. O'ROURKE, S-2771

LEGEND

■	SECTION CORNER MONUMENT
○	FOUND 3/4 REBAR" OR NOTED
○	FOUND 1" IRON PIPE OR NOTED
●	SET 0.75" O.D. X 18" REBAR WEIGHING 1.502 LBS/FT.
Ⓜ	WELL
Ⓢ	SEPTIC VENT
Ⓢ	SEPTIC CLEANOUT
S	EXISTING SHED
(R)	RECORD DIMENSION

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

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IN WITNESS WHEREOF, _____

HAS CAUSED THIS MAP TO BE SIGNED BY, _____ITS _____,

AT _____ WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS

_____ DAY OF _____, 20_____.

IN THE PRESENCE OF:

CORPORATE NAME

PRINT TITLE: _____ DATE _____

CORPORATE MORTGAGEE NOTARY CERTIFICATE

STATE OF WISCONSIN)
_____ COUNTY)SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____ 20_____,
_____, _____ OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH _____ OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES _____

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

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WITNESS THE HAND AND SEAL OF SAID OWNERS:

THIS _____ DAY OF _____, 20_____.

GEOFFREY A. STEIN

STATE OF WISCONSIN)SS
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____DAY OF _____, 20_____, THE ABOVE NAMED GEOFFREY A. STEIN, TO ME KNOWN TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES _____

VILLAGE OF SUMMIT PLAN COMMISSION

THIS LAND DIVISION IS HEREBY APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF SUMMIT,

THIS _____ DAY OF _____, 20_____.

JIM SIEPMANN, CHAIRPERSON

DEBRA MICHAEL-ADMINISTRATOR-CLERK/TREASURER

VILLAGE OF SUMMIT BOARD

THIS LAND DIVISION IS HEREBY APPROVED BY THE VILLAGE OF SUMMIT BOARD,

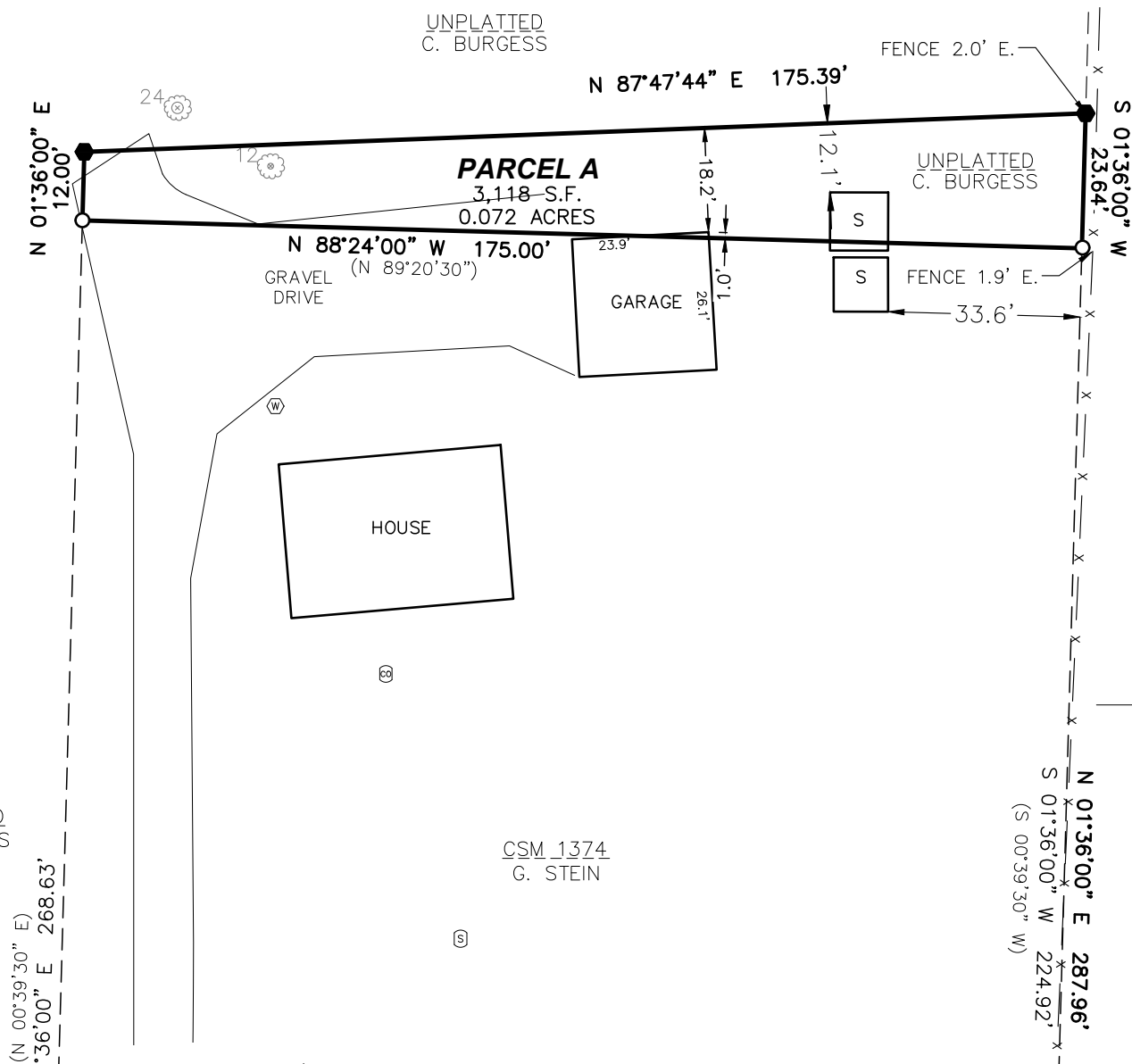
THIS _____ DAY OF _____, 20_____.

JACK RILEY-PRESIDENT

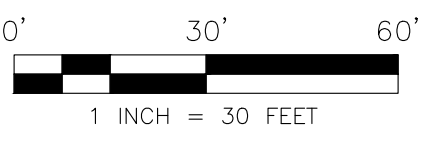
DEBRA MICHAEL-ADMINISTRATOR-CLERK/TREASURER

PLAT OF SURVEY

UNPLATTED LANDS BEING PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 33, TOWN 7 NORTH,
RANGE 17 EAST, VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.



LEGEND	
	SECTION CORNER MONUMENT
	R.O.W. MONUMENT
	FOUND 3/4" REBAR OR NOTED
	FOUND 1" IRON PIPE OR NOTED
	SET 0.75" O.D. X 18" REBAR WEIGHING 1.502 LBS/FT.
	WELL
	SEPTIC VENT
	SEPTIC CLEANOUT
	WIRE FENCE
	WOOD POST
	DECID. TREE WITH TRUNK DIA.



PARCEL A SURVEYOR'S DESCRIPTION

UNPLATTED LANDS BEING PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 33, TOWN 7 NORTH, RANGE 17 EAST, VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

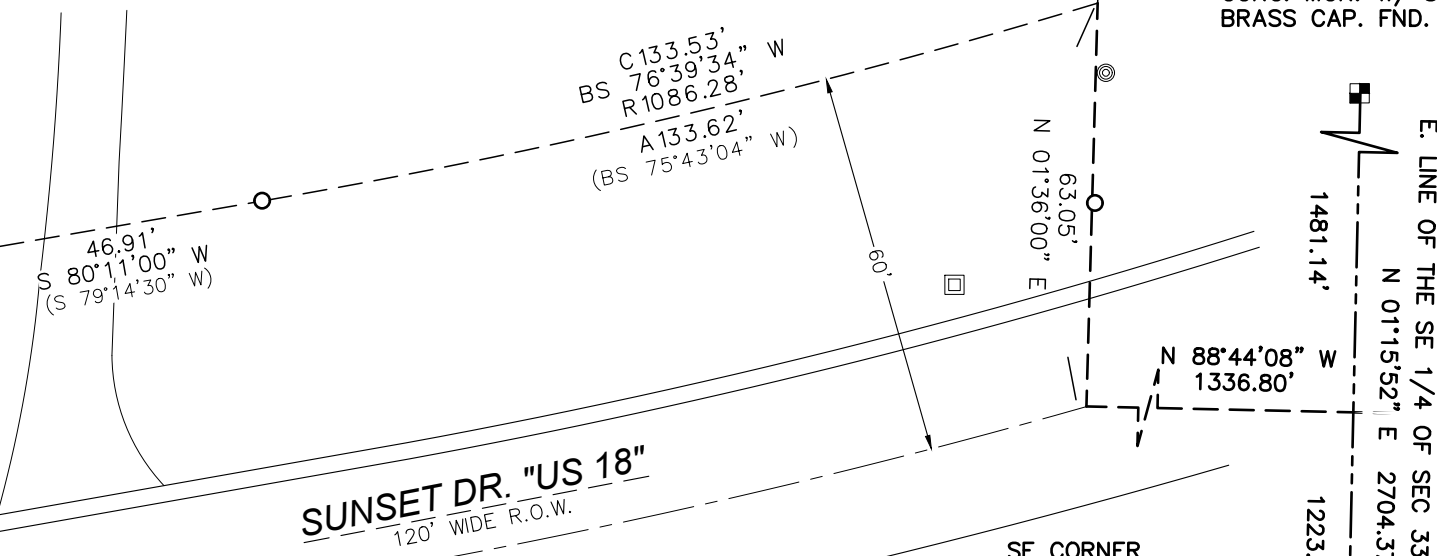
COMMENCING AT THE SOUTHEAST CORNER OF SECTION 33, TOWN 7 NORTH, RANGE 17 EAST, THENCE N 01°15'52" E, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 33, 1223.23 FEET; THENCE N 88°44'08" W, 1336.80 FEET TO THE CENTERLINE OF SUNSET DRIVE ALSO KNOWN AS U.S."18" AND THE SOUTHEAST CORNER OF CSM 1374; THENCE N 01°36'00" E, ALONG THE EAST LINE OF CSM 1374, 287.96 FEET TO THE NORTHEAST CORNER OF CM 1374 AND THE POINT OF BEGINNING; THENCE N 88°24'00" W, ALONG THE NORTH LINE OF CSM 1374, 175.00 FEET TO THE NORTHWEST CORNER OF CSM 1374; THENCE N 01°36'00" E, 12.00 FEET; THENCE N 87°47'44" E, 175.39 FEET TO A POINT ON THE EXTENSION OF THE EAST LINE OF CSM 1374; THENCE S 01°36'00" W, ALONG THE EXTENSION OF THE EAST LINE OF CSM 1374, 23.64 FEET TO THE POINT OF BEGINNING.

DESCRIBED LANDS HAVING AN AREA OF 3,118 SQUARE FEET OR 0.072 ACRES.

BEARINGS BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, WAUKESHA COUNTY ZONE (NAD 83 WISCORS 2011) AND REFERENCED TO THE EAST LINE OF THE SE 1/4 OF SEC. 33-7-17 MEASURED AS N01°15'52"E.

E 1/4 CORNER SECTION 33-7-17 CONC. MON. W/ SEWRPC BRASS CAP. FND.

SE CORNER SECTION 33-7-17 CONC. MON. W/ SEWRPC BRASS CAP. FND.



NOTES:

- SURVEY PREPARED TO TRANSFER LANDS FROM C. BURGESS TO G. STEIN.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAY AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE, THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.

SIGNED: MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR S-2771



SHEET 1 OF 1	CLIENT	GEOFF STEIN		LOCATION	37242 SUNSET DRIVE OCONOMOWOC, WI TAX KEY:SUMT0708987		REV. 1/7/2025 (SHEDS MOVED) MD	<p>LAND SURVEYING • LAND PLANNING 111 W. 2ND STREET OCONOMOWOC, WI 53066 WWW.LANDTECHWI.COM (262) 367-7599</p>
	DATE	11/25/2024		DRAWN BY	LJS	CHECKED BY	MTD	
	PROJECT	LAND TRANSFER						
	LAYOUT	TRANSFER SURVEY						
DRAWING	24158_SURVEY.DWG							