

Village of Mukwonago
REGULAR BOARD OF BUILDING AND ZONING APPEALS MEETING

Notice of Meeting and Agenda
Thursday, October 27, 2016

Time: **6:30 p.m.**
Place: **Mukwonago Municipal Building/Board Room, 440 River Crest Court**

1. Call to Order
2. Roll Call
3. Approval of minutes for July 28, 2016 regular meeting

4. Public Hearings

All persons interested in making comments about any of the public hearing items will be heard. Formal petitions and written comments regarding any of the public hearing items may be submitted tonight. During the public hearing(s), if you wish to be heard, the Board of Building and Zoning Appeals asks that you begin by stating your name and address, speak for no more than three minutes and attempt to avoid duplication. Each person speaking at the public hearing must sign the Public Hearing Appearance sign-in sheet before speaking. The sign-in sheet is available on the table located at the back of the room.

- A. Request by Douglas A. Dorger, Apex Development, for a variance to allow construction of a 1,500 square feet accessory structure 15 feet from the Locust Street right-of-way instead of the required 30 feet street yard setback, pursuant to Section 100-203 (e)(2)(a) of the Village of Mukwonago Municipal Code (Zoning Ordinance) for the property located at 511 Oakland Avenue, known as MUKV1973998
- B. Request by Douglas A. Dorger, Apex Development, for a variance to allow construction of a parking lot 15 feet from the Locust Street right-of-way instead of the required 30 feet street yard setback, pursuant to Section 100-203 (e)(2)(a) of the Village of Mukwonago Municipal Code (Zoning Ordinance) for the property located at 511 Oakland Avenue, known as MUKV1973998

5. New Business

Discussion and Possible Action on the Following Items

- A. Consideration of a request by Douglas A. Dorger, Apex Development, for a variance to allow construction of a 1,500 square feet accessory structure 15 feet from the Locust Street right-of-way instead of the required 30 feet street yard setback, pursuant to Section 100-203 (e)(2)(a) of the Village of Mukwonago Municipal Code (Zoning Ordinance) for the property located at 511 Oakland Avenue, known as MUKV1973998
- B. Consideration of a request by Douglas A. Dorger, Apex Development, for a variance to allow construction of a parking lot 15 feet from the Locust Street right-of-way instead of the required 30 feet street yard setback, pursuant to Section 100-203 (e)(2)(a) of the Village of Mukwonago Municipal Code (Zoning Ordinance) for the property located at 511 Oakland Avenue, known as MUKV1973998
- C. Consideration of meeting date change for next regular meeting

6. Adjournment

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 governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Please note that, upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities through appropriate aids and services. For additional information or to request this service, contact the Clerk's Office, 440 River Crest Court, (262) 363-6420, Option 4.

**MINUTES OF THE REGULAR BOARD OF
BUILDING AND ZONING APPEALS MEETING
Thursday July 28, 2016**

Call to Order

Chairperson Chris Tarr called the meeting to order at 6:30 p.m. located in the Board Room of the Mukwonago Municipal Building, 440 River Crest Ct.

Roll Call

Members Present: Dave Mades
Jack Dexter
Chris Tarr
Don Fischer
John Beauchamp, 1st Alternate Member

Members Excused: Sarah Szejn

Also present: Robert Harley, Building Codes Official
Bruce Kaniewski, Village Planner
Judith Taubert, Deputy Clerk/Treasurer

1st Alternate John Beauchamp filled the vacant seat on the Board due to the excused absence of Board member Szejn.

Minutes

Motion by Mades/Fischer to approve the minutes from the Regular Board of Building and Zoning Appeals Meeting on Thursday, May 26, 2016 carried.

Public Hearing

The public hearing for the request by Steven Plochocki for a variance to allow for the construction of a cold storage building (boat shelter) in the side yard as opposed to the rear yard pursuant to Section 100-453 (5) of the Village of Mukwonago Municipal Code (Zoning) for the property located at 210 Grand Avenue, known as MUKV1976085 opened at 6:32 p.m.

Chairman Tarr read a note from neighbors Ann Church, 229 Grand Avenue and Sara Koenig, 219 Grand Avenue that they do not mind a cold storage building (boat shelter) being built at 210 Grand Avenue.

Public hearing closed at 6.33 p.m.

The Village Planner Kaniewski explained that the code Section 100-453 states that all structures need to be in the rear yard and that this property doesn't have a rear yard only a side yard, that is why he is asking for a variance to allow him to construct a boat shelter. Mr Plochocki went to the Planning Commission and they approved the structure and the materials to meet the historic requirements.

Motion made by Dexter/Fischer to approve the variance to allow for the construction of a cold storage building (boat shelter) in the side yard as opposed to the rear yard pursuant to Section

100-453 (5) of the Village of Mukwonago Municipal Code (Zoning) for the property located at 210 Grand Avenue, known as MUKV1976085.

Reasons for granting the variance are:

1. It is a hardship because there is no back yard only a side yard.
2. A letter signed by two neighbors giving their approval and support of a cold storage shelter at 210 Grand Avenue.
3. No one appeared against it
4. It was built before the code was approved.

Conditions for the variance are:

1. The new building will meet all the coding regulations.
2. The siding will be as agreed upon by the Planning Commission to meet the historic requirements.

Motion carried unanimously upon a roll call vote.

Adjournment

Meeting adjourned at 6:40 p.m.

Respectfully submitted,

Judith A. Taubert
Deputy Clerk/Treasurer

**NOTICE OF PUBLIC HEARING BEFORE THE VILLAGE OF MUKWONAGO
BOARD OF BUILDING AND ZONING APPEALS TO CONSIDER AN APPLICATION FOR
VARIANCE REQUESTED BY DOUGLAS A. DORGER, APEX DEVELOPMENT LLC, FOR
THE PROPERTY LOCATED AT 511 OAKLAND AVENUE**

Please take notice that there will be a public hearing before the Board of Building and Zoning Appeals of the Village of Mukwonago in the Board Room of the Village Hall, 440 River Crest Court, Mukwonago, Waukesha and Walworth Counties, on Thursday, October 27, 2016, commencing at 6:30 p.m., to consider the following matter(s):

<u>PUBLIC HEARING:</u>	<u>Variances to Section 100-203 (e)(2)a. of the Municipal Code of the Village of Mukwonago</u>
TAX KEY/ADDRESS:	MUKV1973998, 511 Oakland Avenue
LEGAL DESCRIPTION:	PT NE1/4 SEC 26 T5N R18E; COM NE COR S00°20'E 802.06 FT; S88°19'W 451.85 FT; S88°16'W 150.00 FT; S9°36'W 254.88 FT; N83°41'W 50.08 FT; S9°36'W 57.28 FT; N88°16'E 261.12 FT; N1°44'W 300.00 FT TO BGN :: DOC# 2684451
OWNER(S):	Norbert & Barbara Kraczek
APPLICANT:	Douglas A. Dorger, Apex Development
MATTER:	Applicant seeks a variance of 15 feet to allow construction of a 1,500 square feet accessory structure 15 feet from the Locust Street right-of-way instead of the required 30 feet street yard setback, pursuant to Section 100-203 (e)(2)(a) of the Village of Mukwonago Municipal Code (Zoning Ordinance). Applicant seeks a variance of 15 feet to allow construction of a parking lot 15 feet from the Locust Street right-of-way instead of the required 30 feet street yard setback, pursuant to Section 100-203 (e)(2)(a) of the Village of Mukwonago Municipal Code (Zoning Ordinance).

At this time all interested persons will be afforded a hearing. Information regarding the above noticed hearing(s) may be obtained in the Clerk's Office.

Steven A. Braatz, Jr.
Village Clerk
Pub: 10/12, 10/19

Village of Mukwonago
440 River Crest Court, P.O. Box 206
Mukwonago, WI 53149
Phone: (262) 363-6420
Fax: (262) 363-6425
www.villageofmukwonago.com

VILLAGE OF MUKWONAGO REQUEST FOR VARIANCE APPLICATION

Application Fee: \$450

Date Submitted: 8-24-16

CONTACTS

Zoning Department

Contact: Joe Hankovich
Phone: (262) 363-6419
Fax: (262) 363-6425
Email: jhankovich@villageofmukwonago.com

Planning Department

Contact: Bruce Kaniewski
Phone: (414) 339-4105
Fax: (262) 363-6425
Email: planner@villageofmukwonago.com

GUIDELINES

The undersigned petition is to consider a request, as stated herein, for the specified parcel(s) of land and will be reviewed by the Board of Zoning and Building Appeals of the Village of Mukwonago.

Request for variance applications require a public hearing. To ensure the public hearing will be properly advertised, the application must be submitted **at least 30 days prior to the meeting** in which the Board of Zoning and Building Appeals will hold the public hearing. The Board of Zoning and Building Appeals meets on the Thursday after the fourth Tuesday of each month at 6:30 p.m.

Materials listed on page 4 must be provided to the Village of Mukwonago in accordance with Village Municipal Code Chapter 100, Article XII and other pertinent sections of Village ordinances, WI Stats. 62.23, and as necessary to permit review that is consistent with proper planning practice. The Village will strive to accommodate reasonable requests for informal preliminary staff review, however the Village shall not place any items on the agenda for Board of Zoning and Building Appeals consideration until such time as the application is complete in accordance with all requirements specified on this and other attached application forms.

Mail completed applications to: Village Zoning Administrator
ATTN: Request for Variance
PO Box 206
Mukwonago, WI 53149
Deliver to: Village Clerk's Office
440 River Crest Court
Email to: jhankovich@villageofmukwonago.com

Complete, accurate and specific information must be entered. Please Print.

APPLICANT INFORMATION (Full Legal Name)

Name: Douglas A Dorger
Company: Apex Development LLC
Address: 7343 W Layton Ave City: Greenfield State: WI Zip: 53220
Daytime Phone: 414-940-3193 Fax: 414-282-7041
E-Mail: apexd@outlook.com

APPLICANT IS REPRESENTED BY (Full Legal Name)

Name: Doug A Dorger
Company: Apex Development LLC
Address: 7343 W. Layton Ave City: Greenfield State: WI Zip: 53220
Daytime Phone: 414-940-3193 Fax: 414-282-7040
E-Mail: apexd@outlook.com

ARCHITECT

Name: Tim Anderson
Company: Tim Anderson, AIA, NCARB, LEED AP
Address: S44 W33375 Connemara Dr City: Dousman State: WI Zip: 53118
Daytime Phone: 414-698-8134 Fax: _____
E-Mail: timandersonarchitect@hotmail.com

PROFESSIONAL ENGINEER

Name: _____
Company: _____
Address: _____ City: _____ State: _____ Zip: _____
Daytime Phone: _____ Fax: _____
E-Mail: _____

REGISTERED SURVEYOR

Name: Pete Bailey
Company: American Surveying Co. Inc
Address: 12207 County Road K City: Franksville State: WI Zip: 53126
Daytime Phone: 262-497-7217 Fax: _____
E-Mail: beaufordbailey@hotmail.com

CONTRACTOR

Name: Kieth or Rich
Company: Paridise Builders
Address: S30 W24698 Sunset Dr. City: Waukeshe State: WI Zip: 53189
Daytime Phone: 262-574-1166 Fax: _____
E-Mail: kieth@paradisebuilders.com

PROPERTY AND PROJECT INFORMATION

Present Zoning: M2 Tax Key No(s): MUKV1973998

Address/Location: 511 e Oakland Ave Mukwonago WI 53149

A. I/We request a conditional use permit for:

Convert the rear portion of property to R3 for a 2 unit condo with one being used for personal & the other to be sold or rented. The existing M2 portion to be used for a woodworkers shop in the rear of the west portion of the building & remainder for future leasing for one or more of the many approved use's for a M2 property. Note: the wood workers shop & any leasing would be the 3rd & 4th phase's with submittal for build-out & occupancy done at that time. Also rebuild garage lost in a fire

B. The property is presently used as:
Storage / contractors yard

C. Name of Architect, Professional Engineer, or Contractor: Tim Anderson

D. Project Timetable: Start Date: 10-01-2016 Completion Date: 09-30-2017

E. All of the Proposed Use(s) of the property will be:

Principal Use unit 1 of R3 for personal residence & unit 2 for sale or possible short term rental unit.

Secondary Use M2 to be renovated after residential units completed on the exterior first then built out according to code for leasing under approved use's only.

The Garage is to replace the one burned down & must be built to be Accessory Use able to use the insurance funds that are still available this year.

F. I/We represent that I/we have a vested interest in this property in the following manner:

Owner

Leasehold. Length of Lease: _____

Contractual. Nature of contract: Purchase with the conversion to separate M2 & R3 properties

Other. Please explain

PROCEDURAL CHECKLIST FOR VARIANCE REVIEW

This form is designed to be a guide for submitting a complete application for a conditional use.

If your application for a building permit is denied by the Inspection Department, you have the option to apply for a variance. Requesting a variance requires appearing before the Board of Zoning and Building Appeals and explaining why you should not be expected to comply with Village zoning regulations. You will be required to prove practical difficulty or unnecessary hardship. The fee to appear before the board is nonrefundable.

The Board of Zoning and Building Appeals (Board) is a group of five citizens appointed to listen to members of the public who want to appeal the rules of the Municipal Zoning Code (Chapter 100). The Board will receive a packet of information about your appeal in addition to listening to you and your neighbors' comments at a public meeting. Also, the Board may request assistance from other Village officers, departments, commissions, and boards in making its decision.

Application Submittal Packet Requirements for Village and Applicant Use (Check off List)

- Completed application for building permit (separate application)
- Completed application form including the procedural checklist and justification of requested variance.
- Application fee: \$450
- Agreement for Reimbursable Services (separate application)

Required site drawings and other information:

- Survey of the property
- Map/picture of the property
- Plan of operation/proposal
- Overview of the adjoining lots (including list of parcel identification numbers for all properties within 300 feet of the subject property)
- Drainage plan
- Floor plan (1/4" Scale)
- Elevations (front and sides)
- Electronic Submittals are required. Email (or CD ROM) with all plans and submittal materials in Adobe PDF to planner@villageofmukwonago.com.
- Any additional information as determined by Village staff.

DO NOT MAIL ANY ADDITIONAL MATERIAL OR INFORMATION DIRECTLY TO OR CALL MEMBERS OF THE BOARD.

Save the additional material and information you have for the Board until the meeting, or you may mail it to staff prior to the meeting. Staff will enter your additional information and material into the public record and forward it to the Board.

After you apply for the variance and before the meeting occurs, notice of your request will be published in two editions of the Mukwonago Chief, and neighboring property owners within 300 feet of your property will receive notice of your appeal.

Also during this time, board members may choose to drive by or visit your property to gather information that may influence their decision regarding your requested variance.

VARIANCE STANDARDS

Variances are not granted routinely. The application for a variance must clearly show the Board of Building and Zoning Appeals that the three Wisconsin State Statutory Standards that govern granting a variance will be met.

Unnecessary Hardship: A situation where, in the absence of a variance, an owner can make no feasible use of the property. A variance is not warranted if the physical character of the property allows a landowner to build or develop in compliance with the zoning ordinance.

The hardship or difficulty must be peculiar to the zoning parcel in question and different from that of other parcels, not which affects all parcel similarly. Generally, hardships arise because of some unique property limitation of a parcel or because the property was created before the passage of the zoning ordinance and is not economically suitable for a permitted use, or will not accommodate a structure of reasonable design for a permitted use, if all area, yard and setback requirements are observed.

Loss of profit or pecuniary hardship is not in and of itself grounds for a variance.

PETITION FOR VARIANCE

TO THE ZONING BOARD OF APPEALS

The petition of Doug Dorger / Apex Development respectfully shows:

1. This petition is made pursuant to the ordinance of the Village of Mukwonago and pertaining to the functions, duties, and powers of the Board of Building and Zoning Appeals.

2. The petitioner is appealing for: Rebuilding garage destroyed by fire in a manor that will eliminate complications of rebuilding on the rear of the existing structure & allow room for the residential lot.

3. Petitioner requests a variation as follows: The new garage would slightly cross the setback requirements but not interfere with adjoining lots for safety, lighting ETC.

4. Petitioner has attached hereto a survey of the premises. Yes No

5. The present zoning classification of the described real estate is M2

6. The names of the owners of said property are as follows:
Norbert & Barb kraczek

7. Petitioner further respectfully represents that to permit the variance aforesaid would not be contrary to the public interest, or in any way be detrimental to the neighborhood or the neighbors; that to refuse to permit such a variance would cause to the petitioner practical difficulty or unnecessary hardship; and that the use of the premises for the purposes herein prayed would do substantial justice, would be in keeping with the spirit of the Village of Mukwonago and the immediate neighborhood.

ITEMS REQUIRED TO BE SUBMITTED (If not applicable, mark N/A)

- Survey of the property
- Map/picture of the property
- Plan of operation/proposal
- Overview of the adjoining lots (including list of parcel identification numbers for all properties within 300 feet of the subject property)
- Drainage plan
- Floor plan (1/4" Scale)
- Elevations (front and sides)

APPLICATION FOR VARIANCE (Please fill out ALL of the questions.)

- A. Describe what you are building, the proposed dimensions, and what are the proposed setbacks: 24' X 60'8" 4 car garage built with sculptured tan block with decorative Stone accents on the front.**

The side setback are 30'+ to the rear & 15' to the east, technically due to Locust St. the side should be greater but there are no plans to turn Locust into a thru street.

- B. Describe the exceptional or extraordinary circumstances or conditions that apply to your property that do not apply to surrounding properties: Locust Street for appearance & use is more of a private drive then public & lacks the room on the west side of the road for building so I'm asking that the 15' setback on that side be used.**

- C. Describe the hardship (s) that would result if the Variance is not granted:**

The insurance money for the garage rebuild will be lost if it is not used soon & the R3 zoning is the only thing that makes the project do-able/us-able due to the rail road tracks.

- D. Describe how the variance would not have adverse affects on surrounding lands:**

As stated above locust street is not expected to be turned into a thru street due to the cost, use and keep the green space between the road and this development.

CERTIFICATION

Applicant hereby certifies that:

1. All of the above statements and other information submitted as part of this application are true and correct to the best of his or her knowledge.
2. Affirms that no Village of Mukwonago elected or appointed official or employee has a proprietary interest in the above referenced property for which this applications being filed (except as stated below under "Exceptions").
3. None of the above referenced individuals has been promised or given any contract for consultation, planning or construction in relation to this project (except as stated below under "Exceptions")
4. Applicant has read and understands all information in this packet.

Applicant further understands the policies of the Village regarding change of zonings and property development. Conditions of the resolution regarding all approvals are strictly followed. Certificates of Occupancy are not given until all conditions of approval have been met

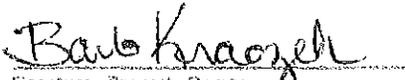
By the execution of this application, applicant hereby authorizes the Village of Mukwonago or its agents to enter upon the property during the hours of 7:00 am to 7:00 pm daily for the purpose of inspection. Applicant grants this authorization to enter even if this land has been posted against trespassing pursuant to Section 943.13 WI Stats.

(The applicant's signature must be from a Managing Member if the business is an LLC, or from the President or Vice President if the business is a corporation. A signed applicant's authorization letter may be provided in lieu of the applicant's signature below, and a signed property owner's authorization letter may be provided in lieu of the property owner's signature(s) below, if more than one, all of the owners of the property must sign this Application).


Signature - Property Owner

Norbert Kraczek
Name & Title (PRINT)

08-08-2016
Date


Signature - Property Owner

Barb Kraczek
Name & Title (PRINT)

08-08-2016
Date


Signature - Applicant

Doug Dorger
Name & Title (PRINT)

08-08-2016
Date

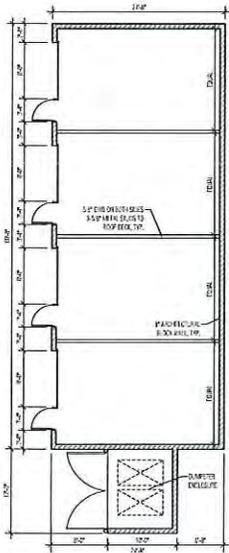
Signature - Applicant's Representative

Name & Title (PRINT)

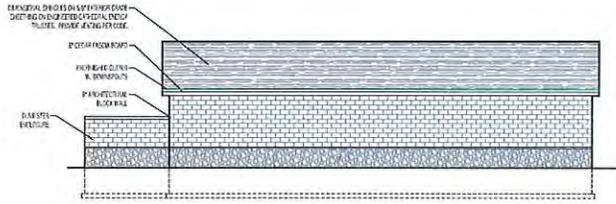
Date

FOR OFFICE USE ONLY	
Date Paid <u>8-24-16</u>	Receipt # <u>8661-798</u>
Plan Commission Date(s)	Village Board Date(s) <u>BZA Date</u> <u>10-27-16</u>
Escrow Required? <input type="checkbox"/> Yes <input type="checkbox"/> No	Escrow Amount
Plan Commission Disposition	
Village Board Disposition	

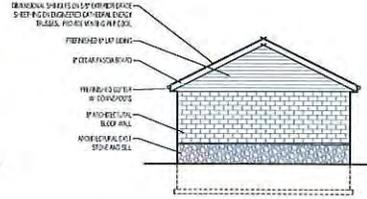
NOTES: 1. VISUAL SKIN
 2. THE EXISTING FOUNDATION AND FLOOR FINISHES SHALL BE REVEALED AND REPAIRED TO ORIGINAL CONDITION. THE NEW INTERIORS SHALL BE FINISHED TO ORIGINAL CONDITION. THE NEW INTERIORS SHALL BE FINISHED TO ORIGINAL CONDITION. THE NEW INTERIORS SHALL BE FINISHED TO ORIGINAL CONDITION.



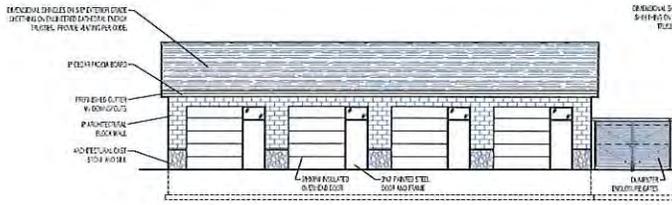
6 FLOOR PLAN
SCALE: 1/8" = 1'-0"



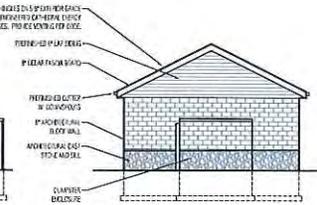
2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



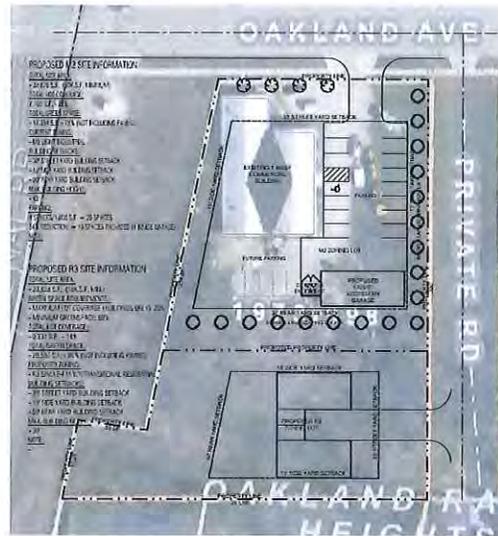
7 WEST ELEVATION
SCALE: 1/8" = 1'-0"



9 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



16 EXISTING SITE PLAN
SCALE: 1" = 40'



18 ARCHITECTURAL SITE PLAN
SCALE: 1" = 40'

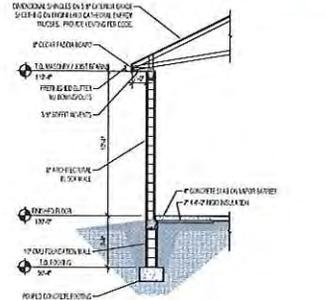
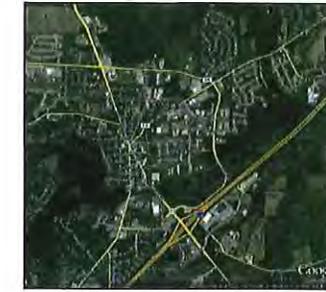
OWNER / CONTRACTOR

Doug Dwyer
2345 W. Light Ave.
Greenfield, WI 53220
414-543-3193

CODE ANALYSIS AND NOTES

- BUILDING SIZE: 1,416 GSF
 BUILDING CODE: INTERNATIONAL EXISTING BUILDING CODE - 2010
 OCCUPANCY CLASSIFICATION: FACTORY INDUSTRIAL F1
 EXISTING TYPE: EXISTING TYPE I/II
 SPRINKLERED: NONE
 OCCUPANT LOAD: 100005 OCCUPANT + 1,416 GSF = 15
 EGRESS WIDTH: STAIRWAYS NA, OTHER 2+15 OCCUPANTS = 2'
 FIRE-RATED PARTITIONS: NA, ACCESSORY BUILDING
 NOTES:
 1. ALL WORK OF THE CONTRACTOR SHALL BE IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND COMPLY WITH ALL GOVERNING LAWS, CODES, ORDINANCES, RULES AND REGULATIONS OF THE CITY, COUNTY, STATE AND FEDERAL JURISDICTION.
 2. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL CAREFULLY EXAMINE THE SITE OF THE WORK AND VERIFY GRADE ELEVATIONS, UTILITIES, AND OTHER EXISTING CONDITIONS WHETHER OR NOT SHOWN ON THE DRAWINGS. LOCATE ALL GENERAL SITE REFERENCE DATA PER PROPERTY LINES AND GRADE ELEVATIONS AND DO THAT WORK WHICH IS NECESSARY TO PREVENT THEIR DISLOCATION OR DESTRUCTION.
 3. THE CONTRACTOR SHALL CLEAR THE CONTRACT WORK AREA, PROTECT EXISTING UTILITIES, TREES AND/OR NATURAL VEGETATION WHICH IS PROTECTED TO REMAIN.
 4. PROVIDE FIRE CONTINGENCIES FOR LOCAL FIRE DEPARTMENT.
 5. MEPP AND STRUCTURAL DESIGN AND PARTITIONS SEPARATE FROM ARCHITECTURAL SUBMITTAL.

VICINITY MAP



20 TYP. WALL SECTION
SCALE: 1/4" = 1'-0"

Tim Anderson Architect
 ARCHITECTURE • DESIGN/BUILD • PROJECT MANAGEMENT
 The Associates, LLC, 6000 S. CEDAR
 54003375 Columbia Sc., Okauchee, WI 53119
 414-528-8124
 tim@timandersonarchitect.com

PROJECT	Apex
PROJECT LOCATION	511 E. Oakdale Ave., Wauwatosa, WI 53145
PROJECT NUMBER	2011002

SHEET TITLE	Floor Plan
SHEET NUMBER	A1.1

DESCRIPTION

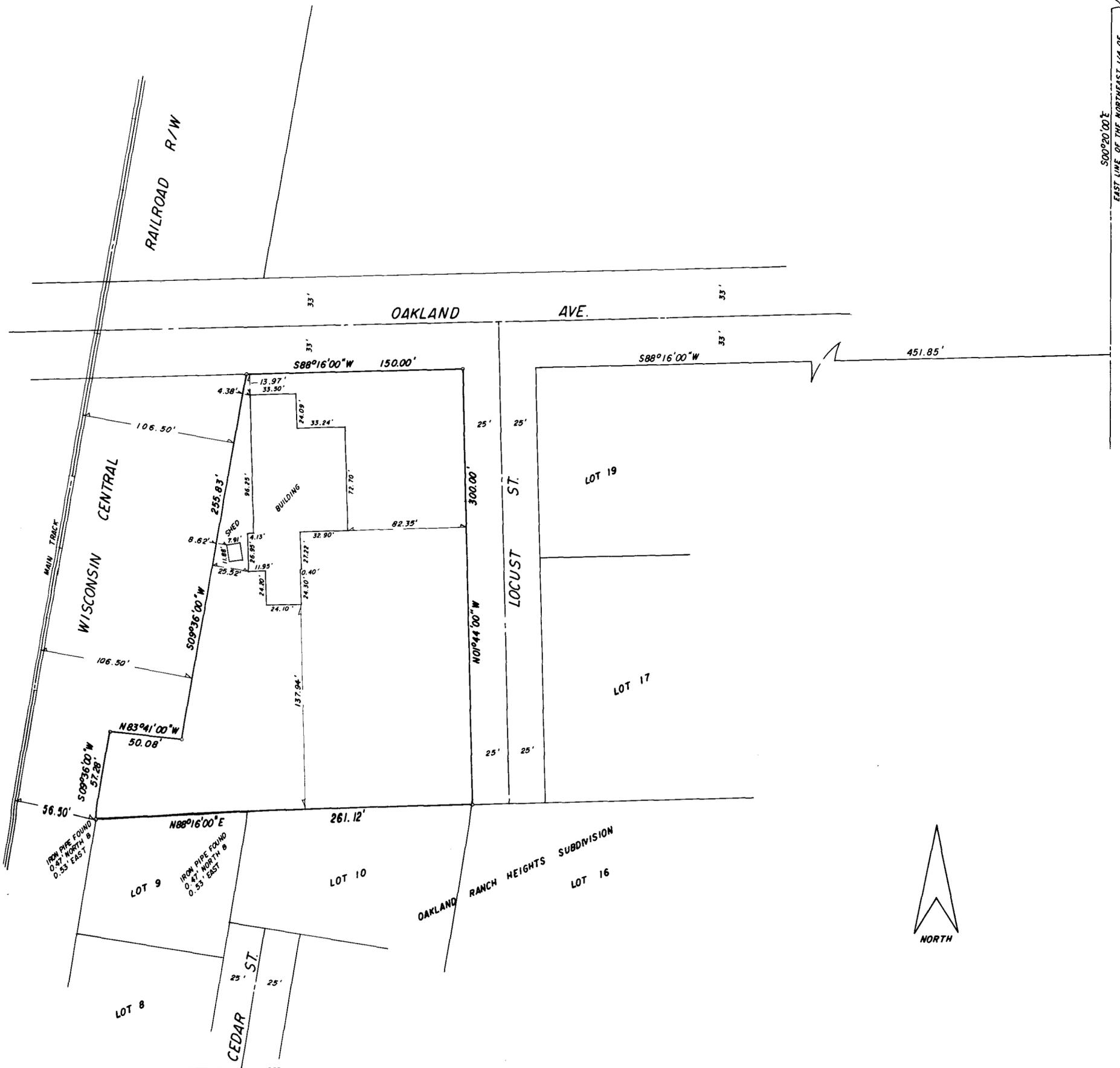
All that part of the Northeast one-quarter of Section 26, Town 5 North, Range 18 East, Village of Mukwonago, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of the Northeast one-quarter of Section 26; thence South 00°20' 00" East along the East line of said Northeast one-quarter 802.06 feet to a point on the South right-of-way line of Oakland Avenue; thence South 88°16'00" West along said South right-of-way line 451.85 feet to the point of beginning of the parcel hereinafter described; thence continuing South 88°16'00" West along the aforementioned South right-of-way line 150.00 feet to a point on the East line of the Wisconsin Central R.R. right-of-way; thence South 09°36'00" West along said East line 255.83 feet; thence North 83° 41'00" West along the aforementioned East line 50.08 feet; thence South 09°36'00" West along the East line of the Wisconsin Central R.R. right-of-way 57.28 feet to the Northwest corner of Lot 9 of Oakland Ranch Heights Subdivision, being a recorded plat; thence North 88°16'00" East along the North line of Lots 9 and 10 of said recorded plat 261.12 feet to a point on the West right-of-way line of Locust Street; thence North 01°44'00" West along said West right-of-way line 300.00 feet to the point of beginning, containing 56,663 square feet or 1.300 acres.



WCPS0061726

NORTHEAST CORNER OF THE
NORTHEAST 1/4 OF SECTION 26,
T5N, R18E, CONC. MONU./BRASS
CAP FOUND



CERTIFICATION

"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 and dimensions of all structures thereon, fences, apparent easements and roadways 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; and as to them I hereby certify that said survey and the above map were made in accordance with acceptable professional standards and that the information contained thereon is, to the best of my knowledge, information and belief a true and accurate representation thereof".

Dated this 7th day of October, 1992. Charles P. Johnson
Registered Land Surveyor

PLAT OF SURVEY

DALE & MARSHALL D. STAMMANN

PART OF NE 1/4 OF SECTION 26 T 5 N, R 18 E,
VILLAGE OF MUKWONAGO WAUKESHA CO., WIS.

SUBURBAN SURVEYS, INC.
PLANNERS • ENGINEERS • COMPUTERS • SURVEYORS
NEW BERLIN, WISCONSIN
414-784-7971 17620 W. NATIONAL AVE.

SCALE - 1" = 50'	DRAFTED BY - GREG L. BARLOW	DATE - 10-07-92 REVISED -	PROJECT NO. - 92-270
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5-18-26-1-

