



AGENDA
PLAN COMMISSION MEETING
RICHFIELD VILLAGE HALL
4128 HUBERTUS ROAD, HUBERTUS, WISCONSIN
JANUARY 7, 2016
7:00 P.M.

Pursuant to the requirements of Section 19.84, Wis. Stats., notice is hereby given of a meeting of the Village of Richfield Plan Commission, at which a quorum of the Village Board may attend in order to gather information about a subject which they have decision making responsibility. The meeting will be held at the above noted date, time and location. Notice of Village Board Quorum, (Chairperson to announce the following if a quorum of the Village Board is in attendance at the meeting: "Please let the minutes reflect that a quorum of the Village Board is present and that the Village Board members may be making comments under the Public Comments section of the agenda, during any Public Hearing(s) or if the rules are suspended to allow them to do so.")

1. Call to Order/Determination of quorum
2. Verification of Open Meetings Law compliance
3. Pledge of Allegiance
4. Approval of Minutes:
 - a. December 3, 2015 – Regular Meeting
5. DISCUSSION/ACTION
 - a. Discussion and possible recommendation to the Village Board regarding an extraterritorial plat review in the Town of Lisbon for a Two-Lot Certified Survey Map (CSM), generally located at W230N9421 Colgate Road, Tax Key: LSBT0149995001, John W. Lietzau 1996 Convertible Trust
 - b. Discussion and possible recommendation to the Village Board regarding a One Lot CSM for vacant property on Bark Lake Road, identified by Tax Keys: V10_1017 and V10_1015
6. ADJOURNMENT

Additional explanation of items on the agenda (Communication Forms) can be found on the village's website at www.richfieldwi.gov. Notification of this meeting has been posted in accordance with the Open Meeting Laws of the State of Wisconsin. 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. Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made to the Village Clerk's office at 628-2260 with as much advance notice as possible.

4 a

1. Call to order/determination of quorum

Chairman Jim Otto called the meeting to order at 7:01 p.m.

In attendance were Chairman Jim Otto, Vice-Chairman Berghammer, Commissioners Ray Cote, Dick Melzer, Kurt Bartel, Administrator Jim Healy and Administrative Services Coordinator KateLynn Schmitt.

Trustee Bill Collins and Commissioner Bob Lalk had excused absences.

2. Verification of Open Meetings Law compliance

Administrative Services Coordinator KateLynn Schmitt stated that the agendas were posted at the Richfield, Hubertus, and Colgate U.S. Post Offices as well as Village Hall. Digital copies of the agenda were sent to the West Bend Daily News, Germantown Express News, Hartford Times Press, and the Milwaukee Journal Sentinel.

3. Pledge of Allegiance

4. Approval of Minutes

a. October 1, 2015 – Regular Meeting

Motion by Commissioner Melzer to approve the minutes of the regular October 1, 2015 Plan Commission meeting, with the addition of Commissioner Bartel shown as in attendance; Seconded by Commission Melzer; Motion passed without objection; Chairman Otto abstained.

b. November 5, 2015 Regular Meeting

Motion by Commissioner Cote to approve the minutes of the regular November 5, 2015 Plan Commission meeting, with the addition of Commissioner Melzer shown as in attendance; Seconded by Commission Melzer; Motion passed without objection.

5. DISCUSSION/ACTION

a. Discussion and possible recommendation to the Village Board regarding a proposed Three-Lot Certified Survey Map (CSM) for property located at 3791 Pioneer Road (Tax Key: V10_004500A) for Mr. and Mrs. Michael McRae

Motion by Commissioner Cote to recommend to the Village Board the approval of the certified survey map for Mr. Michael McRae for his property located at 3971 Pioneer Road (Tax Key: V10_004500A), subject to the General Conditions of Approval listed below:

General Conditions of Approval:

1. The subdivider shall satisfy all comments, conditions, and concerns of the Village Engineer, the Village Planner, and all reviewing, objecting and approving bodies, including, but not limited to, the Wisconsin Department of Commerce per Ch. 236, Wisconsin Statutes and Ch. Comm. 85, Wisconsin Administrative Code; Wisconsin Department of Administration per Ch. 236, Wisconsin Statutes; and Washington County.
2. The subdivider shall, on demand, reimburse the Village all costs and expenses of any type that the Village incurs in connection with this development, including the cost of professional services incurred by the Village (including engineering, legal, planning and other 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.

3. Any unpaid bills owed to the Village by the subject property owner or his or her tenants, operators or occupants, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees, or any other fees owed to the Village; shall be placed upon the tax roll for the subject property if not paid within thirty (30) days of the billing by the Village, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional approval that is subject to all remedies available to the Village, including possible cause for termination of this approval.

Seconded by Commissioner Melzer; Motion passed without objection.

b. Discussion and possible recommendation to the Village Board for Resolution R2015-12-01, a Resolution to commence the process for amending the Village's Comprehensive Plan

Administrator Healy gave a brief update regarding this zoning code change. The proposed amendment to the Comprehensive Plan would allow farmers the flexibility to sell off an subdivide portions of their land so long as it was compliant with the Village's Zoning Code.

Motion by Vice-Chairman Berghammer to approve Resolution R2015-12-01, a Resolution to amend multiple sections of the Comprehensive Plan and to direct Staff to fulfill requirements of Wisconsin State Statutes for giving notice of the proposed Public Hearing on January 21, 2016 at 7:00PM; Seconded by Commissioner Melzer;

Administrator Healy discussed a potential scheduling change for the Village Board meeting in January. The Board at their December 17th regular meeting would be discussing whether or not to move the meeting to January 28th.

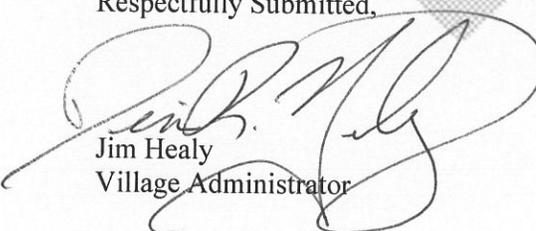
Vice-Chairman Berghammer requested a friendly amendment to his motion so that the notice would be published for whenever the next Village Board Meeting in January is held; Commissioner Melzer Seconded.

Motion passed without objection.

6. ADJOURNMENT

Motion by Commissioner Bartel to adjourn; Seconded by Melzer; Motion passed without objection at 7:09 p.m.

Respectfully Submitted,


Jim Healy
Village Administrator

5 a



5a

VILLAGE OF RICHFIELD
PLAN COMMISSION COMMUNICATION FORM
 MEETING DATE: January 7, 2016

SUBJECT: Extraterritorial CSM Review, Town of Lisbon (Tax Key: LSBT 0149-995-001)

DATE SUBMITTED: December 23, 2015

SUBMITTED BY: Jim Healy, Village Administrator

POLICY QUESTION: DOES THE PLAN COMMISSION WISH TO RECOMMEND APPROVAL TO THE VILLAGE BOARD FOR THE PROPOSED TWO LOT CSM IN THE TOWN OF LISBON?

ISSUE SUMMARY:

This application is again being submitted by Mr. John Lietzau, for property generally located at W230N9421 Colgate Road in the Town of Lisbon. This property, located on the opposite side of CTH Q, slightly west of Basse's Taste of Country, in the southeast quadrant of the Village. This property is within the Village's extraterritorial review territory. Mr. Lietzau owns approximately 2.48 acres, which is commercially operated as Colgate Storage. This development is an existing commercial storage enterprise in the Town of Lisbon. There are two (2) structures on Lot 1, an office space and a monopole cell tower. On Lot 2 there are four (4) existing multi-tenant storage facilities. Access to the properties is through two (2) points, on Lot 1, which has a newly created access easement for the benefit of Lot 2, and Lot 2 which has its own point of entry.

On December 23rd Staff received verbal confirmation from the Town of Lisbon's Plan Commission Secretary, Ms. Donna Cox, that the petition was referred from the Town Plan Commission to the Town Board of Zoning Appeals where a "variance" was granted to allow for the existing parcel configuration. Richfield's Comprehensive Plan currently does not address development beyond its current borders. Based on this fact, there would be little basis to deny the proposed land division.

However, as a matter of practice, we did have the CSM reviewed by the Village's Engineer. Two (2) comments are shown on the face of the CSM and signature block page for your consideration. It is the recommendation of our Engineer to approve the survey, provided the Village of Richfield's signature block is shown rather than Menomonee Falls, who would not have review authority in this situation.

FUTURE IMPACT & ANALYSIS:

REVIEWED BY: 
 Village Deputy Clerk

Forward to Village Board: Yes
 Additional Approvals Needed: Yes
 Signatures Required: Yes

ATTACHMENTS:

1. Proposed CSM for Mr. John Lietzau prepared by Mr. Rick Hillman, RLS
2. Waukesha County GIS aerial overview of subject property
3. Town of Lisbon Board of Zoning Appeals Meeting (forthcoming)

STAFF RECOMMENDATION:

Motion to approve the proposed Two-Lot CSM for Mr. John Lietzau for his property in the Town of Lisbon, indicated by Tax Key: LSBT 0149-995-001, subject to the Specific and General Conditions of Approval listed below:

Motion to recommend to the Village Board the approval of the certified survey map for Ms. Jane Matter for her property indicated by Tax Key: V10_1017 and V10_1015, subject to the Specific and General Conditions of Approval listed below:

Specific Conditions of Approval:

1. The signature block for the Village of Menomonee Falls be removed and replaced with one for the Village President, John Jeffords and Village Administrator/Clerk, Jim Healy.

General Conditions of Approval:



VILLAGE OF RICHFIELD
PLAN COMMISSION COMMUNICATION FORM
MEETING DATE: January 7, 2016

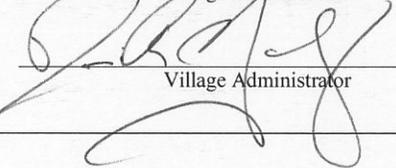
1. The subdivider shall satisfy all comments, conditions, and concerns of the Village Engineer, the Village Planner, and all reviewing, objecting and approving bodies, including, but not limited to, the Wisconsin Department of Commerce per Ch. 236, Wisconsin Statutes and Ch. Comm. 85, Wisconsin Administrative Code; Wisconsin Department of Administration per Ch. 236, Wisconsin Statutes; and Washington County.
2. The subdivider shall, on demand, reimburse the Village all costs and expenses of any type that the Village incurs in connection with this development, including the cost of professional services incurred by the Village (including engineering, legal, planning and other 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.
3. Any unpaid bills owed to the Village by the subject property owner or his or her tenants, operators or occupants, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees, or any other fees owed to the Village; shall be placed upon the tax roll for the subject property if not paid within thirty (30) days of the billing by the Village, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional approval that is subject to all remedies available to the Village, including possible cause for termination of this approval.

APPROVED FOR SUBMITTAL BY:

VILLAGE CLERKS USE ONLY
BOARD ACTION TAKEN



Village Staff Member



Village Administrator

Resolution No. _____
Ordinance No. _____
Approved _____
Other _____

Continued To: _____
Referred To: _____
Denied _____
File No. _____

Certified Survey Map

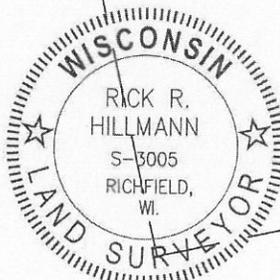
A Re-Division of Lot 1, of Certified Survey Map No. 3847, being a part of the Northeast 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 2, Township 8 North, Range 19 East, located in the Town of Lisbon, Waukesha County, Wisconsin.

LEGEND

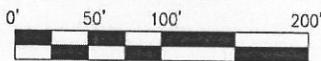
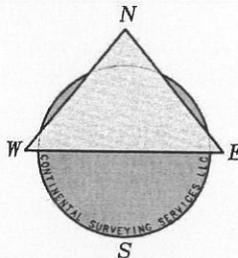
- 1" Iron Pipe Found
- ⊙ 20" x 1" Iron Rod Set (1.13 lb/foot)

LEGEND

- (M) - Denotes Measured
- (R) - Denotes Recorded
- (P) - Denotes Plotted
- (C) - Denotes Computed



Lot 2
CSM No.: 3847



SCALE: 1"=100'

**CONTINENTAL
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SERVICES LLC**



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Main Office:
2059 Hwy 175, Suite "A"
Richfield WI. 53076
Phone: (262) 389-9200
Website: www.csssurveys.com
Email: survey@csssurveys.com

Parcel B
CSM No.: 575
TKN: LSBT 014 9986

Unplatted Lands
TKN: LSBT 014 9997

S 88°58'00" W
33.01'

Northest Corner,
Section 2-8-19
(Conc. Mon.
w/Brass Cap)

East Line of the
Northeast 1/4 of
Section 2-8-19

P.O.B.

S 88°58'00" W 240.16'

240.57' (R)

Sanitary MH

Existing Office

Well

LOT 1
43,639 S.F.

1.00181 Acres

See Sheet 2

S 88°58'00" W 195.36'

Existing Storage Bldg.

Existing Storage Bldg.

LOT 2
64,686 S.F.

1.48499 Acres

Existing Storage Bldg.

N 88°58'00" E 165.68'

Lot 2
CSM No.: 3847
TKN: LSBT 014 9995

East 1/4 Corner,
Section 2-8-19
(Conc. Mon.
w/Brass Cap)

OWNER

John Lietzau 1996
Convertible Trust
Colgate, WI. 53017
(262) 993-0152

Need to show building
setback lines to meet
Village of Richfield
municipal code

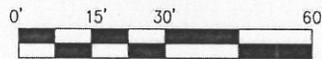
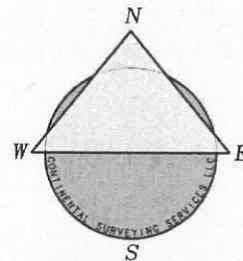
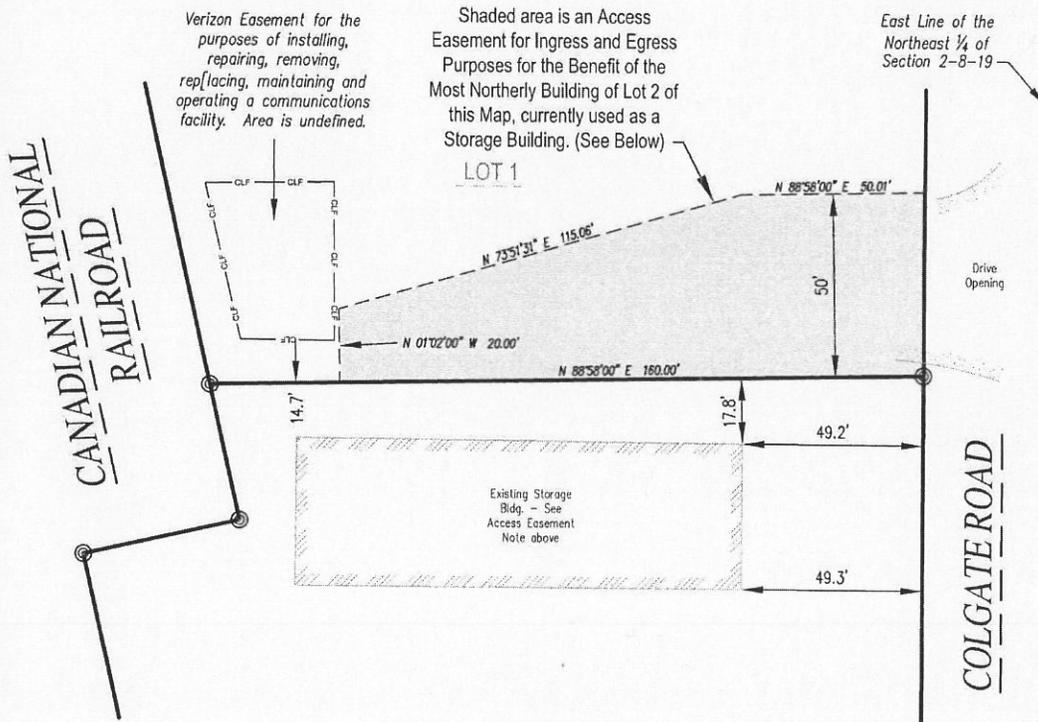
NOTE: All bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone, in which the East line of the NE 1/4 of Section 2, Township 8 North, Range 19 East bears S 00°13'00" W.

This Instrument was drafted by Rick R. Hillmann, a Professional Land Surveyor, S-3005 on this XXxx day of MONTH, 2015
Sheet X of X



Certified Survey Map

A Re-Division of Lot 1, of Certified Survey Map No. 3847, being a part of the Northeast 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 2, Township 8 North, Range 19 East, located in the Town of Lisbon, Waukesha County, Wisconsin.



SCALE:
1"=30'

CONTINENTAL SURVEYING SERVICES LLC



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Main Office:
2059 Hwy 175, Suite "A"
Richfield WI. 53076
Phone: (262) 389-9200
Website: www.csssurveys.com
Email: survey@csssurveys.com

OWNER

John Lietzau 1996
Convertible Trust
Colgate, WI. 53017
(262) 993-0152

NOTE: All bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone, in which the East line of the NE 1/4 of Section 2, Township 8 North, Range 19 East bears S 00°13'00" W.

This Instrument was drafted by Rick R. Hillmann, a Professional Land Surveyor, S-3005 on this XXxx day of MONTH, 2015
Sheet X of X



Certified Survey Map _____

A Re-Division of Lot 1, of Certified Survey Map No. 3847, being a part of the Northeast $\frac{1}{4}$ and Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 2, Township 8 North, Range 19 East, located in the Town of Lisbon, Waukesha County, Wisconsin.

SURVEYOR'S CERTIFICATE:

I Rick R. Hillmann, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a Re-Division of Lot 1 of Certified Survey Map No.: 3847 being a part of the Northeast $\frac{1}{4}$ and Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 2, Township 8 North, Range 19 East, located in the Town of Lisbon, Waukesha County, Wisconsin, now being more particularly bounded and described and follows:

Commencing at the Northeast Corner of said $\frac{1}{4}$ Section; thence South $00^{\circ}13'00''$ West on and along the East line of said $\frac{1}{4}$ Section 1116.00 feet to a point; thence South $88^{\circ}58'00''$ West 33.01 feet to a point on the West Line of Colgate Road and to the Point of Beginning of lands hereinafter described;

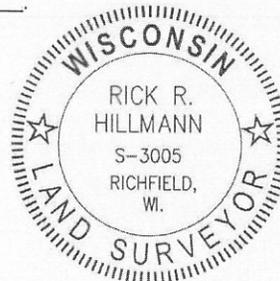
Thence continuing South $88^{\circ}58'00''$ West, 240.16 feet to a point; thence South $12^{\circ}33'36''$ East, 241.82 feet to a point; thence South $77^{\circ}26'24''$ West, 43.50 feet to a point; thence South $12^{\circ}33'36''$ East; 288.27 feet to a point; thence North $88^{\circ}58'00''$ East 165.68 feet to a point on said West line; thence North $00^{\circ}13'00''$ East on and along said West Line, 528.49 feet to the place of beginning of this description.

The gross area of said parcel contains 108,325 Square feet or 2.48680 Acres of land more or less.

That I have made such survey, land division and map by the direction of John Lietzau 1996 Convertible Trust, 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 chapter 236 of the Wisconsin Statutes and the Platting ordinance of the Town of Lisbon in surveying, dividing and mapping same.

Dated this _____ day of _____, 20_____.

Rick R. Hillmann PLS
Professional Land Surveyor S-3005



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2059 Hwy 175, Suite "A"
Richfield WI. 53076
Phone: (262) 389-9200
Website: www.csssurveys.com
Email: survey@csssurveys.com

NOTE: All bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone, in which the East line of the NE $\frac{1}{4}$ of Section 2, Township 8 North, Range 19 East bears S $00^{\circ}13'00''$ W.

This Instrument was drafted by Rick R. Hillmann, a Professional Land Surveyor, S-3005 on this XXxx day of MONTH, 2015 Sheet X of X



Certified Survey Map _____

A Re-Division of Lot 1, of Certified Survey Map No. 3847, being a part of the Northeast $\frac{1}{4}$ and Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 2, Township 8 North, Range 19 East, located in the Town of Lisbon, Waukesha County, Wisconsin.

TOWN OF LISBON BOARD APPROVAL:

A Re-Division of Lot 1, of Certified Survey Map No. 3847, being a part of the Northeast $\frac{1}{4}$ and Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 2, Township 8 North, Range 19 East, located in the Town of Lisbon, Waukesha County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved and accepted by the Town Board of Trustees of the Town of Lisbon on this _____ day of _____, 20____.

Joseph Osterman - Town Chairman

Matthew Janecke - Administrator / Clerk

TOWN OF LISBON PLAN COMMISSION APPROVAL:

Approved by the Plan Commission of the Town of Lisbon on this _____ day of _____, 20____.

Joseph Osterman - Plan Commission Chairman

Secretary - Jane Stadler

Replace with Village of Richfield

EXTRATERRITORIAL REVIEW - VILLAGE OF MENOMONEE FALLS:

Approved by the Plan Commission of the Village of Menomonee Falls on this _____ day of _____, 20____.

Matthew A. Carran - Plan Commission Secretary



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2059 Hwy 175, Suite "A"
Richfield WI. 53076

Phone: (262) 389-9200

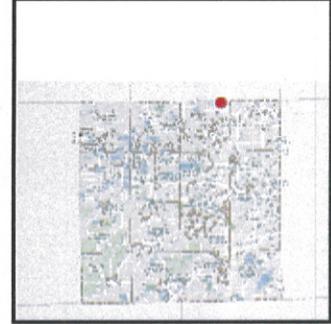
Website: www.csssurveys.com

Email: survey@csssurveys.com

NOTE: All bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone, in which the East line of the NE $\frac{1}{4}$ of Section 2, Township 8 North, Range 19 East bears S 00°13'00" W.

This Instrument was drafted by Rick R. Hillmann, a Professional Land Surveyor, S-3005 on this XXxx day of MONTH, 2015
Sheet X of X





Legend

Plats

- Assessor Plat
- CSM
- Condo Plat
- Subdivision Plat

0 333.33 Feet

The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.

Notes:

Printed: 12/23/2015



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56

VILLAGE OF RICHFIELD
PLAN COMMISSION COMMUNICATION FORM
 MEETING DATE: January 7, 2016

SUBJECT: Proposed One-Lot CSM (Tax Keys: V10_1017 and V10_1015), Jane Matter

DATE SUBMITTED: December 23, 2015

SUBMITTED BY: Jim Healy, Village Administrator

POLICY QUESTION: DOES THE PLAN COMMISSION WISH TO RECOMMEND TO THE VILLAGE BOARD THE APPROVAL FOR THE PROPOSED ONE-LOT CSM?

ISSUE SUMMARY:

Ms. Jane Matter has submitted a proposed certified survey map (CSM) that would create a One-Lot CSM consisting of a total of approximately 0.465 acres (20,261 sqft) on Bark Lake Drive, generally located due south of North Shore Drive with direct lake access to Bark Lake. Unbeknownst to the petitioners, this is the second time Village Staff has reviewed this proposed CSM. The first time, was proposed by Mr. and Mrs. Mark and Linda Veihwig, the previous owners of the parcel. As a part of that process, the previous owners determined that by combining their properties in a single lot, while it may make it more salable, they would be losing some marketability of lot size due to the right-of-way dedication the Village would require. Enter the new property owners, who along with seeking to combine the platted Lots 25 and 26 of Newburg's Bark Lake Park, have negotiated a boundary line relocation with the adjoining property owner to the north to help allow for the construction of a new single family residence. Consistent with the Village's "Lot Design Standards", they opted to "square off" the parcels. This process was reviewed and approved by the Village Staff per our ordinances.

Contrary to the face of the CSM, this subject property is zoned F-1, Floodplain District. In terms of a FEMA Floodplain Classification, they have portions of their property which are in the Flood Way, Flood Fringe, and Flood Storage District. As a part of any development of a single family home, they will need to apply for and receive approval for a Floodplain Permit. The property is essentially a flat piece of land, so while the requirements of building a new single family home require certain flood proofing elements, it must be shown that the flow of water will not negatively affect the adjacent parcels.

The Village Engineer has reviewed the proposed CSM and has approved it provided his comments are addressed. On Wednesday, December 23, 2015, the Village Engineer's comments were forwarded to the petitioner for her consideration. It is anticipated that prior to the Village Board meeting on January 28th, the revised CSM will have been submitted to Village Staff and reviewed for content.

FUTURE IMPACT & ANALYSIS:

REVIEWED BY: 
 Village Deputy Clerk

Forward to Village Board: Yes
 Additional Approvals Needed: Yes
 Signatures Required: Yes

ATTACHMENTS:

- Proposed CSM prepared by Richard L. Simon with Village Engineer's comments noted in RED

STAFF RECOMMENDATION:

Motion to recommend to the Village Board the approval of the certified survey map for Ms. Jane Matter for her property indicated by Tax Key: V10_1017 and V10_1015, subject to the Specific and General Conditions of Approval listed below:
 Specific Conditions of Approval:

- The Zoning on the property be indicated as F-1, Floodplain Districts and the related setbacks be listed.
- The signature block for the Plan Commission be removed.

General Conditions of Approval:

- The subdivider shall satisfy all comments, conditions, and concerns of the Village Engineer, the Village Planner, and all reviewing, objecting and approving bodies, including, but not limited to, the Wisconsin Department of Commerce



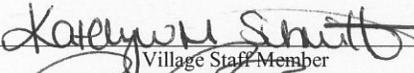
VILLAGE OF RICHFIELD
PLAN COMMISSION COMMUNICATION FORM
 MEETING DATE: January 7, 2016

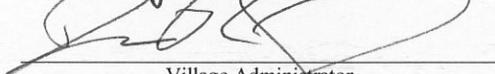
per Ch. 236, Wisconsin Statutes and Ch. Comm. 85, Wisconsin Administrative Code; Wisconsin Department of Administration per Ch. 236, Wisconsin Statutes; and Washington County.

2. The subdivider shall, on demand, reimburse the Village all costs and expenses of any type that the Village incurs in connection with this development, including the cost of professional services incurred by the Village (including engineering, legal, planning and other 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.
3. Any unpaid bills owed to the Village by the subject property owner or his or her tenants, operators or occupants, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees, or any other fees owed to the Village; shall be placed upon the tax roll for the subject property if not paid within thirty (30) days of the billing by the Village, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional approval that is subject to all remedies available to the Village, including possible cause for termination of this approval.

APPROVED FOR SUBMITTAL BY:

VILLAGE CLERKS USE ONLY
 BOARD ACTION TAKEN


 Village Staff Member


 Village Administrator

Resolution No. _____
 Ordinance No. _____
 Approved _____
 Other _____

Continued To: _____
 Referred To: _____
 Denied _____
 File No. _____

Certified Survey Map # _____

That part of Lots 25 and 26 of Neuburgs Bark Lake Park Subdivision, being a part of the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 9 North, Range 19 East, Village of Richfield, Washington County, Wisconsin.

Surveyor:
Richard Simon
5080 Fairy Chasm
West Bend, WI 53095
(262) 424-5630

Owner:
Jane M. Matter
4051 North 110th Street
Wauwatosa, WI 53222

- Legend:**
- Iron Pipe, Found
 - 1" OD X 18" Iron Pipe 1.13 Lbs./Lin. Ft., Set
 - ⊕ Concrete Monument with Brass Cap, Found



Notes:

- 1) Bearings or Distances in () are Recorded Measurements
- 2) In providing this boundary survey no attempt has been made to obtain or show data concerning the existence of any utility on the site, whether private, municipal, or public owned.
- 3) Bearings are referenced to the North line of the Northwest 1/4 of Section 26-9-19, bearing N89°06'06"E, Wisconsin State Plane Coordinate System, South Zone (NAD-27)
- 4) Elevations are referenced to the the Northeast corner of the Northwest 1/4 of Section 26-9-19, Elevation 975.55' NGVD - 1929

Underscore with a dotted or dashed line in accordance with 236.20(3)(d)

Zoning: Rs-4
20' - Street Setback
15' - Side Setback
75' - Lake Setback

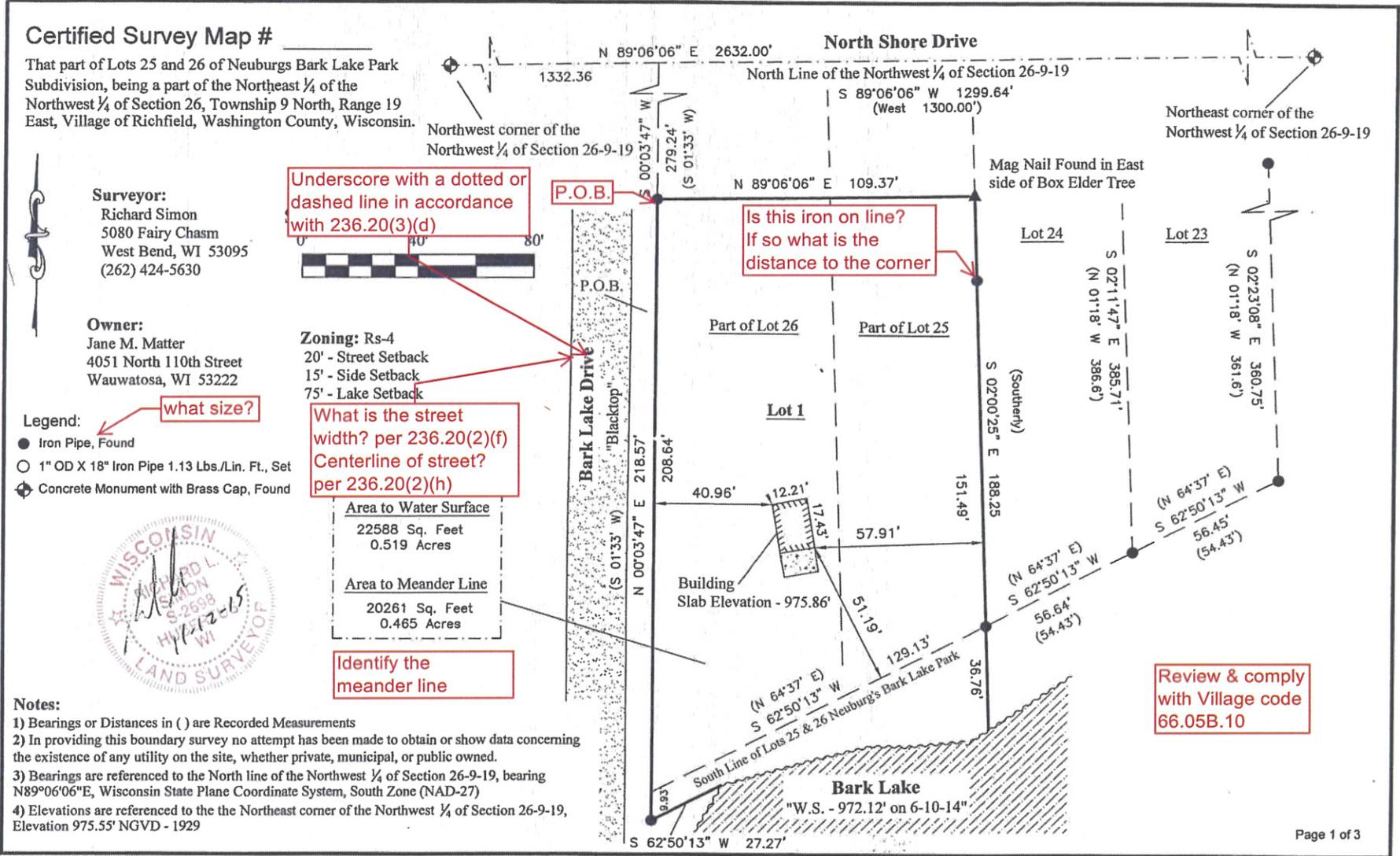
What is the street width? per 236.20(2)(f)
Centerline of street? per 236.20(2)(h)

Area to Water Surface
22588 Sq. Feet 0.519 Acres
Area to Meander Line
20261 Sq. Feet 0.465 Acres

Identify the meander line

Is this iron on line?
If so what is the distance to the corner

Review & comply with Village code 66.05B.10



Certified Survey Map # _____

That part of Lots 25 and 26 of Neuburgs Bark Lake Park Subdivision, being a part of the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 9 North, Range 19 East, Village of Richfield, Washington County, Wisconsin.

Surveyor's Certificate

I, Richard L Simon, Registered Land Surveyor, hereby certify:

That I have surveyed and mapped That part of Lots 25 and 26 of Neuburgs Bark Lake Park Subdivision, being a part of the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 9 North, Range 19 East, Village of Richfield, Washington County, Wisconsin.

Described as follows:

That part of Lots 25 and 26 of Neuburgs Bark Lake Park Subdivision, being a part of the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 9 North, Range 19 East, Village of Richfield, Washington County, Wisconsin, described as follows; Commencing at the Northeast corner of said Northwest 1/4; thence S89°06'06"W along the North line of said Northwest 1/4, 1299.64 feet; thence S00°03'47"W along the west line of Lot 26 said Neuburgs Bark Lake Park Subdivision, 279.24 feet to the point of beginning of this description; thence N89°06'06"E, 109.37 feet to a point on the East line of Lot 25 said Neuburg's Bark Lake Park Subdivision; thence S02°00'25"E along said East line, 188.25 feet to a point on the Northerly shore of Bark Lake; thence Southwesterly along the North shore of Bark lake to a point that is N62°50'13"E, 27.27 feet and S00°03'47"W, 218.57 feet from the point of beginning of this description; thence S62°50'13"W, 27.27 feet to a point on the Easterly R/W of Bark Lake Drive and the Westerly line of Lot 26 Neuburgs Bark Lake Park Subdivision; thence N00°03'47"E along said Easterly R/W and Westerly line of Lot 26, 218.57 feet to the point of beginning of this description.

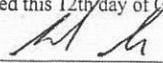
Said parcel contains 22588 Sq. Ft. or 0.519 Acres to the Northerly shore of Bark Lake

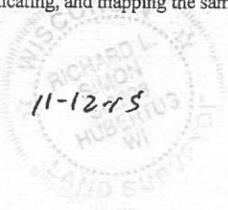
That I have made such survey and map by the direction of Jane M. Matter, owner of said land.

That this map is a correct representation of all exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with provisions of s. 236.34 of the Wisconsin Statutes and the subdivision regulations of the Village of Richfield in surveying, dedicating, and mapping the same.

Dated this 12th day of October, 2015


Richard L Simon, P.L.S. #2698
Cornerstone Land Surveying
5080 Fairy Chasm Road
West Bend, WI 53095
262-424-5630



Village of Richfield Plan Commission Approval

This Certified Survey Map is hereby approved by the Plan Commission of the Village of Richfield, on

this _____ day of _____, 20__

James Otto, Chairman Jim Healy, Secretary

Village of Richfield Board Approval

this _____ day of _____, 20__

John Jeffords, Village President Jim Healy, Village Administrator / Clerk

Certified Survey Map # _____

That part of Lots 25 and 26 of Neuburgs Bark Lake Park Subdivision, being a part of the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 9 North, Range 19 East, Village of Richfield, Washington County, Wisconsin.

Owner's Certificate

I, Jane M. Matter, owner of said land, as owner, do hereby certify that we caused the land described in the foregoing affidavit of Richard L. Simon, Surveyor, to be surveyed, dedicated, and mapped as represented on this Certified Survey Map.

WITNESS the hand and seal of said owner's, this _____ day of _____, _____

Jane M. Matter

State of Wisconsin) SS
Washington County)

Personally came before me this _____ day of _____, _____, the above named, Jane M. Matter, to me, known to be the person who executed the foregoing instrument and acknowledge the same.

Notary Public
_____ County, State of Wisconsin

My commission expires: _____

Consent of Mortgagee

I, _____ of _____, mortgagee of the above described land, do hereby consent to the surveying, dividing, dedicating, and mapping of the described land on this Certified Survey Map, and I do hereby consent to the certificate of Jane M. Matter, as owner of said land.

Witness the hand and seal of said mortgagee this _____ day of _____, _____.

Bank Officer

State of Wisconsin) SS
_____ County)

Personally came before me this _____ day of _____, _____, the above named, Jane M. Matter to me, known to be the person who executed the foregoing instrument and acknowledge the same.

Notary Public
_____ County, State of Wisconsin

My commission expires: _____

