Village of Mukwonago

Notice of Meeting and Agenda

PLAN COMMISSION MEETING
Tuesday, September 10, 2024

Time: **6:30 pm**
Place: **Mukwonago Municipal Building, Board Room, 440 River Crest Ct**

1. Call to Order

2. Roll Call

3. Comments from the Public

Please be advised, per Wisconsin Statute Sec. 19.84(2), information and comment will be received from the public by the Plan Commission. The Public Comment Session is granted to the public at the start of each Plan Commission meeting. The Public Comment Session shall last no longer than fifteen (15) minutes and individual presentations are limited to three (3) minutes per speaker. However, these time limits may be extended at the discretion of the Chief Presiding Officer. The Plan Commission may not respond to or have any discussion on information received during the public comment session unless it is placed upon the Agenda for a subsequent meeting. Public comments should be addressed to the Plan Commission as a body. Presentations shall not deal in personalities personal attacks on members of the Plan Commission, the applicant for any project or Village Employees. Comments shall not be used to engage others in a debate in this forum. All comments, questions and concerns should be presented in a respectful professional manner. Any questions to an individual member of the Plan Commission or Staff will be deemed out of order by the Presiding Officer.

4. Approval of Minutes

4.1 Approval of Minutes from Planning Commission Meeting held on August 12, 2024
2024812 Mintues Draft

5. New Business

Discussion and Possible Action on the Following Items

5.1 Discussion and possible recommendation to approve **RESOLUTION 2024-49** for an Extraterritorial Certified Survey Map review request for the parcels located at 7651, 7724, and 7708 State Road 83 in the Town of Waterford (Parcels 016 0419-0700-8001, 016 0419-0700-8010, and 016 0419-0700-4000) for Sheila Klawitter (owner and applicant).
Staff Report-20240829-Klawitter-ETZ
Extraterritorial CSM Klawitter
RESOLUTION 2024-49 Klawitter ETZ

6. Adjournment

Membership:

Eric Brill, John Meiners, Karl Kettner, Mark Penzkover, Tim Rutenbeck, Jason Wamser, Fred Winchowky, and Village Planner (Advisory)

It is possible that 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, 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 Municipal Clerk's Office, (262) 363-6420.

MINUTES OF THE PLAN COMMISSION MEETING
Monday, August 12, 2024

Call to Order
President Winchowky 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
Commissioners present:	Fred Winchowky, Village President
	Eric Brill
	Tim Rutenbeck
	John Meiners
	Mark Penzkover
	Jason Wamser
Also present:	Peter Gesch, Ruekert-Mielke, Village Planner
	Diana Dykstra, Clerk/ Treasurer/ Interim Administrator
	Shay Zerfas, Deputy Clerk/ Treasurer
Excused:	Karl Kettner

Comments from the Public
No Comments
Closed 6:31pm

Approval of Minutes
Meiners/Rutenbeck motion to approve minutes from June 11, 2024, regular meeting. Unanimously carried.

Public Hearings
Public hearing on Conditional Use Permit for Mama Bear Catering, a Catering Service, located at 225 Bay View Road, Suite 100 (MUKV2014988), applicant (Dana Kohlmann)
Dana Kohlmann of Mama Bear Catering commented on services and use of space.

Public hearing on Final Development Plan for Phase 1 of a Planned Unit Development for Neumann Developments, Inc. for Cardinal Ridge Subdivision located at S92W27720 Edgewood Avenue (MUKV2091-995), applicant (Neumann Developments, Inc., Developer)
No Comments

New Business
Discussion and possible recommendation to the Village Board to approve Resolution 2024-41 Conditional Use Permit for a Mama Bear Catering, a Catering Service, located at 225 Bay View Road, Suite 100 (MUKV 2014-988), applicant (Dana Kohlmann)

Planner Gesch gave an overview of the project and requirements of Conditional Use Permit (CUP) regarding zoning in B2 district.
Dana Kohlmann gave an overview of the business plan and future plans for growth. She sited Chef Pam's in Waukesha as an example of what her business would look like. She has been working with Fire and Dept. of Health to make sure space and all equipment are up to code. Food trucks would not be selling in parking lot.
President Winchowky checking to make sure that there are no issues with zoning/codes for having cooking classes in that location and that all local and state

officials (fire, Dept. of Health, and building) requirements are met.
Commissioner Wamser would like to see a business plan outline for what stages are set for when and the plan of growth within that business district.

Meiners/Penzkover motioned to recommend to Village Board to approve **Resolution 2024-41** Conditional Use Permit for a Mama Bear Catering. Unanimously carried.

Discussion and possible recommendation to the Village Board for approval of Resolution 2024-42 for a Planned Unit Development Overlay/Final Development Plan for Phase 1 Cardinal Ridge Subdivision located at Edgewood Avenue (MUKV 2091-995), applicant (Neumann Developments, Inc.,)

Planner Gesch gave an overview of construction/civil plans for Phase1. Stormwater management plan for Phase 1 also incorporates some of Phase 2 and is sufficient for Phase 1. He stated that the Stormwater management plan and maintenance agreement would need to be amended for each Phase of building to accommodate for any changes. He Stated that Village of Mukwonago, Village of Vernon and Waukesha County have been working together through out this process to keep moving forward.
Commissioner Brill was concerned that conditions will not be incorporated with future phases. He asked about the planned construction/connection time of roads from the subdivision to ES and National Ave.
President Winchowky also concerned with not having ES connected sooner.
Planner Gesch confirmed that construction is under continual review to ensure incorporation of conditions such as Park and Boulevard entrance onto Edgewood. Access to ES was not necessary at this time (which DPW and Fire Dept agreed), however access would need to be made during phase 2.
Eric Obarski-Neumann Developments confirmed that updated/final plats would be provided for each phase as it goes. More than likely during Phase 2 subdivision roads would connect to National Ave and that Edgewood would be connected during Phase 3. They are currently working to get the culvert crossing and other needed items for ES connection approval now. They plan to have construction traffic use that access point sometime during Phase 1.

Meiners/Penzkover motioned to recommend to Village Board to approve **Resolution 2024-42** for a Planned Unit Development Overlay/Final Development Plan for Phase 1 Cardinal Ridge Subdivision. Unanimously carried.

Discussion and possible action on PC Resolution 2024-08 A Plan Commission Resolution to approve a Site Plan and Architectural Review (SPAR) for a new canopy structure located at 857 S. Rochester St Unit 500 (MUKV 2009-978-009), applicant (Tractor Supply)

Planner Gesch gave an overview of Site Plan.
Jackson Motley with Source Architecture. Gave picture of examples from other projects. Stated that other similar projects have not had dry sprinkle systems required. He confirmed the structure is galvanized metal.
President Winchowky questioning if a dry sprinkle system is needed.
Planner Gesch explained the structure is not attached to the building and the Fire Chief has reviewed and has not requested anything be done.

Commissioner Wamser questioned if the structure is galvanized metal.
Jackson Motley confirmed that the structure is galvanized metal.

Meiners/Penzkover motioned to approve **PC Resolution 2024-08** A Plan Commission Resolution to approve a Site Plan and Architectural Review (SPAR) for a new canopy structure for Tractor Supply. Unanimously carried.

Adjournment

Meeting adjourned at 7:05 p.m.

Respectfully Submitted,
Shay Zerfas
Deputy Clerk/Treasurer

DRAFT

PLAN COMMISSION STAFF REPORT

TO: Village of Mukwonago Plan Commission

FROM: Peter Gesch, P.E., Ruekert & Mielke, Inc.

REPORT DATE: August 29, 2024

MEETING DATE: September 10, 2024, 6:30 P.M.

SUBJECT: Extraterritorial Review – Three Lot Certified Survey Map – 7651 State Road 83, 7724 State Road 83, and 7708 State Road 83, Town of Waterford, Racine County

BASIC INFORMATION	
Project:	Extraterritorial Zoning Review
Applicant:	Sheila Klawitter
Tax Keys:	016 041907008001, 016 041907008010, 016 041907004000
Consulting Surveyor:	Jahnke & Jahnke Associates, LLC
Request:	Approve ETZ Review and Sign CSM
Staff Recommendation:	Approve and Sign

Project Summary & Overview

The applicant owns the parcel that is located in the middle of the existing three lots. The applicant is also part of the trust that owns the other two parcels. The applicant has completed a CSM to better define the three lots for the purpose of selling as well as adjusting the acreage of the applicant's parcel. The Village is reviewing this survey in the Town of Waterford because it is within the Village's extraterritorial review area. The Town of Waterford and the County of Racine have already approved the CSM. Staff have no comments or changes.

~Mukwonago, Village of > 12-10215 > Klawitter CSM > Staff Report-20240829-Klawitter-ETZ~

Recommended Action

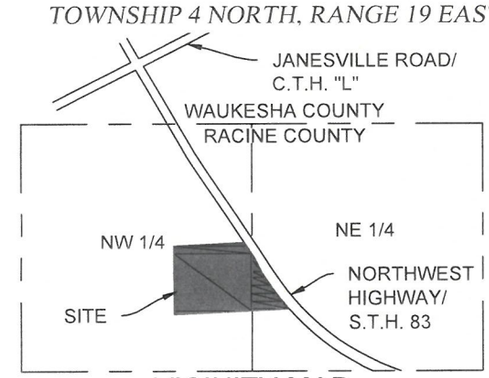
Recommend to the Village Board to Approve CSM as submitted and set forth in the attached resolution and authorize the Village President and Village Clerk to sign.

Attachments

1. Certified Survey Map
2. Resolution

CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 19 EAST IN THE TOWN OF WATERFORD, RACINE COUNTY, WISCONSIN



VICINITY MAP
NW 1/4 AND NE 1/4 OF 7-4-19
SCALE 1" = 2000'

N
W E
S

NORTHEAST CORNER
OF THE NORTHWEST 1/4
OF SECTION 7-4-19
N: 306,443.98
E: 2,456,913.75

GRAPHIC SCALE
0' 200' 400'
(IN FEET)

NORTH LINE OF THE
NORTHWEST 1/4
OF SECTION 7-4-19

NORTH LINE OF THE
NORTHEAST 1/4
OF SECTION 7-4-19

1326.78'

UNPLATTED LANDS
OWNER:
MICHELE R. FLINTROP
LYNN M CASPERSON

1" I.P. FND.
0.84' S & 11.73' E

806.35'
N87° 12' 26"E

I.R. FND.
0.18' S & 6.48' E

75.53'

294.25'

512.10'

NORTH LINE OF
THE SOUTH 1/2 OF
NORTHWEST 1/4 OF
SECTION 7-4-19

1" I.P. FND.
0.31' N & 0.69' W

LOT 1
44,102.61 S.F.
1.012 AC.

S33° 09' 14"E
173.38'

173.94'

S33° 27' 49"E
210.00'

1" I.P. FND.
8.05' NE'LY

S26° 27' 56"E
162.87'

N87° 12' 26"E
295.34'

36.07'

S33° 28' 01" E
7.60'
LOT 2
LOT 3
DETAIL "A"

1" I.P. FND.
0.63' S & 13.31' E

LOT 2
64,918.58 S.F.
1.490 AC.

313.94'

487.32'

SEE
DETAIL "A"

1" I.P. FND.
0.21' SW'LY

S33° 28' 01"E
80.83'

LOT 3
684,630.16 S.F.
15.717 AC.

73.23'

1" I.P. FND.
0.16' SW'LY

S66° 38' 37"W
239.60'

UNPLATTED LANDS PER DEED
OWNER:
DENNIS W. & JILL M. WITTE
REVOCABLE TRUST

N00° 26' 25"W
764.28'
(764.01' DEED)

764.60'

EAST LINE OF THE NORTHWEST 1/4 OF SECTION 7-4-19
N 00° 06' 31" W 2653.56 (M) N 00° 06' 41" W 2653.53 (SEWRPC)

WEST R.O.W. LINE
OF S.T.H. 83 PER
DOC. NO. 2591370

S.T.H. 83
(R.O.W. VAR.)

POINT OF
BEGINNING

1" I.P. FND.
0.56' N & 0.21' E

877.44'

S87° 12' 55"W
1306.56'

429.12"

N 00° 06' 31" W
562.18'

Curve Table

Curve #	Arc	Radius	Chord Bearing	Chord Length
C1	445.32'	2960.00'	S37° 46' 37"E	444.90'

LEGEND

- ○ - 1" IRON PIPE FOUND/IRON ROD FOUND
- ● - IRON PIPE 18" x 1"" DIA. PLACED 1.13 LBS. PER LIN. FT.
- ⊕ - SECTION CORNER MONUMENT

UNPLATTED LANDS PER DEED
OWNER:
DENNIS W. & JILL M. WITTE
REVOCABLE TRUST

SEE SHEETS 2 AND 3 FOR
BUILIDNG DIMENSIONS

SURVEY NOTES:
1. ALL DIMENSIONS SHOWN ARE IN DECIMAL FEET, US SURVEY UNITS.
2. REVIEW LEGAL DESCRIPTION AND RECORD MEASUREMENTS ON THIS PLAT AND AT ONCE REPORT ANY APPARENT DIFFERENCE TO THE SURVEYOR.
3. REFERENCE BEARING IS THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 7,T4N, R19E WAS USED AS THE REFERENCE BEARING AND HAS A BEARING OF NORTH 00° 06' 31" WEST BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE NAD27 DATUM).

SOUTH LINE OF THE
NORTHWEST 1/4
OF SECTION 7-4-19

SOUTH LINE OF THE
NORTHEAST 1/4
OF SECTION 7-4-19

POINT OF COMMENCEMENT
SOUTHEAST CORNER OF
THE NORTHWEST 1/4 OF
SECTION 7-4-19
N: 303,790.42
E: 2,456,918.78

DATED AT WAUKESHA, WISCONSIN THIS 21st DAY OF MARCH, 2024.

BY: M. I. Ranjha

MOHAMMAD RANJHA - WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-2126
THIS INSTRUMENT WAS DRAFTED UNDER THE SUPERVISION OF MOHAMMAD RANJHA

WISCONSIN
MOHAMMAD I RANJHA
S-2126
WAUKESHA
WIS.
LAND SURVEYOR

OWNERS:
SANCHEZ CHILDREN'S
IRREVOCABLE TRUST &
CHAD M. & SHEILA R.
KLAWITTER
7724 NORTHWEST HIGHWAY
MUKWONAGO, WI 53149
(262) 378-0521

FILE NAME: S:\projects\24-9917\DWG\24-9917 R1 2024-03-15 - DWG.dwg

SHEET: 1 OF 7

JAHNKE & JAHNKE
ASSOCIATES, LLC.
ENGINEERS• PLANNERS• SURVEYORS
CONNECT► EMPOWER►DESIGN
WWW.JAHNKEANDJAHNKE.COM
524 BLUEMOUND ROAD, WAUKESHA, WI 53188
PHONE: (262) 542-5797, EMAIL: SURVEY@JAHNKEANDJAHNKE.COM

DRAWN BY: JAC	CHECKED BY: MR
JOB NO.: 24-9917	DATE: 03/18/2024

REVISION

DATE	DESCRIPTION	BY

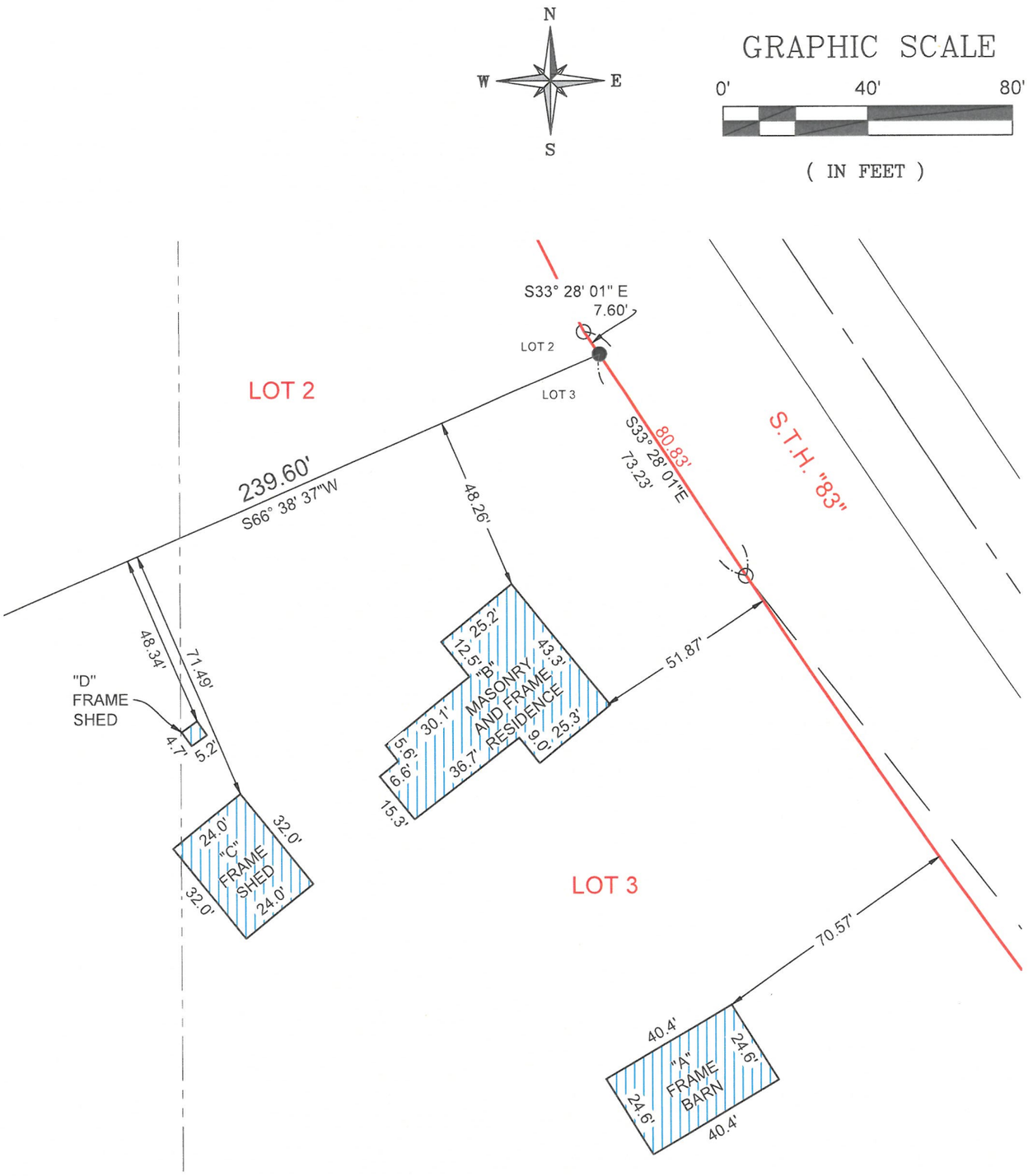
ARC™

(262) 542-8200

FORM ARC-101

CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 19 EAST IN THE TOWN OF WATERFORD, RACINE COUNTY, WISCONSIN



DATED AT WAUKESHA, WISCONSIN THIS 21st DAY OF MARCH, 2024.

BY: M. R. Ranjha

MOHAMMAD RANJHA - WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-2126

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WISCONSIN
MOHAMMAD I RANJHA
S-2126
WAUKESHA
WIS.
LAND SURVEYOR

OWNERS:
SANCHEZ CHILDREN'S IRREVOCABLE TRUST &
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SHEET: 2 OF 7

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PHONE: (262) 542-5797, EMAIL: SURVEY@JAHNKEANDJAHNKE.COM

DRAWN BY: JAC	CHECKED BY: MR
JOB NO.: 24-9917	DATE: 03/18/2024

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DATE	DESCRIPTION	BY

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FORM ARC-101

CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 19 EAST IN THE TOWN OF WATERFORD, RACINE COUNTY, WISCONSIN

N

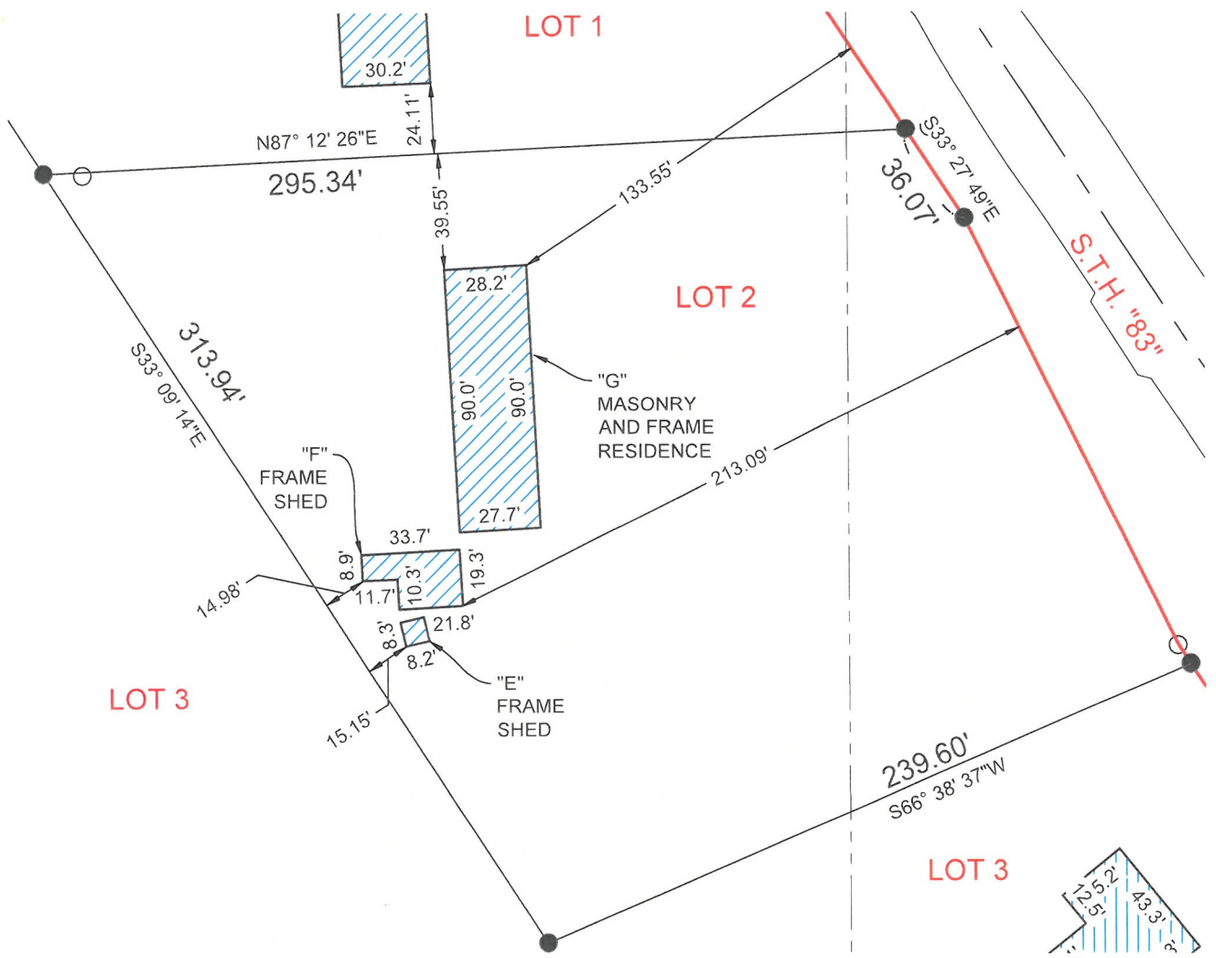
W E

S

GRAPHIC SCALE

0' 60' 120'

(IN FEET)



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BY: M. I. Ranjha

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SHEET: 3 OF 7

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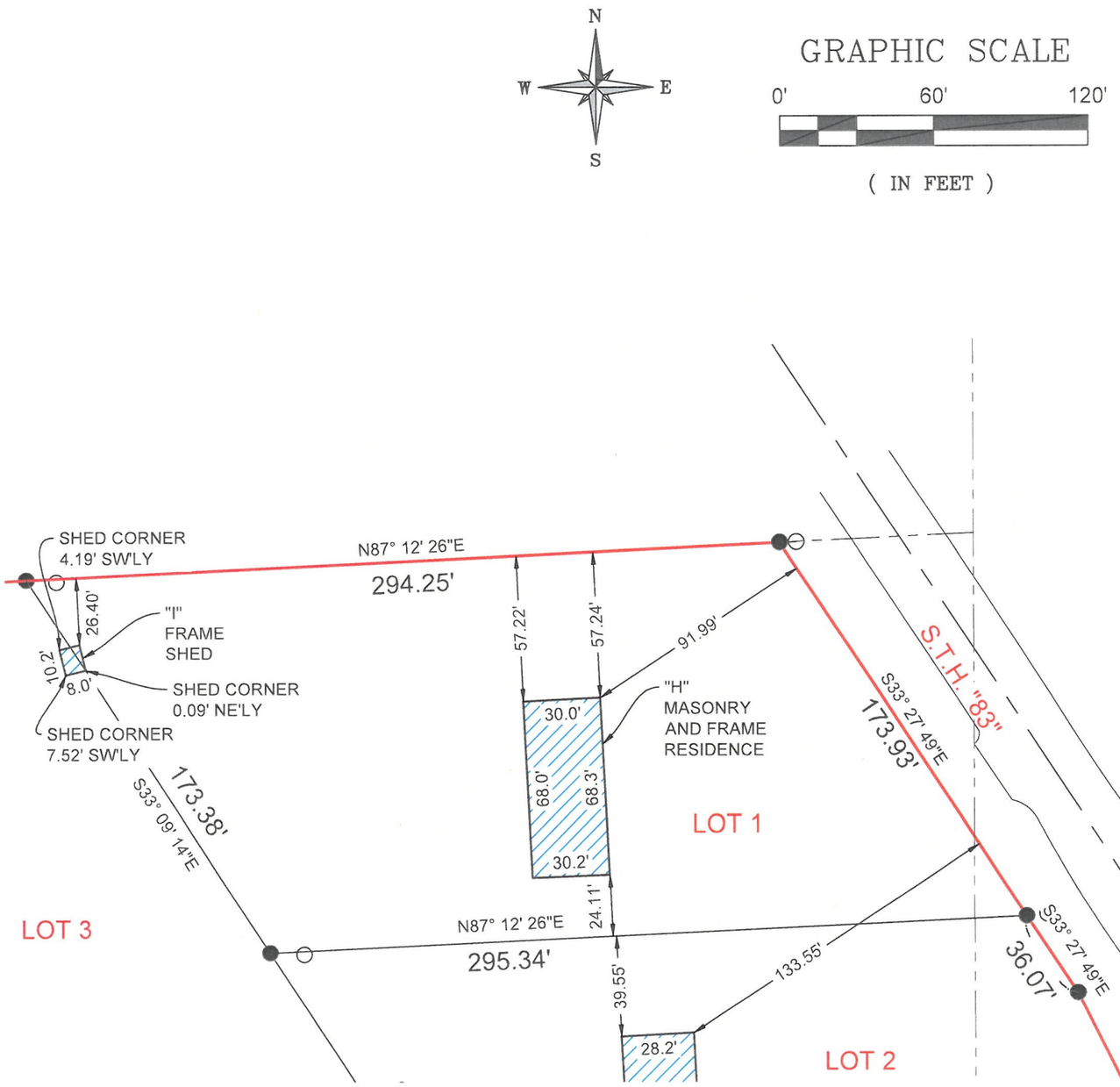
FORM ARC-101

CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 19 EAST IN THE TOWN OF WATERFORD, RACINE COUNTY, WISCONSIN



DATED AT WAUKESHA, WISCONSIN THIS 21st DAY OF MARCH, 2024.

BY: M. J. Ranjha

MOHAMMAD RANJHA - WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-2126

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WISCONSIN
MOHAMMAD I RANJHA
S-2126
WAUKESHA
WIS.
LAND SURVEYOR

OWNERS:
SANCHEZ CHILDREN'S IRREVOCABLE TRUST &
CHAD M. & SHEILA R. KLAWITTER
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SHEET: 4 OF 7

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FORM ARC-101

CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 19 EAST IN THE TOWN OF WATERFORD, RACINE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN } SS.
COUNTY OF WAUKESHA }

I, MOHAMMAD I. RANJHA, PROFESSIONAL LAND SURVEYOR, BEING DULY SWORN ON OATH, HEREBY DEPOSE AND SAY THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE FOLLOWING LAND:

A PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 19 EAST, IN THE TOWN OF WATERFORD, RACINE COUNTY, WISCONSIN BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 7; THENCE NORTH 00° 06' 31" WEST ALONG THE EAST LINE OF SAID SECTION 7, 562.18 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 87° 12' 55" WEST, 877.44 FEET; THENCE NORTH 00° 26' 25' WEST, 764.28 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 7; THENCE NORTH 87° 12' 26" EAST ALONG SAID NORTH LINE, 806.35 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 83 ACCORDING TO WISDOT TRANSPORTATION PROJECT PLAT NO. 1300-09-21-4.16 AMENDMENT NO. 1, RECORDED ON MAY 11, 2021 AS DOCUMENT NO. 2591370; THENCE SOUTH 33° 27' 49" EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 210.00 FEET; THENCE SOUTH 26° 27' 56" EAST CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 162.87 FEET; THENCE SOUTH 33° 28' 01" EAST CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 80.83 FEET; THENCE CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, SOUTHEASTERLY, 445.32 FEET ON A CURVE CONCAVED TO THE NORTHEAST WITH RADIUS 2,960.00 FEET, WHOSE CHORD BEARS SOUTH 37° 46' 37" EAST, 444.90 FEET; THENCE SOUTH 87° 12' 55" WEST, 429.12 FEET TO THE POINT OF BEGININING.

CONTAINING 793,651.35 SQ. FEET OR 18.219 ACRES OF LAND MORE OR LESS.

I FURTHER CERTIFY THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF THE OWNERS OF SAID LAND; THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND DIVISION THEREOF MADE; AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATE STATUTES PERTAINING TO CERTIFIED SURVEY MAPS (SECTION 236.34) AND THE REGULATIONS OF THE TOWN OF WATERFORD AND VILLAGE OF MUKWONAGO IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED AT WAUKESHA, WISCONSIN THIS 21st DAY OF MARCH, 2024.

BY: M. I. Ranjha
MOHAMMAD RANJHA - WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-2126

Robert Allen Krause
Notary Public, State of Wisconsin

STATE OF WISCONSIN } SS.
COUNTY OF WAUKESHA }

THE ABOVE CERTIFICATE SUBSCRIBED AND SWORN TO ME THIS ___th DAY OF MARCH, 2024.

MY COMMISSION EXPIRES ON 4/18/2028 Robert Allen Krause
NOTARY PUBLIC

Robert Allen Krause
Notary Public, State of Wisconsin

WISCONSIN
MOHAMMAD I RANJHA
S-2126
WAUKESHA
WIS.
LAND SURVEYOR

OWNERS:
SANCHEZ CHILDREN'S IRREVOCABLE TRUST &
CHAD M. & SHEILA R. KLAWITTER
7724 NORTHWEST HIGHWAY
MUKWONAGO, WI 53149
(262) 378-0521

FILE NAME: S:\projects\24-9917\DWG\24-9917 R1 2024-03-15 - DWG.dwg

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SHEET: 5 OF 7

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DRAWN BY: JAC	CHECKED BY: MR
JOB NO.: 24-9917	DATE: 03/18/2024

REVISION		
DATE	DESCRIPTION	BY

ARC™
(262) 542-8200

FORM ARC-101

CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 19 EAST IN THE TOWN OF WATERFORD, RACINE COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

CHAD M. KLAWITTER AND SHEILA R. KLAWITTER, AS OWNERS, DO HEREBY CERTIFY THAT THEY CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH THE REGULATIONS OF THE TOWN OF WATERFORD AND VILLAGE OF MUKWONAGO.

Chad M Klawitter
CHAD M. KLAWITTER, OWNER

Sheila R. Klawitter
SHEILA R. KLAWITTER, OWNER

STATE OF WISCONSIN
COUNTY OF Waukesha } SS.

PERSONALLY CAME BEFORE ME ON THIS 16 DAY OF July, 2024, THE ABOVE NAMED Chad M. Klawitter TO ME KNOWN TO BE THE owner AND THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES 7-13-27

Barbara M Manthey
NOTARY PUBLIC

BARBARA M. MANTHEY NOTARY PUBLIC STATE OF WISCONSIN

CONSENT OF MORTGAGE:

STATE OF ARIZONA
COUNTY OF MARICOPA } SS.

WE, NEW RESIDENTIAL MORTGAGE, LLC. BY VALON MORTGAGE, INC., ITS ATTOURNEY-IN-FACT, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS), AS GRANTEE, AS NOMINEE FOR UNIVERSAL SAVINGS BANK F.A. ITS SUCCESSOR, AND ASSIGNS, MORTGAGEE OF A PART OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE SURVEYING, DIVIDING, AND MAPPING OF THE LAND DESCRIBED ON THIS MAP AND DO CONSENT TO THE OWNERS CERTIFICATE OF CHAD M. KLAWITTER AND SHEILA R. KLAWITTER.

KSpratley

NAME: Keyonna R. Spratley

TITLE: Assistant Secretary

NAME: Cory Clayton

TITLE: Vice President

STATE OF Arizona
COUNTY OF Maricopa } SS.

PERSONALLY CAME BEFORE ME ON THIS 31 DAY OF July, 2024, THE ABOVE NAMED Cory Clayton, TO ME KNOWN TO BE THE Vice President AND THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES June 20 2028

NOTARY PUBLIC Shelly Hile-Wilkinson

SHELLY HILE-WILKINSON
Notary Public, State of Arizona
Maricopa County
Commission # 669662
My Commission Expires
June 20, 2028

OWNER'S CERTIFICATE:

SHEILA R. KLAWITTER, AS TRUSTEE FOR THE OWNER, SANCHEZ CHILDREN'S IRREVOCABLE TRUST, DOES HEREBY CERTIFY THAT SHE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH THE REGULATIONS OF THE TOWN OF WATERFORD AND VILLAGE OF MUKWONAGO.

IN WITNESS WHEREOF, THE SANCHEZ CHILDREN'S IRREVOCABLE TRUST, HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE SAID SHEILA R. KLAWITTER, AS TRUSTEE THIS 16 DAY OF July, 2024.

Sheila R. Klawitter
SHEILA R. KLAWITTER, AS TRUSTEE

STATE OF WISCONSIN
COUNTY OF Waukesha } SS.

PERSONALLY CAME BEFORE ME ON THIS 16 DAY OF July, 2024, THE ABOVE NAMED Sheila R. Klawitter TO ME KNOWN TO BE THE owner AND THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES 7-13-27

Barbara M Manthey
NOTARY PUBLIC

BARBARA M. MANTHEY NOTARY PUBLIC STATE OF WISCONSIN

DATED AT WAUKESHA, WISCONSIN THIS 21st DAY OF MARCH, 2024.

BY: M. R. Ranja
MOHAMMAD RANJHA - WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-2126

THIS INSTRUMENT WAS DRAFTED UNDER THE SUPERVISION OF MOHAMMAD RANJHA

WISCONSIN MOHAMMAD I RANJHA S-2126 WAUKESHA WIS. LAND SURVEYOR

OWNERS:
SANCHEZ CHILDREN'S IRREVOCABLE TRUST &
CHAD M. & SHEILA R. KLAWITTER
7724 NORTHWEST HIGHWAY
MUKWONAGO, WI 53149
(262) 378-0521

FILE NAME: S:\projects\24-9917\DWG\24-9917 R1 2024-03-15 - DWG.dwg

SHEET: 6 OF 7

JAHNKE & JAHNKE
ASSOCIATES, LLC.
ENGINEERS• PLANNERS• SURVEYORS
CONNECT► EMPOWER►DESIGN
WWW.JAHNKEANDJAHNKE.COM
524 BLUEMOUND ROAD, WAUKESHA, WI 53188
PHONE: (262) 542-5797, EMAIL: SURVEY@JAHNKEANDJAHNKE.COM

DRAWN BY: JAC	CHECKED BY: MR
JOB NO.: 24-9917	DATE: 03/18/2024

REVISION

DATE	DESCRIPTION	BY
7/11/2024	MORTGAGE NOTE	JB

ARC™

(262) 542-8200

FORM ARC-101

CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 19 EAST IN THE TOWN OF WATERFORD, RACINE COUNTY, WISCONSIN

TOWN OF WATERFORD BOARD APPROVAL CERTIFICATE:

RESOLVED THAT THIS CERTIFIED SURVEY MAP IN THE TOWN OF WATERFORD, IS HEREBY APPROVED BY THE TOWN BOARD. ALL CONDITIONS HAVE BEEN MET AS THE 5 DAY OF August, 2024.

DATE: August 8, 2024 SIGNED: _____
TERI NICOLAI, TOWN CHAIRMAN

DATE: August 8, 2024 SIGNED: Tina Mayer
TINA MAYER, TOWN CLERK

VILLAGE OF MUKWONAGO EXTRATERRITORIAL PLAT JURISDICTION APPROVAL CERTIFICATE:

RESOLVED THAT THIS CERTIFIED SURVEY MAP, IN THE TOWN OF WATERFORD, IS HEREBY APPROVED BY THE TOWN BOARD. ALL CONDITIONS HAVE BEEN MET AS THE _____ DAY OF_____, 2024.

DATE:_____ SIGNED:_____
FRED WINCHOWKY, VILLAGE PRESIDENT

DATE:_____ SIGNED:_____
DIANA DYKSTRA, VILLAGE CLERK/TREASURER

DATED AT WAUKESHA, WISCONSIN THIS 21st DAY OF MARCH, 2024.

BY: M. I. Ranjha

MOHAMMAD RANJHA - WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-2126
THIS INSTRUMENT WAS DRAFTED UNDER THE SUPERVISION OF MOHAMMAD RANJHA

WISCONSIN
MOHAMMAD I RANJHA
S-2126
WAUKESHA
WIS.
LAND SURVEYOR

OWNERS:
SANCHEZ CHILDREN'S IRREVOCABLE TRUST &
CHAD M. & SHEILA R. KLAWITTER
7724 NORTHWEST HIGHWAY
MUKWONAGO, WI 53149
(262) 378-0521

FILE NAME: S:\projects\24-9917\DWG\24-9917 R1 2024-03-15 - DWG.dwg

SHEET: 7 OF 7

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PHONE: (262) 542-5797, EMAIL: SURVEY@JAHNKEANDJAHNKE.COM

DRAWN BY: JAC	CHECKED BY: MR
JOB NO.: 24-9917	DATE: 03/18/2024

REVISION		
DATE	DESCRIPTION	BY

VILLAGE OF MUKWONAGO
WAUKESHA AND WALWORTH COUNTIES

RESOLUTION NO. 2024-49

RESOLUTION APPROVING A CERTIFIED SURVEY MAP FOR THE PROPERTIES LOCATED AT 7651 STATE ROAD 83, 7724 STATE ROAD 83, AND 7708 STATE ROAD 83 IN THE TOWN OF WATERFORD, RACINE COUNTY

WHEREAS, Sheila Klawitter, owner of the property at 7724 State Road 83 and member of the Trust for 7651 State Road 83 and 7708 State Road 83 has submitted a three-lot certified survey map to the Village for review; and

WHEREAS, the property is located in the Village's extraterritorial review area and is therefore subject to review by the Village; and

WHEREAS, the Village Plan Commission reviewed the petitioner's request at their meeting on September 10, 2024, and recommended approval of the same as set forth in this resolution.

NOW, THEREFORE, BE IT RESOLVED, the Village Board of the Village of Mukwonago approves the proposed certified survey map as submitted and the Village President is authorized to sign the submitted certified survey map.

Passed and adopted by the Village of Mukwonago Village Board this 18th day of September, 2024.

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Diana Dykstra, Village Clerk