VILLAGE OF THIENSVILLE
PLAN COMMISSION
AMENDED AGENDA

DATE: Tuesday, February 9, 2021 LOCATION: Village of Thiensville, 250 Elm Street
TIME: 6:00 PM

I. CALL TO ORDER

II. ROLL CALL

Plan Chairman: Van Mobley
Commissioners: Douglas Chimenti, Mike Dyer, Rick Gattoni, Carol Gengler, Sarah Hughes, Ken Kucharski
Planner: Jon Censky
Director of Community Services/ Public Works: Andy LaFond

III. BUSINESS

All applicants or their contractors must be present for any approvals.

A. Approval Of Minutes

1. January 12, 2021

Documents:

1-12-2021 PLAN COMMISSION MINUTES.PDF

B. Review And Action Regarding 3-Season Room, Philip And Kristina Eckert, 120 Riverview Drive

Documents:

ECKERT PORCH.PDF
ECKERT BUILDING PERMIT.PDF
IMG_5671.JPG
IMG_5679.JPG
IMG_5680.JPG
A100 FLOOR PLAN.PDF
A101 SOUTH ELEVATION.PDF
A102 EAST ELEVATION.PDF
A103 NORTH ELEVATION.PDF
A 104 WEST ELEVATION.PDF
SITE PLAN ECKERT.PDF
PLAT OF SURVEY ECKERT.PDF

IV. STAFF REPORT

V. BUSINESS FROM THE FLOOR

Open to any citizen who wishes to speak on items not on the agenda. Please step to the podium and give your name and address for the record.

VI. ADJOURNMENT

Amy L. Langlois, Village Clerk

February 8, 2021

Please advise the Thiensville Municipal Hall, 250 Elm Street (242-3720) at least 24 hours prior to the start of this meeting if you have disabilities and desire special accommodations.

Notice is hereby given that a quorum of the Village Board and/or Village Committees may be in attendance at this meeting to present, discuss and/or gather information about a subject over which they have decision-making responsibility, although they will not take any formal action thereto at this meeting.

VILLAGE OF THIENSVILLE
PLAN COMMISSION
MINUTES

DATE: **Tuesday, January 12, 2021** **LOCATION:** **Village of Thiensville**
250 Elm Street

TIME: **6:00 PM**

I. CALL TO ORDER

II. ROLL CALL

Chairman:	Van Mobley	
Commissioners:	Douglas Chimenti	Carol Gengler (arrived at 6:10 PM)
	Mike Dyer	Sarah Hughes (excused)
	Rick Gattoni	Ken Kucharski
Planner:	Jon Censky	
Director of Community Services/Public Works:	Andy LaFond	

III. BUSINESS

A. Approval of Minutes
1. December 15, 2020

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Gattoni to approve the December 15, 2020 Minutes. **MOTION CARRIED UNANIMOUSLY.**

B. Review and action regarding Sign, The Wellness Way, Andrew McGuire, 122 Green Bay Road

Mr. McGuire withdrew his application for a new sign, The Wellness Way, 122 Green Bay Road, at this time.

C. Review and action regarding Proposed Outdoor Pavilion, The Watermark, Scott and Beth Shully, 146 Green Bay Road

Scott and Beth Shully are withdrawing their proposal for the proposed outdoor pavilion at the Watermark, 146 Green Bay Road at this time due to additional engineering work that needs to be completed. What is proposed is adding a 20' x 40' foot extension to the existing slab of concrete currently covered by a tent. The current slab is 20' x 50'. The problems with the extension at this time are elevations and engineering. The proposed structure will have garage doors, and on one end they close while on the other end there is a 3"-4" gap because of how the current slab is pitched. Mr. Shully mentioned that he will be meeting with Pinno Construction to finalize plans and will submit plans when are complete.

The existing slab was poured to shed water, not to put a building on and it slants slightly. The new slab would be further downhill.

Mr. Shully shared that the trend now is for outdoor and open air space. The pavilion would promote a healthy community space for River Sounds and additional fundraisers. When Shully's is rented for an event, the entire area is rented i.e. the Watermark, pavilion and outdoor green space.

Planner Censky clarified that Code does state that any offsite parking must be within 400 feet of the business. Thiensville is a walkable community. Mr. Shully stated that currently there are 52 spaces at Shully's for parking; not including the 6 stalls that their trucks are parked in. Staff park at the old M&I site and walk so guests can park at Shully's.

Commissioner Gengler inquired where cars are parked when valet parking is available. Those cars are parked in the Village parking lot if not used and then the M&I site and Walgreens lot. The Shully's also own property across from M&I that could possibly be turned into parking at some time.

Directly to the south of the ATS building is a duplex, 139-141 Green Bay Road, recently purchased by the Shully's with the intent to raze the building and put in a parking lot for additional parking for events at ATS as well as additional parking for events at the Watermark; 15-18 additional parking spots would be available. The duplex currently has a tenant. Approval for razing the duplex has already been granted by the Historic Preservation Commission.

Mr. Shully shared that a survey will be completed by Ruekert & Mielke of the entire property.

The structure will be up year-round, however, most likely will not be used year-round.

The overall capacity will not be increased; capacity is tied to the amount of bathrooms available. Mrs. Shully shared that they are zoned for 425 sit-down inside and 500 standing.

Commissioner Dyer inquired who removes the snow on the path from the Village parking lot to Shully's. Director LaFond stated that Village staff plows the path, however, only during normal Village hours – not on weekends.

The Shully's will return with final plans. The Commission was supportive of the 20' x 40' additional slab. Commissioner Kucharski shared his support of the presented plans.

All applicants or their contractors must be present for any approvals.

IV. STAFF REPORT

No report.

V. BUSINESS FROM THE FLOOR

Open to any citizen who wishes to speak on items not on the agenda. Please step to the podium and give your name and address for the record.

VI. ADJOURNMENT

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Dyer to adjourn the meeting at 6:25 PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,

Amy L. Langlois
Village Clerk

Approved by,

Andy LaFond
Director of Community Services/
Public Works

ECKERT PORCH PLAN APPROVAL

To: The Thiensville Plan Commission **Prepared by:** Jonathan Censky

Date: February 9, 2021

General Information

Applicant:	Kristina and Philip Eckert
Status of Applicant:	Owner
Requested Action:	Approval of a 3-Season Porch
Zoning	B-4 Highway Business District, FFO Flood Fringe
Proposed Zoning:	No Change
Location:	120 Riverview Drive
Land Use Plan Designation:	Business
Existing Land Use:	Single Family Home

Proposal:

Because this home existed prior to the adoption of the Village's Zoning Code and is in a district that does not permit single-family homes, it is classified as legal-nonconforming and subject to the rules of Section 17.0802 Non-conforming Uses, Structures and Lots. While extensions, modifications or additions to legal nonconforming structures are generally prohibited, **Section 17.0461 of the Zoning Code States: The construction of a deck that does not exceed 200 square feet and that is adjacent to the exterior wall of the principal structure is not an extension, modification or an addition. The roof of the structure may be extended over a portion of the deck in order to provide safe ingress and egress to the principal structure.**

Staff notes that the proposed enclosure is a modification to an existing deck and that the modification does not exceed 200 square feet in size, in addition to the fact that the side yard is within the 20-foot requirement, the plans are code compliant.

Planner's Comments:

The applicant's plans were designed by David Baum AIA of Schroeder and Holt Architect who advises that all material and colors will match the existing building. Staff recommends approval as proposed.

JAN 18 2021

BY:

All new services and upgrades shall be done underground per Ordinance 1985-07

262-346-4577

SAFEbuilt.

WI UNIFORM PERMIT APPLICATION

hartfordinspections@safebuilt.com

Inspections need to be called in by 4 pm for next business day inspections.

PERMIT NO.

TAX KEY#

ISSUING MUNICIPALITY

☐ TOWN ☒ VILLAGE ☐ CITY

OF Thiensville

COUNTY: Ozaukee

PROJECT LOCATION (Building Address): 120 Riverview Dr. Thiensville, WI. 53092

PROJECT DESCRIPTION: Family Room Addition

☐ COMMERCIAL ☒ ONE & TWO FAMILY

Owner's Name	Mailing Address - Include City & Zip	Telephone - Include Area Code
Philip and Kristina Eckert	120 Riverview Dr. Thiensville, WI. 53092	262-388-9054
Construction Contractor (DC Lic No.)	Mailing Address - Include City & Zip	Telephone - Include Area Code
Dwelling Contractor Qualifier (DCQ Lic No.)	Dwelling Contractor Qualifier shall be an owner, CEO, COB, or employee of Dwelling Contractor	Telephone - Include Area Code
Plumbing Contractor (Lic No.)	Mailing Address - Include City & Zip	Telephone - Include Area Code
Electrical Contractor (Lic No.)	Mailing Address - Include City & Zip	Telephone - Include Area Code
HVAC Contractor (Lic No.)	Mailing Address - Include City & Zip	Telephone - Include Area Code

PROJECT INFORMATION

Subdivision Name: MPA #1284 | Lot No.: 2 | Block No.:

Zoning District	Lot Area	N.S.E.W. Setbacks	Front	Rear	Left	Right
B-4	17,268 Sq. Ft.		Per PC Ft.	Per PC Ft.	Per PC Ft.	Per PC Ft.

1a. PROJECT

☐ New ☒ Addition ☐ Raze
☐ Alteration ☐ Repair ☐ Move
☐ Other

1b. GARAGE

☐ Attached ☒ Detached

2. AREA

Basement ____ Sq. Ft.
Living Area 569 Sq. Ft.
Garage ____ Sq. Ft.
Other ____ Sq. Ft.
TOTAL ____

3. TYPE

☒ Single Family
☐ Two Family
☐ Multi
☐ Commercial

4. CONST. TYPE

☒ Site Constructed
☐ Mfd. UDC
☐ Mfd. HUD

5. ELECTRICAL

Entrance Panel
Size: XXX amp
Service: ☐ New ☒ Rewire
XXX Phase XXX Volts
☒ Underground
☐ Overhead
Power Company:
WE Energies

6. STORIES

☒ 1-Story
☐ 2-Story
☐ Other

7. FOUNDATION

☐ Concrete
☒ Masonry
☐ Treated Wood
☐ ICF
☐ Other

8. USE

☐ Seasonal
☒ Permanent
☐ Other

9. HVAC EQUIPMENT

☒ Forced Air Furnace
☐ Radiant Baseboard or Panel
☐ Heat Pump
☐ Boiler
☐ Central Air Conditioning
☐ Other

10. PLUMBING

Sewer
☒ Municipal
☐ Septic No.

11. WATER

☒ Municipal Utility
☐ Private On-Site Well

12. ENERGY SOURCE

Fuel	Nat. Gas	L.P.	Oil	Elec. *	Solid	Solar
Space Htg	☒	☐	☐	☐	☐	☐
Water Htg	☒	☐	☐	☐	☐	☐

*☐ Dwelling unit will have 3 kilowatt or more installed electric space heater equipment capacity.

13. HEAT LOSS (Calculated)

Total TBD BTU/HR

14. ESTIMATED COST

$ 56,900

I understand that I: am subject to all applicable codes, laws, statutes and ordinances, including those described on the Notice to Permit Applicants form; am subject to any conditions of this permit; understand that the issuance of this permit creates no legal liability, express or implied, on the state or municipality; and certify that all the above information is accurate. If one acre or more of soil will be disturbed, I understand that this project is subject to ch. NR 151 regarding additional erosion control and stormwater management and the owner shall sign the statement on the Notice to Permit Applicants form. I expressly grant the building inspector, or the inspector's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done.

☐ I vouch that I am or will be an owner-occupant of this dwelling for which I am applying for an erosion control or construction permit without a Dwelling Contractor Certification and have read the cautionary statement regarding contractor responsibility on the Notice to Permit Applicants form.

APPLICANT (PRINT): _____ SIGN: _____ DATE: _____

APPROVAL CONDITIONS This permit is issued pursuant to the attached conditions. Failure to comply may result in suspension or revocation of this permit or other penalty. Owner/Builder solely responsible for compliance with all applicable State & Local Building and Zoning codes.

INSPECTIONS NEEDED Building ☐ Footing ☐ Foundation ☐ Rough ☐ Insulation ☐ Bsmt. Fl. ☐ Final
Electric ☐ Rough ☐ Service ☐ Final Plumbing ☐ Rough ☐ Underfloor ☐ Final HVAC ☐ Rough ☐ Final

FEES:

Building Fee	
Zoning Fee	
WI Seal	
Electric Fee	
Plumbing Fee	
HVAC Fee	
Adm. Fee	
Other	
Total	

PERMIT(S) ISSUED

Bldg. # At top of form
Zoning # _____
Elec. # _____
Plmb. # _____
HVAC # _____

SEAL NO. _____ Municipality No. ___ ___ - ___ ___ ___

RECEIPT

CK # _____
Amount $ _____
Date _____
From _____
Rec By. _____

PERMIT EXPIRATION:

Permit expires two years from date issued unless municipal ordinance is more restrictive.

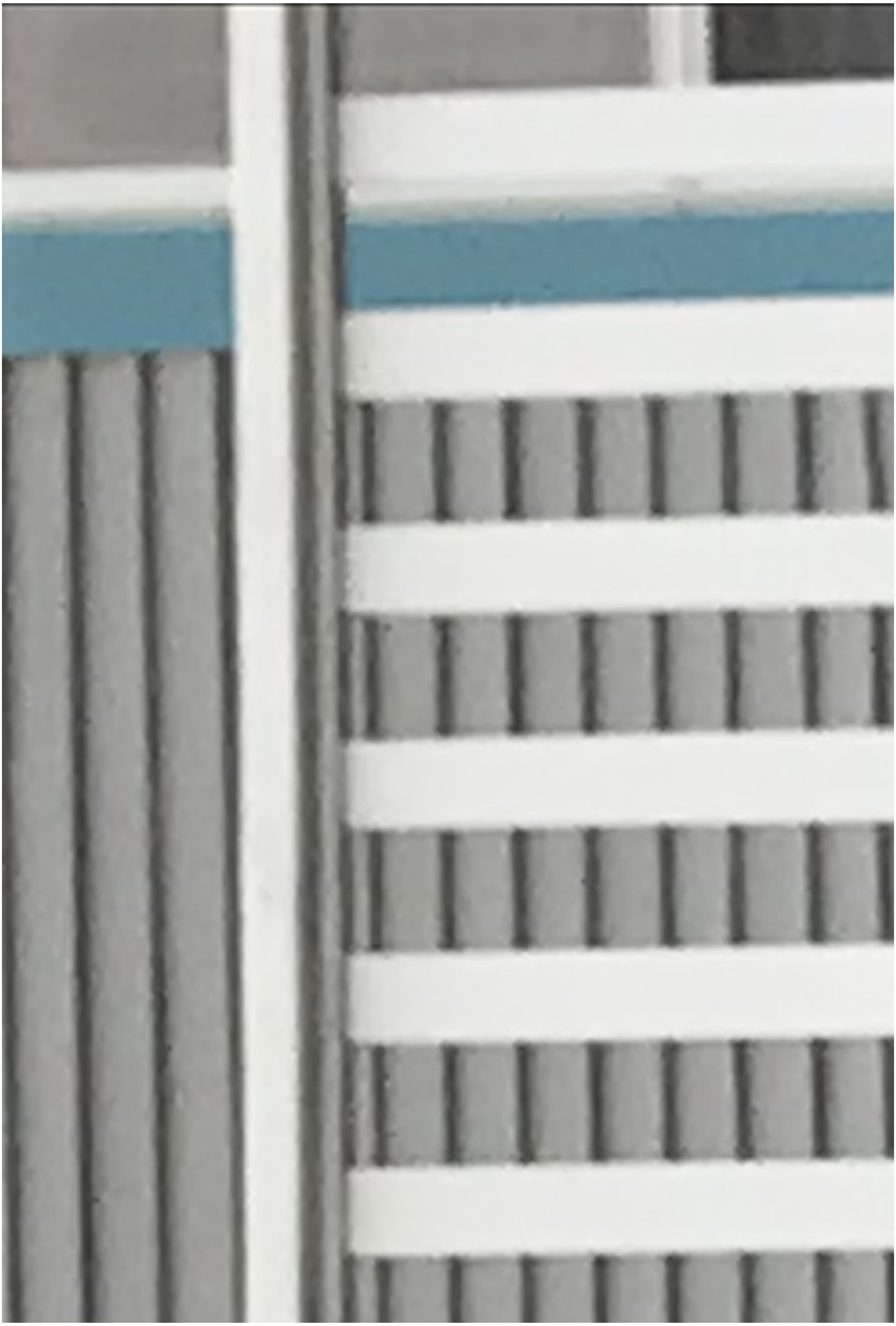
PERMIT ISSUED BY MUNICIPAL AGENT:

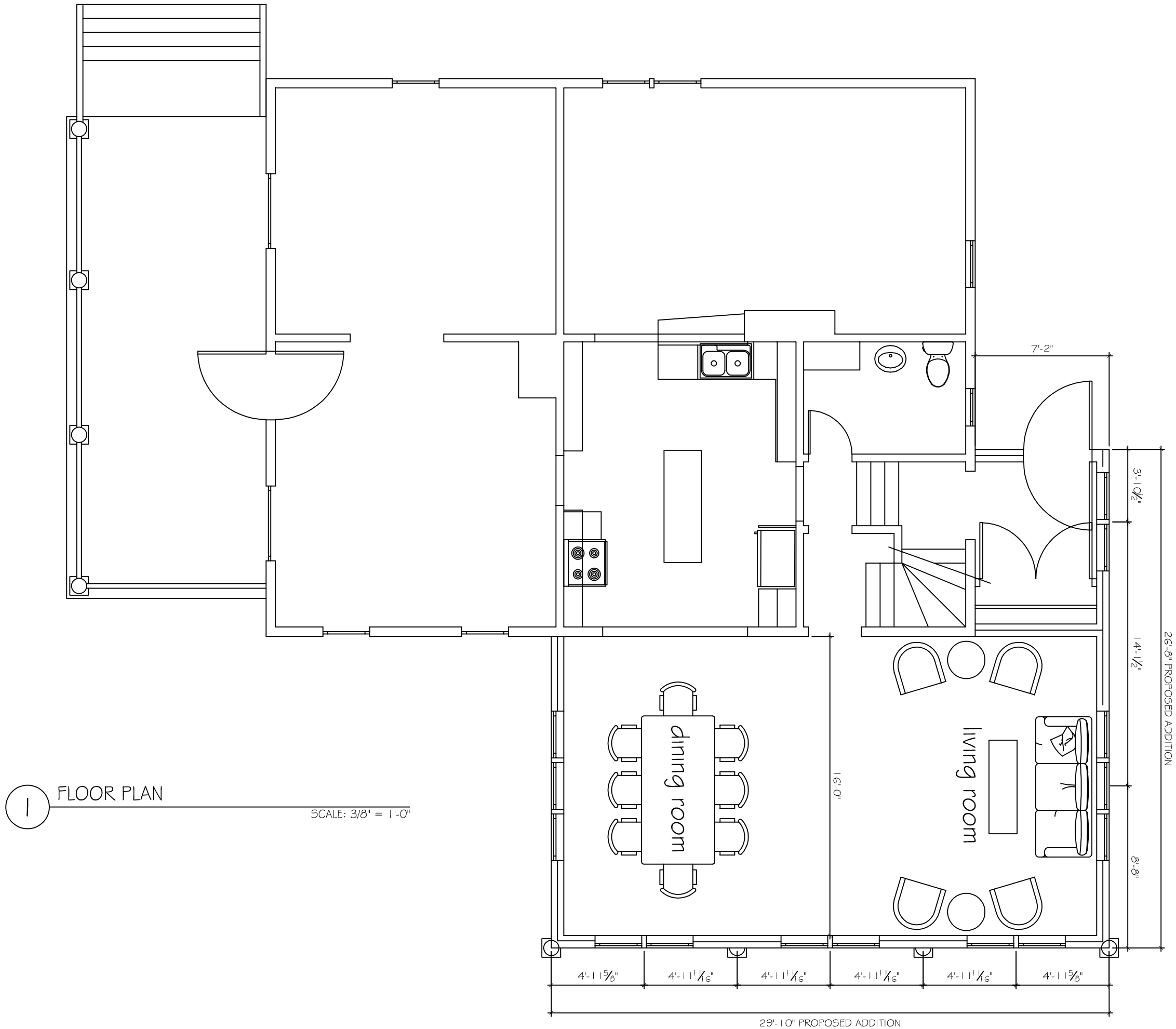
Name _____
Date _____
Certification No. _____

White - Municipal Files
Wisconsin Uniform 05/16

Yellow - Applicant

Pink - Clerk/Assessor





1 FLOOR PLAN

SCALE: 3/8" = 1'-0"

Schroeder and Holt
Architects, LLC

311 E Chicago
Suite 310
Milwaukee, WI
53202
(414) 276-1760
(414)276-1764 fax
SHA-A2K.com

CONSULTANT

OWNER

PHILLIP AND
KRISTINA
ECKERT
RESIDENCE

120 RIVERVIEW DR.
THIENSVILLE, WI 53092

REVISIONS

NO.	DATE	DESCRIPTION

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6/16/2020 6:48:22 AM

PRELIMINARY
REVIEW
DOCUMENTS

SHA PROJECT #	NONE
PROJ DATE	01/15/2021
DRAWN BY	DCB
APPROVED BY	DCB

SHEET ISSUE DATE:
ELEVATION

A-100

2 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

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6/16/2020 6:40:22 AM

PRELIMINARY
REVIEW
DOCUMENTS

SHA PROJECT #	NONE
PROJ.DATE	01/15/2021
DRAWN BY	DCB
APPROVED BY	DCB

SHEET ISSUE DATE:
ELEVATION

A-101

5 EAST ELEVATION

SCALE: 1/4" = 1'-0"

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6/16/2020 6:40:22 AM

PRELIMINARY
REVIEW
DOCUMENTS

SHA PROJECT #	NONE
PROJ .DATE	01/15/2021
DRAWN BY	DCB
APPROVED BY	DCB

SHEET ISSUE DATE:
ELEVATION

A-102

4 NORTH ELEVATION

SCALE: 1/4" = 1'-0"

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REVISIONS

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6/16/2020 6:40:22 AM

PRELIMINARY
REVIEW
DOCUMENTS

SHA PROJECT #	NONE
PROJ .DATE	01/15/2021
DRAWN BY	DCB
APPROVED BY	DCB

SHEET ISSUE DATE:
ELEVATION

A-103

3 WEST ELEVATION

SCALE: 1/4" = 1'-0"

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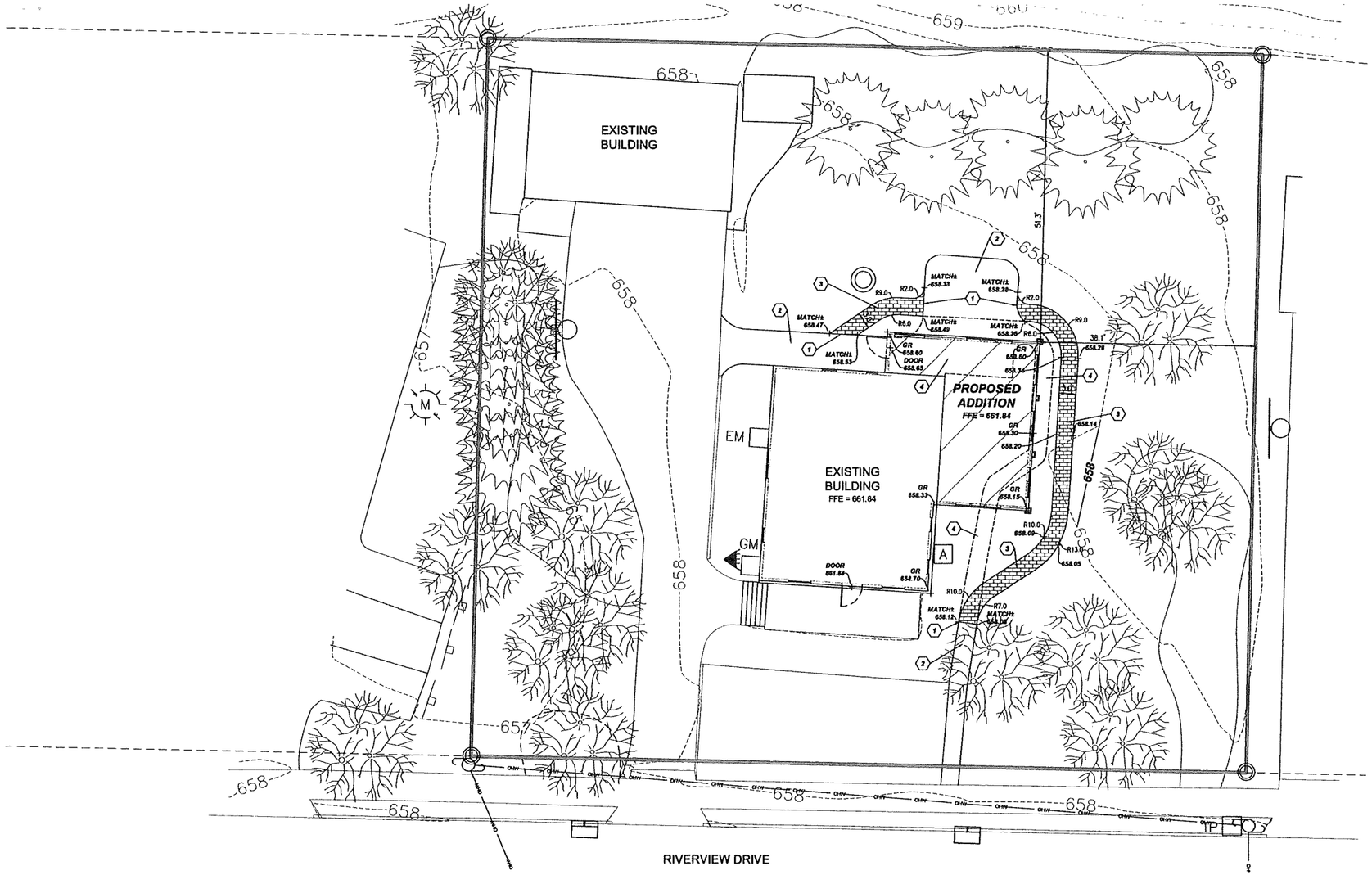
6/16/2020 6:40:22 AM

PRELIMINARY
REVIEW
DOCUMENTS

SHA PROJECT #	NONE
PROJ .DATE	01/15/2021
DRAWN BY	DCB
APPROVED BY	DCB

SHEET ISSUE DATE:
ELEVATION

A-104



NOTES

1. MATCH INTO EXISTING BRICK SIDEWALK
2. EXISTING BRICK SIDEWALK TO REMAIN
3. DENOTES PROPOSED BRICK SIDEWALK
4. REMOVE EXISTING BRICK SIDEWALK

HATCH LEGEND

PROPOSED BRICK SIDEWALK

DIGGER'S HOTLINE — CALL BEFORE YOU DIG — 1-800-242-8511

IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

LEGEND:

UTILITY

EXISTING:

- W — W — WATERMAIN
- E — E — BURIED ELECTRIC
- OHW — OHW — OVERHEAD WIRE
- GAS — GAS — GAS LINE
- SAN — SAN — SAN — SANITARY SEWER
- ST — ST — ST — STORM SEWER
- UTILITY POLE
- LIGHT POLE
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- STORM SEWER STRUCTURE

PROPOSED:

- W — W — W — WATERMAIN
- E — E — ELECTRICAL LINE
- GAS — GAS — GAS LINE
- SAN — SAN — SAN — SANITARY SEWER
- ST — ST — ST — STORM SEWER
- WATER VALVE
- STORM SEWER STRUCTURE
- FLARED END SECTION

GRADING

EXISTING:

- 160 — MAJOR CONTOUR
- 160 — MINOR CONTOUR
- EXIST 100.00 — EXISTING SPOT ELEVATION

PROPOSED:

- 160 — MAJOR CONTOUR
- 160 — MINOR CONTOUR
- 100.00 — SPOT ELEVATION (FINISHED GRADE, TOP OF PAVEMENT, FLANGE OF CURB)
- DOOR 100.00 — DOOR ELEVATION
- GR 100.00 — GROUND GRADE AT BUILDING
- 100.50T/C 100.00E/P — SPOT ELEVATION (T/C = TOP OF CURB, E/P = EDGE OF PAVEMENT)
- 100.50T/W 100.00B/W — RETAINING WALL SPOT ELEVATION (T/W = TOP OF WALL, B/W = GROUND GRADE AT BOTTOM)
- 12" FES 100.00I/W — FLARED END SECTION (PIPE SIZE, INVERT ELEVATION)
- DRAINAGE FLOW DIRECTION
- EMERGENCY OVERFLOW ROUTE

SITE

EXISTING:

- EXISTING PARKING COUNT
- EXISTING SIGN
- EXISTING ADA PARKING SPACE

PROPOSED:

- PARKING COUNT
- ADA PARKING SPACE
- SIGN
- TRUNCATED DOMES
- PAVEMENT MARKING DIRECTIONAL ARROWS

GENERAL NOTES AND SPECIFICATIONS:

1. THE EXISTING SITE INFORMATION ON THIS PLAN WAS TAKEN FROM A SITE SURVEY PROVIDED BY CAPITOL SURVEY ENTERPRISES. THE ENGINEER MAKES NO WARRANTY OR REPRESENTATION WITH REFERENCE TO THE ACCURACY AND COMPLETENESS OF THE EXISTING CONDITIONS INDICATED OR NOT INDICATED ON THE ENGINEERING PLANS PROVIDED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING SITE CONDITIONS INCLUDING UNDERGROUND UTILITIES, UNDERGROUND UTILITY ELEVATIONS, BUILDING SETBACKS AND EXISTING BUILDING LOCATIONS. THE CONTRACTOR SHALL INFORM THE OWNER AND ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WITH WORK. QUESTIONS REGARDING THE EXISTING SURVEY SHALL BE DIRECTED TO THE PARTIES LISTED ABOVE.
2. ALL PERMITS MUST BE RECEIVED FROM THE MUNICIPALITY AND WDNR (IF REQUIRED) PRIOR TO THE START OF CONSTRUCTION. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE ALL APPLICABLE PERMITS ARE RECEIVED PRIOR TO STARTING CONSTRUCTION.
3. NOTIFY THE PUBLIC WORKS INSPECTION DEPT. AT LEAST 48 HOURS BEFORE STARTING CONSTRUCTION.
4. BACKFILL REQUIREMENTS AND ROADWAY/SIDEWALK RESTORATION SHALL ADHERE TO LOCAL STANDARDS (GRANULAR BACKFILL UNDER OR WITHIN 5' OF CURBS, SIDEWALK, OR PAVEMENT. SPOIL MAY BE USED ELSEWHERE. SLURRY BACKFILL WILL BE REQUIRED IN PUBLIC ROADWAYS.)
5. ALL MANHOLES, CATCH BASINS, INLETS, VALVES BOXES, ETC WITHIN THE PROJECT AREA SHALL BE RESET AND ADJUSTED TO MATCH FINISH GRADE.
6. ALL EXCAVATED OR STRIPPED MATERIALS NOT BEING REPLACED IN UTILITY TRENCHES OR BEING USED FOR FILL SHALL BE REMOVED FROM THE SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER.
7. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING & FOUNDATION DETAILS AND ORIENTATION.
8. ALL CURB RADII ARE MEASURED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
9. CONTRACTOR SHALL MATCH PROPOSED CONCRETE CURB AND GUTTER, SIDEWALK AND PAVEMENT TO EXISTING IN ELEVATION AND ALIGNMENT.
10. REMOVAL OF CURB AND GUTTER, SIDEWALK AND PAVEMENT SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE WISCONSIN D.O.T.
11. ALL CONCRETE FOR CURB AND GUTTER, ROADWAY AND SIDEWALKS MUST CONFORM TO THE STANDARD SPECIFICATIONS FOR READY MIXED CONCRETE. MINIMUM 28 DAY COMPRESSIVE STRENGTH TEST MUST EQUAL 4000 PSI.
12. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL PROPERTY CORNERS.
13. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING UTILITIES OR SITE IMPROVEMENTS. CONTRACTOR SHALL DOCUMENT ALL EXISTING DAMAGE PRIOR TO START OF CONSTRUCTION AND NOTIFY CONSTRUCTION MANAGER OF ANY FINDINGS.
14. PROJECT SAFETY ON-SITE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
15. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING SOIL CONDITIONS, CONSTRUCTION MANAGER MAY HAVE SOILS REPORT FOR MORE INFO.
16. CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE OWNER WITH A SET OF MARKED UP PLANS (AS-BUILTS) SHOWING ANY CHANGES DURING CONSTRUCTION.

Harwood Engineering Consultants
255 North 21st Street | Milwaukee, WI 53233
P 414.475.5554 | www.hecdi.com

THIENSVILLE RESIDENTIAL ADDITION

120 RIVERVIEW DRIVE
THIENSVILLE, WI 53092

Revisions

SCALE: SCALE: 1" = 10'

North

SITE, GRADING & DEMO PLAN

JANUARY, 11 2021

Project No.
20-1172.00

Sheet No.
C1.10

PLAT OF SURVEY

LOT 2 OF CERTIFIED SURVEY MPA NO. 1284, IN THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE VILLAGE OF THEINSVILLE, OZAUKEE COUNTY, WISCONSIN.

CONTAINING 17,268 SQUARE FEET

CAPITOL SURVEY ENTERPRISES
220 REGENCY CT STE 210
BROOKFIELD, WI 53045
PH: (262)-785-1500
WWW.CAPITOLSURVEY.COM

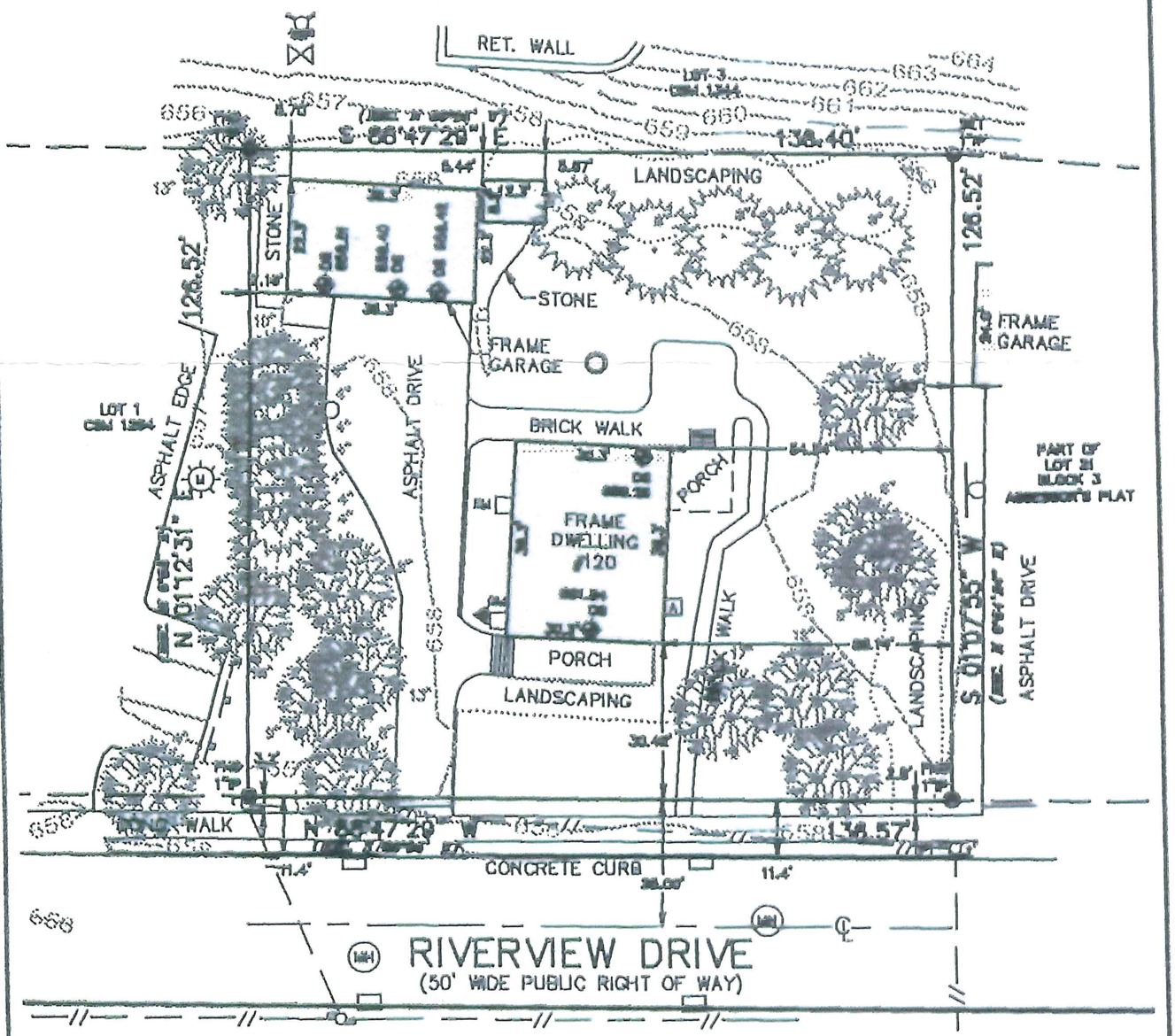
PREPARED FOR:
ECKERT RESIDENCE
120 RIVERVIEW DRIVE
THEINSVILLE, WI

ELEVATIONS BASED ON INFORMATION FROM SEWRPC AND ARE AT NGVD 29 DATUM.

SURVEY DATUM:
COORDINATES ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), OZAUKEE COUNTY, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83(2011)).

NORTH

SCALE 1"=30'



I 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 AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO, WITHIN ONE (1) YEAR FROM DATE THEREOF.

DEC. 23, 2020
DATE

MICHAEL J. BERRY, R.L.S.
REGISTERED LAND SURVEYOR S-2545

WISCONSIN
MICHAEL J. BERRY
S-2545
BROOKFIELD, WI
LAND SURVEYOR