

MISSION:

We will review requests, policies, and strategic expectations as well as enforce ordinances, improve development and promote consistency within the city of Port Washington.

AS A COMMISSION, WE WILL:

- Review
- Promote
- Implement
- Protect
- Communicate
- Enforce
- Improve
- Be rigorous
- Consult
- Elevate
- Be consistent

AS A COMMISSION, WE NEED TO HAVE:

- Communication
- Listening
- Respect
- Curiosity
- Understanding
- Compromise
- Preparation
- Concentration
- Challenge
- Deliberation
- Debate
- Stewardship
- Representation

MEMBERSHIP:

Members:

Mayor Ted Neitzke (2024)
Ald. Paul Neumyer (2022)
Mike Ehrlich (2024)
Eric Ryer (2024)
Chad Mach
Roger Strohm, City Engineer
Michael McMahon, PWSSD

Commission Staff:

Robert Harris, City Planner

Persons with disabilities requiring special accommodations for attendance at the meeting should contact the City Clerk at least one (1) business day prior to the meeting.

Notice is hereby given that Common Council members or members of other governmental bodies who are not members of this board, commission or committee may be present at this meeting to gather information about a subject over which they have decision-making authority. In that event this meeting may also constitute a simultaneous meeting of the Council or of such other governmental bodies. Whether a simultaneous meeting is occurring depends on whether the presence of one or more Council members or members of such other governmental bodies results in a quorum of the Council or of such other governmental bodies and, if there is a quorum, whether any agenda items listed above involve matters within the Council's or the other governmental bodies' jurisdiction. If a simultaneous meeting is occurring, no action other than information gathering will be taken at the simultaneous meeting. [State ex rel. Badke vs. Greendale Village Board, 173 Wis. 2d 553 (1993).]

Upcoming Commission Meeting Dates

July 18, 2024
August 15, 2024
September 19, 2024
October 10, 2024

MEETING AGENDA

October 10, 2024 – 6:00 p.m.

- I. **ROLL CALL – 6:00 p.m.**
- II. **APPROVE MEETING MINUTES**
- III. **PUBLIC COMMENTS/APPEARANCES**
Your comments are welcome. Please limit comments to three (3) minutes. If you need more time, contact the Mayor and ask that your topic be placed on a Plan Commission Agenda.
- IV. **SPECIAL EXCEPTION** – Consideration and Possible Action on a Request for a Special Exception From Sec. 485-95 of the City of Port Washington Zoning Code to Allow a Driveway Addition to Exceed the Required Width Standards; 603 W. Pierre Lane; Bonnie Behrndt, Applicant
- V. **MINOR REVIEW** - Consideration and Possible Action on a Use and Parking Approval for a Proposed Fitness and Physical Therapy Center; Located in Commercial Building B of the Prairie's Edge Subdivision; 1137 Shieling Lane; Black Cap Halcyon LLC, Applicant
- VI. **EXTRA TERRITORIAL PLAT REVIEW** - Consideration and Possible Action on Two Certified Survey Maps to Divide Two Lots into Four Lots Located on the North Side of E. Sauk Road, South of Sunset Road, and West of Misty Ridge Lane, in the Town of Port Washington; Neumann Development, Applicant
- VII. **ADJOURNMENT**

Time / Location

- 6:00 PM
- City Hall Council Chambers
- 100 W Grand Ave
- Port Washington

Note: Persons desiring to monitor this meeting remotely by telephone conference, rather than in person, may call (262) 268-4270, and then dial the Pass/Access Code of 9801 when prompted to do so.

Plan Commission 2024



Meeting Minutes – August 15, 2024, 5:00 P.M.

- 1. ROLL CALL:** Alderman Paul Neumyer called the Plan Commission meeting to order at 5:00 P.M. in the Common Council Chamber at the City Hall. Members present were; Mayor Ted Neitzke; City Engineer Roger Strohm and Commissioner Eric Ryer. Excused: Commissioner Mike Ehrlich and Commissioner Chad Mach. Also present was Director of Planning and Development Bob Harris and Dr. Michael McMahon, Superintendent of Port Washington-Saukville School District.
- 2. APPROVE MEETING MINUTES – MOTION BY MAYOR NEITZKE; SECONDED BY COMM’R. RYER TO APPROVE THE JULY 18, 2024 MEETING MINUTES AS PRESENTED. Motion carried unanimously.**
- 3. PUBLIC COMMENTS/APPEARANCES:** None
- 4. EXTRA TERRITORIAL PLAT REVIEW - Consideration and Possible Action on a Proposed Certified Survey Map to Divide Two Lots into Four Lots; 1623 County Road C; Estate of Wayne T. Bienlein and Troy Curd Owner(s), Brad Hoelt, Applicant**

MOTION BY CITY ENGINEER STROHM; SECONDED BY COMM’R. RYER TO RECOMMEND APPROVAL OF A PROPOSED CERTIFIED SURVEY MAP TO DIVIDE TWO LOTS INTO FOUR LOTS.

Motion carried unanimously.

- 5. DISCUSSION ITEM – Update on Zoning Code Re-Write- FOR DISCUSSION ONLY**
- 6. ADJOURNMENT: MOTION TO ADJOURN AT 5:06 P.M. BY COMM’R RYER AND SECONDED BY CITY ENGINEER STROHM. Motion carried unanimously.**

PLAN COMMISSION REPORT

City of Port Washington

TO: Members of the Plan Commission

FROM: Bob Harris, Director of Planning

DATE: October 10, 2024

AGENDA ITEM 4: SPECIAL EXCEPTION - Consideration and Possible Action on a Request for a Special Exception From Sec. 485-95 of the City of Port Washington Zoning Code to Allow a Driveway Addition to Exceed the Required Width Standards; 603 W. Pierre Lane; Bonnie Behrndt, Applicant

SUBJECT PROPERTY:

Address: 603 W Pierre Lane

Tax Key: 16-075-02-05-000

Owner: Bonnie Behrndt and Scott Behrndt

Zoning: RS-4 Single Family Residential

PROJECT: The owners / applicant resides at the Subject property – a corner lot - and are requesting to install a 10' x 31' parking slab on the west side of the existing driveway for the purpose of accommodating three driving age children/young adults and winter parking rules. The driveway addition will project approximately ten feet beyond what is permitted by the zoning code (see attached).

ISSUES:

Zoning:

- Per Section 485-95 of the zoning code, residential driveways are to lead directly from the street to the garage in the shortest path, and driveway widths cannot exceed two feet on either side of the garage doors and shall be a minimum of three feet from abutting lot lines
- As a corner lot, the driveway will encroach into the secondary front yard and will be approx 10 feet from the Sauk Drive property line
- Section 485-95 of the zoning code provides the Commission the ability to grant a Special Exception to driveway requirements – as detailed below

Special Use Determinations: Criteria for the Commission to grant (or deny) a Special Exception:

- Special Exception will not (or will) have an adverse effect on surrounding properties by reason of noise, dust, odor, appearance, other objectionable factors. Nor (or will) create a nuisance, substantial negative effect on surrounding values, or interfere with reasonable enjoyment of surrounding properties.

STAFF COMMENTS: While rare, there was a special exception in 2022 for a corner lot with a 10-foot width addition. The agenda item is somewhat similar in nature, and barring reasonable objections from adjacent property owners, staff has no issues.

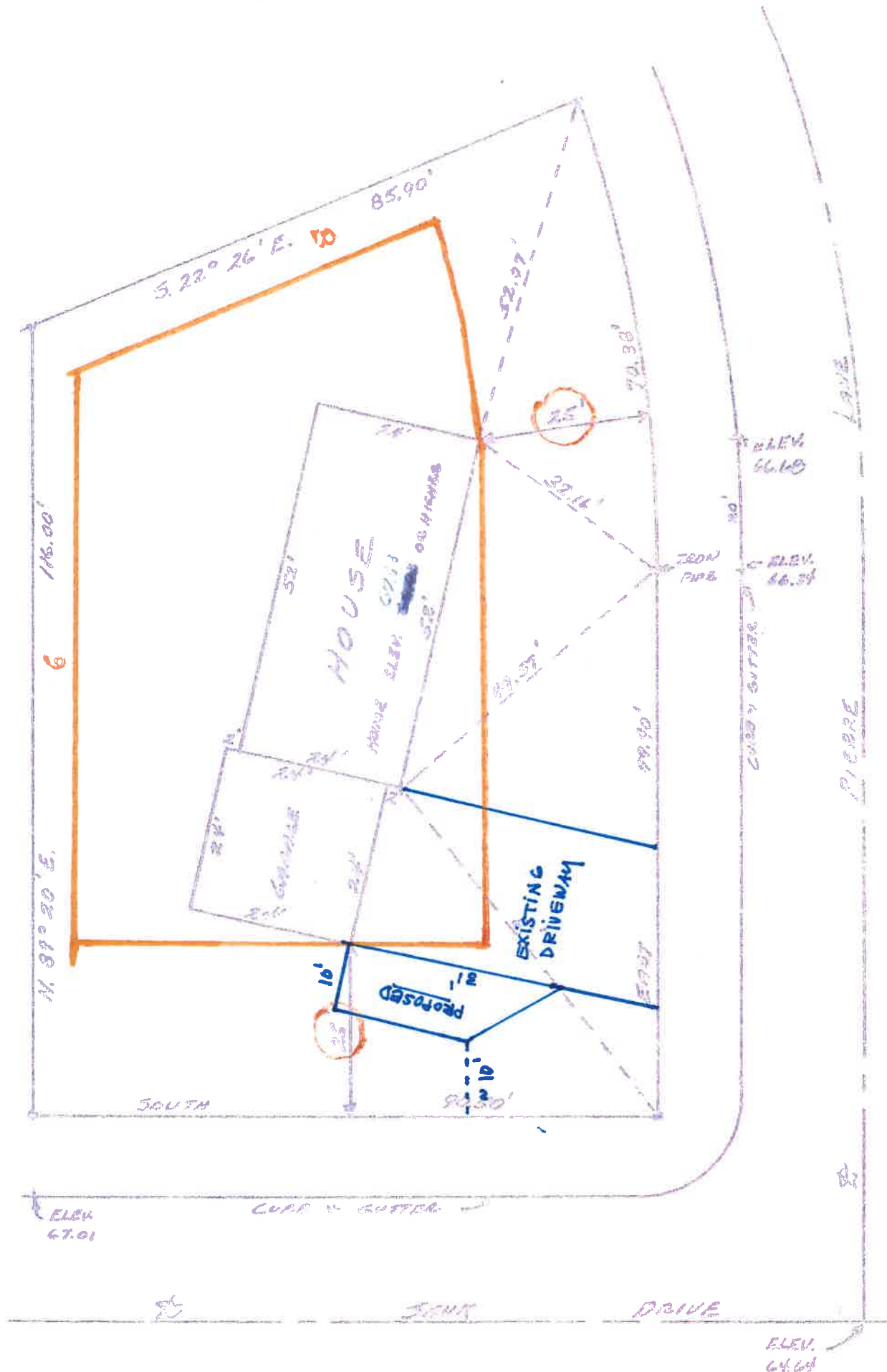
STAFF RECOMMENDATION: Staff recommends to approve the Special Exception

ATTACHMENTS:

- 1) Site Plan and Photos

PIOT PLAN

Lot 5, Block 2, Kirsche-Barnish Subdivision
City of Port Washington



Date: 3/28/64

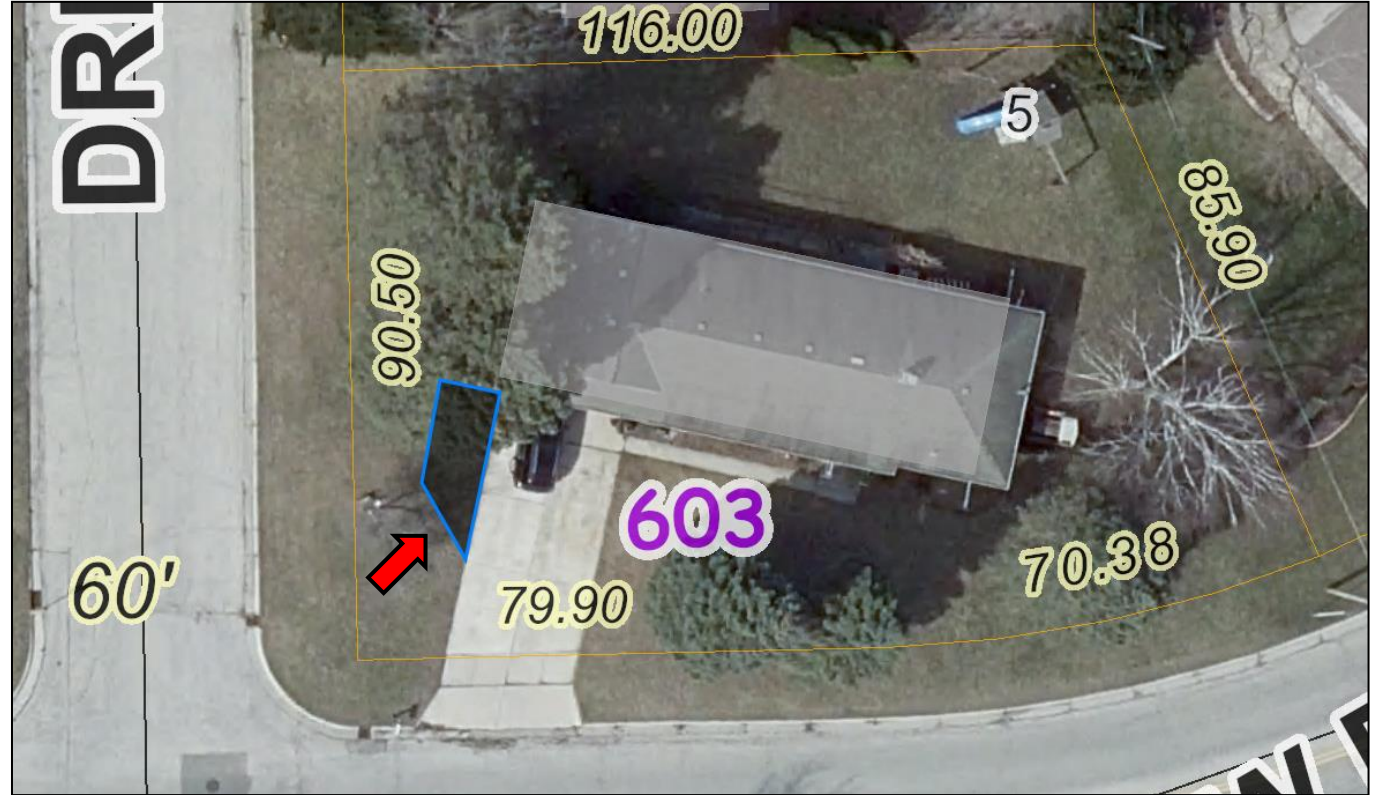
Scale: 1" = 20'

Harry Brabender

Harry Brabender

ELEV. 64.64

603 PIERRE LANE DRIVEWAY ADDITION



PLAN COMMISSION REPORT

City of Port Washington

TO: Members of the Plan Commission

FROM: Bob Harris, Director of Planning

DATE: October 10, 2024

AGENDA ITEM 5: MINOR REVIEW - Consideration and Possible Action on a Use and Parking Approval for a Fitness and Physical Therapy Center; Located in Commercial Building B of the Prairie's Edge Subdivision; 1137 Shieling Lane; Black Cap Halcyon LLC, Applicants

SUBJECT PROPERTY:

Address: 1137 Shieling Lane

Tax Key: 16-271-0003.000

Owner: Black Cap Halcyon LLC

Zoning: B-2 Local Service Center Business (with a planned development zoning overlay)

Land Use Plan: Commercial

PROJECT: The Plan Commission is being asked to approve a Minor Review to allow a proposed fitness and physical therapy center to be located at the Subject property. A corresponding parking plan is included as part of this minor review.

BACKGROUND:

The building and site plan for this property was approved by the Plan Commission in 2017 as a part of the master site plan for the Prairie's Edge mixed use development (attached). At the time, no use was identified for the site. Once a tenant(s) for the site is identified a use approval is required.

ISSUES:

Zoning:

- The Subject property is zoned B-2 Local Service Center Business with a planned development overlay to allow for, primarily, dimensional deviations from the base zoning standards.
- In the B-2 Business district, "Community Service and Customer Service Establishments" is a category of permitted uses subject to Plan Commission approval. A fitness and physical therapy center, which describes the proposed use under consideration, is categorized under this zoning category.

Use and Operations:

- The as yet to be built property (Commercial Building B) will be 7,958 square feet and the tenants will occupy the entirety of the building.
- The proposed tenants, Thrive Fitness + Therapy at Prairie's Edge Powered by AMRAP Method, and SPORT Clinic, is a collaboration between SPORT physical therapy and Grafton-based AMRAP fitness. SPORT has been in operation for over 40 years with locations in Cedarburg and Mequon.
- Services offered: physical and occupational therapy; fitness classes; and an open gym for Prairie's Edge residents.
- Staffing: 8 employees on-site.

- Operating hours are listed on the attached narrative and are:

Monday – Friday: 5 to 8 pm

Saturday: 6am to 5pm

Sunday: Noon to 5pm

Note: Prairie’s Edge residents will also have 24-access to the on-site gym

Parking

- The Port Washington zoning code requires 3 spaces for every 1,000 square feet of gross floor area for the proposed use(s), or 24 spaces.
- 51 parking stalls are on site to serve three commercial uses – the previously approved church and financial advisors office, and the proposed fitness center. Per the parking stall requirements in the City’s zoning code, 33 spaces are needed for the existing church; four spaces for the existing financial advisors; and 24 for the proposed fitness center, or a deficiency of 10 spaces.
- However, provisions in the parking code (Sec. 485-94 A and D) allow for the Plan Commission to maintain flexibility in the application of the parking requirements where due to unique site or design conditions, strict application of the parking standards may impede the maximum use of a proposed development and in such an event the Plan Commission may consider trade-offs to facilitate the benefits to the City.

STAFF COMMENTS: The applicant has purposely leased to commercial tenants with staggered or complimentary peak usage times, allowing for shared parking between the businesses. Combined with Prairie’s Edge residents making up a significant portion of the clientele for the proposed use (i.e. walking to the site), additional parking stalls along the street, and the flexibility allowed by the zoning code, staff is not concerned about the parking deficiency.

STAFF RECOMMENDATION: Staff recommends approval of the Minor Review as presented.

IF APPROVED, NEXT STEPS: None, the Minor Review is approved by the Plan Commission only.

ATTACHMENTS:

- 1) Applicant Narrative
- 2) Master Site Plan
- 3) Project Site and Floor Plan
- 4) Building Rendering

MEMORANDUM

To: Planning Commission, City of Port Washington

From: Black Cap Halcyon, LLC

Date: September 11, 2024

RE: Supplemental Memorandum to Plan Commission Application (Minor Review)

General Information

Property: Prairie’s Edge subdivision Lot 3 (TIN: 16-271-0003.000) located at 1137 Shieling Lane and consisting of approximately 17,523 SF (.402 acres). An architectural site plan and tenant plan is attached.

The Prairie’s Edge subdivision is zoned OPD (Overlay Planned Development) with several separate zoning districts within it. The subject parcel is zoned B-2 Local Service Center Business which stated intent is to provide for service establishments serving the daily needs of the surrounding local community area.

Presently, a single level commercial building is planned for construction on Lot 3. The building footprint is 7,958 square feet and is divisible into multiple tenant spaces. In terms of size and architectural design, the building will be substantially consistent with the adjacent commercial building located on Lot 4 at 1091 Shieling Lane.

Occupancy Use: The building is designed to be divisible into multiple tenant spaces. However, the initial use will be a single user community and customer service establishment to be named **Thrive Fitness + Therapy at Prairie’s Edge - powered by AMRAP Method and SPORT Clinic**.

Thrive’s purpose is to serve the needs of the residents of Prairie’s Edge to improve customer “healthspan” and vitality by providing private individual physical, occupational and other therapeutic services, and open gym access, as well as individual and limited group fitness classes (up to 15 people maximum) to residents and others beyond the immediate Prairie’s Edge community.

About Thrive Fitness and Therapy:

Thrive Fitness and Therapy is a collaboration between the Prairie’s Edge development team, SPORT Clinic physical therapy, and AMRAP Method. Prairie’s Edge represents a collaborative expansion for both AMRAP Method and SPORT Clinic

AMRAP Method is currently based in Grafton. AMRAP Method is focused on helping its clients “build a better you” through (1) strength and conditioning

(“power”) programs; (2) short and long interval training (“active”) workouts; (3) private, individual coaching (“personal training”); and (4) nutrition training programs. AMRAP Method also works with beginners seeking to improve their general health through a more active and health-oriented lifestyle, and with athletes to develop customized athletic development programs to optimize skills and performance.

SPORT Clinic Physical Therapy has been in operation for over 40 years with locations currently in Mequon and Cedarburg. SPORT Clinic promotes long-term health vitality and overall wellness using personalized therapeutic techniques and exercise programming. SPORT Clinic also specializes in sports injury prevention and performance enhancement, injury recovery, surgery prevention and post-surgical recovery, and in treating a wide variety of acute and chronic conditions, women’s health concerns (including pre- and post-natal programs), nutritional programming, dry needling treatments for muscle dysfunction.

Operating Hours: Normal hours of planned operations are:

- Operating Hours:
 - Monday-Friday: 5am - 8pm
 - Saturday: 6 am – 5 pm
 - Sunday: 12 pm – 5 pm

Thrive will function much like a private club for the benefit of Prairie’s Edge residents. By virtue of their residency, at Prairie’s Edge residents will have 24-hour secure access to gym and exercise equipment within the building. At this time, there is no plan to offer subscription memberships to use the gym facilities to others who do not reside at Prairie’s Edge. However, physical therapy treatment services, personal training, small group exercise classes, and nutritional or other training services will be available on an a la carte fee per service basis to both Prairie’s Edge residents and others who live outside the planned development.

Group class sizes will include a variety of AMRAP Method active and power workout routines, yoga and strength/flexibility, pilates, breathing and meditation classes, relaxation and deep stretching classes, or other planned activities. In each case group class sizes will be limited to a maximum of 15 participants at any time. Group activity start times will be scheduled between the hours of 5:00 am and 6 pm weekdays, and mornings Saturdays. No group classes are planned for Sundays.

Staffing: Thrive will employ approximately 8 employees staggered throughout the week. Employee functions will generally consist of:

- General Manager: 1 Full-time
- Assistance General Manager: 1 Part-time
- “Head Coach” Trainer: 1 Part-time
- Personal Trainer: 1 Part-time
- Physical Therapist: 2 Full-time
- Physical Therapy Assistant: 1 Part-time
- Administrative Desk: 1 Full-time

Anticipated Load: Due to the nature of its work, outside visitors and client visits will be scheduled in

advance and limited in nature. Expected outside traffic to the building is approximately 100 visits per week, split approximately as follows: two-thirds related to scheduled therapeutic treatments and one-third training/exercise classes. Most outside traffic for group classes and training will generally occur in early morning or late afternoon hours whereas therapeutic sessions will generally range between 8 am and 6 pm.

As designed and configured, the building occupancy load limit is approximately 131 persons. Actual use during operations is expected to be substantially below the building occupancy load limit at any time. Because no subscription memberships are planned, load usage is expected to fall well below the load limits even during times of peak usage.

Note that Thrive's planned operating use and anticipated load is complementary to the adjacent building tenants (Lakeside Alliance Church and Portside Investment Advisors) which will have peak use times limited to services scheduled for Sunday mornings and otherwise limited use during normal business hours of daytime operation (8 am – 5 pm).

Parking:

To accommodate staffing needs, group activities and scheduled therapeutic sessions anticipated peak parking needs are expected to be approximately 25 spaces (3.14 per 1,000 SF). The parking area east of Lots 3 and 4 contains 51 parking stalls. There are 8 additional parallel parking stalls located on the north side of the buildings and, should it ever be needed, an additional surface lot containing 49 stalls planned south of the planned adjacent future apartment building "A".

PROJECT

Prairie's Edge Retail B

1137 Shieling Lane
 Port Washington, WI 53074

OWNER

Black Cap Halcyon, LLC
 342 North Water Street, Suite 600
 Milwaukee, WI 53202
 p: 414.331.7438

TENANT

SPORT Clinic Physical Therapy

10620 N Port Washington Road Suite 202
 Mequon, WI 53092
 p: 414.351.5794

TENANT

AMRAP Method

1967 Wisconsin Avenue
 Grafton, WI 53024
 p: 262.689.0190

CONSTRUCTION MANAGER

Greenfire Management Services

3215 W State Street, Suite 200
 Milwaukee WI 53208
 p: 414.290.9400

CIVIL ENGINEER

Pinnacle Engineering Group

15850 West Bluemound Road, Suite 210
 Brookfield, WI 53005
 p: 262.754.8898

STRUCTURAL ENGINEER

Pierce Engineers

181 N. Broadway Ave
 Milwaukee, WI 53202
 p: 414.287.6060

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

REVISIONS

NO.	DATE	DESCRIPTION

DATE

SEPTEMBER 10, 2024

PROJECT NUMBER

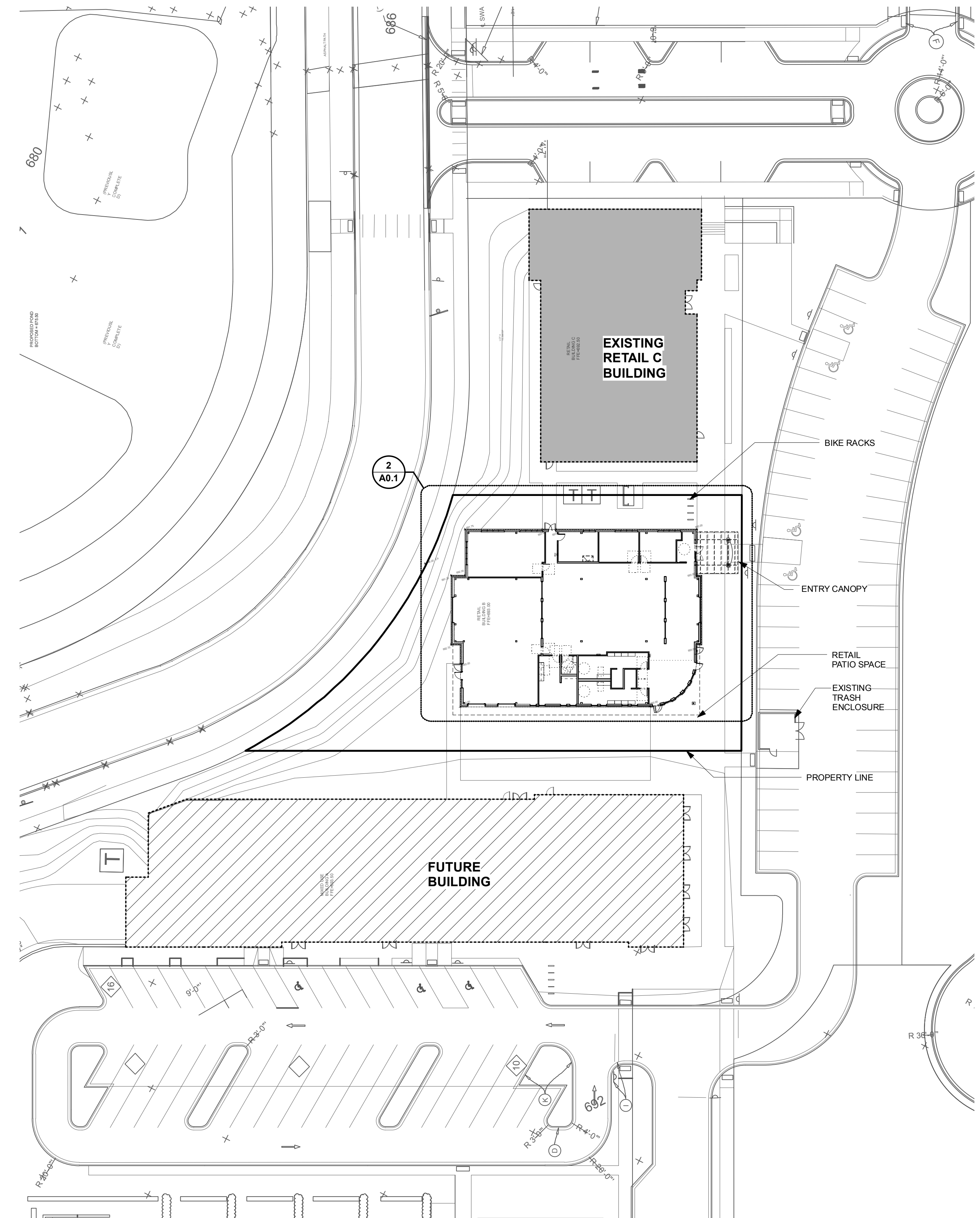
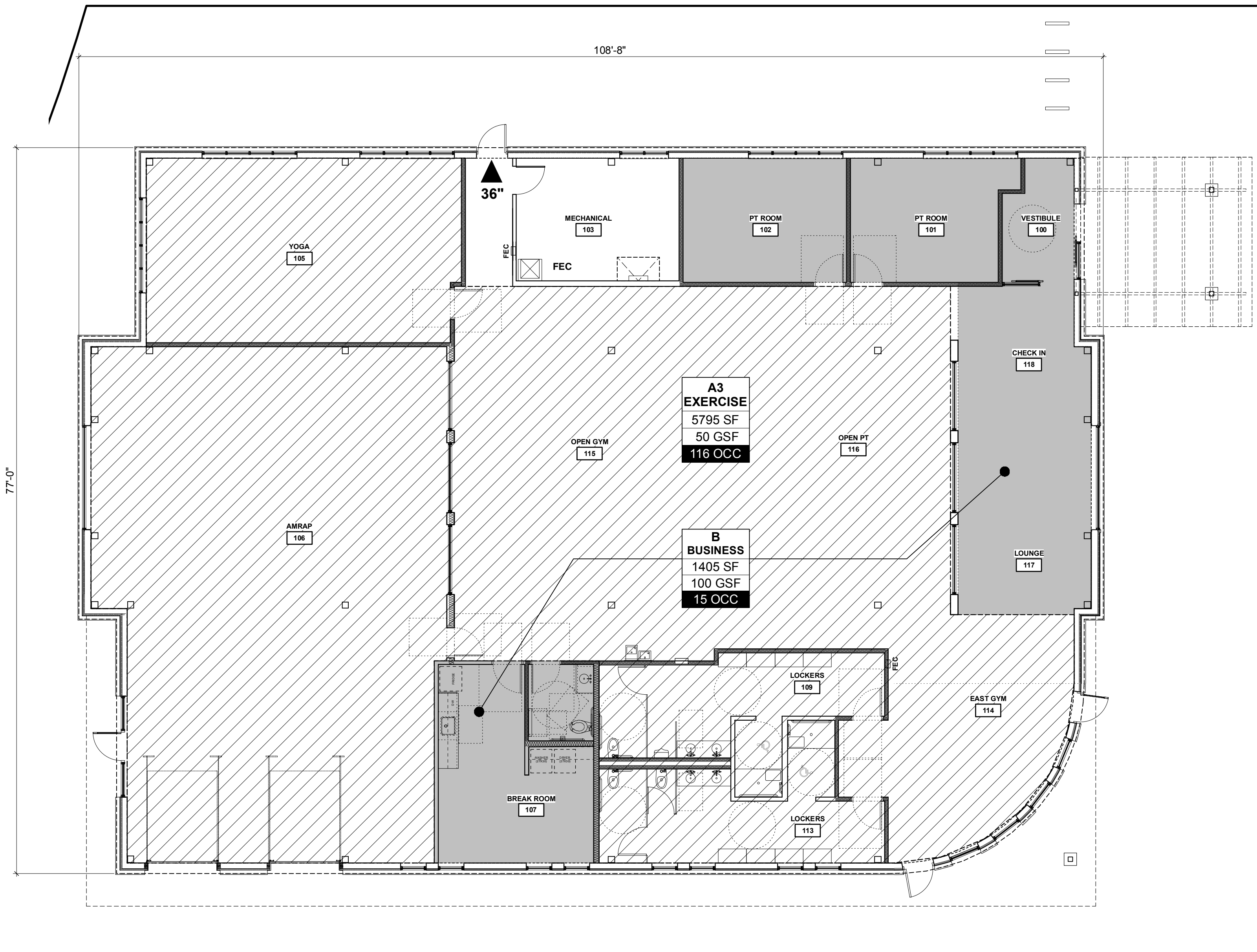
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SHEET TITLE

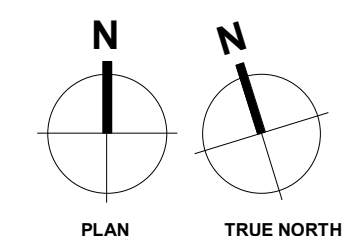
Architectural Site Plan

SHEET NUMBER

A0.1



1 SITE PLAN - RETAIL BUILDING B
 SCALE: 1:350



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

BUILDING DATA
 GROSS BUILDING AREA (SF):

FIRST FLOOR - FOOTPRINT:	7,958 GSF
IBC AREA:	7,554 GSF

OCCUPANT LOAD CALCULATIONS

A-3 (EXERCISE)	116 OCC.
B (BUSINESS)	15 OCC.
TOTAL	131 OCC.

PROJECT
Prairie's Edge Retail B
 1137 Shieling Lane
 Port Washington, WI 53074

OWNER
Black Cap Halcyon, LLC
 342 North Water Street, Suite 600
 Milwaukee, WI 53202
 p: 414.331.7438

TENANT
SPORT Clinic Physical Therapy
 10620 N Port Washington Road Suite 202
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 Milwaukee, WI 53202
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**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

REVISIONS

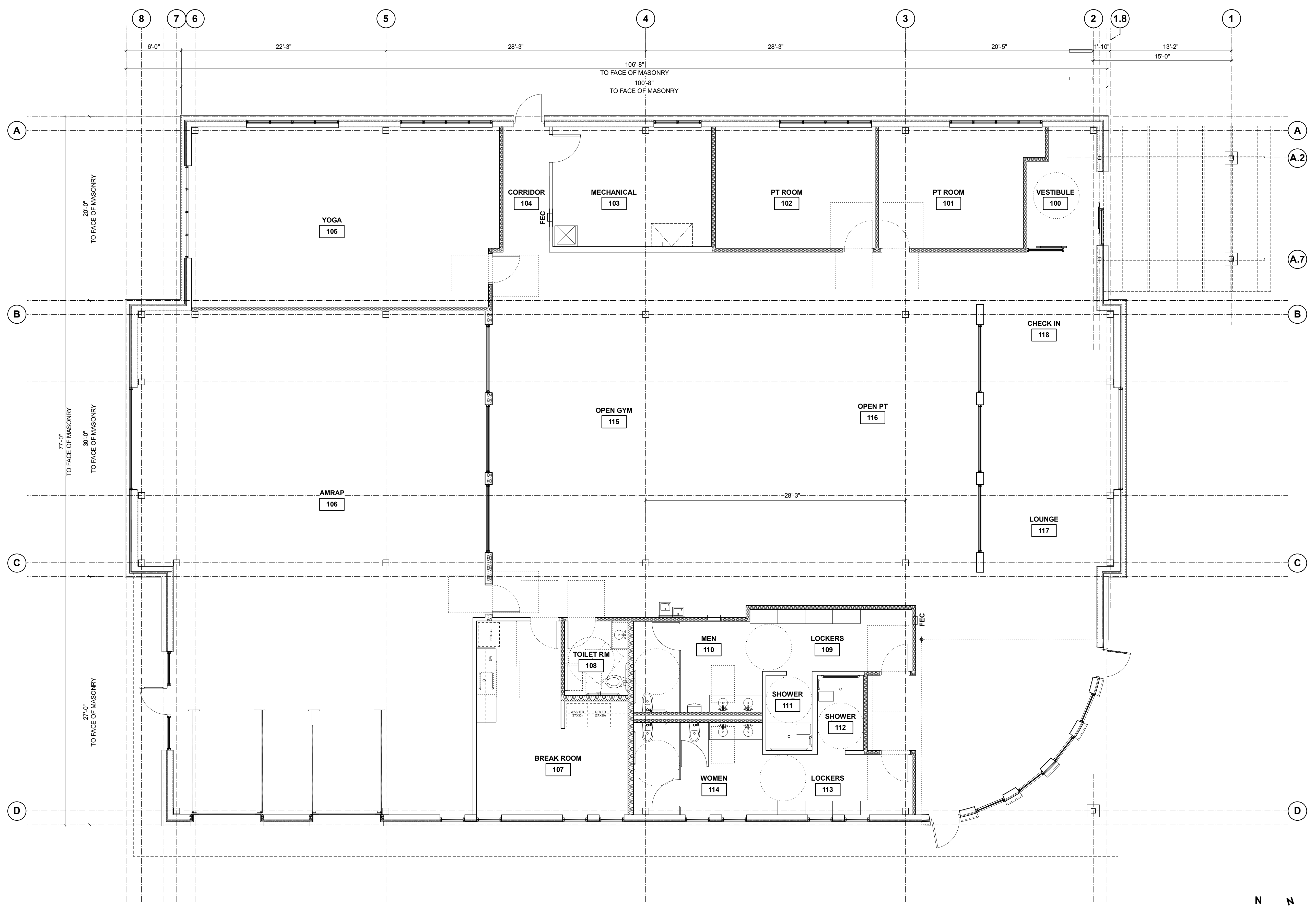
NO.	DATE	DESCRIPTION

DATE
SEPTEMBER 10, 2024

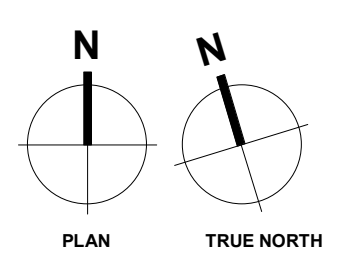
PROJECT NUMBER
218317.05

SHEET TITLE
First Floor Plan

SHEET NUMBER
A1.1



1 FLOOR PLAN
 A1.1 SCALE: 3/16" = 1'-0"





PLAN COMMISSION REPORT

City of Port Washington

TO: Members of the Plan Commission

FROM: Bob Harris, Director of Planning

DATE: October 10, 2024

AGENDA ITEM 6: EXTRA TERRITORIAL PLAT REVIEW - Consideration and Possible Action on Two Proposed Certified Survey Maps to Divide Two Lots into Four Lots Located on the North Side of E. Sauk Road, South of Sunset Road, and West of Misty Ridge Lane, in the Town of Port Washington; Neumann Developments, Inc., Applicant

SUBJECT PROPERTY:

CSM #1:

Address: n/a

Tax Key: 07-031-11-002.00

Owner: Kenneth Dommer and Mary Lou Dommer

Zoning: A-1 Ag (Town of Port)

Land Use Plan: Residential (Town of Port)

CSM #2:

Address: n/a

Tax Key: 07-031-09-003.00

Owner: Vince Anewenter

Zoning: A-1 Ag (Town of Port)

Land Use Plan: Residential (Town of Port)

PROJECT:

The Plan Commission is being asked to approve two abutting Certified Survey Maps (CSM) in the town of Port Washington as per the City of Port Washington's extra territorial plat review authority.

The purpose of the two CSM's is to detach a portion of the CSM lands from the town and into the city via a possible future annexation and residential subdivision. Specifically, the Applicant intends to request Lot 1 of the Anewenter CSM and Lot 2 of the Dommer CSM for annexation.

The first CSM divides the Dommer property into two parcels – Lot 1 consisting of 13.63 acres on the western side of the property, and Lot 2 consisting of 24.52 acres on the east side of the property, abutting the Ozaukee Interurban Line.

The second CSM divides the Anewenter property into two parcels – Lot 1 consisting of 12.58 acres on the southern end of the existing parcel and Lot 2 consisting of 30.04 acres abutting Sunset Road.

BACKGROUND:

Under Section 236.10 of the WI Statutes, a city or village may review, approve or reject, subdivision plats (including CSM's) located within its extraterritorial area if it has adopted a subdivision ordinance or an official map. As a City of the fourth class, Port Washington's has a review jurisdiction within 1.5 miles of its corporate limits.

Since these lands are outside of the City of Port Washington Growth Area, under the terms of the 2004 *Settlement Agreement Between the City of Port Washington and the Town of Port Washington, Ozaukee County, Wisconsin, To Provide for Orderly land Development, Boundary Agreement and Shared Services* ("Boundary Agreement"), the parcels may not be annexed to the City unless detachment is approved by resolution of the Town Board.

ISSUES:

Plan Commission Extra Territorial Review Criteria:

A City or Village cannot reject a plat based upon use. Rather, a plat may be rejected based upon other criteria, including:

- 1) The land is unsuitable for the proposed development (reasons could include bad drainage, soil or rock formations with severe limitations for development, severe erosion potential, unfavorable topography, rare wildlife habitat, and so forth)
- 2) The development would have an adverse impact on existing or planned city improvements (such improvements could be the expansion of a nearby airport, landfill, or similar public facility)
- 3) The quality of the proposed land division (acceptable “quality” elements could include lot size, amount of open space, landscaping requirements, etc., if none of the elements rise to the level of public improvements)

Town of Port Washington:

- Town of Port Washington staff recommendation is approval of both CSM’s (The Town Plan Commission will act on the matter at their October 9th meeting)

STAFF COMMENTS: Action by the Commission on this matter should focus on the CSM’s– the issues related to any future annexation and subdivision will be addressed via the application and approval processes related to those issues if or when they arise. In other words, the Commission should treat the Subject CSM’s similar to the extra territorial plats it has reviewed previously and within the confines of the approval criteria noted above.

STAFF RECOMMENDATION: Staff recommends approval of both Subject Certified Survey Maps with the following condition:

- 1) Add a City of Port Washington Plan Commission signature block to the approval certificates page of both CSM’s.
- 2) **SUGGESTED MOTION:** Because this matter involves two separate CSM’s, staff suggests the following motion(s): “I move to approve the Dommer CSM at Tax Key # 07-031-11-002.00 and the Anewenter CSM at Tax Key 07-031-09-003.00 with the condition to require a City of Port Washington Plan Commission signature block to the approval certificates page of the Subject CSM’s.

IF APPROVED, NEXT STEPS: None

ATTACHMENTS:

- 1) Aerial Map
- 2) CSM #1 (Dommer)
- 3) CSM #2 (Anewenter)

TOWN OF PORT WASHINGTON EXTRATERRITORIAL REVIEW AERIAL



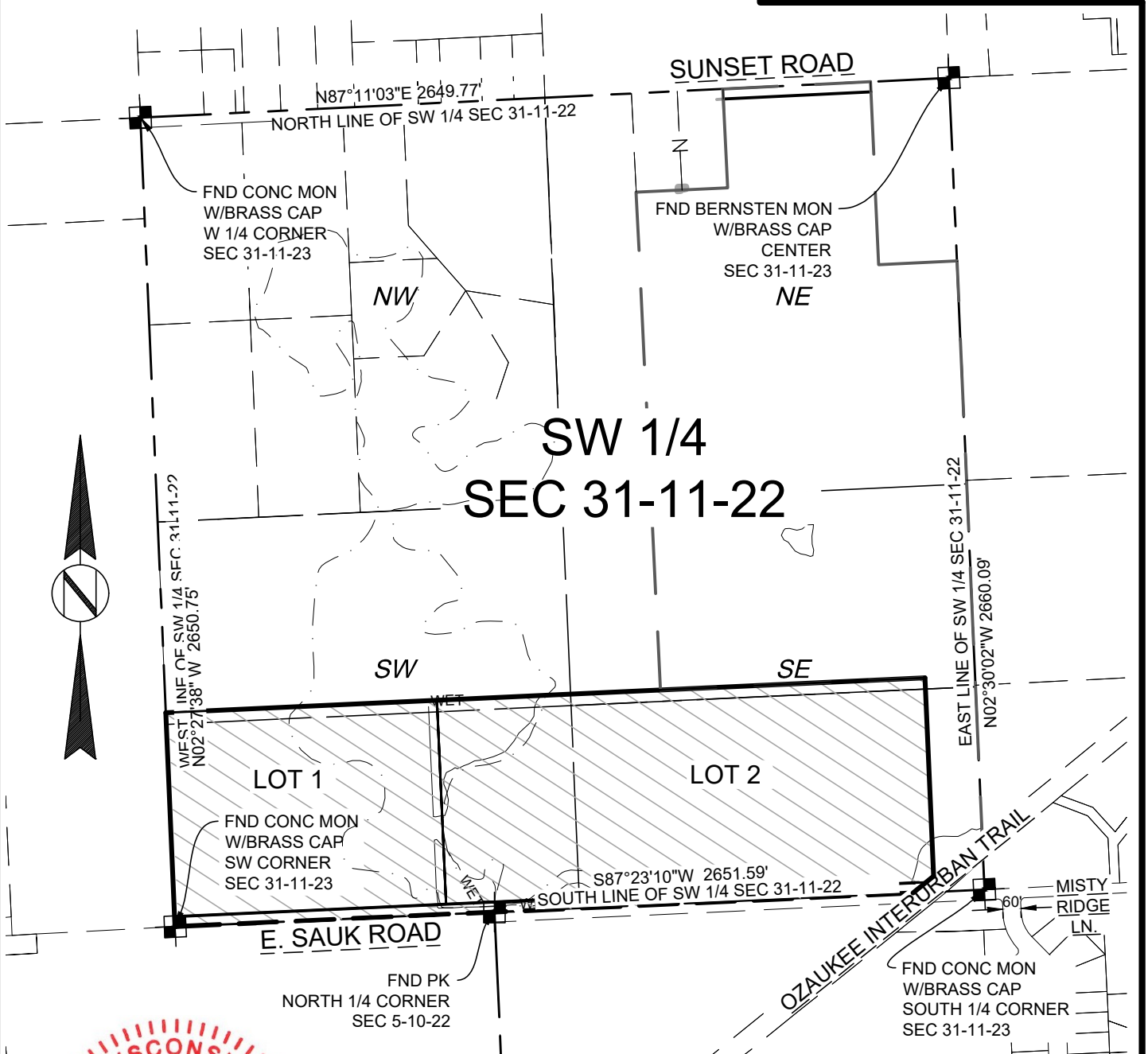
(CSM 1 DOMMER)

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWN 11 NORTH, RANGE 22 EAST, IN THE TOWN OF PORT WASHINGTON, OZAUKEE COUNTY, WISCONSIN.

LOCATION MAP

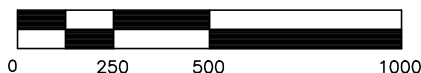
SOUTHWEST 1/4 SECTION 31-11-22



Keith A. Kindred

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (1983/2011) GRID NORTH OF WHICH THE SOUTH LINE OF THE SW 1/4 OF SECTION 31-11-22 IS ASSUMED TO BEAR AS S87°23'10"W.

SCALE: 1" = 500'



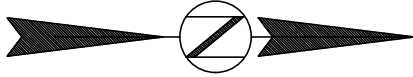
SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM

SURVEY FOR:
KENNETH & MARY LOU
DOMMER
1154 E. SAUK ROAD
GRAFTON, WI 53024

(CSM 1 DOMMER)

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWN 11 NORTH, RANGE 22 EAST, IN THE TOWN OF PORT WASHINGTON, OZAUKEE COUNTY, WISCONSIN.



SCALE: 1" = 300'



LEGEND

- SECTION CORNER MONUMENT FOUND, AS DESCRIBED
- 3/4" OUTSIDE DIAMETER IRON PIPE/REBAR FOUND (UNLESS OTHERWISE STATED)
- 3/4" OUTSIDE DIAMETER, 18" LONG, 1.502 LBS PER LINEAR FOOT, IRON REBAR SET



Keith

DATED THIS 10TH DAY OF JULY, 2024.

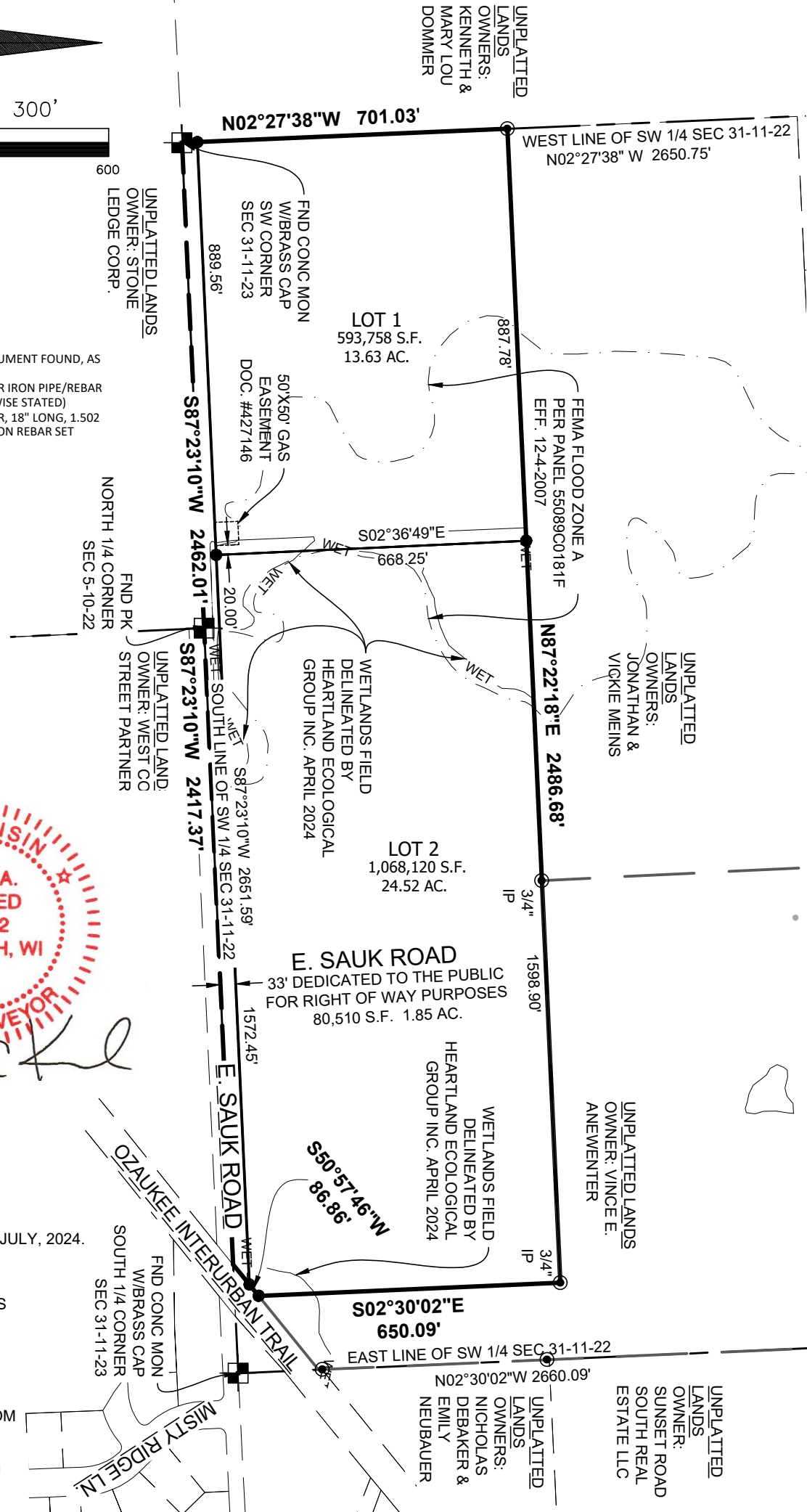
SURVEYOR:
 KEITH A. KINDRED, PLS
 S-2082
 SEH, INC.
 501 MAPLE AVE.
 DELAFIELD, WI 53018
 (414) 949-8919
 KKINDRED@SEHINC.COM

SURVEY FOR:
 KENNETH & MARY LOU
 DOMMER
 1154 E. SAUK ROAD
 GRAFTON, WI 53024

PROJECT NO. NEUMA 179664

THIS INSTRUMENT DRAFTED BY DAPHNE WILLIAMS

SHEET 2 OF 6



UNPLATTED
 LANDS
 OWNERS:
 KENNETH &
 MARY LOU
 DOMMER

UNPLATTED LANDS
 OWNER: STONE
 LEDGE CORP.

UNPLATTED LANDS
 OWNER: WEST CO
 STREET PARTNER

UNPLATTED
 LANDS
 OWNERS:
 JONATHAN &
 VIKIE MEINS

UNPLATTED LANDS
 OWNER: VINCE E.
 ANEWENTER

UNPLATTED
 LANDS
 OWNERS:
 NICHOLAS
 DEBAKER &
 EMILY
 NEUBAUER

UNPLATTED
 LANDS
 OWNER:
 SUNSET ROAD
 SOUTH REAL
 ESTATE LLC

WETLANDS FIELD
 DELINEATED BY
 HEARTLAND ECOLOGICAL
 GROUP INC. APRIL 2024

WETLANDS FIELD
 DELINEATED BY
 HEARTLAND ECOLOGICAL
 GROUP INC. APRIL 2024

E. SAUK ROAD
 33' DEDICATED TO THE PUBLIC
 FOR RIGHT OF WAY PURPOSES
 80,510 S.F. 1.85 AC.

FND CONG MON
 W/BRASS CAP
 SOUTH 1/4 CORNER
 SEC 31-11-23

FND PK
 NORTH 1/4 CORNER
 SEC 5-10-22

WEST LINE OF SW 1/4 SEC 31-11-22
 N02°27'38" W 2650.75'

EAST LINE OF SW 1/4 SEC 31-11-22
 N02°30'02" W 2660.09'

N02°27'38" W 701.03'

FND CONG MON
 W/BRASS CAP
 SW CORNER
 SEC 31-11-23

50' X 30' GAS
 EASEMENT
 DOC. #427146

LOT 1
 593,758 S.F.
 13.63 AC.

LOT 2
 1,068,120 S.F.
 24.52 AC.

S02°36'49"E
 668.25'

S02°30'02"E
 650.09'

S50°57'46"W
 86.86'

S87°23'10"W
 2462.01'

S87°23'10"W
 2417.37'

S87°23'10"W
 2651.59'

S02°30'02"E
 650.09'

S50°57'46"W
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 2462.01'

S87°23'10"W
 2417.37'

S87°23'10"W
 2651

(CSM 1 DOMMER)

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWN 11 NORTH, RANGE 22 EAST, IN THE TOWN OF PORT WASHINGTON, OZAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, Keith A. Kindred, Professional Land Surveyor hereby certify;

That I have surveyed, divided, mapped and dedicated part of the Southwest 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 31, Town 11 North, Range 22 East, in the Town of Port Washington, Ozaukee County, Wisconsin more particularly described as follows:

Beginning at the Southwest corner of Section 31; thence North 02°27'38" West along the West line of the Southwest 1/4 of said Section 31 a distance of 701.03 feet; thence North 87°22'18" East, 2486.68 feet; thence South 02°30'02" East, 650.09 feet to the Westerly line of the Ozaukee Interurban Trail; thence South 50°57'46" West along said Westerly line 86.86 feet to the South line of the Southwest 1/4 of Section 31; thence South 87°23'10" West along said South line 2417.37 feet to the the point of beginning.

Contains 1,742,388 sq. ft. 40.000 acres

That I have made such survey, land division and Certified Survey Map by the direction of the Kenneth and Mary Lou Dommer, owners of said lands.

That such survey is a correct representation of all the exterior boundaries of the lands surveyed and the division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the subdivision regulations of Ozaukee County in surveying, dividing and mapping the same.



Keith A Kindred, PLS 2082

Dated this 10th day of July, 2024.

SURVEYOR:

KEITH A. KINDRED, PLS

S-2082

SEH, INC.

501 MAPLE AVE.

DELAFIELD, WI 53018

(414) 949-8919

KKINDRED@SEHINC.COM

SURVEY FOR:

KENNETH & MARY LOU

DOMMER

1154 E. SAUK ROAD

GRAFTON, WI 53024

(CSM 1 DOMMER)

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWN 11 NORTH, RANGE 22 EAST, IN THE TOWN OF PORT WASHINGTON, OZAUKEE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE OF DEDICATION:

Kenneth and Mary Lou Dommer, as owners, we hereby certify that we caused that land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the Certified Survey Map. We also certify that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

1) TOWN OF PORT WASHINGTON

Date: _____ Signed: _____
Kenneth Dommer

Date: _____ Signed: _____
Mary Lou Dommer

STATE OF _____)
_____ COUNTY) SS

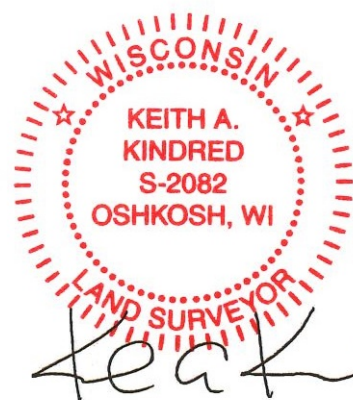
Personally came before me this _____ day of _____, 20_____, the above named Kenneth and Mary Lou Dommer to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

Notary Public

County, Wisconsin
My Commission Expires _____

SURVEYOR:
KEITH A. KINDRED, PLS
S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM

SURVEY FOR:
KENNETH & MARY LOU
DOMMER
1154 E. SAUK ROAD
GRAFTON, WI 53024



DATED THIS 10TH DAY OF JULY, 2024.

(CSM 1 DOMMER)

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWN 11 NORTH, RANGE 22 EAST, IN THE TOWN OF PORT WASHINGTON, OZAUKEE COUNTY, WISCONSIN.

CONSENT OF MORTGAGEE:

I, _____, mortgagee of the above described land, do hereby consent to the surveying, dividing, mapping and dedication of the land described on this Certified Survey Map, and I do hereby consent to the above certificate of Kenneth and Mary Lou Dommer, owners.

WITNESS the hand and seal of _____, mortgagee, this ____ day of _____, 20__.

IN the presence of:

_____(Seal)

Mortgagee

STATE OF WISCONSIN)
_____ COUNTY) SS)

Personally came before me this ____ day of _____, 20__, the above named _____, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public

_____ County, Wisconsin

My Commission Expires _____

SURVEYOR:
KEITH A. KINDRED, PLS
S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM

SURVEY FOR:
KENNETH & MARY LOU
DOMMER
1154 E. SAUK ROAD
GRAFTON, WI 53024



DATED THIS 10TH DAY OF JULY, 2024.

(CSM 1 DOMMER)

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWN 11 NORTH, RANGE 22 EAST, IN THE TOWN OF PORT WASHINGTON, OZAUKEE COUNTY, WISCONSIN.

TOWN BOARD APPROVAL CERTIFICATE:

Resolved that this Certified Survey Map, in the Town of Port Washington, is hereby approved by the Town Board.

All conditions have been met as of the _____ day of _____, 20__.

Date: _____ Signed _____
Mike Didier, Chairman

Date: _____ Signed _____
Heather Krueger, Town Clerk

PLAN COMMISSION APPROVAL CERTIFICATE:

APPROVED, that this Certified Survey Map, in the Town of Port Washington, is hereby approved by the Plan Commission.

Approved as of the _____ day of _____, 20__.

Date: _____ Signed _____
Mike Didier, Chairman

Date: _____ Signed _____
Heather Krueger, Town Clerk

SURVEYOR:
KEITH A. KINDRED, PLS
S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM

SURVEY FOR:
KENNETH & MARY LOU
DOMMER
1154 E. SAUK ROAD
GRAFTON, WI 53024



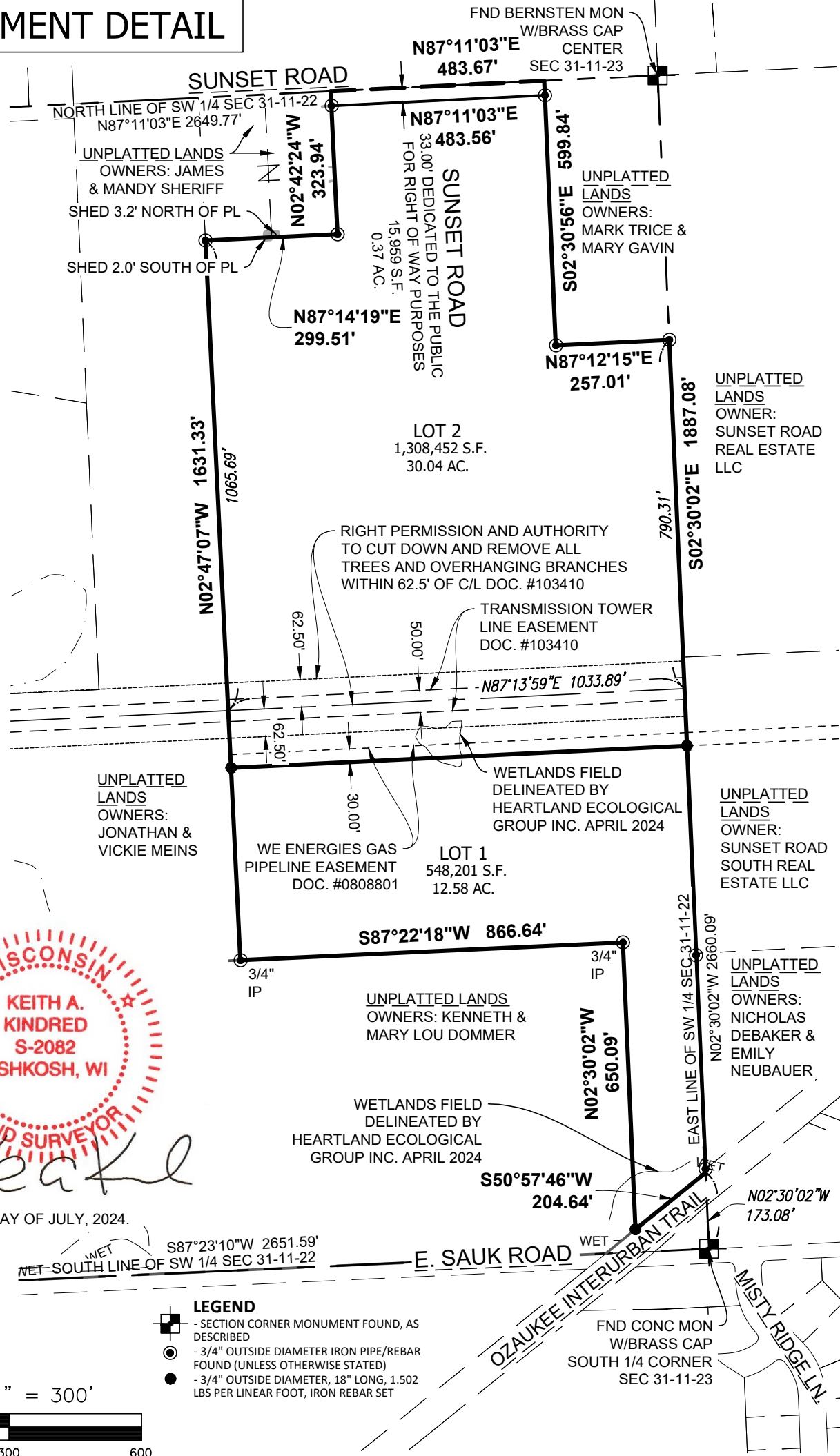
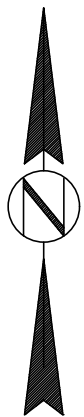
DATED THIS 10TH DAY OF JULY, 2024.

(CSM 2 ANEWENTER)

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWN 11 NORTH, RANGE 22 EAST, IN THE TOWN OF PORT WASHINGTON, OZAUKEE COUNTY, WISCONSIN.

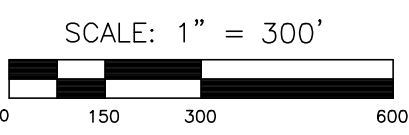
EASEMENT DETAIL



WISCONSIN
 KEITH A. KINDRED
 S-2082
 OSHKOSH, WI
 LAND SURVEYOR
Keith

DATED THIS 10TH DAY OF JULY, 2024.

- LEGEND**
- SECTION CORNER MONUMENT FOUND, AS DESCRIBED
 - 3/4" OUTSIDE DIAMETER IRON PIPE/REBAR FOUND (UNLESS OTHERWISE STATED)
 - 3/4" OUTSIDE DIAMETER, 18" LONG, 1.502 LBS PER LINEAR FOOT, IRON REBAR SET



(CSM 2 ANEWENTER)

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWN 11 NORTH, RANGE 22 EAST, IN THE TOWN OF PORT WASHINGTON, OZAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, Keith A. Kindred, Professional Land Surveyor hereby certify;

That I have surveyed, divided, mapped and dedicated part of the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 31, Town 11 North, Range 22 East, in the Town of Port Washington, Ozaukee County, Wisconsin more particularly described as follows:

Commencing at the South 1/4 corner of Section 31; thence North 02°30'02" West along the East line of the Southwest 1/4 of said Section 31 a distance of 173.08 feet to the Westerly line of the Ozaukee Interurban Trail and the point of beginning of the lands to be described; thence South 50°57'46" West along said Westerly line, 204.64 feet; thence North 02°30'02" West, 650.09 feet; thence South 87°22'18" West, 866.64 feet; thence North 02°47'07" West, 1631.33 feet; thence North 87°14'19" East, 299.51 feet; thence North 02°42'24" West, 323.94 feet to the North Line of the Southwest 1/4 of Section 31; thence North 87°11'03" East along said North line 483.67 feet; thence South 02°30'56" East, 599.84 feet; thence North 87°12'15" East, 257.01 feet to the East line of the Southwest 1/4 of Section 31, thence South 02°30'02" East, 1887.08 feet to the point of beginning.

Contains 1,872,610 sq. ft. 42.99 acres

That I have made such survey, land division and Certified Survey Map by the direction of the Vince E. Anewenter owner of said lands.

That such survey is a correct representation of all the exterior boundaries of the lands surveyed and the division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the subdivision regulations of Ozaukee County in surveying, dividing and mapping the same.



Keith A Kindred, PLS 2082

Dated this 10th day of July, 2024.

SURVEYOR:

KEITH A. KINDRED, PLS
S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM

SURVEY FOR:

VINCE E ANEWENTER
931 W. WHITEFISH ROAD
PORT WASHINGTON, WI
53074

(CSM 2 ANEWENTER)

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWN 11 NORTH, RANGE 22 EAST, IN THE TOWN OF PORT WASHINGTON, OZAUKEE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE OF DEDICATION:

Vince E. Anewenter, as owner, we hereby certify that we caused that land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the Certified Survey Map. We also certify that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

- 1) TOWN OF PORT WASHINGTON

Date: _____ Signed: _____
Vince E. Anewenter, owner

STATE OF _____)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 20_____, the above named Vince E. Anewenter to me known to be the same person who executed the foregoing instrument and acknowledged the same.

Notary Public

County, Wisconsin
My Commission Expires _____

SURVEYOR:
KEITH A. KINDRED, PLS
S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM

SURVEY FOR:
VINCE E ANEWENTER
931 W. WHITEFISH ROAD
PORT WASHINGTON, WI
53074



Keith A. Kindred

DATED THIS 10TH DAY OF JULY, 2024.

(CSM 2 ANEWENTER)

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWN 11 NORTH, RANGE 22 EAST, IN THE TOWN OF PORT WASHINGTON, OZAUKEE COUNTY, WISCONSIN.

CONSENT OF MORTGAGEE:

I, _____, mortgagee of the above described land, do hereby consent to the surveying, dividing, mapping and dedication of the land described on this Certified Survey Map, and I do hereby consent to the above certificate of Vince E. Anewenter, owner.

WITNESS the hand and seal of _____, mortgagee, this ____ day of _____, 20__.

IN the presence of:

_____(Seal)

Mortgagee

STATE OF WISCONSIN)
_____ COUNTY) SS)

Personally came before me this ____ day of _____, 20__, the above named _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public

_____ County, Wisconsin

My Commission Expires _____

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(414) 949-8919
KKINDRED@SEHINC.COM

SURVEY FOR:
VINCE E ANEWENTER
931 W. WHITEFISH ROAD
PORT WASHINGTON, WI
53074



Handwritten signature of Keith A. Kindred

DATED THIS 10TH DAY OF JULY, 2024.

(CSM 2 ANEWENTER)

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWN 11 NORTH, RANGE 22 EAST, IN THE TOWN OF PORT WASHINGTON, OZAUKEE COUNTY, WISCONSIN.

TOWN BOARD APPROVAL CERTIFICATE:

Resolved that this Certified Survey Map, in the Town of Port Washington, is hereby approved by the Town Board.

All conditions have been met as of the _____ day of _____, 20__.

Date: _____ Signed _____
Mike Didier, Chairman

Date: _____ Signed _____
Heather Krueger, Town Clerk

PLAN COMMISSION APPROVAL CERTIFICATE:

APPROVED, that this Certified Survey Map, in the Town of Port Washington, is hereby approved by the Plan Commission.

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Date: _____ Signed _____
Mike Didier, Chairman

Date: _____ Signed _____
Heather Krueger, Town Clerk

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