

# PRELIMINARY PLAT OF GREENLAND

C.S.M. #3454

BEING A SUBDIVISION OF A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

## ENGINEER / SURVEYOR:

TRIO ENGINEERING, LLC  
12660 W. NORTH AVENUE, BLDG D  
BROOKFIELD, WISCONSIN 53005  
PHONE: (262) 790-1480  
FAX: (262) 790-1481

## DEVELOPER:

BIELINSKI HOMES, INC.  
1830 MEADOW LN. SUITE A  
PEWAUKEE, WISCONSIN 53072  
PHONE: (262) 548-5570



12660 W. NORTH AVENUE, BLDG. "D"  
BROOKFIELD, WI 53005  
PHONE: (262) 790-1480  
FAX: (262) 790-1481  
EMAIL: ggosser@trioeng.com

## DEVELOPMENT SUMMARY:

- Subdivision contains approximately 15.6154 Acres.
- Subdivision contains 24 Lots and 2 Outlots.
- All lots to be served by Public Sanitary Sewer and Watermain.
- Public Streets to have Concrete Curb and Gutter, Metal Catch Basins, Underground Storm Sewer and Asphalt Pavement.
- All lots to have Underground Telephone, Electric, Cable and Gas Service.
- Proposed Zoning = "RS-6" (Single-Family Residential District).
- Outlot 1 contains a Wetland Conservancy Area, Stormwater Management Facilities and Open Space to be Owned and maintained by the Owners of all Lots within this Subdivision.
- Outlot 2 contains Stormwater Management Facilities and Open Space to be Owned and maintained by the Owners of all Lots within this Subdivision.
- The Owners of all Lots within this Subdivision shall each own an equal undivided fractional interest in Outlots 1 and 2 of this Subdivision. Waukesha County shall not be liable for fees or special charges in the event they become the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency.
- Stormwater Management Facilities are located on Outlots 1 and 2 of this Subdivision. The Owners of all Lots within this Subdivision shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore said Stormwater Management Facilities. Said repairs, maintenance and restoration shall be performed by the Subdivision Master Association.
- There shall be no direct vehicular ingress or egress to U.S.H. "16" and Bluemound Road (C.T.H. "JJ") from any Lot or Outlot within this Subdivision. It being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to s.236.293 of the Wisconsin Statutes and shall be enforced by the Wisconsin Department of Transportation and Waukesha County.

## VISION CORNER EASEMENT: (V.C.E.)

Lots 1, 15, 16 and 24 are subject to a Vision Corner Easement as shown on this Plat in that the height of all plantings, berms, fences, signs or other structures within the Vision Corner Easement is limited to 24 inches above the elevation of the center of the intersection. No access to any roadway shall be permitted within the Vision Corner Easement.

## WETLAND / P.E.C DELINEATION NOTE:

Wetland boundaries shown hereon were field delineated by Wetland & Waterway Consulting, LLC (Dave Meyer) on July 12, 2018 and field located by Trio Engineering, LLC on July 26, 2018.

## HORIZONTAL DATUM PLANE:

All bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD-27), in which the South line of the S.E. 1/4 of Section 16, Town 7 North, Range 19 East, bears North 87°34'14" East.

## VERTICAL DATUM PLANE:

All elevations are referenced to the National Geodetic Vertical Datum of 1929. Contours/Elevations shown on this Preliminary Plat are per Waukesha County records.

## AGENCIES HAVING THE AUTHORITY TO OBJECT:

- State of Wisconsin, Department of Administration
- State of Wisconsin, Department of Transportation
- Waukesha County, Department of Parks and Land Use

## APPROVING AUTHORITY:

- City of Pewaukee

## SURVEYOR'S CERTIFICATE:

I hereby certify that this Preliminary Plat is a correct representative of all existing land divisions and features and that I have fully complied with the provisions of the Subdivision and Platting Code of the City of Pewaukee.

Date: 11-20-18

Revised: 01-04-19

Revised: 03-22-21



Grady L. Gosser  
Grady L. Gosser, P.L.S.  
Professional Land Surveyor S-2972

SCALE: 1"=60'  
0 30 60 120

## PRESERVATION RESTRICTIONS:

The Wetland Conservancy Areas shown on Outlot 1 of this Plat shall be subject to the following restrictions:

- Grading, filling, and excavation shall be prohibited in said Preservation Area, except as may be required for Nature Walking Trails. Filling of Wetlands and Floodplain is subject to approval by the City of Pewaukee and the Department of Natural Resources.
- Construction of structures within said Preservation Area shall be prohibited.
- Removal or destruction of any vegetative cover, i.e., trees, shrubs, wildflowers, sedges, grasses, and the like, shall be prohibited with the exception of dead or diseased vegetation removal and noxious weeds as defined in the City municipality weed control ordinance, except as may be required for Nature Walking Trails.
- Introduction of plant material not indigenous to the existing environment of the Preservation Area shall be prohibited in the Preservation Area.
- Grazing by domesticated animals (e.g., horses, pigs, sheep and cows) shall be prohibited within said Preservation Area.
- No dumping of "solid" or "liquid" waste or driving of motorized vehicles will be allowed within any Outlot or Open Space Area. Vegetative debris is also "solid waste".

## LEGEND

	INDICATES SOIL BORING LOCATION
	INDICATES EXISTING WATERMAIN
	INDICATES PROPOSED WATERMAIN
	INDICATES EXISTING SANITARY SEWER
	INDICATES PROPOSED SANITARY SEWER
	INDICATES EXISTING STORM SEWER
	INDICATES PROPOSED STORM SEWER
	INDICATES EXISTING CONTOUR

## SITE DATA SUMMARY

Parcel Area: 15.6 acres

Proposed Development: RS-6 Single Family  
Lot Characteristics:  
Lot Size: 12,500 s.f. (min)  
Lot Width: 90' (min) at front setback  
Setbacks\*: Front = 30'; Side = 12'; Rear = 35'  
\*Minimum zoning setbacks

S. LINE, S.E. 1/4, SEC. 16-7-19  
(N87°34'14"E 2676.00)  
S87°34'14"W 680.76

ACCESS RESTRICTION CLAUSE (S.T.H. "74") PER s. TRANS 233.05 (1):

As owner I hereby restrict all lots and blocks, in that no owner, possessor, user, nor licensee, nor other person shall have any right of direct vehicular ingress or egress with U.S.H. "16" as shown on this Plat; it being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to s.236.293, Stats., and shall be enforceable by the Department of Transportation.

## HIGHWAY TRANS. 233.08 SETBACK RESTRICTIONS:

There shall be no improvements (including trees and shrubs) or structures placed between the highway and the highway setback line.

## NOISE LEVEL RESTRICTION PER s. TRANS 233.105 (1):

The lots of this land division may experience noise at levels exceeding the levels in s. Trans 405.04, Table I. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the Department to the highway's through-lane capacity.