

PO Box 159
242 Fredonia Avenue
Fredonia, WI 53021



Administrator: Christophe Jenkins
cjenkins@village.fredonia.wi.us
Clerk: Michelle T. Johnson
mjohnson@village.fredonia.wi.us
Treasurer: Melissa Depies
mdepies@village.fredonia.wi.us

AGENDA

FREDONIA PLAN COMMISSION MEETING AND PUBLIC HEARING MONDAY, July 10th, 2023 - 7:00 P.M.

Fredonia Government Center – Village Board Room
242 Fredonia Avenue, Fredonia, Wisconsin

THE FOLLOWING BUSINESS WILL BE BEFORE THE PLAN COMMISSION FOR INITIATION, DISCUSSION, CONSIDERATION, DELIBERATION AND POSSIBLE FORMAL ACTION

1. Call to Order
2. Consent Agenda:
 - 1.) Approve Minutes from the June 5, 2023, Plan Commission meeting
3. Zoning Change:
 - a) A Public Hearing at 7:00PM to Rezone Property Address 709 Martin Drive, Fredonia, WI, 53021 (Parcel Number 090500122040) From A-1 Agricultural to Three Proposed Lots All Zoned RS-1 Single Family Residential.

Applicant: Kenneth Jacek of 709 Martin Dr. Fredonia, WI 53021

Agent: Same
 - b) Discussion and Possible Recommendation to Village Board to Rezone Property Address 709 Martin Drive, Fredonia, WI, 53021 (Parcel Number 090500122040) From A-1 Agricultural to Three Proposed Lots All Zoned RS-1 Single Family Residential.

Applicant: Kenneth Jacek of 709 Martin Dr. Fredonia, WI 53021

Agent: Same
 - c) A Public Hearing at 7:00PM to Rezone Property Address 705 Fredonia Avenue, Fredonia, WI, 53021 (Parcel Number 090500617002) From RD-1 to RS-1 Single Family Residential.

Applicant: Michael D. Strand

Agent: Same

- d) Discussion and Possible Recommendation to Village Board to Rezone Property Address 705 Fredonia Avenue, Fredonia, WI, 53021 (Parcel Number 090500617002) From RD-1 to RS-1 Single Family

Applicant: Michael D. Strand

Agent: Same

4. Certified Survey Map (CSM)

- a) Discussion and Possible Recommendation on Industrial Park CSM-23-3

Applicant: Village of Fredonia

Agent: Strand Engineering, Inc.

5. Items for Future Consideration

6. Adjourn

NOTICE IS HEREBY GIVEN that a majority of the Fredonia Village Board may attend this meeting in order to gather information about a subject over which they have decision-making responsibility.

UPON REASONABLE NOTICE, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact the Village Clerk at 692-9125.

**VILLAGE OF FREDONIA
PLAN COMMISSION MEETING MINUTES
JUNE 5, 2023**

Chairman Gehrke called the Plan Commission meeting to order at 7:03 p.m.

Board members present: Dan Gehrke, Blake Buvid, Don Dohrwardt, Gerry Weiland, and Troy Bretl.

Board members excused: Dan Wellskopf and Jerry Jacque.

Staff/Officials present: Village Administrator Christophe Jenkins and Village Treasurer Melissa Depies.

Others present: Kenneth and Jennifer Jacek.

Approve minutes

Motion by Troy Bretl, seconded by Don Dohrwardt, to approve the January 9, 2023, Plan Commission meeting minutes as presented. Motion carried unanimously.

Discussion and possible action on the Industrial Park CSM.

Administrator Jenkins explained that this is the first request to begin splitting the Industrial Park land into individual lots. Jenkins noted that the State restricts how many lots you can split out at one time. This request is to split the property into four separate lots; a future request will be to split lot 2 and lot 4 of this CSM.

Discussion occurred as to who had purchased what parcel and how the sales/development was progressing.

Motion by Don Dohrwardt seconded by Troy Bretl to recommend the Village Board approve the proposed CSM splitting the Industrial Park land into four designated lots and two outlots. Motion carried unanimously.

Discussion and possible action on CSM 23-1, Three Lot Certified Survey Map to split they existing single lot located at 709 Martin Drive, Fredonia, WI 53021 (Parcel Number 090500122040).

Administrator Jenkins stated that the property is currently a 3.5 acre parcel. The property owner would like to split this property into three separate lots. The property is currently zoned A-1; therefore this split would also require a zoning change to R-1.

Kenneth Jacek stated that they will be building a single family home on one of the lots and the existing farmhouse will be sold to their son. There is no intension to develop the property any further than that.

Motion by Troy Bretl, seconded by Blake Buvid, to recommend the Village Board approve CSM 23-1, Three Lot Certified Survey Map to Split the Existing Single Lot Located at 709 Martin Drive, Fredonia, WI 53021 (Parcel Number 090500122040). Motion carried unanimously.

Discussion and possible action to set a Public Hearing for a Zoning Change at property address 709 Martin Drive, Fredonia, WI (Parcel Number 090500122040) from Agricultural to three proposed lots all zoned R-1 Single Family Residential.

Motion by Don Dohrwardt, seconded by Blake Buvid, to recommend the Village Board schedule a Public Hearing before the Plan Commission on July 10, 2023 at 7:00 PM to approve a zoning change at property address 709 Marin Drive, Fredonia, WI 53021 (Parcel Number 090500122040) from A-1 to three proposed lots all zoned R-1 Single Family Residential. Motion carried unanimously.

Discussion and possible action to set a Public Hearing for a Zoning Change at property address 705 Fredonia Avenue, Fredonia, WI (Parcel Number 090500617002) from RD-1 to RS-1.

Administrator Jenkins explained that this property is currently a duplex and the owner would like to remodel it to a single family home.

Motion by Gerry Weiland, seconded by Don Dohrwardt, to recommend the Village Board schedule a Public Hearing before the Plan Commission on July 10, 2023 at 7:00 PM to approve a zoning change at property address 705 Fredonia Avenue, Fredonia, WI 53021 (Parcel Number 090500617002) from RD-1 to RS-1. Motion carried unanimously.

Items for future consideration

None.

Adjournment

Motion by Don Dohrwardt, seconded by Troy Bretl, to adjourn the meeting at 7:31 p.m. Motion carried.

PO Box 159
242 Fredonia Avenue
Fredonia, WI 53021
Phone: 262-692-9125
Fax: 262-692-2883



Administrator: Christophe Jenkins
cjenkins@village.fredonia.wi.us
Clerk: Michelle T. Johnson
mjohnson@village.fredonia.wi.us
Treasurer: Melissa Depies
mdepies@village.fredonia.wi.us

**NOTICE OF
PUBLIC HEARING FOR ZONING CHANGE**

**VILLAGE OF FREDONIA
242 FREDONIA AVENUE**

MONDAY, July 10, 2023 – 7:00PM

PUBLIC NOTICE IS HEREBY GIVEN that the Plan Commission of the Village of Fredonia will hold a public hearing for the purpose of hearing public comment on and reaction to a proposed change in property zoning.

Property to be rezoned:

Property Address 709 Martin Drive, Fredonia, WI, 53021 (Parcel Number 090500122040)
From A-1 Agricultural to Three Proposed Lots All Zoned RS-1 Single Family Residential.

Applicant: Kenneth Jacek of 709 Martin Dr. Fredonia, WI 53021
Agent: Same

Following said hearing and after consideration of the Plan Commission recommendation, the Village Board will then take formal action on the proposed rezoning of said properties on July 20, 2023.

Interested citizens are encouraged to attend the public hearing on Monday, July 10, 2023 at 7:00PM at the Fredonia Government Center Board Room, 242 Fredonia Avenue, Fredonia, Wisconsin. Further information about these matters may be obtained by contacting the clerk of the Village of Fredonia.

FOR: Fredonia Plan Commission

By:
Michelle T. Johnson
Village Clerk

Sent To:
Abutting Properties
Plan Commission
Village Administration

Posted June 13, 2023 at 1:28 PM by Michelle T. Johnson, Village Clerk



Zoning Change Application

242 Fredonia Ave
 PO Box 159
 Fredonia, Wisconsin 53021
 (262) 692-9125
<https://www.fredoniawi.gov/>

Date Filed	5/17/2023
Fee \$150.00	✓ 9539

Owner's Information

Owner of Property	Kenneth P and Jennifer E Jacek Revocable Family Trust
Property Address	709 Martin Dr
City, State, Zip Code	Fredonia, WI 53021
Phone Number	414-687-1781
Email	KJacek@wi.rr.com

Property Information

Present Use of Property Residential	
Proposed Use of Property Residential	
Current Zoning District	A-1
Proposed Zoning District	R-1

Names and Addresses of Adjoining Property Owners

(Use Reverse if Needed)

1. Jeanine Lieder(Larvick), 721 Martin Dr
2. Jeff Balbock, 175 Filmore St
3. Jeff Balbock, 171 Filmore St
4. John Donald, 169 Filmore St
5.
6.
7.
8.
9.

Signature of Owner:	
Address of Owner (if different from above):	

Village of Fredonia Maps



5/17/2023, 11:21:52 AM

Zoning

- A-1-General Agricultural/Holding District
- RD-1 Residential Duplex
- RS-1 Single Family Residential
- RS-2 Single Family Residential
- Control Survey Diagram
- PLSS Quarter Sections

PLSS Sections

- PLSS Townships
- CSM
- Building Footprints
- Road Reservation
- Road Right-of-Way

PLSS Sections

- Condominium
- Gap
- Overlap
- Tax Parcel
- Historical Parcel Lines
- Local Roads
- Private Road

Highways

- Town/Public Road
- US Highway
- State Highway
- County Road
- Ramp
- Railroad Centerline

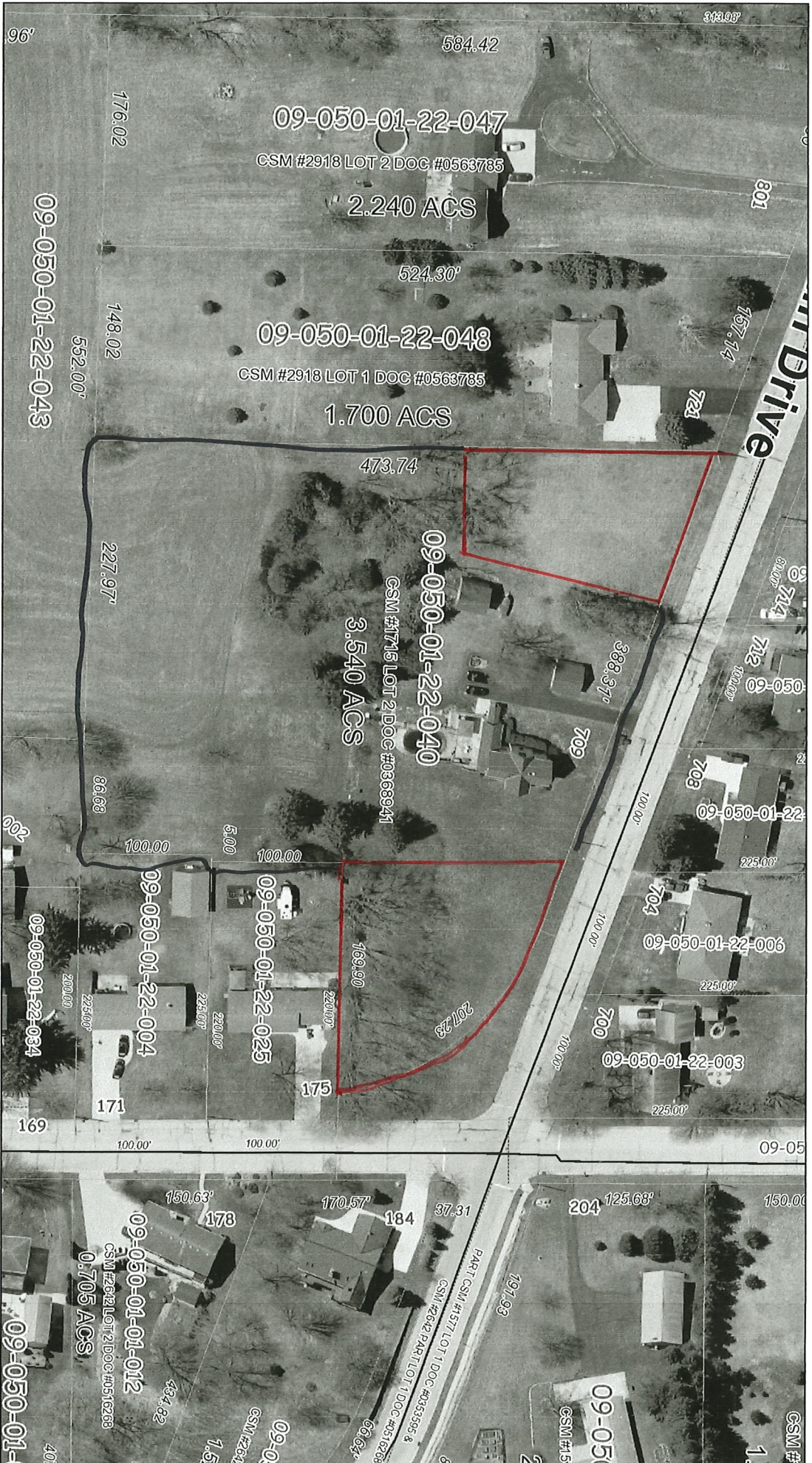
PLSS Corners

- Center of Section
- GPS Point
- Meander Corner
- Quarter Section Corner
- Section Corner
- Witness Corner

Scale: 1:1,128
0 0.01 0.02 0.03 0.04 mi
0 0.01 0.03 0.06 km

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Village of Fredonia

Parcel Information

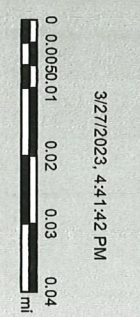


Legend

	Parcel		Historical Parcel Lines
	Tax Parcel		Condominium Plat
	Assessor's Plat		Subdivision Plat
	CSM		Plat of Survey
	Canetary Plat		Ramp
	US Highway		Private Road
	Town/Public Road		State Highway
	Railroad Centerline		County Road

Product of the LAND INFORMATION OFFICE
 3/27/2023, 4:41:42 PM

DISCLAIMER: This map is not a substitute for an actual field survey or on-site investigation. The accuracy of this map is limited to the quality of the records from which it was assembled.



313.98'

584.42

09-050-01-22-047

CSM #2918 LOT 2 DOC #0563785

2.240 ACS

524.30'

09-050-01-22-048

CSM #2918 LOT 1 DOC #0563785

1.700 ACS

473.74

09-050-01-22-040

CSM #1715 LOT 2 DOC #0368941

3.540 ACS

Drive

176.02

148.02

997.07'

801

157.14

721

192'

124'

154'

80.00'

712

100.00'

09-050-01-22-006

388.37'

709

708

09-050-01-22-006

225.00'

704

09-050-01-22-006

100.00

5.00

100.00

09-050-01-22-006

09-050-01-22-006

Parcel Information

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Phone: 262-692-9125
Fax: 262-692-2883



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**NOTICE OF
PUBLIC HEARING FOR ZONING CHANGE**

**VILLAGE OF FREDONIA
242 FREDONIA AVENUE**

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Property to be rezoned:

Property Address 705 Fredonia Avenue, Fredonia, WI, 53021 (Parcel Number 090500617002)
From RD-1 to RS-1

Applicant: Michael D. Strand
Agent: Same

Following said hearing and after consideration of the Plan Commission recommendation, the Village Board will then take formal action on the proposed rezoning of said properties on July 20, 2023.

Interested citizens are encouraged to attend the public hearing on Monday, July 10, 2023 at 7:00PM at the Fredonia Government Center Board Room, 242 Fredonia Avenue, Fredonia, Wisconsin. Further information about these matters may be obtained by contacting the clerk of the Village of Fredonia.

FOR: Fredonia Plan Commission

By:
Michelle T. Johnson
Village Clerk

Sent To:
Abutting Properties
Plan Commission
Village Administration

Posted on Tuesday, June 13, 2023 at 1:29 PM by Michelle Johnson, Village Clerk



Zoning Change Application

242 Fredonia Ave
 PO Box 159
 Fredonia, Wisconsin 53021
 (262) 692-9125
<https://www.fredoniawi.gov/>

Date Filed	5/17/23
Fee	\$150 ✓1419

Owner's Information

Owner of Property	Michael D Strand
Property Address	705 Fredonia Ave
City, State, Zip Code	Fredonia WI 53021
Phone Number	262-745-8607
Email	mstrand@gmail.com

Property Information

Present Use of Property	Duplex
Proposed Use of Property	single family
Current Zoning District	RD 1
Proposed Zoning District	RS 1

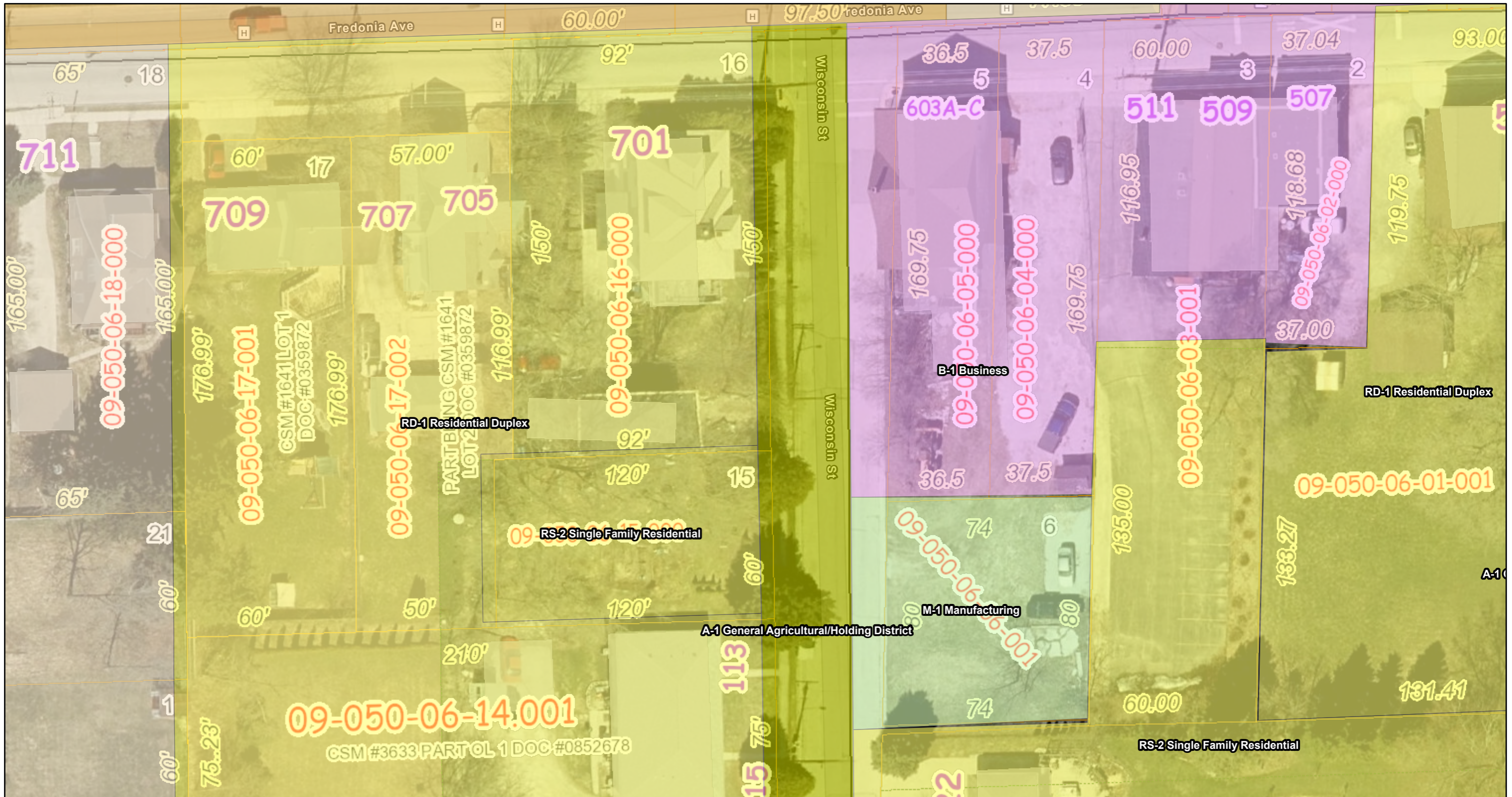
Names and Addresses of Adjoining Property Owners

(Use Reverse if Needed)

1.	Matthew Spors - 709 Fredonia Ave
2.	Gloria Lau - 92 Evergreen Dr. Random Lake, WI 53075 (113-15 WI 53075)
3.	Scot Roberts + Kristina Roden - 701 Fredonia Ave
4.	" " " "
5.	
6.	
7.	
8.	
9.	

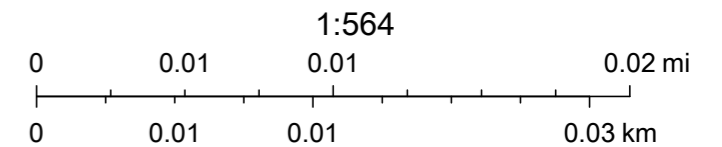
Signature of Owner:	
Address of Owner (if different from above):	

Village of Fredonia Maps



5/17/2023, 9:58:14 AM

- | | | | | | |
|---|--------------------------------|---------------------|-------------------------|---------------------|------------------------|
| Zoning | RS-3 Single Family Residential | Building Footprints | Tax Parcel | State Highway | Meander Corner |
| A-1-General Agricultural/Holding District | Control Survey Diagram | Parcels | Historical Parcel Lines | County Road | Quarter Section Corner |
| B-1 Business | PLSS Quarter Sections | Road Reservation | Local Roads | Ramp | Section Corner |
| M-1 Manufacturing | PLSS Sections | Road Right-of-Way | Private Road | Railroad Centerline | Witness Corner |
| RD-1 Residential Duplex | PLSS Townships | Condominium | Town/Public Road | PLSS Corners | |
| RS-1 Single Family Residential | CSM | Gap | Highways | Center of Section | |
| RS-2 Single Family Residential | | Overlap | US Highway | GPS Point | |



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Hello Fredonia Officials,

This email is my "comment" on the requested zoning change to 705 Fredonia Ave.
At this time I am not sure I will be able to attend the Planning Commission mtg. on 7-10-23
I live at 701 Fredonia Ave, the first house East of and abutting 705 Fredonia Ave.
I am both excited and pleased that the property is going to single family.
The new owners are already doing a lot of improvements to the property.

I am 100% for the zoning change.

(Please let me know if you receive this and if there is anything else I need to do.)

Thank you,
Scot Roberts
701 Fredonia Ave.
Fredonia, Wi 53021
414-218-0698
sr6972@wi.rr.com

CERTIFIED SURVEY MAP NO. _____

LOTS 2 & 4 OF CERTIFIED SURVEY MAP _____ RECORDED AS DOCUMENT NUMBER _____ AT THE OZAUKEE COUNTY REGISTER OF DEEDS BEING LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 12 NORTH, RANGE 21 EAST, VILLAGE OF FREDONIA, OZAUKEE COUNTY, WISCONSIN.

DRAFT

LOT 1
CSM 4146
DOC. 1120406

OUTLOT 2
CSM _____
V. __, P. _____
DOC. _____

LOT 1
CSM 1228
V. 6, P. 130
DOC. 317443

UNPLATTED
LANDS

PARCEL 1
CSM 2831
V. 20, P. 191-193
DOC. 544987

PARCEL 2
CSM 2831
V. 20, P. 191-193
DOC. 544987

LOT 1
CSM 3141
V. 22, P. 172-173
DOC. 634057

LOT 2
CSM 3141
V. 22, P. 172-173
DOC. 634057

OUTLET 1 CSM 3141

LOT 4
CSM 2035
V. 15, P. 182
DOC. 414035

(FOUND CHISELED CROSS) TIES VERIFIED
SW CORNER, SE 1/4 SEC. 35, T12N, R21E
Y: 537,156.90
X: 2,512,604.23

OUTLOT 1
CSM _____
V. __, P. _____
DOC. _____

LOT 3
CSM _____
V. __, P. _____
DOC. _____

(S87°30'35"W)
N87°30'47"E
386.22'

(S1°57'06"E)
N1°55'25"W
412.36'
(412.43)

N1°57'56"W 33.00'

UNPLATTED
LANDS

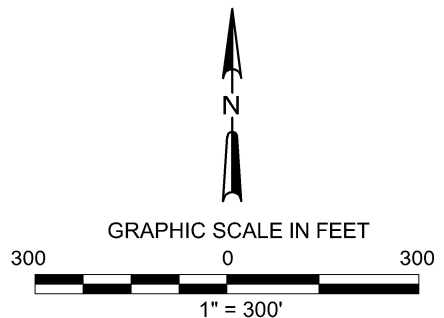
(S87°30'44"W) 518.33'

(FOUND CHISELED CROSS) TIES VERIFIED
SE CORNER, SEC. 35, T12N, R21E
Y: 537,272.08
X: 2,515,255.43

STH 57

INNOVATION DRIVE

MEADOWLARK ROAD



CERTIFIED SURVEY MAP NO. _____

LOTS 2 & 4 OF CERTIFIED SURVEY MAP _____ RECORDED AS DOCUMENT NUMBER _____ AT THE OZAUKEE COUNTY REGISTER OF DEEDS BEING LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 12 NORTH, RANGE 21 EAST, VILLAGE OF FREDONIA, OZUAKKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, HEATHER S. BARTELT, PROFESSIONAL LAND SURVEYOR WITH STRAND ASSOCIATES, INC., DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED LOTS 2 & 4 OF CERTIFIED SURVEY MAP _____ RECORDED AS DOCUMENT NUMBER _____ AT THE OZAUKEE COUNTY REGISTER OF DEEDS BEING LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 12 NORTH, RANGE 21 EAST, VILLAGE OF FREDONIA, OZUAKKEE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

LOTS 1 & 2

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 35;
 THENCE SOUTH 87° 30' 44" W, 518.33 FEET (RECORDED AS SOUTH 87° 30' 35" WEST, 518.39 FEET) ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 35;
 THENCE NORTH 01° 57' 56" WEST, 33.00 FEET (RECORDED AS NORTH 01° 57' 05" WEST)
 THENCE NORTH 01° 55' 25" WEST, 412.36 FEET (RECORDED AS SOUTH 01° 57' 05" EAST)
 THENCE NORTH 87° 30' 47" EAST, 386.22 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STH 57;
 THENCE NORTH 01° 45' 45" WEST, 422.51 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE, SOUTH 87° 36' 11" WEST, 656.01 FEET ALONG THE SOUTH LINE OF LOT 4 OF CSM _____ RECORDED AS DOCUMENT _____ AT THE OZAUKEE COUNTY REGISTER OF DEEDS TO THE EASTERY RIGHT-OF-WAY OF INNOVATION DRIVE;
 THENCE, NORTH 01° 48' 47" WEST, 632.46 FEET ALONG SAID EASTERY RIGHT-OF-WAY LINE TO A POINT OF CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 283.00 FEET BEING POINT "A";
 THENCE, 444.56 FEET ALONG THE ARC OF SAID CIRCULAR CURVE WHICH HAS A LONG CHORD THAT BEARS NORTH 46° 48' 56" WEST, 400.24 FEET;
 THENCE, NORTH 01° 52' 51" WEST, 128.90 FEET ALONG A WESTERLY LINE OF SAID LOT 4;
 THENCE, NORTH 46° 38' 33" EAST, 283.05 FEET ALONG THE NORTHWESTERLY LINE OF SAID LOT 4;
 THENCE, NORTH 87° 36' 11" EAST, 743.33 FEET ALONG THE NORTHERLY LINE OF SAID LOT 4 TO THE WESTERLY RIGHT-OF-WAY LINE OF STH 57;
 THENCE, SOUTH 01° 46' 03" EAST, 972.18 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE;
 THENCE, SOUTH 88° 34' 23" WEST, 14.98 FEET;
 THENCE, SOUTH 01° 45' 45" EAST, 260.89 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

CONTAINING 910,864 SQUARE FEET (20.91 ACRES).

ALSO,

LOTS 3 & 4

COMMENCING AT ABOVE DESCRIBED POINT "A";
 THENCE, SOUTH 64° 01' 23" WEST, 72.34 FEET TO THE NORTHEAST CORNER OF LOT 2 OF SAID CSM _____ BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;
 THENCE, SOUTH 01° 48' 47" EAST, 887.45 FEET ALONG THE EAST LINE OF SAID LOT 2 ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF INNOVATION DRIVE;
 THENCE, SOUTH 87° 26' 53" WEST, 476.43 FEET ALONG THE SOUTH LINE OF SAID LOT 2 TO THE SOUTHWEST CORNER THEREOF;
 THENCE, NORTH 01° 49' 37" WEST, 887.45 FEET ALONG THE WEST LINE OF SAID LOT 2 TO THE NORTHWEST CORNER THEREOF;
 THENCE, NORTH 87° 26' 53" EAST, 476.65 FEET ALONG THE NORTH LINE OF SAID LOT 2 TO THE POINT OF BEGINNING.

CONTAINING 422,870 SQUARE FEET (9.71 ACRES).

SUBJECT TO ALL EXISTING EASEMENTS, RESTRICTIONS AND COVENANTS, RECORDED AND UNRECORDED.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF IDEAL TREE SERVICE, LLC.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXISTING BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH THE PROVISION OF SECTION 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF FREDONIA IN SURVEYING AND MAPPING THIS PROPERTY TO THE BEST OF MY KNOWLEDGE AND BELIEF

DATED THIS 3RD DAY OF JULY, 2023

HEATHER S. BARTELT, AGENT FOR STRAND ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYOR NO. 2797
 STRAND PROJECT NUMBER 3844.016

DRAFT

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	283.00'	444.56'	90°00'18"	N46°48'56"W	400.24'
C2	283.00'	50.27'	10°10'39"	N6°54'07"W	50.20'
C3	283.00'	394.29'	79°49'40"	N51°54'16"W	363.17'

CERTIFIED SURVEY MAP NO. _____

LOTS 2 & 4 OF CERTIFIED SURVEY MAP ____ RECORDED AS DOCUMENT NUMBER _____ AT THE OZAUKEE COUNTY REGISTER OF DEEDS BEING LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 12 NORTH, RANGE 21 EAST, VILLAGE OF FREDONIA, OZUAKEE COUNTY, WISCONSIN.

OWNERS CERTIFICATE

AS OWNER, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED HEREIN TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED ON THE CERTIFIED SURVEY MAP. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL:

VILLAGE OF FREDONIA

WITNESS THE HAND AND SEAL OF SAID OWNER

THIS _____ DAY OF _____, 2023
IN PRESENCE OF:

IDEAL TREE SERVICE, LLC

CONSENT OF MORTGAGE

PORT WASHINGTON STATE BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATION OF OWNERS.

IN WITNESS WHEREOF, THE SAID PORT WASHINGTON STATE BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY

_____, ITS PRESIDENT,

AND COUNTERSIGNED BY _____, ITS SECRETARY (CASHIER), AT

_____, WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED

THIS _____ DAY OF _____, 2023 IN PRESENCE OF:

PORT WASHINGTON STATE BANK

(CORPORATE SEAL)

PRESIDENT

SECRETARY OR CASHIER

STATE OF WISCONSIN)

_____ COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2023,

THE ABOVE NAMED _____,
TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

(NOTARY SEAL) _____

NOTARY PUBLIC _____, WISCONSIN

MY COMMISSION EXPIRES _____.

STATE OF WISCONSIN)

_____ COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2023,

THE ABOVE NAMED _____,
TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

(NOTARY SEAL) _____

NOTARY PUBLIC _____, WISCONSIN

MY COMMISSION EXPIRES _____.

DRAFT

PLAN COMMISSION APPROVAL - VILLAGE

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED FOR RECORDING BY THE VILLAGE BOARD OF THE VILLAGE OF FREDONIA

APPROVED ON: _____

DAN GEHRKE - VILLAGE CHAIRMAN

MICHELLE JOHNSON - SECRETARY

VILLAGE BOARD APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED FOR RECORDING BY THE VILLAGE BOARD OF THE VILLAGE OF FREDONIA

APPROVED ON: _____

DAN GEHRKE - VILLAGE PRESIDENT

MICHELLE JOHNSON - VILLAGE CLERK