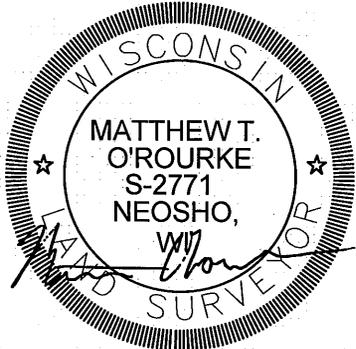
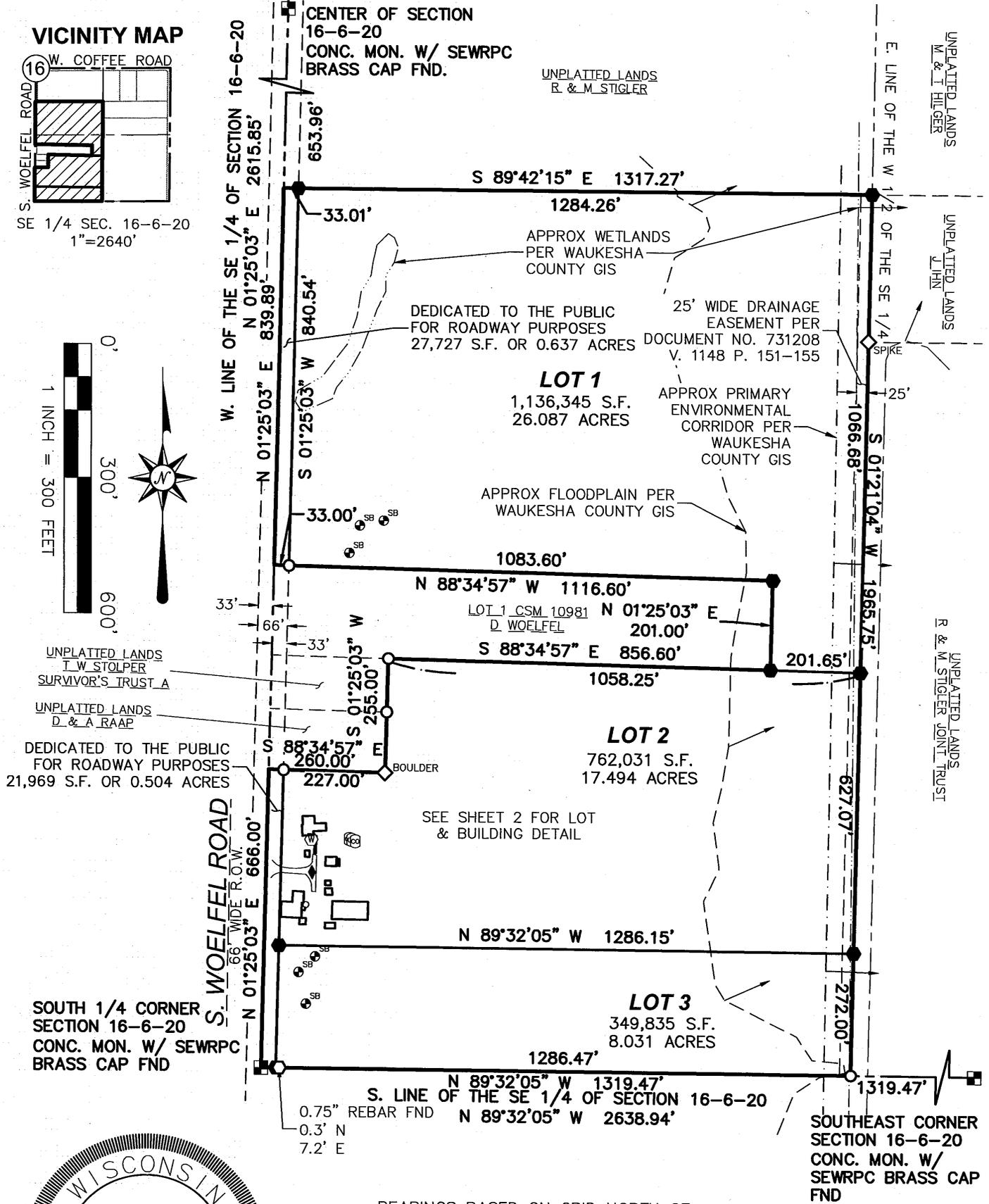
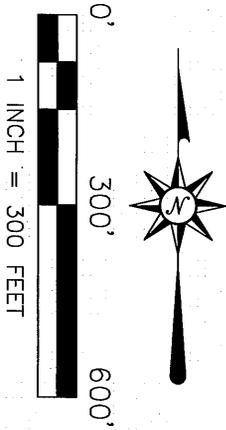
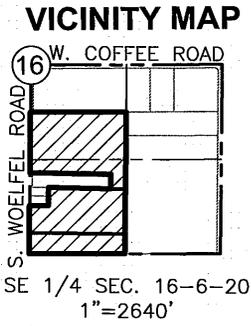


PRELIMINARY

WAUKESHA CO. CERTIFIED SURVEY MAP NO.

UNPLATTED LANDS BEING PART OF THE SW 1/4 AND PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN



PREPARED FOR:  
ROGER W & MARIAN A WOELFEL  
FAMILY TRUST  
1227 N JENKINS DR.  
OCONOMOWOC WISCONSIN, 53066

LAND SURVEYING • LAND PLANNING  
955 LEXINGTON DRIVE  
OCONOMOWOC, WI 53066  
WWW.LANDTECHWI.COM  
(262) 367-7599

DATED 11/20/2025  
JOB# 25284  
SHEET 1 OF 5

THIS INSTRUMENT WAS DRAFTED BY MATTHEW T. O'ROURKE, S-2771

WAUKESHA CO. CERTIFIED SURVEY MAP NO. \_\_\_\_\_

UNPLATTED LANDS BEING PART OF THE SW 1/4 AND PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 16,  
TOWNSHIP 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN

CENTER OF SECTION  
16-6-20  
CONC. MON. W/  
SEWRPC BRASS CAP

UNPLATTED LANDS  
D. & A. RAAP

S. WOELFEL ROAD  
66' WIDE R.O.W.

W. LINE OF THE SE 1/4 OF SECTION 16-6-20  
N 01°25'03" E 2615.85'

N 01°25'03" E 666.00'

N 01°25'03" W 665.45'

66'

33'

33'

272.01'

SOUTH 1/4 CORNER  
SECTION 16-6-20  
CONC. MON. W/  
SEWRPC BRASS CAP  
FND

0.75" REBAR FND  
0.3' N  
7.2' E

1286.47'  
N 89°32'05" W 1319.47'

S 88°34'57" E 260.00'  
227.00'

N 01°25'03" E  
255.00'

BOULDER

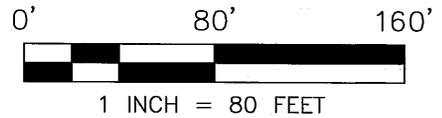
DEDICATED TO THE PUBLIC FOR  
ROADWAY PURPOSES  
21,969 S.F. OR 0.504 ACRES

LOT 2



N 89°32'05" W 1286.15'

LOT 3



**WAUKESHA CO. CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

UNPLATTED LANDS BEING PART OF THE SW 1/4 AND PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 16,  
TOWNSHIP 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN

**NOTES:**

- LOT 1 AND 2 ARE CURRENTLY ZONED A-1 & C-1 AND REQUIRE REZONING TO A-2.
- LOT 3 IS CURRENTLY ZONED A-1 & C-1 AND REQUIRES REZONING TO R-1/R-2.
- WETLANDS SHOWN ON PAGE 1 OF 5 OF THIS CSM ARE APPROXIMATE. THE CITY OF NEW BERLIN MAY REQUIRE A DELINEATION OF THE WETLANDS AT THE TIME OF A BUILDING PERMIT.
- LOT 2 ADDRESS IS 3820 S WOELFEL RD, NEW BERLIN WISCONSIN, 53151

**FLOODPLAIN/WETLAND/ENVIRONMENTAL CORRIDOR AREA RESTRICTIONS**

THOSE AREAS OF LAND WHICH ARE IDENTIFIED AS FLOODPLAIN, WETLAND, AND PRIMARY ENVIRONMENTAL CORRIDOR ON PAGE 1 OF 5 ON THIS CERTIFIED SURVEY MAP SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS:

1. THE REMOVAL OR DESTRUCTION OF ANY VEGETATIVE COVER, I.E., TREES, SHRUBS, GRASSES, ETC., WITHIN THE FLOODPLAIN PRESERVATION AREA IS PROHIBITED, AND WITH THE EXCEPTION THAT INVASIVE, DEAD, DISEASED OR DYING VEGETATION MAY BE REMOVED, AT THE DISCRETION OF THE LANDOWNER AND WITH APPROVAL FROM THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE-PLANNING AND ZONING DIVISION. SILVICULTURAL THINNING, UPON THE RECOMMENDATION OF A FORESTER OR NATURALIST AND WITH APPROVAL FROM THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE-PLANNING AND ZONING DIVISION, SHALL ALSO BE PERMITTED. THE REMOVAL OF ANY VEGETATIVE COVER THAT IS NECESSITATED TO PROVIDE ACCESS OR SERVICE TO AN APPROVED RESIDENCE OR ACCESSORY BUILDING, SHALL BE PERMITTED ONLY WHEN THE ACCESS OR SERVICE CANNOT BE LOCATED OUTSIDE OF THE FLOODPLAIN AND WITH APPROVAL FROM THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE-PLANNING AND ZONING DIVISION.
2. GRAZING BY DOMESTICATED ANIMALS, I.E., HORSES, COWS, ETC., IS PROHIBITED, UNLESS GRAZING IS CONDUCTED IN ORDER TO MANAGE INVASIVE VEGETATION AND APPROVAL IS OBTAINED BY THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE-PLANNING AND ZONING DIVISION.
3. THE INTRODUCTION OF PLANT MATERIAL NOT INDIGENOUS TO THE EXISTING ENVIRONMENT SHALL BE PROHIBITED.
4. PONDS ARE PROHIBITED UNLESS DESIGNED TO ENHANCE THE NATURAL ENVIRONMENT. PONDS THAT MAY BE PERMITTED ARE SUBJECT TO THE APPROVAL OF THE MUNICIPALITY IN WHICH THEY ARE LOCATED AND, IF APPLICABLE, THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND THE ARMY CORPS OF ENGINEERS.

**LEGEND**

■	SECTION CORNER MONUMENT
○	FOUND 1" IRON PIPE OR NOTED
○	FOUND 3/4 REBAR" OR NOTED
●	SET 0.75" O.D. X 18" REBAR WEIGHING 1.502 LBS/FT.
⊙	WELL
⊙ <sup>SB</sup>	SEPTIC CLEANOUT SOIL BORE
◆	DRIVEWAY LOCATION
S	SHED
B	BARN
D	DWELLING
----	WETLANDS
----	FLOODPLAIN
----	PRIMARY ENVIRONMENTAL CORRIDOR



WAUKESHA CO. CERTIFIED SURVEY MAP NO. \_\_\_\_\_

UNPLATTED LANDS BEING PART OF THE SW 1/4 AND PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 16,  
TOWNSHIP 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN

**SURVEYOR'S CERTIFICATE:**

I, MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF LAND BEING PART OF THE SOUTHWEST 1/4  
AND PART OF THE NORTHWEST 1/4 OF THE SE 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 20 EAST, IN  
THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 16, TOWN 6 NORTH, RANGE 20 EAST AND ALSO BEING  
THE POINT OF BEGINNING; THENCE N 01°25'03" E, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID  
SECTION 16, 666.00 FEET; THENCE S 88°34'57" E, 260.00 FEET; THENCE N 01°25'03" E, 255.00 FEET TO THE  
SOUTH LINE OF LOT 1 CSM 10981; THENCE S 88°34'57" E ALONG THE SOUTH LINE OF LOT 1 CSM 10981,  
856.60 FEET TO THE SOUTHEAST CORNER OF LOT 1 CSM 10981; THENCE N 01°25'03" E ALONG THE EAST LINE  
OF LOT 1 CSM 10981, 201.00 FEET TO THE NORTHEAST CORNER OF LOT 1 CSM 10981; THENCE N 88°34'57" W  
ALONG THE NORTH LINE OF LOT 1 CSM 10981, 1116.60 FEET TO A POINT ON THE WEST LINE OF THE  
SOUTHEAST 1/4 OF SECTION 16; THENCE N 01°25'03" E ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF  
SECTION 16, 839.89 FEET; THENCE S 89°42'15" E, 1,317.27 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE  
SOUTHEAST 1/4 OF SECTION 16; THENCE S 01°21'04" W ALONG THE EAST LINE OF THE WEST 1/2 OF THE  
SOUTHEAST 1/4 OF SECTION 16, 1965.75 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF  
SECTION 16; THENCE N 89°32'05" W ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 16, 1,319.47  
FEET TO THE POINT OF BEGINNING.

DESCRIBED ALNDS HAVING AN AREA OF 2,297,907 SQUARE FEET OR 52.753 ACRES.

THAT I HAVE MADE SAID SURVEY BY THE DIRECTION OF THE ROGER W & MARIAN A WOELFEL FAMILY TRUST  
OWNER OF SAID LANDS.

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

THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF S. 236.34 OF THE WISCONSIN STATUTES AND THE  
SUBDIVISION CONTROL ORDINANCE OF WAUKESHA COUNTY AND THE CITY OF NEW BERLIN IN SURVEYING,  
DIVIDING, DEDICATING AND MAPPING THE SAME.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
MATTHEW T. O'ROURKE, S-2771



WAUKESHA CO. CERTIFIED SURVEY MAP NO. \_\_\_\_\_

UNPLATTED LANDS BEING PART OF THE SW 1/4 AND PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 16,  
TOWNSHIP 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN

**OWNER'S CERTIFICATE:**

AS OWNERS WE THE ROGER W & MARIAN A WOELFEL FAMILY TRUST HEREBY CERTIFY THAT WE CAUSED SAID  
LANDS TO BE SURVEYED, DIVIDED, DEDICATED AND MAPPED AS SHOWN ON THIS MAP. WE ALSO CERTIFY THAT  
THIS CSM IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: CITY OF NEW BERLIN.  
WITNESS THE HAND AND SEAL OF SAID OWNERS:

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
DIANNE KELLER – TRUSTEE

STATE OF WISCONSIN )SS  
COUNTY OF \_\_\_\_\_)

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_, THE ABOVE NAMED ROGER  
W & MARIAN A WOELFEL FAMILY TRUST, TO ME KNOWN TO BE THE SAME PERSON(S) WHO EXECUTED THE  
FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY SIGNATURE \_\_\_\_\_

PRINT NAME \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

**CITY OF NEW BERLIN PLANNING COMMISSION APPROVAL**

THIS LAND DIVISION AND RIGHT-OF-WAY DEDICATION IS HEREBY APPROVED BY THE CITY OF NEW BERLIN PLAN  
COMMISSION

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
DAVID A. AMENT, MAYOR/CHAIRMAN

\_\_\_\_\_  
NIKKI JONES, PLAN COMMISSION SECRETARY,

**COMMON COUNCIL APPROVAL**

APPROVED BY THE COMMON COUNCIL OF THE CITY OF NEW BERLIN ON

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
DAVID A. AMENT, MAYOR

\_\_\_\_\_  
RUBINA R. MEDINA, CITY CLERK