

February 03, 2023

Stephanie Waala  
Clerk/Treasurer  
Village of Random Lake  
96 Russell Dr.  
Random Lake, WI 53075

RE: Woodland View Final Plat & Emergency Access Easement Review  
Village of Random Lake

Dear Ms. Waala,

I have reviewed the above noted final plat per Chapter 32, of the Village of Random Lake Municipal Code, and Chapter 236, of Wisconsin State Statutes, and have also reviewed the above noted emergency access easement, and have compiled the following comments:

Below are my responses to the revised final plat comments from our January 10, 2023 review letter. Responses in red need to be further addressed, while responses in green indicate a satisfactorily addressed comment.

**The comments in red, as noted above, have now been satisfactorily addressed and we therefore recommend approval of the Woodland View final plat, as forwarded by Dave Leininger of Homeland Surveying, LLC within email dated February 03, 2023 at 11:13 AM for Sheet 1 and 1:51 PM for Sheet 2.**

#### **Woodland View Final Plat:**

##### **Sheet 1 of 2**

1. The 25' wide Municipal Utility Easement along the north side of Lot 1, Woodland View, should be shown as a 33' wide road dedication, extending westerly to a point 50' west of the west line of said lot 1. **Per a previous discussion, the 25' wide Municipal Access Easement will remain as shown, being south of and adjacent to the existing 10' wide Limited Storm Sewer Easement. The said 25' wide Municipal Access Easement however should be extended westerly, between said 10' wide easement and said 50' x 50' wide easement, to the west line of said 50' x 50' Public Sanitary Sewer Easement. Note: The plat currently indicates the south line of the said Public Sanitary Sewer Easement running through the middle of Lot 1. This line should be trimmed at the west line of said Lot 1. Done.**
2. The Public Sanitary Sewer Easement shown on the west side of Lot 1, Woodland View, should be shown as 50' x 50', located west of and adjacent to the west line of said Lot 1, and south of and adjacent to the south line of the road dedication noted within Comment No. 1. **Done.**
3. The scale (1"=100') as shown within the location sketch is incorrect. **Done.**





4. The reference to utility elevations within the 2<sup>nd</sup> of “Notes:” is unclear. Please clarify if there are utility elevations shown on the plat, or what they are, or simply remove said reference if none exist. **Done.**
5. The 4<sup>th</sup> note within “Notes:”, should be modified. Public utility easements (gas, electric, cable, telephone, etc.) and utility easements to the Village of Random Lake (drainage, storm sewer, sanitary sewer, etc.) should be separate and separately identified. The said easements should also be separately shown and identified within the plat map. Unless specified differently by the utility companies, public utility easements are often 12’ wide. If not previously done, verify public utility easement widths with the utility companies. **Done.**
6. The Utility Easement Restriction note should be modified. Public utility easements (gas, electric, cable, telephone, etc.) and utility easements to the Village of Random Lake (drainage, storm sewer, sanitary sewer, etc.) should be separate and separately identified. The same applies for the typical utility easement detail and note below said restriction note. Unless specified differently by the utility companies, public utility easements are often 12’ wide. If not previously done, verify public utility easement widths with the utility companies. **Done.**
7. Between Lots 19 & 20, there are dimensions for a 15’ wide easement, a 16’ wide municipal utility easement, & a 20’ wide access easement. The Village would prefer a single width of 20’ for all easement interests within this corridor. Also please clarify all easement interests. **Done.**
8. We would recommend adding a detail to visually represent the 3’ wide dedication at the SW corner of Lake Breeze Lane and Orth Drive. **Done.**
9. The total distance along the east side of Lots 25 & 26 (**now 26 & 27**), must equal the sum of the east line of said lots. **Done.**
10. We believe Plat Review will require the overall distance (143.71’) (**now 143.72’**) to be shown along the east side of Lots 1 & 2. **Done.**
11. Within the curve chart, the total distance of Curve 27, needs to equal the sum of Curves 28-30. **Done.**
12. The total distance along the south side of Lots 27 & 28, (**now 28 & 29**) must equal the sum of the south line of said lots. **Done.**
13. The total distance along the north side of Lots 22 & 23, (**now 23 & 24**) must equal the sum of the north line of said lots. **Done.**
14. Within the curve chart, the total distance of Curve 40, needs to equal the sum of Curves 41-45. **Done.**
15. Within the curve chart, the total distance of Curve 31, needs to equal the sum of Curves 32-34. **Not Modified. Done.**





16. Within the curve chart, the total distance of Curve 18, needs to equal the sum of Curves 19-23. **Done.**
17. Within the curve chart, the total distance of Curve 9, needs to equal the sum of Curves 10-11. **Within the curve chart, the Curve 10 arc length (82.96) needs to be modified to match the distance shown on the plat (82.95). Done.**
18. The Village is not requiring building setbacks to be shown on the final plat. However, if they are going to be shown they need to be identified and dimensioned. **Done.**
19. The Village corporate limits lines, as well as adjoining land owners names, do not have to be removed, but they are not required. **Done.**
20. Within the legend at the upper left of the plat, the weight per lineal foot of the 0.75" x 18" rebar needs to be indicated. **Done.**
21. A determined or approximated ordinary high-water mark needs to be shown along the creek on the west boundary of the plat, along with distances from the meander line to said ordinary high-water mark. **Done.**
22. The vertical datum needs to be noted on the face of the plat. **Done.**
23. Since Document No. 1811691, is referenced within the subdivision boundary description of the Surveyor's Certificate, we would recommend adding the location of said document to the face of the plat as well. **Done.**

## **Sheet 2 of 2**

24. If there is a mortgage on the land included within the plat boundary, a mortgagee certificate will be required. **Apparently no mortgage.**
25. The developer will need to re-submit the final plat with the same boundary as shown on the preliminary plat submitted. The (2) proposed CSM areas removed from the preliminary plat need to be added back into the final plat boundary as well as the south boundary line along Lots 15-20, and any other revisions to the boundary between the preliminary and final plat. This is necessary to guarantee that final plat boundary follows the TID 4 boundary description. **Done.**

The revised final plat shall be resubmitted to the Village for final approval once all of the comments included herein have been addressed.





**Emergency Access Easement:**

**Sheets 1 & 2**

No comments.

If you have any questions or concerns, please call or reply.

Regards,  
KAPUR & ASSOCIATES, INC.

A handwritten signature in cursive script that reads "Erik A. Gustafson".

Erik A. Gustafson, P.L.S.  
Project Surveyor



# Woodland View

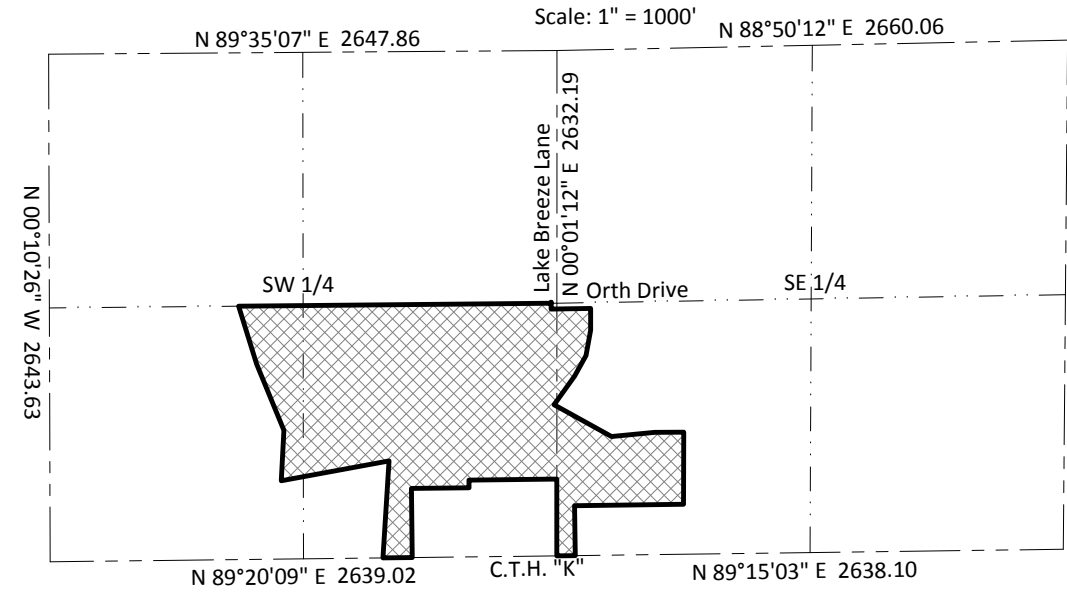
Part of Lot 2 of Certified Survey Map recorded in Volume 14 of Certified Survey Maps on pages 217 and 218, as Document No. 1490209 and part of Government Lot 3 and Government Lot 4 of the SW 1/4 and part of the SW 1/4 of the SE 1/4 of Section 35, Township 13 North, Range 21 East, Village of Random Lake, Sheboygan County, Wisconsin.

Area of Subdivision  
1,728,155 Sq. Ft.  
(39.673 Acres)  
to meander line of creek

Center  
Sec. 35-13-21  
cut "+ in curb found  
N:103602.95  
E:155684.46

### Location Sketch

SW 1/4 and SE 1/4 of Sec. 35-13-21  
Scale: 1" = 1000'



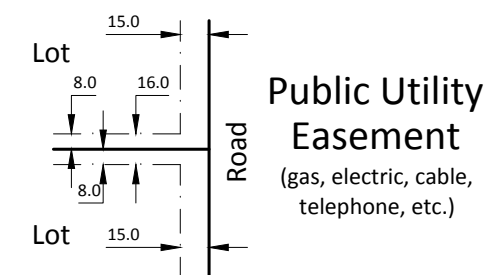
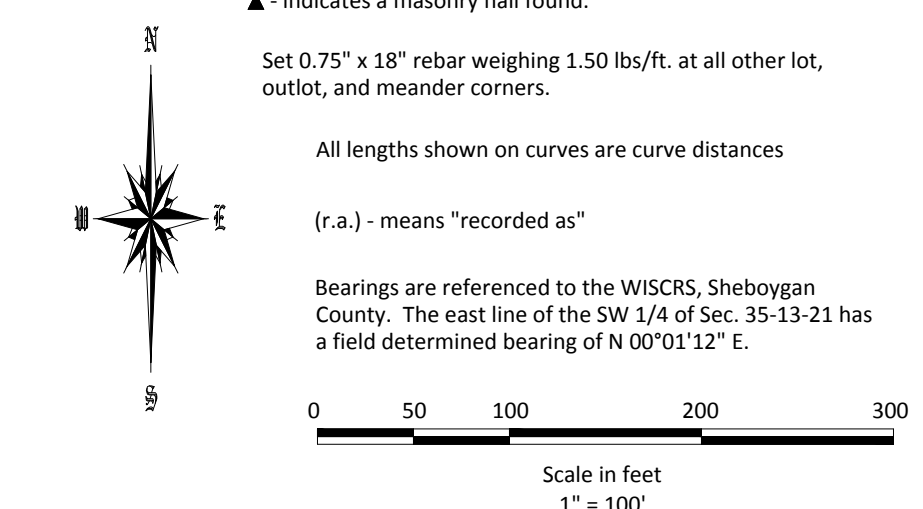
Owner/Subdivider  
Scholler Development, LLC  
W5102 Cty. Rd. K  
Random Lake, WI 53075-1700

Engineer  
Joel Van Ess  
Abacus Architects, Inc.  
1135A Michigan Ave.  
Sheboygan, WI 53081

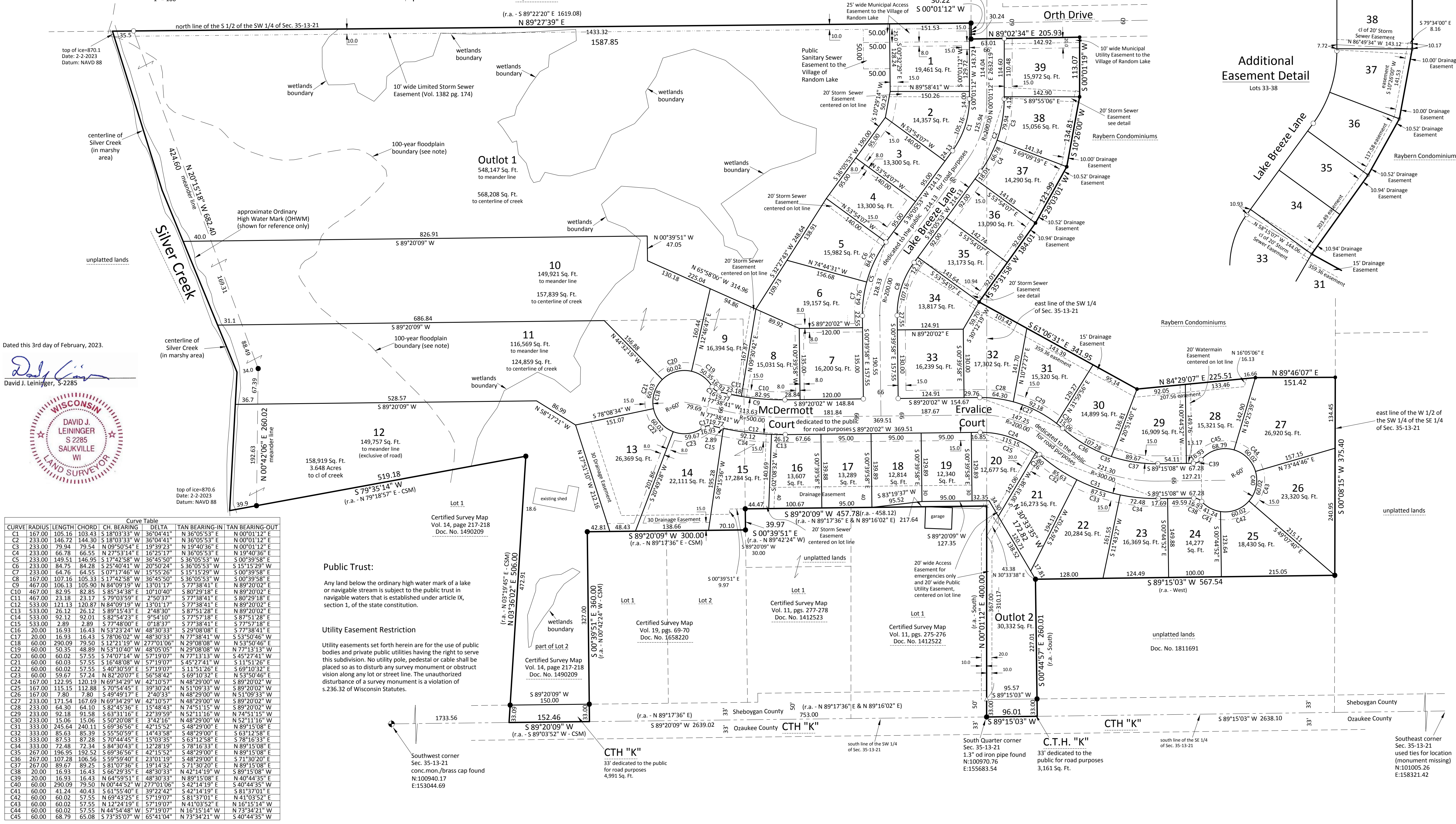
Surveyor  
David J. Leininger  
Homeland Surveying, LLC  
2079 Cold Springs Rd.  
Saukville, WI 53080

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.  
Certified \_\_\_\_\_, 20\_\_\_\_  
Department of Administration

- × - indicates a cut "+ in concrete drive found.
  - - indicates a 0.75" rebar found unless otherwise noted.
  - - indicates a 1.25" x 18" rebar weighing 4.17 lbs./ft. set.
  - - indicates a 1.25" rebar found.
  - ▲ - indicates a masonry nail found.
- Set 0.75" x 18" rebar weighing 1.50 lbs/ft. at all other lot, outlet, and meander corners.
- All lengths shown on curves are curve distances  
(r.a.) - means "recorded as"
- Bearings are referenced to the WISCRS, Sheboygan County. The east line of the SW 1/4 of Sec. 35-13-21 has a field determined bearing of N 00°01'12" E.



Notes:  
Wetlands have been delineated and located by SEH in November, 2020.  
The 100-year floodplain location has been traced from FEMA 5517C0440F which is effective 04/02/2009. This floodplain has a Zone A classification.  
Public Utility Easements (gas, electric, cable, telephone, etc.)  
Utility Easements to the Village of Random Lake (drainage, storm, sanitary sewer, etc.)  
Distances shown westerly of the meander line are to the Approximate Ordinary High Water Mark(OHWM)



CURVE	RADIUS	LENGTH	CHORD	CH. BEARING	DELTA	TAN BEARING-IN	TAN BEARING-OUT
C1	167.00	105.16	103.43	S 18°03'33" W	36°04'41"	N 35°05'53" E	N 00°01'12" E
C2	233.00	146.72	144.30	S 18°03'33" W	36°04'41"	N 35°05'53" E	N 00°01'12" E
C3	233.00	79.94	79.54	N 09°50'54" E	19°39'23"	N 19°40'36" E	N 00°01'12" E
C4	233.00	66.78	66.55	N 27°53'14" W	16°25'17"	N 36°05'53" E	N 19°40'36" E
C5	233.00	149.51	146.95	S 17°42'58" W	36°45'50"	S 36°05'53" W	S 00°39'58" E
C6	233.00	84.75	84.28	S 25°40'41" W	20°50'24"	S 36°05'53" W	S 15°15'29" W
C7	233.00	64.76	64.55	S 07°17'46" W	15°55'26"	S 00°39'58" E	S 00°39'58" E
C8	167.00	107.16	105.33	S 17°42'58" W	36°45'50"	S 36°05'53" W	S 00°39'58" E
C9	467.00	106.13	105.90	N 84°09'19" W	13°01'17"	S 77°38'41" E	N 89°20'02" E
C10	467.00	82.95	82.85	S 85°34'38" E	10°10'40"	S 80°29'18" E	N 89°20'02" E
C11	467.00	23.18	23.17	S 79°03'50" E	2°50'37"	S 77°38'41" E	S 80°29'18" E
C12	533.00	121.13	120.87	N 84°09'19" W	13°01'17"	S 77°38'41" E	N 89°20'02" E
C13	533.00	26.12	26.12	S 89°15'49" E	2°48'30"	S 89°15'18" E	N 89°20'02" E
C14	533.00	92.12	92.01	S 82°54'23" E	9°54'10"	S 77°57'18" E	S 87°51'28" E
C15	533.00	2.89	2.89	S 77°48'00" E	0°18'37"	S 77°38'41" E	S 77°57'18" E
C16	20.00	16.93	16.43	N 53°24'24" W	48°30'33"	S 29°08'08" E	S 77°38'41" E
C17	20.00	16.93	16.43	S 78°06'02" W	48°30'33"	S 77°38'41" W	S 53°50'46" W
C18	60.00	290.09	79.50	S 12°21'19" W	277°01'06"	N 29°08'08" W	N 53°50'46" W
C19	60.00	50.35	48.89	N 53°10'40" W	48°05'05"	N 29°08'08" W	N 77°13'13" W
C20	60.00	60.02	57.55	S 74°07'14" W	57°19'07"	N 77°13'13" W	S 45°27'41" W
C21	60.00	60.03	57.55	S 16°48'08" W	57°19'07"	S 45°27'41" W	S 11°15'12" W
C22	60.00	60.02	57.55	S 40°30'59" E	57°19'07"	S 11°15'12" W	S 69°10'32" E
C23	60.00	59.67	57.24	N 82°20'07" E	56°58'42"	S 69°10'32" E	N 53°50'46" E
C24	167.00	122.95	120.19	N 69°34'29" W	42°10'57"	N 48°29'00" W	S 89°20'02" W
C25	167.00	115.15	112.88	S 70°54'45" E	39°30'24"	S 51°09'33" W	S 89°20'02" W
C26	167.00	7.80	7.80	S 49°49'17" E	2°40'33"	N 48°29'00" W	N 51°09'33" W
C27	233.00	171.54	167.69	N 69°34'29" W	42°10'57"	N 48°29'00" W	S 89°20'02" W
C28	233.00	64.30	64.10	N 82°43'36" E	15°48'43"	N 74°51'15" W	S 89°20'02" W
C29	233.00	92.12	91.55	S 69°31'16" E	22°39'59"	S 52°11'15" W	S 78°16'33" W
C30	233.00	15.06	15.06	S 50°20'08" E	3°42'16"	N 48°29'00" W	N 52°11'16" W
C31	333.00	245.64	240.11	S 69°36'56" E	42°15'52"	S 48°29'00" E	N 89°15'08" E
C32	333.00	85.63	85.39	S 55°50'59" E	14°43'58"	S 48°29'00" E	S 63°12'58" E
C33	333.00	87.53	87.28	S 70°44'45" E	19°14'39"	S 63°12'58" E	S 78°16'33" E
C34	333.00	72.48	72.34	S 84°30'43" E	12°28'19"	S 78°16'33" E	N 89°15'08" E
C35	267.00	196.95	192.52	S 69°36'56" E	42°15'52"	S 48°29'00" E	N 89°15'08" E
C36	267.00	107.28	106.56	S 59°59'40" E	23°01'19"	S 48°29'00" E	S 71°30'20" E
C37	267.00	89.67	89.25	S 81°07'36" E	19°14'39"	S 71°30'20" E	N 89°15'08" E
C38	20.00	16.93	16.43	S 66°29'35" E	48°30'33"	N 42°14'19" W	S 89°15'08" E
C39	20.00	16.93	16.43	N 64°59'51" E	48°30'33"	N 89°15'08" E	N 40°44'35" E
C40	60.00	290.09	79.50	N 00°44'52" W	277°01'06"	S 42°24'19" E	S 40°44'35" E
C41	60.00	41.24	40.43	S 61°55'40" E	38°22'42"	S 82°14'19" E	S 81°37'01" E
C42	60.00	60.02	57.55	N 69°43'25" E	57°19'07"	S 81°37'01" E	N 41°03'52" E
C43	60.00	60.02	57.55	N 12°24'19" E	57°19'07"	N 41°03'52" E	N 16°15'14" W
C44	60.00	60.02	57.55	N 44°54'48" W	57°19'07"	N 16°15'14" W	N 73°34'21" W
C45	60.00	68.79	65.08	S 73°35'07" W	65°41'04"	N 73°34'21" W	S 40°44'35" W

# Woodland View

Part of Lot 2 of Certified Survey Map recorded in Volume 14 of Certified Survey Maps on pages 217 and 218, as Document No. 1490209 and part of Government Lot 3 and Government Lot 4 of the SW 1/4 and part of the SW 1/4 of the SE 1/4 of Section 35, Township 13 North, Range 21 East, Village of Random Lake, Sheboygan County, Wisconsin.

## Surveyor's Certificate:

I, David J. Leininger professional land surveyor, that by the direction of Scholler Development LLC, that I have surveyed, divided, and mapped this plat entitled Woodland View, a subdivision of part of Lot 2 of Certified Survey Map recorded in Volume 14 of Certified Survey Maps on pages 217 and 218, as Document No. 1490209 and part of Government Lots 3 and 4 of the SW 1/4 and part of SW 1/4 of the SE 1/4 of Section 35, Township 13 North, Range 21 East, Village of Random Lake, Sheboygan County, Wisconsin, which is bounded and described as follows:

Beginning at the south quarter corner of said Section 35; thence N 00°01'12" E, along the east line of said SW 1/4, 400.00 feet; thence S 89°20'09" W, along the north line of Lot 1 of Certified Survey Map recorded in Volume 11 of Certified Survey Maps on pages 275 and 276, as Document No. 1412522 and its westerly extension, parallel with the south line of said SW 1/4, 457.78 feet to a point in the northerly extension of the east line of Lot 2 of Certified Survey Map recorded in Volume 19 on pages 69 and 70, as Document No. 1658220; thence S 00°39'51" E, at right angles, along said northerly extension, 39.97 feet to the northeast corner of said Lot 2 of Certified Survey Map recorded in Volume 19 on pages 69 and 70; thence S 89°20'09" W, parallel with said south line of the SW 1/4, along the north line of said Lot 2 and along the north line of Lot 1 of said Certified Survey Map, 300.00 feet to the northwest corner of Lot 1 of said Certified Survey Map recorded in Volume 19 on pages 69 and 70; thence S 00°39'51" E, at right angles, along the west line of said Lot 1, 360.00 feet to a point in said south line of the SW 1/4; thence S 89°20'09" W, along said south line of the SW 1/4, 152.46 feet to the most southerly southeast corner of Lot 1 of said Certified Survey Map recorded in Volume 14 on pages 217-218; thence N 03°36'02" E, along the easterly line of said Lot 1 of Certified Survey Map recorded in Volume 14 on pages 217-218, 506.00 feet to the northeast corner of said Lot 1; thence S 79°35'14" W, along the north line of said Lot 1, 519.18 feet to a point in a meander line, along the east side of an unnamed creek; thence N 00°42'06" E, along said meander line, 260.02 feet; thence N 20°15'18" W, continuing along said meander line, along the east side of an unnamed creek, 682.40 feet to a point in the north line of S 1/2 of said SW 1/4 of Section 35; thence N 89°27'39" E, along said north line of the S 1/2 of the SW 1/4, 1587.85 feet to a point in the west right of way line of Lake Breeze Lane; thence S 00°01'12" W, parallel with the east line of said SW 1/4, 30.22 feet to the intersection with the south right of way line of Orth Drive; thence N 89°02'34" E, along said south right of way line of Orth Drive, 205.93 feet to the northwest corner of Raybern Condominiums; thence S 00°01'19" W, along the westerly line of said Raybern Condominiums, 113.07 feet; thence S 10°26'00" W, continuing along said westerly line, 134.81 feet; thence S 29°03'01" W, continuing along said westerly line, 121.99 feet; thence S 35°31'58" W, continuing along said westerly line, 184.01 feet to the southwest corner of said Raybern Condominiums; thence S 61°06'31" E, along the southerly line of said Raybern Condominiums, 341.95 feet; thence N 84°29'07" E, continuing along said southerly line, 225.51 feet; thence N 89°46'07" E, continuing along said southerly line, 151.42 feet to a point in east line of the W 1/2 of said SW 1/4 of the SE 1/4; thence S 00°08'15" W, along said east line, 375.40 feet to the northeast corner of lands described in Document No. 1811691; thence S 89°15'03" W, parallel with the south line of said SE 1/4, 567.54 feet to the northwest corner of said lands described in Document No. 1811691; thence S 00°44'57" E, along the east line of said lands described in Volume 1811691, 260.01 feet to a point in said south line of the SE 1/4; thence S 89°15'03" W, along said south line of the SE 1/4, 96.01 feet to the point of beginning.

Containing 1,728,155 square feet (39.673 acres) more or less.

Together with those land lying between said meander line and the centerline of said unnamed creek.

I further certify that this plat is a correct representation of the exterior boundaries and the subdivisions of the land surveyed and described and that I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the Village of Random Lake in surveying, dividing, and mapping said land.

Dated this 3rd day of February, 2023.

David J. Leininger, S-2285



## Owner's Certificate:

Scholler Development LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on the plat.

Scholler Development LLC, does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Wisconsin Department of Administration  
Sheboygan County Planning and Resource Department  
Village of Random Lake

Scholler Development LLC

John R. Scholler - Manager  
Scholler Development LLC

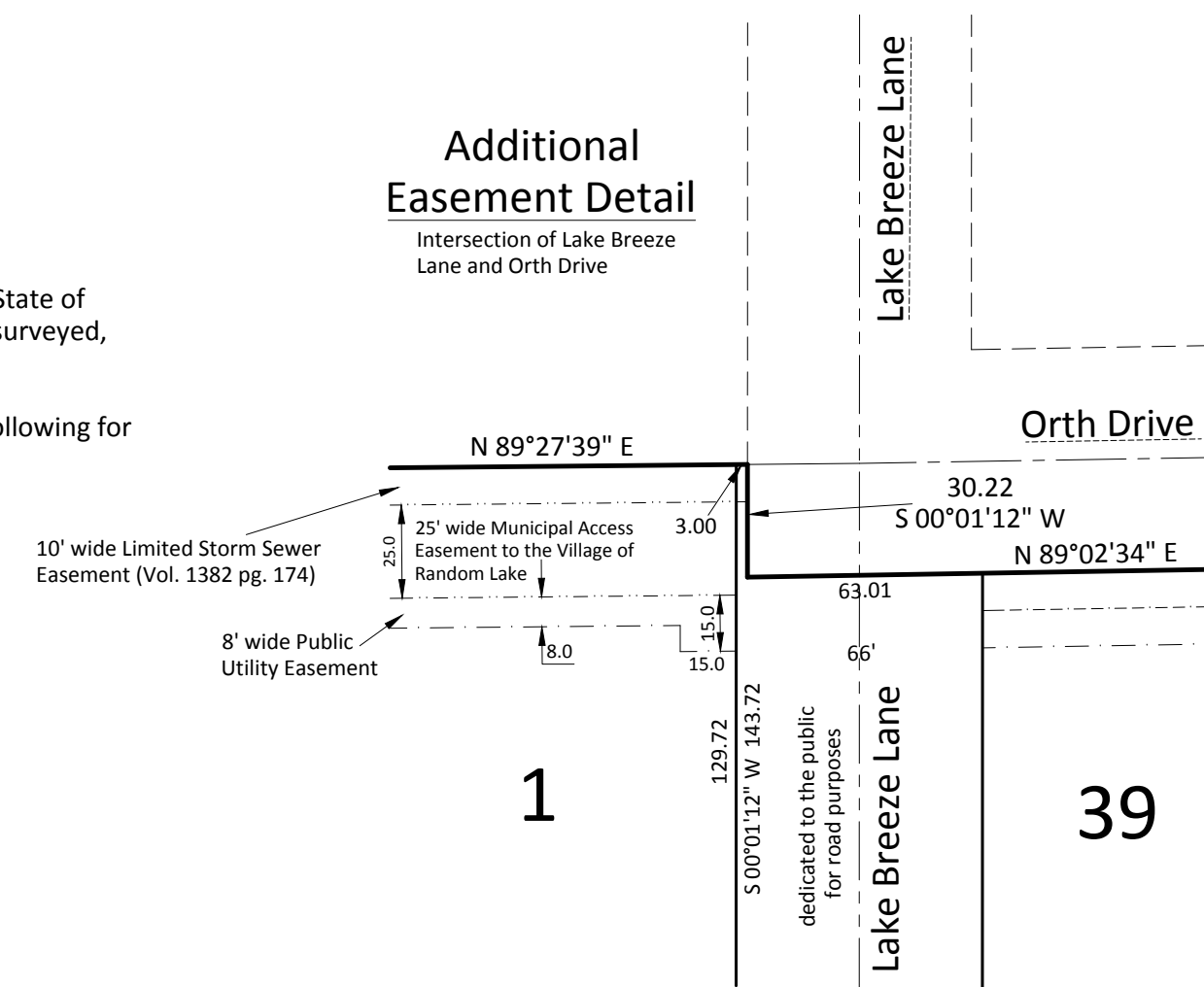
STATE OF WISCONSIN)  
SHEBOYGAN COUNTY) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023, John R. Scholler of the above named limited liability company, to me known to be the same person who executed the foregoing instrument, and to me known to be such Manager of said limited liability company and acknowledged that they executed the foregoing instrument as such officers as the deed of said limited liability company, by its authority.

(Notary Seal) \_\_\_\_\_

Notary Public, \_\_\_\_\_, Wisconsin

My commission expires \_\_\_\_\_.



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.  
Certified \_\_\_\_\_, 20\_\_\_\_  
Department of Administration

## Village of Random Lake Village Board Approval Certificate

This plat of Woodland View in the Village of Random Lake, Scholler Development, LLC, owner, is hereby approved by the Village Board this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Michael San Filippo - President

Stephanie Waala - City Clerk

## Certificate of Village of Random Lake Treasurer

STATE OF WISCONSIN)  
SHEBOYGAN COUNTY) SS

I, \_\_\_\_\_, being the duly appointed qualified and acting Treasurer of the Village of Random Lake, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of

\_\_\_\_\_ on any of the land included in the plat of Woodland View.

Date \_\_\_\_\_ Stephanie Waala - Village Treasurer

## Certificate of the County Treasurer

STATE OF WISCONSIN)  
SHEBOYGAN COUNTY) SS

I, Laura Henning-Lorenz, being the duly elected, qualified and acting treasurer of the County of Sheboygan, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of

\_\_\_\_\_ affecting the lands included in the plat of Woodland View.

Date \_\_\_\_\_ Laura Henning-Lorenz - Treasurer

### UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by

Scholler Development, LLC, Grantor, to

WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as We Energies, Grantee,

SPECTRUM MID-AMERICA, LLC, Grantee, and

FRONTIER NORTH INC., a Wisconsin Corporation, Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.