

## AGENDA

**City of Whitewater, Board of Zoning Appeals  
On October 24, 2013  
6:00 p.m., Community Room  
Whitewater Municipal Building  
Whitewater WI**

1. Call to order and roll call.
2. Secretary presents the cases to be heard:
  - a. Jeffrey Schemm, 9 S. Coburn Lane, variance to Section 19.15.060 (D) to reduce the shore requirement of 75 feet to 48 feet (27 foot variance requested) to allow for the construction of a home addition (Tax Parcel # /A934 00002).
4. Testimony of appellant (after being sworn in).
5. Testimony of building inspector.
6. Objections in writing or in person.
7. Questions, rebuttals as necessary.
8. Adjourn to closed session, under WIS Stats. 19.85(1)(a) "deliberating concerning a case which was the subject of the quasi-judicial hearing before the board, NOT TO RECONVENE.
9. Notification of decision in writing to appellant, news media, etc. will follow.

Anyone requiring special arrangements is asked to call the Zoning and Planning Office 72 hours prior to the meeting.



Neighborhood Services Department  
*Planning, Zoning, Code Enforcement, GIS  
 and Building Inspections*

[www.whitewater-wi.gov](http://www.whitewater-wi.gov)  
 Telephone: (262) 473-0540

To: City of Whitewater Board of Zoning Appeals  
 From: Latisha Birkeland, Neighborhood Services Director / City Planner  
 Meeting Date: October 24, 2013  
 Re: Variance request for a shoreline setback reduction from 75 foot to 48 feet (27 foot variance) for 9 S. Coburn Lane for Jeffrey Schemm to construct a home addition.

**Summary of Request**

**Location:** 9 S. Coburn Lane  
**Current Land Use:** Single Family  
**Current Zoning:** R-1 Single Family Residence

**Description**

Mr. Schemm has requested a variance to construct a home addition 48 feet from the shore of Tripp Lake. City Code Section 19.15.060 (D) states that the minimum yard shoreline setback is 75 feet. A 27 foot variance is being requested.

The existing residence is 50 feet from the shoreline. The proposed 12 foot by 7 foot addition would have a setback 48 feet from the shoreline. The proposed addition would not be in the floodplain.

This addition would be used to reconfigure the interior and accommodate an upgraded bathroom and kitchen area. The applicant will need to comply with all other setbacks and height requirements per City Code.

\*\*The applicant was still deciding on the layout and look of the addition. The City did not receive elevation drawings by the time this packet was formed. The applicant has informed me that the elevations will be submitted by 10/21 or 10/22. We will provide those to the board members as soon as possible once we have received them.\*\*

**Analysis of Proposed Project**

No variance to the provisions of this title shall be granted by the board unless it finds beyond a reasonable doubt that all of the following facts and conditions exist:

Standard	Evaluation	Comments
<b>Findings prerequisite to grant a variance (see section 19.72.080 of zoning ordinance)</b>		

Standard	Evaluation	Comments
The particular physical surroundings, shape, or topographical conditions of the specific property involved would result in a particular hardship upon the owner as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out;	Yes	The principal structure was built as close to the water body as possible, making an addition on the east side impossible without a variance.
The conditions upon which the application for a variance is based would not be applicable generally to other property within the same zoning classification	Yes	Most properties abutting shoreline tend to be built as close to the setback, making additions difficult without a variance.
The purpose of the variance is not based exclusively upon a desire for economic or other material gain by the applicant or owner	Maybe	The applicant states the addition would enable him to be more comfortable as the inside of the home is outdated.
The hardship is not one that is self-created	Yes	The principle structure already exists.
The proposed variance will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhoods	Yes	The proposed addition is small and on the east side. I do not believe that the neighbors would be affected by the addition.
The proposed variance will not have the effect of permitting a use which is not otherwise permitted in the district	Yes	The use is appropriate for the district.
No variance shall be granted in a floodland district where not in compliance with Section <a href="#">19.46.070(C)(4)</a> of this title.	NA	The west side of this property is not located in a floodland.



	Whitewater Parcels
	FEMA_100YR_FLOODPLAIN

7

75' setback

9

PUBLISH IN WHITEWATER REGISTER ON OCTOBER 10, 2013 AND  
OCTOBER 17, 2013

NOTICE OF ZONING HEARING

TO ALL CONCERNED:

A public hearing will be held by the Board of Zoning Appeals of the City of Whitewater on October 24, 2013 at 6:00 p.m. in the Whitewater Municipal Building Community Room, 312 W. Whitewater Street, Whitewater, Wisconsin.

The purpose of this hearing is to consider a request for a variance to Section 19.15.060 (D) shore requirement.

Applicant: Jeffrey Schemm

Code Requirement: 75 foot dwelling setback from shoreline

Variance Requested: Setback reduction to 48' (27' variance requested)

Project: Home Addition to be constructed at 9 S. Coburn La. (Tax Parcel /A934 00002)

This notice is being mailed to owners of record within 300 feet of the property in question, to the City Planner and the Plan Commission in accordance with Section 19 of the Code of Ordinances. THE PROPOSAL FILED BY THE OWNER IS NOW OPEN TO PUBLIC INSPECTION AT THE OFFICE OF THE CITY PLANNER DURING NORMAL BUSINESS HOURS (Monday – Friday 8:00 a.m. to 5:00 p.m.)

BOARD OF ZONING APPEALS

By: Michele Smith  
Michele Smith, Secretary

Dated: October 8, 2013

TAXKEY	OWNER	ADDRESS1	ADDRESS2	CITY	STATE	ZIP
/A 93400001	DAVID A SPURGAT	DOROTHY A SPURGAT	7 COBURN LN	WHITEWATER	WI	53190-2210
/WES 00035	CITY OF WHITEWATER	312 W WHITEWATER ST		WHITEWATER	WI	53190-0000
/WESC 00001	SUSAN SWANN HOSSMAN	JAMES D HOSSMAN	688 WATERS EDGE DR	WHITEWATER	WI	53190-0000
/WESC 00002	DAVID L SIEWERT TRUST	DEBORAH A SIEWERT TRUST	684 S. WATERS EDGE DR	WHITEWATER	WI	53190-0000
/WESC 00003	CHRISTOPHER P CAMERON	KRISTINE S CAMERON	680 S WATERS EDGE DR	WHITEWATER	WI	53190-0000
/WESC 00004	JACKQUELYN J OMDOLL	N825 WAUBUNSEE TRAIL #6		FORT ATKINSON	WI	53538-0000
/WESC 00005	JOHN N ROHATSCH	MARGARET J ROHATSCH	664 S WATERS EDGE DR	WHITEWATER	WI	53190-0000
/WESC 00006	GERALD G NELL TRUST	JANET M NELL TRUST	660 WATERS EDGE DR	WHITEWATER	WI	53190-0000
/WESC 00007	RITA K ROSELLE FAMILY TRUST	658 S WATERS EDGE		WHITEWATER	WI	53190-0000
/WESC 00008	KATHLEEN M SALZWEDEL LIFE EST	JANET L SALZWEDEL	654 WATERS EDGE DR	WHITEWATER	WI	53190-0000
/WESC 00009	JOHN PATTERSON TRUST	MARIE PATTERSON TRUST	652 WATERS EDGE DR UNIT 9	WHITEWATER	WI	53190-0000
/WESC 00010	LLOYD G WORDEN	LINDA V WORDEN	650 S WATERS EDGE DR	WHITEWATER	WI	53190-0000
/WESC 00011	DEBRA BRIGHAM-SCHMUHL	648 S WATERS EDGE DR		WHITEWATER	WI	53190-0000
/WESC 00012	DAVID L KUCK	KAREN S KUCK	5650 W WAHNER AVE #212	MILWAUKEE	WI	53223-0000
/WESC 00013	CHARLES M ROUM	CAROL L ROUM	642 S. WATERS EDGE	WHITEWATER	WI	53190-0000
/WESC 00014	RONALD L GAYHART	GLENDA GAYHART	640 S WATERS EDGE	WHITEWATER	WI	53190-0000
/WESC 00015	HENRY N MALO	MARION MALO	638 WATERS EDGE DR	WHITEWATER	WI	53190-0000
/WESC 00016	DANIEL E STOLGREN	MARTHA C STOLGREN	636 S WATERS EDGE DR	WHITEWATER	WI	53190-0000
/WESC 00017	RICHARD D BROWN	626 WATERS EDGE		WHITEWATER	WI	53190-0000
/WESC 00018	H&C AUFDERHAAR TRUST	622 WATERS EDGE DR		WHITEWATER	WI	53190-0000
/WUP 00271A	CITY OF WHITEWATER 'PUMP HOUSE	312 W WHITEWATER ST		WHITEWATER	WI	53190-0000
/WUP 00290G	JAMES K LANGONE	PRISCILLA L LANGONE	5 COBURN LN	WHITEWATER	WI	53190-0000
/WUP 00290H	RICHARD L JORDAN	6 COBURN LN		WHITEWATER	WI	53190-0000
/A 93400002	JEFFREY SCHEMM	9 COBURN LANE		WHITEWATER	WI	53190-0000

**NOTICE: The Board of Zoning Appeal meetings are scheduled on the 4<sup>th</sup> Thursday of the month. All complete plans must be in by 9:00 a.m. Monday prior to the 1<sup>st</sup> Thursday of the month. If not, the item will be placed on the next available Board of Zoning Appeals meeting.**

CITY OF WHITEWATER  
BOARD OF ZONING APPEALS APPLICATION PROCEDURE

1. File the application with the Code Enforcement Director's Office at least four weeks prior to the meeting. \$200.00 fee. Filed on 9-24-13.
2. Class 2 Notice published in Official Newspaper on 10-10-13 and 10-17-13. The last publication to be at least 10 days prior to the meeting.
3. Notices of the Public Hearing mailed to property owners within 300 feet of the property involved in the application on 10-15-13.
4. Board of Zoning Appeals holds the PUBLIC HEARING on 10-24-13. They will hear comments of the Petitioner and comments of property owners. Comments may be made in person or in writing.
5. At the conclusion of the Public Hearing, the Board of Zoning Appeals will deliberate and render its decision.

PLEASE COMPLETE THE FOLLOWING APPLICATION.

Refer to Chapter 19.72 of the City of Whitewater Municipal Code of Ordinances, entitled BOARD OF ZONING APPEALS, for more information on the application.

## CITY OF WHITEWATER SITE PLAN SUBMITTAL REQUIREMENTS

1. **Site Plan**, including the location and dimensions of all buildings, parking, loading, vehicle and pedestrian circulation, signs, walls, fences, other structures, outdoor storage areas, mechanicals, and dumpsters. Adjacent streets and uses and methods for screening parking, loading, storage, mechanical, and dumpster areas should be shown. Statistics on lot area, green space percentage, and housing density should be provided. The Plan Commission encourages compliance with its adopted parking lot curbing policy.
2. **Natural Features Inventory Map**, showing the existing limits of all water bodies, wetlands, floodplains, existing trees with trunks more than 4 inches in diameter, and any other exceptional natural resource features on all or part of the site.
3. **Landscape Plan**, prepared by a professional, and showing an overhead view of all proposed landscaping and existing landscaping to remain. The species, size at time of planting, and mature size should be indicated for all plantings. Areas to be left in green space should be clearly delineated. The Plan Commission encourages compliance with its adopted landscaping guidelines, available from the Zoning Department.
4. **Grading and drainage plan**, meeting the City's stormwater management ordinance if required. The plan should show existing and proposed surface elevations on the site at two foot intervals or less, and proposed stormwater management improvements, such as detention/retention facilities where required. Stormwater calculations may be required.
5. **Utilities plan**, showing locations and sizes of existing and proposed connections to sanitary sewer, water, and storm sewer lines, along with required easements. Sampling manholes may be required for sanitary sewer. The City's noise ordinance must be met.
6. **Building elevations**, showing the dimensions, colors, and materials used on all sides of the building. The Plan Commission encourages variety and creativity in building colors and architectural styles, while respecting the character of the surrounding neighborhood.
7. **Sign plan**, meeting the City's sign ordinance, and showing the location, height, dimensions, color, materials, lighting and copy area of all signage.
8. **Lighting plan**, meeting the City's lighting ordinance, and showing the location, height, type, orientation, and power of all proposed outdoor lighting—both on poles and on buildings. Cut sheets and photometric plans may be required for larger projects.

Twenty complete sets of all plans should be submitted. All plans should be drawn to a scale of not less than 50 feet to the inch; represent actual existing and proposed site conditions in detail; and indicate the name, address, and phone number of the applicant, land owner, architect, engineer, landscape designer, contractor, or others responsible for preparation. It is often possible and desirable to include two or more of the above 8 plans on one map. The Zoning Administrator or Plan and Architectural Review Commission may request more information, or may reduce the submittal requirements. If any of the above 8 plans is not submitted, the applicant should provide a written explanation of why it is not submitted.

10/6/04

**TO:                   THOSE REQUESTING A VARIANCE OF ZONING  
REQUIREMENTS**

**FROM:               THE BOARD OF ZONING APPEALS**

**THINGS YOU WILL HAVE TO PROVE TO BE GRANTED A VARIANCE**

The Board of Zoning Appeals has the power *“to hear and grant applications for variances as will not be contrary to the public interest where, owing to special conditions, a literal enforcement will result in practical difficulty or unnecessary hardship, so that the spirit and purposes of the ordinance shall be observed and the public safety, welfare and justice secured.”* USE VARIANCES WILL NOT BE GRANTED.

**Findings prerequisite to granting of a variance**

**No variance to the provisions of this title shall be granted by the Board unless it finds beyond a reasonable doubt that ALL of the following facts and conditions exist, and so indicates in the minutes of its proceedings:**

- A. The particular physical surroundings, shape, or topographical conditions of the specific property involved would result in a practical hardship upon the owner as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out;**
- B. The conditions upon which the application for a variance is based would not be applicable generally to other property within the same zoning classification;**
- C. The purpose of the variance is not based exclusively upon a desire for economic or other material gain by the applicant or owner;**
- D. The proposed variance will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.**

Please consider the above items in presenting your oral testimony, for a lack of such testimony may result in denial of the variance.

***All questions in the application must be answered.***

CITY OF WHITEWATER  
APPLICATION FOR VARIANCE

IDENTIFICATION AND INFORMATION ON APPLICANT(S)

Applicant's Name: Jeffrey R. Schemm

Applicant's Mailing Address 46184 Star School Rd.

Owner of Property Site as of date of application, according to current property tax records: \_\_\_\_\_

Jeffrey R. Schemm

Street Address of Property (if vacant land, describe in detail the property location): \_\_\_\_\_

# 8 Coburn Lane Whitewater, WI. 53190

Legal Description of Property (Name of Subdivision, Block and Lot, or other legal description): \_\_\_\_\_

Lot 2 CSM 934 / A93400002

Agent or Representative Assisting in the Application (Engineer, Architect, Attorney, Etc.)

Name Self Firm \_\_\_\_\_

Office Address \_\_\_\_\_

Contractor Jon Bound Construction

EXISTING AND PROPOSED USES

Current Principal Use: Private home to be lived in by me

Accessory or Secondary Uses: \_\_\_\_\_

Proposed Use (Describe need for Variance): This is an old cottage from years past. I would like to add some square footage as to accommodate an upgraded bathroom + kitchen area

Have you been granted any variances in the past, on any properties, whether fully or partially owned by you.

\_\_\_\_\_ Yes  No

If YES, list addresses of those properties and whether the requirements of the variance granted have been completed.

\_\_\_\_\_  
\_\_\_\_\_

PLANS TO ACCOMPANY APPLICATION

Applications for permits shall be accompanied by drawings of the proposed work, drawn to scale, showing, when necessary, floor plans, sections, elevations, structural details, computations and stress diagrams as the building inspector may require.

PLOT PLAN

When required by the building inspector, there shall be submitted a plot plan in a form and size designated by the building official for filing permanently with the permit record, drawn to scale, with all dimension figures, showing accurately the size and exact location of all proposed new construction and its relationship to other existing or proposed buildings or structures on the same lot, and other buildings or structures on adjoining property, within 15 feet of the property lines. In the case of demolition, the plot plan shall show the buildings or structures to be demolished and the buildings or structures on the same lot that are to remain.

Zoning District in which the property is located: \_\_\_\_\_

No. of Occupants Proposed to be Accomodated: 2 No. of Employees, if applicable: \_\_\_\_\_

Section of the City of Whitewater Zoning Ordinance that prohibits the proposed usage of the property. It is this section of the Ordinance for which a variance is requested: \_\_\_\_\_

**STANDARDS**

The following are Standards that the City of Whitewater Zoning Ordinance sets for decisions on variances. Explain how your proposal meets these standards

STANDARD	APPLICANT'S EXPLANATION
A. The particular physical surroundings, shape, or topographical conditions of the specific property involved would result in a particular hardship upon the owner as distinguished from mere inconvenience, if the strict letter of the regulations were to be carried out	i'm very confident that the variance that we are requesting will not interfere with anyone in any way.
B. The conditions upon which the application for a variance are based would not be applicable generally to other property within the same zoning classification	Yes, It would not be applicable
C. The purpose of the variance is not based exclusively upon a desire for economic or other material gain by the applicant or owner.	This project would enable me to be much more comfortable, as the inside of the home (bathroom, kitchen, etc.) is very out dated.
D. The proposed variance will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion in the public streets, or increase the danger of fire or endanger the public safety, or substantially diminish or impair property values within the neighborhood.	Coburn La. runs basically NW-SE #8 is the last house on our dead end St. The addition would be built off to the East, which no one lives or cannot build.

**CONDITIONS**

The City of Whitewater Zoning Ordinance authorizes the Board of Zoning Appeals to place conditions on approved variances. Please keep this in mind & supply ALL pertinent information.

Signature of Applicant

*J. R. Sch*

Date

*9/18/13*

**APPLICATION FEES**

(to be completed by City)

*Fee for Variance application - \$200.00*

Date fee received by City *9-24-13*

Receipt # *6.010765*

Received by: *J. Wegner*

Date Notice sent to owners of record: *10-15-13* By *J. Wegner*

Date(s) published in Whitewater Register: *10-10-13 + 10-17-13*

Date set for Hearing before Board of Zoning Appeals: *10-24-13*



# Cost Recovery Certificate and Agreement

The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, and recreation specialists) to assist in the City's review of an application for development review coming before the Plan and Architectural Review Commission, Board of Zoning Appeals, and/or Common Council. In fact, most applications require some level of review by the City's planning consultant. City of Whitewater staff shall retain sole discretion in determining when and to what extent it is necessary to involve a professional consultant in the review of an application.

The submittal of an application or petition for development review by an applicant shall be construed as an agreement to pay for such professional review services associated with the application or petition. The City may apply the charges for these services to the applicant and/or property owner in accordance with this agreement. The City may delay acceptance of an application or petition (considering it incomplete), or may delay final action or approval of the associated proposal, until the applicant pays such fees or the specified percentage thereof. Development review fees that are assigned to the applicant, but that are not actually paid, may then be imposed by the City as a special charge on the affected property.

## Section A: Background Information

----- To be filled out by the Applicant/Property Owner -----

### Applicant's Information:

Name of Applicant:

Jeffrey R. Schemm

Applicant's Mailing Address:

W6184 Star School Rd  
Fort Atkinson, WI. 53538

Applicant's Phone Number:

920-723-1354

Applicant's Email Address:

beavertree@jcfnet.com

### Project Information:

Name/Description of Development:

\_\_\_\_\_

Address of Development Site:

\_\_\_\_\_

Tax Key Number(s) of Site:

\_\_\_\_\_

### Property Owner Information (if different from applicant):

Name of Property Owner:

\_\_\_\_\_

Property Owner's Mailing Address:

\_\_\_\_\_

\_\_\_\_\_



# Cost Recovery Certificate and Agreement

## Section B: Applicant/Property Owner Cost Obligations

----- To be filled out by the City's Neighborhood Services Director -----

Under this agreement, the applicant shall be responsible for the costs indicated below. In the event the applicant fails to pay such costs, the responsibility shall pass to the property owner, if different. Costs may exceed those agreed to herein only by mutual agreement of the applicant, property owner, and City. If and when the City believes that actual costs incurred will exceed those listed below, for reasons not anticipated at the time of application or under the control of the City administration or consultants, the Neighborhood Services Director or his agent shall notify the applicant and property owner for their approval to exceed such initially agreed costs. If the applicant and property owner do not approve such additional costs, the City may, as permitted by law, consider the application withdrawn and/or suspend or terminate further review and consideration of the development application. In such case, the applicant and property owner shall be responsible for all consultant costs incurred up until that time.

- A. Application Fee.....\$ \_\_\_\_\_
- B. Expected Planning Consultant Review Cost .....\$ \_\_\_\_\_
- C. Total Cost Expected of Applicant (A+B).....\$ \_\_\_\_\_
- D. 25% of Total Cost, Due at Time of Application.....\$ \_\_\_\_\_
- E. Project Likely to Incur Additional Engineering or Other Consultant Review Costs?  Yes  No

The balance of the applicant's costs, not due at time of application, shall be payable upon applicant receipt of one or more itemized invoices from the City. If the application fee plus actual planning and engineering consultant review costs end up being less than the 25% charged to the applicant at the time of application, the City shall refund the difference to the applicant.

## Section C: Agreement Execution

----- To be filled out by the Applicant and Property Owner -----

The undersigned applicant and property owner agree to reimburse the City for all costs directly or indirectly associated with the consideration of the applicant's proposal as indicated in this agreement, with 25% of such costs payable at the time of application and the remainder of such costs payable upon receipt of one or more invoices from the City following the execution of development review services associated with the application.

Jeffrey R. Schemm  
Signature of Applicant/Petitioner

\_\_\_\_\_  
Signature of Property Owner (if different)

Jeffrey R. Schemm  
Printed Name of Applicant/Petitioner

\_\_\_\_\_  
Printed Name of Property Owner (if different)

9/24/13  
Date of Signature

\_\_\_\_\_  
Date of Signature



**WALWORTH COUNTY, WISCONSIN**

0 40 80 160 240 320  
Feet

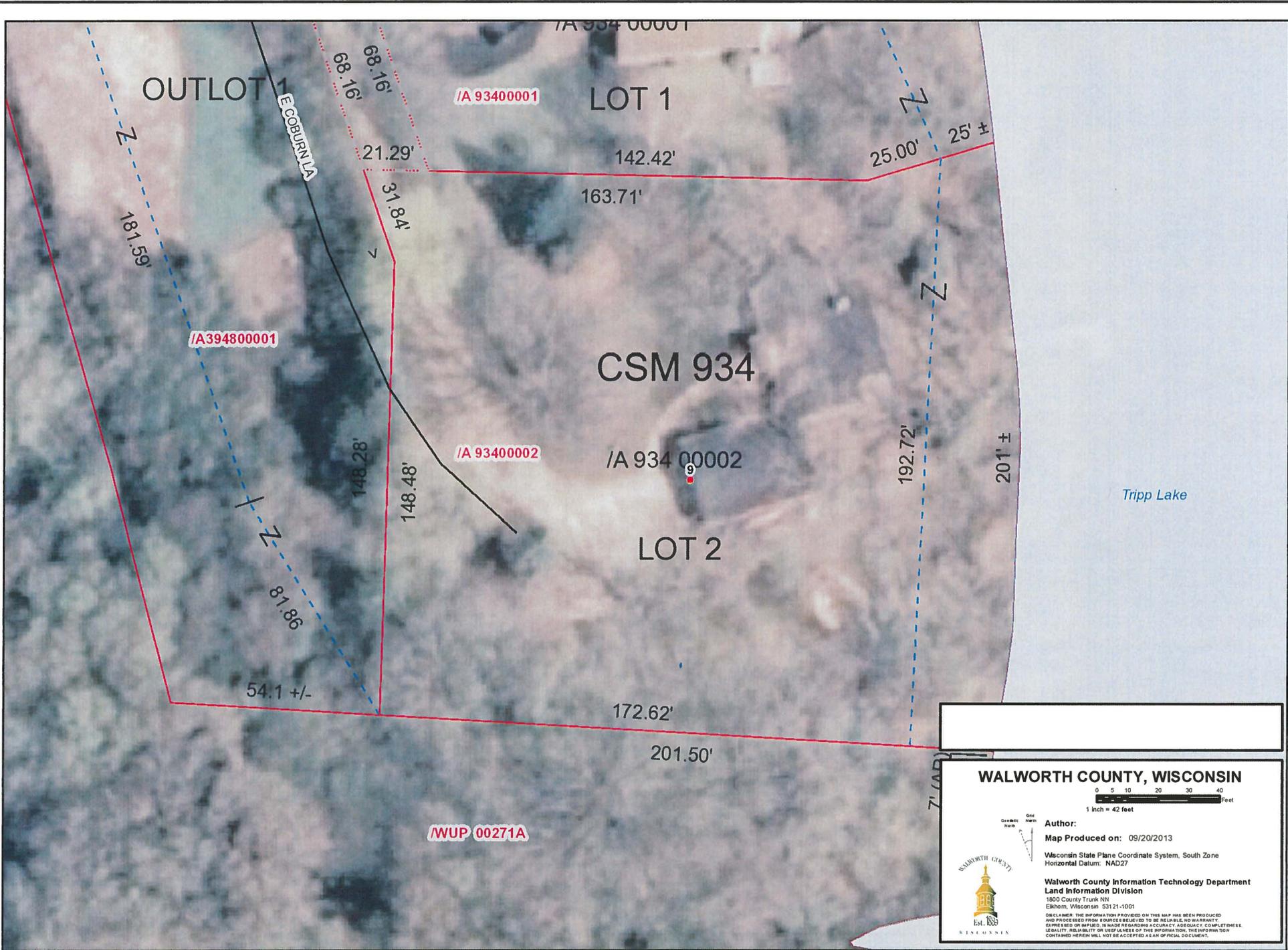
1 inch = 167 feet

Author:  
Map Produced on: 09/20/2013

Wisconsin State Plane Coordinate System, South Zone  
Horizontal Datum: NAD27

**Walworth County Information Technology Department  
Land Information Division**  
1800 County Trunk NN  
Elkhorn, Wisconsin 53121-1001

DISCLAIMER: THE INFORMATION PROVIDED ON THIS MAP HAS BEEN PRODUCED AND PROVIDED FROM SOURCES BELIEVED TO BE RELIABLE. NO WARRANTY, EXPRESS OR IMPLIED, IS MADE REGARDING ACCURACY, ADEQUACY, COMPLETENESS, QUALITY, RELIABILITY OR USEFULNESS OF THIS INFORMATION. THE INFORMATION CONTAINED HEREIN WILL NOT BE ACCEPTED AS AN OFFICIAL DOCUMENT.



**WALWORTH COUNTY, WISCONSIN**

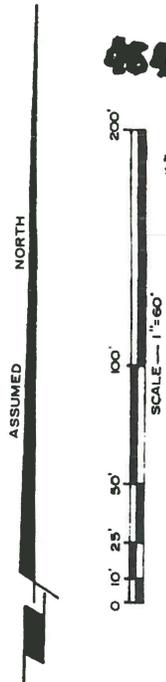
0 5 10 20 30 40  
Feet  
1 inch = 42 feet

Author:  
Map Produced on: 09/20/2013  
Wisconsin State Plane Coordinate System, South Zone  
Horizontal Datum: NAD27

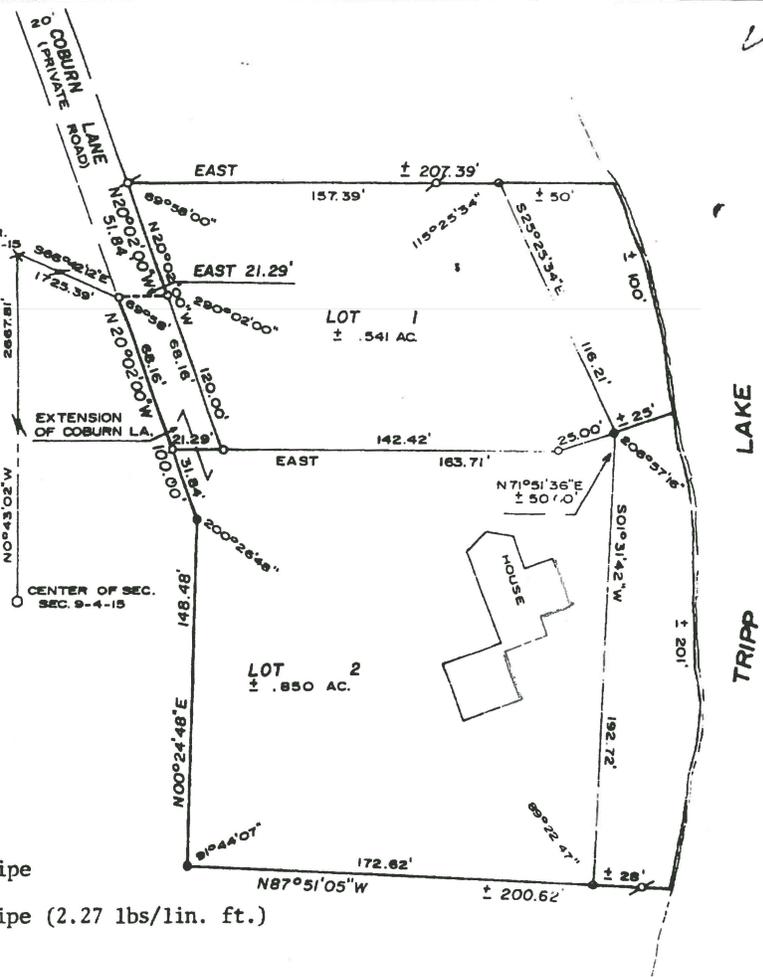
**Walworth County Information Technology Department**  
Land Information Division  
1800 County Trunk NW  
Elkhorn, Wisconsin 53121-1001

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CERTIFIED SURVEY MAP



48470



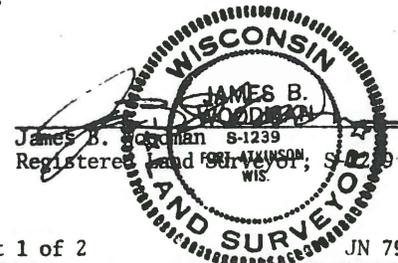
- ⊕ Found 1" Iron Pipe
- Found 2" Iron Pipe
- Set 1 1/4"x24" Iron Pipe (2.27 lbs/ft.)
- Set 1 1/4"x30" Iron Pipe (2.27 lbs/lin. ft.)
- ✱ Found PK Nail
- Found 3" Diameter Iron Cap

SURVEYOR'S CERTIFICATE **C.S.# 934**

I, James B. Woodman, Registered Land Surveyor, hereby certify that in full compliance with Chapter 236.34, Wisconsin Statutes and the subdivision regulations of the City of Whitewater and by the direction of I.D. Pior, owner, this land has been surveyed, divided and mapped under my responsible direction and supervision and is a part of the NE 1/4 of Section 9, T4N, R15E, City of Whitewater, Walworth County, Wisconsin to-wit:

Commencing at the N 1/4 corner of said Section 9; thence S66°42'12"E, 1725.39 feet to the westerly line of Coburn Lane and the point of beginning; thence EAST, 21.29 feet to the easterly line of said Coburn Lane; thence N20°02'00"W, along said easterly line 51.84 feet; thence EAST, 157.39 feet to a meander point 50 feet more or less from Tripp Lake; thence S25°25'34"E, along a meander line, 116.21 feet to a meander point 25 feet more or less from Tripp Lake; thence S01°31'42"W, along a meander line, 192.72 feet to a meander point 28 feet more or less from Tripp Lake; thence N87°51'05"W, 172.62 feet; thence N00°24'48"E, 148.48 feet; thence N20°02'00"W, 100.00 feet to the point of beginning, containing 1.391 acres more or less, including the lands between the described meander lines and Tripp Lake. Lot 2 is subject to a 20 foot right-of-way for the extension of Coburn Lane as shown.

Date 4-24-79



CS 934

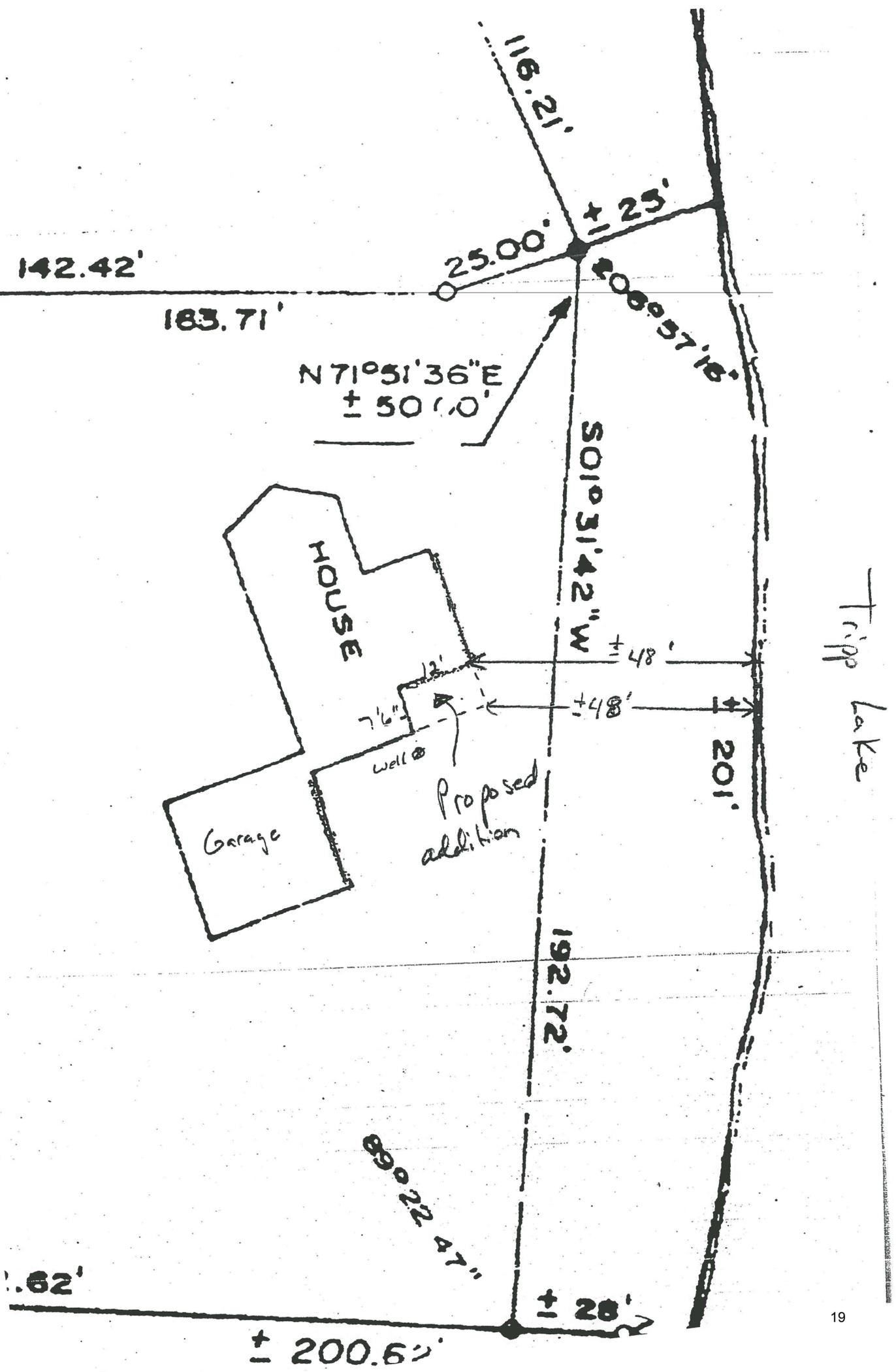
Sheet 1 of 2 JN 79S-26

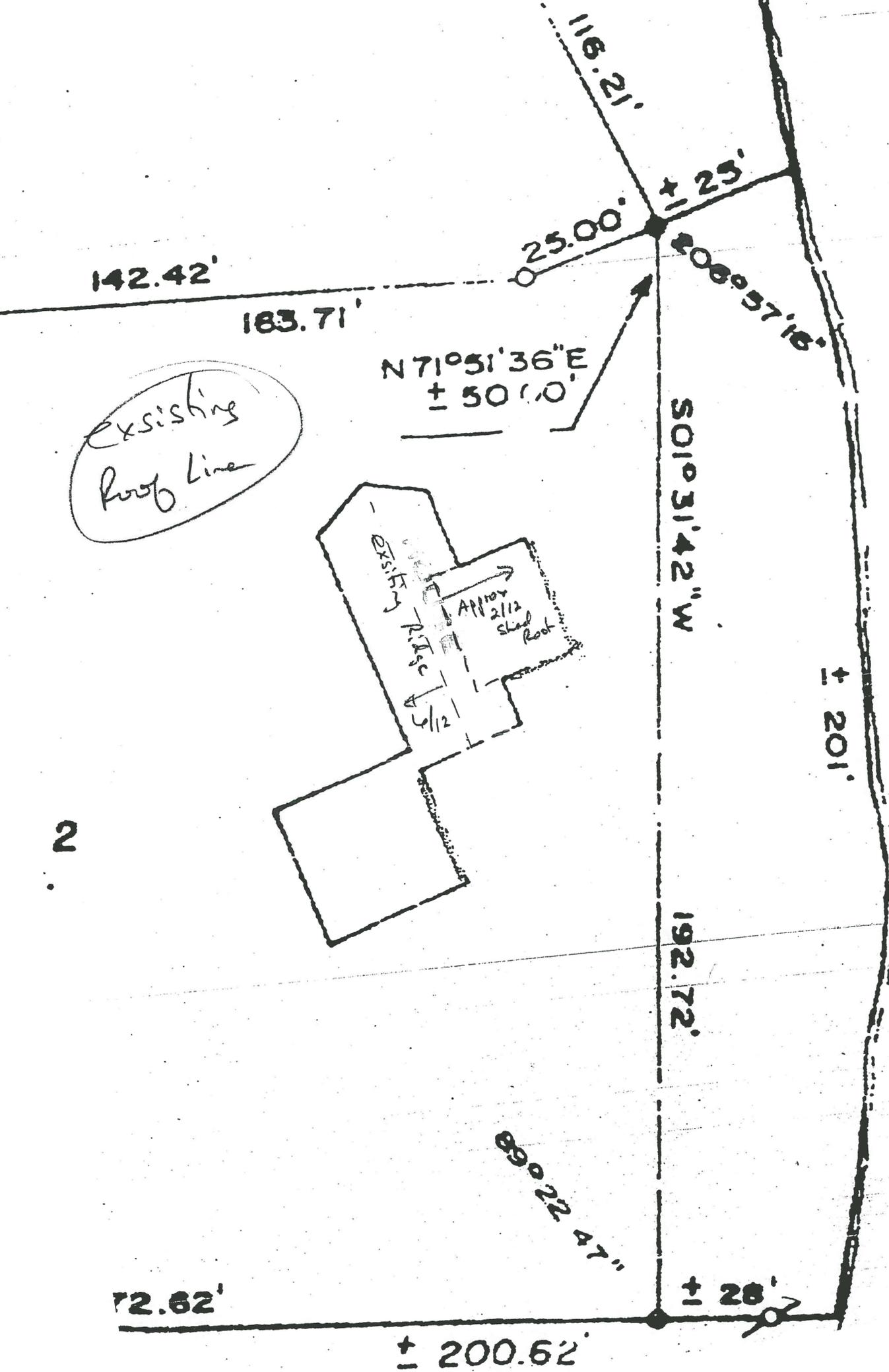
**STRAND & WOODMAN ASSOCIATES**  
 210 Madison Ave., Fort Atkinson, WI 53588  
 C.S.# 934 Vol. 4 Page 176  
 Land Surveyors & Engineers  
 Phone (414) 563-8162

10-318-D

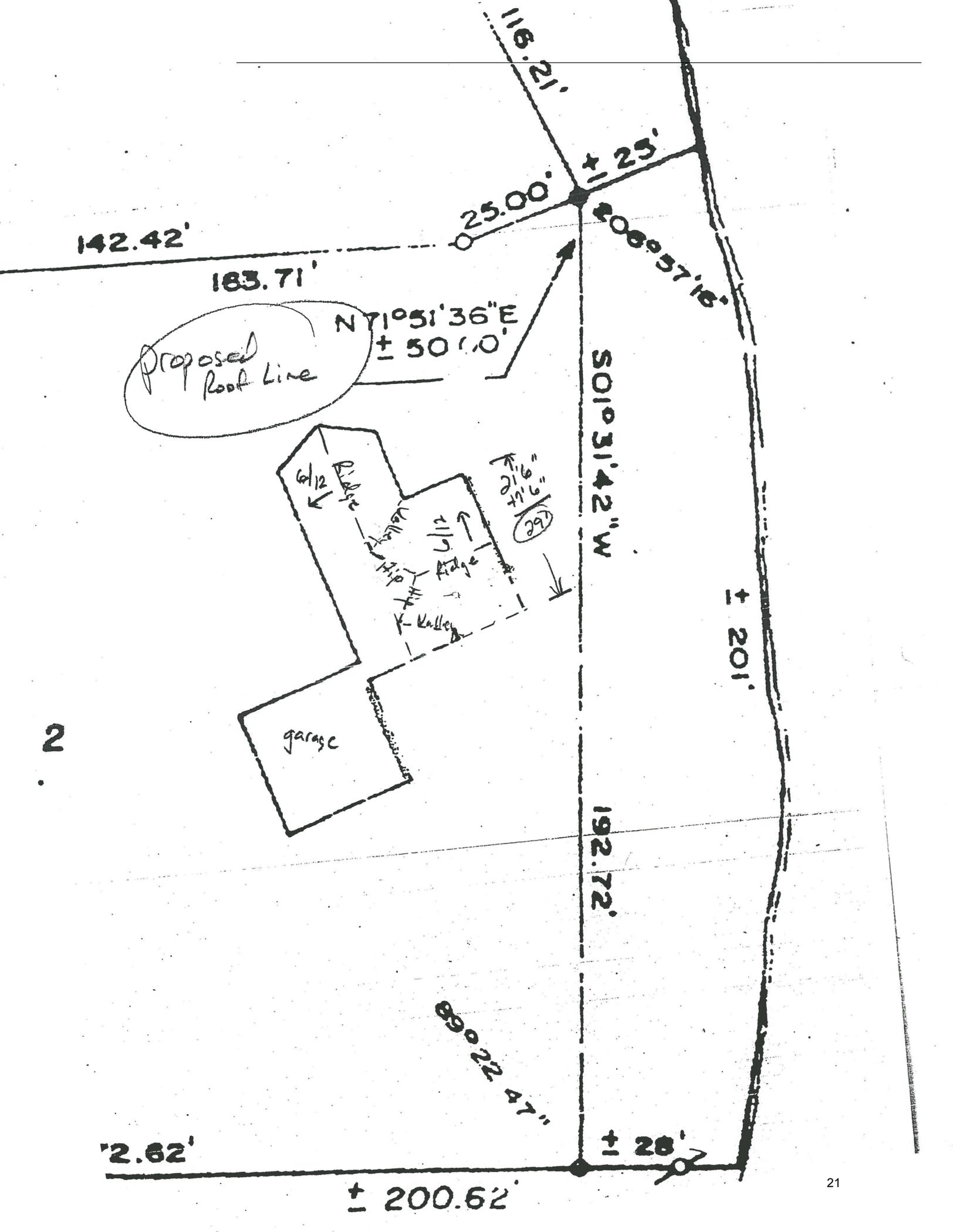


N





2



142.42'

183.71'

116.21'

25.00'

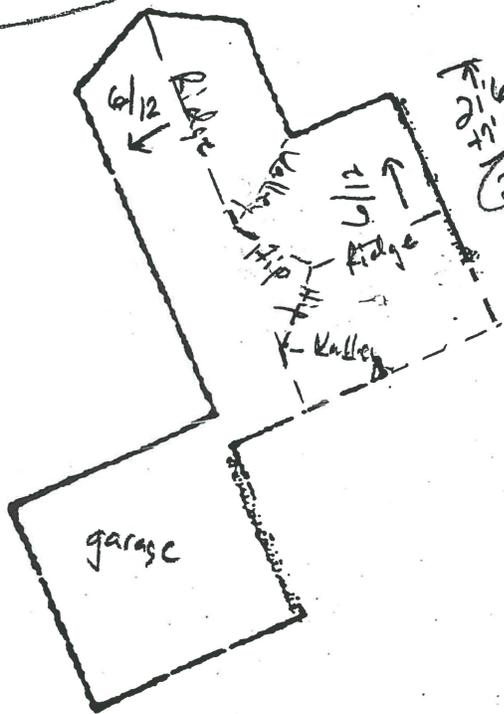
± 25'

S 08° 57' 16"

Proposed Roof Line

N 71° 51' 36" E  
± 501.0'

S 01° 31' 42" W



± 201'

192.72'

S 89° 22' 47"

± 28'

2.62'

± 200.62'

2

Facing  
East



Facing  
West



Facing  
North



Facing  
South



TRIPP LAKE

S 1° 31' 42" W 192.720'

48'-0"

48'-0"

WELL  
36" OFF CORNER

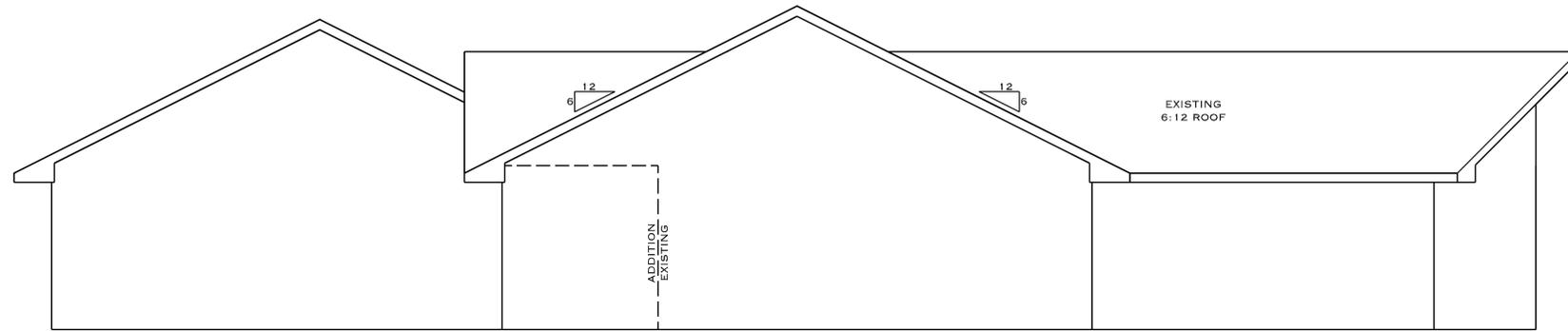
ADDITION

6:12 ROOF

EXISTING  
HOUSE

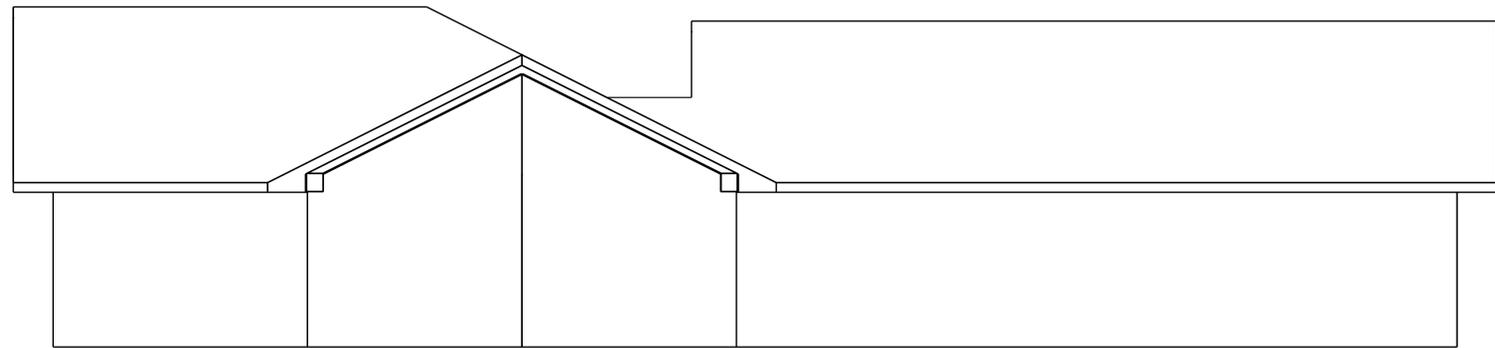
6:12 ROOF

EXISTING  
GARAGE



**FRONT ELEVATION**

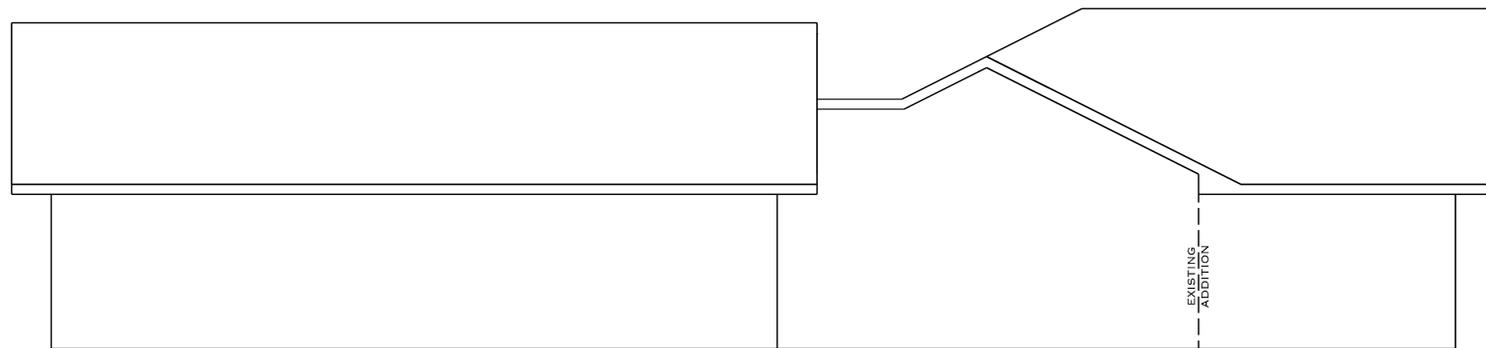
SCALE: 1/4" = 1'-0"



**RIGHT ELEVATION**

SCALE: 1/4" = 1'-0"

PRELIMINARY PLAN  
NOT FOR CONSTRUCTION



**LEFT ELEVATION**

SCALE: 1/4" = 1'-0"

NOTE:  
AS WITH ALL ADDITONS/REMODELING  
BUILDER TO VERIFY ALL DIMENSIONS  
AND BE RESPONSIBLE FOR SAME.  
EXISTING PITCH, HEEL HEIGHT, AND O.H.  
LENGTH NEEDS TO BE VERIFIED BEFORE  
NEW ROOF TRUSSES ARE ORDERED TO  
ASSURE FASCIA HEIGHT & PEAKS MATCH.

NEW ADDITION ROOF LINE - - - - -  
EXISTING ROOF LINE - - - - -  
NEW ADDITION WALLS - - - - -  
EXISTING WALLS [ - - - - - ]  
BUILDER TO VERIFY ALL DIMENSIONS  
AND BE RESPONSIBLE FOR SAME.

NOTE: ORIGINAL PLAN COMES  
FROM SKETCH BY HOME OWNER

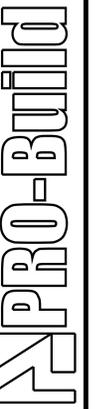
REVISED:	REVISED:

\* NOTE \*  
CONTRACTOR TO VERIFY WITH HOME OWNER WINDOW  
SELECTIONS AND VERIFY WINDOW MANUFACTURER'S SPECS  
FOR WINDOW ROUGH OPENING. ALSO NEED TO VERIFY THAT  
WINDOWS MEET EGREES, LIGHT, AND VENTILATION  
UDC CODES PER WINDOW MANUFACTURER'S SPECS.

THESE GENERAL DRAWINGS ARE NOT PRODUCED BY AN ARCHITECT OR ENGINEERING  
FIRM. BEFORE CONSTRUCTION CUSTOMER SHOULD CONSULT A CONTRACTOR  
OR AN ARCHITECT TO DETERMINE IF THESE DRAWINGS NEED TO BE CHANGED TO  
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ACKNOWLEDGED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
EVERY EFFORT HAS BEEN MADE TO MAKE SURE THESE PLANS ARE CORRECT IN  
GENERAL. CONTRACTOR OR ARCHITECT SHOULD VERIFY ALL DIMENSIONS AND  
PERMITS TO MAKE SURE ALL DIMENSIONS ARE CORRECT BEFORE CONSTRUCTION STARTS. WE ARE NOT RESPONSIBLE FOR  
CORRECT BEFORE CONSTRUCTION STARTS. WE ARE NOT RESPONSIBLE FOR  
ERRORS & OMISSIONS ON THESE PLANS.

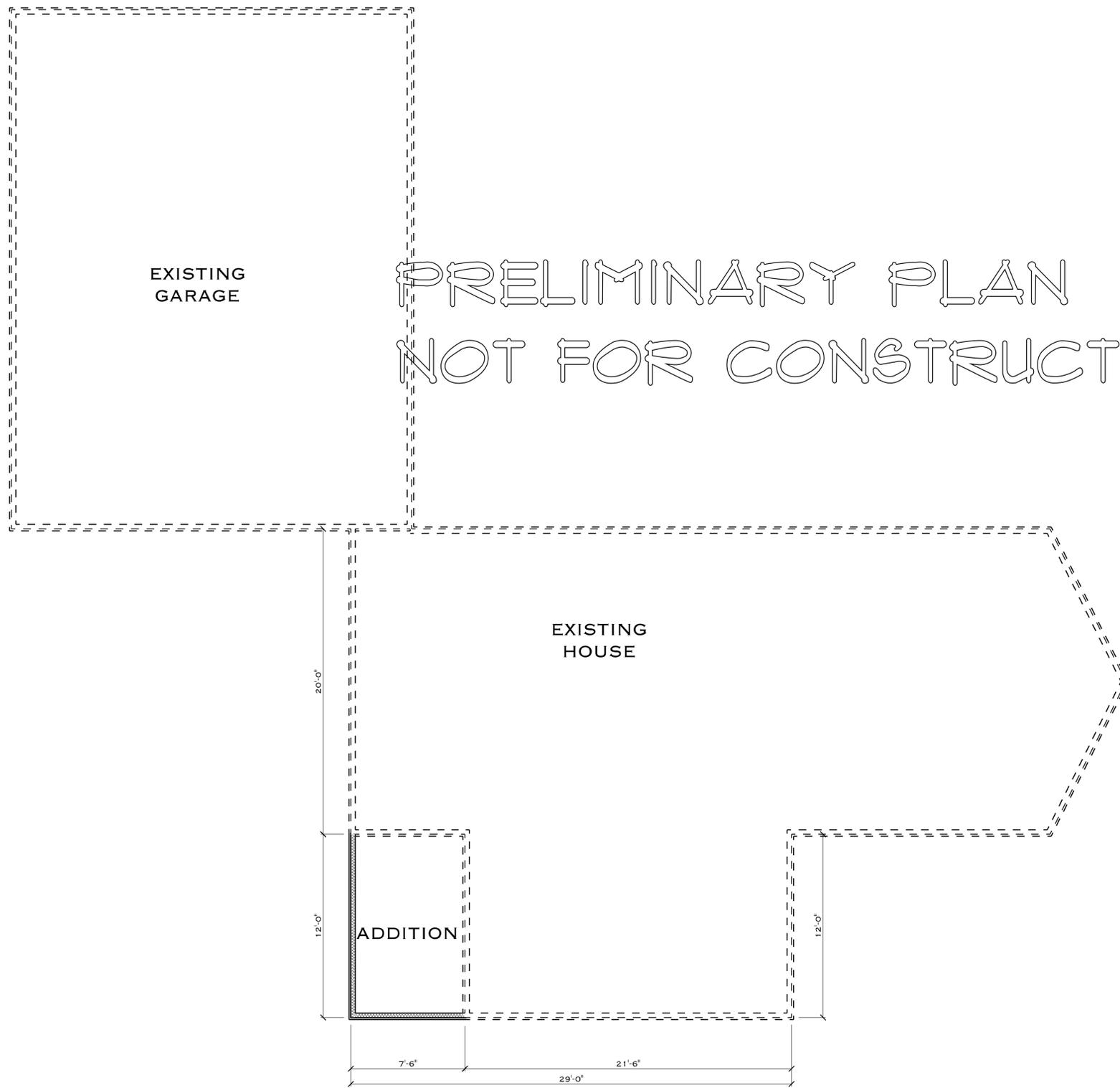
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FAX: (920) 269-4256



ELEVATIONS  
DRAWN BY: TRAVIS BAUS  
OCTOBER 18, 2013

JB CONSTRUCTION  
SCHEM ADDITION

JOB #:



EXISTING GARAGE

PRELIMINARY PLAN  
NOT FOR CONSTRUCTION

EXISTING HOUSE

ADDITION

**FIRST FLOOR PLAN**

90 SQ. FT. ADDITION

SCALE: 1/4" = 1'-0"

NOTE:  
AS WITH ALL ADDITONS/REMODELING  
BUILDER TO VERIFY ALL DIMENSIONS  
AND BE RESPONSIBLE FOR SAME.  
EXISTING PITCH, HEEL HEIGHT, AND O.H.  
LENGTH NEEDS TO BE VERIFIED BEFORE  
NEW ROOF TRUSSES ARE ORDERED TO  
ASSURE FASCIA HEIGHT & PEAKS MATCH.

NEW ADDITION ROOF LINE - - - - -  
EXISTING ROOF LINE \_\_\_\_\_  
NEW ADDITION WALLS \_\_\_\_\_  
EXISTING WALLS ( - - - - - )  
BUILDER TO VERIFY ALL DIMENSIONS  
AND BE RESPONSIBLE FOR SAME.

NOTE: ORIGINAL PLAN COMES FROM SKETCH BY HOME OWNER

**\* NOTE \***  
CONTRACTOR TO VERIFY WITH HOME OWNER WINDOW SELECTIONS AND VERIFY WINDOW MANUFACTURER'S SPECS FOR WINDOW ROUGH OPENING. ALSO NEED TO VERIFY THAT WINDOWS MEET EGREES, LIGHT, AND VENTILATION UDC CODES PER WINDOW MANUFACTURER'S SPECS.

THESE GENERAL DRAWINGS ARE NOT PRODUCED BY AN ARCHITECT OR ENGINEERING FIRM. BEFORE CONSTRUCTION CUSTOMER SHOULD CONSULT A CONTRACTOR OR AN ARCHITECT TO DETERMINE IF THESE DRAWINGS NEED TO BE CHANGED TO SATISFY: 1.) STATE OR LOCAL BUILDING CODES/REGULATIONS; 2.) THE PROJECT'S STRUCTURAL REQUIREMENTS; OR 3.) EXISTING CONDITIONS SPECIFIC TO THE SITE. PRO-BUILD ASSUMES NO RESPONSIBILITY FOR CLAIMS OR DAMAGES ARISING FROM ERRORS, OMISSIONS, DEFICIENCIES OR DEFECTS OF THE DRAWINGS.

REVISED:	REVISED:

WAIVER

ACKNOWLEDGED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
EVERY EFFORT HAS BEEN MADE TO MAKE SURE THESE PLANS ARE CORRECT IN EVERY WAY. GENERAL CONTRACTOR & HOMEOWNERS SHOULD REVIEW THESE PLANS TO MAKE SURE ALL NOTES, DIMENSIONS, ERRORS, & OMISSIONS ARE CORRECT BEFORE CONSTRUCTION BEGINS. THE ARCHITECT IS NOT RESPONSIBLE FOR ERRORS & OMISSIONS ON THESE PLANS.

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**PRO-Build**

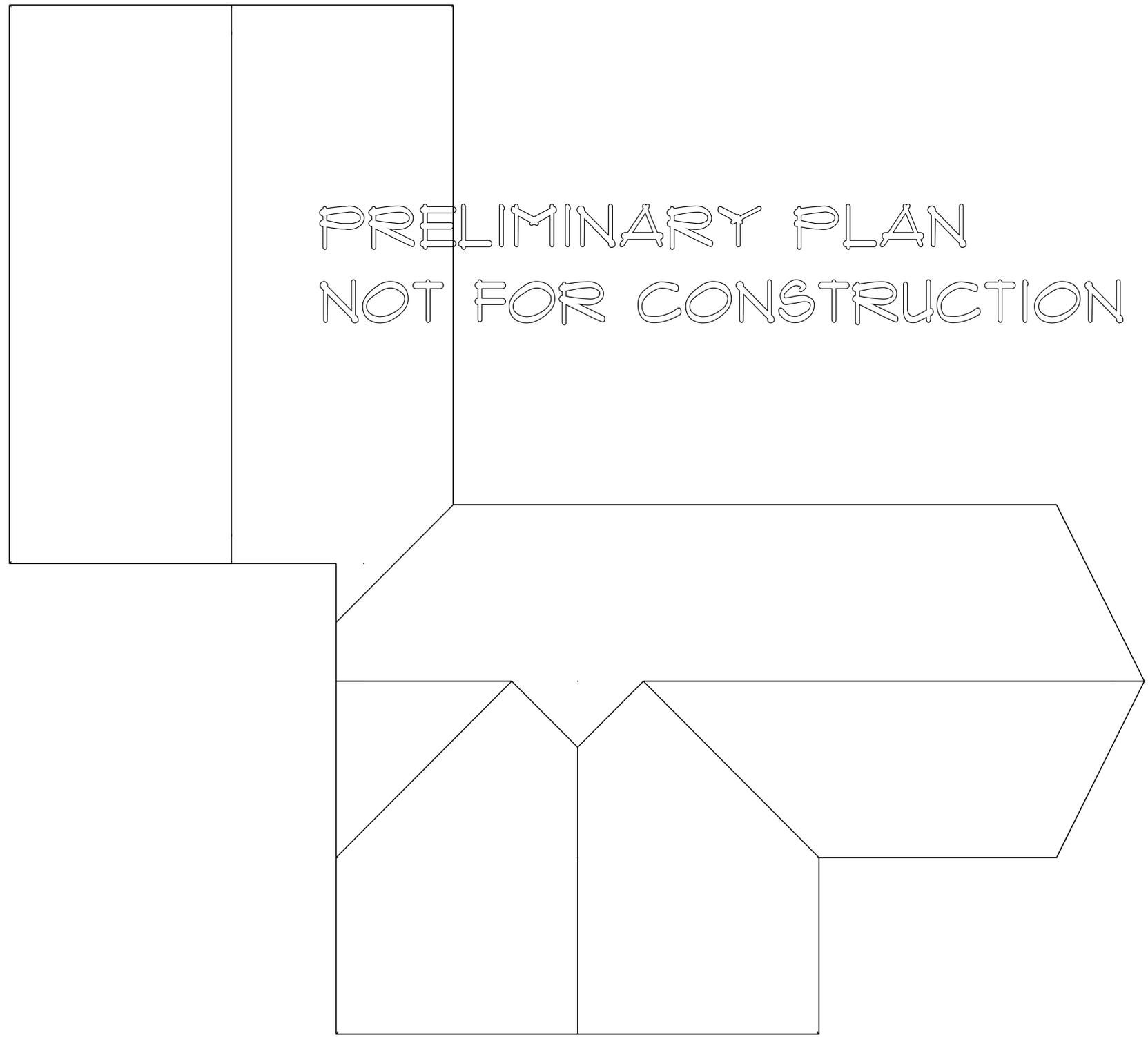
FIRST FLOOR PLAN  
DRAWN BY: TRAVIS BAUS  
OCTOBER 18, 2013

**JB CONSTRUCTION  
SCHEMM ADDITION**

JOB #:

PAGE:  
2 OF 3

PRELIMINARY PLAN  
NOT FOR CONSTRUCTION



**ROOF PLAN**  
SCALE: 1/4" = 1'-0"

NOTE:  
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NEW ADDITION ROOF LINE - - - - -  
EXISTING ROOF LINE \_\_\_\_\_  
NEW ADDITION WALLS \_\_\_\_\_  
EXISTING WALLS ( - - - - - )  
BUILDER TO VERIFY ALL DIMENSIONS  
AND BE RESPONSIBLE FOR SAME.

NOTE: ORIGINAL PLAN COMES  
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REVISED:	REVISED:

WAIVER

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**PRO-BUILD**

ROOF PLAN  
DRAWN BY: TRAVIS BAUS  
OCTOBER 18, 2013

**JB CONSTRUCTION  
SCHEM ADDITION**

JOB #:  
PAGE:  
3 OF 3