



CITY OF WHITEWATER PLAN AND ARCHITECTURAL REVIEW
COMMISSION

Agenda

April 8, 2013

City of Whitewater Municipal Building

312 W. Whitewater St., Whitewater, Wisconsin

6:00 p.m.

1.	Call to order and Roll Call.
2.	Hearing of Citizen Comments. No formal Plan Commission Action will be taken during this meeting, although issues raised may become a part of a future agenda. Specific items listed on the agenda may not be discussed at this time; however citizens are invited to speak to those specific issues at the time the Plan Commission discusses that particular item.
3.	Review minutes of March 11, 2013.
4.	Review proposed Extra-territorial Certified Survey Map for one lot located at the northeast corner of Taylor and Island Roads in Whitewater Township for Eva N. Raufman.
5.	Information Items: a. Update on Zoning Rewrite. b. Possible future agenda items. c. Next regular Plan Commission Meeting – May 13, 2013
6.	Adjournment.

Anyone requiring special arrangements is asked to call the Zoning and Planning Office 24 hours prior to the meeting. Those wishing to weigh in on any of the above-mentioned agenda items but unable to attend the meeting are asked to send their comments to c/o Neighborhood Services Manager, 312 W. Whitewater Street, Whitewater, WI, 53190 or jwegner@whitewater-wi.gov.

The City of Whitewater website is: whitewater-wi.gov

CITY OF WHITEWATER
PLAN AND ARCHITECTURAL REVIEW COMMISSION
Whitewater Municipal Building Community Room
March 11, 2013

**ABSTRACTS/SYNOPSIS OF THE ESSENTIAL ELEMENTS OF THE OFFICIAL
ACTIONS OF THE PLAN AND ARCHITECTURAL REVIEW COMMISSION**

Call to order and roll call.

Chairperson Meyer called the meeting of the Plan and Architectural Review Commission to order at 6:00 p.m.

Present: Greg Meyer, Lynn Binnie, Karen Coburn, Bruce Parker, Jacob Henley, Donna Henry (alternate), Jeffrey Eppers (alternate). Absent: Rod Dalee, Cort Hartmann.
Others: Latisha Birkeland (Neighborhood Services Manager/City Planner).

Hearing of Citizen Comments. There were no citizen comments.

Approval of the Plan Commission Minutes. Moved by Parker and seconded by Henley to approve the Plan Commission minutes of February 11, 2013 meeting. Motion was approved by unanimous voice vote.

Conceptual review of the proposed renovation of the Nelson Salisbury Historic House located at 404 W. North Street into offices/meeting rooms and a caretaker apartment for Dr. Suzanne Popke. City Planner Latisha Birkeland explained this proposal is conceptual review. In the packet there was an error on the zoning map. Three properties, 318, 326, and 330 W. North Street have the R-O Overlay Zoning also. Dr. Suzanne Popke wanted to discuss possible uses for this historic home located in an R-3 (Multi-family) Zoning District. She wanted Plan Commission and neighbor input. This property has R-O Overlay Zoning to the east, north and northwest, which is more restrictive. The properties in the R-O Overlay District are allowed only 2 unrelated persons per unit. When there is not a specific use proposed, it is hard to determine what would be required, parking for example. Suzanne Popke is looking for guidance as to what would be appropriate at this property.

Suzanne Popke is a psychologist. She rents an office on Main Street. Popke first wants to put a caretaker apartment on a portion of the second floor to have someone in the building to stop the vandalism. Eventually, she would like to have her office on the first floor and classrooms and offices upstairs. Popke has talked to Ellen Penwell of the Historical Society and was getting feedback. Popke wants to keep the building as historical as possible. The building has a lot of the original woodwork. They would be replacing doors and windows.

Plan Commission Members voiced concerns and comments: Why a caretaker apartment? ADA accessibility? It is wonderful for you to take on this project. What about parking? Hours of operation? R-3 Zoning allows for up to five unrelated persons per unit, would you consider short term rentals?

Suzanne Popke explained that the caretaker would be there during the renovation, help with the work and would also take care of the yard and cleaning. The first floor would not be a problem to be handicap

accessible. There are two steps into the building which would require a short ramp. There are a total of 10 parking spaces on the back and side of the property. She would not want more than 10 cars there. They do have a monthly support group meeting of 8 to 10 people. Popke stated the electric service would be re-metered. The hours of operation would start at 10.00 a.m. to early p.m. and then from 4 p.m. to 7 p.m. Monday through Thursday, and some Saturdays 10 a.m. to 3 p.m. She does not want unrelated persons living there. Sable House only has two or three renters. Popke stated that their existing office on W. Main Street has an informal art gallery. The art is about mental health topics.

Chairperson Meyer opened the review for public comment.

Roy Nosek, of 210 N. Park Street, stated that he has put considerable time into keeping their neighborhood. He feels Suzanne Popke has the best of intentions. What would best serve the area and maintain the residential nature of this property? Across the street are two nationally recognized registered landmarks, the White Building and the Birge Fountain. A residential development, condo or upscale housing development (two apartments and an efficiency), to provide housing for teachers and young professionals. The home was built for the Salisburys, a single family.

Suzanne Popke explained that she is interested in having a family live there, rental for the caretaker, and be a part of the community. She does not look at it as business.

Karen Fisher, 125 N. Franklin Street, was shocked to see the building in such poor shape. The offices would be an asset, quiet and supervised. She is in favor of the proposal.

Nubby Paynter, neighbor to Karen Fisher, stated her main concern would be the upstairs. She thought it should be kept as family, caretaker is okay, but no bunch of people.

Suzanne Popke stated she has a private license for a drug and alcohol outpatient facility.

City Planner Latisha Birkeland stated that conditions can be put on a conditional use permit. If there is a change of use, they would have to come back to the Plan Commission. Suzanne Popke is getting references from other Boards.

Plan Commission Members commented:

Henry explained that Roy Nosek described the best of all uses. In general this would be the next best use, with business hours and a restriction of people. With the description of the damage, part of this project would be a labor of love, as you would not get out of it what you put in.

Parker stated that it is a good idea if the property is run similar to the Bassett House, with offices and caretakers, but no renting of rooms. This is not a rezoning.

Eppers stated that if the property stays R-O, it could be sold.

Binnie explained that this property is not in the R-O Zoning District and could have up to five unrelated persons living there. In an ideal world, it could be single family. With the economics as they are, it is not in their favor. Hopefully this plan will come to fruition.

Henley stated that he appreciates the quieter use. The applicant should talk to an architect. It is great to see the possibility of a renovation.

City Planner Birkeland stated that this was a conceptual review and she felt that Suzanne Popke had information to move forward with.

Continue the public hearing for the consideration of a conditional use permit for the construction of an 1144 sq. ft. detached garage with porch to be located at 826 W. Walworth Ave. for C. A. Pope. (This is 344 sq. ft. more than the maximum size (800 sq. ft.) allowed for a detached accessory structure.) Chairperson Meyer opened the public hearing for consideration of a conditional use permit for the construction of an 1144 sq. ft. detached garage with a porch to be located at 826 W. Walworth Ave. for C.A. Pope.

City Planner Birkeland explained that at last month's meeting the Plan Commission tabled the proposal to allow Craig Pope to come back with new plans with the accessory structure at about 1000 sq. ft. Notices were sent to neighboring property owners within 300 ft. The proposed accessory structure exceeds the 10 % lot coverage of the side and rear yard open space area and the 800 sq. ft. maximum size for accessory structures. Craig Pope has reduced the proposed detached garage by one stall (so it is a two stall garage). He would also like to keep the existing garage with this proposal. With his original proposal the existing garage was removed. The average range for detached garages in other communities is in the range of 1000 to 1050 sq. ft. Craig Pope's proposal with the 1144 sq. ft. detached garage and keeping the existing garage structure would bring the total square footage to almost the same as the original proposal.

Craig Pope explained his need for additional storage space. He would be removing the front driveway to the street, leaving the existing garage. It is a large lot with a small home. He is requesting additional storage. His proposal is a total benefit to the neighborhood. When asked why he didn't attach the garage to the house, he explained that he wanted to maintain the original integrity of the house. He is particular of preservation. Craig Pope plans to live in this home with his family until they build their new home in his subdivision on the west side of Whitewater.

Chairperson Meyer opened for public comment. There was none.

Chairperson Meyer closed the public comment.

Plan Commission Members voiced concerns of: No elevations were provided for the existing garage. The vision triangle was still needed for the fence along each of the driveways on both sides of the lot. The fence on the west side of the property was located on the neighboring property. Building to specifications of the family's needs is limiting to renters. The garage would not be allowed to be used as a rental apartment. If there is not the intent to live in the home for the next 20 years, afraid if the property is sold, the garage might become a great party room.

Craig Pope stated that he could come back to Plan Commission with plans for the existing garage structure. He did not have a problem with putting the fence on the west side of the property in front of the trees and on his property. Pope did not want to take the porch off the proposed garage. If it becomes a rental, he would have a good quality tenant. He would not rent the garage. Pope stated that he could deed restrict the garage so it could not be used as anything but a garage.

Chairperson Meyer recommended the proposed garage be no larger than 900 sq. ft. with the removal of the second building. If Craig Pope would like to hold off on his plans to see if the Zoning Rewrite would allow 1000 sq. ft., he could come back for staff approval of a proposed garage. A 30' x 30' garage is more than a two car garage.

Plan Commission Member Parker requested that condition #7 would require the relocation of the fence onto the property to meet code and the fence in the street yard to allow for the 15 foot vision triangle requirements for the driveways on each side of the lot. Condition #5 should include the house.

Chairperson Meyer moved to allow for a garage of 900 sq. ft. with the removal of the old garage; and if the addition of the house to condition #5 is allowed, the home would need to be completed within one year. Proposed plans to be reviewed by City Staff. There was no second.

During the Plan Commission comments and concerns, Craig Pope left the meeting.

Moved by Parker and seconded by Meyer to deny the application due to: 1) Plans did not meet the 1000 sq. ft. request by the Plan Commission at the last meeting. 2) Plans included an additional out building. 3) Plans did not reflect concerns of the past meeting which included the location of the fence and the 15 foot vision triangle. 4) The concerns of the neighbors with the building exceeding 800 sq. ft.

Aye: Meyer, Binnie, Coburn, Parker, Henley, Henry, Eppers. No: None. Absent: Dalee, Hartman. Motion approved by unanimous roll call vote.

Informational Items:

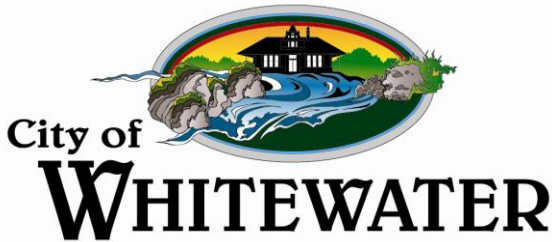
Zoning Rewrite. City Planner Latisha Birkeland explained that there was no solid date for the next meeting of the Zoning Rewrite Committee. The consultant will make the proposed changes and send it out to the Zoning Rewrite Steering Committee with the track changes in Word, at least two weeks prior to the next meeting so the committee has time to review the changes. As soon as Birkeland has a date for the meeting she will let the Plan Commission know.

Future agenda items. City Planner Latisha Birkeland stated that the Plan Commission will have an extra-territorial certified survey map for review at the next meeting.

Next regular Plan Commission meeting – April 8, 2013.

Moved by Henley and seconded by Eppers to adjourn the meeting. Motion approved by unanimous voice vote. The meeting adjourned at approximately 8:00 p.m.

Chairperson Greg Meyer



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

www.whitewater-wi.gov
Telephone: (262) 473-0540

To: City of Whitewater Plan and Architectural Review Commission
From: Latisha Birkeland, Neighborhood Services Manager / City Planner
Meeting Date: 4/8/13
Re: Proposed extraterritorial Jurisdiction Certified Survey Map for one lot at the northeast corner of Taylor and Island Roads in Whitewater Township, Walworth County, Wisconsin.

Summary of Request

Requested Approvals: Mr. Timothy Mattingly and Kathryn Raufman are requesting to create one residential lot sized 4.604 acres from a larger agriculture parcel; creating a remnant after this Certified Survey Map of 38.58 acres of A-1 and 19.6 acres of C-4 located in Whitewater Township, Walworth County, WI.

Location: Parcel number DW2000003, Whitewater Township, Walworth County, Wisconsin. Next to Taylor and Island Roads.

Current Zoning: This parcel was rezoned with approvals from Whitewater Township and Walworth County over a year ago to A-5. This zoning allows residential lots to be 40,000 square feet or larger.

Description of Use

This subdivision will allow the owner, Ms. Eva N. Raufman, to sell the land to her granddaughter. The City reviews this subdivision because half of the location is within the 1.5-mile extraterritorial jurisdiction (ETJ) boundary. Please see the attached map.

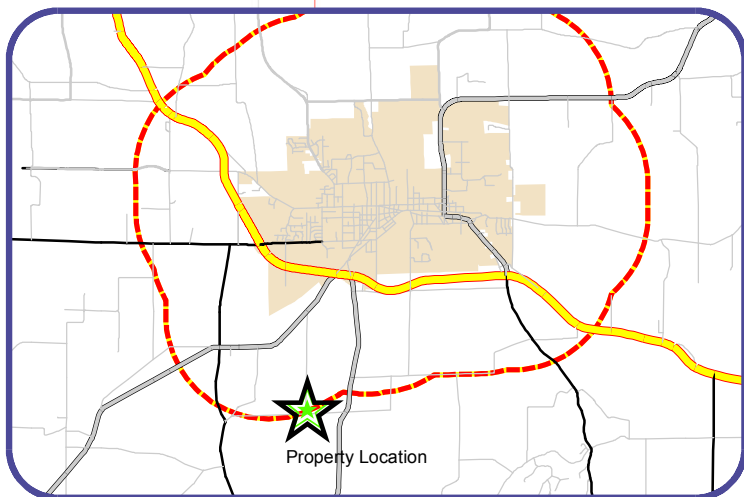
This location is a little less than a mile outside of the Whitewater Sewer Service Area Boundary. The City does not designate this area for future land use on the Comprehensive Plan.

The Town Board unanimously approved this preliminary land division at their December 12th, 2012 meeting.

Recommendation on CSM

This preliminary CSM complies with all design standards and general provisions of the City Code Section 18.04.048 Extraterritorial subdivisions. I recommend that the Plan and Architectural Review Commission approve the Certified Survey Map with the following requirements:

1. The applicant shall meet all conditions set by Walworth County for final approval.
 2. Final CSM shall be reviewed by City Staff and recorded with Walworth County.
-



Property Location

LAND OWNED BY PLATTER

N 87°58'30" E 655.03'±

A-1 ZONING
A-5 ZONING

214.40'±

407.59'
 setback

A-1 ZONING
C-4 ZONING

SOILS: MGA, Ph, ShB

100 YEAR FLOOD LINE

A-5 ZONING
C-4 ZONING

176.8'±

535.41'

S 29°29'43" W 574.13'

MEANDER LINE

CENTERLINE
UNPLATTED LAND OWNED BY OTHERS

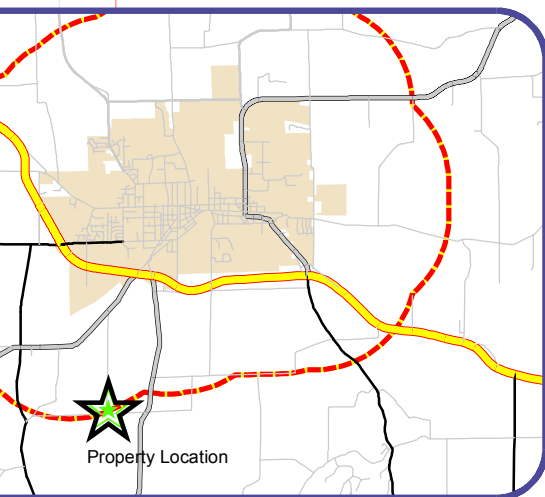
Horizontal Datum - is based on the Wisconsin State Plane Coordinate System - 1513 South Zone, North American Datum - 1927, all bearings are referred to Grid North. The NAD 83 datum is used for bearings. The vertical datum is based on the West 1/4 Section 20-4-15 with the West 1/4 corner elevation - 847.00'



SCALE 1" = 100 FEET

LEGEND

- ☒ Found County Section Corner Concrete Mon. with Brass Cap
- ⚡ Set 6" Mag Nail
- Set 3/4" dia. iron rod, 18" long weighing 1.13 lbs./ lin. ft.
- ▲ Soil Borings
- ☒ CENTER OF SECTION 20-4-15



LOT 1
200,530 TOTAL SQ. FT.
4.604 ACRES

ZONED C-4
110,447 SQ. FT.

S 87°58'30" W 214.00'±

150.00'

237.28'±

164.45'

38.72'

72.83'±

2385.63'±

S 87°58'30" W 2622.91'

66' WIDE

CONCRETE BRIDGE
BENCHMARK: CHISELED SQUARE
ON SW HEADWALL ELEVATION 847.00'

WEST 1/4 CORNER
SECTION 20-4-15



ISLAND ROAD

19330 KNUTESON DRIVE
WHITTEWATER, WI 53190

LAND-MARK SURVEYING

SHEET 1 OF 2 SHEETS
PROJECT NO. 12.408

PHONE:
CELL: (2
MarkM

 Whitewater 1.5 mile ETJ
 City of Whitewater

NOTICE: The Plan Commission meetings are scheduled on the 2nd Monday of each month. All completed plans must be in by 9:00 a.m. four weeks prior to the scheduled meeting. If not, the item will be placed on the next available Plan Commission meeting agenda.

CITY OF WHITEWATER
PLAN REVIEW APPLICATION PROCEDURE

1. File the application with the Code Enforcement Director's Office at least four weeks prior to the meeting. \$100.00 fee. Filed on 3-7-13.
2. Agenda Published in Official Newspaper on 4-4-13.
3. Notices of the public review mailed to property owners on —.
4. Plan Commission holds the public review on 4-8-13.
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 review, the Plan Commission makes a decision.

PLEASE COMPLETE THE FOLLOWING APPLICATION.

Refer to Chapter 19.63 of the City of Whitewater Municipal Code of Ordinances, entitled PLAN REVIEW, for more information on the application.

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 10 plans is not submitted, the applicant should provide a written explanation of why it is not submitted.

City of Whitewater
Application for Plan Review

IDENTIFICATION AND INFORMATION ON APPLICANT(S):

Applicant's Name: EVA N. RAUFMAN
Applicant's Address: W 9204 STATE RD. 59, WHITEWATER, WI-53190
Phone # _____

Owner of Site, according to current property tax records (as of the date of the application):

EVA N. RAUFMAN

Street address of property: TAYLOR RD. AND ISLAND RD

Legal Description (Name of Subdivision, Block and Lot or other Legal Description):

THE NW 1/4 OF THE NW 1/4 SEC. 20, TOWN 4 NORTH, RANGE 15 EAST AND THAT PORTION OF THE SW 1/4 OF THE NW 1/4 OF SECTION 20-4-15 THAT LIES WEST OF SPRING BROOK; EXCEPTING LOT 1 OF C.S.M. NO. 1238 REMNANT AFTER THIS C.S.M. 38.58 AC. OF A-1 AND 19.6 AC. OF C-4

Agent or Representative assisting in the Application (Engineer, Architect, Attorney, etc.)

Name of Individual: MARK L. MIRITZ - WI-REG. LAND SURVEYOR

Name of Firm: LAND-MARK SURVEYING

Office Address: N 9330 KNUTESON DR., WHITEWATER WI

Phone: 262-495-3284

Name of Contractor: _____

Has either the applicant or the owner had any variances issued to them, on any property? YES NO
If YES, please indicate the type of variance issued and indicate whether conditions have been complied with.

EXISTING AND PROPOSED USES:

Current Land Use:

Principal Use: FARMING

Accessory or Secondary Uses: _____

Proposed Use

RESIDENTIAL SINGLE FAMILY

No. of occupants proposed to be accommodated: 1 FAMILY

No. of employees: _____

Zoning District in which property is located: A-5 (WAL.CO)

Section of City Zoning Ordinance that identifies the proposed land use in the Zoning District in which the property is located: _____

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 official may require.

PLOT PLAN

When required by the building official, 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 the relation 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.

STANDARDS

STANDARD	APPLICANT'S EXPLANATION
A. The proposed structure, addition, alteration or use will meet the minimum standards of this title for the district in which it is located;	YES
B. The proposed development will be consistent with the adopted city master plan;	YES
C. The proposed development will be compatible with and preserve the important natural features of the site;	YES
D. The proposed use will not create a nuisance for neighboring uses, or unduly reduce the values of an adjoining property;	NO

STANDARD	APPLICANT'S EXPLANATION
E. The proposed development will not create traffic circulation or parking problems;	NO
F. The mass, volume, architectural features, materials and/or setback of proposed structures, additions or alterations will appear to be compatible with existing buildings in the immediate area;	YES
G. Landmark structures on the National Register of Historic Places will be recognized as products of their own time. Alterations which have no historical basis will not be permitted;	N/A
H. The proposed structure, addition or alteration will not substantially reduce the availability of sunlight or solar access on adjoining properties.	N/A

CONDITIONS

The City of Whitewater Zoning Ordinance authorizes the Plan Commission to place conditions on approved uses. Conditions can deal with the points listed below (Section 19.63.080). Be aware that there may be discussion at the Plan Commission in regard to placement of such conditions upon your property. You may wish to supply pertinent information.

“Conditions” such as landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, fencing, plantation, deed restrictions, highway access restrictions, increased yards or parking requirements may be required by the Plan and Architectural Review Commission upon its finding that these are necessary to fulfill the purpose and intent of this Ordinance.

“Plan Review” may be subject to time limits or requirements for periodic reviews where such requirements relate to review standards.

Applicant's Signature

Date

APPLICATION FEES:

Fee for Plan Review Application: \$100

Date Application Fee Received by City 3-7-13 Receipt No. 6.010277

Received by J. Wegner

TO BE COMPLETED BY CODE ENFORCEMENT/ZONING OFFICE:

Date notice sent to owners of record of opposite & abutting properties: _____
Date set for public review before Plan & Architectural Review Board: 4-8-13

ACTION TAKEN:

Plan Review: _____ Granted _____ Not Granted by Plan & Architectural Review Commission.

CONDITIONS PLACED UPON PERMIT BY PLAN AND ARCHITECTURAL REVIEW COMMISSION:

Signature of Plan Commission Chairman

Date



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: TIMOTHY MATTINGLY + KATHRYN RAUFMAN

Applicant's Mailing Address: 332 N JEFFERSON ST.
WHITEWATER, WI. 53190

Applicant's Phone Number: 608-201-1586

Applicant's Email Address: MATTINGLK05@UWVW.EDU

Project Information:

Name/Description of Development: CSM TO BE SOLD TO GRANDDAUGHTER

Address of Development Site: TAYLOR RD. + ISLAND RD.

Tax Key Number(s) of Site: DW 2000003

Property Owner Information (if different from applicant):

Name of Property Owner: EVA N. RAUFMAN

Property Owner's Mailing Address: W9204 STATE RD. "59"
WHITEWATER, WI. 53190

CERTIFIED SURVEY MAP NO. _____

A CERTIFIED SURVEY MAP OF PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWN 4 NORTH, RANGE 15 EAST, WHITEWATER TOWNSHIP, WALWORTH COUNTY, WISCONSIN

OWNER: EVA N. RAUFMAN
W9204 STATE ROAD 59
WHITEWATER, WI 53190

MARK L. MIRITZ
WI REGISTERED LAND SURVEYOR S-2582
NOVEMBER 16, 2012
REVISED MARCH 6, 2013

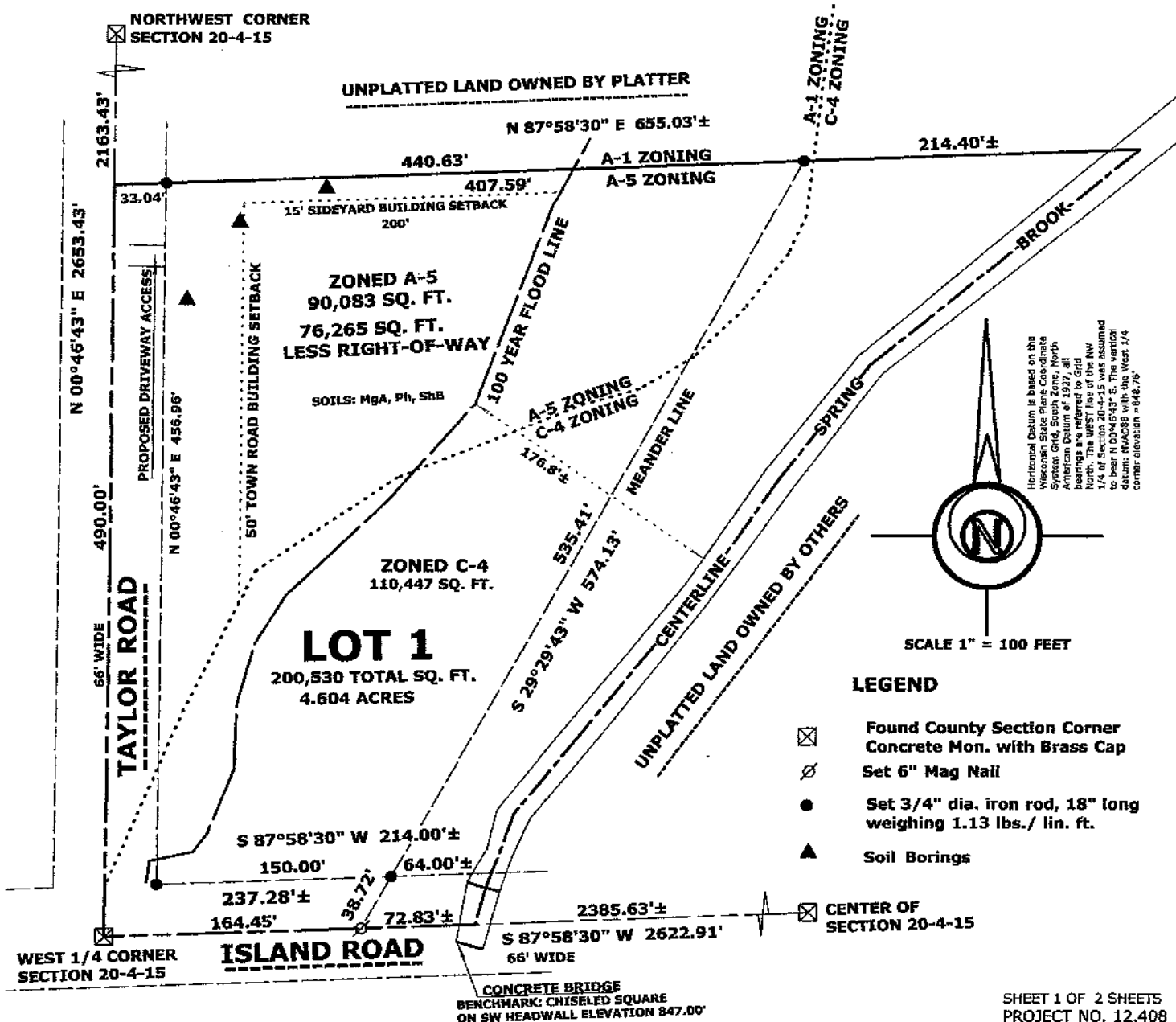
SURVEYOR'S NOTES:

THE 100 YEAR FLOOD PROFILE LINE FOR SPRING BROOK WAS COMPUTED FROM INFORMATION ON FEMA FIRM MAP NO. 55127C0017D DATED OCT. 2, 2009

THE A-1/C-4 ZONING LINE WAS DIGITIZED FROM WALWORTH COUNTY INTERACTIVE MAPPING

reserved for Walworth County register of Deeds

GRAPHIC SCALE IN FEET



CERTIFIED SURVEY MAP NO. _____

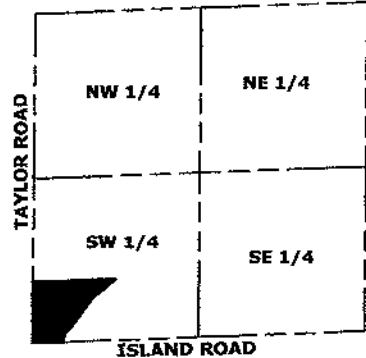
VOL. _____, **PAGES** _____

A CERTIFIED SURVEY MAP OF PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWN 4 NORTH, RANGE 15 EAST, WHITEWATER TOWNSHIP, WALWORTH COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, MARK L. MIRITZ, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF EVA N. RAUFMAN, OWNER, I HAVE SURVEYED THE PROPERTY HEREON DESCRIBED AND THAT THE CERTIFIED SURVEY MAP HEREON SHOWN IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION OF IT AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATE STATUTES, AND THE SUBDIVISION CONTROL ORDINANCE, WALWORTH COUNTY, WISCONSIN.
A CERTIFIED SURVEY MAP OF PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWN 4 NORTH, RANGE 15 EAST, WHITEWATER TOWNSHIP, WALWORTH COUNTY, WISCONSIN DESCRIBED AS FOLLOWS: BEGIN AT THE WEST 1/4 CORNER OF SAID SECTION 20; THENCE N 00°46'43" E 490.00 FEET ALONG THE WEST LINE OF SAID NORTHWEST 1/4; THENCE N 87°58'30" E 440.63 FEET TO A MEANDER CORNER, A SET IRON ROD; THENCE CONTINUE N 87°58'30" E 214.40 FEET MORE OR LESS TO THE CENTERLINE OF SPRING BROOK; THENCE SOUTHERLY AND WESTERLY ALONG THE CENTERLINE OF SPRING BROOK 668 FEET MORE OR LESS TO THE INTERSECTION OF THE SOUTH LINE OF SAID NORTHWEST 1/4; THENCE S 87°58'30" W ALONG SAID SOUTH LINE 72.83 FEET MORE OR LESS TO A MEANDER CORNER, A SET 6 INCH MAG NAIL, SAID MEANDER CORNER IS S 29°29'43" W 574.13 FEET FROM THE PREVIOUSLY MENTIONED MEANDER CORNER; THENCE CONTINUE S 87°58'30" W ALONG SAID SOUTH LINE 164.45 FEET TO THE POINT OF BEGINNING, AND CONTAINING 200,530 SQUARE FEET OR 4.604 ACRE(S) OF LAND, MORE OR LESS.

LOCATION SKETCH



NW 1/4 SEC. 20-4-15
SCALE: 1" = 1460'

MARK L. MIRITZ
WI REGISTERED LAND SURVEYOR S-2582
NOVEMBER 16, 2012
REVISED MARCH 6, 2013

OWNER'S CERTIFICATE:

AS OWNER, EVA N. RAUFMAN, I HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED AND MAPPED AS REPRESENTED HEREON.

EVA N. RAUFMAN

STATE OF WISCONSIN) SS
COUNTY OF WALWORTH)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 201_____
THE ABOVE NAMED EVA N. RAUFMAN, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____ COUNTY, WISCONSIN.

WHITEWATER TOWNSHIP APPROVAL:

I CERTIFY THAT THIS CERTIFIED SURVEY MAP IS ACCEPTED AND APPROVED BY THE TOWN BOARD OF THE TOWN OF WHITEWATER, WISCONSIN

THIS _____ DAY OF _____, 2013

TOWN CHAIRMAN

WALWORTH COUNTY APPROVAL:

APPROVED BY THE WALWORTH COUNTY ZONING

AGENCY THIS _____ DAY OF _____, 2013

RICK STACEY, CHAIRMAN

CITY OF WHITEWATER APPROVAL:

RESOLVED, THAT THE CERTIFIED SURVEY MAP HEREON, BEING LOCATED IN THE EXTRATERRITORIAL PLAT JURISDICTION AREA FOR THE CITY OF WHITEWATER, WISCONSIN, EVA N. RAUFMAN, OWNER, IS HEREBY APPROVED BY THE CITY OF WHITEWATER PLAN AND ARCHITECTURAL REVIEW COMMISSION.

DATED THIS _____ DAY OF _____, 2013.

MICHELE SMITH, CITY CLERK