

CITY OF SPARTA
COMMON COUNCIL AGENDA
July 13, 2022

CITY HALL

6:00 P.M.

CALL MEETING TO ORDER
ROLL CALL
PLEDGE BY ALDERMAN JIM CHURCH

APPROVAL OF AGENDA

CONSENT AGENDA: Minutes of the regular meeting on June 15, 2022 and monthly bills for June.

ORDINANCES

Ordinance Pertaining to rezoning of property from M-2 to GA for property located at 1010 S. Water Street.

Ordinance Pertaining to rezoning of property from GA to R-1 for Brook's Estates

RESOLUTIONS

Resolution Approving CSM for Todd Page located off Alpine Drive

Resolution Approving Final Plat (Brooks Estates Subdivision)

Resolution Approving Developer's Agreement between City of Sparta and Sparta Bottling Company located at 121 E. Oak St regarding WEDC grant.

OTHER BUSINESS

Consideration of Second Hand Article or Second Hand Jewelry Licenses for the 2022-2023 term:

Rebecca Erickson dba Three Gals Variety located at 701 Walrath Street
(Article, Jewelry)

Consideration of "Class B"/Class "B" Liquor Licenses for the 2022-2023 term:

Michele Bills, T & M Enterprises dba Matsumoto Ramen House located at 106 N Water Street

Girish Patel dba OMRAJ Hospitality, dba Super 8 located at 716 Avon Road

Consideration of New/Renewal Bartender Licenses for the 2022-2023 term:

Renewal:

Bryanna Grandall
Matthew Englerth
Victor St. Arnauld
Kelsey Prell
Grashan Wilson
Mischell Schur
Amy Weaver
Nina Palms

Joel Geier
Dakota Holeman
Tim Hyma
Amy Findlay
Benjamin Huber
Steven Young
Amber Linenberg
Zulyannis Bonilla

Kathleen Olson
Madison Johnson
Hayley Oswald
Susan Lamb
Haley Woggon
Kelsey Edmison
Gidget Buchanan
Dawn Nelson

New:

Savannah Medley
William Beaver
Daniel Hubbard
Sandy Neilland

Ethan Habegger
Michael Clayton
Eric Sherman
Jacquelyn Miller

Jesse DiBenedetto
Michele Lawrence
Peter Schneider
Kyle McKinney

CITY ADMINISTRATOR REPORT

ITEMS FOR FUTURE CONSIDERATION

ADJOURN

**CITY OF SPARTA
COMMON COUNCIL MINUTES
June 15, 2022**

PRESENT: Mayor Riley, Kevin Brueggeman, Matthew Hoffland, Ed Lukasek, Jim Church, Bruce Humphrey, Josh Lydon, Gordon Dace, Anthony Boltik

ABSENT: None

ALSO PRESENT: Todd Fahning, Mark Sund, Mark Van Wormer, Dan Hellman, Emilee Nottestad, Jeanette Burlingame, Kyle & Angie Seubert, John Gessner, Bob Lydon, Jenny Lydon & some family members, Booker Ferguson, police officers, Jager Mitchel, Chaplain Skinner, Troy from US Silica and other citizens

Mayor Riley called the meeting to order at 6:00 p.m.

Roll Call was done by the City Clerk.

The Pledge of Allegiance was led by Alderman Dace

A motion was made by Josh Lydon and seconded by Matthew Hoffland to approve this agenda. Motion carried 8-0.

Troy from US Silica gave his annual presentation to the Council. The plant has had zero violations since it started in 2012. He talked about how the oil industry is at this time, had charts showing how much sand they have been able to ship out and mentioned that at this time, the lake is about 90 acres and is from 30 to 90 feet deep. At this time they have 6 salaried employees and 34 hourly employees. He had a slide that listed the various organizations and events that they have contributed to.

The Mayor had an award for Kyle Seubert for 30 years of service to the City.

Chaplain Skinner swore in a new Chaplain for the Police Department.

Officer Jenna Lee recognized and introduced the members of the Reserve Unit.

The City Clerk swore in Jager Mitchell as a new Sergeant for the Police Department. His girlfriend placed the new pin on his shirt.

A motion was made by Josh Lydon and seconded by Matthew Hoffland to approve the consent agenda consisting of the minutes of the regular meeting of May 11, 2022, and monthly bills for May. Motion carried 8-0.

ORDINANCES

ORDINANCE NO. _____

**ORDINANCE PERTAINING TO REPEAL OF SEC. 14-109 – ELECTRICAL
INSTALLATION**

Jim Church read the Ordinance the first and second time. Matthew Hoffland moved to read the Ordinance third time by title only, rules be suspended and placed before the Council for immediate action, seconded by Josh Lydon. Motion carried 8-0. Mayor Riley read the Ordinance third time by title only and the Ordinance was approved on a roll call vote 8-0.

ORDINANCE NO. _____
ORDINANCE PERTAINING TO TOURIST HOMES ADDED TO CONDITIONAL USES
PERMITTED UNDER THE ZONING ORDINANCE SEC. 17

Jim Church read the Ordinance the first and second time. Matthew Hoffland moved to read the Ordinance third time by title only, rules be suspended and placed before the Council for immediate action, seconded by Kevin Brueggeman. Motion carried 8-0. Mayor Riley read the Ordinance third time by title only and the Ordinance was approved on a roll call vote 8-0.

RESOLUTIONS

RESOLUTION APPROVING COMPLIANCE MAINTENANCE REPORT (CMAR)

Kevin Brueggeman read the Resolution the first and second time. Josh Lydon moved to read the Resolution third time by title only, rules be suspended and placed before the Council for immediate action, seconded by Matthew Hoffland. Motion carried 8-0. Mayor Riley read the Resolution third time by title only and the Resolution was approved on a roll call vote 8-0.

RESOLUTION APPROVING FINAL PLAT
(BROOKS ESTATES SUBDIVISION)

Jim Church read the Resolution the first and second time. Josh Lydon moved to read the Resolution third time by title only, rules be suspended and placed before the Council for immediate action, seconded by Matthew Hoffland. Motion carried 8-0. Mayor Riley read the Resolution third time by title only and the Resolution was approved on a roll call vote 8-0.

RESOLUTION APPROVING REMOVAL OF RIGHT TO REPURCHASE FROM DEED
CONVEYING FORMER SPARTA POLICE DEPARTMENT BUILDING TO
BURLINGAME & SONS, LLC

Josh Lydon read the Resolution the first and second time. Jim Church moved to read the Resolution third time by title only, rules be suspended and placed before the Council for immediate action, seconded by Kevin Brueggeman. Motion carried 8-0. Mayor Riley read the Resolution third time by title only and the Resolution was approved on a roll call vote 8-0.

A motion was made by Jim Church and seconded by Kevin Brueggeman to approve the following Second Hand Article or Second Hand Jewelry Licenses for the 2022-2023 term: Motion carried 8-0.

Tara Shawley dba Granny's Good Stuff Resale located at 101 S. Water Street (Article)
Caryn Johnson dba Sparta's New & Used Shop located at 904 Avon Road (Article)
Pat Judkins dba Sparta Gold Exchange located at 418 W. Wisconsin Street (Jewelry)
Bryon Crawford dba Crawford's New & Used located at 604 E. Wisconsin Street (Article & Jewelry)
Michael Delucca dba Big Rooster Firearms located at 105 N. Water Street (Article)
ecoATM, LLC dba ecoATM located in Wal Mart at 1600 W. Wisconsin Street (Article)
Phyllis Frisk dba Second Season located at 128 N. Water Street (Article)

A motion was made by Josh Lydon and seconded by Matthew Hoffland to approve the following Mobile Home Licenses for the 2022-2023 term: Motion carried 8-0.

Steven Nicola, dba River Pines MHP located at 1200 River Road
Kay Weiner dba Woodside Village, LLC located at 1200 Sugarberry Blvd.
Sparta MHP, LLC dba Oak Meadows located at 100 Avon Road
Riverside of Sparta MHP, LLC dba Riverside MHP located at 635 South "K" Street
CORE Communities 1, LLC dba Greendale Manor located at 229 Avon Road

A motion was made by Matthew Hoffland and seconded by Josh Lydon to approve the Class "B" Beer and Class "C" Wine licenses for the 2022-2023 term: Motion carried 7-0-1 with Anthony Boltik abstaining.

Christel Gasper dba Don's Super Restaurant located at 620 Industrial Drive, Suite 8 (Beer and Wine)
Angelo Francis dba 608 Live Entertainment located at 620 Industrial Drive, Suite 1 (Beer)

Northfield Restaurant/Daland Corporation dba Pizza Hut located at 821 W. Wisconsin Street (Beer)

P & S Properties dba Shane & Penney's Slice of Chicago located at 507 W. Wisconsin Street (Beer and Wine)

A motion was made by Josh Lydon and seconded by Matthew Hoffland to approve the "Class B"/Class "B" Liquor Licenses for the 2022-2023 term: Motion carried 7-0-1 with Anthony Boltik abstaining.

Sheila Volden dba Amber Inn located at 112 E. Oak Street

O.L. Arnold, D.K. Slayton dba American Legion located at 1116 Angelo Road

Beau Burlingame dba Beer Shop located at 200 W. Wisconsin Street

Divysh Patel, DVG Hospitality, LLC dba Best Western Plus located at 4445 Theater Road

Donald LaBarre dba Club 16 located at 1615 W. Wisconsin Street

Kristen Gust, One-Twenty-Four, LLC dba Cork & Barrel located at 124 N. Water Street

Al & Penny Brueggen dba Foxhole Pub & Restaurant located at 1215 Angelo Road

Bryan Harris dba Harris Crossing located at 801 Wolcott Street

Ignacio Morales dba LaBanvanera Restaurant located at 4105 Theater Road

Lynda McDaniel dba Lynda Lou's located at 214 S. Water Street

Troy Ziegler, TZ Market Investments dba Market Bar located at 109 E. Main Street

Michelle Brueggen dba Shifty's Shack located at 110 E. Oak Street

Emily Dickenson, A-1 Catering dba Sparta Steak House located at 701 Industrial Drive

Amanda Langrehr dba The Avenue Events and Venue located at 1415 W. Wisconsin Street

Georgianna Reh fuss/Sadie Brooks, BBG Enterprises, dba The Greens located at 1210 E. Montgomery Street

Layla Noble dba The Hangout located at 115 W. Oak Street

Gen. R.B. McCoy Post No. 2112 of the Veterans of Foreign Affairs dba VFW Post 2112 located at 121 S. Rusk Avenue

Tina Wright dba Wayside Tavern located at 701 W. Wisconsin Street

Tim Siekert dba Silent Outdoors located at 2700 Riley Road

Seth Peters, Peters Enterprises dba The Villa Pizzeria and Restaurant located at 140-142 N. Water Street

Art Villasenor dba Rally Point Pub located at 213 S. Water Street – NEW

A motion was made by Matthew Hoffland and seconded by Josh Lydon to approve the "Class A" Retail Liquor Licenses for the 2022-2023 term: Motion carried 7-0-1 with Anthony Boltik abstaining.

A-1 Sparta Gas dba Amish Cheese House located at 711 Avon Road
Casey's General Store #1927 located at 326 S. Black River Street
Hansen's IGA located at 834 W. Wisconsin Street
Sakura Foods, Inc. dba J-Mart located at 229 N. Black River Street
Kwik Trip #317 located at 1751 E. Wisconsin Street
Kwik Trip #318 located at 1014 S. Black River Street
Basra, LLC dba Sparta Food located at 318 W. Wisconsin Street
A-1 Tomah Midwest dba Sparta Super Gas located at 810 W. Wisconsin St.
AMBA, Inc. dba Sparta Travel Center located at 4105 Theater Road
Wal Mart Store #979 located at 1600 W. Wisconsin Street

A motion was made by Josh Lydon and seconded by Matthew Hoffland to approve the Class "A" Retail Beer Licenses/Cider for the 2022-2023 term: Motion carried 7-0-1 with Anthony Boltik abstaining.

Walgreens #09168 located at 710 W. Wisconsin Street
Super Mercado Oaxaca located at 112 S. Water Street
Supermercado Guerrero located at 218 W. Wisconsin Street
Sparta Cooperative Services dba Cenex located at 918 S. Black River St.
A-1 Sparta Gas dba Amish Cheese House located at 711 Avon Road
Casey's General Store #1927 located at 326 S. Black River Street
Hansen's IGA located at 834 W. Wisconsin Street
Sakura Foods, Inc. dba J-Mart located at 229 N. Black River Street
Kwik Trip #317 located at 1751 E. Wisconsin Street
Kwik Trip #318 located at 1014 S. Black River Street
Basra, LLC dba Sparta Food located at 318 W. Wisconsin Street
A-1 Tomah Midwest dba Sparta Super Gas located at 810 W. Wisconsin St.
AMBA, Inc. dba Sparta Travel Center located at 4105 Theater Road
Wal Mart Store #979 located 1600 W. Wisconsin Street

A motion was made by Josh Lydon and seconded by Matthew Hoffland to approve the Miscellaneous Licenses for the 2022-2023 licenses. Motion carried 8-0.

Rick Kast dba <u>Advantage Auto Salvage & Recycling</u>	located
at 1501 Airport Road	Auto Salvage
Tim Suick dba <u>Sparta Cinema 6</u>	located at 1010 Maple Avenue
	Video Games
<u>Family Dollar Store</u>	located at 510 S. Black
River Street	Cigarette
Jeffrey Klein, dba <u>Sparta Cabs</u>	located at 414
E. Oak Street	Taxi Cab
Wal Mart Store	Cigarette/Video Games
Amish Cheese House	Cigarette

Sparta Super Gas	Cigarette
Hansen's	Cigarette
Casey's	Cigarette
Sparta Cooperative/Cenex	Cigarette
Walgreens	Cigarette
Kwik Trip #317	Cigarette
Kwik Trip #318	Cigarette
Sparta Travel Center	Cigarette
Basra/Sparta Food	Cigarette
Amber Inn	Cigarette/Video Games
American Legion	Video Games
Club 16	Video Games
Foxhole Pub	Video Games
The Hangout	Cigarette/Video Games
Shifty's Shack	Cigarette/Video Games
Wayside Tavern	Cigarette/Video Games
Harris Crossing	Video Games
VFW Post 2112	Video Games
LaBanvanera Restaurant	Video Games
The Villa Pizzeria & Restaurant	Video Games
Market Bar	Video Games
Best Western Plus	Video Games
The Greens	Video Games
Lynda Lou's	Video Games

A motion was made by Jim Church and seconded by Bruce Humphrey to appoint Jennifer Lydon as City Clerk effective July 1, 2022.

City Clerk, Julie Hanson, swore in Jennifer Lydon as new City Clerk effective July 1, 2022.

Mayor Riley presented Julie Hanson with a plaque in appreciation for her service as City Clerk from 2011-2022 as she is retiring.

Julie spoke to the Council and audience and expressed how she has enjoyed working for the City of Sparta and having had the privilege of being the City Clerk. It has been exciting seeing the City grow past 10,000 people and seeing the expansion in the City and the new businesses coming in.

Todd went over the City Administrator Report.

TDS Telecommunications will be starting their project next month.

Library project currently in planning stages.

Sparta Lofts will be having their open house June 21st.

Page 7 – City Council – June 15, 2022

There were no items mentioned for future consideration.

A motion was made by Josh Lydon and seconded by Bruce Humphrey to adjourn at 7:01. Motion carried 8-0.

Respectfully submitted,

Julie Hanson,
City Clerk

ORDINANCE NO. _____
ORDINANCE AMENDING ZONING ORDINANCE
(1010 S. Water Street)

THE COMMON COUNCIL OF THE CITY OF SPARTA, MONROE COUNTY, WISCONSIN, DO
ORDAIN AS FOLLOWS:

- Section 1: Pursuant to statutory notice, a hearing was held before the Planning Commission of the City of Sparta, Monroe County, Wisconsin, at the Sparta Municipal Building in Sparta, Wisconsin, on July 6, 2022 at 6:30 p.m. The recommendation of the City Plan Commission has not been obtained.
- Section 2. The classification of the following parcel of real estate in the City of Sparta is hereby changed from M-2 to GA in accordance with Sparta Ordinance Chapter 17-80, to-wit:
- Property located at 1010 S. Water, Sparta, Wisconsin
- Section 3. This ordinance shall take effect and be in full force from and after its passage and publication as provided by law.

Dated this 13th Day of July, 2022.

OFFERED BY:

Alderman

PASSED this 13th Day of July, 2022.

Jennifer Lydon, City Clerk

APPROVED this 13th Day of July, 2022.

Kevin Riley, Mayor

Sec. 17-80. - District boundary changes and text amendments.

- (a) *Authority of council.* Whenever the public necessity, convenience, general welfare or good zoning practice require, the common council may by ordinance, after recommendation thereon by the plan commission, amend the regulations or change the zoning map. The plan commission shall submit to the common council its recommendations regarding all applications for amendments or changes within 60 days after referral to the plan commission.
- (b) *Initiation of amendment.* An amendment or change may be initiated by motion of the common council, by motion of the plan commission, or, in the case of district boundary changes or uses, by filling an application therefor by owners of 50 percent or more of the area of the properties proposed to be changed.
- (c) *Application for amendment.* Application for any change of district boundaries or uses shall be submitted to the zoning administrator, with a copy to the clerk, upon such forms and accompanied by such data and information as is needed to ensure the fullest practicable presentation of facts, as required by the plan commission.
- (d) *Notification of public hearing on amendment.*
 - (1) Before submitting its recommendations on any amendment to the regulations or change in the zoning map to the common council, the plan commission shall hold at least one public hearing thereon pursuant to a Class II notice.
 - (2) When an amendment involves changes in district boundaries or classification, the zoning administrator shall send by regular mail at least ten days before the date of the hearing, written notice of the hearing to the owners of record as listed in the best available records, of all lands proposed to be changed and all lands situated wholly or partly within 100 feet of the other perimeter of the subject property.
- (e) *Plan commission recommendation.* The plan commission shall review the proposed amendment to the regulations or change in district boundaries or uses and render a decision thereon analyzing the advantages and disadvantages of the proposal, based on the facts and circumstances, the comprehensive guide plan, and other information. The plan commission shall transmit a written recommendation to the common council.
- (f) *Final action by council.* After reviewing the recommendation of the plan commission thereon, the common council shall consider such recommendations and, if it decides to proceed, shall instruct the city attorney to prepare an ordinance for subsequent adoption by the common council of the proposed amendment. If the common council so desires, it may order a second public hearing before the common council pursuant to a Class I notice.
- (g) *Waiting period between petitions.* A denial of rezoning shall be a final determination for a period of one year that the development will not be permitted unless the common council's order includes leave to amend. After the expiration of the one-year period, a developer may make a

new application for the same amendment.

(Prior Code, § 17.02(8))

ORDINANCE NO. _____
ORDINANCE AMENDING ZONING ORDINANCE
(Brooks Estate)

THE COMMON COUNCIL OF THE CITY OF SPARTA, MONROE COUNTY, WISCONSIN, DO
ORDAIN AS FOLLOWS:

- Section 1: Pursuant to statutory notice, a hearing was held before the Planning Commission of the City of Sparta, Monroe County, Wisconsin, at the Sparta Municipal Building in Sparta, Wisconsin, on July 6, 2022 at 6:30 p.m., and the recommendation of the City Plan Commission has been obtained.
- Section 2. The classification of the following parcel of real estate in the City of Sparta is hereby changed from GA to R-1 in accordance with Sparta Ordinance Chapter 17-80, to-wit:
- The Brooks Estate located south of Hwy 16 and west of Riverwood Estates, Sparta, Wisconsin
- Section 3. This ordinance shall take effect and be in full force from and after its passage and publication as provided by law.

Dated this 13th Day of July, 2022.

OFFERED BY:

Alderman

PASSED this 13th Day of July, 2022.

Jennifer Lydon, City Clerk

APPROVED this 13th Day of July, 2022.

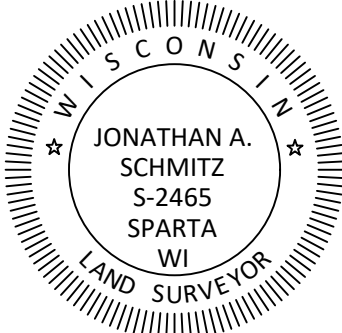
Kevin Riley, Mayor

BROOKS ESTATES

LOCATED IN THE NW 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SW 1/4 OF SECTION 22, T17N, R4W, CITY OF SPARTA, MONROE COUNTY, WISCONSIN.

SURVEYORS CERTIFICATE
I, JONATHAN A. SCHMITZ, PROFESSIONAL LAND SURVEYOR #2465, HEREBY CERTIFY: THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND CHAPTER 17 OF THE CITY OF SPARTA'S CODE OF ORDINANCES, AND UNDER THE DIRECTION OF TRAVIS BROOKS, I HAVE SURVEYED, DIVIDED AND MAPPED BROOKS ESTATES; THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED; AND THAT THIS LAND IS LOCATED LOCATED IN THE NW 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SW 1/4 OF SECTION 22, T17N, R4W, CITY OF SPARTA, MONROE COUNTY, WISCONSIN. BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 22; THENCE S 00°17'14" E ALONG THE WEST LINE OF THE SW 1/4 OF SAID SECTION 22 A DISTANCE OF 657.00'; THENCE N 72°43'15" E A DISTANCE OF 672.86'; THENCE S 02°41'03" E A DISTANCE OF 70.62'; THENCE S 17°13'38" W A DISTANCE OF 87.67' TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE AN ARC LENGTH OF 45.23'; SAID CURVE HAVING A RADIUS OF 166.00', A DELTA ANGLE OF 15°36'38", A CHORD THAT BEARS S 64°51'29" E, WITH A CHORD DISTANCE OF 45.09'; THENCE S 57°03'11" E A DISTANCE OF 62.59'; THENCE S 43°08'56" W A DISTANCE OF 67.06'; THENCE S 52°26'56" E A DISTANCE OF 66.32'; THENCE S 43°08'57" W A DISTANCE OF 100.28'; THENCE S 46°51'30" E A DISTANCE OF 149.82'; THENCE S 46°36'55" W A DISTANCE OF 91.06'; THENCE S 23°15'09" W A DISTANCE OF 80.70'; THENCE S 04°47'41" E A DISTANCE OF 72.41'; THENCE S 15°56'31" W A DISTANCE OF 115.35'; THENCE S 33°16'57" W A DISTANCE OF 92.25'; THENCE S 35°20'36" W A DISTANCE OF 219.04'; THENCE N 83°49'34" W A DISTANCE OF 121.20'; THENCE S 74°39'02" W A DISTANCE OF 154.86' TO SAID WEST LINE; THENCE N 00°17'14" W ALONG SAID WEST LINE A DISTANCE OF 1024.87' TO THE POINT OF BEGINNING AND THERE TERMINATING. SUBJECT TO RESTRICTIONS, RESERVATIONS, COVENANTS, EASEMENTS, AND RIGHT OF WAY OF RECORD. PARCEL CONTAINS 15.37 ACRES (669,664 SQ.FT.).



JONATHAN A. SCHMITZ, PLS 2465 DATE

OWNERS CERTIFICATE OF DEDICATION
AS OWNER, TRAVIS BROOKS HEREBY CERTIFY THAT I CAUSED THE LANDS SHOWN WITHIN THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT OF BROOKS ESTATES. WE ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY §236.10 AND §236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL AND OBJECTION:

CITY OF SPARTA

WITNESS THE HAND AND SEAL OF SAID OWNERS THIS DATE 2021

TRAVIS BROOKS, OWNER

STATE OF WISCONSIN)

SS

COUNTY OF MONROE)

PERSONALLY CAME BEFORE ME THIS DAY OF 2021, THE ABOVE NAMED OWNERS TO ME KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

NOTARY SEAL NOTARY PUBLIC, WISCONSIN.

MY COMMISSION EXPIRES

CONSENT OF COPORATE MORTGAGEE
RIVER BANK OF SPARTA A CORPORATION DULY ORGANIZED AND EXISTING UNDER VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING, AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF TRAVIS BROOKS, OWNER

IN WITNESS WHEREOF, THE SAID RIVER BANK OF SPARTA HAS CAUSED THESE PRESENT TO BE SIGNED BY

ITS PRESIDENT AND COUNTERSIGNED BY

ITS SECRETARY (CASHIER) AND ITS CORPORATE SEAL TO BE

HEREUNTO AFFIXED THIS DAY OF 2021.
IN THE PRESENCE OF: UNION BANK

PRESIDENT DATE

SECRETARY OR CASHIER DATE

THE HAND AND SEAL OF SAID OWNERS THIS DATE 2021

STATE OF WISCONSIN)

SS

COUNTY OF MONROE)

PERSONALLY CAME BEFORE ME THIS DAY OF 2021,

AND

PRESIDENT SECRETARY OR CASHIER
OF UNION BANK, OF SPARTA TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE THE PRESIDENT AND SECRETARY/CASHIER OF SAID CORPORATION, AND ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY SEAL NOTARY PUBLIC, WISCONSIN.

MY COMMISSION EXPIRES

CERTIFICATE OF CITY OF SPARTA TREASURER
STATE OF WISCONSIN-COUNTY OF MONROE-CITY OF SPARTA I, MARK SUND, BEING DULY APPOINTED, QUALIFIED AND ACTING TREASURER OF THE CITY OF SPARTA HEREBY CERTIFY BY THE RECORDS IN MY OFFICE THAT THERE ARE NO UNPAID TAXES OR SPECIAL ASSESSMENTS AFFECTING THE LANDS OF BROOKS ESTATES. AS OF:

2021

MARK SUND, CITY OF SPARTA TREASURER DATE

CERTIFICATE OF COUNTY TREASURER
STATE OF WISCONSIN-COUNTY OF MONROE
I, DEBRA CARNEY, BEING A DULY ELECTED, QUALIFIED AND ACTING COUNTY TREASURER OF MONROE COUNTY HEREBY CERTIFY BY THE RECORDS IN MY OFFICE THAT THERE ARE NO UNPAID TAXES OR SPECIAL ASSESSMENTS AFFECTING THE LANDS OF BROOKS ESTATES AS OF:

20201

DEBRA CARNEY, MONROE COUNTY TREASURER DATE

CITY OF SPARTA APPROVAL CERTIFICATE
RESOLVED, THAT THE PLAT OF BROOKS ESTATES IN THE CITY OF SPARTA OF, TRAVIS BROOKS, OWNER, IS HEREBY APPROVED BY THE COMMON COUNCIL.

KRISTEN GUST, MAYOR DATE

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE COMMON COUNCIL OF THE CITY OF SPARTA.

JULIE HANSON, CITY CLERK DATE

CERTIFICATE OF REGISTER OF DEEDS
I, DEB BRANDT, REGISTER OF DEEDS OF MONROE COUNTY, DO HEREBY CERTIFY THAT THE PLAT OF BROOKS ESTATES IN THE CITY OF SPARTA WAS HEREBY RECEIVED FOR RECORDING ON THIS:

DAY 2021

DEB BRANDT, ROD MONROE COUNTY WI

OBJECTING AUTHORITIES
WI DEPARTMENT OF ADMINISTRATION

APPROVING AUTHORITIES
CITY OF SPARTA

OWNER

TRAVIS L BROOKS
10754 COUNTY HIGHWAY XX
SPARTA WI 54656

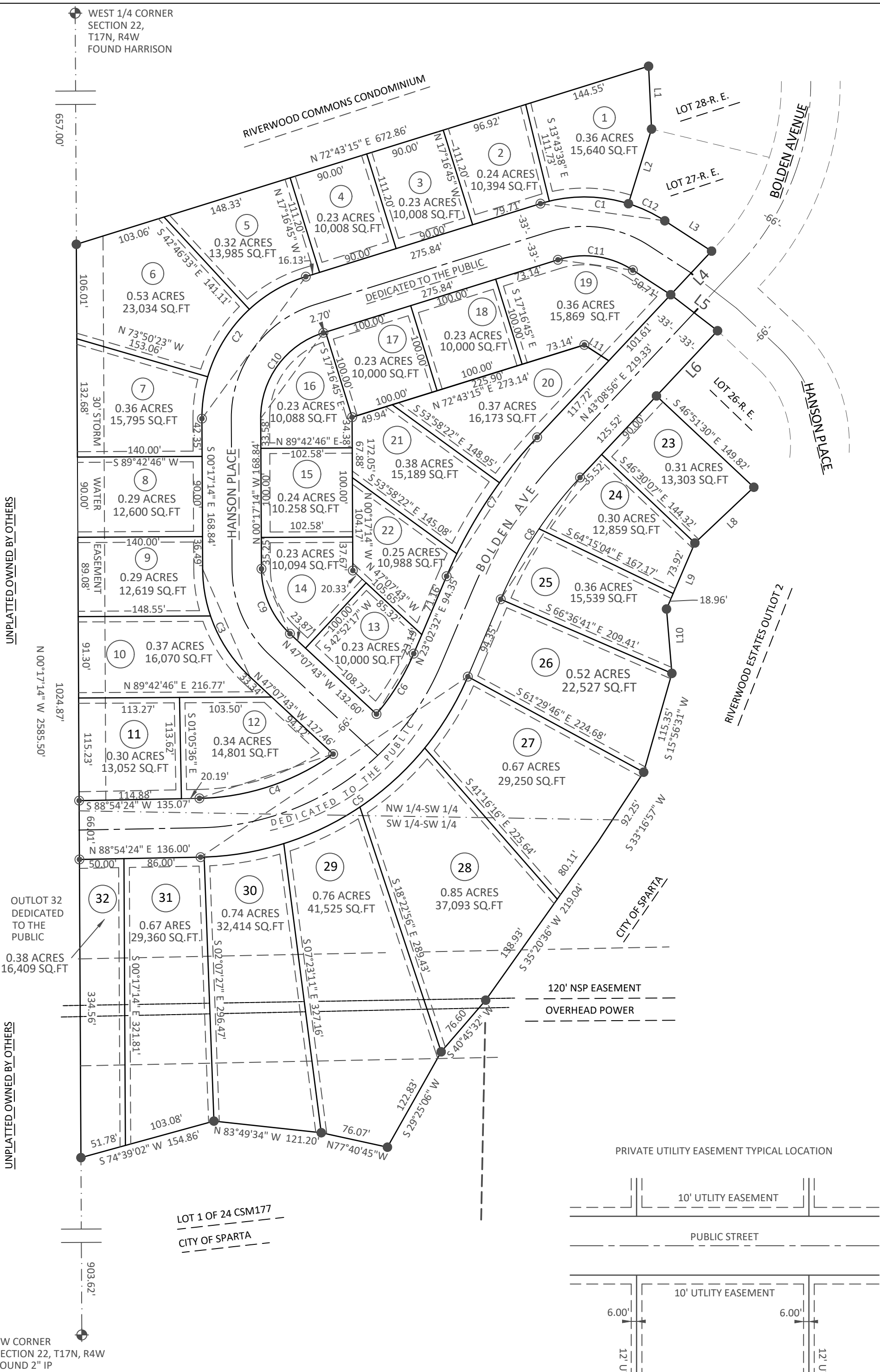
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified 20

Department of Administration

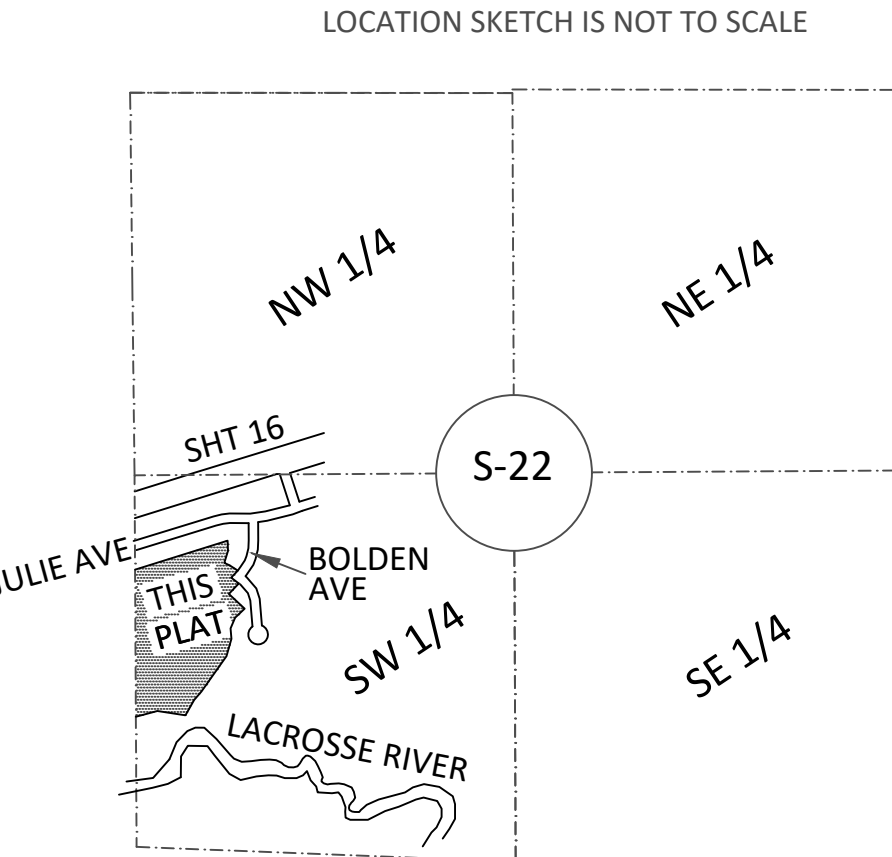


SUBDIVISION PLAT BROOKS ESTATES FOR TRAVIS BROOKS SHEET 1 OF 1	POINT SURVEYING 18286 COUNTY HIGHWAY "A" NORWALK, WI 54656 PHONE 608.487.1029	DRAWN: RPM
		CHECKED: JAS
		DOCUMENT NO. - 22174/12
		REVISED:



LINE	BEARING	DISTANCE
L1	S 02°41'03" E	70.62'
L2	S 17°13'38" W	87.67'
L3	S 57°03'11" E	62.59'
L4	S 43°08'56" W	67.06'
L5	S 52°26'56" E	66.32'
L6	S 43°08'57" W	100.28'
L7	S 46°51'30" E	149.82'
L8	S 46°36'55" W	91.06'
L9	S 23°15'09" W	73.92'
L10	N 04°47'41" W	58.95'
L11	N 57°03'11" W	32.72'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT BEARING	TANGENT BEARING
C1	146.52'	166.00'	50°13'35"	N 82°09'58" W	140.90'		
LOT 1	90.00'	166.00'	31°03'50"	S 88°11'43" E	88.90'	N 72°39'48" W	S 76°16'22" W
LOT 2	10.29'	166.00'	3°33'07"	N 74°29'48" E	10.29'	S 76°16'22" W	
C2	211.52'	166.00'	73°00'30"	N 36°13'01" E	197.50'		
LOT 5	73.87'	166.00'	25°29'49"	S 89°58'21" W	73.86'		N 47°13'27" E
LOT 6	90.00'	166.00'	31°03'50"	S 31°41'32" W	88.90'	S 47°13'27" W	S 16°09'37" W
LOT 7	47.65'	166.00'	16°26'51"	N 07°56'11" E	47.49'	N 16°09'37" E	
C3	135.71'	166.00'	46°50'28"	S 23°42'28" E	131.96'		
LOT 9	53.51'	166.00'	18°28'09"	S 09°31'19" E	53.28'		S 18°45'24" E
LOT 10	82.20'	166.00'	28°22'19"	N 32°56'33" W	81.36'	N 18°45'24" W	
C4	160.54'	267.00'	34°27'03"	S 71°40'52" W	158.13'		
C5	382.80'	333.00'	65°51'51"	S 55°58'28" W	362.07'		
LOT 27	93.87'	333.00'	16°09'04"	N 31°07'05" E	93.56'		
LOT 28	98.82'	333.00'	17°00'11"	N 47°41'42" E	98.46'	S 39°11'37" W	N 39°11'37" E
LOT 29	95.08'	333.00'	16°21'35"	N 64°22'35" E	94.76'	S 56°11'48" W	N 56°11'48" E
LOT 30	90.38'	333.00'	15°59'14"	N 80°73'00" E	90.70'	S 72°33'23" W	N 72°33'23" E
LOT 31	4.05'	333.00'	00°41'47"	N 88°33'30" E	4.05'	N 88°12'37" E	
C6	80.02'	267.00'	17°10'15"	N 31°37'40" E	79.72'		
C7	187.04'	333.00'	120°06'24"	S 33°05'44" W	186.09'		
LOT 20	66.25'	333.00'	17°07'18"	N 39°35'17" E	66.21'	S 46°01'38" W	
LOT 21	93.04'	333.00'	10°00'07"	N 31°01'35" E	92.93'	N 46°01'38" E	S 26°01'31" W
LOT 22	77.75'	333.00'	12°58'59"	N 24°32'02" E	77.75'	N 26°01'31" E	
C8	163.38'	467.00'	120°06'24"	S 33°05'44" W	163.04'		
LOT 24	73.71'	467.00'	9°02'36"	N 38°37'38" E	73.63'		S 34°06'20" W
LOT 25	90.17'	467.00'	11°03'48"	N 28°34'26" E	90.03'	S 34°06'20" W	
C9	81.75'	100.00'	46°50'28"	N 23°42'28" W	79.50'		
C10	127.42'	100.00'	73°00'30"	S 36°13'01" W	118.98'		
C11	87.66'	100.00'	50°13'34"	S 82°09'58" E	84.88'		
C12	45.23'	166.00'	15°36'38"	N 64°51'29" W	45.09'		



BEARINGS ARE REFERENCED TO THE WEST LINE OF THE SW 1/4 22-T17N-R4W, ASSUMED TO BEAN 00°17'14" W.



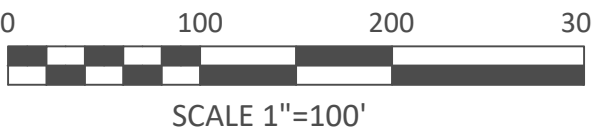
LEGEND

3/4" X 18" IRON BAR SET WEIGHING 1.50lbs PER LINEAL FOOT

PLSS CORNER FOUND AS NOTED

3/4" IRON ROD FOUND

2.375" O.D. X 18" SET WEIGHING 3.65 lbs PER LINEAL FOOT



SCALE 1"=100'

**RESOLUTION APPROVING CERTIFIED SURVEY MAP
(Todd Page)**

WHEREAS, the Plan Commission has recommended the approval of the attached Certified Survey Map, prepared at the direction of Todd Page,

NOW THEREFORE, BE IT RESOLVED, BY THE COMMON COUNCIL OF THE CITY OF SPARTA, MONROE COUNTY, WISCONSIN, that the Mayor and/or City Clerk are hereby authorized to execute the approval of the attached Certified Survey Map.

Dated this 13th day of July, 2022.

OFFERED BY:

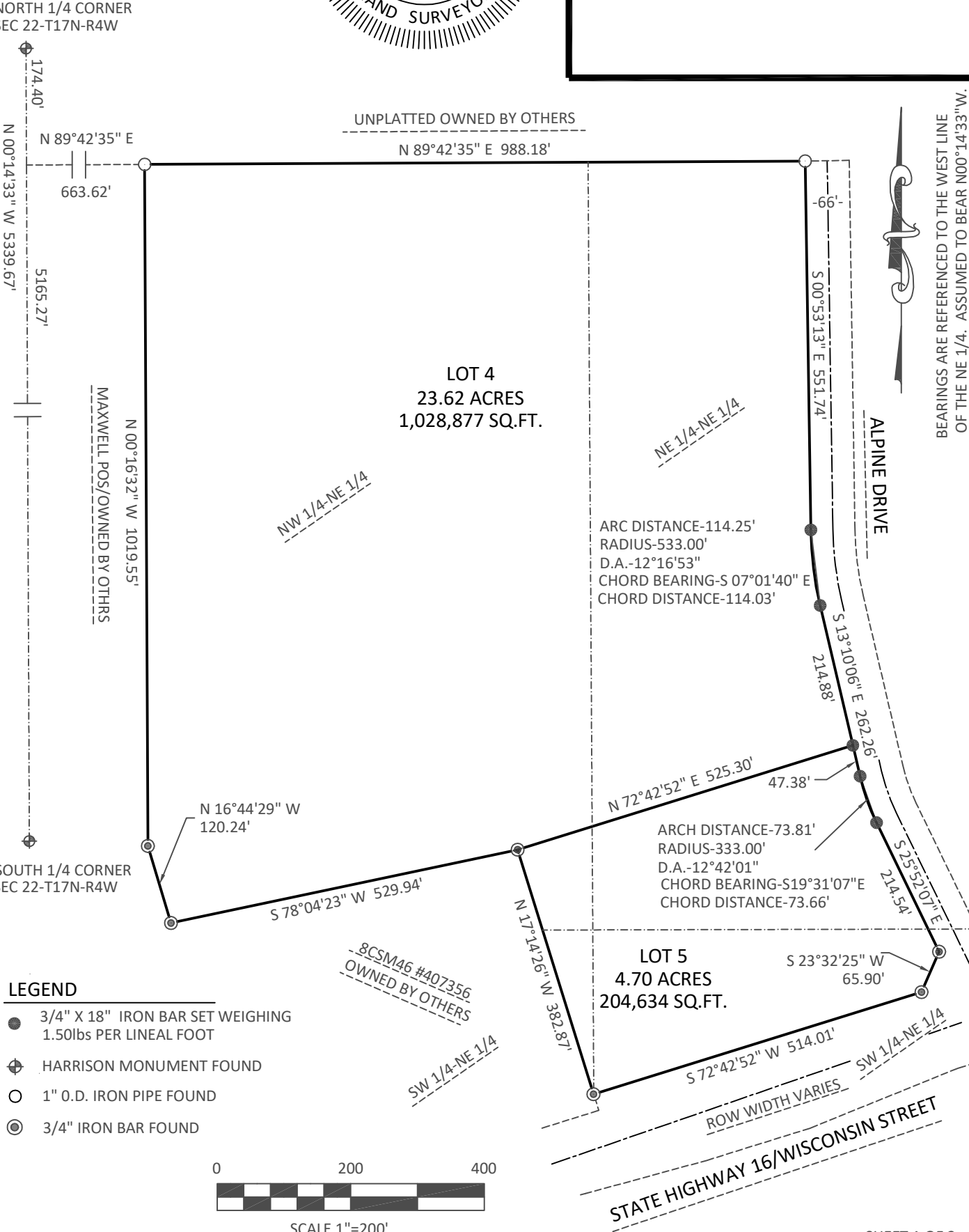
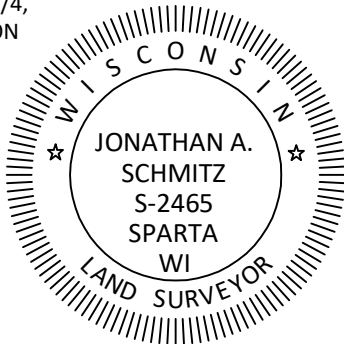
Alderman

APPROVED

Kevin Riley, Mayor

CERTIFIED SURVEY MAP #

LOT 3 OF 15CSM189 AS DOCUMENT #514839.
LOCATED IN THE NW 1/4 OF THE NE 1/4, THE NE
1/4 OF THE NE 1/4, THE SE 1/4 OF THE NE 1/4,
AND THE SW 1/4 OF OF THE NE 1/4, SECTION
22-T17N-R4W, CITY OF SPARTA, MONROE
COUNTY, WISCONSIN.



CERTIFIED SURVEY MAP #

LOT 3 OF 15CSM189 AS DOCUMENT #514839.
LOCATED IN THE NW 1/4 OF THE NE 1/4, THE NE 1/4 OF THE NE 1/4,
THE SE 1/4 OF THE NE 1/4, AND THE SW 1/4 OF OF THE NE 1/4,
SECTION 22-T17N-R4W, CITY OF SPARTA, MONROE COUNTY,
WISCONSIN.

CERTIFIED SURVEY MAP FOR TODD PAGE

A PARCEL OF LAND CONTAINING 28.32 ACRES (1,233,511 SQ.FT.).
LOT 3 OF 15CSM189 AS DOCUMENT #514839.
LOCATED IN THE NW 1/4 OF THE NE 1/4, THE NE 1/4 OF THE NE 1/4, THE SE 1/4 OF THE NE 1/4, AND THE SW
1/4 OF OF THE NE 1/4, SECTION 22-T17N-R4W, CITY OF SPARTA, MONROE COUNTY, WISCONSIN.

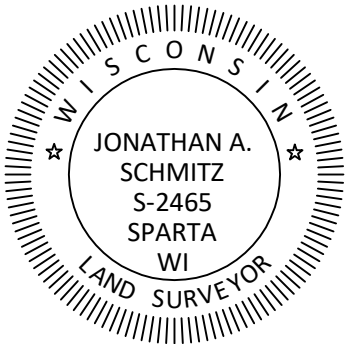
BEING DESCRIBED AS FOLLOWS:

LOT 3 OF 15CSM189 AS DOCUMENT #514839
SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, AND RIGHT OF WAY OF RECORD.

THAT I HAVE COMPLIED WITH THE CITY OF SPARTA'S CODE OF ORDINANCES AND THE CURRENT PROVISIONS
OF CHAPTER 236.34 OF THE REVISED WISCONSIN STATUTES ON SURVEYING AND MAPPING SAME. THAT THIS
CERTIFIED SURVEY IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY OF THE LANDS SURVEYED
AND MAPPED.

CERTIFIED THIS _____ DAY OF _____, 2022

JONATHAN A SCHMITZ
PROFESSIONAL LAND SURVEYOR #2465
POINT SURVEYING LLC
18286 COUNTY HIGHWAY A
NORWALK WI 54648



COMMON COUNCIL RESOLUTION

RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED LOCATED IN THE NW 1/4 OF THE NE 1/4, THE NE 1/4
OF THE NE 1/4, THE SE 1/4 OF THE NE 1/4, AND THE SW 1/4 OF OF THE NE 1/4, SECTION 22-T17N-R4W, CITY
OF SPARTA, MONROE COUNTY, WISCONSIN IS HEREBY APPROVED BY THE COMMON COUNCIL OF THE CITY
OF SPARTA.

MAYOR DATE

CITY CLERK DATE

OWNERS

TAYLOR, THANE AND TODD PAGE
2224 20 1/4 ST
RICE LAKE WI 54868

**RESOLUTION APPROVING FINAL PLAT
(BROOKS ESTATES SUBDIVISION)**

WHEREAS, the final plat for Brooks Estates Subdivision, located in the City of Sparta. Monroe County, Wisconsin, has been submitted to the common council for approval, and

WHEREAS, the approval of the Plan Commission and the approval of other required governmental agencies has been obtained,

NOW THEREFORE, BE IT RESOLVED, BY THE COMMON COUNCIL OF THE CITY OF SPARTA, MONROE COUNTY, WISCONSIN, that the final plat of Brooks Estates Subdivision is hereby approved, subject to the terms and conditions of Wis. Stats. Sec. 236.13(1).

Dated this 13th Day of July, 2022.

OFFERED BY:

Alderman

APPROVED

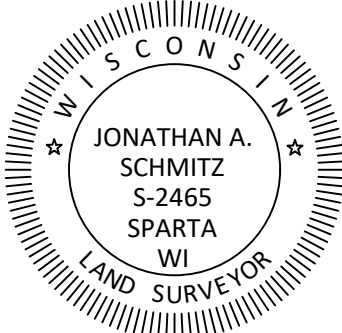
Kevin Riley, Mayor

BROOKS ESTATES

LOCATED IN THE NW 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SW 1/4 OF SECTION 22, T17N, R4W, CITY OF SPARTA, MONROE COUNTY, WISCONSIN.

SURVEYORS CERTIFICATE
I, JONATHAN A. SCHMITZ, PROFESSIONAL LAND SURVEYOR #2465, HEREBY CERTIFY: THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND CHAPTER 17 OF THE CITY OF SPARTA'S CODE OF ORDINANCES, AND UNDER THE DIRECTION OF TRAVIS BROOKS, I HAVE SURVEYED, DIVIDED AND MAPPED BROOKS ESTATES; THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED; AND THAT THIS LAND IS LOCATED LOCATED IN THE NW 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SW 1/4 OF SECTION 22, T17N, R4W, CITY OF SPARTA, MONROE COUNTY, WISCONSIN. BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 22; THENCE S 00°17'14" E ALONG THE WEST LINE OF THE SW 1/4 OF SAID SECTION 22 A DISTANCE OF 657.00'; THENCE N 72°43'15" E A DISTANCE OF 672.86'; THENCE S 02°41'03" E A DISTANCE OF 70.62'; THENCE S 17°13'38" W A DISTANCE OF 87.67' TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE AN ARC LENGTH OF 45.23'; SAID CURVE HAVING A RADIUS OF 166.00', A DELTA ANGLE OF 15°36'38", A CHORD THAT BEARS S 64°51'29" E, WITH A CHORD DISTANCE OF 45.09'; THENCE S 57°03'11" E A DISTANCE OF 62.59'; THENCE S 43°08'56" W A DISTANCE OF 67.06'; THENCE S 52°26'56" E A DISTANCE OF 66.32'; THENCE S 43°08'57" W A DISTANCE OF 100.28'; THENCE S 46°51'30" E A DISTANCE OF 149.82'; THENCE S 46°36'55" W A DISTANCE OF 91.06'; THENCE S 23°15'09" W A DISTANCE OF 80.70'; THENCE S 04°47'41" E A DISTANCE OF 72.41'; THENCE S 15°56'31" W A DISTANCE OF 115.35'; THENCE S 33°16'57" W A DISTANCE OF 92.25'; THENCE S 35°20'36" W A DISTANCE OF 219.04'; THENCE N 83°49'34" W A DISTANCE OF 121.20'; THENCE S 74°39'02" W A DISTANCE OF 154.86' TO SAID WEST LINE; THENCE N 00°17'14" W ALONG SAID WEST LINE A DISTANCE OF 1024.87' TO THE POINT OF BEGINNING AND THERE TERMINATING. SUBJECT TO RESTRICTIONS, RESERVATIONS, COVENANTS, EASEMENTS AND RIGHT OF WAY OF RECORD. PARCEL CONTAINS 15.37 ACRES (669,664 SQ.FT.).



JONATHAN A. SCHMITZ, PLS 2465 DATE

OWNERS CERTIFICATE OF DEDICATION
AS OWNER, TRAVIS BROOKS HEREBY CERTIFY THAT I CAUSED THE LANDS SHOWN WITHIN THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT OF BROOKS ESTATES. WE ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY §236.10 AND §236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL AND OBJECTION:

CITY OF SPARTA

WITNESS THE HAND AND SEAL OF SAID OWNERS THIS DATE 2021

TRAVIS BROOKS, OWNER

STATE OF WISCONSIN)

SS

COUNTY OF MONROE)

PERSONALLY CAME BEFORE ME THIS DAY OF 2021, THE ABOVE NAMED OWNERS TO ME KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

NOTARY SEAL NOTARY PUBLIC, WISCONSIN.

MY COMMISSION EXPIRES

CONSENT OF COPORATE MORTGAGEE
RIVER BANK OF SPARTA A CORPORATION DULY ORGANIZED AND EXISTING UNDER VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING, AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF TRAVIS BROOKS, OWNER

IN WITNESS WHEREOF, THE SAID RIVER BANK OF SPARTA HAS CAUSED THESE PRESENT TO BE SIGNED BY

ITS PRESIDENT AND COUNTERSIGNED BY

ITS SECRETARY (CASHIER) AND ITS CORPORATE SEAL TO BE

HEREUNTO AFFIXED THIS DAY OF 2021.
IN THE PRESENCE OF: UNION BANK

PRESIDENT DATE

SECRETARY OR CASHIER DATE

THE HAND AND SEAL OF SAID OWNERS THIS DATE 2021

STATE OF WISCONSIN)

SS

COUNTY OF MONROE)

PERSONALLY CAME BEFORE ME THIS DAY OF 2021,

AND

PRESIDENT SECRETARY OR CASHIER
OF UNION BANK, OF SPARTA TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE THE PRESIDENT AND SECRETARY/CASHIER OF SAID CORPORATION, AND ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY SEAL NOTARY PUBLIC, WISCONSIN.

MY COMMISSION EXPIRES

CERTIFICATE OF CITY OF SPARTA TREASURER
STATE OF WISCONSIN-COUNTY OF MONROE-CITY OF SPARTA I, MARK SUND, BEING DULY APPOINTED, QUALIFIED AND ACTING TREASURER OF THE CITY OF SPARTA HEREBY CERTIFY BY THE RECORDS IN MY OFFICE THAT THERE ARE NO UNPAID TAXES OR SPECIAL ASSESSMENTS AFFECTING THE LANDS OF BROOKS ESTATES. AS OF:

2021

MARK SUND, CITY OF SPARTA TREASURER DATE

CERTIFICATE OF COUNTY TREASURER
STATE OF WISCONSIN-COUNTY OF MONROE
I, DEBRA CARNEY, BEING A DULY ELECTED, QUALIFIED AND ACTING COUNTY TREASURER OF MONROE COUNTY HEREBY CERTIFY BY THE RECORDS IN MY OFFICE THAT THERE ARE NO UNPAID TAXES OR SPECIAL ASSESSMENTS AFFECTING THE LANDS OF BROOKS ESTATES AS OF:

20201

DEBRA CARNEY, MONROE COUNTY TREASURER DATE

CITY OF SPARTA APPROVAL CERTIFICATE
RESOLVED, THAT THE PLAT OF BROOKS ESTATES IN THE CITY OF SPARTA OF, TRAVIS BROOKS, OWNER, IS HEREBY APPROVED BY THE COMMON COUNCIL.

KRISTEN GUST, MAYOR DATE

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE COMMON COUNCIL OF THE CITY OF SPARTA.

JULIE HANSON, CITY CLERK DATE

CERTIFICATE OF REGISTER OF DEEDS
I, DEB BRANDT, REGISTER OF DEEDS OF MONROE COUNTY, DO HEREBY CERTIFY THAT THE PLAT OF BROOKS ESTATES IN THE CITY OF SPARTA WAS HEREBY RECEIVED FOR RECORDING ON THIS:

DAY 2021

DEB BRANDT, ROD MONROE COUNTY WI

OBJECTING AUTHORITIES
WI DEPARTMENT OF ADMINISTRATION

APPROVING AUTHORITIES
CITY OF SPARTA

OWNER

TRAVIS L BROOKS
10754 COUNTY HIGHWAY XX
SPARTA WI 54656

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

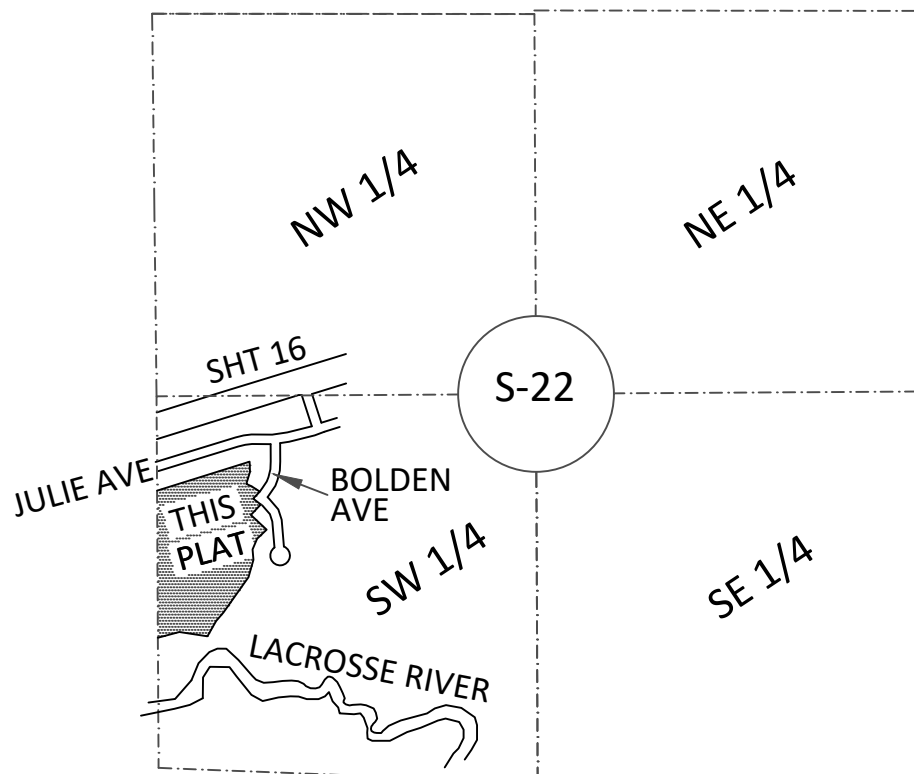


SUBDIVISION PLAT BROOKS ESTATES FOR TRAVIS BROOKS SHEET 1 OF 1	POINT SURVEYING 18286 COUNTY HIGHWAY "A" NORWALK, WI 54656 PHONE 608.487.1029	DRAWN: RPM
		CHECKED: JAS
		DOCUMENT NO. - 22174/12
		REVISED:

LINE	BEARING	DISTANCE
L1	S 02°41'03" E	70.62'
L2	S 17°13'38" W	87.67'
L3	S 57°03'11" E	62.59'
L4	S 43°08'56" W	67.06'
L5	S 52°26'56" E	66.32'
L6	S 43°08'57" W	100.28'
L7	S 46°51'30" E	149.82'
L8	S 46°36'55" W	91.06'
L9	S 23°15'09" W	73.92'
L10	N 04°47'41" W	58.95'
L11	N 57°03'11" W	32.72'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT BEARING	TANGENT BEARING
C1	146.52'	166.00'	50°13'35"	N 82°09'58" W	140.90'		
LOT 1	90.00'	166.00'	31°03'50"	S 88°11'43" E	88.90'	N 72°39'48" W	S 76°16'22" W
LOT 2	10.29'	166.00'	3°33'07"	N 74°29'48" E	10.29'	S 76°16'22" W	
C2	211.52'	166.00'	73°00'30"	N 36°13'01" E	197.50'		N 47°13'27" E
LOT 5	73.87'	166.00'	25°29'49"	S 89°58'21" W	73.86'		S 16°09'37" W
LOT 6	90.00'	166.00'	31°03'50"	S 31°41'32" W	88.90'	S 47°13'27" W	
LOT 7	47.65'	166.00'	16°26'51"	N 07°56'11" E	47.49'	N 16°09'37" E	
C3	135.71'	166.00'	46°50'28"	S 23°42'28" E	131.96'		
LOT 9	53.51'	166.00'	18°28'09"	S 09°31'19" E	53.28'		S 18°45'24" E
LOT 10	82.20'	166.00'	28°22'19"	N 32°56'33" W	81.36'	N 18°45'24" W	
C4	160.54'	267.00'	34°27'03"	S 71°40'52" W	158.13'		
C5	382.80'	333.00'	65°51'51"	S 55°58'28" W	362.07'		
LOT 27	93.87'	333.00'	16°09'04"	N 31°07'05" E	93.56'		N 39°11'37" E
LOT 28	98.82'	333.00'	17°00'11"	N 47°41'42" E	98.46'	S 39°11'37" W	N 56°11'48" E
LOT 29	95.08'	333.00'	16°21'35"	N 64°22'35" E	94.76'	S 56°11'48" W	N 72°33'23" E
LOT 30	90.38'	333.00'	15°59'14"	N 80°73'00" E	90.70'	S 72°33'23" W	S 88°12'37" E
LOT 31	4.05'	333.00'	00°41'47"	N 88°33'30" E	4.05'	N 88°12'37" E	
C6	80.02'	267.00'	17°10'15"	N 31°37'40" E	79.72'		
C7	187.04'	333.00'	120°06'24"	S 33°05'44" W	186.09'		
LOT 20	66.25'	333.00'	17°07'18"	N 39°35'17" E	66.21'		S 46°01'38" W
LOT 21	93.04'	533.00'	10°00'07"	N 31°01'35" E	92.93'	N 46°01'38" E	S 26°01'31" W
LOT 22	77.75'	533.00'	12°58'59"	N 24°32'02" E	77.75'	N 26°01'31" E	
C8	163.38'	467.00'	120°06'24"	S 33°05'44" W	163.04'		
LOT 24	73.71'	467.00'	9°02'36"	N 38°37'38" E	73.63'		S 34°06'20" W
LOT 25	90.17'	467.00'	11°03'48"	N 28°34'26" E	90.03'	S 34°06'20" W	
C9	81.75'	100.00'	46°50'28"	N 23°42'28" W	79.50'		
C10	127.42'	100.00'	73°00'30"	S 36°13'01" W	118.98'		
C11	87.66'	100.00'	50°13'34"	S 82°09'58" E	84.88'		
C12	45.23'	166.00'	15°36'38"	N 64°51'29" W	45.09'		

LOCATION SKETCH IS NOT TO SCALE



BEARINGS ARE REFERENCED TO THE WEST LINE OF THE SW 1/4 22-T17N-R4W, ASSUMED TO BEAN 00°17'14" W.



LEGEND

3/4" X 18" IRON BAR SET WEIGHING 1.50lbs PER LINEAL FOOT

PLSS CORNER FOUND AS NOTED

3/4" IRON ROD FOUND

2.375" O.D. X 18" SET WEIGHING 3.65 lbs PER LINEAL FOOT



**RESOLUTION AUTHORIZING MAYOR TO EXECUTE
DEVELOPMENT AGREEMENT
(Burlingame & Sons, LLC)**

WHEREAS, the Common Council of the City of Sparta has previously approved the City of Sparta to apply for a CDI grant for funds to be applied to the development of the former Sparta Police Department building by Burlingame & Sons, LLC, and

WHEREAS, a Development Agreement is required between the City of Sparta and Burlingame & Sons, LLC in order to obtain said grant.

NOW THEREFORE, BE IT RESOLVED, BY THE COMMON COUNCIL OF THE CITY OF SPARTA, MONROE COUNTY, WISCONSIN, that the Mayor is hereby authorized to execute on behalf of the city the Development Agreement which is attached hereto and incorporated by reference.

Dated this 13th day of July, 2022.

OFFERED BY:

Alderman

APPROVED

Kevin Riley, Mayor

DEVELOPMENT AGREEMENT

THIS AGREEMENT is entered on this ____ day of July, 2022, by and between the City of Sparta, a municipal corporation (the “City”), and Burlingame and Sons, LLC (the “Developer”).

RECITALS

WHEREAS, the City has received a proposal by the Developer to operate a bar/restaurant and bottling company in the City of Sparta; and

WHEREAS, the Developer has purchased the building located at 121 E. Oak St., which is in the City’s downtown commercial district; and

WHEREAS, the City recognizes the economic benefits, tax base growth, and job creation of the Developer’s business proposal.

NOW, THEREFORE, the parties, in consideration of the foregoing and the mutual covenants and obligations herein, the sufficiency of which are acknowledged, agree as follows:

1. Project. The Developer has purchased the property located at 121 E. Oak St, Sparta, Wisconsin, tax parcel identification number 281-00917-0000, within the City of Sparta (“Property”). The purchase price of the property was five Thousand Dollars (\$5,000.00). The Developer will redevelop the Property to create a bar/restaurant and bottling company. The Project plan shall include the remodeling of the existing building.
2. Economic Development Grant Application. To enable the Developer’s Project, the City agrees to apply for a Community Development Investment (CDI) Grant (“Grant”) through the Wisconsin Economic Development Corporation (WEDC). Developer shall assist the City with drafting the Grant application, including Project plans, costs, and business information. City agrees to enter into Grant agreements with the WEDC if the submitted application is awarded funds. As an ongoing condition of this Agreement, the City and Developer agree to submit and comply with all Grant requirements from the WEDC. The Developer is responsible for all accounting of the project for submission to the City for reporting and disbursement requests to the WEDC.
3. Construction of Project. Developer agrees that it will construct, or cause to be constructed, the Project in a good and workmanlike manner with materials of high quality in accordance with State and City approved Construction Plans, and any and all covenants, conditions, restrictions of record, all applicable building, zoning, and other

laws and ordinances. Developer has engaged a local general contractor for the Project. Such general contractor has been directed to engage local subcontractors in the bidding process and to use qualified local subcontractors where economically feasible.

4. Project Schedule. The Project schedule is attached (Exhibit A) and shall include the Grant application schedule, Project permitting and construction schedule, Project substantial completion date, and anticipated business opening date.
5. Amendments. The parties may amend this Agreement only by written consent signed by both parties.
6. Non-Assignability. This Agreement may only be assigned upon the express written consent of the City of Sparta.
7. Agreement Not Construed as Waiver of Ordinance. Except as herein specifically provided, nothing set forth in this Agreement shall be construed as intended to be a waiver or release of any obligations imposed upon the Developer by City Ordinance.

IN WITNESS WHEREOF, the parties enter this Agreement as of the date above and sign with Agreement by their duly authorized officers.

THE CITY OF SPARTA, WISCONSIN

DEVELOPER

By: _____
Kevin Riley, Mayor

By: _____
Beau Burlingame, Developer

By: _____
Jennifer Lydon, City Clerk

By: _____
Jeanette Burlingame, Developer

City Administration Report July 2022

City Projects & Information

-Library project currently in planning stages. We have made some cuts to allow for a more realistic budget number. We should have a final bid plan for Council approval sometime in August.

-Phase 3 for South Pointe in planning stages. We will be holding-off on anything until next year due to potential prospects and costs.

-TDS Telecommunications will be starting their project next month. This will be the installation of fiber optic for TV, phone and internet to every household within the City limits. There will be communications to all residents as the project progresses. This will enable speeds as low as 300MBPS to 2GBPS for residential use and up to 10GBPS for commercial use. This will be a large construction project and will take about a year to complete.

Budget

2022 budget mill rate \$5.72.

Financial

-Financial report attached for June.

Economic Development

-Ken's Custom Cabinets nearing completion

-Arctic Freight has cancelled their project in South Pointe and will be pursuing other alternatives for their company within Sparta. We will be receiving this parcel back.

-Martin Warehousing started

-Apartments off Hwy 16 and Julie started third building

-Multi-tenant building off HWY 71 started

-Starbucks starting soon

-McPherson Guitar addition started

Still working with several prospects at this time.