

**CITY OF SPARTA**  
**SPECIAL COMMON COUNCIL AGENDA**  
July 19, 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 Street 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:**

**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.

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

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

**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 21<sup>st</sup>.**



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 19<sup>th</sup> Day of July, 2022.

OFFERED BY:

\_\_\_\_\_  
Alderman Ed Lukasek

PASSED this 19<sup>th</sup> Day of July, 2022.

\_\_\_\_\_  
Jennifer Lydon, City Clerk

APPROVED this 19<sup>th</sup> 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 19<sup>th</sup> Day of July, 2022.

OFFERED BY:

\_\_\_\_\_  
Alderman Ed Lukasek

PASSED this 19<sup>th</sup> Day of July, 2022.

\_\_\_\_\_  
Jennifer Lydon, City Clerk

APPROVED this 19<sup>th</sup> Day of July, 2022.

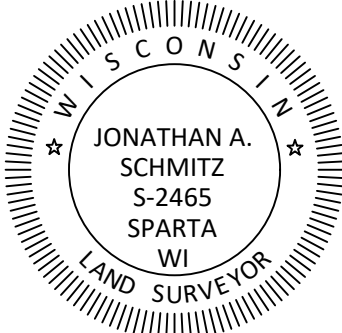
\_\_\_\_\_  
Kevin Riley, Mayor

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

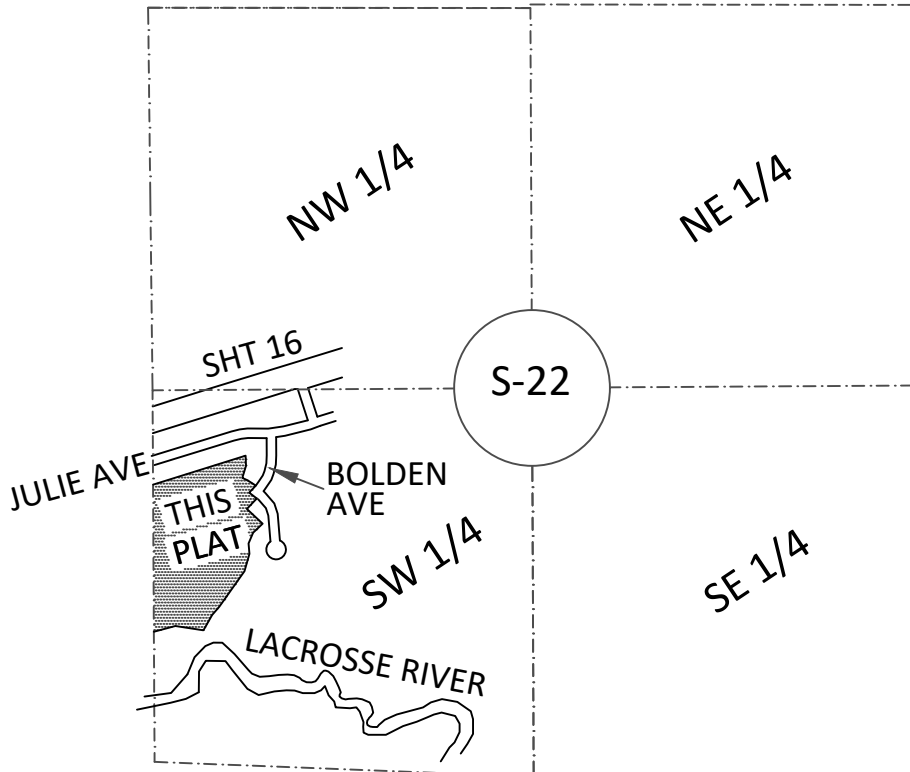
POINT SURVEYING  
18286 COUNTY HIGHWAY "A"  
NORWALK, WI 54656  
PHONE 608.487.1029

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	S 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'	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'		

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.



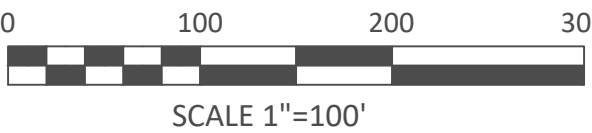
LEGEND

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 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 19<sup>th</sup> day of July, 2022.

OFFERED BY:

---

Alderman Ed Lukasek

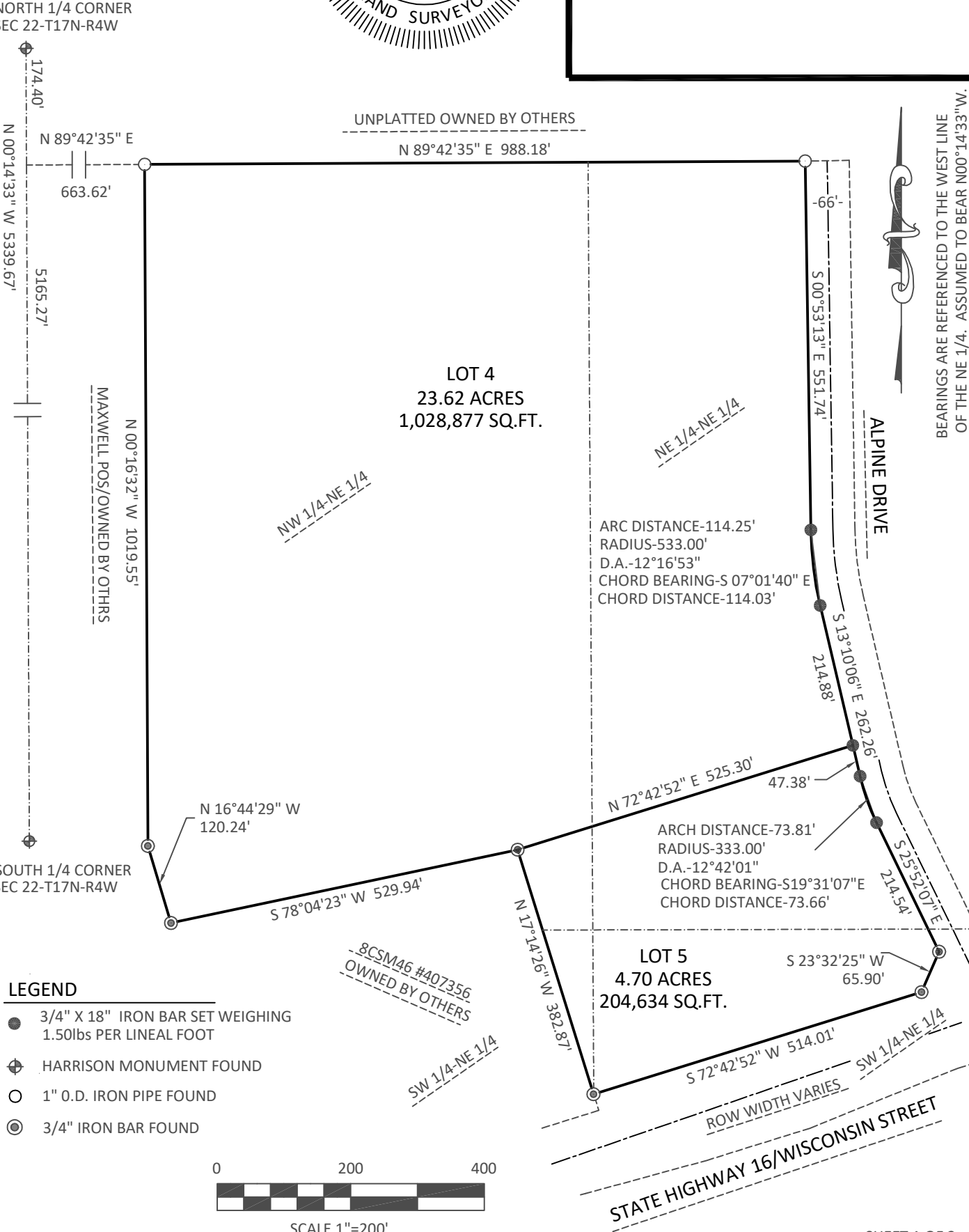
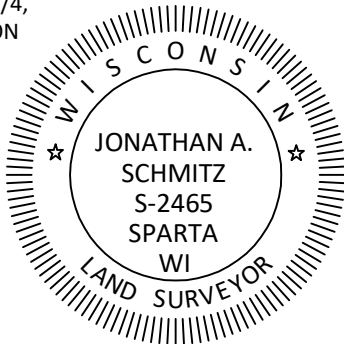
APPROVED:

---

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.

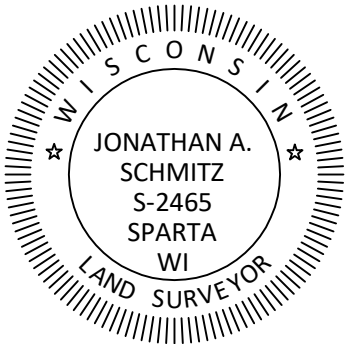
BEING DESCRIBED AS FOLLOWS:

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 19th Day of July, 2022.

OFFERED BY:

\_\_\_\_\_  
Alderman Ed Lukasek

APPROVED:

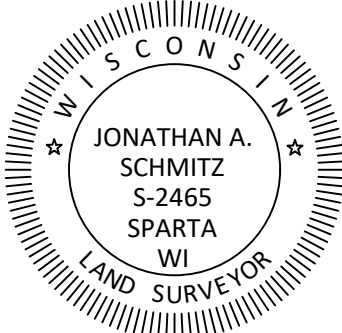
\_\_\_\_\_  
Kevin Riley, Mayor

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

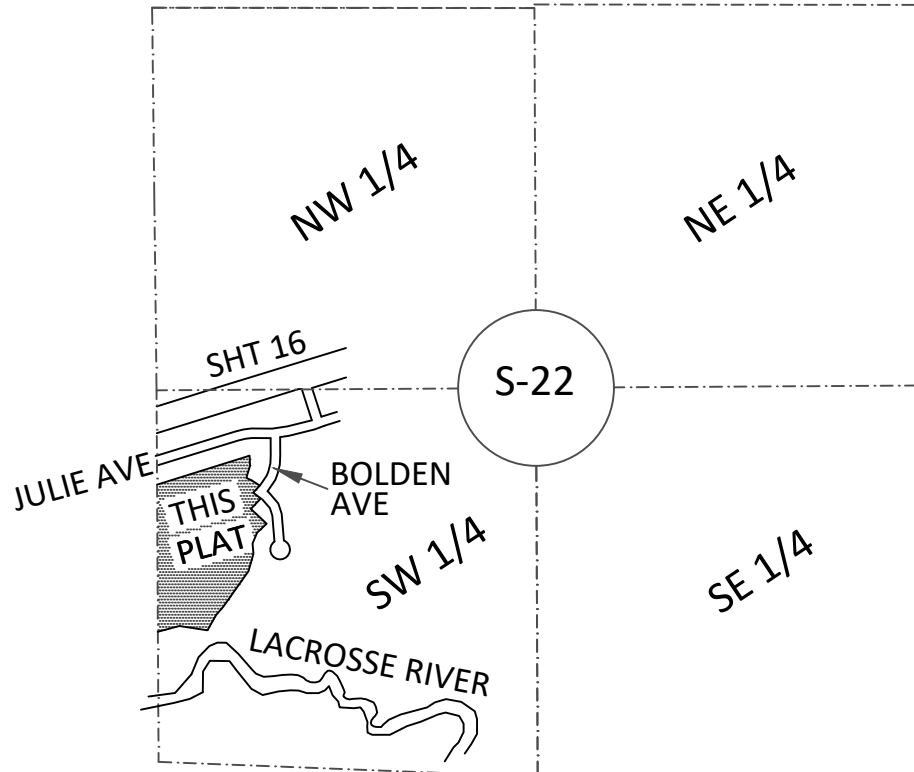
POINT SURVEYING  
18286 COUNTY HIGHWAY "A"  
NORWALK, WI 54656  
PHONE 608.487.1029

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	S 57°03'11" W	32.72'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT BEARING	TANGENT BEARING
C1	145.52'	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°23'00" 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'	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'		

LOCATION SKETCH IS NOT TO SCALE



BEARINGS ARE REFERENCED TO THE WEST LINE OF THE SW 1/4 S22-T17N-R4W, ASSUMED TO BEAN 00°17'14" W.



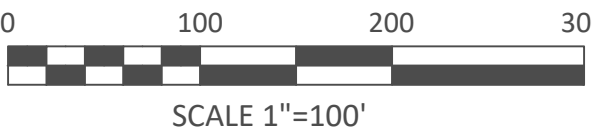
LEGEND

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 19<sup>th</sup> day of July, 2022.

OFFERED BY:

\_\_\_\_\_  
Alderman Ed Lukasek

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.