

**CITY OF SPARTA**  
**PLANNING COMMISSION AGENDA**  
**September 17, 2018**

**CITY HALL**

**6:00 P.M.**

- 1. Call Meeting to Order**
- 2. Roll Call**
- 3. Consent Agenda: Consisting of the minutes of the regular meeting on July 16, 2018**
- 4. Public Hearing Regarding a Conditional Use Permit for outside storage in M-1 Zoning District for Rush Hour Towing/Flight Service in accordance with Chapter 17-232(c)5. Property is located at 421 Walrath Street**
- 5. Consideration of a Conditional Use Permit for Outside Storage in M-1 Zoning District for Rush Hour Towing/Flight Service in accordance with Chapter 17-232(c)5 for property located at 421 Walrath Street**
- 6. Consideration of Site Plan for Blue Northern on CTH A (Old Airport Road)**
- 7. Consideration of CSM for Blue Northern on CTH A**
- 8. Consideration of CSM for Bill & Kristin Nussdorfer for property located on CTH BC & Harbor Rd.**
- 9. Consideration of Unanimous Petition for Direct Annexation for Bill & Kristin Nussdorfer for property located on CTH BC & Harbor Rd.**
- 10. Consideration of Unanimous Petition for Direct Annexation for the Sparta Area School District for property located on Hwy 27**
- 11. Items for Future Consideration**
- 12. Adjourn**

A possible quorum of the Common Council may be in attendance at this meeting,  
but no action will be taken by the Council.

**CITY OF SPARTA**  
**PLANNING COMMISSION MINUTES**  
**July 16, 2018**

**PRESENT: Norm Stanek, Bob Halverson, John Ambro, Kevin Riley, Toni Wissestad, Mayor Button (arrived at 6:05)**

**ABSENT: Jim Church**

**ALSO PRESENT: Todd Fahning, Mark Sund, Margie Lakowske, Kerry Sullivan-Flock, Troy Harris, Linda Kenyon, John Edwards**

Council President Norm Stanek called the meeting to order at 6:00 p.m.

Roll call was done by the Clerk.

**A motion was made by John Ambro and seconded by Bob Halverson to approve the consent agenda consisting of the minutes from the regular meeting on June 18, 2018. Motion carried 5-0.**

The Public Hearing Regarding a Conditional Use Permit for turning a single family residence into a multi-family residence for property located at 301 N. Benton Street in accordance with R-6 Zoning Chapter 17-184(c)1 was open for discussion at 6:01.

Linda Kenyon is the owner of the property and stated they have a hard time keeping this building rented as a house and may have better luck keeping it rented as a duplex. This house was a duplex previously, then changed to a single family resident and now would like to change it back to a duplex. It won't take much to change it back to a duplex.

Kerry Sullivan-Flock was concerned as this area is mostly single family residences and was worried about the type of renters that would be in this property. She was also concerned about property values going down because of this being a duplex and what the parking situation would be.

Margie Lakowske was also concerned about the residents that would be living in this duplex.

There were no other comments so this public hearing was closed at 6:08. (Mayor Button arrived during this time)

There was further discussion regarding changing this back into a duplex regarding screening renters, property values, and then having this occupied rather than being empty. **A motion was made by Bob Halverson and seconded by Kevin Riley to grant the Conditional Use Permit to turn this single family residence to a duplex located at 301 N. Benton Street and to require at least one off street parking stall. Motion carried 6-0.**

The owners of Rush Hour Towing were not present at this meeting to discuss their Conditional Use Permit that was on last month's agenda as a Public Hearing. They were to present a plan on what they were going to do with their outside storage area. Troy Harris was at this meeting and strongly opposes Rush Hour having outside storage. **A motion was made by Norm Stanek and seconded by John Ambro to deny the Conditional Use Permit for Rush Hour Towing/Flight Service to have outside storage at property located at 421 Walrath Street. Motion carried 6-0.** Todd will check into what options the City has to deal with this.

Page 2 – Planning Commission – July 16, 2018

**A motion was made by Norm Stanek and seconded by John Ambro to approve the CSM for property located in South Pointe Business Park from Dennis Newquist. Motion carried 6-0.**

**A motion was made by John Ambro and seconded by Toni Wissestad to approve the CSM for property located in the East Side Business Park on Theater Road. Motion carried 6-0.**

Since Wal Mart is doing more online business, they have decided to put up a canopy on the West Side of the building for the purpose of paying for orders and order pick up. **A motion was made by John Ambro and seconded by Bob Halverson to approve the Business Development Review for Wal Mart located on W. Wisconsin Street. Motion carried 6-0.**

There were no items mentioned for update or future consideration.

**A motion was made by John Ambro and seconded by Toni Wissestad to adjourn at 6:37 p.m. Motion carried 6-0.**

Respectfully submitted,

Julie Hanson  
City Clerk

**PUBLIC NOTICE**

**NOTICE IS HEREBY GIVEN, that a PUBLIC HEARING will be held before the Planning Commission of the City of Sparta, at a meeting on the 17th day of September, 2018, at 6:00 p.m. at Sparta City Hall, 201 W. Oak St., Sparta, Monroe County, Wisconsin.**

**Regarding a Conditional Use Permit for outside storage in M-1 Zoning District for Rush Hour Towing/Flight Service in accordance with Chapter 17-232(c)5. Property is located at 421 Walrath Street.**

**Any interested party may appear personally or by their agent and/or attorney to present their views for or against the approval of this change.**

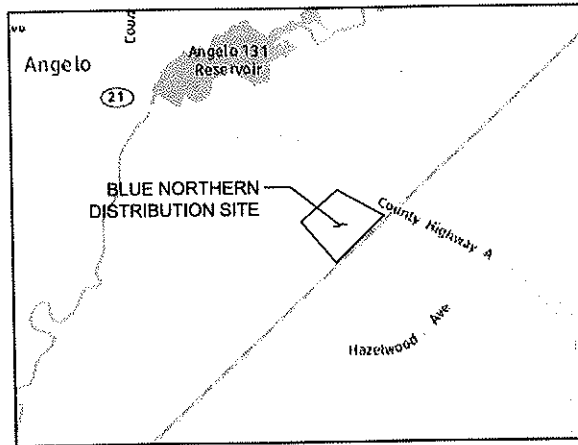
**Dated: September 4, 2018**

**Julie Hanson  
City Clerk**

**If you should have any questions, please contact Todd Fahning at 608-269-4340, ext. 232.**

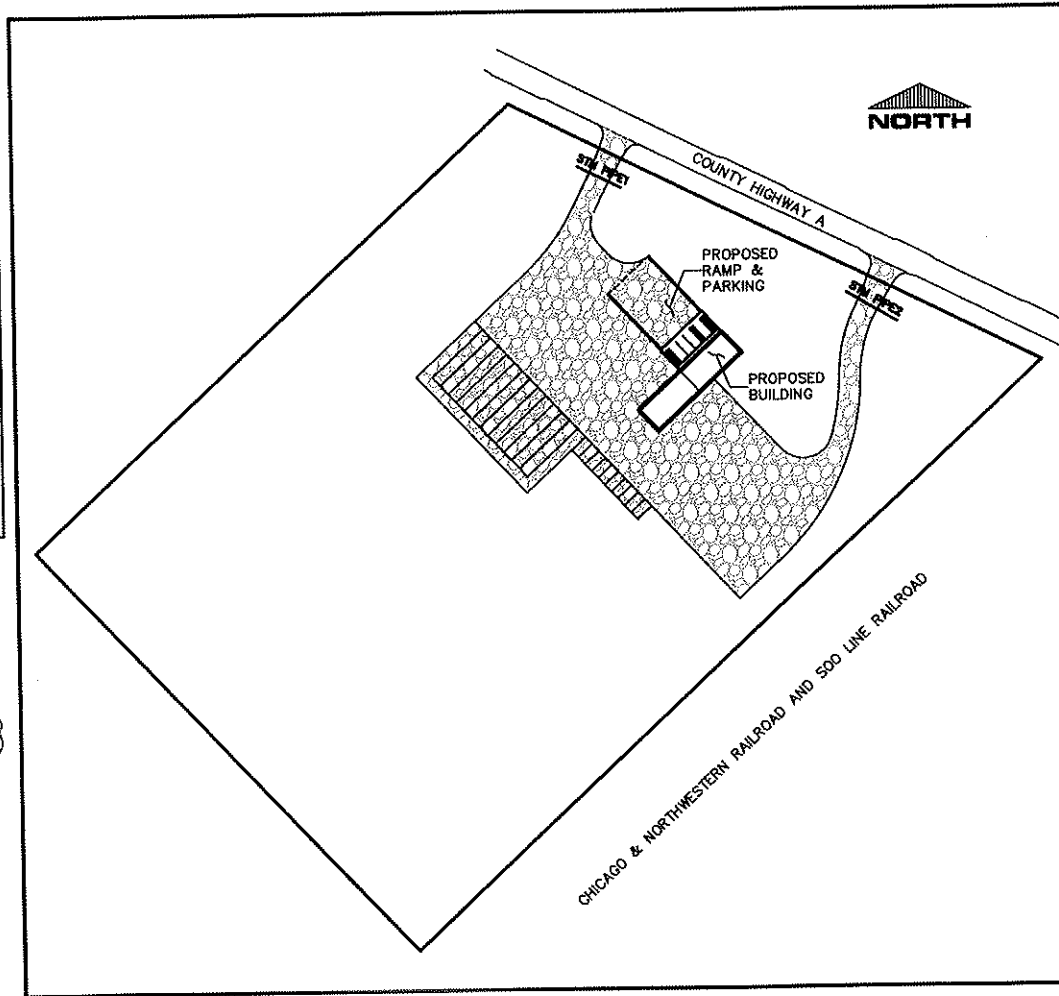


# BLUE NORTHERN DISTRIBUTION SITE PLAN CITY OF SPARTA, MONROE COUNTY



## VICINITY MAP

(N.T.S.)



## PROJECT SITE

COUNTY HIGHWAY A, CITY OF SPARTA

**OWNER:**  
BLUE NORTHERN ENTERPRISES, LLC  
MR. ANDREW PRITCHARD  
N4076 730TH STREET  
MENOMONIE, WI 54656  
EMAIL: BLUENORTHERNDIST@YAHOO.COM

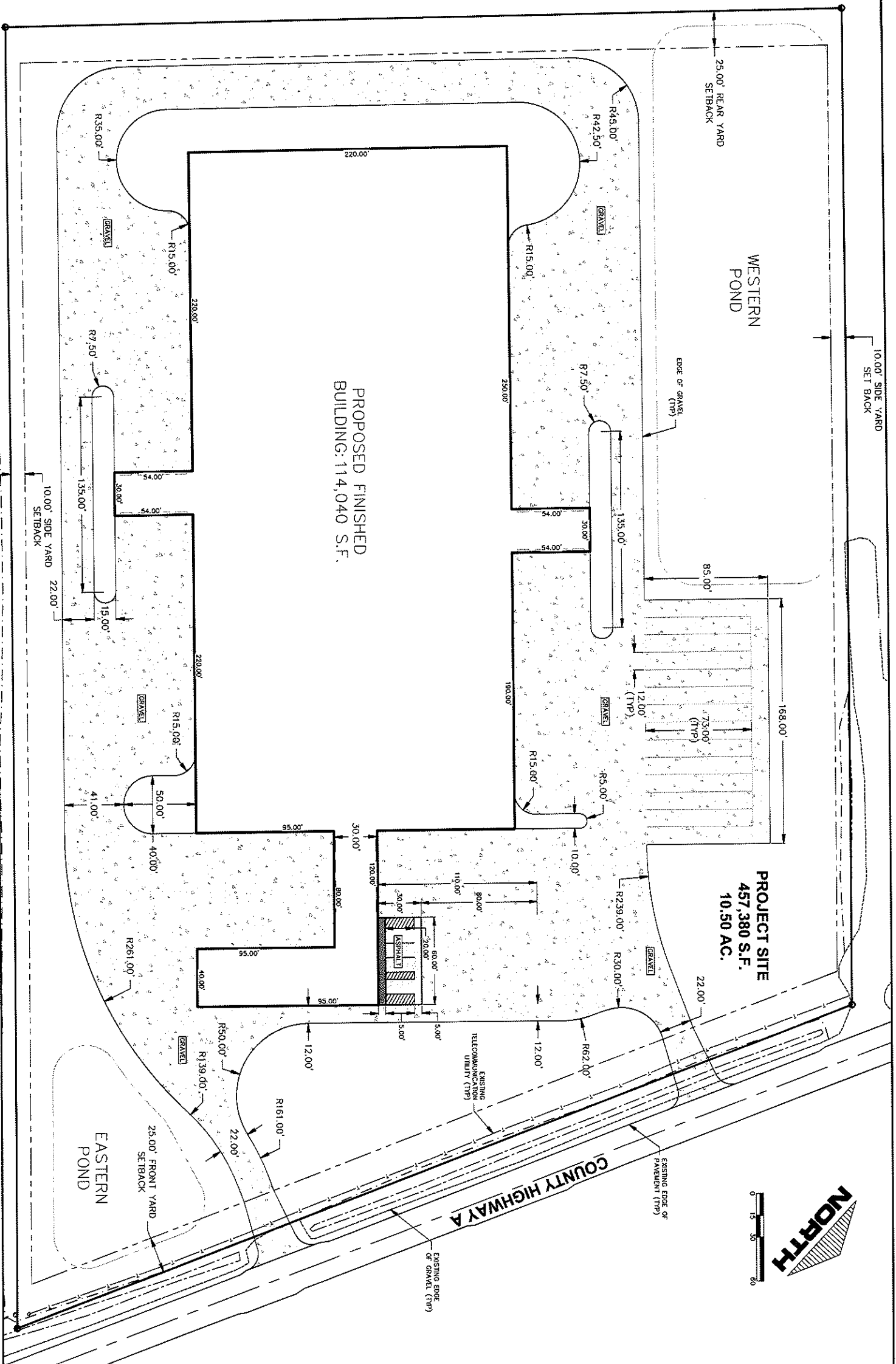
**ENGINEER:**  
EVERYDAY SURVEYING & ENGINEERING, LLC  
MR. MARK ERICKSON, P.E.  
1818 BRACKETT AVENUE  
EAU CLAIRE, WI 54701  
EMAIL: MARK@ESELLC.CO  
PHONE: 715-831-0654

### SHEET INDEX:

- C100 TITLE SHEET
- C101 EXISTING CONDITIONS PLAN
- C102 SITE PLAN - FULL BUILD OUT
- C103 SITE PLAN - PHASE 1
- C104 GRADING PLAN
- C105 LANDSCAPE PLAN
- C106 EROSION CONTROL PLAN
- C500 CONSTRUCTION DETAILS

EVERYDAY SURVEYING & ENGINEERING

Professional Engineer Seal for Mark Alan Erickson, E-48823, Eau Claire, WI. Includes signature and date 09-13-18.



**BLUE NORTHERN DISTRIBUTION**  
**SITE PLAN - FULL BUILD OUT**  
**CITY OF SPARTA, MONROE COUNTY, WI**

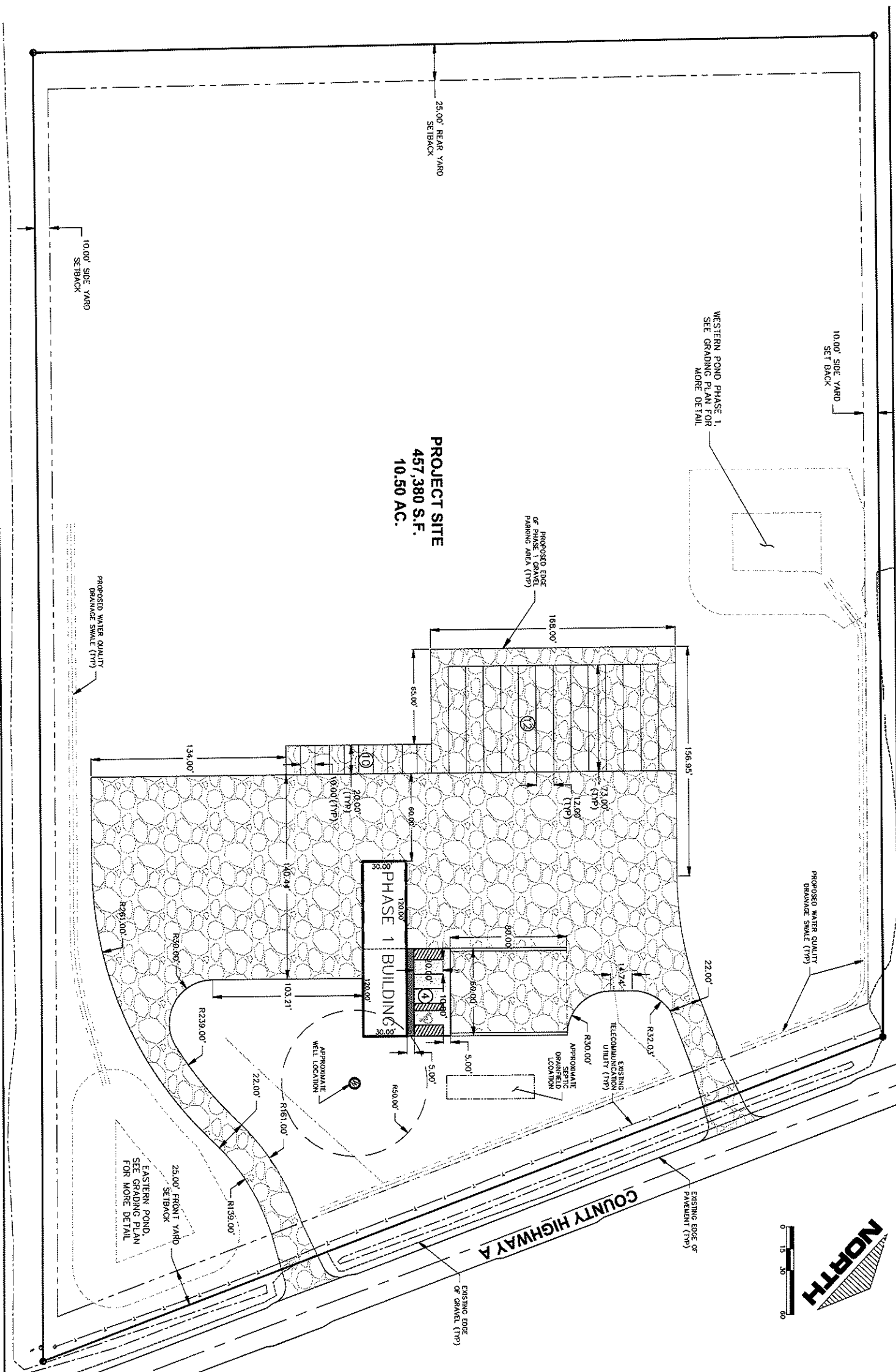
|                |                     |
|----------------|---------------------|
| DR BY: SRM     | SUB NO: 18140       |
| CHK BY: MAE    | DWG NAME: FULL SITE |
| DATE: 09-13-18 | APPROV: ---/---/--- |

**EVERYDAY SURVEYING & ENGINEERING**  
 dba: KRAMER LAND DESIGN  
 1616 BRACKETT AVENUE • SAU CLARE, WI 54701  
 PH: (715) 891-0624 • EMAIL: INFO@KSDS.NET



PROJECT NO: C102

**PROJECT SITE**  
**457,380 S.F.**  
**10.50 AC.**



**BLUE NORTHERN DISTRIBUTION**  
**SITE PLAN - PHASE 1**  
**CITY OF SPARTA, MONROE COUNTY, WI**

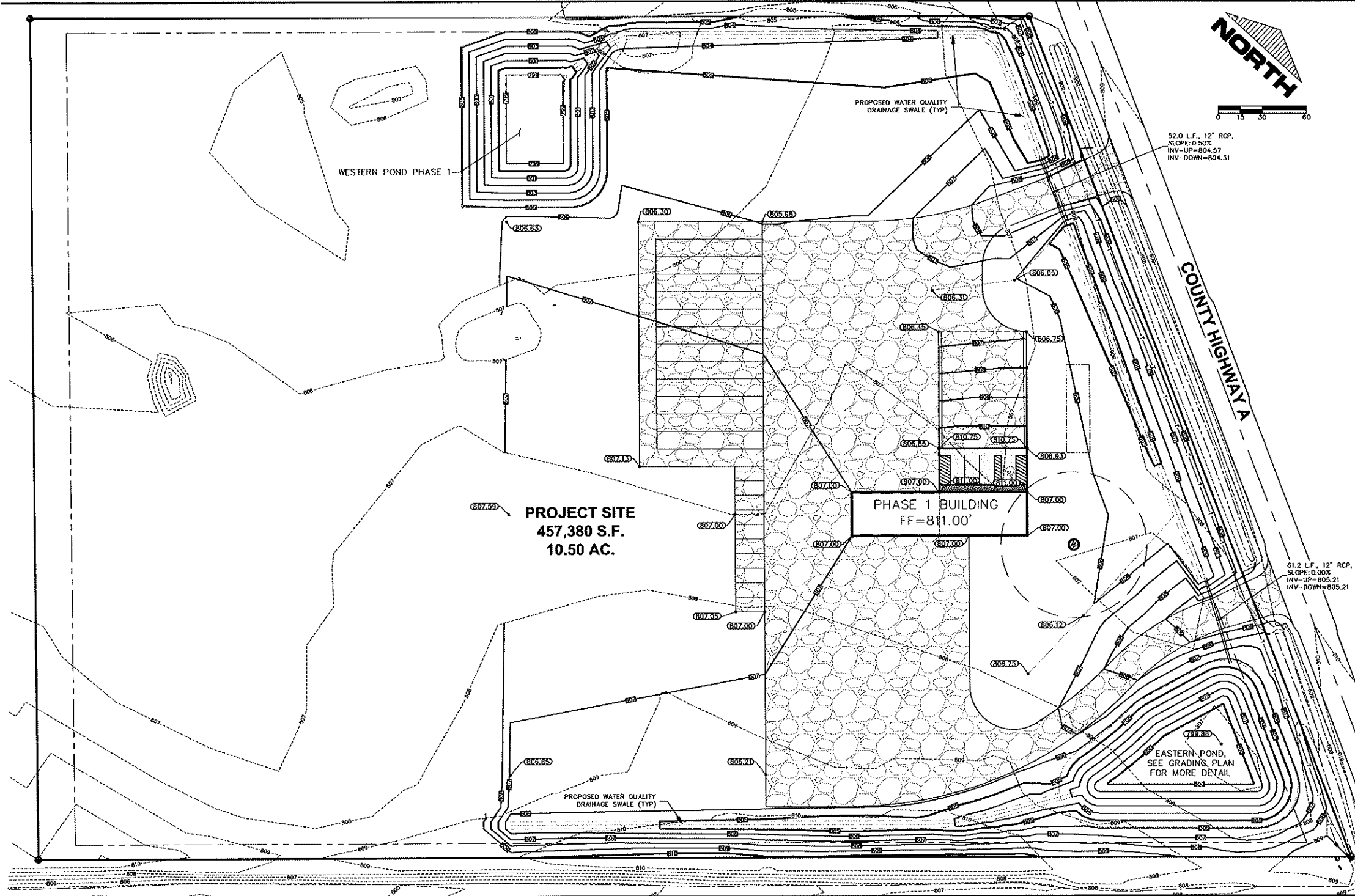
|                |                        |
|----------------|------------------------|
| DR BY: SRM     | JOB NO: 18140          |
| CHK BY: MAE    | DWG NAME: SITE PHASE 1 |
| DATE: 09-13-18 | APPV: ---/---/---      |

**EVERYDAY SURVEYING & ENGINEERING**  
 dba: **KRAMER LAND DESIGN**  
 1016 BRACKETT AVENUE • EAU CLAIRE, WI 54701  
 PH: (715) 831-0824 • EMAIL: INFO@KLDENET



DATE PLOTTED: 09-13-18  
 DRAWING NO: C103





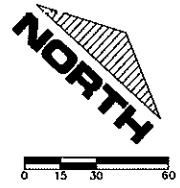
52.0 L.F., 12" RCP,  
SLOPE: 0.50%  
INV-UP=804.57  
INV-DOWN=804.31

61.2 L.F., 12" RCP,  
SLOPE: 0.50%  
INV-UP=805.21  
INV-DOWN=805.21

807.59  
**PROJECT SITE**  
457,380 S.F.  
10.50 AC.

**PHASE 1 BUILDING**  
FF=811.00'

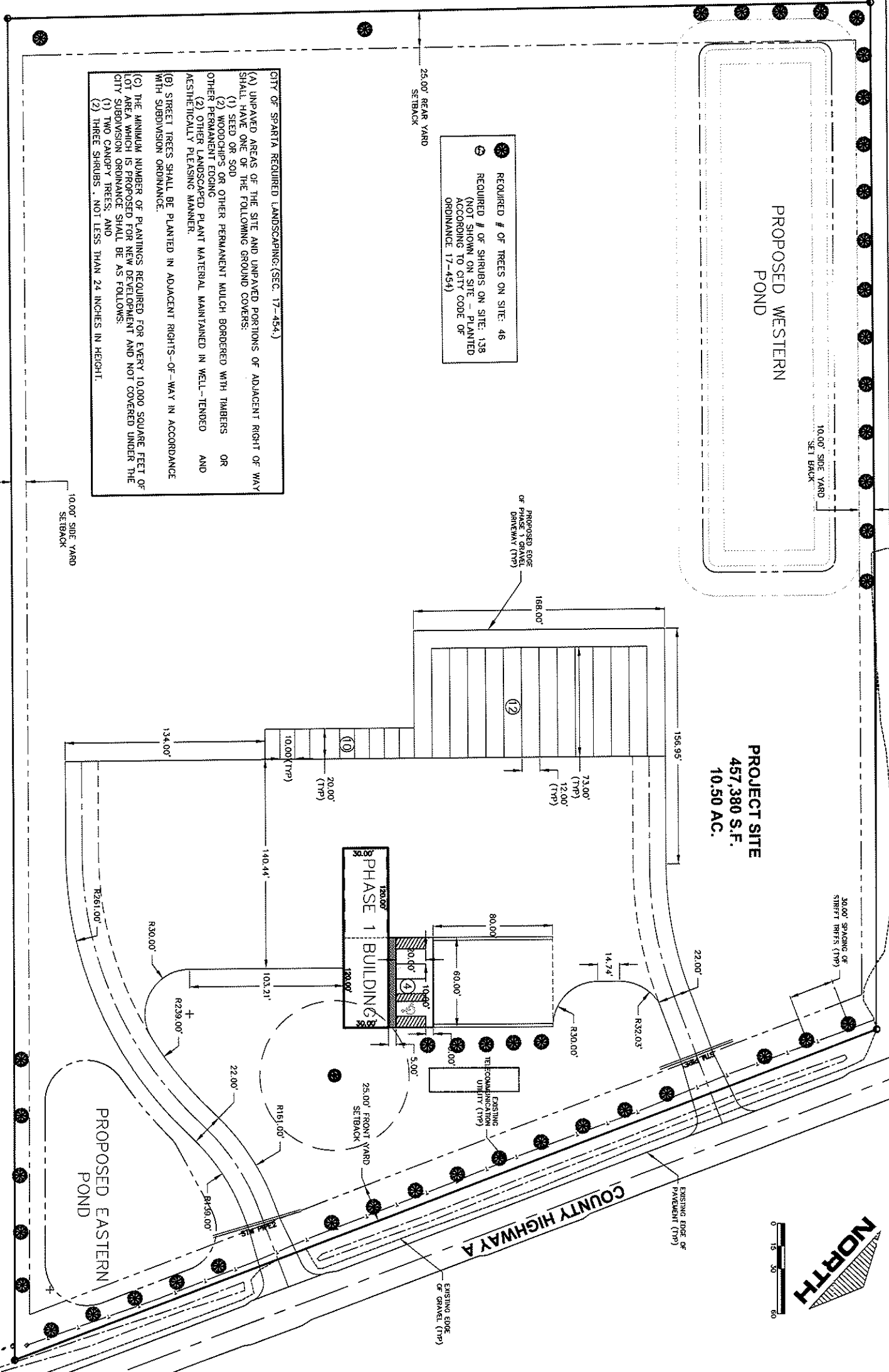
805.88  
EASTERN POND,  
SEE GRADING PLAN  
FOR MORE DETAIL



EVERYDAY SURVEYING & ENGINEERING  
dba: KRAMER LAND DESIGN  
1816 BRACKET AVENUE • EAU CLAIRE, WI 54701  
PH: (715) 824-0624 • FAX: (715) 824-0524

|              |           |
|--------------|-----------|
| JOB NO.      | 18140     |
| DATE         | 09-13-18  |
| CHK BY       | MAE       |
| DATE         |           |
| APP'D        |           |
| NAME         |           |
| PROJECT NAME | GRADING 1 |

BLUE NORTHERN DISTRIBUTION  
GRADING PLAN - PHASE 1  
CITY OF SPARTA, MONROE COUNTY, WI



**CITY OF SPARTA REQUIRED LANDSCAPING (SEC. 17-454)**

(A) UNPAVED AREAS OF THE SITE AND UNPAVED PORTIONS OF ADJACENT RIGHT OF WAY SHALL HAVE ONE OF THE FOLLOWING GROUND COVERS:  
 (1) SEED OR SOIL  
 (2) WOODCHIPS OR OTHER PERMANENT MULCH BORDERED WITH TIMBERS OR OTHER PERMANENT EDGING  
 (2) OTHER LANDSCAPED PLANT MATERIAL MAINTAINED IN WELL-TENDED AND AESTHETICALLY PLEASING MANNER.

(B) STREET TREES SHALL BE PLANTED IN ADJACENT RIGHTS-OF-WAY IN ACCORDANCE WITH SUBDIVISION ORDINANCE.

(C) THE MINIMUM NUMBER OF PLANTINGS REQUIRED FOR EVERY 10,000 SQUARE FEET OF LOT AREA WHICH IS PROPOSED FOR NEW DEVELOPMENT AND NOT COVERED UNDER THE CITY SUBDIVISION ORDINANCE SHALL BE AS FOLLOWS:  
 (1) TWO CANOPY TREES, AND  
 (2) THREE SHRUBS, NOT LESS THAN 24 INCHES IN HEIGHT.

● REQUIRED # OF TREES ON SITE: 46  
 ● REQUIRED # OF SHRUBS ON SITE: 138  
 (NOT SHOWN ON SITE - PLANTED ACCORDING TO CITY CODE OF ORDINANCE 17-454)

**BLUE NORTHERN DISTRIBUTION  
 LANDSCAPING PLAN  
 CITY OF SPARTA, MONROE COUNTY, WI**

DR BY: SRM  
 JOB NO: 18140  
 CHK BY: MAE  
 DWG NAME: LANDSCAPE  
 DATE: 09-13-18  
 APRV: ---/---/---

**EVERYDAY SURVEYING & ENGINEERING**  
 dba: KRAMER LAND DESIGN  
 1018 BRACKETT AVENUE • EAU CLARE, WI 54701  
 PH: (715) 831-0634 • EMAIL: INFO@ELDS.NET

PLATE NO: C105

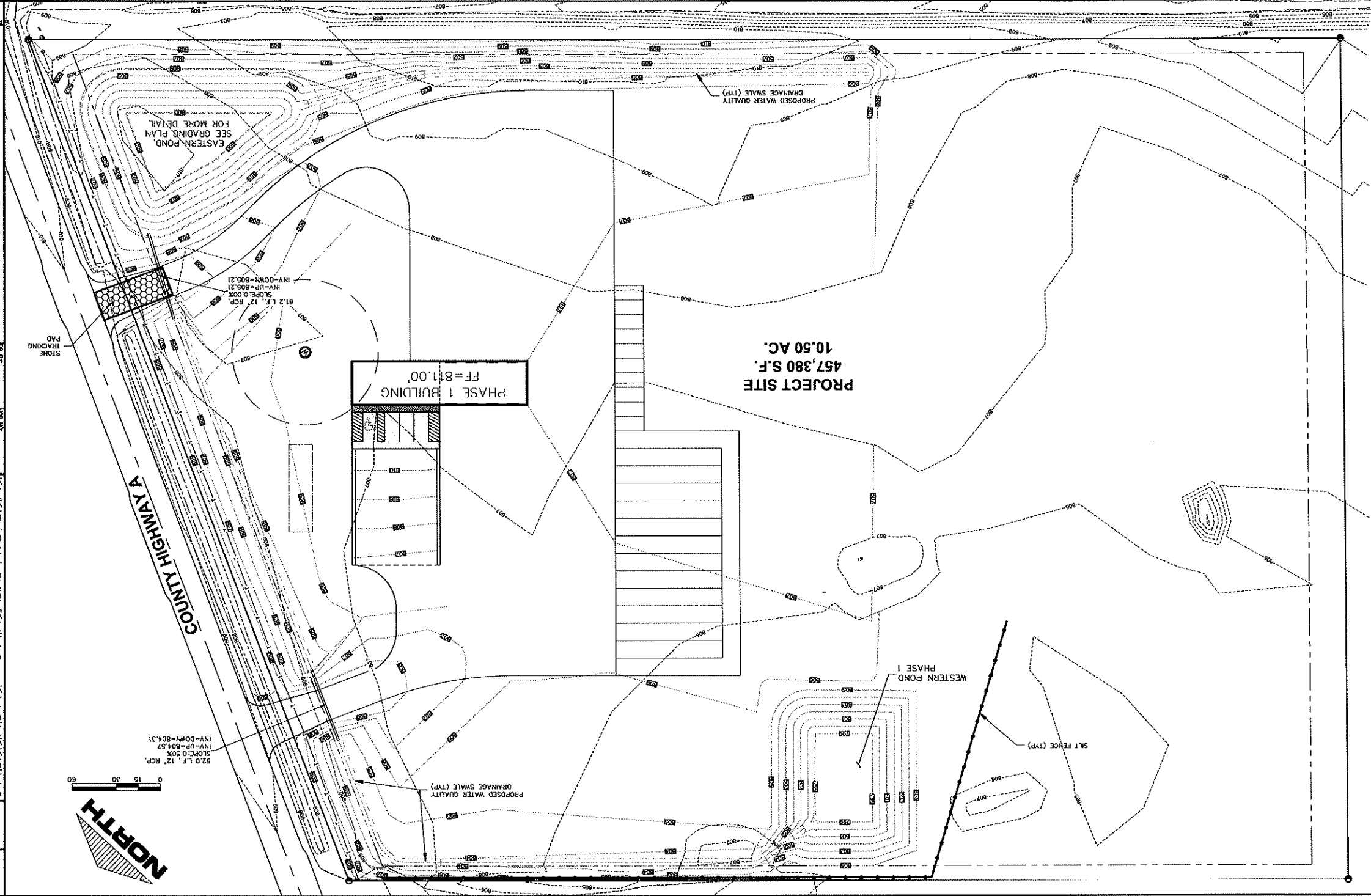
C104

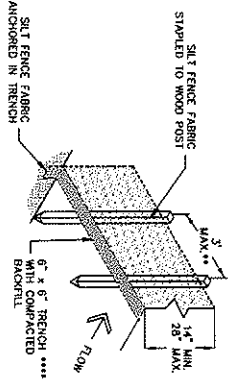
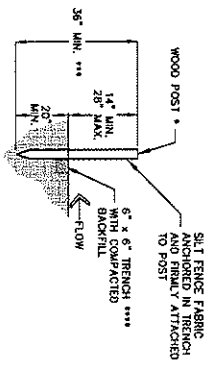
**BLUE NORTHERN DISTRIBUTION  
GRADING PLAN - PHASE 1  
CITY OF SPARTA, MONROE COUNTY, WI**

|       |          |      |           |
|-------|----------|------|-----------|
| DATE  | 09-13-18 | NO.  | 18140     |
| BY    | MAE      | TYPE | GRADING 1 |
| SCALE | AS SHOWN |      |           |

**EVERYDAY SURVEYING & ENGINEERING**  
1018 BRACKETT AVENUE • SUITE 100 • SPARTA, WI 54779  
PH: (715) 224-0924 • FAX: (715) 224-1252

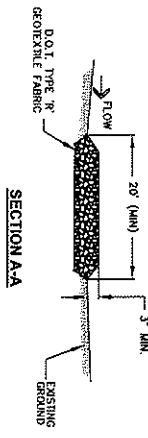
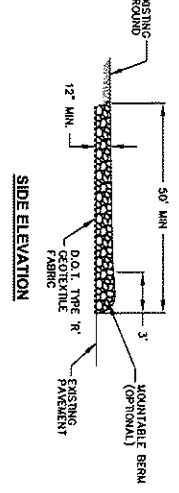
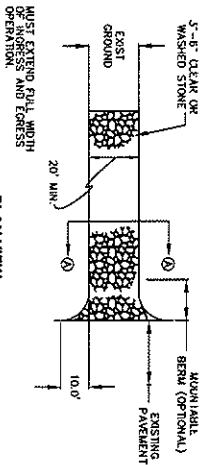
**PH**



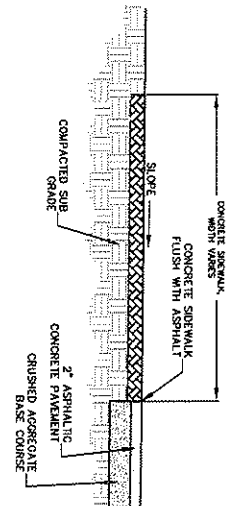


NOTES:  
 \* POSTS SHALL BE A MINIMUM SIZE OF 1-1/2" x 1-1/2" OF EITHER OAK OR HICKORY.  
 \*\* ADDITIONAL WOOD POST ON THE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.  
 \*\*\* ADDITIONAL DEPTH OF WOOD POST MAY BE REQUIRED IN UNSTABLE SOILS.  
 \*\*\*\* TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE SILT FENCE FABRIC.

**ERO 1**  
**SILT FENCE**  
 (DNR STD 1056)  
 N.T.S.



**ERO 6**  
**STONE TRACKING PAD**  
 (DNR STD 1057)  
 N.T.S.





**SITE 17**  
**SIDEWALK FLUSH WITH PAVEMENT**  
 N.T.S.

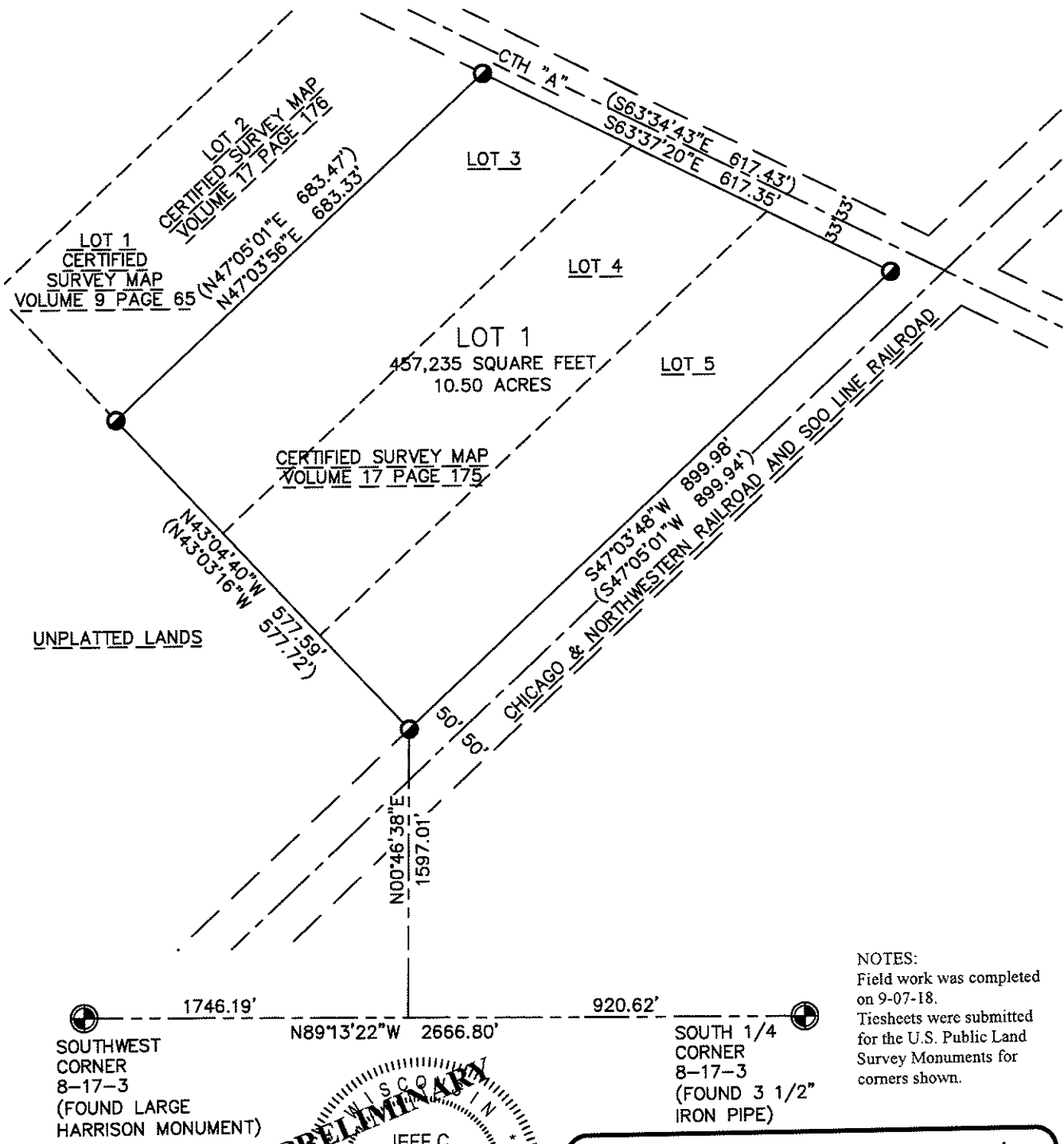
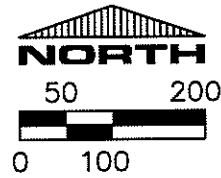
**CERTIFIED SURVEY MAP NO.** \_\_\_\_\_  
**VOLUME** \_\_\_\_\_ **PAGE** \_\_\_\_\_

**PRELIMINARY**

All of Lot 3,4 and 5 of Certified Survey Map, recorded in Volume 17 on Page 175, being part of Certified Survey Map, recorded in Volume 9 on Page 156 all lying in part of the Northeast Quarter of the Southwest Quarter, Section 8, Township 17 North, Range 3 West, City of Sparta, Monroe County, Wisconsin.

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 8, WHICH IS ASSUMED TO BEAR N89°13'22"W.

- LEGEND**
-  FOUND MONUMENT AS NOTED
  -  FOUND 3/4" IRON BAR
  - ( ) RECORD INFORMATION
  - CTH COUNTY TRUNK HIGHWAY



**NOTES:**  
 Field work was completed on 9-07-18.  
 Tiesheets were submitted for the U.S. Public Land Survey Monuments for corners shown.

Owner: Andy Pritchard  
 xxxx xxxx xxxx  
 Sparta, WI 54656


SHEET 1 OF 2 SHEETS

**PRELIMINARY**

JEFF C. STOCKBURGER  
 S-2708  
 EAU CLAIRE, WI

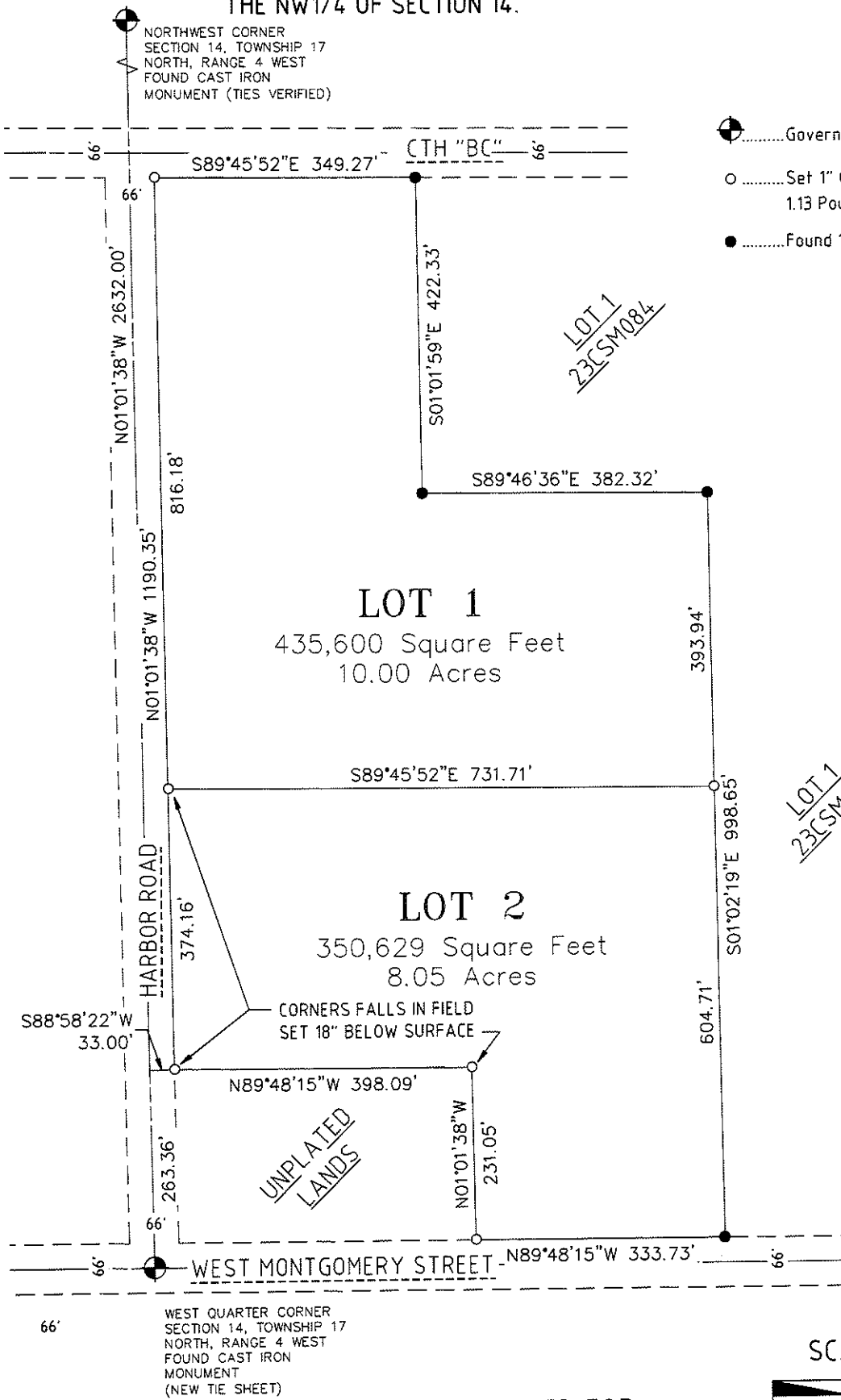
WISCONSIN LAND SURVEYORS

**EVERYDAY SURVEYING & ENGINEERING**  
 dba: KRAMER LAND DESIGN  
 1818 BRACKETT AVENUE • EAU CLAIRE, WI 54701  
 PH: (715) 831-0654 • EMAIL: INFO@KLD5.NET



**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**  
**VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_ .**

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 14, TOWNSHIP 17 NORTH, RANGE 4 WEST, TOWN OF SPARTA, MONROE COUNTY, WISCONSIN, INCLUDING LOTS 7, 12 AND 17 AND PART OF LOTS 1 AND 2 OF THE SUBDIVISION OF THE NW1/4 OF SECTION 14.



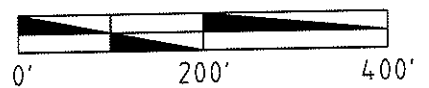
**LEGEND**

- Government Corner (As Noted)
- Set 1" O.D. x 18" Iron Pipe Weighing 1.13 Pounds/Lineal Foot
- Found 1" O.D. Iron Pipe



North is referenced to the East line of the Northwest 1/4, Section 14-17-04 assumed to bear N01°01'38"W

SCALE: 1" = 200'



**OWNER/PREPARED FOR:**  
 THE NUSSDORFER REVOCABLE TRUST  
 1312 WEST MONTGOMERY STREET  
 SPARTA, WISCONSIN 54656

07/19/18 COMPLETION DATE OF FIELD WORK

Dustin J. LaBlonde, PLS  
 Cedar Corporation  
 604 Wilson Avenue  
 Menomonie, Wisconsin 54751

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_  
VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_.**

**PART OF THE NORTHWEST QUARTER OF THE NORTHWEST  
QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST  
QUARTER, SECTION 14, TOWNSHIP 17 NORTH, RANGE 4 WEST,  
TOWN OF SPARTA, MONROE COUNTY, WISCONSIN, INCLUDING LOTS  
7, 12 AND 17 AND PART OF LOTS 1 AND 2 OF THE SUBDIVISION OF  
THE NW1/4 OF SECTION 14.**

**SURVEYOR'S CERTIFICATE**

I, Dustin J. LaBlonde, Wisconsin Professional Land Surveyor, hereby certify that I have surveyed, divided, and mapped part of the Northwest Quarter of the Northwest Quarter and the Southwest Quarter of the Northwest Quarter, Section 14, Township 17 North, Range 4 West, Town of Sparta, Monroe County, Wisconsin, including Lots 7, 12 and 17 and part of Lots 1 and 2 of the Subdivision of the NW1/4 of Section 14, more particularly described as follows:

Commencing at the West Quarter corner of said Section 14;  
Thence on an assumed bearing of N01°01'38"W, along the East line of said Northwest Quarter, 263.36 feet;  
Thence S88°58'22"W 33.00 feet to the Easterly right-of-way of Harbor Road and the point of beginning;  
Thence N01°01'38"W 1190.35 feet along said Easterly right-of-way to the Southerly right-of-way of CTH "BC";  
Thence S89°45'52"E 349.27 feet along said Southerly right-of-way;  
Thence S01°01'59"E 422.33 feet;  
Thence S89°46'36"E 382.32 feet;  
Thence S01°02'19"E 998.65 feet to the Northerly right-of-way of West Montgomery Street;  
Thence N89°48'15"W 333.73 feet along said Northerly right-of-way;  
Thence N01°01'38"W 231.05 feet;  
Thence N89°48'15"W 398.09 feet to the point of beginning.

Said parcel contains 786,229 square feet (18.05 acres) more or less.

That I have made such survey, land division, and map at the direction of the Nussdorfer Revocable Trust, Owner, 1312 West Montgomery Street, Sparta, Wisconsin, 54656. That such map is a correct representation of the exterior boundaries of the land surveyed, and the subdivision thereof made. That I fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes, A-E 7 of the Wisconsin Administrative Code and the subdivision regulations of Monroe County in surveying, dividing and mapping the same. Said survey is subject to easements of record.

Dated this 29th day of May, 2018.

Dustin J LaBlonde, P.L.S. #3096

UNANIMOUS PETITION FOR DIRECT ANNEXATION

We, the undersigned, constituting the owners of all the real property and all of the electors residing in the territory below described in the Town of Sparta, Monroe County, Wisconsin, lying contiguous to the City of Sparta, petition the Common Council of the City of Sparta to annex the territory described below and shown on the attached scale map to the City of Sparta, Monroe County, Wisconsin:

DESCRIPTION OF TERRITORY:

Legal Description:

Part of the Northwest Quarter of the Northwest Quarter and the Southwest Quarter of the Northwest Quarter, Section 14, Township 17 North, Range 4 West, Town of Sparta, Monroe County, Wisconsin, more particularly described as follows:

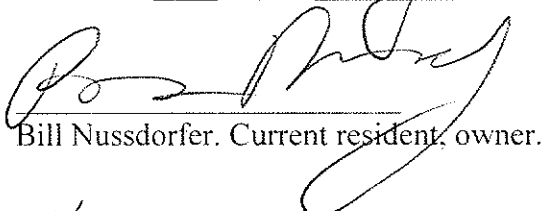
Commencing at the West Quarter corner of said Section 14;  
Thence on an assumed bearing of N01°01'38"W, along the East line of said Northwest Quarter, 263.36 feet;  
Thence S88°58'22"W 33.00 feet to the Easterly right-of-way of Harbor Road and the point of beginning;  
Thence N01°01'38"W 1190.35 feet along said Easterly right-of-way to the Southerly right-of-way of CTH "BC";  
Thence S89°45'52"E 349.27 feet along said Southerly right-of-way;  
Thence S01°01'59"E 422.33 feet;  
Thence S89°46'36"E 382.32 feet;  
Thence S01°02'19"E 998.65 feet to the Northerly right-of-way of West Montgomery Street;  
Thence N89°48'15"W 333.73 feet along said Northerly right-of-way;  
Thence N01°01'38"W 231.05 feet;  
Thence N89°48'15"W 398.09 feet to the point of beginning.

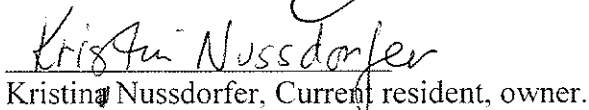
Said parcel contains 786,229 square feet (18.05 acres) more or less.

A scale map showing the boundaries of the above described territory and the relationship of the territory to the City of Sparta is attached.

The population of the territory to be annexed is 0

Dated this 18 day of Aug, 2018.

  
Bill Nussdorfer, Current resident, owner.

  
Kristina Nussdorfer, Current resident, owner.

**NOTE: A copy of this petition together with the legal description (metes & bounds) of the territory and scale map described herein shall be filed with the City Clerk and with the Town Clerk of the town in which the territory is located.**



## UNANIMOUS PETITION FOR DIRECT ANNEXATION

The Sparta Area School District, who is the owner of all the real property in the territory below described in the Town of Sparta, Monroe County, Wisconsin, lying contiguous to the City of Sparta, by its undersigned, duly authorized representatives, petition the Common Council of the City of Sparta to annex the territory described below and shown on the attached scale map to the City of Sparta, Monroe County, Wisconsin:

### Legal Description of Territory:

Lot 1 of a Certified Survey Map recorded in Vol. 28 CSM, on page 066, as Doc. No. 673531, located in Lots 28, 32, 33, 38 and 39 of the subdivision of the NW 1/4 of Section 14, Township 17 North, Range 4 West and in part of the Northwest Quarter of the Northeast Quarter (NW 1/4 of NE 1/4), Section 14, Township 17 North, Range 4 West, Town of Sparta, Monroe County, Wisconsin.

A certified survey map showing the boundaries of the above described territory and the relationship of the territory to the City of Sparta is attached.

There are no electors residing in the territory. The population of the territory to be annexed is 0.

Dated this \_\_\_\_\_ day of September, 2018.

SPARTA AREA SCHOOL DSITRICT BY:

\_\_\_\_\_  
James A. Rasmussen, Board of Education President

\_\_\_\_\_  
Mary B. Treu, Board of Education Clerk

**EXEMPT**

Under Sec. 35-8

Initiated ARE Date 5-25-18

Approved  
City of Sparta Zoning

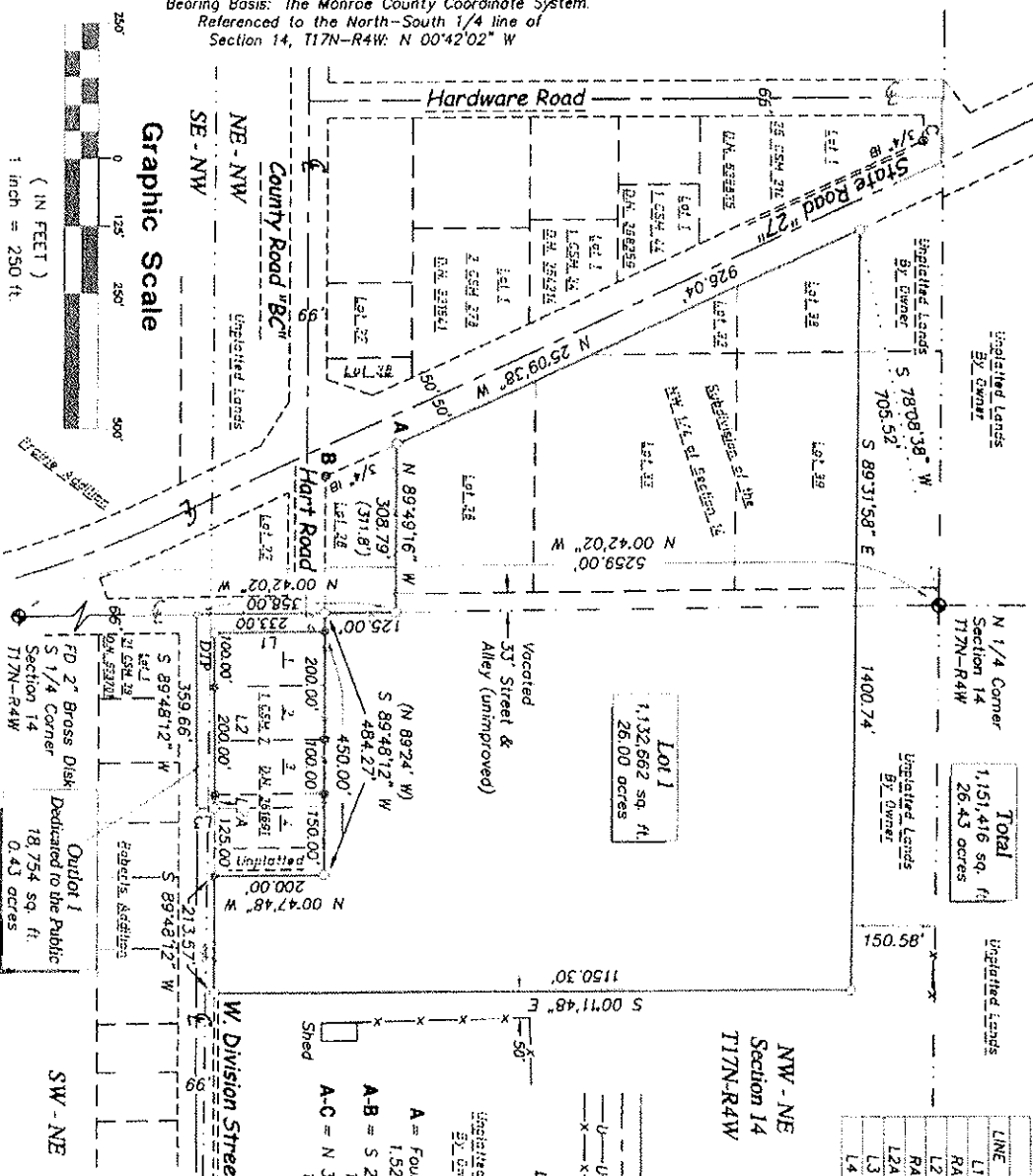
REGISTER'S OFFICE County of Monroe, WI  
Received for record this 13  
day of June A.D., 20 18  
at 12:05 o'clock P.M.  
Rob P. ... Register

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

PART OF

Lots 28, 32, 33, 38 & 39, Subdivision of the NW 1/4, Section 14;  
NW-NE, SW-NE, Sec. 14, T17N-R4W, Town of Sparta, Monroe Co., WI

Bearing Basis: The Monroe County Coordinate System.  
Referenced to the North-South 1/4 line of  
Section 14, T17N-R4W: N 00°42'02" W



673531

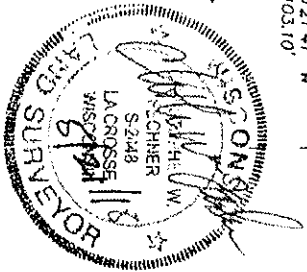
Total  
1,151,416 sq. ft.  
26.43 acres

| LINE | LENGTH | BEARING       |
|------|--------|---------------|
| L1   | 200.00 | S 00°47'48" E |
| L2   | 325.00 | N 89°48'12" E |
| L3   | 31.00  | S 00°47'48" E |
| L4   | 34.27  | S 89°48'12" W |

### LEGEND

- = Found 1" Iron Pipe (unless stated otherwise)
- = Set 3/4" x 20" Rebar (1.50 lb./lin. ft.)
- ( ) = Recorded dimensions
- = Found MAG nail
- ◆ = Set MAG nail
- ◆ = Found Harrison Monument
- = Boundary of this survey
- = Centerline
- = Utility lines
- = Fence line
- = Hydrant
- DTP = Dedicated to the Public

- A = Found pipe is 1.52" into R/W
- A-B = S 25°09'38" E 138.29'
- A-C = N 30°21'41" W 1103.10'



28052066

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

PART OF

Lots 28, 32, 33, 38 & 39, Subdivision of the NW 1/4, Section 14;  
NW-NE, SW-NE, Sec. 14, T17N-R4W, Town of Sparta, Monroe Co., WI

## SURVEYOR'S CERTIFICATE

I, Christopher W. Fechner, Professional Land Surveyor, do hereby certify that I have surveyed and mapped this Certified Survey Map located in part of Lots 28, 32, 33, 38 and 39, Subdivision of the NW 1/4 of Section 14; also part of the NW 1/4 of the NE 1/4, SW 1/4 of the NE 1/4, Section 14, T17N-R4W, Town of Sparta, Monroe County, Wisconsin described as follows:

Commencing at the North 1/4 corner of Section 14, thence S 70°08'38" W 705.52 feet to the easterly right-of-way line of State Road "27" and the point of beginning of this description:

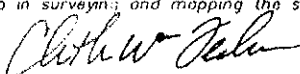
thence S 89°31'58" E 1400.74 feet;  
thence S 00°11'48" E 1150.30 feet to the North right-of-way line of West Division Street;  
thence, along said North right-of-way line, S 89°48'12" W 213.57 feet;  
thence N 00°47'48" W 200.00 feet to the easterly extension of the North line of Certified Survey Map, Volume 1, Page 7, Document Number 261691;  
thence, along said North line and its easterly extension, S 89°48'12" W 450.00 feet to the northwest corner of Lot 1 of said Certified Survey Map, Volume 1, Page 7, Document Number 261691;  
thence S 00°47'48" E 200.00 feet to the southwest corner of said Lot 1;  
thence, along the South line of said Certified Survey Map, Volume 1, Page 7, Document Number 261691, N 89°48'12" E 325.00 feet;  
thence S 00°47'48" E 33.00 feet to the centerline of said West Division Street;  
thence, along said centerline, S 89°48'12" W 359.66 feet to the West line of the NE 1/4;  
thence, along said West line, N 00°42'02" W 358.00 feet;  
thence N 89°49'16" W 308.79 feet to said easterly right-of-way line of State Road "27";  
thence N 25°09'38" W 926.04 feet to the point of beginning of this description.

Subject to any easements, covenants and restrictions of record.

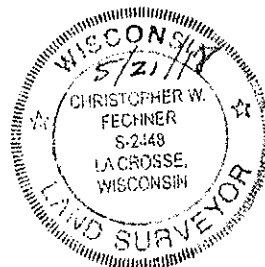
That I have made such survey, map and division of land at the direction of Steven Herrman owner of said land.

That such map is a correct representation of the exterior boundaries of the land surveyed and subdivision thereof made.

That I have fully complied with the provisions of s.236.34, Wisconsin Statutes, Chapter 35 of the Monroe County Code of Ordinances and with the subdivision ordinances of the Town of Sparta in surveying and mapping the same.

  
Christopher W. Fechner PLS #2448  
Coulee Region Land Surveyors, LLC  
917 S. 4th Street  
La Crosse, WI 54601  
608-784-1614

Owner:  
Personal Asset Trust for Steven Herrman  
8674 W. Division Street  
Sparta, WI 54656



**CERTIFIED SURVEY MAP No. \_\_\_\_\_**

**PART OF**

**Lots 28, 32, 33, 38 & 39, Subdivision of the NW 1/4, Section 14;  
NW-NE, SW-NE, Sec. 14, T17N-R4W, Town of Sparta, Monroe Co., WI**

Notarized Owner's Certificate:

Steven Herrman, as owner, hereby certify that I have caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as shown on this Certified Survey Map. I also certify that this Certified Survey Map is required to be submitted for review of compliance with The Town of Sparta, Monroe County, Wisconsin.

Owner's Signature: Steven Herrman 6/4/18  
Steven Herrman: Personal Asset Trust Representative Date

State of Wisconsin)  
Monroe County) SS

Personally came before me this 4th day of June 2018, the above named owner, do hereby know to be the person who executed the foregoing instrument and acknowledged the same.

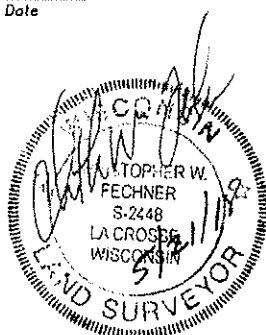
Jack D. Buswell  
Notary Public, Monroe County, Wisconsin. My Commission expires permanent  
Printed Name

Town Board Resolution

Resolved that this Certified Survey Map is hereby approved and the dedication herein accepted by the Town Board of the Town of Sparta, Monroe County, Wisconsin.

Signature of Town Chair: [Signature] 6-12-18  
Date

Signature of Town Clerk: [Signature] 6-12-18  
Date



673531