

**CITY OF SPARTA
PLANNING COMMISSION AGENDA
October 7, 2020**

CITY HALL

6:30 P.M.

- 1. Call meeting to Order**
- 2. Roll Call**
- 3. Consent Agenda: Consisting of the minutes of the regular meeting on September 9, 2020.**
- 4. Consideration of Sign for VARC/RBI Rentals 402 S. Black River Street.**
- 5. Consideration of Sign for Riverside of Sparta 635 S. K Street.**
- 6. Consideration of CSM/Zero Lot-Line Approval for Tara Jaeger-Olson 2965-2967 Icecap Road**
- 7. Consideration of CSM Approval for Eric Schmidt at 109 N. Chester**
- 8. Items for Future Consideration**
- 9. Adjourn**

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

Posted: 10-5-2020

CITY OF SPARTA
PLANNING COMMISSION MINUTES
September 9, 2020

PRESENT: Mayor Gust, Kevin Riley, John Ambro, Toni Wissestad, John Sund, Norm Stanek, Jim Church
ALSO PRESENT: Mark Sund

Mayor Gust called the meeting to order at 6:30 p.m.
Roll call was done by the Clerk.

A motion was made by Kevin Riley and seconded by John Ambro to approve the consent agenda consisting of the minutes from the regular meeting on August 5, 2020. Motion carried 7-0.

Cricket Wireless is requesting sign approval for the business located in the building at 530 S Black River Street. **A motion was made by Jim Church and seconded by John Ambro to approve the sign permit for Cricket Wireless located at 530 S Black River Street. Motion carried 7-0.**

Davey Pennel of Davey's Auto, located at 2775 Commercial Drive, is constructing a storage building at that location. Mark Sund presented the site review plan. **A motion was made by John Ambro and seconded by Toni Wissestad to approve the site review for Davey's Auto located at 2775 Commercial Drive. Motion carried 7-0.**

The Sparta Area School District would like to construct an accessory building at the new Herrman Elementary School, located at 925 N Black River Street. The proposed building will be located on the east side behind the school and is to be built to contain a wash bay and will store equipment and vehicles. **A motion was made by Kevin Riley and seconded by John Sund to approve the accessory building for SASD at 925 N Black River Street. Motion carried 7-0.**

The Finance Committee approved the sale of land to Advanced Formliners, LLC to purchase 8.54 acres across from their existing location to build a 40' x 100' storage building. The CSM is for that property. **A motion was made by John Ambro and seconded by Toni Wissestad to approve the CSM for East Side Business Park on Sherry Lynn Lane. Motion carried 7-0.**

The CSM is for the lot division at 701 N Benton Street. The property is owned by Renae La Rock. Her mother, Karen La Rock, owns the property adjacent at 705 N Benton Street. The properties share a common garage. The CSM will allow the garage to be fully located on the 701 N Benton Street property. **A motion was made by Norm Stanek and seconded by Kevin Riley to approve the CSM for the lot division at 701 N Benton Street. Motion carried 7-0.**

There were no items mentioned for future consideration.

A motion was made by Kevin Riley and seconded by Norm Stanek to adjourn at 6:41 p.m. Motion carried 7-0.

Respectfully submitted, Jennifer Lydon, Deputy City Clerk

CITY OF SPARTA

201 W. OAK STREET SPARTA, WI 54656

PERMIT NO. _____

APPLICATION FOR SIGN PERMIT

THE UNDERSIGNED HEREBY MAKES APPLICATION TO ERECT A SIGN SPECIFIED HEREIN, AND DOES AGREE THAT THE PROVISIONS OF THE SIGN ORDINANCE, BUILDING CODE AND ZONING ORDINANCE WILL BE COMPLIED WITH WHETHER THE SAME ARE SPECIFIED HEREIN OR NOT.

GENERAL

LOCATION:	402 S. Black River ST. Sparta		
OWNER:	VARC	PHONE:	608-637-3934
ADDRESS:	1133 Nelson Parkway	CITY:	Viroquin
SIGN ERECTOR:	LACROSSE SIGN GROUP	STATE:	WI
ADDRESS:	P.O. Box 187	PHONE:	608-781-1450
ELECTRICAL CONTRACTOR:	?	STATE:	WI
ADDRESS:		PHONE:	
		STATE:	
		ZIP:	54665
		STATE:	WI
		PHONE:	
		STATE:	WI
		ZIP:	54650

USE

TYPE OF SIGN:	NON-LIT MONUMENT SIGN		
FOOTAGE ALONG FRONT PROPERTY LINE:	260'	FT. X 8 SQUARE FEET=	208
LENGTH OF BUILDING:	165'	FT. X 1.5 SQUARE FEET=	247.5
TOTAL SQUARE FOOTAGE OF SIGN:	19.5 SF		
HEIGHT OF SIGN:	70"		
ESTIMATED COST OF SIGN:	\$4,000		
TOTAL SQUARE FOOTAGE OF ALL SIGNS ON PROPERTY:	80 SF. multi-tenant building with RBI. Entry		

LOCATION

SIDE YARD (W/N)	REQUIRED	PROVIDED
40' North		
SIDE YARD (S/E)		
220' South		
FRONT YARD		
5'4" From sidewalk		

APPLICATION

1. A \$30.00 NON-REFUNDABLE APPLICATION/PERMIT FEE
2. TWO COPIES OF A PLOT PLAN DRAWN TO SCALE SHOWING:
 - a. THE LOCATION OF THE PROPOSED SIGN
 - b. THE LOCATION AND THE TYPES OF ALL OTHER EXISTING OR PROPOSED SIGNS
 - c. BUILDING AND DRIVEWAYS EITHER EXISTING OR PROPOSED
3. TWO COPIES OF A SCALE DRAWING (NOT LESS THAN 1/8" = 1' 0") OF THE PROPOSED SIGN SHOWING EXACTLY HOW THE PROPOSED SIGN WILL LOOK AND IT'S HEIGHT ABOVE GROUND. THE PLANNING COMMISSION MAY ACCEPT PHOTOGRAPHS OF SUFFICIENT SIZE AND CLARITY IN LEAU OF A DRAWING.

PLAN COMMISSION APPROVAL

APPROVAL DATE:	APPROVED #	MODIFIED #	DENIED #
COMMENTS:			

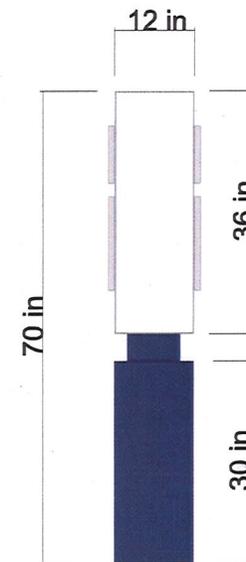
IT IS HEREBY AGREED BY THE UNDERSIGNED AS OWNER, HIS AGENT OR SERVANT, AND THE CITY OF SPARTA, THAT FOR AND IN CONSIDERATION OF THE PREMISES AND OF THE PERMIT TO CONSTRUCT, ERECT, ALTER OR INSTALL AND FOR THE USE OF ADVERTISING STRUCTURE DESCRIBED ABOVE TO BE ISSUED AND GRANTED BY THE BUILDING INSPECTOR THAT THE WORK THEREON WILL BE DONE IN ACCORDANCE WITH THE DESCRIPTION HERIN SET FORTH IN THIS STATEMENT, AND AS MORE FULLY DESCRIBED IN THE SPECIFICATIONS AND PLANS HEREIN FILED, AND IS FURTHER AGREED TO CONSTRUCT, ERECT, ALTER OR INSTALL IN STRICT COMPLIANCES OF THE CITY OF SPARTA.

James Fuchsel
OWNER/AGENT

10/2/2020
DATE

James Fuchsel
La Crosse Sign
608-780-7382 cell

A: Monument Sign with 1" Acrylic Logo and Vinyl Accent



Approved by: _____ Date: _____ Landlord: _____ Date: _____

This artwork is copyrighted and may not be otherwise used without permission. It is the property of La Crosse Sign Co., Inc. and shall be returned to them.

lacrossesign.com



DESIGN	SALES	FILE	COLOR KEY
Drawing by: Chris Clark	Job Name: Varc	Version Number:	1 Digital Print
Sign Type: Monument Sign	Job Address: 402 Black River St.	Job File Location:	2 Black 220-12
Date Created: 10-2-2020	Sparta, WI	S:\V\VARC\Sparta\110637	3 White
Last Modified:	Consultant: James Fuchsel	Exterior Sign Package\Design	4 TBD/Blue Funk MP02098
Scale: 3/8"=1'	Job Number: 110637		5 Light Navy 220-197

*COLORS ON SKETCH ARE ONLY A REPRESENTATION. ACTUAL COLOR OF FINISHED PRODUCT MAY DIFFER.

C: Pan Face with Vinyl Graphics



Approved by: _____ Date: _____ Landlord: _____ Date: _____

This artwork is copyrighted and may not be otherwise used without permission. It is the property of La Crosse Sign Co., Inc. and must be returned to them.

lacrossesign.com



1450 Oak Forest Drive • Onalaska, WI 54650 • 608-781-1450
2242 Mustang Way • Madison, WI 53718 • 608-222-5353
2502 Melby Street • Eau Claire, WI 54703 • 715-835-6189

DESIGN

Drawing by: Chris Clark
Sign Type: Wall Cabinet
Date Created: 10-2-2020
Last Modified:
Scale: 3/8"=1'

SALES

Job Name: Varc
Job Address: 402 Black River St.
Sparta, WI
Consultant: James Fuchsel
Job Number: 110637

FILE

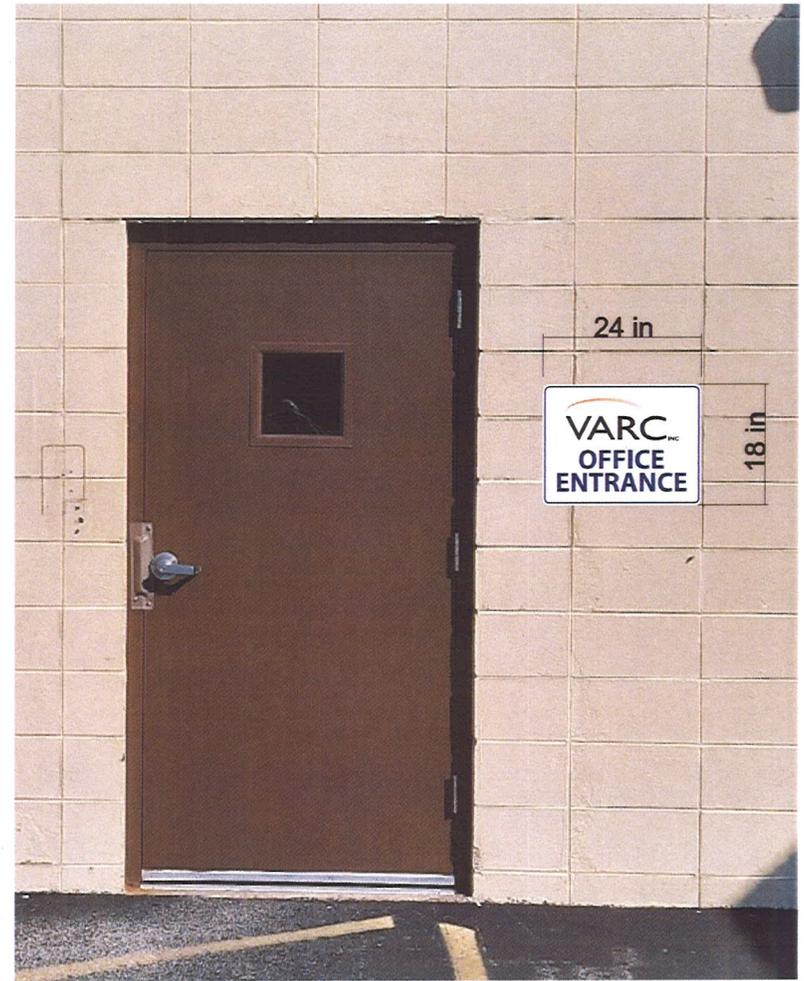
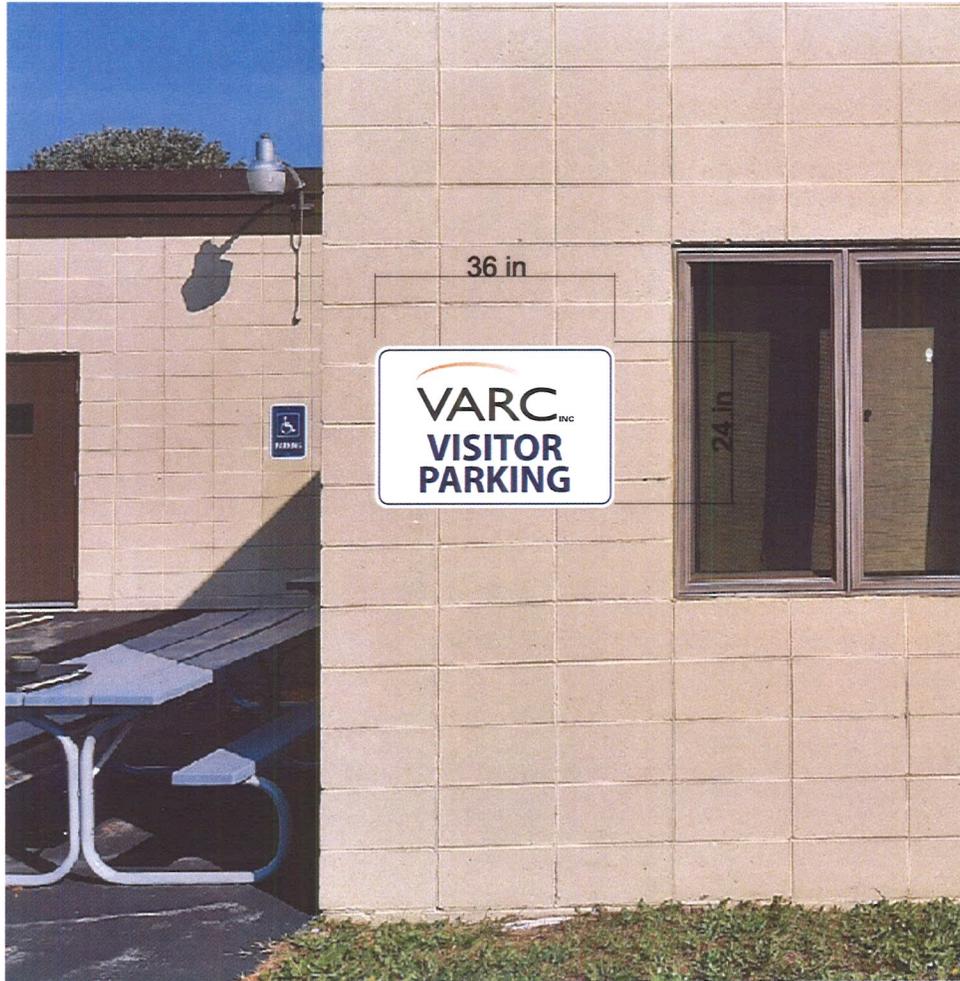
Version Number:
Job File Location:
S:\V\VARC\Sparta\110637
Exterior Sign Package\Design

COLOR KEY

- ① Digital Print
- ② White
- ③ Black
- ④
- ⑤

*COLORS ON SKETCH ARE ONLY A REPRESENTATION. ACTUAL COLOR OF FINISHED PRODUCT MAY DIFFER.

B: Aluminum Signs with Vinyl Graphics



Approved by: _____ Date: _____ Landlord: _____ Date: _____

This artwork is copyrighted and may not be otherwise used without permission. It is the property of La Crosse Sign Co., inc. and must be returned to them.

lacrossesign.com

DESIGN

SALES

FILE

COLOR KEY

*COLORS ON SKETCH ARE ONLY A REPRESENTATION. ACTUAL COLOR OF FINISHED PRODUCT MAY DIFFER.



1450 Oak Forest Drive • Onalaska, WI 54650 • 608-781-1450
2242 Mustang Way • Madison, WI 53718 • 608-222-5353
2502 Melby Street • Eau Claire, WI 54703 • 715-835-6189

Drawing by: Chris Clark
Sign Type: Aluminum Signs
Date Created: 10-2-2020
Last Modified:
Scale: 3/8"=1'

Job Name: Varc
Job Address: 402 Black River St.
Sparta, WI
Consultant: James Fuchsel
Job Number: 110637

Version Number:
Job File Location:
S:\V\VARC\Sparta\110637
Exterior Sign Package\Design

- 1 ■ Digital Print
- 2 ■ White
- 3 ■ Light Navy 220-197
- 4 ■
- 5 ■



Bicycling Capital of America

PLAN COMMISSION APPLICATION FORM

Date: 11/23/2020

Name/Company: Riverside Of Sparta MHP LLC

Address: 635 South K St Sparta Wisconsin 54656

Phone: 608-343-0278

Purpose: New park sign at Riverside of Sparta MHP LLLC

Meeting Date: 10/7/2020

Fee: \$

Fee Schedule:

Conditional Use Permit	\$ 75.00
Zoning Variance:	\$250.00
Request for Zoning Change	\$ 75.00
Development Review (business)	\$ 75.00
Subdivision Plat Review	\$150.00
PUD Review	\$150.00
Lot Division/CSM Approval	\$ 50.00
Grading/Filling/Stormwater	\$ 50.00
ET Zoning Permit Residential	\$ 50.00
ET Zoning permit Accessory	\$ 25.00
ET Zoning Permit Business, industrial, Manufacturing	\$ 75.00

Mail To:
Building & Zoning Office
201 W Oak Street
Sparta, WI 54656

PH: (608) 269-4340

Note: All items for Plan Commission must be received the Monday prior to the scheduled meeting. (Usually the second Monday of every month.) All fees are due at the time of application and are non-refundable.

All plan and building plans must be submitted no larger than 11" x 17".

CITY OF SPARTA

201 W. OAK STREET SPARTA, WI 54656

PERMIT NO. _____

APPLICATION FOR SIGN PERMIT

THE UNDERSIGNED HEREBY MAKES APPLICATION TO ERECT A SIGN SPECIFIED HEREIN, AND DOES AGREE THAT THE PROVISIONS OF THE SIGN ORDINANCE, BUILDING CODE AND ZONING ORDINANCE WILL BE COMPLIED WITH WHETHER THE SAME ARE SPECIFIED HEREIN OR NOT.

GENERAL

LOCATION: 635 South K Street			
OWNER: Riverside of Sparta MHP LLC		PHONE: 608-343-0278	
ADDRESS: 635 South K Street	CITY Sparta	STATE Wisconsin	ZIP 54656
SIGN ERECTOR: Richard J Riffle		PHONE 608-343-0278	
ADDRESS: 824 Aspen Ln	CITY Tomah	STATE Wisconsin	ZIP 54660
ELECTRICAL CONTRACTOR: NA		PHONE NA	
ADDRESS:	CITY	STATE	ZIP

USE

TYPE OF SIGN: 4x8 Park Sign		
FOOTAGE ALONG FRONT PROPERTY LINE: NA	FT. X .8 SQUARE FEET=	MAX. AREA
LENGTH OF BUILDING: NA	FT. X 1.5 SQUARE FEET=	MAX. AREA
TOTAL SQUARE FOOTAGE OF SIGN: 50		
HEIGHT OF SIGN: 8'		
ESTIMATED COST OF SIGN: 1000.00		
TOTAL SQUARE FOOTAGE OF ALL SIGNS ON PROPERTY: 50		

LOCATION

	REQUIRED	PROVIDED
SIDE YARD (W/N)	South court st Entrance into park by bridge	
SIDE YARD (S/E)		
FRONT YARD		

APPLICATION

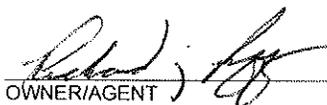
<ol style="list-style-type: none"> 1. A \$30.00 NON-REFUNDABLE APPLICATION/PERMIT FEE 2. TWO COPIES OF A PLOT PLAN DRAWN TO SCALE SHOWING: <ol style="list-style-type: none"> a. THE LOCATION OF THE PROPOSED SIGN b. THE LOCATION AND THE TYPES OF ALL OTHER EXISTING OR PROPOSED SIGNS c. BUILDING AND DRIVEWAYS EITHER EXISTING OR PROPOSED 3. TWO COPIES OF A SCALE DRAWING (NOT LESS THAN 1/2" = 1' 0") OF THE PROPOSED SIGN SHOWING EXACTLY HOW THE PROPOSED SIGN WILL LOOK AND IT'S HEIGHT ABOVE GROUND. THE PLANNING COMMISSION MAY ACCEPT PHOTOGRAPHS OF SUFFICIENT SIZE AND CLARITY IN LEAU OF A DRAWING.
--

PLAN COMMISSION APPROVAL

APPROVAL DATE:	APPROVED #	MODIFIED #	DENIED #
COMMENTS:			

IF LOCATED IN DOWNTOWN HISTORIC DISTRICT A CERTIFICATE OF APPROPRIATNESS IS REQUIRED

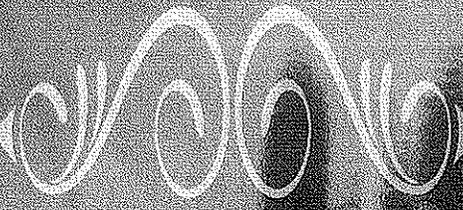
APPROVAL DATE
COMMENTS



 OWNER/AGENT

9-23-20

 DATE



Riverside

Community

635 S. K Street



SPARTA MHP

MANUFACTURED HOME COMMUNITY

100 AVON ROAD - SPARTA, WI 54656

(608) 343-0278

Ann Mendoza

From: Richard Riffle
Sent: Tuesday, September 22, 2020 1:45 PM
To: Richard Riffle
Subject: Riverside of Sparta sign location



Riverside of Sparta MHP LLC main entrance of from south court St by the bridge.



Bicycling Capital of America

PLAN COMMISSION APPLICATION FORM

Date: 9/30/2020

Name/Company: Tara Jaeger-Olson Troy Olson

Address: 18597 Iceman Rd
Sparta, WI 54656

Phone: 608-487-2397

Purpose: To have our duplex at 2965/2967 Icecap Rd made into a zero lot line and turned into town homes.

Meeting Date: 10/12/2020

Fee: \$ 50.00

Fee Schedule:

Conditional Use Permit:	\$75.00
Zoning Variance:	\$250.00
Request for Zoning Change	\$75.00
Development Review (business)	\$75.00
Subdivision Plat Review	\$150.00
PUD Review	\$150.00
Lot Division/CSM Approval	\$50.00
Grading/Filling/Stormwater	\$50.00
ET Zoning Permit Residential	\$50.00
ET Zoning permit Accessory	\$25.00
ET Zoning Permit Business, Industrial, Manufacturing	\$75.00

Mail To:
Building & Zoning Office
201 W Oak Street
Sparta, WI 54656

PH: (608) 269-4340

Note: All items for Plan Commission must be received the Monday prior to the scheduled meeting. (Usually the second Monday of every month.) All fees are due at the time of application and are non-refundable.

All site and building plans must be submitted no larger than 11" x 17".

Document Number

CONDITIONS FOR MAINTENANCE

2.

WHEREAS, Troy A. Olson & Tara J. Jaeger-Olson (hereinafter referred to as AOwner@) are the owners of single family unit, zero lot line attached dwellings consisting of one building on the following described lot, to-wit:

Lot One (1) and Lot Two (2) of a Certified Survey Map recorded in Vol. _____ CSM on page _____, as Document No. _____, located in Northwest Quarter of the Southwest Quarter of Section 26, Township 17 North, Range 4 West, City of Sparta, Monroe County, Wisconsin.

WHEREAS, pursuant to '17.05(17)(E) under the Zoning Code of the Ordinances of the City of Sparta, Monroe County, Wisconsin there is a requirement that appropriate provision be filed with the Register of Deeds covering maintenance of shared areas and facilities and provision for resolution of dispute with respect to maintenance of the entire structure and grounds.

NOW, THEREFORE, Troy A. Olson & Tara J. Jaeger-Olson, Owners of the land described in the preamble herein imposes the following conditions running with the land on single family attached units with respect to the maintenance of the shared areas thereof as follows:

1. The Owner of unit located on the lot shall own as an appurtenance thereof, a fifty percent (50%) interest as tenants in common, in the shared elements of the building.
2. The shared elements of the building are defined as:
 - a. The eight-inch framed party wall extending from the concrete slab to the bottom chord of the roof truss.
 - b. The roof, soffit, fascia, garage wall, attic separating wall, and the exterior siding.
 - c. Utility easements for electricity, telephone, cable, gas and sewer and water.

The unit owner(s) will jointly maintain and repair or replace these shared areas sharing the cost equally. In the event of the failure of one unit owner to pay the proportionate cost of maintenance or repair when due, the amount thereof shall constitute a lien on the interest of said Owner. Said lien shall accrue interest at the simple rate of ten (10) per cent per annum.

3. In the event of repair or replacement of the roof is required, all portions of said roof shall be covered with the same roofing material.
4. In the event of painting or replacing siding, such a siding or painting on the entire premises shall be with the same material or color of paint.
5. Maintenance of these shared elements is to include repair, renovation, restoration, reconstruction, rebuilding or replacement as may be necessary to maintain the single family attached dwelling property in the same condition as when constructed and completed by the builder.
6. The Owner(s) of each unit shall maintain the exterior grounds including trees and shrubs and shall not cause or allow any noxious weeds or plants to grow on the individual grounds and shall cause the same to be removed when the same exist.
7. The Owner(s) of each of the units shall insure their respective units and their interest in the shared elements defined herein for at least one hundred percent (100%) of the replacement cost of each of the Owner(s)= units and the Owner(s)= interest in the shared elements at the time of loss, with fire and extended coverage insurance including vandalism. The Owner(s) of the other unit shall receive ten (10) days notice of cancellation or expiration of such insurance. In the event of a fire or other peril causing partial or total destruction of any unit, the Owner thereof shall be obligated to repair or replace such

Recording Area

Name and Return Address

Attorney Jack D. Buswell
Arndt, Buswell & Thorn, S.C.
101 West Oak Street
Sparta, WI 54656

Part of 281-02697-1601
(Parcel Identification Number)

Certified Survey Map No. _____

State of Wisconsin
County of Monroe) ss.

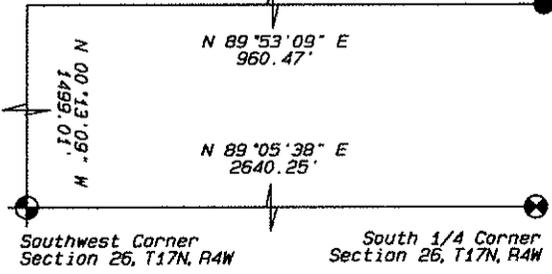
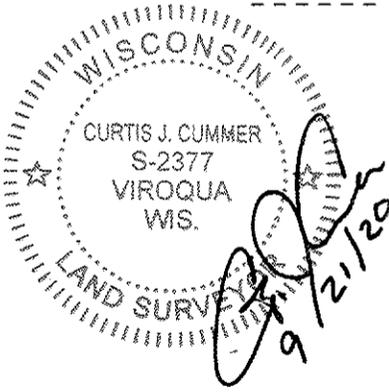
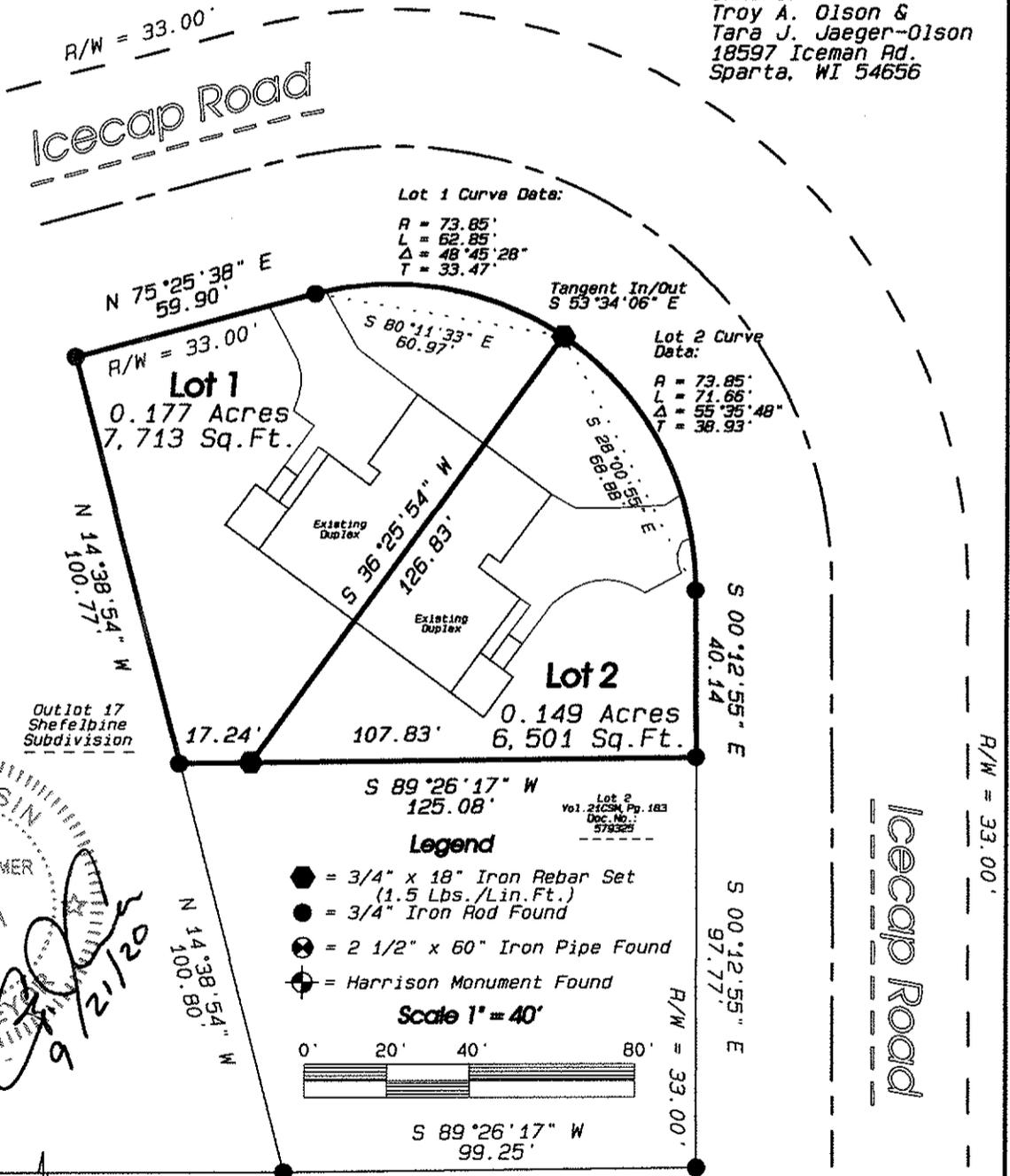
Located in the Northwest Quarter of the Southwest Quarter
Section 26, Township 17 North, Range 4 West, City of Sparta,
Monroe County, Wisconsin.

Being part of Outlot 16, Shefelbine Subdivision.

Also being Lot 1 of Vol. 21CSM, Page 183;
Document Number 579325

Basis of Bearings:
The South line of the Southwest Quarter
assumed: N 89°05'38" E

Owners:
Troy A. Olson &
Tara J. Jaeger-Olson
18597 Iceman Ad.
Sparta, WI 54656



Blackhawk Land Surveying

S 6161 Black River Rd.
 Viroqua, WI 54665
 (608) 675 - 3850

September, 2020
 J.N. 916

Drw. By: CJC
 Sheet 1 of 2

Certified Survey Map No. _____

State of Wisconsin)

County of Monroe) ss.

Located in the Northwest Quarter of the Southwest Quarter of Section 26, Township 17 North, Range 4 West, City of Sparta, Monroe County, Wisconsin.

Being part of Outlot 16, Shefelbine Subdivision, and also Lot 1, in Volume 21CSM, Page 183; Document No.:579325

Surveyor's Certificate

I, Curtis J. Cummer, Professional Land Surveyor, hereby certify that I have surveyed, divided, and mapped, the property depicted hereon showing the size, location and exterior boundaries thereof; being part of the Northwest Quarter of the Southwest Quarter of Section 26, Township 17 North, Range 4 West, City of Sparta, Monroe County, Wisconsin; bounded and described as follows:

Commencing at the Southwest corner of said Section 26; thence North 00°13'09" West, 1499.01 feet; thence North 89°53'09" East, 960.47 feet; thence North 14°38'54" West, 100.80 feet, to the point of beginning;
thence continuing North 14°38'54" West, 100.77 feet;
thence North 75°25'38" East, 59.90 feet, to a point of curvature of a curve;
thence Southeasterly, 134.51 feet along an arc of said curve being concave to the Southwest having a radius of 73.85 feet and chord bearing South 52°23'39" East, 116.67 feet, to a point of tangency;
thence South 00°12'55" East, 97.77 feet;
thence South 89°26'17" West, 125.08 feet, to the point of beginning.

The above described parcel contains 0.33 Acres or 14,212 square feet of land.

I also certify that I have been directed to perform the survey, division and map of the land described on this Certified Survey Map by order of Troy and Tara Olson, owners of said land.

I also certify that this map is a correct representation of the exterior boundary of the lands surveyed and the division thereof.

I also certify that I have fully complied with the requirements of S. 236.34 Wisconsin Statutes, and the Monroe County Subdivision Ordinance in surveying, dividing, and mapping the same.

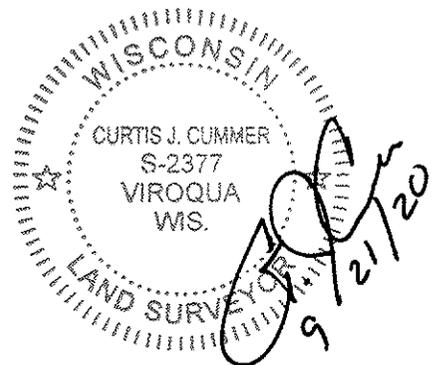
Common Council Resolution

Resolved that this Certified Survey being part of Outlot 16 of Shefelbine Subdivision. Located in the Northwest Quarter of the Southwest Quarter of Section 26, Township 17 North, Range 4 West, City of Sparta, Monroe County, Wisconsin; is hereby approved by the Common Council of the City of Sparta.

(Print) Mayor (Sign) Date

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council.

(Print) City Clerk (Sign) Date





Bicycling Capital of America

PLAN COMMISSION APPLICATION FORM

Date: 9/14/2020
Name/Company: Eric Schmitt
Address: 109 N. Chester Street
Phone: 608 633 1769
Purpose: CSM
Meeting Date: _____
Fee: \$ _____

Fee Schedule:

Conditional Use Permit:	\$ 75.00
Zoning Variance:	\$250.00
Request for Zoning Change	\$ 75.00
Development Review (business)	\$ 75.00
Subdivision Plat Review	\$150.00
PUD Review	\$150.00
Lot Division/CSM Approval	\$ 50.00
Grading/Filling/Stormwater	\$ 50.00
ET Zoning Permit Residential	\$ 50.00
ET Zoning permit Accessory	\$ 25.00
ET Zoning Permit Business, Industrial, Manufacturing	\$ 75.00

Mail To:
Building & Zoning Office
201 W Oak Street
Sparta, WI 54656

PH: (608) 269-4340

Note: All items for Plan Commission must be received the Monday prior to the scheduled meeting. (Usually the second Monday of every month.) All fees are due at the time of application and are non-refundable.

All site and building plans must be submitted no larger than 11" x 17".

EXEMPT
 Under Sec. 35-8
 Date: 9-14-20

CERTIFIED SURVEY MAP NO. _____

ALL OF

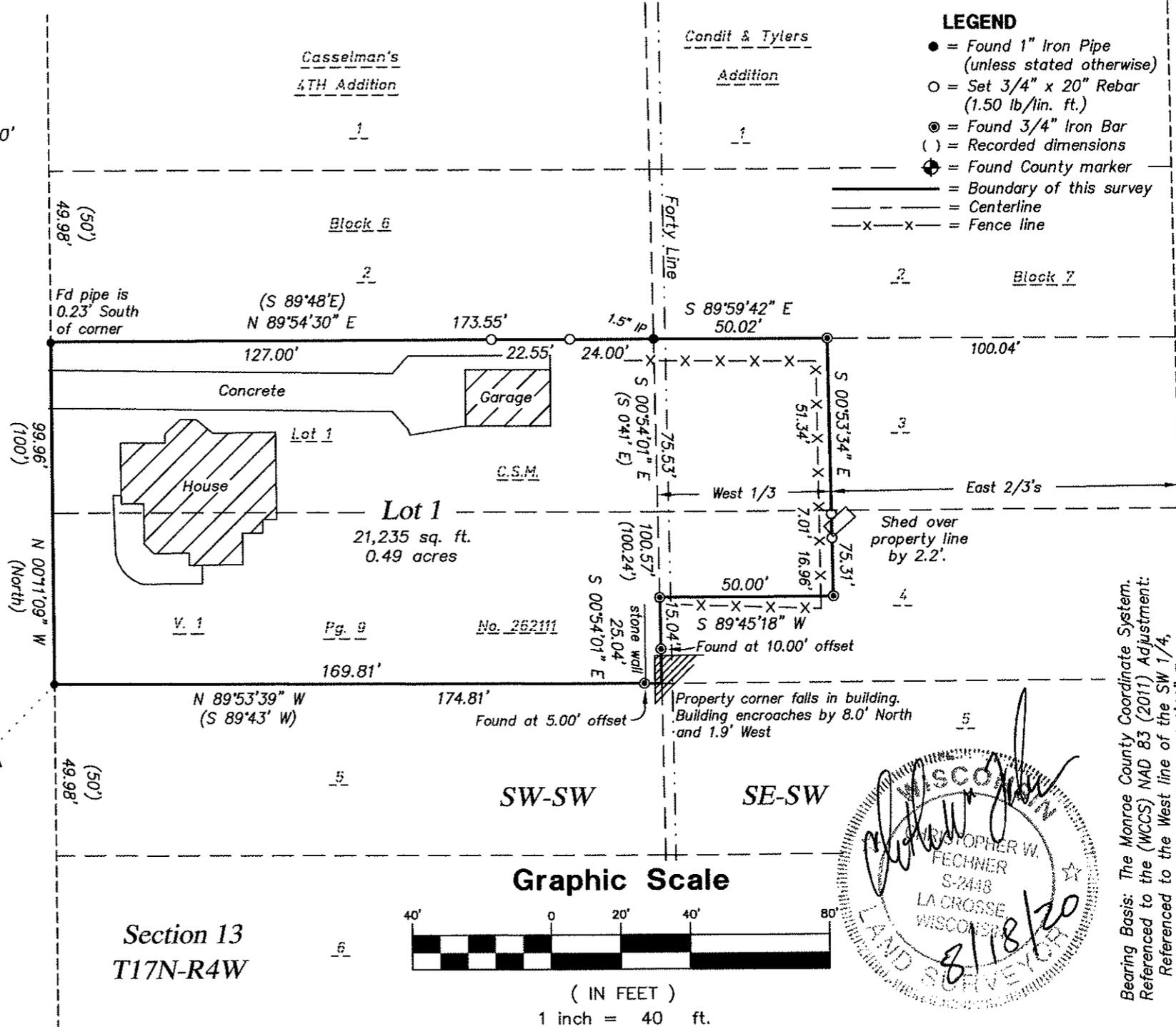
Lot 1, C.S.M., V. 1, P. 9, D.N. 262111; also part of Lot 3 & Lot 4, Block 7, Condit & Tylers Addition; Located in the SW 1/4 - SW 1/4, SE 1/4 - SW 1/4, Section 13, T17N-R4W, City of Sparta, Monroe County, Wisconsin

Chisled Cross
 W 1/4 Corner
 Seciton 13
 T17N-R4W

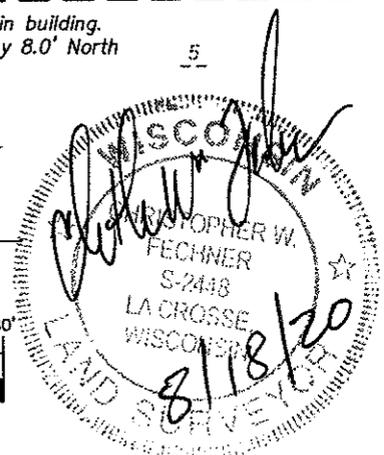
FD 3/4" IB
 SW Corner
 Seciton 13
 T17N-R4W

N. Chester Street

N. Tyler Street



Bearing Basis: The Monroe County Coordinate System. Referenced to the (WCCS) NAD 83 (2011) Adjustment. Referenced to the West line of the SW 1/4, Section 13, T17N-R4W: S 00°42'46" E



CERTIFIED SURVEY MAP

ALL OF

Lot 1, C.S.M., V. 1, P. 9, D.N. 262111; also part
of Lot 3 & Lot 4, Block 7, Condit & Tylers Addition;
Located in the SW 1/4 - SW 1/4, SE 1/4 - SW 1/4,
Section 13, T17N-R4W, City of Sparta, Monroe County, Wisconsin

SURVEYOR'S CERTIFICATE

I, Christopher W. Fechner, Professional Land Surveyor, do hereby certify that I have surveyed and mapped this Certified Survey Map being all of Lot 1, Certified Survey Map, Volume 1, Page 9, Document Number 262111; also the West 1/3 of Lot 3 and the North 1/2 of the West 1/3 of Lot 4, Block 7, Condit and Tylers Addition; all located in the SW 1/4 of the SW 1/4, SE 1/4 of the SW 1/4, Section 13, T17N-R4W, City of Sparta, Monroe County, Wisconsin described as follows:

Commencing at the southwest corner of Section 13, thence N 55°29'20" E 1373.64 feet to the southwest corner of Lot 1, Certified Survey Map, Volume 1, Page 9, Document Number 262111 and the point of beginning of this description:

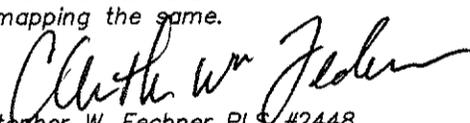
thence N 00°11'09" W 99.96 feet to the northwest corner of said Lot 1;
thence N 89°54'30" E 173.55 feet to the northeast corner of said Lot 1,
also being the northwest corner of Lot 3, Block 7, Condit and Tylers
Addition;
thence, along the North line of said Lot 3, S 89°59'42" E 50.02 feet to
the northeast corner of the West 1/3 of said Lot 3;
thence, along the East line of said West 1/3 and the East line of the
West 1/3 of Lot 4, Block 7, Condit and Tylers Addition,
S 00°53'34" E 75.31 feet to the South line of the North 1/2 of said
Lot 4;
thence, along said South line, S 89°45'18" W 50.00 feet to the East line
of said Lot 1;
thence S 00°54'01" E 25.04 feet to the southeast corner of said Lot 1;
thence N 89°53'39" W 174.81 feet to the point of beginning of this
description.

Subject to any easements, covenants and restrictions of record.

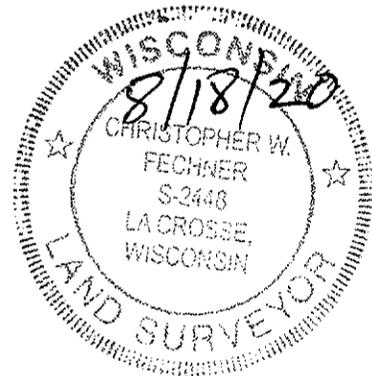
That I have made such survey, map and division of land at the direction of Eric Schmidt, owner of said land.

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 and with the subdivision ordinances of the City 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

Owner:
Eric Schmidt
109 N. Chester Street
Sparta, WI 54656



Common Council Resolution

Resolved that this Certified Survey Map is hereby approved by the Common Council of the City of Sparta.

Mayor Date

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of Sparta.

City Clerk Date