



**CITY OF ELKHORN  
COMMON COUNCIL MEETING AGENDA**

**March 16, 2020 ~ 5:30 p.m.**

**Council Chambers, City Hall, 9 S. Broad St., Elkhorn, Wisconsin**

- 1) **Call to Order**
- 2) **Pledge of Allegiance**
- 3) **Roll Call**
- 4) **Public Comment** *Although the public may speak on any item that is not included on this agenda as a "Public Hearing or Forum", the Council may not respond or discuss the issue brought forward at this time. In accordance with open meeting laws the Council must notice an item on the agenda to allow discussion on that matter. Your comments will be considered and may be placed on a future agenda for further discussion.*
- 5) **Council Minutes**
  - a) Council Meeting Minutes: March 2, 2020
- 6) **Bills Payable**
  - a) Consideration and recommendation to pay
- 7) **Report of City Officers**
  - a) Mayor
    - i) Accept resignation of City Clerk
    - ii) Appointment of Lacey Reynolds to City Clerk position
    - iii) Authorization to advertise for City Administration position
  - b) City Administrator
- 8) **Report on Liaison Committee Meetings**
  - a) Fire Advisory
  - b) Library
  - c) Recreation Advisory
  - d) Chamber
  - e) Fire/EMS Advisory Steering
- 9) **Committee Reports**
  - a) Financial & Judicial
    - i) Recommendation to sell excess Departmental vehicles and equipment (Resolution under New Business)
  - b) Municipal Services & Utilities
    - i) Recommendation to contract Honeywell for the City's Advanced Metering Infrastructure (AMI) Project
- 10) **Plan Commission**
  - a) Certified Survey Map: farm separation: W5585 Sugar Creek Rd., Town of Sugar Creek
  - b) Certified Survey Map: W5171 County Rd. A, Town of Sugar Creek
- 11) **New Business**
  - a) Resolution No. 20-03 A Resolution Authorizing the Disposal of Surplus Property
  - b) Approval of Site Plan for Administration Building at 311 Seymour Court
  - c) Approval of Sewer Inflow and Infiltration (I&I) Mitigation Report
  - d) Approval to Amend Sanitary Sewer Budget to include \$738,000 for repairs of defects in Basin 6, as part of the Sanitary Sewer I&I Mitigation Plan
  - e) Certified Survey Map: Right of Way for E. Commerce St. to Koopman Ln.

**12) Adjourn into Closed Session**

- a) Pursuant to Wisconsin Statute 19.85(1)(c) “considering employment, promotion, compensation or performance evaluation of data of any public employee over which the governmental body has jurisdiction or exercises responsibility”; and (f) “considering financial, medical, social or personal histories or disciplinary data of specific persons, preliminary consideration of specific personnel problems or the investigation of charges against specific persons except where par. (b) applies which, if discussed in public, would be likely to have a substantial adverse effect upon the reputation of any person referred to in such histories or data, or involved in such problems or investigations”
  - i) Discussion on Coronavirus Issues
- b) Pursuant to Wisconsin Statute 19.85(1)(g) “Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved”
  - i) Green Acres Subdivision infrastructure improvements

**13) Reconvene in Open Session** for possible action on Closed Session items

**14) Adjourn**

DATED at Elkhorn, Wisconsin, this 13<sup>th</sup> day of March 2020

Cairie L. Virrueta, City Clerk

Should you have any questions or comments regarding any items on this agenda, please contact the City Clerk’s office at 723-2219. Upon reasonable notice to the City Clerk, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services.

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**CITY OF ELKHORN COMMON COUNCIL  
MEETING MINUTES  
March 2, 2020  
COUNCIL CHAMBERS, 9 S. BROAD ST., ELKHORN, WI 53121**

The Common Council meeting was called to order by Mayor Reynolds at 5:30 p.m. in the Council Chambers followed by the Pledge of Allegiance.

**ROLL CALL**

Present: Mayor Howie Reynolds, Aldermen Tim Shiroda, Frank Boggs, Karel Young, Tom Myrin, Ron Dunwiddie, Scott McClory

Others present: City Administrator James Heilman, Attorney Ward Phillips, City Clerk Cairie Virrueta, Police Chief Joel Christensen, Utility Director John Murphy, DPW Manager Matthew Lindstrom, Fire Chief Rod Smith, Recreation Director Karl Sorvick, Library Director Lisa Selje, Samantha Mahoney, Kellen Olshefski

**PUBLIC COMMENT**

None.

**CONSENT AGENDA**

***Motion (Dunwiddie/Young) to approve the minutes of the February 17, 2020 Common Council meeting and the following items:***

**1) *Temporary Class B Alcohol Licenses for Walworth County Agricultural Society, at the Walworth County Fairgrounds for:***

- i) Beer: Bike Show, June 5-7, 2020, 11 a.m. to 11 p.m.***
- ii) Beer and Wine: Elkhorn Ribfest, July 9-12, 2020, 11 a.m. to 11 p.m.***
- iii) Beer: Midwest Pro Rodeo, August 15-16, 2020, 11 a.m. to 11 p.m.***
- iv) Beer: Tractor Pulls, August 22, 2020, 11 a.m. to 11 p.m.***
- v) Beer and Wine: Holiday Affair Craft Show, November 14, 2020, 9 a.m. to 4 p.m.***

**2) *Temporary Class B Beer/Wine License for Elkhorn Area Chamber of Commerce, Oktoberfest, October 17, 2020, 11 a.m. to 6 p.m.. Voice vote, all approved, motion carried.***

**REPORT OF CITY OFFICERS**

**MAYOR'S REPORT**

No report.

**CITY ADMINISTRATOR'S REPORT**

Administrator Heilman wanted to let the Council know Public Works received five quotes for the purchase of a budgeted truck. Four quotes were very close and Kunes was the chosen vendor, who was right at the budgeted amount of \$29,000.

**COMMITTEE REPORTS**

**LEGISLATIVE & REGULATORY**

**Recommendation to approve Provisional "Class C" Wine/Class "B" Fermented Malt Beverage Licenses for Mahoney Investments LLC dba DIY Studio, 41 S. Wisconsin St.**

Alderman Young said the committee approved the license for the DIY Studio. The property is within 300' of the entrance to the church located downtown. Owner Sam Mahoney said she was going to set up the business in the industrial park but found a location downtown. City Clerk Virrueta said it is for a provisional license, as interior work still needs to be completed and approved by the City's Building Inspector and Fire Chief. Once those approvals are obtained, a regular license will be issued. ***Motion (Dunwiddie/Boggs) to provisionally approve the "Class C" Wine/Class "B" Fermented Malt Beverage License for Mahoney Investments LLC, acknowledging the entrance is within 300' of the entrance of the***

***First Congregational Church at 76 S. Wisconsin St. with a regular license being issued once all City approvals are obtained. Voice vote, all approved, motion carried.***

#### **COMMITTEE OF THE WHOLE**

##### **Recommendation for Plan Commission to create a Fairgrounds Zoning District**

Mayor Reynolds reminded everyone that there is a lot of research required to create a new fairgrounds district and the City Attorney will work on it. ***Motion (Myrin/Boggs) to approve the creation of a fairgrounds zoning district. Voice vote, all approved, motion carried.***

#### **NEW BUSINESS**

##### **Discussion on Green Acres Subdivision Improvements Issues**

Administrator Heilman said the roads in Green Acres are in bad shape. An agreement from the 1980s the subdivision property owners made with the City said if 51% of the owners do not want road improvements, then no improvements would take place. The agreement also makes the owners 100% responsible for any improvement costs. Attorney Phillips said the agreement is binding. Administrator Heilman believes many of the owners are not aware of the agreement and he wants to host some informational meetings to let the subdivision property owners know about the agreement and also about the repairs needed. He said a letter would be sent to each resident letting them know about the meetings. Alderman Boggs, who lives in the subdivision, was not aware of the agreement when he bought the property. It was unsure if Maclean was part of the agreement/subdivision. Alderman Myrin asked how it would be determined if 51% of the owners supported the repairs; a ballot of some type would be mailed to each household. City Attorney Phillips said at the time the agreement was made, it was controversial as the subdivision wanted to have City water and sewer but remain rural. He said they may be willing to become a regular subdivision of the City. Alderman Boggs said he would prefer to not add storm water and prefers to pump water to a ditch and the ditch to drain but the water just ponds and the ditches are not maintained. He suggested also including Geneva Township in the discussions. DPW Manager Lindstrom said the road is split down the middle with Geneva Township in some locations. Administrator Heilman said some potential dates for public meetings would be Tuesday, March 31 and Saturday, April 4. Alderman McClory said costs for the repairs should be included in the meetings so owners know how much it will cost. Administrator Heilman said the cost would be per lot, not based on frontage linear feet. A special assessment would be put on each property for the road repairs costs.

#### **ADJOURN**

***Motion (Young/Boggs) to adjourn at 5:52 p.m. Voice vote, all approved, motion carried.***

Cairie L. Virrueta  
City Clerk

March 12, 2020

Mayor Howie Reynolds  
Common Council  
9 S. Broad St.  
Elkhorn, Wisconsin

Dear Mayor Reynolds and Common Council,

Please accept this letter as my official resignation as City Clerk. My last day will be April 3, 2020. I will be assuming the duties of the Register of Deeds, as appointed by Governor Evers beginning April 6, 2020. I intend to use my time remaining with the City to train the incoming City Clerk and will most definitely assist with the April 7, 2020 Spring Election and Presidential Preference.

I am grateful for the opportunity and confidence placed in me when I was appointed to City Clerk in 2014. I hope I have performed to expectations.

I have enjoyed working with all of you and it was an incredibly difficult decision to make, because I have truly appreciated this job and the staff I have worked with.

If there is anything you need before I leave, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "Cairie Virrueta". The signature is written in a cursive, flowing style.

Cairie Virrueta

## COMMON COUNCIL MEMO

**Meeting Date: March 16, 2020**

**Agenda Item: All**

**Report Prepared By: City Administrator**

I made the recommendation to Mayor Reynolds, after discussion with City Staff, that we move forward in a positive manner after the resignation of Cairie Virrueta as City Clerk, with the appointment of Lacey Reynolds to serve as City Clerk, effective April 6, 2020. We have the opportunity for Lacey to receive three weeks of intense training from Cairie, before she departs, which will be a huge benefit to the City. Lacey has served as Deputy Clerk for the last year and has participated in supervising a couple of elections. She will be put in charge of the April election, with Cairie available if she has questions, this will be an additional huge benefit to the City as we move toward the November General Election. I feel Lacey has all the qualifications to be very successful in this position and while Cairie will be greatly missed and we wish her nothing but success, we are fortunate to have a qualified candidate that is already part of our team. Mayor Reynolds did agree with the appointment of Lacey Reynolds as City Clerk, effective April 6, 2020.

The Site Plan for the City Administration Building was recommended for approval at the Plan Commission and will be presented to the Common Council for approval as we slowly move forward toward final plans for the project. Bill Henry will be available to answer Council members questions and concerns.

The Inflow and Infiltration (I & I) Mitigation Report will be in front of the Common Council for approval. While this report encompasses a seven year period, we will make recommendations and move forward on an annual basis as approved by the Common Council.

City Staff is requesting approval of the 2020 portion of the I & I Mitigation Report and requests that \$738,000 be made part of the 2020 Sanitary Sewer Capital Projects budget to accomplish the following tasks:

Repair Deficiencies in Basin 6 -	\$510,000
City-Wide Manhole Inspection -	\$ 30,000
Manhole Remediation	\$ 50,000
Televising Basin 3	- \$ 46,500
Inspection of Fairgrounds	- \$ 4,800
Contingencies	- \$ 46,700
Consultant -	- \$ 50,000

**CITY OF ELKHORN**  
**Finance & Judicial Committee Minutes**  
**First Floor Conference Room, 9 S. Broad Street, Elkhorn, Wisconsin**

March 9, 2020

The Finance and Judicial Committee was called to order at 4:30 p.m. by Alderman McClory, followed by roll call.

**Roll Call**

Present: Aldermen Scott McClory, Tim Shiroda, Absent: Tom Myrin

Also present: City Administrator James Heilman, City Clerk Cairie Virrueta, Police Chief Joel Christensen, Fire Chief Rod Smith, Public Works Manager Matthew Lindstrom, Utility Operations Director John Murphy

**Discussion/Recommendation on sale of excess Public Works, Electric and Water Utility, and Police Department vehicles and equipment**

Also included in the list of items to sell is an ambulance. ***Motion (Shiroda/McClory) to approve the sale of all items as listed. Voice vote, all approved, motion carried.***

**Adjournment**

***Motion (Shiroda/McClory) to adjourn at 4:31 p.m. Voice vote, all approved, motion carried.***

Cairie L. Virrueta  
City Clerk

**CITY OF ELKHORN**  
**Municipal Services and Utilities Committee**  
**Minutes**  
**First Floor Conference Room, 9 S. Broad Street, Elkhorn, Wisconsin**

March 9, 2020

Municipal Services and Utilities Committee was called to order at 5:00 p.m. by Alderman Boggs followed by Roll Call.

**Roll Call**

Present: Frank Boggs, Karel Young, Ron Dunwiddie

Also present: Administrator James Heilman, City Clerk Cairie Virrueta, DPW Manager Matthew Lindstrom, Fire Chief Rod Smith, Police Chief Joel Christensen, Utilities Operations Director John Murphy

**Review/Recommendation on Advanced Metering Infrastructure (AMI) Project**

Utility Director Murphy said all three vendors are capable and have a good history. Eaton was the most expensive and Honeywell as the least expensive. Honeywell also has the biggest history working in Wisconsin and WIPPI has contracted with them. Eaton does have more flexibility in the future. All three vendors were required to provide a 99% read rate for 3 months. Alderman Dunwiddie said he was leaning towards Honeywell following the presentations and Alderman Young agreed. Utility Director Murphy said all the costs would not be incurred in one year, but spread over three years. ***Motion (Dunwiddie/Young) to recommend contracting with Honeywell for the AMI Project. Voice vote, all approved, motion carried.***

**Discussion on future road closures**

DPW Manager Lindstrom sent information provided by the WisDOT regarding work on HWY 43 that will affect the City. Both bridges at HWY 12 will be redecked, as well as the south bound area of Centralia. Work will take place May through August as well as August through November. The information has been sent to the Fair Board as well as the Chamber of Commerce. He said this information, which includes closings, is posted on the City's website and will go on the City's Facebook page tomorrow. HWY 67 work will not be started until 2021.

**Adjournment**

***Motion (Dunwiddie/Young) to adjourn at 5:11 p.m. Voice vote, all approved, motion carried.***

Cairie L. Virrueta  
City Clerk



## PLAN COMMISSION – FINDING OF FACT

DATE: March 12, 2020  
PROJECT: Meyer ETP CSM  
PC ID: E20.02.003

ACTION: 1-Lot CSM Farm Separation

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The City of Elkhorn Plan Commission officially convened on March 5, 2020 to consider the Certified Survey Map dated 01/14/2020, submitted by Jerome Meyer for a one-lot CSM at W5585 Sugar Creek Rd. in the Town of Sugar Creek.

After considering the Certified Survey map, the staff reports, oral and written testimony, the Elkhorn 2040 Comprehensive Development Plan, the Zoning on the subject property, and other materials presented at the meeting, the Plan Commission does hereby make the following "finding of fact":

### FINDING OF FACT

1. The CSM is in conformance with Chapter 236 of the Wisconsin State Statutes.
2. The CSM is in conformance with the intent of the Elkhorn 2040 Community Development Plan.
3. The CSM is in conformance with the requirements of Chapter 18 (Subdivisions) of the City of Elkhorn Municipal Code.
4. The extension of public utilities to the parcel is cost-prohibitive or otherwise infeasible.
5. The parcel to be divided was not created by a Minor Subdivision (Certified Survey Map) within the preceding ten (10) years.
6. No Minor Subdivision that is used to create a lot of less than five (5) acres under this Paragraph may include more than one such lot.

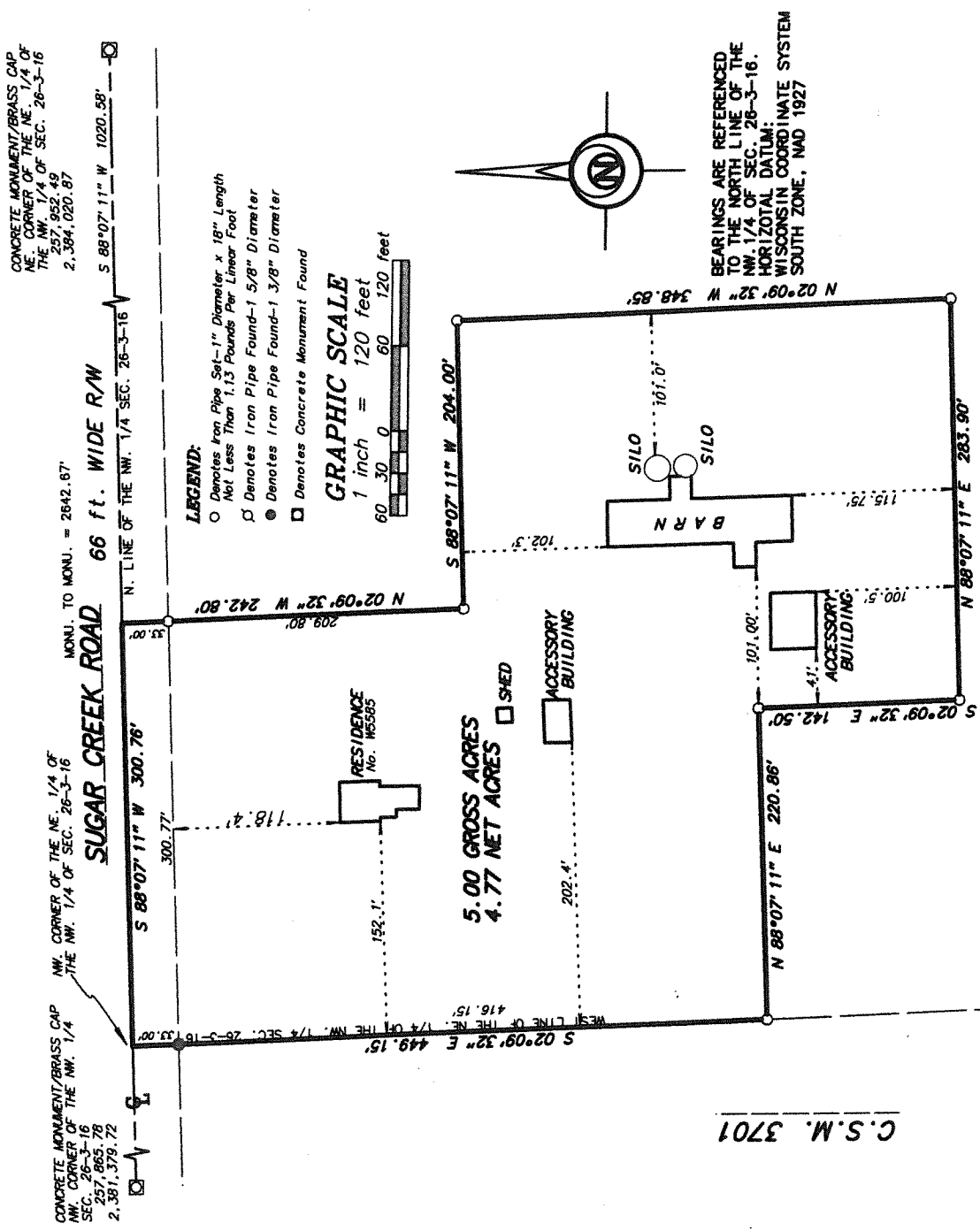
Based upon the "Findings of Fact", the Plan Commission motioned, seconded and voted to recommend **APPROVAL** of the Certified Survey Map dated 01/14/2020 to the Common Council.

**WALWORTH COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_**  
**FOR THE PURPOSE OF A FARMLAND SEPARATION**

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26,  
 TOWNSHIP 3 NORTH, RANGE 16 EAST OF THE 4TH PRINCIPAL MERIDIAN, TOWN OF  
 SUGAR CREEK, WALWORTH COUNTY, WISCONSIN

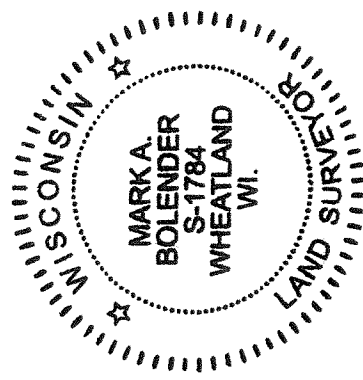
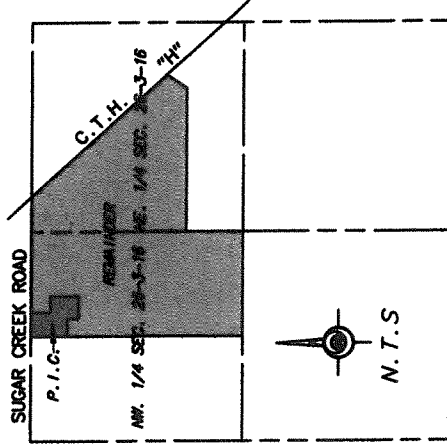
**OWNED & ORDERED BY:**  
 Jerome D. Meyer  
 W5585 Sugar Creek Rd.  
 Elkhorn, WI. 53121

**SURVEYED & MAPPED BY:**  
 Arbit Land Surveying  
 8120-312th Ave.  
 Wheatland, WI. 53105-8934  
 262-537-4874  
 arbit@lds.net



No structures may be placed on the adjoining acreage without first obtaining a conditional use approval from the Committee and that no land may be deeded to the separation parcel which increases its size above that outlined above without first obtaining proper approval which may include a rezone.  
 Balance of farm is 133 acres, more or less.

THIS IS A FARMLAND SEPERATION



VICINITY MAP

*Mark A. Bolender*  
 Mark A. Bolender  
 Wisconsin Professional Land Surveyor - 1784  
 January 14, 2020

WALWORTH COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_  
FOR THE PURPOSE OF A FARMLAND SEPARATION

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26,  
TOWNSHIP 3 NORTH, RANGE 16 EAST OF THE 4TH PRINCIPAL MERIDIAN, TOWN OF  
SUGAR CREEK, WALWORTH COUNTY, WISCONSIN

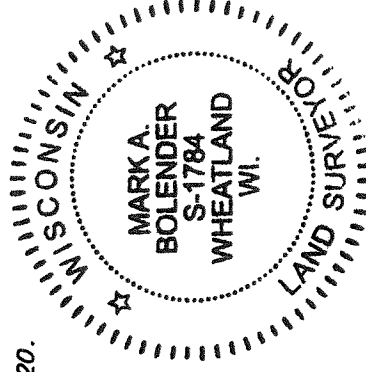
SURVEYOR'S CERTIFICATE

I, Mark A. Bolender, professional land surveyor hereby certify: that in full compliance with the provisions of s. 236.34 of the Wisconsin Statutes and the subdivision regulations of the Township of Sugar Creek and under the direction of Jerome D. Meyer, owner, I have surveyed, divided and mapped this Certified Survey Map; that such map correctly represents all exterior boundaries and the subdivision of land surveyed and that this land is located in the Northeast Quarter of the Northwest Quarter of Section 26, Township 3 North, Range 16 East of the 4th Principal Meridian, Town of Sugar Creek, Walworth County, Wisconsin and described as follows: COMMENCING at the northeast corner of said Northeast Quarter of the Northwest Quarter; THENCE South 88 degrees 07 minutes 11 seconds West along the north line of said quarter section 1,020.58 feet to the PLACE OF BEGINNING of the land to be described; THENCE continue along the north line of the Northwest Quarter 300.76 feet to the northwest corner of the Northeast Quarter; THENCE South 02 degrees 09 minutes 09 minutes 09 minutes 88 degrees 07 minutes 11 seconds East parallel with the west line of said quarter-section 449.15 feet; THENCE North 220.86 feet; THENCE South 02 degrees 09 minutes 32 seconds East parallel with the west line of said quarter-section 142.50 feet; THENCE North 88 degrees 07 minutes 11 seconds East parallel with the north line of said North West Quarter 283.90 feet; THENCE North 02 degrees 09 minutes 32 seconds West parallel with the west line of said quarter-section 348.85 feet; THENCE South 88 degrees 07 minutes 11 seconds West parallel with the north line of said Northwest Quarter 204.00 feet; THENCE North 02 degrees 09 minutes 32 seconds West parallel with the west line of said quarter-section 242.80 feet to the north line of said Northwest Quarter and the PLACE OF BEGINNING. The parcel contains 5.0 acres of land, more or less.

Dated at Wheatland, Wisconsin, this 14<sup>th</sup> day of JANUARY, 2020.



Mark A. Bolender - Wisconsin Professional Land Surveyor S - 1784  
AMBIT LAND SURVEYING 8120-312th Ave., Wheatland, WI. 53105



STATE OF WISCONSIN  
COUNTY OF WALWORTH

CITY OF ELKHORN EXTRATERRITORIAL APPROVAL

Resolved that this Certified Survey Map, in the Town of Sugar Creek, Jerome D. Meyer, owner  
is hereby approved by the Planning Commission of the City of Elkhorn.

Geneva on this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Tam Hartz - City Mayor

\_\_\_\_\_  
Lana Kropf - City Clerk

TOWNSHIP OF SUGAR CREEK APPROVAL

This Certified Survey Map approved by the Town of Sugar Creek this \_\_\_\_\_ day of \_\_\_\_\_,  
2020.

\_\_\_\_\_  
Chairperson

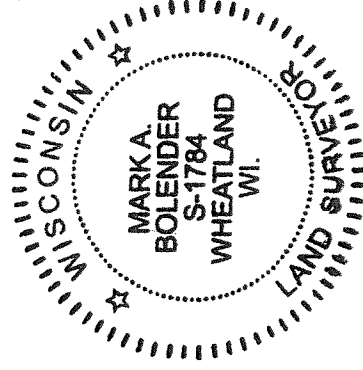
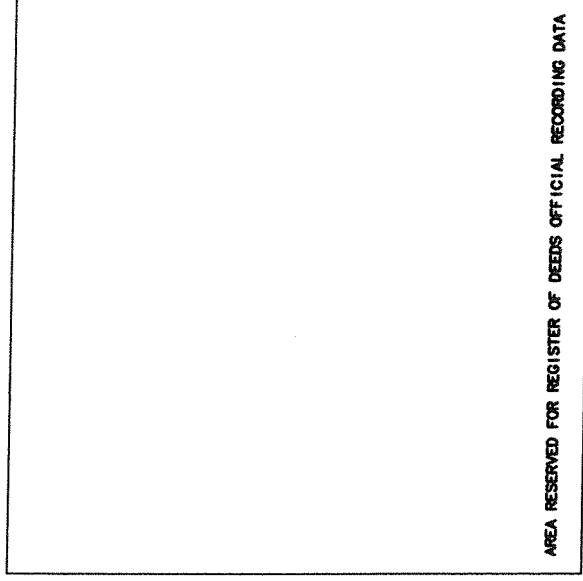
WALWORTH COUNTY ZONING AGENCY APPROVAL

Approved by resolution of the Walworth County Zoning Agency this \_\_\_\_\_ day of \_\_\_\_\_,  
2020.

\_\_\_\_\_  
Chairperson or Authorized Signature

WALWORTH COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_  
FOR THE PURPOSE OF A FARMLAND SEPARATION

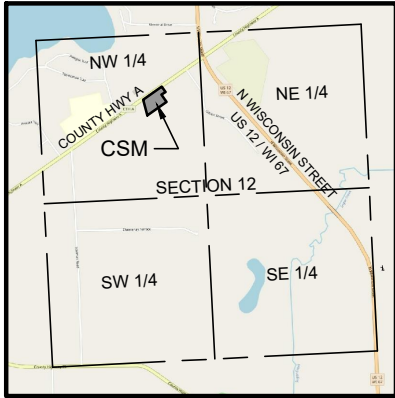
PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26,  
TOWNSHIP 3 NORTH, RANGE 16 EAST OF THE 4TH PRINCIPAL MERIDIAN, TOWN OF  
SUGAR CREEK, WALWORTH COUNTY, WISCONSIN



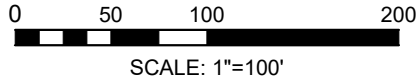
*Mark A. Bolender*  
Mark A. Bolender  
Wisconsin Professional Land Surveyor - 1784  
January 14, 2020

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 16 EAST, TOWN OF SUGAR CREEK, WALWORTH COUNTY, WISCONSIN



SECTION 12-3-16  
NOT TO SCALE



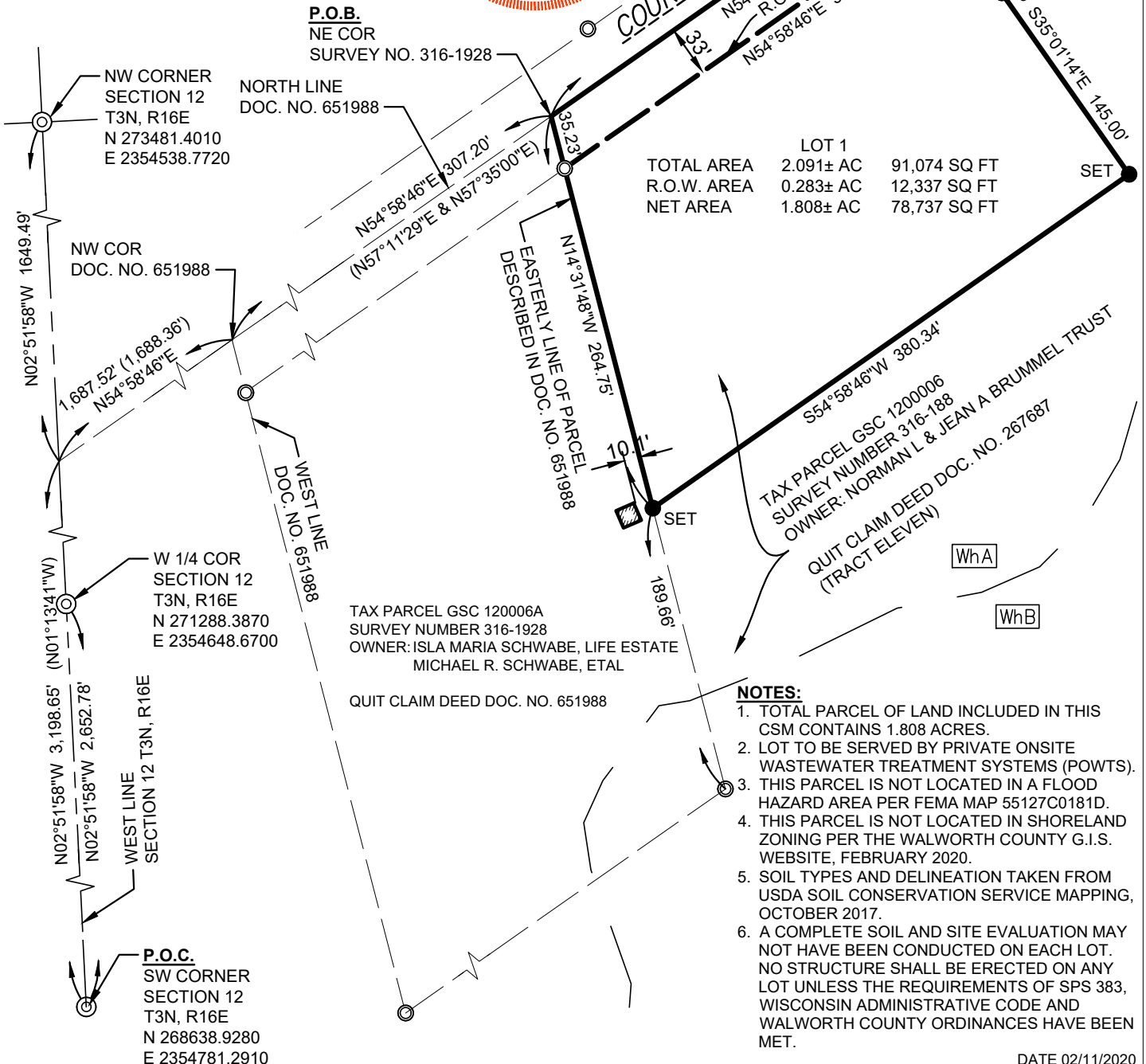
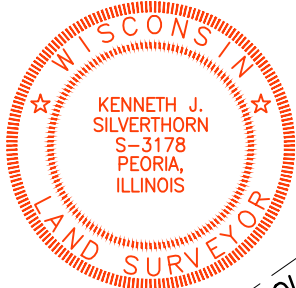
**BASIS OF BEARING:**  
ALL BEARINGS REFER TO THE WEST LINE OF SECTION 12, T3N, R16E THAT BEARS N02°51'58"W IN THE STATE PLANE COORDINATE SYSTEM SOUTH ZONE (N.A.D. 1983)

**OWNERS/SUBDIVIDERS:**  
NORMAN L & JEAN A BRUMMEL TRUST  
W5664 HWY 11  
ELKHORN, WISCONSIN 531210000

**SURVEYOR:**  
KENNETH J. SILVERTHORN  
FARNSWORTH GROUP  
100 WALNUT STREET, SUITE 200  
PEORIA, IL 61602  
309-689-9888

### LEGEND

	1" IRON PIPE - FOUND
	ALUMINUM DISK - FOUND
	SET 3/4" x 30" IRON BAR (1.13#/L.F. - MIN)
(xxx)	"RECORDED AS" DATA
	SOILS BOUNDARY
	SOIL TYPES



# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 16 EAST,  
TOWN OF SUGAR CREEK, WALWORTH COUNTY, WISCONSIN

## SURVEYOR'S CERTIFICATE:

I, KENNETH J. SILVERTHORN, WISCONSIN PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING LAND HEREIN DESCRIBED:

BEING A PART OF PARCEL ELEVEN AS DESCRIBED IN QUIT CLAIM DEED RECORDED SEPTEMBER 29, 1993 AS DOCUMENT NUMBER 267687 IN THE REGISTER OF DEEDS OFFICE, WALWORTH COUNTY. BEING PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 16 EAST WALWORTH COUNTY, WISCONSIN. MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12, THENCE NORTH 02 DEGREES 51 MINUTES 58 SECONDS WEST 3,198.65 FEET ALONG THE WEST LINE OF SAID SECTION 12 TO THE CENTERLINE OF COUNTY TRUNK HIGHWAY "A"; THENCE NORTH 54 DEGREES 58 MINUTES 46 SECONDS EAST 1,687.52 FEET ALONG SAID CENTERLINE TO THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN A QUIT CLAIM DEED RECORDED AS DOCUMENT NUMBER 651988 IN THE REGISTER OF DEEDS OFFICE, WALWORTH COUNTY; THENCE CONTINUING ALONG SAID CENTERLINE AND NORTH LINE OF THE PARCEL DESCRIBED IN DOCUMENT NUMBER 651988, NORTH 54 DEGREES 58 MINUTES 46 SECONDS EAST 307.20 FEET TO THE NORTHEAST CORNER THEREOF AND THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING, THENCE CONTINUING ALONG SAID CENTERLINE, NORTH 54 DEGREES 58 MINUTES 46 SECONDS EAST 367.67 FEET; THENCE SOUTH 35 DEGREES 01 MINUTES 14 SECONDS EAST 103.00 FEET; THENCE SOUTH 54 DEGREES 58 MINUTES 46 SECONDS WEST 80.00 FEET; THENCE SOUTH 35 DEGREES 01 MINUTES 14 SECONDS EAST 145.00 FEET; THENCE SOUTH 54 DEGREES 58 MINUTES 46 SECONDS WEST 380.34 FEET TO THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NUMBER 651988; THENCE NORTH 14 DEGREES 31 MINUTES 48 SECONDS WEST 264.75 FEET ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING CONTAINING 91,073 SQUARE FEET OR 2.091 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT I HAVE MADE SAID MAP BY THE DIRECTION OF THE NORMAN L & JEAN A BRUMMEL TRUST, OWNER OF SAID LAND. THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL OF THE EXTERIOR BOUNDARIES OF THE LANDS SURVEYED AND THE DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATUTES AND THE LAND DIVISION ORDINANCES OF THE TOWN OF SUGAR CREEK AND WALWORTH COUNTY IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
KENNETH J. SILVERTHORN  
PROFESSIONAL LAND SURVEYOR #S-3178



## OWNER'S CERTIFICATE

AS OWNERS, NORMAN L & JEAN A BRUMMEL HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED HEREON.

AS OWNERS, WE FURTHER CERTIFY THAT THE MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL.

- 1.) TOWN OF SUGAR CREEK
- 2.) CITY OF ELKHORN
- 3.) WALWORTH COUNTY

WITNESS THE HAND AND SEAL OF SAID OWNER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
NORMAN L BRUMMEL, AS TRUSTEE UNDER THE  
NORMAN L. BRUMMEL AND/OR JEAN A. BRUMMEL  
DECLARATION OF TRUST DATED NOVEMBER 24, 1992

\_\_\_\_\_  
JEAN A BRUMMEL, AS TRUSTEE UNDER THE  
NORMAN L. BRUMMEL AND/OR JEAN A. BRUMMEL  
DECLARATION OF TRUST DATED NOVEMBER 24, 1992

## NOTARY CERTIFICATE

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

THE ABOVE NAMED NORMAN L BRUMMEL & JEAN A BRUMMEL, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FORGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, \_\_\_\_\_ COUNTY, WISCONSIN.

MY COMMISSION EXPIRES \_\_\_\_\_

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 16 EAST,  
TOWN OF SUGAR CREEK, WALWORTH COUNTY, WISCONSIN

**CERTIFICATE OF PLAN COMMISSION APPROVAL:**

APPROVED BY THE PLAN COMMISSION OF THE TOWN OF SUGAR CREEK ON  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
DALE WUTTKE  
CHAIRMAN

\_\_\_\_\_  
DIANE BOYD  
TOWN CLERK

**CERTIFICATE OF TOWN BOARD APPROVAL:**

RESOLVED, THAT THIS CERTIFIED MAP, IN THE TOWN OF SUGAR CREEK, WISCONSIN, IS HEREBY APPROVED  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
DALE WUTTKE  
CHAIRMAN

\_\_\_\_\_  
DIANE BOYD  
TOWN CLERK

**CITY OF ELKHORN EXTRA-TERRITORIAL CSM APPROVAL:**

RESOLVED, THAT THIS CERTIFIED MAP, IN THE CITY OF ELKHORN, WISCONSIN, IS HEREBY APPROVED  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
NAME: \_\_\_\_\_

\_\_\_\_\_  
NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

CITY CLERK

**WALWORTH COUNTY DEPARTMENT OF LAND USE AND RESOURCE MANAGEMENT APPROVAL:**

APPROVED BY THE WALWORTH COUNTY DEPT. OF LAND USE AND RESOURCE MANAGEMENT ON  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
TIM BRELLENTHIN  
CHAIRMAN



| pmarkas | j:\2019\0190002.48 - DG Elkhorn WI\Survey\07\_Drawings\SV\_CSM DG Elkhorn, WI - 0190002.48.dwg | 12/5/2019 2:51 PM |

## PLAN COMMISSION – FINDING OF FACT

DATE: March 12, 2020  
PROJECT: Brummel ETP CSM  
PC ID: E20.02.002

ACTION: 1-Lot CSM

---

The City of Elkhorn Plan Commission officially convened on March 5, 2020 to consider the Certified Survey Map dated 02/11/2020, submitted by the Norman L. and Jean A. Brummel Trust for a one-lot CSM at W5171 County Rd. A in the Town of Sugar Creek.

After considering the Certified Survey map, the staff reports, oral and written testimony, the Elkhorn 2040 Comprehensive Development Plan, the Zoning on the subject property, and other materials presented at the meeting, the Plan Commission does hereby make the following "finding of fact":

### FINDING OF FACT

1. The CSM is in conformance with Chapter 236 of the Wisconsin State Statutes.
2. The CSM is in conformance with the intent of the Elkhorn 2040 Community Development Plan.
3. The CSM is in conformance with the requirements of Chapter 18 (Subdivisions) of the City of Elkhorn Municipal Code.
4. The extension of public utilities to the parcel is cost-prohibitive or otherwise infeasible.
5. The parcel to be divided was not created by a Minor Subdivision (Certified Survey Map) within the preceding ten (10) years.
6. No Minor Subdivision that is used to create a lot of less than five (5) acres under this Paragraph may include more than one such lot.

Based upon the "Findings of Fact", the Plan Commission motioned, seconded and voted to recommend **APPROVAL** of the Certified Survey Map dated 02/11/2020 to the Common Council.



**CITY OF ELKHORN RESOLUTION NO. 20-03**  
**A Resolution Authorizing the Disposal of Surplus Property**

WHEREAS, the City of Elkhorn has surplus property no longer needed or required by the City;  
and,

WHEREAS, City of Elkhorn Departments have in their possession items which are no longer in  
use as indicated in the attached list,

WHEREAS, the City of Elkhorn, by its Common Council, believes it is in the best interest of the  
City of Elkhorn to dispose of said surplus property.

NOW, THEREFORE, BE IT RESOLVED the City of Elkhorn is authorized to dispose of said surplus  
property as noted above.

Adopted this 16th day March, 2020  
City of Elkhorn  
Walworth County, Wisconsin

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

Date: \_\_\_\_\_

LIST OF CITY ITEMS TO SELL:

2009 Ford Ranger 1FTYR14E89PA51500  
2006 GM Pickup 3GCEC14X56G246332  
2005 Ford Pickup 1FTRF12225NB80876  
1997 Ford Explorer 1FMZU34X4WUB08512  
1996 GM Pickup 1GCGK24R2TZ212881  
2004 Ford Small Bucket 1FDAF57P24EC52688  
2004 Ford Passenger 1FAHP53U74G291557  
1996 Ford F-150 1FTEF15Y6TLB83108  
1998 International 4900 1HTSDAARXWH515150  
2001 Ford F-150 1FTRF17222NA22851  
1997 Ford F-250 1FTHF25H2VEC12520  
1999 Ford Ranger 1FTYR14V8XP815208  
2008 Ford Escape 1FMCU93198KE18725  
1997 Ford Ambulance Diesel E-Series Super Duty 1FDLE40F6VHB82740  
1995 Elgin Pelican Street Sweeper 1747-D  
1967 Clark Fork Lift 3930-00-965-0094  
2014 Scag Turf Tiger Zero Turn Mower K2000727  
1995 John Deere 1518 Batwing Mowing Deck  
1970s 3-Inch Wisconsin trash pump  
3-Inch trash pump Model: AC3  
1980s Lincoln Welder- Ideal Arc DC-250  
Blanchet Snow Blower Model A-96-8895-9C-8P  
(4) 60 Gallon Tank Bulk Fluids System with stand  
Bulk Waste Oil Container  
Aladdin Steam Cleaner  
Paint Machine- Walk Behind

Gemini Pool Robot

Portable Generator- Yellow Robin

Portable Air Compressor

(2) Portable Generators

Tree Spade Bucket for Skid-Steer

Transmission Jack

Antenna Tower used for 2-Way Radios

Misc. parts & office furniture

# PLANNING REQUEST

FOR OFFICE USE ONLY

PC# \_\_\_\_\_

## CITY OF ELKHORN - DEPARTMENT OF BUILDING AND ZONING

9 S. BROAD ST., P.O. BOX 920 • ELKHORN, WI 53121

PHONE: (262)741-5124 • FAX: (262) 741-5135

Notice: This document is an Official City of Elkhorn Document. All submittals must be made on Official City of Elkhorn Documents.

### 1. General Project Information:

Project Tax Key #: YV SE 00024 Project Address: SEYMOUR COURT

Project Title (if any): ELKHORN CITY HALL

### 2. Applicant, Agent & Property Owner Information:

Applicant's Name: JAYNES HEILMAN Company: CITY OF ELKHORN

Street Address: 9 S BROAD ST City/State: ELKHORN, WI Zip: 53121

Telephone: (262) 741-5121 Fax: ( ) Email: JHeilman@cityofelkhorn.org

Agent: WILLIAM HENRY Company: KEHOE - HENRY & ASSOC., INC.

Street Address: 29 N WISCONSIN ST City/State: ELKHORN, WI Zip: 53121

Telephone: (262) 723-4399 Fax: ( ) Email: wrhe@kehoe-henry.com

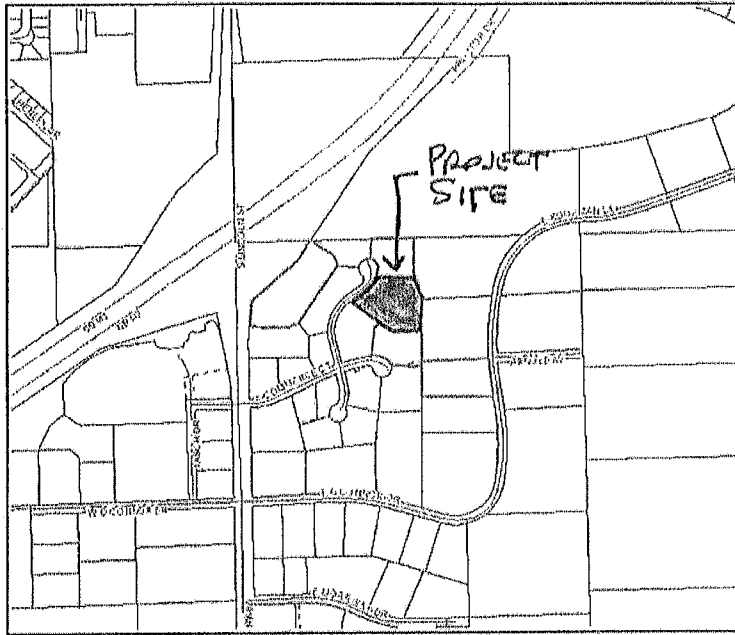
Owner, if different from Applicant: \_\_\_\_\_

Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_ Email: \_\_\_\_\_

### 3. Planning Request (Check all that apply)

- Site Plan and Architectural Review \_\_\_\_\_ \$175.00 plus \$.04 per sq. ft. (Floor Area)
- Conditional Use Permit \_\_\_\_\_ \$275.00
- Rezone \_\_\_\_\_ \$325.00
- Land Use Amendment \_\_\_\_\_ \$350.00
- Planned Unit Development \_\_\_\_\_ \$325.00
- Preliminary Plan \_\_\_\_\_ \$200.00 plus \$20.00 per lot
- Final Plat \_\_\_\_\_ \$200.00 plus \$20.00 per lot
- Certified Survey Map \_\_\_\_\_ \$200.00 plus \$20.00 per lot
- Project Concept Review \_\_\_\_\_ \$150.00
- Conceptual Land Division \_\_\_\_\_ \$100.00 plus \$3.00 per acre
- Joint Conditional Use & Rezoning \_\_\_\_\_ \$575.00
- Joint Rezoning & Certified Survey Map \_\_\_\_\_ \$500.00 plus \$20.00 per each new lot
- Zoning Board of Appeals/Adjustment \_\_\_\_\_ \$325.00



Walworth County, WI  
Land Information Division

Property Details

Municipality: CITY OF ELKHORN  
Parcel Number: YV SE 00024  
School District: 1638-ELKHORN AREA SCHOOL DIS'  
Zoning District:

Owner Information

Owner Name: CITY OF ELKHORN  
Owner Name 2:  
Mailing Address: PO BOX 920

ELKHORN WI, 53121

2019 Valuation Information

Land: \$0.00  
Improvements: \$0.00  
Total: \$0.00  
Acres: 0.4220  
Fair Market Value: \$0.00  
Assessment Ratio: 0.9798130760  
Mill Rate: 0.0197267060

Tax Information

First Dollar Credit: \$0.00  
Special Assessment: \$0.00  
Delinquent Utility Charge: \$0.00  
Managed Forest Land Taxes: \$0.00  
Total Billed: \$0.00  
Net Tax \$0.00  
School Credit: \$0.00  
Lottery Credit: \$0.00  
Special Charges: \$0.00  
Private Forest Crop Taxes: \$0.00  
Woodland Tax Law Taxes: \$0.00

Tax Jurisdictions

STATE OF WISCONSIN \$0.00  
WALWORTH COUNTY \$0.00  
CITY OF ELKHORN \$0.00  
GATEWAY TECHNICAL \$0.00  
ELKHORN AREA SCHOOL DISTRICT \$0.00  
WAL CTY METRO SEWER \$0.00

Elected Officials / Voting Districts

Supervisory District: Kathy Ingersoll (D6)  
State Representative: Amy Loudbeck (R) (Wisconsin's 31st Assembly District)  
State Senator: Stephen Nass (R) (Wisconsin's 11th Senate District)  
US Representative: Bryan Steil (R) (Wisconsin's 1st District)  
US Senator: Johnson, Ron

Special Assessments / Charges

Soil Classification

Soil Type	Soil Name	Acres
Ph	PELLA SILT LOAM	8.9830
ScA	ST. CHARLES SILT LOAM, 0 TO 2 PERCENT SLOPES	4.9668
EbA	ELBURN SILT LOAM, 1 TO 3 PERCENT SLOPES	2.7286
W	WATER GREATER THAN 40 ACRES	2.6752

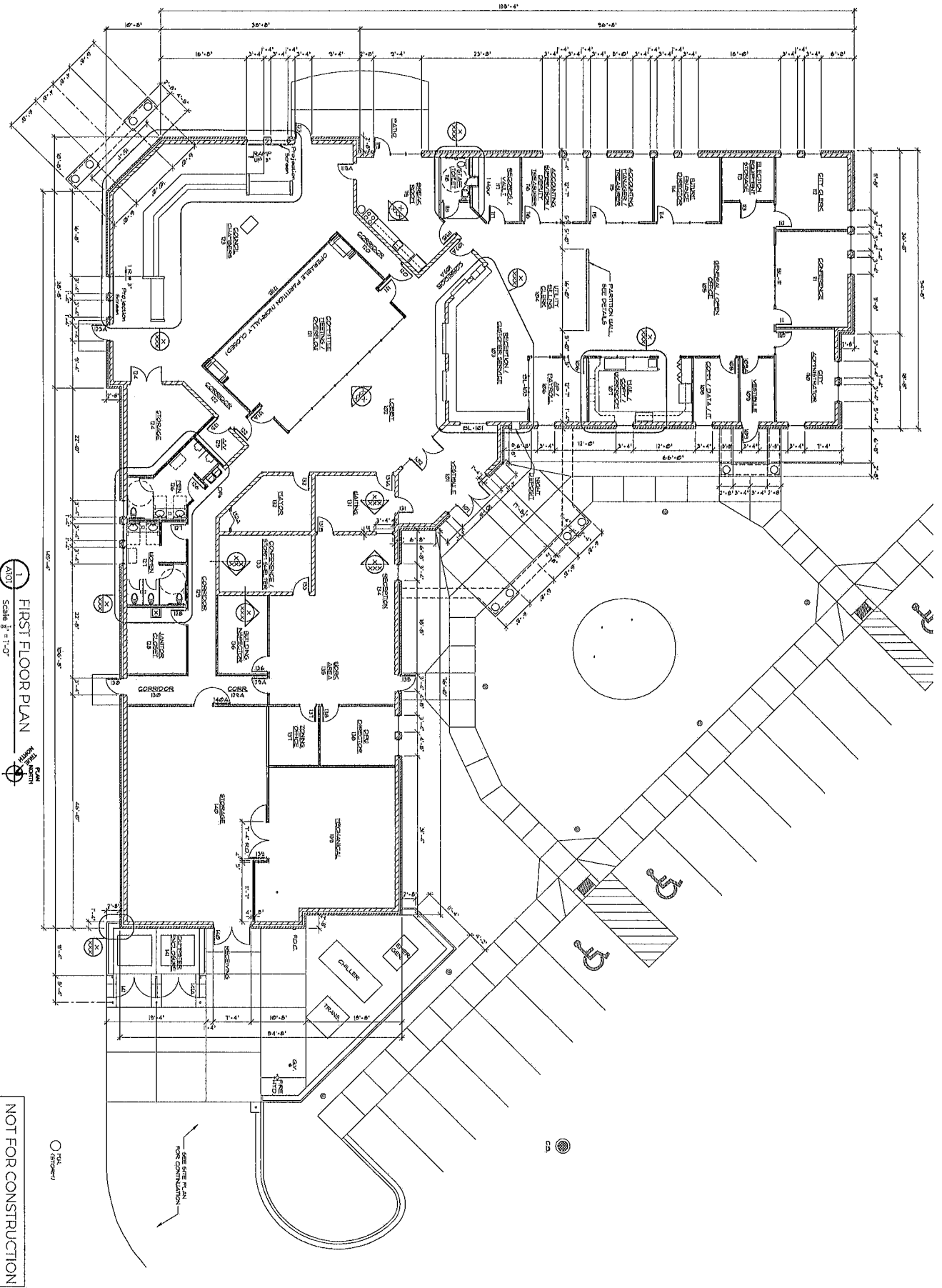
Property Address

Legal Description

NW 1/4 SEC 7 T2N R17E. ALSO COM CTR SEC 7, S 25 CHS, W 13.50 CHS, N 25 CHS, E 13.50 CHS TO POB. EXC. LAND FOR HWY 67. EXC YV SE-24A UNDER #216121 EXC YA2154-1 UNDER #224052 EXC DOC. #232929 WHICH IS DEDICATION OF RD TO PUBLIC. EXC YV SE-24C UNDER #244593 EXC YA2356-1 UNDER #264233 EXC YV SE-24E UNDER #272776 EXC YV SE-24F UNDER #277158. EXC YA2212-1 UNDER #242846 ANNEXED TO CITY UNDER DOC NO 191532. OMITS J G 7-3 EXC. YV SE-24G UNDER #282747. EXC CSM 2458, 2480 & 2591, 2154 2640. EXC. LL ADJ TO YV SE-30 UNDER #319773. EXC CSM 2708, 2837, 2871, 2898, 2992, 3026, 3110, 3188, 3189. EXC. YV SE- 24H DESC UNDER #456249. EXC CSM 3694, 3696, 3861, 3862, 3872, 3878, 3969 & 4617. ALSO EXC PT OF NW1/4 NW1/4 SEC 7 T2N R17E DESC AS COM NW COR LOT 1 CSM 3110 AND PT OF CURVE; THENCE

Disclaimer

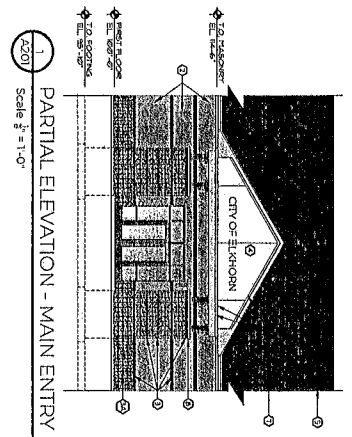
The information provided in this property information page is not official information. All official tax information is recorded in the Walworth County Treasurer's Office. To verify tax payment/payoff status, contact the Walworth County Treasurer's Office at 262-741-4251.



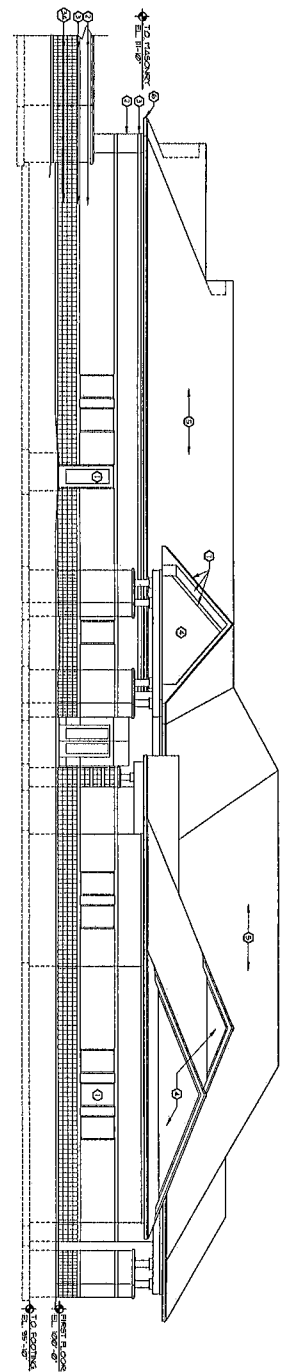
1 FIRST FLOOR PLAN  
 A101 SCALE 1/8" = 1'-0"

NOT FOR CONSTRUCTION

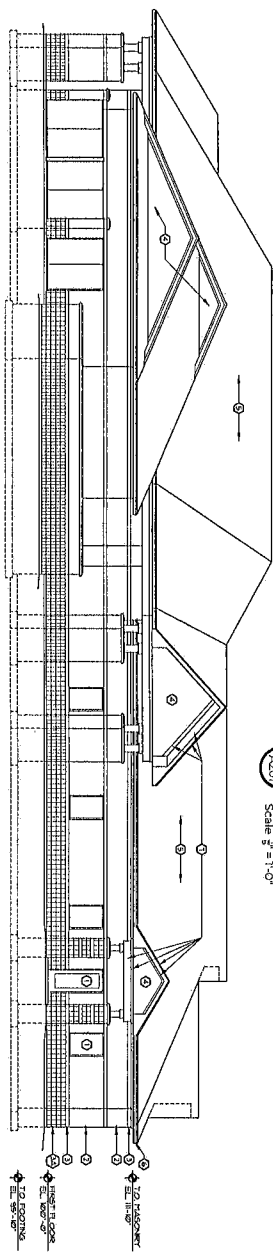
<p>NEW MUNICIPAL ADMINISTRATION BUILDING          City of Elkhorn</p>		<p>City of Elkhorn          9 S. Broad Street          Elkhorn, Wisconsin</p>		<p><b>K&amp;H</b>          KEHOE-HENRY &amp; ASSOCIATES          ARCHITECTURE          &amp; ENGINEERING          1000 Wisconsin Street          Elkhorn, Wisconsin 53120          (414) 233-7000</p>
<p>No. 1906          Date: 3/27/2020          Scale: A101</p>	<p>Author: WD          Title: 3/27/2020</p>	<p>Project: New Municipal Administration Building          No. 1906          Date: 3/27/2020          Scale: A101</p>	<p>Project: New Municipal Administration Building          No. 1906          Date: 3/27/2020          Scale: A101</p>	



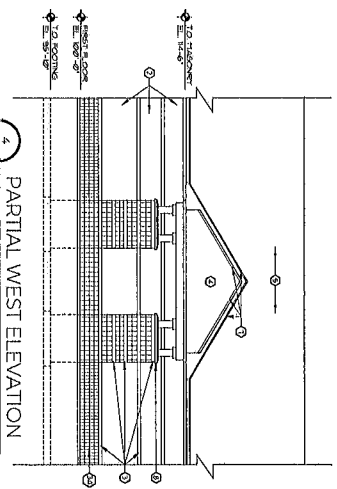
1 PARTIAL ELEVATION - MAIN ENTRY  
Scale 3/8" = 1'-0"



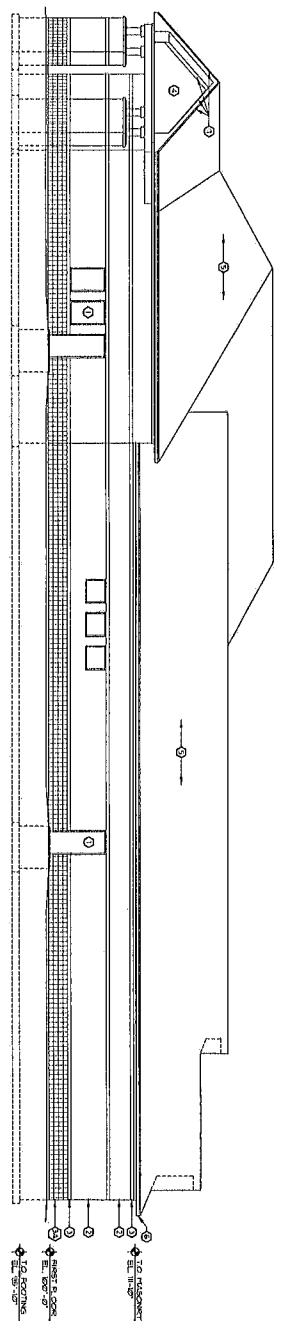
2 NORTHEAST ELEVATION  
Scale 3/8" = 1'-0"



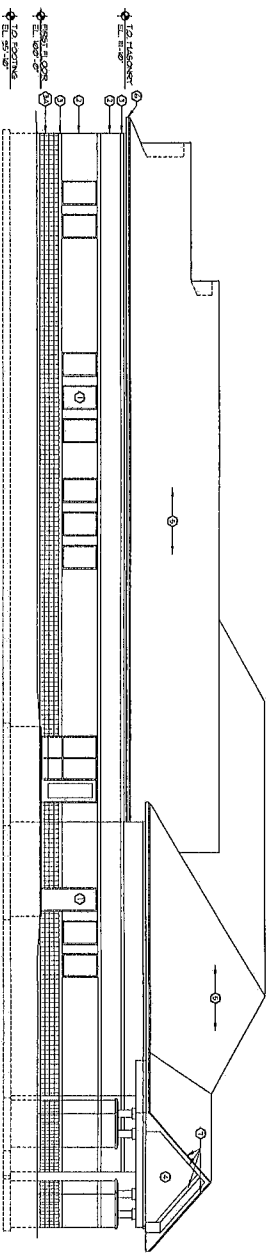
3 SOUTHEAST ELEVATION  
Scale 3/8" = 1'-0"



4 PARTIAL WEST ELEVATION  
Scale 3/8" = 1'-0"




5 SOUTHWEST ELEVATION  
Scale 3/8" = 1'-0"



6 NORTHWEST ELEVATION  
Scale 3/8" = 1'-0"

- GENERAL NOTES: SEE PLAN
1. ALTERNATE WINDOW, SHUTTERS & STAIRWAYS.
  2. FIELD BRICK - COLOR 1 (TAN 1).
  3. ADJACENT BAND BRICK - CO. CORNER, COLOR 1 (BLACK 1).
  4. ADJACENT BAND BRICK - CO. CORNER, COLOR 2 (BLACK 1).
  5. CORNER 3 (FREIGHT BRICK) 1.
  6. FIRST UPPI CORNER, JOINTS AS SHOWN.
  7. SHAKES - COLOR 1 (BLACK BRICK) OR BLACK 1.
  8. DENTILS & CORNICES - COLOR 1 (TAN 1).
  9. FACIAL TRIM & SOFFIT - SEE SECTION 04-400.
  0. STONE CURB - SEE SECTION 04-400.

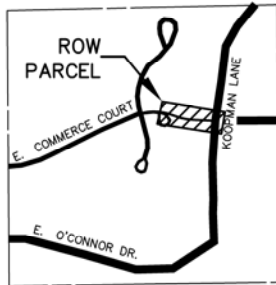
NOT FOR CONSTRUCTION

 <b>K&amp;A</b> KEROE-HENRY & ASSOCIATES ARCHITECTURE 500 WASHINGTON ST ELKHORN, WISCONSIN 53120		City of Elkhorn 9 S. Broad Street Elkhorn, Wisconsin	
Project Number <b>A201</b>	Date 2/27/2020	Designer WJD	Year 1906
New Municipal Administration Building City of Elkhorn EXTERIOR ELEVATIONS			

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

**Part of Lot 1 of Certified Survey Map 3110 and part of Lot 1 of Certified Survey Map 2871 in and including lands in the NW 1/4 of the NW 1/4 and the NE 1/4 of the NW 1/4 of Section 7, Township 2 North, Range 17 East, City of Elkhorn, Walworth County, Wisconsin**

**NOTE: THIS CERTIFIED SURVEY MAP IS TO DEDICATE PUBLIC RIGHT OF WAY FOR A ROADWAY FROM E. COMMERCE COURT EAST TO KOOPMAN LANE.**



**VICINITY MAP**

NOT TO SCALE

NW 1/4 OF SEC. 7 T. 2 N., R 17 E.

OWNER: CITY OF ELKHORN  
9 S. BROAD STREET  
ELKHORN, WI 53121  
SURVEYOR: GARY R. SPLINTER  
KAPUR & ASSOCIATES, INC.  
1224 S. PINE STREET  
BURLINGTON, WI 53105

**SURVEYOR'S CERTIFICATE**

I, GARY R. SPLINTER, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED PART OF LOT 1 OF CERTIFIED SURVEY MAP 3110, AS RECORDED IN THE WALWORTH COUNTY REGISTER OF DEEDS OFFICE IN VOLUME 17, PAGE 39, AS DOCUMENT NUMBER 415397, LOT 1 OF CERTIFIED SURVEY MAP 2871, AS RECORDED IN THE WALWORTH COUNTY REGISTER OF DEEDS OFFICE IN VOLUME 15, PAGE 64, AS DOCUMENT NUMBER 358587, IN AND INCLUDING LANDS LOCATED IN THE NORTHWEST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) AND THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION SEVEN (7), TOWNSHIP TWO (2) NORTH, RANGE SEVENTEEN (17) EAST, CITY OF ELKHORN, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4; THENCE SOUTH 0°14'38" EAST COINCIDENT WITH THE WEST LINE OF SAID NORTHWEST 1/4, 859.07 FEET, THENCE EAST 979.16 FEET TO THE POINT OF BEGINNING AND THE SOUTHEAST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP 3696, AS RECORDED IN THE WALWORTH COUNTY REGISTER OF DEEDS OFFICE IN VOLUME 22, PAGE 107, AS DOCUMENT NUMBER 604476; THENCE NORTH 87°31'37" EAST 30.77 FEET TO THE POINT OF A NON-TANGENT CURVE; THENCE 110.81 FEET, COINCIDENT WITH SAID CURVE TO THE RIGHT WITH A RADIUS OF 670.13 FEET AND A CHORD BEARING AND LENGTH OF SOUTH 87°35'23" EAST 110.68 FEET; THENCE SOUTH 83°12'58" EAST 106.69 FEET TO A POINT OF A CURVE; THENCE 68.41 FEET, COINCIDENT WITH SAID A CURVE TO THE LEFT WITH A RADIUS OF 449.00 FEET AND A CHORD BEARING AND LENGTH OF SOUTH 87°34'52" EAST 68.35 FEET; THENCE NORTH 88°03'15" EAST 534.56 FEET TO THE WEST LINE OF KOOPMAN LANE, EAST LINE OF LOT 1 OF SAID CERTIFIED SURVEY MAP 2871, AND A NON-TANGENT CURVE; THENCE 66.01 FEET, COINCIDENT WITH SAID LINE AND CURVE TO THE LEFT WITH A RADIUS OF 1933.00 FEET AND A CHORD BEARING AND LENGTH OF SOUTH 02°32'33" EAST 66.00 FEET; THENCE SOUTH 88°03'15" WEST 535.24 FEET TO A POINT OF A CURVE; THENCE 78.46 FEET, COINCIDENT WITH SAID CURVE TO THE RIGHT WITH A RADIUS OF 515.00 FEET AND A CHORD BEARING AND LENGTH OF NORTH 87°34'52" WEST 78.39 FEET; THENCE NORTH 83°12'58" WEST 107.11 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE 169.97 FEET, COINCIDENT WITH SAID CURVE TO THE LEFT WITH A RADIUS OF 604.13 FEET AND A CHORD BEARING AND LENGTH OF SOUTH 89°05'14" WEST 169.41 FEET TO A NORTH CORNER OF LOT 1 OF CERTIFIED SURVEY MAP 3878, AS RECORDED IN THE WALWORTH COUNTY REGISTER OF DEEDS OFFICE IN VOLUME 23, PAGE 286, AS DOCUMENT NUMBER 661526; THENCE NORTH 26°54'07" EAST 80.19 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 57,481 SQUARE FEET OR 1.320 ACRE, MORE OR LESS.

THAT I HAVE MADE THE SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF THE OWNER OF SAID LAND, THAT THE MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LAND DIVISION THEREOF MADE, THAT I HAVE FULLY COMPLIED WITH S.236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION ORDINANCE OF THE CITY OF ELKHORN.

\_\_\_\_\_  
GARY R. SPLINTER, PLS S-2239

DATE



**KAPUR & ASSOCIATES, INC.**  
CONSULTING ENGINEERS  
1224 S. PINE STREET  
BURLINGTON, WISCONSIN 53105  
Phone: 262.767.2747 Fax: 262.767.2750  
www.kapurengineers.com

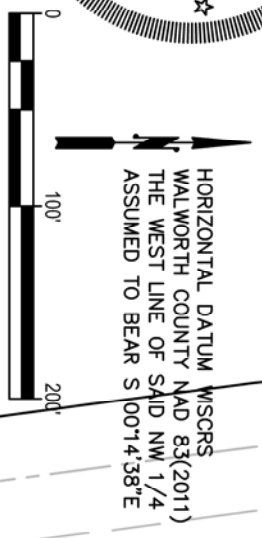
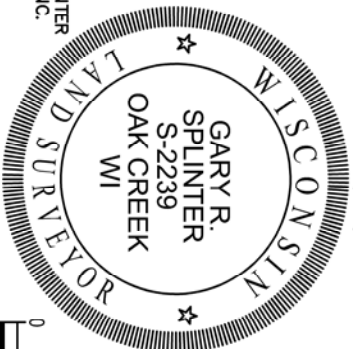
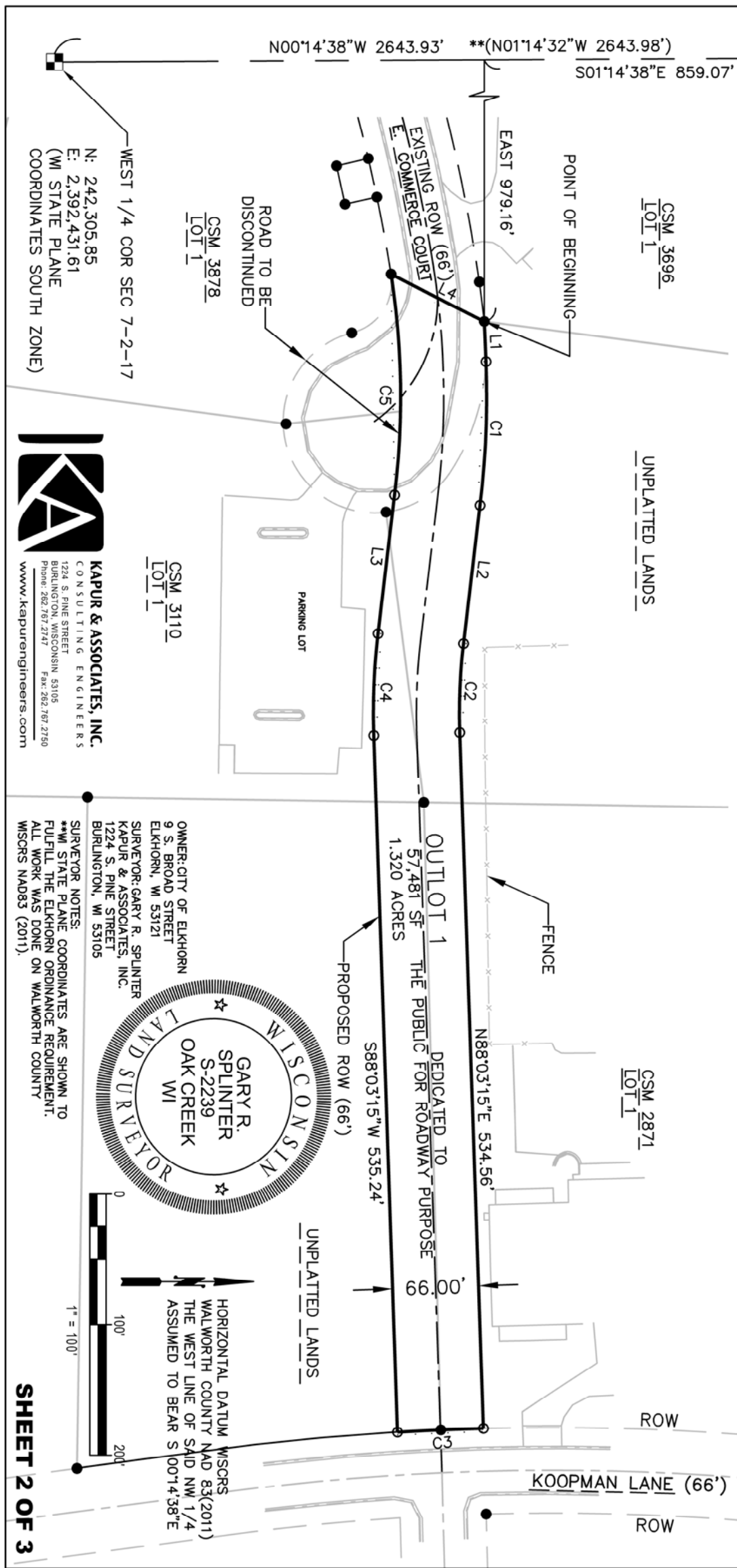


NW COR SEC 7-2-17  
 N: 242,305.85  
 E: 2,392,431.61  
 (WI STATE PLANE  
 COORDINATES SOUTH ZONE)

**CERTIFIED SURVEY MAP NO.**  
 Part of Lot 1 of Certified Survey Map 3110 and part of Lot 1 of  
 Certified Survey Map 2871 in and including lands in the NW 1/4 of  
 the NW 1/4 and the NE 1/4 of the NW 1/4 of Section 7, Township 2  
 North, Range 17 East, City of Elkhorn, Walworth County, Wisconsin

**LEGEND**

- = FOUND 3/4" O.D. REBAR
- = SET 1 5/8" O.D. x 18" IRON PIPE  
WEIGHING 1.13 POUNDS PER FOOT
- (XXX.XX) = RECORD
- = CONCRETE MONUMENT WITH BRASS CAP



**KAPUR & ASSOCIATES, INC.**  
 CONSULTING ENGINEERS  
 1224 S. PINE STREET  
 BURLINGTON, WISCONSIN 53105  
 Phone: 262.767.2747 Fax: 262.767.2750  
 www.kapurengrineers.com

**SURVEYOR NOTES:**  
 \*\*WI STATE PLANE COORDINATES ARE SHOWN TO FULFILL THE ELKHORN ORDINANCE REQUIREMENT. ALL WORK WAS DONE ON WALWORTH COUNTY MSCRS NAD83 (2011).

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

**Part of Lot 1 of Certified Survey Map 3110 and part of Lot 1 of Certified Survey Map 2871 in and including lands in the NW 1/4 of the NW 1/4 and the NE 1/4 of the NW 1/4 of Section 7, Township 2 North, Range 17 East, City of Elkhorn, Walworth County, Wisconsin**

**CORPORATE OWNER'S CERTIFICATE**

CITY OF ELKHORN, A MUNICIPAL CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY THE VIRTUE OF THE LAWS OF WISCONSIN, DOES HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS SHOWN. WE ALSO CERTIFY THAT THIS MAP IS REQUIRED BY WISCONSIN STATE STATUE 236.34 TO BE SUBMITTED TO THE CITY OF ELKHORN FOR APPROVAL.

\_\_\_\_\_  
 HOWIE REYNOLDS, MAYOR DATE

STATE OF WISCONSIN)  
 COUNTY OF WALWORTH ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018, THE ABOVE NAMED HOWIE REYNOLDS TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGES THE SAME.

\_\_\_\_\_  
 NOTARY PUBLIC, \_\_\_\_\_ WI.

MY COMMISSION EXPIRES \_\_\_\_\_.

**COMMON COUNCIL APPROVAL CERTIFICATE**

RESOLVE THAT THIS CERTIFIED SURVEY MAP, IN THE CITY OF ELKHORN, IS HEREBY APPROVED BY THE COMMON COUNCIL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018

\_\_\_\_\_  
 HOWIE REYNOLDS, MAYOR

\_\_\_\_\_  
 CAIRIE VIRRUETA, CITY CLERK

Parcel Line Table		
Line #	Length	Direction
L1	30.77	N87°31'37"E
L2	106.69	S83°12'58"E
L3	107.11	N83°12'58"W
L4	80.19	N26°54'07"E



Curve Table							
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent In	Tangent Out
C1	110.81	670.13	9°28'26"	S87° 35' 23"E	110.68	N82°51'10"W	S87° 40' 24"W
C2	68.41	449.00	8°43'47"	S87° 34' 52"E	68.35	S83°12'58"E	N88° 03' 15"E
C3	66.01	1933.00	1°57'24"	S2° 32' 33"E	66.00	S1°33'51"E	S3° 31' 15"E
C4	78.46	515.00	8°43'47"	N87° 34' 52"W	78.39	S83°12'58"E	N88° 03' 15"E
C5	169.97	604.13	16°07'12"	S89° 05' 14"W	169.41	N82°51'10"W	S81° 01' 38"W