

**CITY OF EDGERTON  
EDGERTON CITY HALL  
12 ALBION STREET  
EDGERTON, WI**

**PLANNING COMMISSION**  
Monday, August 5, 2019 at 6:50 P.M.

1. Call to Order; Roll Call.
2. Confirmation of appropriate meeting notice posted Friday, August 2, 2019.
3. Consider approval of April 29, 2019 Plan Commission meeting minutes.
4. Consider extraterritorial land division for Virrueta and Running. Arrowhead Shores Road, Town of Fulton, Section 16 to combine 3 lots.
5. Set next meeting date and future agenda items.
6. Adjourn.

cc: Commission Members                      All Council Members                      Department Heads  
City Engineer                                      Newspapers

**NOTICE:** If a person with a disability requires that the meeting be accessible or that materials at the meeting be in an accessible format, call the City Administrator's office at least 6 hours prior to the meeting to request adequate accommodations. Telephone: 884-3341.

Notice is hereby given that a majority of the Common Council is expected to be present at the above scheduled noticed meeting to gather information about a subject over which they have decision-making responsibility. The only action to be taken at this meeting will be action by the Planning Commission."



**APRIL 29, 2019 PLAN COMMISSION MEETING MINUTES  
CITY OF EDGERTON**

Commission Chair Christopher Lund called the meeting to order at 6:30 p.m.

Present: Christopher Lund, Anne Radtke, Jim Kapellen, Ron Webb, Paul Davis and Julie Hagemann.

Excused: Jim Burdick

Others Present: City Administrator Ramona Flanigan, Public Works Director Tom Hartzell, Utility Director Randy Oren, and a group of citizens.

Flanigan confirmed the meeting agendas were properly posted on Friday, April 26th at the Post Office, Edgerton Library, and City Hall.

**MINUTES:** A Ron Webb/Paul Davis motion to approve the March 25, 2019 Plan Commission meeting minutes passed, all voted in favor.

**PUBLIC HEARING:** The Plan Commission held a public hearing to hear comments regarding a request by Erik and Dawn Samuelsen for a conditional use permit to allow an addition to a detached garage 19'5" tall for the parcel located at 212 Bentley Place.

City Administrator Ramona Flanigan stated the petitioner wishes to preserve the historic look of the existing garage which is 23'7" tall and have an addition in the rear of the garage that will blend in. The maximum height allowed with a conditional use is 20'. The petitioner is requesting the addition be 19'5".

Erik Samuelsen, 212 Bentley Place, explained his request to the Commission which mirrored the City Administrator's statement.

Ryan Beckwith, 210 Bentley Place, stated he is a neighbor to the Samuelsens and has no issues with the addition.

Hearing no other comments, the Mayor closed the public hearing.

**CONSIDER REQUEST FOR A CONDITIONAL USE AT 212 BENTLEY PLACE:** Jim Kapellen/Ron Webb moved to approve the conditional use permit for Erik and Dawn Samuelsen for the property located at 212 Bentley Place to allow a garage 19'5" tall with the following conditions and findings of fact:

Conditions:

1. The garage cannot be used for business, office, dwelling or any other use that is prohibited by City regulations.
2. Storm water from the addition is not directed to the property southwest of the addition.

Findings of Fact:

1. The proposed conditional use with the above conditions is in harmony with the purposes,

- goals, and objectives of the Master Plan or the Zoning Ordinance. 22.206(4)(c)2.
2. The proposed conditional use, in its proposed location and as depicted on the site plan, will not result in undue adverse impact on nearby property, the character of the neighborhood, traffic factors, and public rights-of-way. 22.206(4)(c)3.
  3. The proposed conditional use maintains the desired land use intensity and land use impact as it relates to the environs of the property. 22.206(4)(c)4.
  4. The proposed Conditional Use will not create major undesirable impacts on nearby properties, the environment, or the community as a whole per Section 22.206(4)(d).
  5. The potential public benefits of the proposed conditional use outweigh any and all potential adverse impacts of the proposed conditional use.

The motion passed on a 6/0 roll call vote.

**PUBLIC HEARING:** The Plan Commission held a public hearing to hear comments regarding a request by WP&L for a conditional use permit to allow the installation of a fence outside of the ordinance provisions at 203 South Ave.

City Administrator Ramona Flanigan reported WP&L wishes to construct an 8' tall chain link fence with 1 foot of barbed wire on top for security at its substation. This is taller than allowed by ordinance. The fence meets all the setback requirements. A retaining wall will be installed between the fence and sidewalk because the substation elevation is much lower than the future sidewalk and street. This will make the fence not appear as tall at that end.

The landscape plan proposes the installation of juniper bushes between the retaining wall and future sidewalk. The petitioner should select a more upright variety of planting unless they are moved closer to the retaining wall.

Jerry Lund with Alliant Energy showed drawings of the proposed project.

Daniel Forman, 115 South Ave., stated he is a neighbor to the WP&L property. He asked if there will be a berm wall next to his property. Jerry Lund stated there will not be one. Instead there is a retention area near it.

Daniel Forman asked if sidewalks are going to be required in his neighborhood. Currently there are none. City Administrator Ramona Flanigan stated there is no plan to install sidewalks but the City wants to insure there is room for sidewalks if they are required in the future.

Hearing no other comments, the Mayor closed the public hearing.

**CONSIDER REQUEST FOR A CONDITIONAL USE PERMIT AT 203 SOUTH AVE:**  
Jim Kapellen/Paul Davis moved to approve a conditional use permit to allow the construction of a fence taller than allowed by the ordinance for WP&L for the property located at 203 South Ave. with the following conditions and findings of fact:

Conditions:

1. The petitioner should select a more upright variety of an evergreen or plant the shrubs as close as possible to the wall to avoid maintenance issues once the sidewalk is installed.

Findings of Fact:

1. The proposed conditional use with the above conditions is in harmony with the purposes, goals, and objectives of the Master Plan or the Zoning Ordinance. 22.206(4)(c)2.
2. The proposed conditional use, in its proposed location and as depicted on the site plan, will not result in undue adverse impact on nearby property, the character of the neighborhood, traffic factors, and public rights-of-way. 22.206(4)(c)3.
3. The proposed conditional use maintains the desired land use intensity and land use impact as it relates to the environs of the property. 22.206(4)(c)4.
4. The proposed Conditional Use will not create major undesirable impacts on nearby properties, the environment, or the community as a whole per Section 22.206(4)(d).
5. The potential public benefits of the proposed conditional use outweigh any and all potential adverse impacts of the proposed conditional use.

The motion passed on a 6/0 roll call vote.

**PUBLIC HEARING:** The Plan Commission held a public hearing to hear comments regarding a request by Edgerton School District/Superintendent Dennis Pauli for a conditional use permit and a site plan to allow an addition to an Indoor Institutional land use for the High School at 200 Elm High Drive and the Elementary School at 100 Elm High Drive.

City Administrator Flanigan reported the School District proposes to construct an addition to the south entrance of the High School near the EPAC entrance and additions to the east and north sides of the Community Elementary. The plan includes extensive modifications to traffic patterns to provide more parking and to separate buses from automobile traffic. These modifications require a conditional use permit. (See staff report and petitioner's application for detailed descriptions.)

Jim Lundberg, Point of Beginning Engineers, addresses Commissioners Julie Hagemann's and Anne Radtke's questions regarding traffic flow in front of the schools. Lundberg stated there is a drop off lane and pass through lane all going one way serving the Elementary School.

Hailey Schwab, Bray Architects, stated there are no plans for modifications to the south side of the High School and Middle School areas. Commissioner Anne Radtke asked them to consider modifying the sidewalks in that area so students are not cutting across the grass areas.

Tim Roenneburg, 519 W Fulton St, asked how much green space is being removed. Lundberg stated there is about 40,000 sq. ft of new impervious area so that would equal the amount being removed. They will be adding landscaping with the plan.

Julie Hagemann request a striped crosswalk be added for people going to the EPAC.

Hearing no other comments, the Mayor closed the public hearing.

**CONSIDER REQUEST FOR A CONDITIONAL USE PERMIT AND SITE PLAN APPROVAL AT 200 AND 100 ELM HIGH DR:** Jim Kapellen asked that the City add signage on Ridgeway that "y" turns and "u" turns are not allowed. He sees people currently

doing this and creating traffic issues.

City Administrator Flanigan stated the pedestrian traffic from the new parking lot does not have a sidewalk directing them where to cross traffic to the schools. If sidewalks are not present to suggest where pedestrian's cross, they will cross everywhere.

Jim Kapellen/Anne Radtke moved to grant site plan approval and a conditional use permit to allow an addition to an Indoor Institutional use for Community Elementary and the High School located at 100 and 200 Elm High Drive with the following conditions and findings of fact:

Conditions:

1. The City Engineer approves the plans including stormwater and erosion control. If the resubmitted plans require a change in pavement areas to accommodate stormwater control measures, the Plan Commission grants staff the ability to determine if the changes require Plan Commission review.
2. The Public Works Director approves the petitioner's repair of all public street curb.
3. The petition provides a landscape plan that complies with the ordinance requirements.
4. The petitioner provides an easement for the relocated water main.

Findings of Fact:

1. The proposed conditional use with the above conditions is in harmony with the purposes, goals, and objectives of the Master Plan or the Zoning Ordinance. 22.206(4)(c)2.
2. The proposed conditional use, in its proposed location and as depicted on the site plan, will not result in undue adverse impact on nearby property, the character of the neighborhood, traffic factors, and public rights-of-way. 22.206(4)(c)3.
3. The proposed conditional use maintains the desired land use intensity and land use impact as it relates to the environs of the property. 22.206(4)(c)4.
4. The proposed Conditional Use will not create major undesirable impacts on nearby properties, the environment, or the community as a whole per Section 22.206(4)(d).
5. The potential public benefits of the proposed conditional use outweigh any and all potential adverse impacts of the proposed conditional use.

The motion passed on a 6/0 roll call vote.

**PUBLIC HEARING:** The Plan Commission held a public hearing to hear comments regarding a request by Brian Danielson for a conditional use permit to allow the establishment of a personal storage facility (self-storage units) at 505B W Fulton St.

City Administrator Flanigan reported Brian Danielson is requesting to raze the existing structure and rebuild a steel-sided, 10-unit personal storage warehouse having the same footprint as the existing building.

This is part of a 5-building condominium association with several of the units owned by different entities. The petitioner may sell some of the storage warehouse units as condos in the future (up to 5 separate units.)

Access to the site is via a driveway in an easement along the west side of the property. The easement appears to be 15 feet wide and allows access to several land locked properties located

south and west of the subject property.

The site has a looping gravel driveway which the petitioner proposes to pave in front of all the proposed overhead doors and provide parking on the north side that will comply with parking requirements. The pavement on the south side must be narrowed so that it is not closer than 5' from the lot line or the petitioner would have to obtain a variance.

The new structure will have gutters directing storm water to the north and south sides of the structure and then ultimately to the southeast corner of the site. The driveway on the south side of the building should be shaped to ensure water does not leave the site along the south lot line. The City engineer has approved the stormwater control plans.

The plan provides lighting with recessed fixtures in the building soffits so they will not shine upon the neighboring properties.

Tim Roenneburg, 519 W Fulton St, stated the original conditional use permit required no storm water was to drain to the south or the west. This has not been the case and he believes the new property owners are not being made aware of this condition.

Roenneburg stated the driveway needs to be designed to address the storm water. He also asked who is responsible for maintaining the gutters on the structure if this is a condo. Flanigan stated this should be addressed in the condo documents. The City should be made aware that this is added in the documents.

Roenneburg stated when the original conditional use was approved, screening was required between his property and the condos. This was done with arborvitaes. The lighting requirements were not being followed so they shine all night toward his property.

Roenneburg wanted to be assured security cameras on the property are not aimed toward his property. Brian Danielson stated he can aim the cameras to not record activity on Roenneburg's property.

Roenneburg stated the building does not sit 25 feet back from the property line. A pickup truck or vehicle with a trailer cannot pull into the southern unit's doorway without driving across his property. He noted there is currently a chain link fence preventing vehicles from driving on this property. Brian Danielson stated the new building will be about 1-2 feet narrower than the existing building but that would still be a tight turn.

Flanigan suggested either this unit be eliminated and the adjoining unit be made larger or a provision to added that a vehicle cannot be pulled into that unit.

Hearing no other comments, the Mayor closed the public hearing.

**CONSIDER REQUEST FOR A CONDITIONAL USE PERMIT AT 505B W FULTON ST:** Jim Kapellen/Ron Webb moved to approve a conditional use permit for Brian Danielson to

allow the establishment of a Personal Storage Facility at 505B W Fulton Street with the following conditions:

1. Water and sewer service cannot be installed to any of the units until plans are approved by the City.
2. Units that will be sold as separate units must meet building codes.
3. The pavement on the east side of the building is 20' wide which is about half of the distance to the next building. Pavement on the south side is reduced so that it is no closer than 5' from the lot line.
4. No grading is done to the site that will shed water to the southwest. Downspouts and surface drainage is directed to the southeast corner of the site.
5. No cameras/security cameras are installed/recording the property at 519 W Fulton St.
6. Arborvitae or other evergreen is installed along the lot line bordering 519 W Fulton St.
7. Lighting be installed follow all regulations.

The motion passed on a 6/0 roll call vote.

**EXTRATERRITORIAL LAND DIVISION FOR FOX LLC:** A Ron Webb/Paul Davis motion to approve an extraterritorial land division for Fox LLC, N. Goede Rd, Section 1, Town of Fulton (2019 016) passed, all voted in favor.

Being no other business before the Commission, a Jim Kapellen/Ron Webb motion to adjourn passed, all voted in favor.

Ramona Flanigan/ch  
City Administrator

Approved August 5, 2019

**TO:** Edgerton Plan Commission

**FROM:** Ramona Flanigan

**MEETING DATE:** April 29, 2019

**GENERAL DESCRIPTION**

**Description of Request:** Approval of a site plan and a conditional use permit to allow an addition to an Indoor Institutional use for Community Elementary and the High School.

**Location:** 100 and 200 Elm High Drive (parcels 6-26-942 and 6-26-919.1)

**Applicant:** Edgerton School District

**Current Zoning/Land Use:** R-2 / school campus

**STAFF REVIEW COMMENTS**

Staff has reviewed the petition for planning issues in accordance with the Edgerton Zoning and Subdivision Ordinances and has the following comments:

1. The subject parcel is located at 100 and 200 Elm High Drive. The parcel is zoned R-2 Residential District Two. The petitioner proposes to construct an addition to the south entrance of the High School near the EPAC entrance and additions to the east and north sides of Community Elementary. The plan includes extensive modifications to traffic patterns to provide more parking and to separate busses from automobile traffic. These modifications require a conditional use permit.
2. Traffic patterns will be modified as follows (see petitioner's attached explanation for a detailed description):
  - Ridgeway St will be one-way for automobile traffic only (no busses) from the last private drive south of the elementary school, through the area in front of the elementary school to Albion Street. Included in this section is drop off parking stalls next to the north curb. There will no longer be a vehicular connection between Ridgeway and Elm High Drive in front of the elementary school.
  - The green area in the front of elementary school and the high school will be converted into a parking lot and a bus driveway. Busses only (other than staff accessing the parking behind the elementary school) will travel around the outside loop that is separate from the new parking lot. 56 additional parking spaces will be added to the campus.
  - The exiting parking lot in front of the EPAC will be reconfigured to allow for a curb side drop off loop around the lot. Busses will no longer travel along the south side of

the EPAC.

3. The water main near the elementary school that will remain is shown incorrectly on the plan. The petitioner must provide an easement for the water main that has to be relocated to accommodate the main elementary school addition.
4. Storm water from the elementary addition, will be directed to a retention facility east of the addition. Three bio retention basins will be added to the area around the new parking lot. The City Engineer has requested resubmitted storm water control plans.
5. The landscape plan requires an additional 675 landscape points.
6. Lighting provided in and around the new parking lot complies with the ordinance provisions.

### **STAFF RECOMMENDATION**

Staff recommends the Plan Commission grant site plan approval and a conditional use permit to allow an addition to an Indoor Institutional use for Community Elementary and the High School located at 100 and 200 Elm High Drive with the following conditions and findings:

#### **Conditions**

1. The City Engineer approves the plans including stormwater and erosion control. If the resubmitted plans require a change in pavement areas to accommodate stormwater control measures, the Plan Commission grants staff the ability to determine if the changes require Plan Commission review.
3. The Public Works Director approves the petitioner's repair of all public street curb.
4. The petition provides a landscape plan that complies with the ordinance requirements.
5. The petitioner provides an easement for the relocated water main.

#### **Findings**

1. The proposed conditional use with the above conditions is in harmony with the purposes, goals, and objectives of the Master Plan or the Zoning Ordinance. 22.206.(4)(c) 2.
2. The proposed conditional use, in its proposed location and as depicted on the site plan, will not result in undue adverse impact on nearby property, the character of the neighborhood, traffic factors, and public rights-of-way. 22.206.(4)(c) 3.
3. The proposed conditional use maintains the desired land use intensity and land use impact as it relates to the environs of the property 22.206.(4)(c) 4.
4. The proposed Conditional Use will not create major undesirable impacts on nearby properties, the environment, or the community as a whole, per Section 22.206(4)(d).

5. The potential public benefits of the proposed conditional use outweigh any and all potential adverse impacts of the proposed conditional use.





Point of Beginning

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715.344.9999  
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## **Project Narrative**

Edgerton School District (Edgerton, WI)

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The Edgerton School District is proposing several improvements District-wide. The construction will include an addition and related reconfiguration and renovations at Community Elementary School, renovations at the High School, including the science labs, commons, and office. District-wide there are proposed building infrastructure and capital maintenance improvements, safety and security upgrades and site planning improvements related to parking and improving parent/bus drop-off and pickup.

Currently, the subject properties operate as an institutional facility/school, and this will remain the same with the aforementioned proposed improvements.

### **SITE IMPROVEMENTS:**

One critical issue the District is proposing to improve is related to parking and parent/bus drop-off and pickup, as stated above. Currently, the operations of drop-off in the morning, and pickup in the afternoon, are extremely congested, traffic flow is poor, and parent vehicles are mixing/conflicting with bus traffic, making for significant delays, and undesirable traffic impacts to neighboring roads. The District coordinated a drone flight, to record the operations via video, so their consultants could fully evaluate the traffic/pedestrian flow, and assist in developing a plan that would help improve the flow, and minimize traffic conflict with other vehicles, and pedestrians. The four glaring issues, based on the video provided, are as follows:

- 1.) The pedestrian crossing at Ridgeway St and Elm High Dr., causes significant traffic backup coming from the east on Ridgeway St.
- 2.) Mixing of parent vehicles and buses which both turn onto Elm High Dr. This presents issues with getting buses in and out efficiently and effectively, because of the introduction of other vehicles, causing conflicts, and ultimately delays.
- 3.) The High School parent drop-off currently enters into the west drive on Albion St, and runs through the loop west to east, ultimately exiting onto Elm High Dr, and then back onto Albion St. This traffic flow is extremely unorthodox, in comparison to most drop

**START here.**

off loops. Because of the direction of flow, the drop-off is taking place on the south side of the drive, which requires the student to cross the drive upon exiting the vehicle, presenting not only a very uncontrolled and unsafe scenario, but also the potential of student/vehicle conflict, which will typically back up traffic while they wait for students to cross.

- 4.) Lastly, a notable issue at the High School is parent pickup takes place out on Albion St. Vehicles park on the south side of Albion St. and students cross Albion St, uncontrollably, to get to the vehicle.

The proposed site plan has implemented several improvements to help alleviate, or resolve, the issues listed above. Below is a list of these improvements:

- 1.) The District has proposed changing Ridgeway Street into a permanent One Way street starting at their south property line south of Community Elementary School, out to Albion St. This will provide a dedication drop-off lane and bypass lane, allowing for drop-off function in the morning, and also providing stacking space for pickup in the afternoon. Additionally, this may provide for more convenient visitor parking, throughout the remainder of the school day, for visitors coming to Community Elementary School.
- 2.) A designated bus drop-off loop is proposed between Community Elementary School and the High School, with Staff parking within the center of the loop. This improvement will essentially eliminate bus traffic on Ridgeway St, and direct them to the entrance currently named Elm High Dr. on Albion St.
- 3.) Included, as part of the bus loop improvement, is the removal of the east intersection of Elm High Dr and Ridgeway St. This will remove the issue with pedestrian crossing in this location, as it will be a clear walk up to Community Elementary School from the intersection of Albion St. and Ridgeway St., allowing improved vehicular traffic flow in front of Community Elementary School.
- 4.) The addition of the Staff parking lot, mentioned above, will provide ample parking for High School and Community Elementary School staff. Consequently, opening up the High School south parking lot to parent drop off and visitors. This will provide parking spots for vehicles that may currently park on Albion St, to eliminate the safety issue of students uncontrollably walking across Albion St. to get to the vehicle.

- 5.) The High School parent drop off loop has been modified to allow for traffic to continue entering into the west driveway off of Albion St. However, the District is proposing a new addition to the loop, which will run along the south side of the parking lot (which would also get modified to accommodate the additional loop), and loop back to the west, ultimately exiting out the same driveway they entered. This would disconnect the loop from Elm High Dr.

Overall, the aforementioned improvements help achieve the District's goals of improvement traffic/pedestrian flow, and most importantly, improves safety for the students as they traverse to and from buses and vehicles.

### **BUILDING IMPROVEMENTS:**

The District is proposing several building improvements to help add classroom space and improve safety and security upgrades. Below is a list of these improvements:

- 1.) Addition and renovation of Community Elementary School to create a primary (K-2) and intermediate (3-5) school with appropriate shared common space to maximize efficiency. The combined facility would serve our current population of students in grades K-5 as well as offer flexibility for future growth.
- 2.) Renovation to Yahara Valley Elementary Secure Entry
- 3.) Renovation to Middle School Secure Entry
- 4.) Both Community Elementary and the High School will also have secure entry upgrades as part of their renovation projects
- 5.) Updates to existing building systems as identified in the facilities study (HVAC, electrical and plumbing)
- 6.) Renovations to buildings to improve existing doors, windows, brick tuckpointing, exterior painting, and caulking
- 7.) Renovations to comply with Americans with Disabilities Act (ADA)

- 8.) Renovation of original 1963 science lab, math and special education spaces to better support teaching and learning.
- 9.) Renovate High School Commons, Cafeteria, Kitchen, Band/Choir and Office Relocation for Secure Entry
- 10.) Addition/renovation to relocate main High School office to enhance secure building entrance
- 11.) Renovate existing office space to expand Cafeteria / Kitchen / Commons to appropriately serve our students
- 12.) Renovation to band/choir rooms as a result of the office relocation





**TO:** Edgerton Plan Commission

**FROM:** Ramona Flanigan

**MEETING DATE:** August 5, 2019

**GENERAL DESCRIPTION**

**Location:** N Arrowhead Shores Rd, Town of Fulton, Section 16

**Applicant:** Virrueta and Running

**Parcel Size:** 0.55 acres

**Description of Request:** To combine 3 lots

**STAFF REVIEW COMMENTS**

Staff has reviewed the petition for planning issues in accordance with the Edgerton Master Plan and has the following comments:

1. The proposed land division is within the City of Edgerton's extraterritorial zone. Therefore, the City has land division review authority. The petitioner proposes to combine lots.
2. The proposed land division is in a developed area of the Town of Fulton.

**STAFF RECOMMENDATION**

Staff recommends the Plan Commission recommend the City Council approve the proposed land division.

PRELIMINARY LOT COMBINATION

# Certified Survey Map

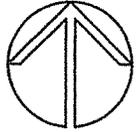
LOTS 131, 132, & 135 OF ARROWHEAD SHORE ESTATE, BEING PART OF THE SE 1/4 OF THE NW 1/4, AND THE SW 1/4 OF THE NE 1/4 OF SECTION 16, T.4N., R.12E., TOWN OF FULTON, ROCK COUNTY, WISCONSIN.

Land Division # \_\_\_\_\_ Is Rock County  
Land Division and management Ordinance Compliant.

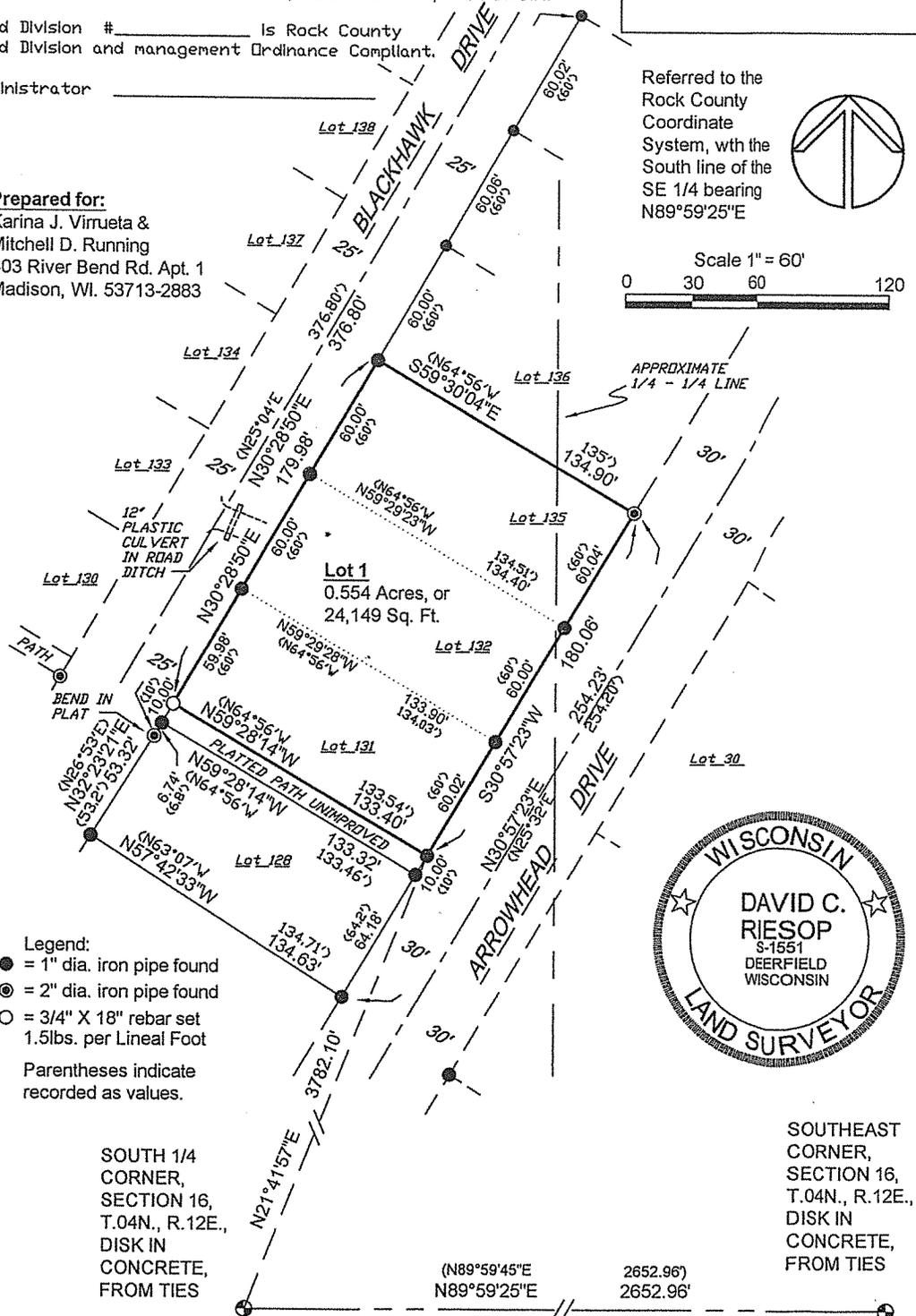
Administrator \_\_\_\_\_

**Prepared for:**  
Karina J. Virrueta &  
Mitchell D. Running  
403 River Bend Rd. Apt. 1  
Madison, WI. 53713-2883

Referred to the  
Rock County  
Coordinate  
System, with the  
South line of the  
SE 1/4 bearing  
N89°59'25"E



Scale 1" = 60'  
0 30 60 120



- Legend:**
- = 1" dia. iron pipe found
  - ⊙ = 2" dia. iron pipe found
  - = 3/4" X 18" rebar set 1.5lbs. per Lineal Foot
- Parentheses indicate recorded as values.



SOUTH 1/4  
CORNER,  
SECTION 16,  
T.04N., R.12E.,  
DISK IN  
CONCRETE,  
FROM TIES

SOUTHEAST  
CORNER,  
SECTION 16,  
T.04N., R.12E.,  
DISK IN  
CONCRETE,  
FROM TIES

**Wisconsin Mapping, LLC**  
\* surveying and mapping services  
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Dwg. No. 5363-19 Date 06/05/2019  
Sheet 1 of 3  
Document No. \_\_\_\_\_  
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