



AGENDA

Plan Commission Meeting

6:30 PM - Thursday, May 4, 2023

Village Hall, 620 W. Main St., Newburg, Wisconsin

Page

CALL TO ORDER / ROLL CALL

Village President Member Dave DeLuka (Chair, ex officio) (Term to April 2025)

Trustee Member Bill Sackett (Term to April 2025)

Trustee Member Mike Heili (Term to April 2025)

Trustee Member Mike Enright (Term to April 2024)

Citizen Member Al Wollner (Term to June 2024)

Citizen Member Vacant (Previously Ann Cording) (Term to April 2025)

Citizen Member Vacant (Previously Paul Zimdars) (Term to April 2025)

BUSINESS

1. Consideration of all requests made by [The Hive 1222 LLC](#) related to the use of a food truck on the property leased by the bar at [526 Franklin St.](#) and the placement of outdoor seating, to be located on pavement on the property, adjacent to but not blocking the public right of way in the side walk; to the extent the Plan Commission has the authority to approve or grant related to the pursuit of compliance with local ordinances and issuance of any necessary permits. 3
[Photo-PossiblePlacementFoodTruckAndSeating-TheHive](#)
2. Consideration of all requests made by [Central United Corp.](#) ([6789 Carmody Ct.](#)) in plans for expansion of the manufacturing operation through the addition of a building extension, to the extent the Plan Commission has the authority to approve or grant related to the pursuit of compliance with local ordinances, approval of a site plan, and issuance of a building permit. 5 - 31
[Letter - Central United Expansion Plan II - 2023-02-07](#)
[CUC LETTERHEAD](#)
[CB-052300652-PRB Cond Appr Letter Central United Corp add](#)
[PC Survey - united central](#)

ADJOURNMENT



The above photo depicts an example of possible food truck and outdoor seating placement at 526 Franklin Street in Newburg, operated by The Hive 1222 LLC. The sidewalk is significantly wide and a portion of the concrete space available is part of the property rather than the public sidewalk. The operator desires to confirm using this space and hosting outdoor seating in this way for use with the food truck would be permissible.



February 7, 2022

Scott & Kellie Yanke
Central United Corporation
6789 Carmody Ct.
Newburg WI 53060

RE: Central United Corp. Expansion Plans

Dear Scott and Kellie,

This letter is to re-confirm details from our conversations and recent Plan Commission meeting relating to remaining steps for your expansion. The Plan Commission members' have recorded their intention to provide a vote of approval on your expansion plans, so long as they are in accordance with the Village ordinances.

Here is an outline of the requirements in next steps for your expansion:

- **ARCHITECTURAL REVIEW**

- Apply to the village for an Architectural Review, which will be considered by the Plan Commission. The goals of the commission is to ensure the building plans do not violate the principles in the ordinances.
https://codelibrary.amlegal.com/codes/newburg/latest/newburg_wi/0-0-0-6281
- Requires form: Application for Plan Commission (**DONE – June 2022**)
- Requires service fee of \$250. (**DONE – Paid June 2022 - \$250.00**)
- Requires payment of engineering, planning, legal fees, and all other necessary and applicable costs borne by the village, which may be deducted from a deposit or invoiced to the applicant.
- Requires design conditions:
 1. Cannot be unorthodox or abnormal character to be unsightly or offensive to generally accepted taste and community standards.
 2. Cannot be so identical to adjoining as to create excessive monotony or drabness.
 3. Must be constructed so faced with a finished material aesthetically compatible with the other facades and presents and attractive appearance to the public and to surrounding properties.

4. Must not unnecessarily destroy or substantially damage the natural beauty of the area, such as on beauty and general enjoyment of existing structures on adjoining properties.
- Requires Zoning Review by Zoning Administrator, the advice of which is considered by the Plan Commission.
 1. Requires Commercial & Industrial Permit Application for “zoning permit for new construction, additions, fences and accessory buildings.”
 2. Requires \$25 fee.
 3. Requires plans showing the exterior elevations of all existing and proposed structures on the property; a description of the proposed materials to be used; and proposed floor elevations of all structures. Zoning Administrator transmits all zoning application materials to the Plan Commission for review.
- **SITE PLAN**
 - Apply to the village for Site Plan Approval, which will be reviewed by the Plan Commission.
 - Requires Plan Commission Application form. ***(Form previously submitted but Zoning Review was not checked / included – June 2022).***
 - Requires service fee of \$150.
 - Requires deposit / retainer of \$1,500 toward engineering, planning, legal fees and all other necessary and applicable costs borne by the village, which may be deducted from a deposit or further invoiced to the applicant.
 - Requires payment of engineering, planning, legal fees, and all other necessary and applicable costs borne by the village, which may be deducted from a deposit or invoiced to the applicant.
 - Requires visual map attachment and descriptions showing and explaining the proposed plans. *Note: A Survey may be a component of a site plan, but is not itself a site plan. (Received Plat of Survey 2/6/2023, updated with parking information.)*
 - **Use Statement:** Include a written statement defining the current use of the property and how the addition will be used. Clarify if you expect any new employees to be hired as a result of the addition. Use must be compliant with what is listed under M-2 Zoning allowances, which are available under 155.20 at these links:
https://codelibrary.amlegal.com/codes/newburg/latest/newburg_wi/0-0-0-6046
https://codelibrary.amlegal.com/codes/newburg/latest/newburg_wi/0-0-0-6244

- **Setback:** The Village takes the position that the north border of your parcel is side yard, is not front yard simply by virtue of being a corner-lot, and thus, Zoned M-2, the side yard requires a 10-foot setback from W. Main St. and the front yard requires a 40-foot setback from Carmody Ct.
- **Easement:** CSM 2942 shows an access easement, which you should consult with your contractors on how to navigate, its purpose, and its enforceability.
- **Lot Coverage:** Zoned M-2, the lot allows a maximum of 45% of the lot to be used for a building or paved surfaces. We believe you presently have:
 - Paved driveway of 2,566 ft.²
 - Existing building of 10,715 ft.²
 - Proposed addition of 1,926 ft.²
 - SUMMED to total coverage of 17,133 ft.²
 - 1.05 acres in the parcel = 45,738 ft.²
 - $17,133 / 45,738 = 37\%$ Coverage.

Thus, we believe the proposed addition is within compliance for the lot coverage maximum of 45%, with a leeway of approximately 3,449 additional square feet. Please consider that you may need to utilize some of this additional footage for parking purposes.

- **Traffic and Parking:** All traffic, parking, and access requirements found within 155.33 must be met. Proper information must be shown on the site plan to allow for staff to confirm the requirements are met. Here is a link to parking requirements:
https://codelibrary.amlegal.com/codes/newburg/latest/newburg_wi/0-0-0-6295
 - Include a statement explaining the terms of the parking arrangement with the neighboring property, including the parcel number, the owner, how long the arrangement has been in effect, and how many parking spots you have been able to make of the space on that property. Indicate intentions to pave any gravel lots.
 - Include a statement explaining how any semi-truck traffic issues with loading will be mitigated.
- **BUILDING PERMIT WITH ZONING REVIEW (ZONING PERMIT IMPLIED)**
 - Apply to the Village for a permit. This will be reviewed by Walt Grotelueschen as Building Inspector.
 - Requires form: Commercial & Industrial Permit Application.

- Requires fee, to be determined by Inspector.
- May require occupancy permit as a component, to be determined by Inspector.
- Provide evidence of a state-approved building permit.

We are glad to schedule a Plan Commission meeting outside of the normal monthly first-Thursday-of-the-month schedule if necessary to aid you with application and construction timelines. Once all documents and payments are received, we can schedule a meeting.

Please note: We appreciate applicants to email PDF or other electronic versions of any documents such as maps, which would print larger than the typical 8.5" x 11" size of paper so that we can easily keep an electronic file of your important attachments when compiled. For excessively large documents, such as 10MB or larger, please request guidance for transmission.

Please let me know if I can provide any further assistance.



Deanna Alexander
Administrator / Clerk / Treasurer, Village of Newburg
dalexander@village.newburg.wi.us
Mobile: (414) 939-9339

Attachments: Referenced Ordinances

§ 155.03 GENERAL PROVISIONS.

(A) *Compliance.* No structure, land or water shall hereafter be used and no structure or part thereof shall hereafter be located, erected, moved, reconstructed, extended, enlarged, converted or structurally altered without full compliance with the provisions of this chapter and all other applicable village, county and state regulations, with provision for municipal sanitary sewer.

(B) *Use restrictions.* The following use restrictions and regulations shall apply:

(1) *Principal uses.* Only those principal uses specified for a district, their essential services and the following shall be permitted in that district.

(2) *Accessory uses.* Accessory uses and structures are permitted in any district, but not until their principal structure is present or under construction. Residential accessory uses shall not involve the conduct of any business, trade or industry. Accessory uses include incidental repairs, storage, parking facilities, gardening; servant's and watchman's quarters not for rent, private swimming pools, and private emergency shelters. In non-residential districts, accessory buildings shall not occupy more than 30% of the required area for the rear yard and shall be constructed only after or concurrently with the construction of the principal building.

(3) *Unclassified or unspecified uses.* Unclassified or unspecified uses may be permitted by the Village Board after the Plan Commission has made a review and recommendation, provided that such uses are similar in character to the principal uses permitted in the district.

(4) *Temporary uses/structures.* Temporary uses such as real estate sales field offices or shelters for materials and equipment being used in the construction of a permanent structure may be permitted by the Village Board for a period not exceeding one year. See § [90.09](#).

(C) *Yard reduction or joint use.*

(1) No lot area shall be so reduced that the yards and open spaces shall be smaller than is required by this chapter, nor shall the density of population be increased in any manner except in conformity with the area regulations hereby established for the district in which a building or premises is located.

(2) No part of a yard or other open space provided about any building for the purpose of complying with the provisions of this chapter shall be included as a part of a yard or other open space required for another building.

(3) No lot in the village which contains a building shall hereafter be reduced by any type of conveyance to an area less than would be required for the construction of such building on such lot.

(D) *Lot occupancy.* Every building hereafter erected, converted, enlarged or structurally altered shall be located on a platted lot or parcel of record and in no case shall there be more than one principal building on one lot or parcel unless approved by the Village Board.

(E) *Yards abutting district boundaries.* Any side yard, rear yard or court abutting a district boundary line shall have a minimum width and depth in the less restricted district equal to the

average of the required minimum widths and depths for such yards in the two districts which abut the district boundary line.

(F) *Storage limitation.* No required side yard or front yard in the commercial or manufacturing districts shall be used for storage or the conduct of business.

(G) *Vision clearance.* No obstructions such as structures, parking or vegetation shall be permitted in any district other than the B-1 District between the height of two and one-half and ten feet above a plane through the mean curb grades within the triangular space formed by any two existing or proposed intersecting street or alley right of way lines and a line joining points on such lines, located a minimum of 15 feet from their intersection. Official signs, utility poles, tree trunks and wire fences may be permitted within each segment of an intersection traffic visibility area. In the case of a collector or arterial street intersecting with other streets or railroads, the corner cutoff distance establishing the triangle vision clearance space shall be increased to 30 feet.

(H) *Performance standards.* See § [155.34](#).

(I) *Parking and loading restrictions.* See § [155.33](#).

(J) *Setbacks from the water.*

(1) All buildings and structures shall be set back at least 75 feet from the ordinary high-water mark of navigable waters.

(2) A setback of less than that required by division (J)(1) above may be permitted by the Zoning Administrator where there is at least one main building on either side of the applicant's lot, within 200 feet of the proposed site that is built to less than the required setback. In such case, the setback shall be the average of the setbacks of the nearest main building on each side of the proposed site or, if there is an existing main building on only one side, the setback shall be the average of the existing building's setback and the required setback. Any other setback reduction may be permitted by the Board of Zoning Appeals pursuant to § [155.38](#).

(K) *One- and two-family dwelling aesthetic standards.* All one- and two-family dwellings shall comply with the following minimum aesthetic standards:

- (1) Pitched roof having a minimum slope of 3.5 horizontal to 1.0 vertical.
- (2) Overhanging eaves of a minimum of one foot and appropriate eave troughs.
- (3) Roof covering of asphalt, fiberglass, cedar shingles, architectural metal, rubber or tile.
- (4) Be constructed with a permanent, continuous, frost-free footing and foundation wall.

(Ord. 03-2016, passed 7-14-2016)

§ 155.05 HEIGHT AND AREA EXCEPTIONS.

The regulations contained herein relating to the height of buildings and the size of yards and other open spaces shall be subject to the following exceptions:

(A) *Chimneys, towers, lofts, etc.* Chimneys, cooling towers, elevator bulkheads, fire towers, monuments, windmills, stacks, scenery lofts, tanks, water towers, ornamental towers, spires, wireless or broadcasting towers, masts or aerials and necessary mechanical appurtenances exceeding the height regulations of this chapter may be permitted as conditional uses by the Plan Commission.

(B) *Street yard modifications.* The yard requirements stipulated elsewhere in this chapter may be modified as follows:

(1) *Uncovered stair restrictions.* Uncovered stairs, landings and fire escapes may project into any yard, but not to exceed six feet and be not closer than three feet to any lot line, and must be eight feet or more above ground.

(2) *Cul-de-sac and curve restrictions.* Lot frontage on cul-de-sacs and curves may be less than the district requirements provided the width at the building setback line is at least the required width and the street frontage is not less than 45 feet.

(3) *Architectural projection restrictions.* Architectural projections such as chimneys, flues, sills, eaves, belt courses and ornaments may project into any required yard, but such projections shall not exceed two feet.

(4) *Fence and wall restrictions.* See § [150.011](#).

(5) *Essential services exemptions.* Essential services, utilities, electric power and communication transmission lines are exempt from the yard and distance requirements of this chapter.

(6) *Street yard restrictions.* With the approval of the Zoning Administrator, the required street yards may be decreased in any residential, business or manufacturing district to the average of the existing street yards of the abutting structures on each side, but in no case less than 20 feet in the residential districts.

(C) *Corner lots.* Structures shall provide a street yard as required by this chapter on the street that the structure faces. A second street yard shall be provided on the side of the structure abutting a second public or private street. Front, side and rear yards can be street yards. See also **LOT, CORNER** and **SETBACK; STREET YARD** in § [155.02](#) and division (B) above.

(D) *Lots abutting different grades.* Where a lot abuts on two or more streets or alleys having different average established grades, the grade of the frontage of the principal use shall control only for a depth of 120 feet from the line of the higher average established grade.

(E) *Buildings on through lots.* The requirements for a rear yard for buildings on through lots and extending from street to street may be waived by furnishing an equivalent open space on the same lot in lieu of the required rear yard provided that the setback requirement on both streets be complied with.

(F) *Accessory buildings.* Accessory buildings shall not extend into a side yard of the principal building or into the side yard extended of a corner lot.

(G) *Unobstructed yards.* Every part of a required yard shall be open to the sky unobstructed except for accessory buildings in a rear yard, and the ordinary projections of sills, belt courses, cornices and ornamental features projecting not more than two feet.

(Ord. 03-2016, passed 7-14-2016)

§ 155.08 ZONING DISTRICTS.

(A) *Established.* For the purposes of this chapter, the village is hereby divided into the following zoning districts.

- (1) R-1 Single-Family Residential District;
- (2) R-2 Single-Family Residential District;
- (3) R-3 Single-Family Residential District;
- (4) R-4 Single-Family Residential District;
- (5) RD-1 Single- and Two-Family Residential District;
- (6) MH Mobile Home Park and Mobile Home Subdivision District;
- (7) B-1 Central Business District;
- (8) B-2 Business District;
- (9) M-1 Manufacturing District;
- (10) M-2 Manufacturing District;
- (11) A-1 Agricultural District;
- (12) A-2 Agricultural District;
- (13) C-1 Conservancy District;
- (14) Historic Preservation Overlay District;
- (15) Shoreland-Wetland and Floodplain Zoning Districts: (See [Chapters 151](#) and [154](#)).

(B) *Incorporation of Zoning Map.* The locations and boundaries of the districts are shown on the Village Zoning Map dated March 1997 and referred to by reference as the Official Zoning Map, Village of Newburg, Wisconsin. Such map, together with all explanatory matter and regulations thereon, is an integral part of this chapter and all amendments thereto. Official copies of the Zoning Map, together with a copy of this chapter, shall be kept by the Village Clerk and shall be available for public inspection during office hours. Any changes or amendments affecting district boundaries shall not be effective until recorded and the certified change is filed with the Zoning Map.

(C) *District boundary and map amendments.* See Ordinances 6-02 and 7-02.

(D) *Boundaries of districts.* When uncertainty exists with respect to the boundaries of the various districts, as shown on the Zoning Map, the following rules shall apply:

(1) When width or length of boundaries are not clear, the scale of the Zoning Map shall determine the approximate dimensions.

(2) When the Floodplain Zoning Code, Shoreland-Wetland Code and the Zoning Code regulations conflict with one another, the most restrictive combination of such regulations shall control.

(3) District boundaries are normally lot lines and center lines of streets, highways, railroads or alleys.

(4) Vacation of public streets and alleys shall cause the land vacated to be automatically placed in the same district as the district in which the land lies.

(5) Annexations to or consolidations with the village subsequent to the effective date of this chapter shall be placed in the A-1 Agricultural District unless the annexation ordinance temporarily places the land in another district. Within one year, the Plan Commission shall evaluate and recommend a permanent classification of such lands to the Village Board.

(Ord. 03-2016, passed 7-14-2016)

§ 155.20 M-2 MANUFACTURING DISTRICT.

The M-2 Manufacturing District is intended to provide for the same type of manufacturing and fabricating operations and uses as in the M-1 Manufacturing District plus more intensive uses. However, these operations and uses shall be provided in those areas where the relationships to surrounding land use would create fewer problems of compatibility.

(A) *Permitted principal uses.* Uses permitted in the M-1 District.

(B) *Permitted accessory uses.*

(1) Enclosed as well as screened open storage of materials other than explosive or flammable materials or substances used in the manufacturing or fabrication process.

(2) Offices normally auxiliary to the principal use.

(3) Garages for the storage of vehicles used in conjunction with the operation of the industrial use.

(4) Off-street parking and loading areas.

(C) *Conditional uses.* See also § [155.28](#).

(1) Same as in M-1 District.

(2) All manufacturing, fabricating and storage uses not permitted in the M-1 District (except the manufacture or fabrication of explosives, flammable liquids, chemicals and gaseous or vaporous substances) as long as such permitted uses are carried on within a structure or within a screened yard area.

(3) Warehouses and mini-warehouses.

(4) Communications and TV towers may be permitted in M-2 Districts.

(D) *Lot, yard and building requirements.*

Lot frontage	Minimum 120 ft.
Lot area	Minimum 40,000 sq. ft.
Principal Building:	
Front yard	Minimum 40 ft.
Side yards	Minimum 10 ft., 40 ft. if abutting a residential district
Rear yard	Minimum 25 ft.
Building height	Maximum 40 ft.
Accessory Buildings:	
Front yard	Minimum 40 ft.
Side yards	Minimum 10 ft.
Rear yard	Minimum 25 ft.

Percentage of lot coverage	Maximum 45%
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(E) *Parking and loading requirements.* See § [155.33](#).

(F) *Site plan and architectural approval required.* See §§ [155.25](#) and [155.26](#).

(Ord. 03-2016, passed 7-14-2016)

§ 155.30 SITE PLAN APPROVAL REQUIREMENTS.

(A) *Purpose and intent.* For purposes, of promoting compatible development and ensuring adequate public facilities, no person shall obtain a building permit or commence a use of land without first obtaining site plan approval from the Plan Commission; however, no approval is required for construction in single- and two-family districts or for any building remodeling that does not substantially change the character or use or add substantial floor area.

(B) *Preliminary consultation.* Prior to the preparation and official submittal of the site plan and supporting data, the applicant shall meet with the Zoning Administrator for a preliminary consultation. The purpose of this preliminary consultation is to have an informal discussion of the proposed project, a review of the regulations and policies applicable to the project and a discussion of the land use implications of the project.

(C) *Required site plan information.* The site plan shall be drawn to a scale not smaller than 30 feet to the inch, certified by a registered land surveyor, professional engineer, planner, architect or landscape architect and shall show the following:

(1) The dimensions of the land area and lot lines included in the project and the area of the site or lots included in the project.

(2) Existing and proposed grades based on village datum (U.S.C.G.S.), drainage systems and structures, and topographic contours at intervals not to exceed two feet.

(3) The shape, size, location, height, floor area and the finished ground and basement floor grades of all proposed buildings and structures.

(4) Natural features such as wood lots, streams and lakes or ponds, and man-made features such as existing roads and structures, with indication as to which are to be retained and which are to be removed or altered.

(5) Adjacent properties and their building locations and their uses, and zoning classification shall be identified.

(6) Existing and proposed sidewalks, paths, streets, driveways, parking spaces and loading spaces showing direction of travel for one-way drives.

(7) The width of existing and proposed streets, driveways, parking spaces and loading spaces showing direction of travel for one-way drives.

(8) Architectural renderings and general floor plans shall be provided for all new buildings. These drawings and plans should show sufficient detail to indicate the architectural design of the proposed building, but all design details are not required at this stage.

(9) An exterior lighting plan describing fixtures and designating placement.

(10) The site and location of all existing and proposed public and private utilities.

(11) A vicinity-sketch showing the location of the site in relation to the surrounding street system.

(12) The name, address and telephone number of the owner, developer and designer.

(13) The anticipated resident population contained within the project or the number of employees anticipated to determine the impact on public utilities, including estimates of average daily quantities of waste consumption and wastewater discharge and strengths and cooling water volumes, if any.

(14) Any other information necessary to establish compliance with this chapter and [Chapters 150](#) through [153](#).

(D) *Official submittals required.* Twelve copies of the site plan, accompanied by a dated letter of submittal requesting action, shall be submitted to the Plan Commission for its review and action. The site plans shall be submitted to the Plan Commission in accordance with the Plan Commission Application and Review Schedule prior to the Plan Commission meeting at which the site plan will be considered for approval unless an extension of time is mutually agreed upon.

(E) *Landscaping requirements.* All developments subject to this section shall be required to comply with minimum landscaping standards as follows:

(1) *Residential development.*

(a) All yards except for those portions used for driveways and accessory buildings sodded or seeded on black dirt.

(b) Two trees and/or shrubs per dwelling unit. Trees shall be a minimum of one and one-half inch in diameter and shrubs shall be a minimum of three years old.

(2) *Non-residential development.*

(a) Sodding, seeding, trees and shrubbery appropriate for the development.

(b) Trees shall be a minimum of one and one-half inch in diameter and shrubs shall be a minimum of three years old.

(F) *Developer's agreement.* The Plan Commission may require a bond, letter of credit or a consent and waiver for special assessments, together with a signed developer's agreement, in order to assure completion of the improvements provided for in the proposed site plan.

(G) *Review procedure.* Upon receipt of the site plan, the Plan Commission shall review it to determine whether it is in proper form, contains all of the required information, shows compliance with this and other ordinances and plans of the village, and demonstrates the adequacy of utility services. The Plan Commission shall in accordance with the Plan Commission Application and Review Schedule approve it, conditionally approve it or deny approval. Denial of approval shall be limited to any defect in form or required information, or any violation of any provision of this chapter or any ordinance, or the inadequacy of any utility. The Plan Commission's action shall be issued in writing by the Plan Commission Secretary stating, in detail, the reasons for the Plan Commission's actions.

(H) *Appeal.* The applicant may appeal any denial to the Board of Zoning Appeals.

(I) *Site plan revisions.* Any major revisions to the site plan after initial approval must be approved by the Plan Commission prior to the issuance of a building permit.

(J) *Fees.* Prior to site plan approval, the applicant for a site plan shall pay all professional fees incurred by the village for review of a site plan by the Village Planner, the Village Attorney or the Engineering Department staff and other fees required by the village.

(K) *Lapse of site plan approval.* In the event the project for which the site plan approval was granted is not completed within 18 months of such approval, the site plan approval shall lapse and there shall be no further development or construction. Upon application, the Plan Commission may renew the site plan as originally granted or require changes as deemed appropriate.

(L) *Certificate of occupancy.*

(1) *Required.* No certificate of occupancy shall be granted until all improvements shown on an approved site plan have been completed in accordance therewith and all fees have been paid.

(2) *Exceptions.* Upon a finding by the Zoning Administrator that certain improvements cannot be completed due to seasonal or other factors beyond the control of the developer and that temporary occupancy prior to completion will involve no health or safety hazard, the Building Inspector may issue a temporary certificate of occupancy bearing an expiration date, which date shall allow reasonable time for completion of the temporary certificate of occupancy. No temporary certificate of occupancy shall be granted for a period longer than one year. No permanent certificate of occupancy shall be issued by the Building Inspector until all required improvements are completed.

(3) Also see § [155.37](#).

(Ord. 03-2016, passed 7-14-2016)

§ 155.31 ARCHITECTURAL CONTROL.

(A) *Compliance.* For the purpose of promoting compatible development, aesthetics, stability of property values, and to prevent impairment or depreciation of the commercial-industrial community in the village, no structure, including signs, in any Business, Manufacturing, Multi-Family District and Conservation Outdoor Recreation District shall hereafter be erected, moved, reconstructed, extended, enlarged, or have its exterior altered or changed in such a manner as to violate the principles set forth in division (B) below. Small accessory structures not requiring a zoning permit pursuant to § [155.03](#) are herewith exempt from the requirements of § [155.03](#).

(B) *Principles.* To implement and define criteria for the purposes set forth in division (A) above, the following principles are established:

(1) No building or sign shall be permitted, the design or exterior appearance of which is of such unorthodox or abnormal character in relation to its surroundings as to be unsightly or offensive to generally accepted taste and community standards.

(2) No building or sign shall be permitted, the design or exterior appearance of which is so identical with those adjoining as to create excessive monotony or drabness.

(3) No building or sign shall be permitted where any exposed facade is not constructed or faced with a finished material which is aesthetically compatible with the other facades and presents an attractive appearance to the public and to surrounding properties.

(4) No building or sign shall be permitted to be sited on the property in a manner which would unnecessarily destroy or substantially damage the natural beauty of the area, particularly insofar as it would adversely affect values incident to ownership of land in that area; or which would unnecessarily have an adverse effect on the beauty and general enjoyment of existing structures on adjoining properties.

(C) *Administration.* The Zoning Administrator shall require that each zoning permit application in any Business, Manufacturing, Conservation Outdoor Recreation or Multi-Family District be accompanied by plans showing the exterior elevations of all existing and proposed structures on the property; a description of the proposed materials to be used; and proposed floor elevations of all structures. The Zoning Administrator shall transmit all zoning permit applications and their accompanying plans to the Plan Commission for their review.

(D) *Review and findings.* The Plan Commission shall review the referred plans at a subsequent meeting, in accordance with the Plan Commission Application and Review Schedule and before the architectural plans for the proposed structure in the Business, Manufacturing, Multi-Family and Conservation Outdoor Recreation District are submitted for any state agency required approval. The Commission shall not approve any building plans unless it finds, after reviewing the application, that the structure, as planned, will not violate the principles set forth in division (B)(2) above.

(E) *Appeals.* Any person aggrieved by any decision of the Plan Commission related to architectural control may appeal the decision to the Board of Zoning Appeals. Such appeal shall be filed with the Village Clerk within 30 days after filing the decision with the Zoning Administrator.

(Ord. 03-2016, passed 7-14-2016)

§ 155.33 TRAFFIC, PARKING AND ACCESS.

(A) *Loading requirements.* In all business and industrial districts, adequate loading areas shall be provided so that all vehicles loading, maneuvering or unloading are completely off the public ways and so that all vehicles need not back onto any public way.

(B) *Parking requirements.* In all districts and in connection with every use, except in the B-1 Business District, there shall be provided, at the time any use or building is erected, enlarged, extended or increased, off-street parking stalls for all vehicles in accordance with the following:

(1) *Access.* See § [95.10](#).

(2) *Sizes.* The size of each parking space shall be not less than 180 square feet, exclusive of the space required for ingress and egress.

(3) *Location.* The location is to be on the same lot as the principal use or not over 400 feet from the principal use. No parking stall or driveway, except in residential districts, shall be closer than 25 feet to a residential district lot line or a street opposite a residential district. No parking stall for any institutional use located in a residential district shall be located within 25 feet of a residential lot.

(4) *Surfacing.* All off-street parking areas shall be graded and surfaced so as to be dust-free and properly drained. All parking lots shall be paved within one year of occupancy. Any parking area for more than five vehicles shall have the aisles and spaces clearly marked.

(5) *Curbs or barriers.* Curbs or barriers shall be installed so as to prevent the parked vehicles from extending over any lot line.

(6) *Minimum number of parking stalls required.*

Single- and two-family dwellings and mobile homes	See District requirements
Multi-family dwellings	See District requirements
Hotels, motels, and bed and breakfast establishments	One stall/guest room plus one stall/two employees or residents
Clubs and lodges	One stall/four members
Boarding houses	One stall/boarder plus two stalls
Sanitariums, institutions, rest and nursing homes	One stall/five beds plus one/three employees

Churches, theaters, auditoriums, community centers, vocational and night schools, and other places of public assembly	One stall/five seats
Colleges, secondary and elementary schools	One stall/two employees plus one stall/student auto permitted
Restaurants, bars, places of entertainment, repair shops, retails and service stores	One stall/150 square feet of floor area, plus one stall/two employees
Manufacturing and processing plants, laboratories, and warehouses	One stall/two employees
Financial institutions and businesses, governmental and professional offices	One stall/200 square feet of floor area plus one stall/two employees
Funeral homes	One stall/four seats plus one stall/vehicle used in the business
Bowling alleys	Five stalls/alley
Notes: 1. In case of structures or uses not mentioned, the provision for a use which is similar shall apply. 2. Combinations of any of the above uses shall provide the total of the number of stalls required for each individual use. 3. Parking stalls are not required to be provided in the B-1 District, but when they are provided, they shall conform to requirements of size, access, surfacing and barriers, but not to the number of stalls or location as specified above.	

(C) *Driveways.* See § [95.10](#).

(Ord. 03-2016, passed 7-14-2016)

§ 155.36 ZONING PERMIT REQUIRED.

No building or structure, or any part thereof, shall hereafter be built within the village unless a permit therefore shall first be obtained by the owner or his agent from the Zoning Administrator. No construction shall be commenced prior to the issuance of such permit. Commencement of

construction shall include such acts as beginning excavation or constructing forms for cement work. See also [Chapter 150](#).

(Ord. 03-2016, passed 7-14-2016)

§ 155.37 CERTIFICATE OF OCCUPANCY.

(A) *Certificate required.* No vacant land shall be used or occupied for other than an approved use in the zoning district in which it is located and no building hereafter moved into or relocated within the village shall be so occupied or used until a certificate of occupancy shall have been issued by the Building Inspector. Such certificate shall show that the building or land or part thereof and the proposed use thereof are in conformity with the provisions of this chapter. No such certificate shall be required for any property for which a valid zoning permit providing for such use or occupancy exists.

(B) *Application for certificate.* Application for such certificate shall be made to the Building Inspector, in writing, on such form and containing such information as the applicant deems sufficient to advise such Inspector of his request. After reviewing such application, the Inspector may require such additional information as he deems necessary.

(C) *Temporary certificate.* The Building Inspector may issue temporary certificates of occupancy for a designated period in the event all code requirements cannot be completed because of weather conditions. The Inspector may require a cash bond to guarantee the completion of the work within the designated period.

(D) *Payment of fees required.* No certificate of occupancy shall be granted until the sewer connection charge, site fee and all permit fees are paid

(Ord. 03-2016, passed 7-14-2016)



6789 Carmody Ct, Newburg, WI 53060
Phone: (262) 675-2361
www.centralunitedcorp.com

April 5, 2023

To Whom It May Concern,

Central United Corporation, a manufacturing company, located at 6789 Carmody Court, Newburg, WI is proposing a 32' x 60' addition to the North end of their building. The existing building, built in 1986, is zoned M-2. The builder is Walters Buildings, Russ Breit is the contact @ 414-881-0374. After extensive discussion with the Village of Newburg, we believe our project conforms with the Code requirements for Architectural Review.

With the proposed addition, only 45% of the lot can be used for building or paved surfaces, this is the current breakdown of that requirement:

- Paved driveway of 2,566 ft.
- Existing building of 10,715 ft.
- Proposed addition of 1,926 ft.
- SUMMED to total coverage of 17,133 ft.
- 1.05 acres in the parcel = 45,738 ft.
- $17,133 / 45,738 = 37\%$ Coverage.
- Approximately 3,449 sq. ft. is available for additional parking.

WE Energies will be moving the existing gas service from the North side to the East side of the building, which has been approved by engineering and currently are waiting on WE to get us on their schedule.

Central United will be adding an additional parking lot which is located on the survey map, which will add five more parking spaces, one of which will be designated Handicap parking. We do not plan on hiring more employees at the present time. The semi-truck traffic will be able to back into the parking lot for unloading.

On March 22, 2023, we have an email correspondence from the parcel owner, Time Warner Cable Midwest, where their real estate division is interested in subdividing the front part of their lot within the next year. We will continue to pursue that avenue as well.

We will be removing two trees from the side yard and landscaping around the building will take place when the parking lot is asphalted, and yard has settled. Our plan is to remove the existing berm in the front yard and replant those bushes/grasses around the new building. Our company sign which was on the front of the building will be moved to the North side of the new addition.

Please feel free to contact me for additional information or questions.

Sincerely,

Kellie J. Yanke, President

kellie@centralunitedcorp.com

www.centralunitedcorp.com



5/2/2023

DANIEL PEDERSON
WALTERS BUILDINGS
P.O. BOX 388, 6600 MIDLAND COURT, 6600 MIDLAND
COURT
ALLENTON, WISCONSIN 53002

Identification Numbers

Plan Review No.: CB-052300652-PRB

Application No.: DIS-042315231

Site ID No.: 667815

Please refer to all identification numbers in each
correspondence with the Department.

CONDITIONAL APPROVAL

PLAN APPROVAL EXPIRES: 05/02/2025

CODE APPLIES: 04/03/2023

MUNICIPALITY:
VILLAGE OF NEWBURG
WASHINGTON COUNTY

SITE:
CENTRAL UNITED CORP
6789 CARMODY CT
NEWBURG, WI 53060

Building Name: Central United Corp 60x32 Addition **Object Type:** Building **Major Occupancy:** B - Business
Class of Construction: VB - Combustible Unprotected Construction **Building Review Type:** Addition
Total Floor Area in Sq Ft: 1,920 **Sprinklered Type:** None **Occupancy:** F-2 - Factory Low-Hazard
Allowable Area Determined By: Unseparated Use with Area Frontage increase
Structural Components Included in Review: truss, roof

SITE REQUIREMENTS

- Contact both the State Inspector and the local municipality PRIOR to the start of construction.
- A full size copy of the approved plans, specifications and this letter shall be on-site during construction and open to inspection by authorized representatives of the Department, which may include local inspectors. If plan index sheets were submitted in lieu of additional full plan sets, a copy of this approval letter and index sheet shall be attached to plans that correspond with the copy on file with the Department. If these plans were submitted in an electronic form, the designer is responsible to download, print, and bind the full size set of plans along with our approval letter. A Department electronic stamp and signature shall be on the plans which are used at the job site for construction.

The following conditions shall be met during construction or installation and prior to occupancy or use:

SUBMIT:

- SPS 361.30(3) - This approval does not include heating, ventilating or air conditioning. The owner should be reminded that HVAC plans, calculations, and appropriate fees are required to be submitted for review and approval prior to installation in the field. The HVAC plans shall be submitted on the DSPPS website. Building Designer should coordinate with HVAC design to avoid problems with clearance to combustibles, dampers etc. The submitted HVAC plans and calculations shall match the approved building plans. Building Designer is requested to provide a complete set of plans, Energy Calculations and the Building plan review Transaction I.D. number to the HVAC Designer to help coordinate review. Note as per SPS 302.10 installation of HVAC without approved plans could result in double plan review fees.

KEY ITEM(S):

- IBC 1809.5/SPS 362.1809 – This building takes advantage of frost protection shallow foundation design with insulation meeting the minimum R-value, extent and depth required by ASCE 32 for this building site. Otherwise, provide non-frost susceptible soil [as defined by granular soils or other approved non-frost susceptible fill material with less than 6% of mass passing a #200 mesh sieve] down to anticipated frost depth, or other acceptable means. Where a frost protected shallow foundation is relied upon for a heated or semi heated structure, permanent, legible notices shall be posted near the thermostats of all building appliances that indicates all of the following:

1. That the structure is designed using a frost protected shallow foundation and
2. The minimum monthly average temperature that the structure must be maintained at to avoid frost damage to the foundation.

ALSO ADDRESS:

- IBC 413.1 - This review did not include the storage of high-piled materials, which are defined by s. SPS 362.0202 as combustible materials and packaging over 12 ft high or for certain commodities such as rubber tires, certain plastics, etc, over 6 ft high. High-piled storage is required to also comply with IFC ch. 32.
- IBC 1008.2 - Provide Means of Egress illumination level which shall not be less than 1 foot-candle at the walking surface during all periods of occupancy, unless meeting the exception for auditoriums, theaters, concert or opera halls and similar assembly occupancies.
- IBC 1010.1.6 - Landings shall have a width of not less than the width of the stairway or the door, whichever is greater. Doors in the fully open position shall not reduce a required dimension by not more than 7 inches. Where a landing serves an occupant load of 50 or more, doors in any position shall not reduce the landing to less than one-half its required width. Landings shall have a length measured in the direction of travel of not less than 44 inches.
- IBC 1604.4 - Structural member & connection rational analysis in accordance with well-established principals of mechanics results in a system that provides a complete load path capable of transferring loads from their point of origin to the load-resisting elements. Structure shall be designed to resist the overturning effects of lateral forces.
- IBC 1809.5 – Provide frost protection of your shallow foundation with insulation meeting the minimum R-value, extent and depth required by ASCE 32 for this building site. Otherwise, provide non-frost-susceptible soil [as defined by granular soils or other approved non-frost susceptible fill material with less than 6% of mass passing a #200 mesh sieve] down to anticipated frost depth, or other acceptable means. Refer to the exterior concrete stoops at the required exit doors. Review IBC 1010.1.5 & 1010.1.6 for additional landing/stoop requirements.
- IBC 2303.4.1.2 - The bracing of wood trusses shall comply to their appropriate engineered design.
- IBC 2303.4.5 - Truss members and components shall not be cut, notched, drilled, spliced or otherwise altered in any way without written concurrence and approval of a registered design professional. Alterations resulting in the addition of loads to any member (e.g., HVAC equipment, water heater) shall not be permitted without verification that the truss is capable of supporting such additional loading.
- IBC 2303.4.6 - In addition to IBC sections 2303.4.1, 2303.4.5, the design, manufacture and quality assurance of metal-plate-connected wood trusses shall be in accordance with TPI-1.
- IBC 2308.7.5 - Roof assemblies shall have rafter and truss ties to the wall below. Resultant uplift loads shall be transferred to the foundation using a continuous load path. The rafter or truss to wall connection shall comply with Tables 2304.10.1 and 2308.7.5.
- IBC 2902.1/SPS 362.2902(1)(a)2. - Drinking facilities are required based on the type of occupancy and in the minimum number shown in Table 2902.1, unless water is served in restaurants or where other acceptable arrangements are made to provide drinking water. Use of a cup for use with a water faucet located within a toilet room is unacceptable. If a water fountain is installed, a high-low unit must be provided per IBC 1109.5.
- IBC 2902/SPS 362.2902(1)(b) - Additional plumbing fixtures may be required for employees by the U.S. department of labor, occupational safety and health act (OSHA) regulations.

REMINDERS:

- IBC 306.3 - Group F-2 is a Factory Industrial Group F with a low hazard use that involves the fabrication or manufacturing of noncombustible materials which during finishing, packing or processing do not involve a significant fire hazard.
- SPS 362.0400(3) - A space for eating lunches shall be provided in all places of employment where there is exposure to injurious dusts, toxic material and industrial poisons. Such space shall be physically separate from any location where there is exposure to toxic materials. Toilet rooms shall not be permitted to serve as lunchrooms.
- IBC 501.2 - New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be a minimum of 4 inches high with a minimum stroke width of 1/2 inch. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public

way, a monument, pole or other approved sign or means shall be used to identify the structure. Address identification shall be maintained.

- IBC 718.2.2 - Fireblocking shall be provided in concealed spaces of stud walls and partitions, including furred spaces, and parallel rows of studs or staggered studs vertically at the ceiling and floor levels, and horizontally at intervals not exceeding 10 feet.
- IBC 718.2.3 - Fireblocking shall be installed between vertical and horizontal spaces created by floor joists or trusses, at soffits, dropped ceilings, cove ceilings and similar locations.
- IBC 718.2.6 - Fireblocking shall be installed within concealed spaces of exterior wall coverings and other exterior architectural elements where permitted to be of combustible construction as specified in Section 1406 or where erected with combustible frames, at maximum intervals of 20 feet, so there will be no open space exceeding 100 sq ft. Where wood furring strips are used, they shall be of approved wood of natural decay resistance or preservative treated wood. If noncontinuous, such elements shall have closed ends, with at least 4 inches of separation between sections.
- IBC 718.4 - Draftstopping shall be installed in combustible attics at every 3,000 sf, or in Group R-2, the lesser of every 3,000 sf and between every two dwelling units.
- IBC 906.2.1/IBC 906.2 - Provide fire extinguishers per this code section. Fire extinguishers shall be selected, installed and maintained in accordance with IFC 906 and NFPA 10.
- IBC 1203.2 - Provide ventilation to attic areas with a minimum 1" clear space. The net free area is be not less than 1/300th of the area of the space being ventilated.
- IBC 1209.2 - An opening not less than 20 inches by 30 inches shall be provided to any attic area having a clear height of over 30 inches. A 30-inch minimum clear headroom in the attic space shall be provided at or above the access opening.
- IBC 1405.10.1 - Provide metal veneers made of corrosion resistant material, and attached per the requirements of this code section.
- IBC 1405.11.4 - Grounding of metal veneers on buildings shall comply with the requirements of National Electrical Code and SPS 316.
- IBC 1903.1/SPS 362.1903 - Materials used to produce concrete, concrete itself and testing thereof shall comply with the applicable standards listed in ACI 318.
- IBC 1905.12 - Concrete materials, reinforcement, forms, fillers, and ground which concrete is to come in contact with shall be free from frost.
- IBC 1907.7 - Minimum concrete covering of reinforcing is required.
- IBC 2304.10.1 - Connections for wood members shall be at least the number and size of nails or fasteners in wood members as set forth in Table 2304.10.1, unless more are required by design method.
- SPS 361.31(2) - Lighting plans, including both Emergency Egress (IBC) & Energy Conservation (IECC), are no longer required to be submitted to the department for review and approval. However, the requirements in both codes must still be met. One (1) set of plans, calculations and/or fixture cut-sheets with all items stamped and signed by a WI registered professional as required by SPS 361.20 & 361.31(1) shall be on-site and made available to inspection by the Department or its authorized representative.
- IECC C303.1.1.1/R303.1.1.1 - The blown-in or sprayed insulation installer shall provide identification markers that are labeled in inches or millimeters installed at least one for every 300 sf throughout the attic space. The markers shall be affixed to the trusses or joists and marked with the minimum initial installed thickness and the minimum settled thickness with the numbers a minimum of 1" in height. Each marker shall face the attic access opening. The thickness of the installed insulation shall meet or exceed the minimum installed thickness shown on the marker.
- IECC C303.2.1/R303.2.1 - Provide insulation applied to the exterior of foundation walls and around the perimeter of slab-on-grade floors with a rigid, opaque and weather-resistant protective covering to prevent the degradation of the insulation's thermal performance. The protective covering shall cover the exposed area of the exterior insulation and extend a minimum of 6" below grade.
- IMC 511.1 - Dust, stock and refuse conveying systems shall comply with IMC 510 & 511. Note that the system must meet 510.2 in order to apply 511. Metal/aluminum shaving, chips, plastic milling, and sanding dust less than 420 microns in size is considered to be hazardous per the IFC Ch. 13.
- IECC C401.2/SPS 363.0401 - The building envelope calculations submitted for review were based on ASHRAE 90.1-2013 as amended by SPS 363.0401. The designer and owner are reminded that the HVAC system, service water system and lighting system shall also be based on ASHRAE 90.1-2013 as required by IECC C401.2 & SPS 363.0401. Additionally, the HVAC control system shall be commissioned as required by ASHRAE 90.1 section 6.7.2.4 based on Appendix E unless exempted.

Lighting control devices and control systems shall be provided functional testing per ASHRAE 90.1 section 9.4.3. The individual responsible for functional testing shall not be directly involved in either the design or construction of the project and shall provide documentation certifying that the installed lighting controls meet or exceed all documented performance criteria.

- IECC C407/SPS 363.0407 - When demonstrating building envelope compliance, the input values for windows, swing doors, overhead doors, etc. shall be for the door assembly and not just the door component, as required by IECC C303.1.3 and SPS 363.0303. Upon request from the inspector, provide U-value of the door assembly including frame. Do not removal manufacturer's labels/stickers from doors and/or windows until approved by the inspector.

The submittal described above has been reviewed for conformance with applicable Wisconsin Administrative Codes and Wisconsin Statutes. The submittal has been CONDITIONALLY APPROVED. The owner, as defined in chapter 101.01(10), Wisconsin Statutes, is responsible for compliance with all code requirements. Only those object types listed above have been approved; other submittals such as plumbing and those listed above under REQUIRED SUBMITTAL(S), may also be required.

All permits required by the state or the local municipality shall be obtained prior to commencement of construction/installation/operation. You are responsible for complying with state and federal laws concerning construction near or on wetlands, lakes, and streams.

This plan has not been reviewed for compliance with fire code requirements, including those for fire lanes and fire protection water supply, so contact the local fire department for further information to review and approve the following SPS 314.001 - 2012 NFPA 1:

18.2.3.2.2 Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft from fire department access roads as measured by an approved route around the exterior of the building or facility.

18.2.3.4.1.1 Fire department access roads shall have an unobstructed width of not less than 20 ft.

18.2.3.4.2 Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface.

18.2.3.4.4 Dead Ends. Dead-end fire department access roads in excess of 150 ft in length shall be provided with approved provisions for the fire apparatus to turn around.

34.5.3.2 Hydrants. At locations without public hydrants, or where hydrants are not within 250 ft, private hydrants shall be installed in accordance with Section 13.5.

In granting this approval, the Division of Industry Services reserves the right to require changes or additions, should conditions arise making them necessary for code compliance. As per state stats 101.12(2), nothing in this review shall relieve the designer of the responsibility for designing a safe building, structure, or component. The Division does not take responsibility for the design or construction of the reviewed items. This conditional approval does not constitute a guarantee of endorsement that the plans and specifications are free of design defects or omissions; plan review oversights; that the systems will be installed in conformity with the plans; or, that the system will operate acceptably, even if installed in conformity with the plans, calculations, and specifications.

Per s. SPS 361.40(4), projects for buildings of over 50,000 cubic feet total volume shall have supervising professionals who file compliance statements with this agency and the local code officials prior to occupancy of the project. Compliance statements shall be filed online at <https://esla.wi.gov/PortalCommunityLogin>.

Inquiries concerning this correspondence may be made to me at the contact information listed below, or at the address on this letterhead.

Sincerely,

Peter Schwartz

Peter Schwartz
Commercial and HVAC Plan Reviewer Senior
Division of Industry Services
Phone: (414) 615-9846
Email: peter.schwartz@wisconsin.gov

cc:

JOHN GIBBS, DIS INSPECTOR, (414) 852-3694, JOHN.GIBBS@WISCONSIN.GOV
DEANNA ALEXANDER, MUNICIPAL CLERK, (262) 675-2160, DALEXANDER@VILLAGE.NEWBURG.WI.US
KELLIE YANKE, CENTRAL UNITED CORPORATION



6789 Carmody Ct, Newburg, WI 53060
Phone: (262) 675-2361
www.centralunitedcorp.com

April 28, 2023

To Whom It May Concern:

I have attached our material purchases since September 2022 to the current date for our customers. On the reports, the steel & aluminum quantities are in pounds and plastic is in feet. Additionally, our yearly volume of product sales of the materials in question are historically less than 2-3%. The shop floor area where we machine the plastic or aluminum is less than 5% of our footprint when in production.

Our business has been in existence for 60 years & we have not had one fire-related incident. I have been in public safety for over 35 years in law enforcement & 22 years in active fire service including 6 years as a state certified fire science instructor. Based on my knowledge & experience with combustible materials, I am confident in saying that the materials we deal with are on the extreme low end of being combustible.

I would gladly discuss this further if needed with the state inspector. Please let me know if we can be of any further assistance.

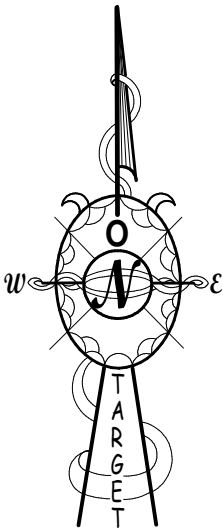
Sincerely,

Scott H. Yanke

Business Manager

PLAT OF SURVEY
FOR
Central United

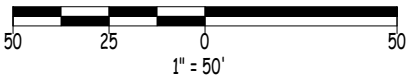
Lot 4 of Certified Survey Map No. 2942 as recorded in Volume 16 on Page 257 of Certified Survey Maps of Washington County, being a part of Government Lot 3 in the NE ¼ of the NW ¼ of Section 12, Town 11 North, Range 20 East, Village of Newburg, Washington County, Wisconsin.



Complete monumentation of this Plat of Survey has been waived by agreement with the owners.

Existing contours and blacktop locations have been digitized from Washington County mapping.

North is referenced to the southerly right-of-way line of CTH "MY" having a recorded bearing of N 57°30'13"W.



State of Wisconsin)
Washington County) s.s.

I hereby certify that I have made a survey of the above described property and that this map is a true and correct representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, apparent easements and roadways, and visible encroachments, if any.

Revised 3/14/23 - easement removed

Dated this 2nd day of February, 2023.

Michael J. Schleif S-2471

ON TARGET SURVEYING 1712 LARKSPUR LANE WEST BEND, WI. 53090 PHONE : 262-338-8837
ontargetsurveying@gmail.com www.ontargetsurveying.com

This Plat of Survey is based completely on a previous survey done by Dennis Sauer for Metropolitan Survey Service dated December 1, 2006. No field work has been done at this time by On Target Surveying in the preparation of this Plat of Survey.