

Village of Mukwonago
REGULAR BOARD OF BUILDING AND ZONING APPEALS MEETING
Notice of Meeting and Agenda
Thursday, July 28, 2016

Time: **6:30 p.m.**
Place: **Mukwonago Municipal Building/Board Room, 440 River Crest Court**

1. Call to Order
2. Roll Call
3. Approval of minutes for May 26, 2016 regular meeting

4. Public Hearing

All persons interested in making comments about any of the public hearing items will be heard. Formal petitions and written comments regarding any of the public hearing items may be submitted tonight. During the public hearing(s), if you wish to be heard, the Board of Building and Zoning Appeals asks that you begin by stating your name and address, speak for no more than three minutes and attempt to avoid duplication. Each person speaking at the public hearing must sign the Public Hearing Appearance sign-in sheet before speaking. The sign-in sheet is available on the table located at the back of the room.

A. Request by Steven Plochocki for a variance to allow for the construction of a cold storage building (boat shelter) in the side yard as opposed to the rear yard pursuant to Section 100-453 (5) of the Village of Mukwonago Municipal Code (Zoning) for the property located at 210 Grand Avenue, known as MUKV1976085

5. New Business

Discussion and Possible Action on the Following Item

A. Consideration of a request by Steven Plochocki for a variance to allow for the construction of a cold storage building (boat shelter) in the side yard as opposed to the rear yard pursuant to Section 100-453 (5) of the Village of Mukwonago Municipal Code (Zoning) for the property located at 210 Grand Avenue, known as MUKV1976085

6. Adjournment

It is possible that members of, and possibly a quorum of, members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Please note that, upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities through appropriate aids and services. For additional information or to request this service, contact the Clerk's Office, 440 River Crest Court, (262) 363-6420, Option 4.

MINUTES OF THE REGULAR BOARD OF BUILDING AND ZONING APPEALS MEETING Thursday May 26, 2016

Call to Order

Chairperson Chris Tarr called the meeting to order at 6:30 p.m. located in the Board Room of the Mukwonago Municipal Building, 440 River Crest Ct.

Roll Call

Members Present: Sarah Szejn
Dave Mades
Jack Dexter
Chris Tarr

Members Excused: Don Fischer

Also present: John Beauchamp, 1st Alternate Member
Joe Hankovich, Supervisor of Inspections/Zoning Administrator
Robert Harley, Building Codes Official
Bruce Kaniewski, Village Planner
Steven Braatz, Jr., Clerk/Treasurer

1st Alternate John Beauchamp filled the vacant seat on the Board due to the excused absence of Board member Fischer.

Minutes

Clerk Braatz noted there were minor modifications to the minutes, including the addition of the meeting location and shifting some wording around. The content was not changed. Motion by Szejn/Mades to approve the April 20, 2016 regular meeting minutes as amended carried.

Public Hearing

A public hearing to consider a request by Charlie Miller, Citizens Bank, for a variance of 2.6 feet to allow an interior side yard setback of 7.4 feet for a lot line adjustment, as opposed to the required minimum interior side yard setback of 10 feet, pursuant to Section 100-152(d)(2) of the Municipal Code of the Village of Mukwonago for the property located at 505 and 507 Main Street, known as MUKV1976164 and MUKV1976165; and a variance of 34 feet to allow a lot width of 66 feet at the street yard building setback line for a lot line adjustment, as opposed to the required minimum lot width of 100 feet in the B-2 zoning district, pursuant to Section 100-152(d)(1) of the Municipal Code of the Village of Mukwonago for the property located at 505 and 507 Main Street, known as MUKV1976164 and MUKV1976165 opened at 6:32 p.m.

No comments from the public.

Public hearing closed at 6.33 p.m.

Charlie Miller, Citizens Bank, presented the plans to adjust a portion of the lot line between MUKV1976164 and MUKV1976165. The bank took over ownership of both of these properties, which were formerly owned by one common owner. Currently the property line

between the two properties goes through the north end of the existing commercial building, which is mainly located on MUKV1976165. The bank would like to adjust a portion of this lot line north by 15 feet so the commercial building will be entirely within MUKV1976165. They would like to sell both properties independently. The electrical service unit and the dumpster enclosure are located on the residential property but service the commercial building, but there were never any formal easements put into place to allow for the commercial property to utilize these. There is also a garage located on the residential property, but there was no formal easement put into place to allow for access to Blood St. Mr. Miller is asking for variances to allow for this adjustment to occur. He considered the notion of making the properties condominiums, but two separate realtors stated that it would be virtually impossible to sell. If the variances were not granted, the residential property would have to be removed, which would reduce the tax base.

Hankovich stated both lots are zoned B-2 (General Business District). He noted that the commercial building was built over the lot line sometime after WWII, prior to zoning regulations. He stated that MUKV1976164 has a lot width of around 66', making the lot an existing non-conforming lot pursuant to Sec. 100-152 (d)(1), which requires a minimum lot width of 100'. Sec. 100-22 of the Municipal Code restricts a lot from being reduced so as to not meet the provisions of Chapter 100 (Zoning Code). This lot line adjustment would make a sub-standard lot more sub-standard.

Motion made by Szejn/Dexter to grant a variance of 2.6 feet to allow an interior side yard setback of 7.4 feet for a lot line adjustment, as opposed to the required minimum interior side yard setback of 10 feet, pursuant to Section 100-152(d)(2) of the Municipal Code of the Village of Mukwonago for the property located at 507 Main Street, known as MUKV1976165.

The reasons for granting the variance are:

1. Special circumstances apply to property. The existing structures were built sometime between 1941 and 1950, prior to the implementation of zoning ordinances in 1960. The previous owner created the hardship by constructing a building across lot lines of properties that were both owned by the same owner, prior to the implementation of the zoning code.
2. The variance will not alter the character of the neighborhood.
3. The current uses of this parcel and MUKV1976164 will not change.
4. There were no objections.
5. The variance is the minimum that will afford relief.
6. Under 2005 Wisconsin Act 112, the existing property could be rebuilt in the same footprint.

The conditions of the variance are:

1. The dumpster needs to be removable.
2. The lot lines cannot move from the illustrations presented at the meeting on May 26, 2016.
3. A deed restriction shall be prepared, subject to the Village Attorney's review, and recorded to communicate that if the commercial building were to be destroyed or

removed, it cannot be built in the same location. Rather, the setbacks for the new building will be calculated based on the original lot line.

4. A right of first refusal shall be placed on this property to allow the owner of MUKV1976964 to purchase back, at fair market value, the 15' x 120' piece of property being added that property as a result of the lot line adjustment.
5. The applicant shall pay all tax listing recording fees, is responsible for recording the documents, and shall provide a copy of the recorded documents to the Village Clerk.

Motion carried unanimously upon a roll call vote.

Motion made by Szejn/Dexter to grant a variance of 34 feet to allow a lot width of 66 feet at the street yard building setback line for a lot line adjustment, as opposed to the required minimum lot width of 100 feet in the B-2 zoning district, pursuant to Section 100-152(d)(1) of the Municipal Code of the Village of Mukwonago for the property located at 505 Main Street, known as MUKV1976164.

The reasons for granting the variance are:

1. Special circumstances apply to property. The existing structures were built sometime between 1941 and 1950, prior to the implementation of zoning ordinances in 1960. The previous owner created the hardship by constructing a building across lot lines of properties that were both owned by the same owner, prior to the implementation of the zoning code.
2. The variance will not alter the character of the neighborhood.
3. The current uses of this parcel and MUKV1976164 will not change.
4. There were no objections.
5. The variance is the minimum that will afford relief.
6. Under 2005 Wisconsin Act 112, the existing property could be rebuilt in the same footprint.

The conditions of the variance are:

1. The dumpster needs to be removable.
2. The lot lines cannot move from the illustrations presented at the meeting on May 26, 2016.
3. A deed restriction shall be prepared, subject to the Village Attorney's review, and recorded to communicate that if the commercial building were to be destroyed or removed, it cannot be built in the same location. Rather, the setbacks for the new building will be calculated based on the original lot line.
4. A right of first refusal shall be placed on this property to allow the owner of MUKV1976964 to purchase back, at fair market value, the 15' x 120' piece of property being added that property as a result of the lot line adjustment.
5. The applicant shall pay all tax listing recording fees, is responsible for recording the documents, and shall provide a copy of the recorded documents to the Village Clerk.

Motion carried unanimously upon a roll call vote.

Adjournment

Meeting adjourned at 7:45 p.m.

Respectfully submitted,

Steven Braatz, Jr.
Clerk/Treasurer

DRAFT

**NOTICE OF PUBLIC HEARING BEFORE THE VILLAGE OF MUKWONAGO
BOARD OF BUILDING AND ZONING APPEALS TO CONSIDER AN APPLICATION FOR
VARIANCE REQUESTED BY STEVEN PLOCHOCKI FOR THE PROPERTY LOCATED AT
210 GRAND AVENUE**

Please take notice that there will be a public hearing before the Board of Building and Zoning Appeals of the Village of Mukwonago in the Board Room of the Village Hall, 440 River Crest Court, Mukwonago, Waukesha and Walworth Counties, on Thursday, July 28, 2016, commencing at 6:30 p.m., to consider the following matter(s):

PUBLIC HEARING: **Variance to Section 100-453 (5) of the Municipal Code of the Village of Mukwonago**

TAX KEY/ADDRESS: MUKV1976085, 210 Grand Avenue

LEGAL DESCRIPTION: PT LOTS 1 4 & 5 BLK 3 ORIGINAL PLAT MUKWONAGO VILLAGE & PT VACATED JEFFERSON ST OF MUKWONAGO VILLAGE PT SE1/4 SEC 26 T5N R18E COM SW COR LOT 8 BLK 3 N14°27'E 74.30 FT N21°58'E 88.5 FT THE BGN N21°58'E 126.3 FT N86°E 45.8 FT S03°53'E 182.75 FT N44°41'W 18.77 FT N66°40'W 58.38 FT N56°25'W 46.27 FT TO BGN R2080/555

OWNER/APPLICANT: Steven Plochocki

MATTER: Applicant seeks a variance to allow for the construction of a cold storage building (boat shelter) in the side yard as opposed to the rear yard pursuant to Section 100-453 (5) of the Village of Mukwonago Municipal Code (Zoning).

At this time all interested persons will be afforded a hearing. Information regarding the above noticed hearing(s) may be obtained in the Clerk's Office.

Steven A. Braatz, Jr.
Village Clerk
Pub: 7/13, 7/20

Village of Mukwonago
440 River Crest Court, P.O. Box 206
Mukwonago, WI 53149
Phone: (262) 363-6420
Fax: (262) 363-6425
www.villageofmukwonago.com

VILLAGE OF MUKWONAGO REQUEST FOR VARIANCE APPLICATION

Application Fee: \$450

Date Submitted: 7/6/16

CONTACTS

Zoning Department

Contact: Joe Hankovich
Phone: (262) 363-6419
Fax: (262) 363-6425
Email: jhankovich@villageofmukwonago.com

Planning Department

Contact: Bruce Kaniewski
Phone: (414) 339-4105
Fax: (262) 363-6425
Email: planner@villageofmukwonago.com

GUIDELINES

The undersigned petition is to consider a request, as stated herein, for the specified parcel(s) of land and will be reviewed by the Board of Zoning and Building Appeals of the Village of Mukwonago.

Request for variance applications require a public hearing. To ensure the public hearing will be properly advertised, the application must be submitted at least 30 days prior to the meeting in which the Board of Zoning and Building Appeals will hold the public hearing. The Board of Zoning and Building Appeals meets on the Thursday after the fourth Tuesday of each month at 6:30 p.m.

Materials listed on page 4 must be provided to the Village of Mukwonago in accordance with Village Municipal Code Chapter 100, Article XII and other pertinent sections of Village ordinances, WI Stats. 62.23, and as necessary to permit review that is consistent with proper planning practice. The Village will strive to accommodate reasonable requests for informal preliminary staff review, however the Village shall not place any items on the agenda for Board of Zoning and Building Appeals consideration until such time as the application is complete in accordance with all requirements specified on this and other attached application forms.

Mail completed applications to: Village Zoning Administrator
ATTN: Request for Variance
PO Box 206
Mukwonago, WI 53149
Deliver to: Village Clerk's Office
440 River Crest Court
Email to: jhankovich@villageofmukwonago.com

Complete, accurate and specific information must be entered. Please Print.

APPLICANT INFORMATION (Full Legal Name)

Name: STEVEN MICHAEL ALOCHOCKI

Company: _____

Address: 210 GRANDS AVE. City: MUKWONAGO State: WI Zip: 53149

Daytime Phone: 262-470-7682 Fax: _____

E-Mail: SALOCHOCKI1@WI.RR.COM

APPLICANT IS REPRESENTED BY (Full Legal Name)

Name: _____
Company: _____
Address: _____ City: _____ State: _____ Zip: _____
Daytime Phone: _____ Fax: _____
E-Mail: _____

ARCHITECT

Name: _____
Company: _____
Address: _____ City: _____ State: _____ Zip: _____
Daytime Phone: _____ Fax: _____
E-Mail: _____

PROFESSIONAL ENGINEER

Name: _____
Company: _____
Address: _____ City: _____ State: _____ Zip: _____
Daytime Phone: _____ Fax: _____
E-Mail: _____

REGISTERED SURVEYOR

Name: _____
Company: _____
Address: _____ City: _____ State: _____ Zip: _____
Daytime Phone: _____ Fax: _____
E-Mail: _____

CONTRACTOR

Name: _____
Company: _____
Address: _____ City: _____ State: _____ Zip: _____
Daytime Phone: _____ Fax: _____
E-Mail: _____

PROPERTY AND PROJECT INFORMATION

Present Zoning: Residential Tax Key No(s): _____

Address/Location: 210 GRAND Ave. Mukwonago, WI - 53149

A. I/We request a conditional use permit for:
See attached

B. The property is presently used as:
LAWN

C. Name of Architect, Professional Engineer, or Contractor: _____

D. Project Timetable: Start Date: _____ Completion Date: _____

E. All of the Proposed Use(s) of the property will be:
Principal Use _____
Secondary Use _____
Accessory Use _____

F. I/We represent that I/we have a vested interest in this property in the following manner:
 Owner
 Leasehold. Length of Lease: _____
 Contractual. Nature of contract: _____
 Other. Please explain _____

PROCEDURAL CHECKLIST FOR VARIANCE REVIEW

This form is designed to be a guide for submitting a complete application for a conditional use.

If your application for a building permit is denied by the Inspection Department, you have the option to apply for a variance. Requesting a variance requires appearing before the Board of Zoning and Building Appeals and explaining why you should not be expected to comply with Village zoning regulations. You will be required to prove practical difficulty or unnecessary hardship. The fee to appear before the board is nonrefundable.

The Board of Zoning and Building Appeals (Board) is a group of five citizens appointed to listen to members of the public who want to appeal the rules of the Municipal Zoning Code (Chapter 100). The Board will receive a packet of information about your appeal in addition to listening to you and your neighbors' comments at a public meeting. Also, the Board may request assistance from other Village officers, departments, commissions, and boards in making its decision.

Application Submittal Packet Requirements for Village and Applicant Use (Check off List)

- Completed application for building permit (separate application)
- Completed application form including the procedural checklist and justification of requested variance.
- Application fee: \$450
- Agreement for Reimbursable Services (separate application)

Required site drawings and other information:

- Survey of the property
- Map/picture of the property
- Plan of operation/proposal
- Overview of the adjoining lots (including list of parcel identification numbers for all properties within 300 feet of the subject property)
- Drainage plan
- Floor plan (1/4" Scale)
- Elevations (front and sides)
- Electronic Submittals are required.** Email (or CD ROM) with all plans and submittal materials in Adobe PDF to planner@villageofmukwonago.com.
- Any additional information as determined by Village staff.

DO NOT MAIL ANY ADDITIONAL MATERIAL OR INFORMATION DIRECTLY TO OR CALL MEMBERS OF THE BOARD.

Save the additional material and information you have for the Board until the meeting, or you may mail it to staff prior to the meeting. Staff will enter your additional information and material into the public record and forward it to the Board.

After you apply for the variance and before the meeting occurs, notice of your request will be published in two editions of the Mukwonago Chief, and neighboring property owners within 300 feet of your property will receive notice of your appeal.

Also during this time, board members may choose to drive by or visit your property to gather information that may influence their decision regarding your requested variance.

VARIANCE STANDARDS

Variations are not granted routinely. The application for a variance must clearly show the Board of Building and Zoning Appeals that the three Wisconsin State Statutory Standards that govern granting a variance will be met.

Unnecessary Hardship: A situation where, in the absence of a variance, an owner can make no feasible use of the property. A variance is not warranted if the physical character of the property allows a landowner to build or develop in compliance with the zoning ordinance.

The hardship or difficulty must be peculiar to the zoning parcel in question and different from that of other parcels, not which affects all parcel similarly. Generally, hardships arise because of some unique property limitation of a parcel or because the property was created before the passage of the zoning ordinance and is not economically suitable for a permitted use, or will not accommodate a structure of reasonable design for a permitted use, if all area, yard and setback requirements are observed.

Loss of profit or pecuniary hardship is not in and of itself grounds for a variance.

PETITION FOR VARIANCE

TO THE ZONING BOARD OF APPEALS

The petition of STEVEN PLOCHOCKI respectfully shows:

1. This petition is made pursuant to the ordinance of the Village of Mukwonago and pertaining to the functions, duties, and powers of the Board of Building and Zoning Appeals.

2. The petitioner is appealing for:

Building a shelter for my Boat

3. Petitioner requests a variation as follows:

I have A SIDEYARD BUT NOT a Backyard
to Build The Storage Shelter IN

4. Petitioner has attached hereto a survey of the premises. Yes No

5. The present zoning classification of the described real estate is Residential

6. The names of the owners of said property are as follows:

STEVEN M. PLOCHOCKI

7. Petitioner further respectfully represents that to permit the variance aforesaid would not be contrary to the public interest, or in any way be detrimental to the neighborhood or the neighbors; that to refuse to permit such a variance would cause to the petitioner practical difficulty or unnecessary hardship; and that the use of the premises for the purposes herein prayed would do substantial justice, would be in keeping with the spirit of the Village of Mukwonago and the immediate neighborhood.

ITEMS REQUIRED TO BE SUBMITTED (If not applicable, mark N/A)

- Survey of the property
- Map/picture of the property
- Plan of operation/proposal
- Overview of the adjoining lots (including list of parcel identification numbers for all properties within 300 feet of the subject property)
- Drainage plan
- Floor plan (1/4" Scale)
- Elevations (front and sides)

APPLICATION FOR VARIANCE (Please fill out ALL of the questions.)

A. Describe what you are building, the proposed dimensions, and what are the proposed setbacks:

20 x 20 Boat shelter
(see survey for setbacks)

B. Describe the exceptional or extraordinary circumstances or conditions that apply to your property that do not apply to surrounding properties:

I don't have a Backyard due to the shape of the lot. only a large sideyard

C. Describe the hardship (s) that would result if the Variance is not granted:

weather damage to my Boat

D. Describe how the variance would not have adverse affects on surrounding lands:

~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~

CERTIFICATION

Applicant hereby certifies that:

1. All of the above statements and other information submitted as part of this application are true and correct to the best of his or her knowledge.
2. Affirms that no Village of Mukwonago elected or appointed official or employee has a proprietary interest in the above referenced property for which this applications being filed (except as stated below under "Exceptions").
3. None of the above referenced individuals has been promised or given any contract for consultation, planning or construction in relation to this project (except as stated below under "Exceptions").
4. Applicant has read and understands all information in this packet.

Applicant further understands the policies of the Village regarding change of zonings and property development. Conditions of the resolution regarding all approvals are strictly followed. Certificates of Occupancy are not given until all conditions of approval have been met

By the execution of this application, applicant hereby authorizes the Village of Mukwonago or its agents to enter upon the property during the hours of 7:00 am to 7:00 pm daily for the purpose of inspection. Applicant grants this authorization to enter even if this land has been posted against trespassing pursuant to Section 943.13 WI Stats.

(The applicant's signature must be from a Managing Member if the business is an LLC, or from the President or Vice President if the business is a corporation. A signed applicant's authorization letter may be provided in lieu of the applicant's signature below, and a signed property owner's authorization letter may be provided in lieu of the property owner's signature[s] below. If more than one, all of the owners of the property must sign this Application).

Steven M. Blochowski
 Signature - Property Owner
 STEVEN M. BLOCHOWSKI
 Name & Title (PRINT) *owner*
 7/6/16
 Date

 Signature - Applicant

 Name & Title (PRINT)

 Date

 Signature - Property Owner

 Name & Title (PRINT)

 Date

 Signature - Applicant's Representative

 Name & Title (PRINT)

 Date

FOR OFFICE USE ONLY	
Date Paid	Receipt #
Date(s) Notice Published	Date Notices Mailed
Public Hearing Date	Plan Commission Date(s)
Escrow Required? <input type="checkbox"/> Yes <input type="checkbox"/> No	Escrow Amount
Board of Zoning and Building Appeals Disposition	



ATTENTION: Menards

From: VersaTube Building Systems - Engineering

Date: 7/5/16

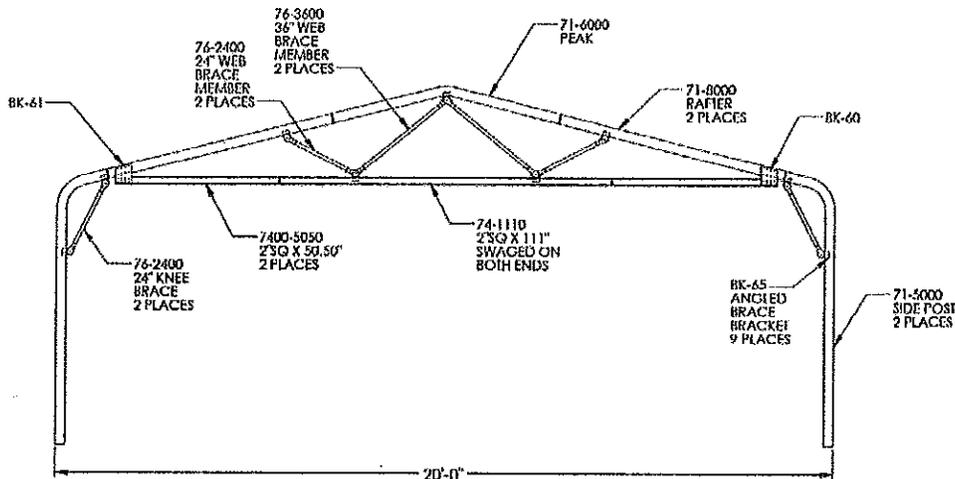
Subject: Truss Bracing on VersaTube Carport

To Whom it may concern,

The 20' x 18' x 7'-6", VersaTube Roof Only Carport Structure will work at a 30 PSF roof snow load / 43 PSF ground snow load and a 90MPH Vasd/115MPH Vult wind load (in accordance with IBC 2012) using 4'-6" on center framing, with our Type 3 truss brace on all 5 frames. The truss and roof wall section was tested with an increased dead load (20psf) to compensate for the customer's want to use alternative roof materials. This truss brace consists of a 2"SQ, 15GA collar tie spanning from rafter to rafter with 1"SQ 16GA members making a 'W' (see picture below).

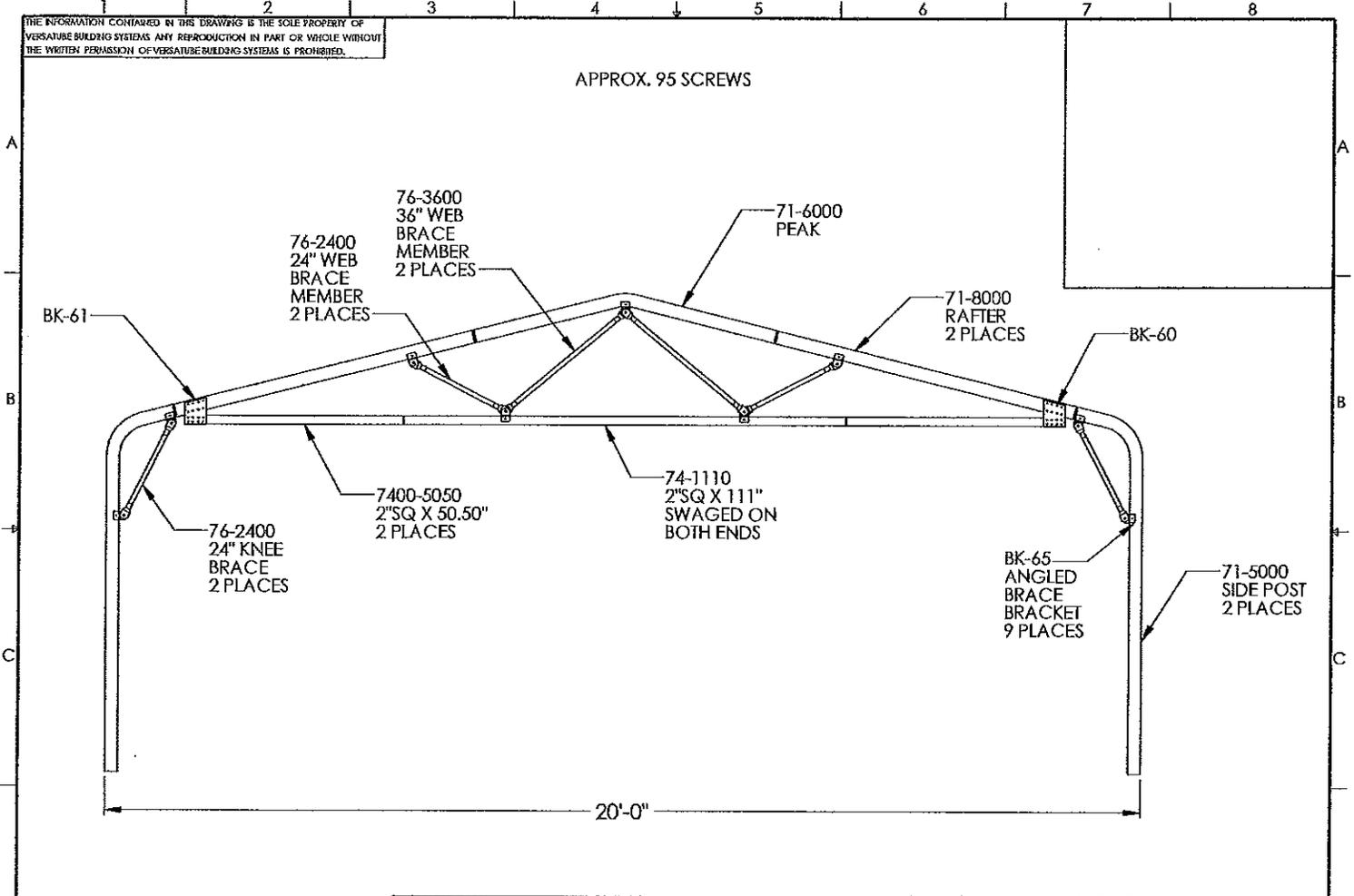
Sincerely,

Mario Oliver
Product & Design Engineer
VersaTube Building Systems



THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF VERSATUBE BUILDING SYSTEMS. ANY REPRODUCTION IN PART OR WHOLE WITHOUT THE WRITTEN PERMISSION OF VERSATUBE BUILDING SYSTEMS IS PROHIBITED.

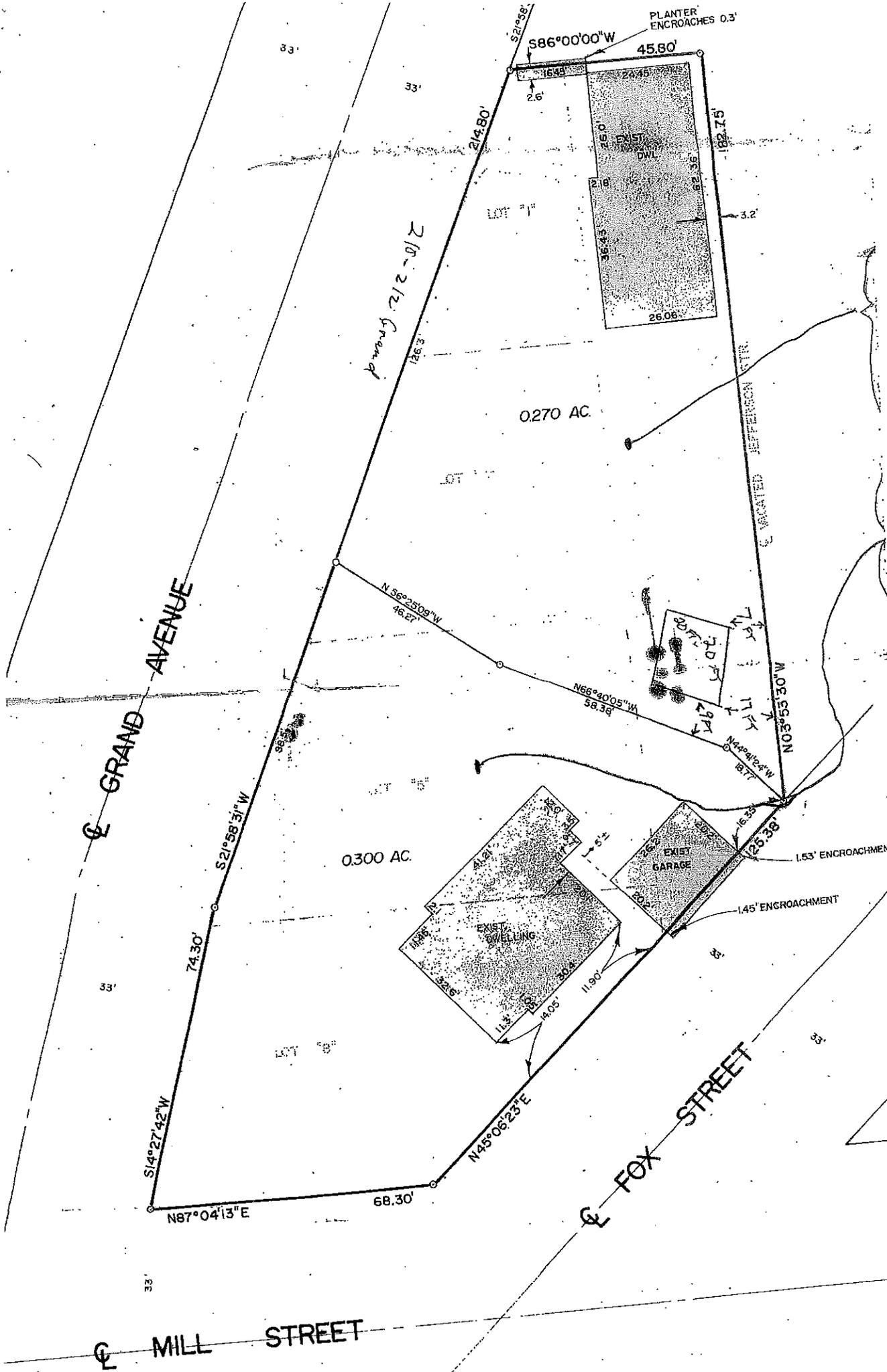
APPROX. 95 SCREWS



NOTE TO BUILDING DEPARTMENT OFFICIAL:
 THESE DRAWINGS AND/OR CALCULATIONS ARE
 VALID ONLY FOR STRUCTURES MANUFACTURED
 BY VERSATUBE BUILDING SYSTEMS. VERIFICATION
 IS RECOMMENDED PRIOR TO BUILDING
 APPROVAL



PROJECT: VERSATUBE ROOF WALL SECTION
TITLE: 20' X 7'-6" FRAME, TYPE 3 TRUSS BRACE
DWG NO: 20X7.5 w TBW RWS
DRAWN BY: M. OLIVER
DATE: 10/16/13



2/8-2 1/2 Grand

0.270 AC.

0.300 AC.

PLANTER ENCROACHES 0.3'

UNLOCATED JEFFERSON AVE.

N. O. J. J. J.

EXIST GARAGE

EXIST DWELLING

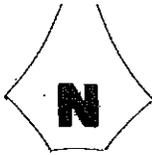
1.53' ENCROACHMENT

1.45' ENCROACHMENT

MILL STREET

FOX STREET

GRAND AVENUE



PLAT OF SURVEY
FOR
FLOYD RUDOLPH

PART OF LOTS 1,4,5 & 8 OF
BLK. 3 OF THE ORIGINAL
PLAT OF MUKWONAGO,
WAUKESHA CO., WISC.

Part of Lots 1,4,5, Block 3 and part of vacated Jefferson Street of the original plat of Mukwonago, being a part of Southeast One-Quarter of Section 26, Town 5 North, Range 12 East, County of Waukesha, Waukesha County, Wisconsin, more particularly described as follows:

Beginning at the Southwest corner of Lot 8, Block 3; thence the following bearings and distances along the East right-of-way line of Grand Avenue; $N14^{\circ}27'43''E$, 74.30 feet; $S21^{\circ}58'31''W$, 88.5 feet to the place of beginning; thence continuing $N21^{\circ}58'31''W$ along said East right-of-way line, 126.3 feet; thence $N06^{\circ}00'00''E$, 45.80 feet; thence $S03^{\circ}53'30''E$, 182.75 feet; thence $S14^{\circ}27'43''E$, 18.77 feet; thence $S66^{\circ}40'05''W$, 58.30 feet; thence $N56^{\circ}25'09''W$, 46.37 feet to the place of beginning.

Part of Lots 4,5,8, Block 3, part of vacated Jefferson Street of the original plat of Mukwonago, being a part of the Southeast One-Quarter of Section 26, Town 5 North, Range 12 East, County of Waukesha, Waukesha County, Wisconsin, more particularly described as follows:

Beginning at the Southwest corner of Lot 8, Block 3; thence $N27^{\circ}04'13''E$, along the West right-of-way line of Mill Street, 65.30 feet to the point of intersection with the Northerly right-of-way line of Fox Street; thence $N45^{\circ}06'23''E$, along said Northerly right-of-way line, 125.80 feet; thence $N44^{\circ}41'24''W$, 18.77 feet; thence $S66^{\circ}40'05''W$, 58.30 feet; thence $N56^{\circ}25'09''W$, 46.37 feet to a point on the East right-of-way line of Grand Avenue; thence the following bearings and distances along said East right-of-way line; $S21^{\circ}58'31''W$, 88.5 feet; $N14^{\circ}27'43''E$, 74.30 feet to the place of beginning.

SURVEYOR'S CERTIFICATE

I, Claude C. Johnson, Jr., registered land surveyor, do hereby certify that I have made a survey of the lands described above and that the plat herein drawn is a correct representation of said survey and that said plat correctly indicates the location of any existing buildings, fences, or other improvements as well as any apparent encroachments.

DATE: _____

Claude C. Johnson, Jr.

Claude C. Johnson, Jr.

PREPARED BY:
HOFFMANN, POLZIN, BECKER & ASSOC., INC.
PLANNERS • ENGINEERS • ARCHITECTS • SURVEYORS
WAUKESHA, WISCONSIN

