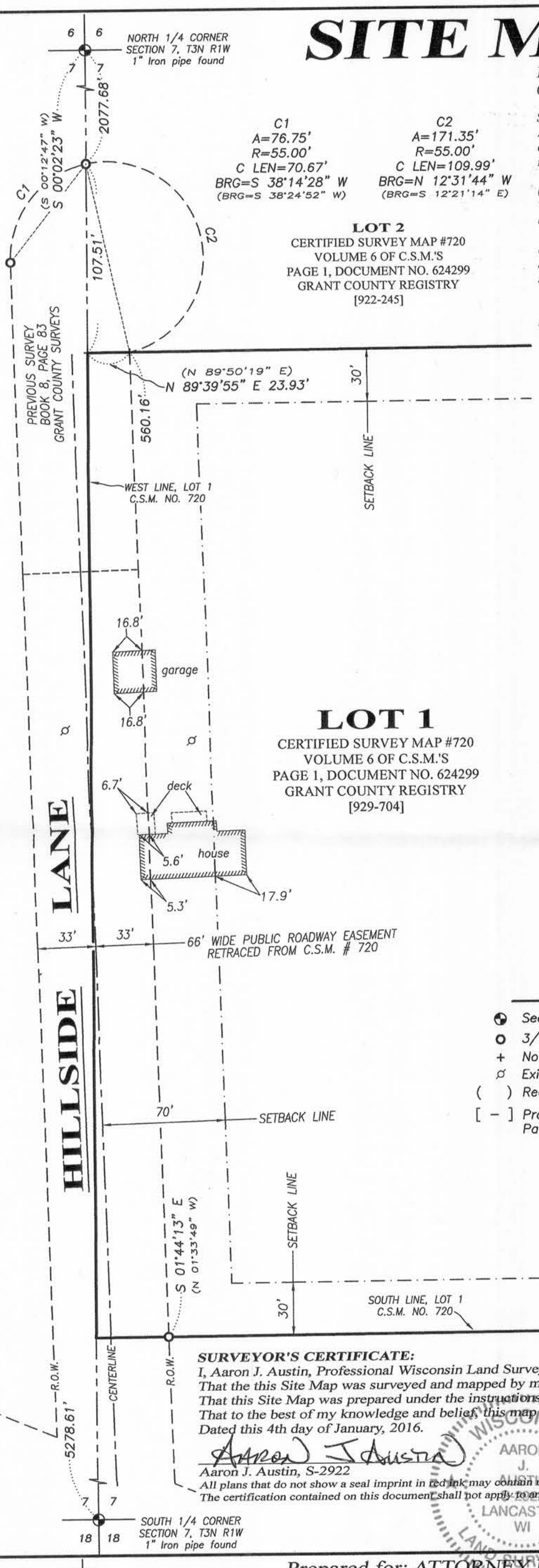
BOOK 38 PAGE 5

SITE MAP



Existing Zoning for Lot 1, C.S.M. #720:
(per Grant County Conservation, Sanitation and Zoning)

Section 3.05 Agriculture A-2 District (3):
Area and Dimensional Requirements: Except as heretofore provided, no lot or parcel of land shall be used, nor shall any structure or building be constructed, erected or installed in this district unless the same complies with the following provisions:

(a) Minimum Floor Area:
The Minimum Floor Area for any Single Family Residential Dwelling, shall be eight-hundred (800) square feet

(b) Minimum Lot Area:
Shall be not less than one (1) acre where such lot or parcel of land is not part of a subdivision of record or an approved Planned Unit Development.

(c) Minimum Lot Width:
Shall be not less than two-hundred (200) feet where such lot or parcel of land is not part of a subdivision of record or an approved Planned Unit Development.

(d) Minimum Yards:
As specified for that particular use but not less than thirty (30) feet or any lot not part of an approved subdivision of record or Planned Unit Development.

(e) Maximum Building Height:
Forty (40) feet provided that no area above the third floor above grade shall be accessible to persons other than the owner, employees, workmen, repairman, or maintenance men.

(f) Minimum Dwelling Width:
Twenty-four (24) feet. A single manufactured housing unit on an operating farm is exempt from the twenty-four (24) foot minimum dwelling width requirement.

(g) Highway Related Requirements:
Except as specifically exempt, excluded or modified under the provisions of this section, the requirements set for in Section 3.23 of this ordinance shall be complied with.

Section 3.26(2)
Existing Nonconforming Structures: A lawful nonconforming structure existing at the time of the adoption (1981) or amendment of this ordinance may be continued although its size, dimensions or location on the lot does not conform with the area or dimensional requirements of the particular district or with the parking, loading or setback provisions of this ordinance. However said structure shall not be extended or enlarged, nor shall it be moved or structurally altered except as required by law or order or so as to more fully comply with the provisions of this ordinance. Pre-existing residences located in areas subject to zoning under this Ordinance may be continued as a residential use. Such pre-existing residences may be altered, repaired or rebuilt if destroyed, but are subject to setback, height and other dimensional requirements.

-Preliminary Measurements were taken on 12-30-2015. At the time preliminary measurements were taken, there was snow cover on the property. No improvements under the snow cover were measured with this Site Map.

LEGEND

- Section Corner—as designated
- 3/4" rebar found
- \+ No monument set
- Existing utility pole
- ( ) Recorded as
- [–] Property described in Volume and Page, Grant County Registry

SURVEYOR'S CERTIFICATE:
I, Aaron J. Austin, Professional Wisconsin Land Surveyor, hereby certify:
That the this Site Map was surveyed and mapped by me or under my direct supervision.
That this Site Map was prepared under the instructions of Attorney Michael Olds.
That to the best of my knowledge and belief, this map is an accurate representation thereof.
Dated this 4th day of January, 2016.

Aaron J. Austin

Aaron J. Austin, S-2922
All plans that do not show a seal imprint in red ink may contain unauthorized alterations.
The certification contained on this document shall not apply to any copies.

WISCONSIN AARON J. AUSTIN LANCASTER WI LAND SURVEYOR

NORTH
WEST EAST
SOUTH

The North-South 1/4 line of Section 7 bears S 00°02'23" W according to the Grant County Coordinate System (2011 adjustment) which was determined by G.P.S. observation.

0 60 120

SCALE 1" = 60'

Prepared for: ATTORNEY MICHAEL OLDS

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JOB NO: 15s251
H:CRD\15s251
H:PLAT\T3NR1W\07\15s251-KRAMER

FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: SW AUSTIN