PLAT OF SURVEY

LEGAL DESCRIPTION:
A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28 IN TOWNSHIP 2 NORTH, RANGE 16 EAST, IN THE TOWN OF DELAVAN, WALWORTH COUNTY, WISCONSIN.

MORE PARTICULARLY DESCRIBED AS:
LOT6, BLOCK 1 OF WOODLAWN BAY COMMUNITY AS RECORDED IN DOCUMENT NO. P389632 PER THE WALWORTH COUNTY REGISTER OF DEEDS.

NOTE:
1. SETBACKS REFERENCED PER CHAPTER 74 - ZONING; ARTICLE 2 - ZONING ORDINANCE; DIVISION 3 - ZONING DISTRICTS; SECTION 74-54 - RESIDENCE DISTRICTS; R-2A SINGLE-FAMILY RESIDENCE DISTRICTS (SEWERED)
2. OWNER / BUILDER TO VERIFY ALL SETBACKS PRIOR TO BEGINNING PROJECT.
3. "ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION".

BASIS OF BEARING:
THE WISCONSIN STATE PLANE COORDINATE SYSTEM, NAD-83, SOUTH ZONE.

FIELD WORK COMPLETED ON:
OCTOBER 12, 2023

BUILDING SURVEYED TO:
THE EXTERIOR OF FOUNDATION.

FIELD CREW CHIEF:
TODD HENRICKSEN

SURVEY ORDERED BY:
ROBERT ZEITLER

PROPERTY ADDRESS:
2006 LAKEVIEW DR.
DELAVAN WI, 53115

SURVEYOR:
PAUL H. VAN HENKELUM, PLS
CARDINAL ENGINEERING LLC

WISCONSIN
PAUL H. VAN HENKELUM
S-1931
LAKE GENEVA, WI
LAND SURVEYOR
11/15/2023

"I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE MAP IS A TRUE AND CORRECT REPRESENTATION OF ITS EXTERIOR BOUNDARIES AND SHOWS THE SIZE AND LOCATION OF ALL VISIBLE STRUCTURES, APPARENT EASEMENTS AND ENCROACHMENTS, IF ANY.

PAUL H VAN HENKELUM, PLS #1931 *DATE* 11/15/2023

CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

PO BOX 281 - 1200 LA SALLE ST.
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

DATE: 10 / 13 / 2023 JOB No. 21548
SHEET 1 0F 1 SMV REVISED: 11 / 15 / 2023

PLOTTED: 11/15/2023 12:09:22 PM

Impervious Surface Calculations
Walworth County permit addendum - worksheet

Tax Parcel Number: FWO 00006
Zoning Permit Number:

Property Owner(s): Robert Zeitler
Property Address: 2006 Lakeview Dr. Delavan, WI 53147

Lot Size (1 acre = 43,560 sq.ft.): 15,040 ft²

The impervious surface area calculations are required per Walworth County Code of Ordinances – Shoreland Zoning – Chapter 74-234. An impervious surface area includes, but is not limited to, all structures (houses, porches, garages, sheds, boathouses, decks, patios, driveways, sidewalks, walkways, retaining walls, berms, etc.) The County impervious surface standards apply to the construction, reconstruction, expansion, replacement or relocation of ANY impervious surface that is located within 300 feet of the ordinary high water mark of any navigable lake, pond, flowage or waterway on any of the following: (a) A riparian lot or parcel or (b) A non-riparian lot or parcel that is located entirely within 300 feet of the ordinary high-water mark of any navigable waterway.

- ☐ General impervious surface standard: A lot or parcel is allowed up to 15% impervious surface as calculated above. A property may exceed the impervious surface of 15% but not more than 30% with a county approved permit and mitigation plan and measure implemented by the property owner and recorded by deed.
- ☐ Highly developed shoreline impervious surface standard: A lot or parcel on a STHS approved highly developed shoreline is allowed up to 30% impervious surface as calculated above. A property may exceed the impervious surface of 30% but not more than 40% with a county approved permit and mitigation plan and measure implemented by the property owner and recorded by deed.
- ☐ Highly Developed Shoreline Commercial impervious surface standard: A lot or parcel on a STHS approved highly developed shoreline with a commercial, industrial or business land use is allowed up to 40% impervious surface as calculated above. A property may exceed the impervious surface of 40% but not more than 50% with a county approved permit and mitigation plan and measure implemented by the property owner and recorded by deed.

Impervious Surface Calculations
Walworth County permit addendum - worksheet

Impervious Surface	Pre-Construction ft²	Post-Construction ft²	Notes
a. Dwelling	1373.92	2413.59	
b. Garage	111.74	487.37	
c. Accessory Structure #1	448.24	152.82	Stone Retaining Walls
d. Accessory Structure #2		89.79	Poured Concrete Walls
e. Accessory Structure #3			
f. Accessory Structure #4			
g. Accessory Structure #5			
h. Driveway(s) (including paved, gravel, or paver areas	2209.61	1472.87	
i. Sidewalk(s) (including paved, gravel, paver areas	737.97	165.71	
j. Walkway(s)	84		
k. Patio(s)		1184.17	
l. Deck(s)	486.78		
m. Miscellaneous Structures			
TOTAL	5452.36	5826.52	
Pre-Construction Impervious %	36.12%		

5926.52 ft² (total impervious area) / 15,040 ft² (lot size) = 39.41% Post-Construction % average

Attach a site plan (to scale) or a plat of survey, on paper measuring at least 8 ½ x 11", including items a. through l. (as applicable). On the site plan also label and include setback distances from the proposed project to all PROPERTY LINES, ROAD RIGHT OF WAYS, EASEMENTS, SEPTIC SYSTEMS, WELLS, LAKES, RIVERS, WETLANDS, DRAINAGE DITCHES AND FLOODPLAINS that are applicable to the property. [Sec. 74-246]

NOTE:
A BOATHOUSE WILL NOT BE BUILT ON THIS LOT IN ORDER TO COMPLY WITH WALWORTH COUNTY IMPERVIOUS SURFACES MITIGATION PLAN. TOTAL OF 4 POINTS EARNED, 10% IMPERVIOUS SURFACE INCREASE GAINED.

N

0 30 60 Feet

SCALE: 1" = 30'

LEGEND

- EXISTING FOUNDATION
- PROPOSED CONCRETE
- PROPOSED GRAVEL
- PROPOSED STONE RETAINING WALL
- PROPOSED SECOND FLOOR DECK
- PROPOSED CONCRETE RETAINING WALL
- PROPOSED GRASSCRETE™
- PROPOSED PAVERS
- (xx) RECORDED AS
- FOUND 1" IRON PIPE
- FOUND MAGNAIL
- WATER

WOODLAWN DRIVE
50' PUBLIC RIGHT OF WAY

LOT 5
WOODLAWN BAY COMMUNITY

(203.98')
N88° 22' 30"E 203.52'
(29.00')
20.5' ±

9.9'
5.9'
10' SIDE YARD SETBACK
11.1'
46.9'
30.2'
14.1'
24.1'
5.0'
16.3'
19' SHORE SETBACK
N05° 28' 37"E 69.00'
(69.00')
22.2'
21.0'
25' SUBDIVISION ROAD SETBACK
10.0'
16.5'
22.0'
18.0'
22.6'
7.0'
17.8'
54.5'
99.1'
10' SIDE YARD SETBACK
11.1'
S88° 17' 41"W 200.85'
(201.33')
17.6' ±
(26.50')
(N9°20' 25"E 69.37')

LOT 6
BLOCK 1, WOODLAWN BAY COMMUNITY
TAX KEY NO. FWO 00006
15039.97 S.F
0.35 ACRES

LAKE DELAVAN

LOT 7
WOODLAWN BAY COMMUNITY

MARINE TERRACE
50' PUBLIC RIGHT OF WAY

ORDINARY HIGH WATER MARK
(FOR REFERENCE ONLY)