

PLAT OF SURVEY
OF LOTS 8 & 9, BLOCK 2, OF LUDTKE SUBDIVISION,
BEING PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 27,
TOWNSHIP 4 NORTH, RANGE 15 EAST, OF THE 4TH P.M.,
TOWN OF WHITEWATER, WALWORTH COUNTY, WISCONSIN.

LOWER WHITEWATER LAKE

WATER ELEVATION: 865.1'
JUNE 10, 2024

FEMA NOTE

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 OF THE STATE
CONSTITUTION.

FEMA FLOODWAY BOUNDARY AND 1% ANNUAL
CHANCE FLOODPLAIN BOUNDARY LINES SHOWN
HEREON WERE TAKEN FROM DIGITAL MAPPING
PROVIDED BY WALWORTH COUNTY.

LOT 8 SUMMARY:

EXISTING ZONING:
R-1 ZONING (SINGLE FAMILY RESIDENCE DISTRICT - UNSEWERED)

MINIMUMS:
AREA 40,000 SQ. FT.
WIDTH 150 FEET
HEIGHT 45 FEET
REAR YARD 25 FEET
SIDE YARD 15 FEET
STREET YARD 25 FEET
SHORE YARD 75 FEET

EXISTING SUBSTANDARD LOTS:
SIDE YARD 16% OF THE LOT LOT WIDTH, BUT NOT LESS THAN 5'

SHORE YARD AVERAGE OF ADJACENT LOTS:
47.8' (LOT 7) + 40.9' (LOT 9) = 88.7' / 2 = 44.3'

SURVEYOR'S NOTES

SETBACK INFORMATION SHOWN HEREON TAKEN
FROM CHAPTER 74 BY THE WALWORTH COUNTY
CODE OF ORDINANCES AT THE DATE OF THIS
SURVEY. ALL SETBACK INFORMATION SHOULD BE
CONFIRMED WITH WALWORTH COUNTY OFFICIALS.

THE SIDE YARD SETBACK HAS BEEN CALCULATED BY
ASSUMING THE LOT WIDTH AT THE 25' STREET YARD
SETBACK, DEPENDING ON THE LOCATION OF A
PROPOSED STRUCTURE, THE CALCULATION WOULD
BE ADJUSTED ACCORDINGLY.

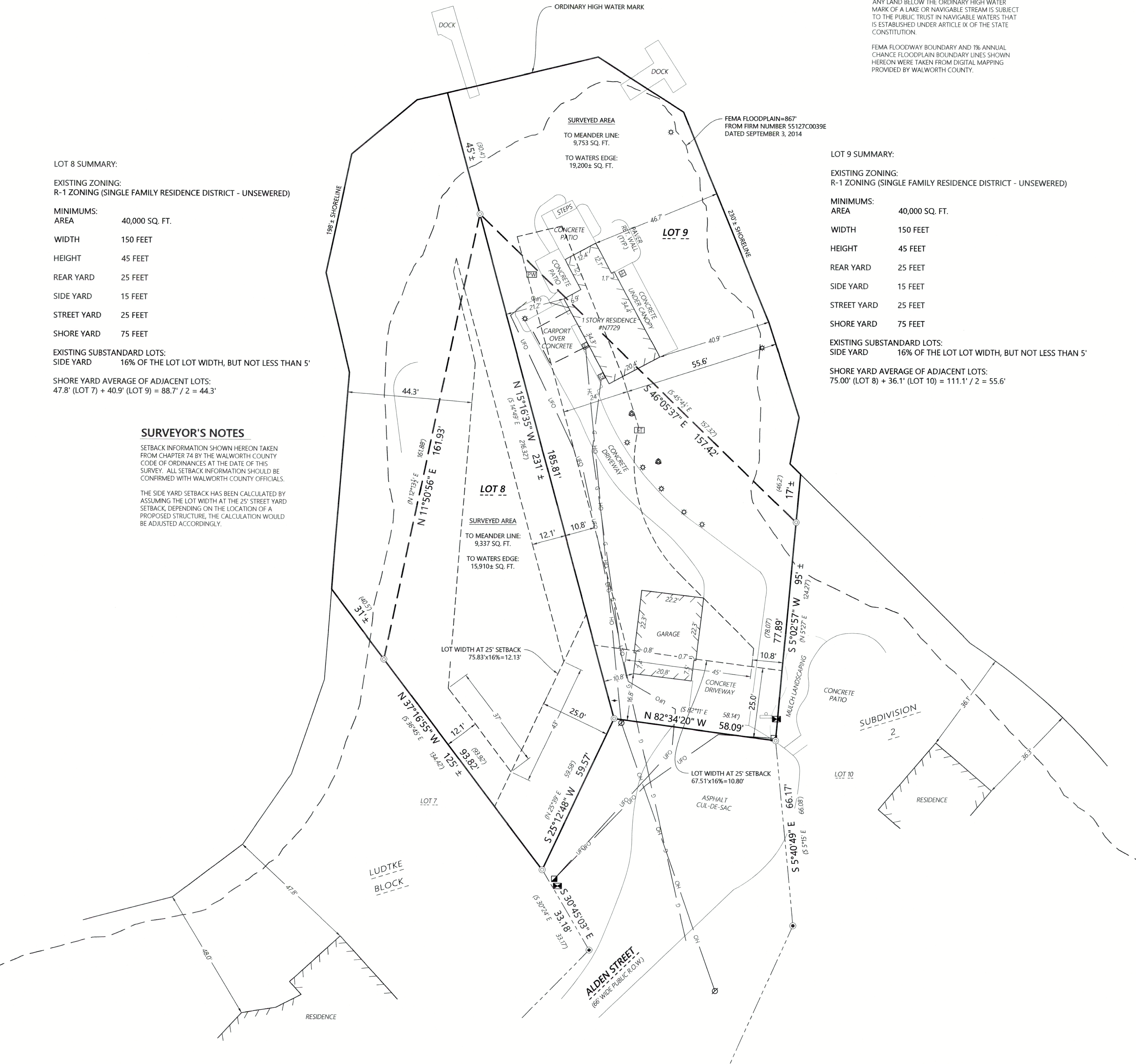
LOT 9 SUMMARY:

EXISTING ZONING:
R-1 ZONING (SINGLE FAMILY RESIDENCE DISTRICT - UNSEWERED)

MINIMUMS:
AREA 40,000 SQ. FT.
WIDTH 150 FEET
HEIGHT 45 FEET
REAR YARD 25 FEET
SIDE YARD 15 FEET
STREET YARD 25 FEET
SHORE YARD 75 FEET

EXISTING SUBSTANDARD LOTS:
SIDE YARD 16% OF THE LOT LOT WIDTH, BUT NOT LESS THAN 5'

SHORE YARD AVERAGE OF ADJACENT LOTS:
75.00' (LOT 8) + 36.1' (LOT 10) = 111.1' / 2 = 55.6'

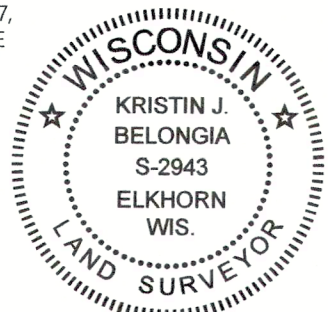


EASEMENT NOTES

EASEMENTS AFFECTING SURVEYED PROPERTIES AS
NOTED BELOW FROM A TITLE REPORT PROVIDED TO
THE SURVEYOR DATED MAY 29, 2024 BY
SOUTHEASTERN TITLE, LLC.

EASEMENT GRANTED TO WISCONSIN GAS &
ELECTRIC COMPANY RECORDED JANUARY 27, 1942
IN VOLUME 286 OF DEEDS, PAGE 374 AS DOCUMENT
NO. 352625 AND EASEMENT GRANTED TO
WISCONSIN GAS & ELECTRIC COMPANY DATED
OCTOBER 15, 1942 AND RECORDED OCTOBER 22,
1942 IN VOLUME 295 OF DEEDS, PAGE 553 AS
DOCUMENT NO. 357859 MAY AFFECT THE SURVEYED
PROPERTIES BUT NO SPECIFIC LOCATION OR WIDTH
ARE PROVIDED.

EASEMENT GRANTED TO WISCONSIN TELEPHONE
COMPANY AND THE WISCONSIN GAS & ELECTRIC
COMPANY DATED JULY 25, 1950 AND RECORDED
AUGUST 22, 1950 IN VOLUME 418 OF DEEDS, PAGE 7,
AS DOCUMENT NO. 428074 DOES NOT AFFECT THE
SURVEYED PROPERTIES.



Kristin J. Belongia, P.L.S.
Wisconsin Professional Land Surveyor S-2943

I hereby certify that I have supervised the survey of the property described above and to the best
my knowledge and belief, the plat drawn hereon complies with Chapter A-E 7 of the State of
Wisconsin Administrative Code, Minimum Standards for Property Surveys and correctly
represents the size and location of the property, exterior boundaries, the location of all visible
structures, and dimensions of all principle buildings thereon, fences, easements of record, and
roadways, if any. This survey is made for the use of the present owners of the property, and also
those who purchase, mortgage, or guarantee the title thereto within one year from the date
hereof.
Given under my hand and seal this 17th day of June, 2024 at Beloit, Wisconsin
Last day of field work June 10th, 2024.

MONUMENT KEY

3/4" Iron Rebar Found
2" Iron Pipe Found
Record Information

LEGEND

Existing Electric Meter
Existing Gas Meter
Existing Septic Tank
Existing Septic Vent
Existing Well
Existing Air Conditioner
Existing Telephone Pedestal
Existing Utility Vault
Existing Utility Pole
Existing Guy Wire
Existing Ground Light
Existing Sign

Scale: 1" = 20'

DISTANCE UNITS BASED ON THE UNITED STATES SURVEY FOOT
BEARINGS BASED ON THE WISCONSIN COORDINATE REFERENCE
SYSTEM, WALWORTH ZONE, THE WESTERLY LINE OF LOT 8
BEARING N 37°16'55" W

ORDER NO: 35097

FIELD CREW: BMR / HJT
DRAWN BY: BMR
SHEET 1 OF 1

FOR THE EXCLUSIVE USE OF:
Thomas Palmgren & Teresa Schroeder
808 Boulder Ridge Drive
Belvidere, IL 61008

PLAT OF SURVEY
FOR
N7729 ALDEN STREET
WHITEWATER, WISCONSIN

Batterman
engineers surveyors planners
BELOIT | ELKHORN | JANESVILLE
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