

RESOLUTION



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JOSEPH G. BOLL
LAFAYETTE COUNTY, WI
REGISTER OF DEEDS
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Name and Return Address

City of Shullsburg

190 N. Judgement St.

Shullsburg, WI 53586

Parcel Identification Number (PIN)

DOCUMENT DRAFTED BY: Nathan Russell

CITY OF SHULLSBURG

RESOLUTION NO. 2019-05

MODIFICATION OF THE PARKVIEW SUBDIVISION COVENANTS

WHEREAS, the CITY OF SHULLSBURG is the majority owner of the Parkview Subdivision located in Shullsburg, Wisconsin; and

WHEREAS, the CITY OF SHULLSBURG desires to amend the Declaration of Restated Protective Covenants and Restrictions ("Covenants"), which were adopted and filed with the Lafayette County Register of Deeds on April 26, 2018 as Document 354184; and

WHEREAS, the City of Shullsburg proposes the following changes to the Covenants as follows:

Section 3.02 shall be deleted and replaced with the following:

All building frontal setbacks must be 18' from the individual Lots' existing street property line at the structure's closest point to provide a uniform frontal appearance, except that Lots 9, 10, 11, 12, 13, and 14 must have a minimum frontal set back of 30'. The frontal setback shall pertain to all construction, except driveway and sidewalk, and include any appendages. The minimum required setback for each side of Lots will be 10' with a minimum rear yard setback of 12' from each Lots respective property line. This includes residential structure, garage and any accessory buildings. Trees and shrubs cannot infringe on any neighboring Lot. All Lots are further subject to all applicable City ordinances that are more stringent than contained herein.

Section 3.04(a) shall be deleted and replaced with the following:

All principal structures must be at least 1,600 sq. ft. for a single level home, 2,400 sq. ft. for a two-story home and 1,800 sq. ft. for a split-level home. There shall be no log or prefabricated homes constructed in this subdivision.

Section 3.04(g) shall be deleted and replaced with the following:

(g) In the case only of split-level homes the lowest level/basement may be included in calculating the minimal square footage of 1,800 square feet. However, only **finished** living space counts towards this calculation for the 1,800 square foot living space requirement.

Section 3.05(a) shall be deleted and replaced with the following:

(a) A fully poured concrete basement or concrete slab with footings.

WHEREAS, John and Susan McCoy owners of Lot B, have voted to approve the changes provided above.

NOW, THEREFORE, BE IT RESOLVED, the Shullsburg City Council hereby votes to adopt the changes to the Parkview Subdivision Covenants outlined above and will cause for them to be recorded on the chain of title.

This resolution was duly considered and adopted by the Common Council of the City of Shullsburg this 7th day of August 2019.

CITY OF SHULLSBURG


Duane E. Wedige

ATTEST:


Marsha L. Einsweiler, City Clerk/Treasurer