



TOWN OF WESTON



**TOWN & VILLAGE OF WESTON
EXTRATERRITORIAL ZONING COMMITTEE
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Town and Village of Weston Extraterritorial Zoning Committee on Wednesday, May 7, 2014, at 5:30 p.m., at the Village of Weston Municipal Center, 5500 Schofield Avenue, Weston, WI 54476. The purpose of this public hearing is to hear testimony relative to Application #ETZ-REZN-4-14-1436 having been filed with the Village Clerk by Terrance Fischer, 4530 Norrie Road, Birnamwood, WI 54414, requesting a rezone from RR (Rural Residential) to SR (Suburban Residential), to allow him to divide his land into smaller parcels and be able to meet the minimum lot size requirements, on land described as:

Lot 4 of Certified Survey Map #15435, Volume 70, Page 17, located in the northeast 1/4 of the southeast 1/4, and in the southeast 1/4 of the southeast 1/4, all in Section 12, Township 28 North, Range 8 East, Town of Weston, Marathon County, Wisconsin. This parcel consists of 11.824 acres, and is bounded on the west by County Road "J", and bounded on the east by Gavitt Street.

Application materials will be available for public inspection in the office of the Village Clerk, and will also be available on the Village of Weston website, located at <http://westonwi.gov/421/Public-Hearing-Notices>.

Written testimony may be forwarded to the Village of Weston, Valerie Parker, Administrative Specialist, 5500 Schofield Avenue, Weston, WI 54476, or e-mailed to vparker@westonwi.gov, by noon on the day of the public hearing. All interested persons will be given an opportunity to be heard. Any person with questions or planning to attend needing special accommodations in order to participate should call Valerie Parker, Administrative Specialist, Planning and Development Department, at 715-241-2607.

Dated this 15th day of April, 2014,

Sherry L. Weinkauff,
Village Clerk

Published as a legal ad in the Wausau Daily Herald on Wednesday, April 23, 2014, and on Wednesday, April 30, 2014.

Valerie Parker

From: GPG-legals mbx <legals@greenbaypressgazette.com>
Sent: Tuesday, April 15, 2014 3:32 PM
To: Valerie Parker
Subject: RE: Public Hearing Notice to be Published as a Legal Ad in Wausau Daily Herald

Good afternoon,

The notice has been scheduled for the 23rd and 30th of April in the Wausau Daily Herald.

Thank you,
Erin

Erin Duffy | Gannett Wisconsin Media
eduffy@gannett.com | p. 920-431-8298 | f. 877-943-0443
www.wisinfo.com



From: Valerie Parker [mailto:vparker@westonwi.gov]
Sent: Tuesday, April 15, 2014 3:06 PM
To: WDH-Legals dg
Cc: Jennifer Higgins; Sherry Weinkauff; Jessica Trautman
Subject: Public Hearing Notice to be Published as a Legal Ad in Wausau Daily Herald

04/15/14

To Whom It May Concern:

We would like the attached public hearing notice published as a legal ad in the Wausau Daily Herald on the following dates:

Wednesday, April 23, 2014, and
Wednesday, April 30, 2014

Please reply to my e-mail letting me know you received the attached okay and that it will be published as requested.

Sincerely,

Valerie Parker
Administrative Specialist
Planning & Development Department
Village of Weston
5500 Schofield Avenue
Weston, WI 54476
PH: (715) 241-2607
FX: (715) 359-6117
vparker@westonwi.gov

Date Filed 4-1-14
Amount Paid \$300.00
Check No. 6931
Revised 10/27/2011

ETZ-REZN-4-14-1436
VILLAGE OF WESTON
MARATHON COUNTY, WI
APPLICATION FOR REZONING
TOWN OF WESTON ETZ AREA



Fee: \$300.00

One copy of a registered surveyor's plat of survey **must** accompany application. Applicant will be notified of the date and place of a public hearing.

1. Applicant TERRANCE FISCHER Telephone 715/449-2419
715/581-1935
Address 4530 NORRIE ROAD BIRNAMWOOD WI 54414
2. Owner _____ Telephone _____
Address _____
3. Applicant is (Check one): Owner () Agent () Other () _____
(If Applicant is not the owner, provide letter of Authorization from Owner) (Specify)
4. The present Owner acquired legal title to the subject property on AUGUST 15, 2008
(Date)
5. Location, address and acreage of property: NO ADDRESS 11.8248 ACRES
BOUNDED ON WEST BY COUNTY ROAD "J"
" ON EAST BY GAUITT STREET
6. Legal description of subject property: LOT 4 OF CERTIFIED SURVEY
MAP NUMBER 15435, VOLUME 70 OF C.S.M.'S,
PAGE 17, LOCATED IN THE NORTHEAST 1/4 OF THE
SOUTHEAST 1/4 AND IN THE SOUTHEAST 1/4 OF THE
SOUTHEAST 1/4, ALL IN SECTION 12, T28N, R8E
7. Present Zoning: RR
8. Proposed Zoning change: S/R
9. Has the present applicant previously sought to rezone the subject site or part of it? NO
10. When? _____
11. To what district classification? _____

12. Existing Use of the Property: AGRICULTURAL (LIMITED)
13. Future Land Use Map Designation of Property: RESIDENTIAL
14. Proposed Future Land Use (by Applicant): RESIDENTIAL
15. Is the subject property planned to be improved? YES When? PENDING APPROVAL
16. What will be the actual use of the improvement? SINGLE FAMILY HOMES

I hereby depose and say that all the above statements and all accompanying statements and drawings are correct and true.

Terry Fischer
Signature of Applicant

Forwarded to the Town/Village Joint ETZ Committee Date: 04-01-14

Date of Public Hearing: 05-07-14

Recommendation of the Joint ETZ Committee: _____

NOTE: This is only a recommendation. It requires action by the Village Board to become effective.

Forwarded to the Village Board Date: _____

Map Amendment: (Adopted / Denied) Date: _____

Ordinance Publication Date: _____

Village President



Michael J. Sydow

1517631

Chg 15- PRL CO.

CERTIFIED SURVEY MAP NO. 15435 VOL 70 PAGE 17

OF ALL OF LOTS 1 AND 2 OF VOLUME 69 CERTIFIED SURVEY MAPS, PAGE 11 BEING
 PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4
 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 28 NORTH, RANGE 8 EAST,
 TOWN OF WESTON, MARATHON COUNTY, WISCONSIN

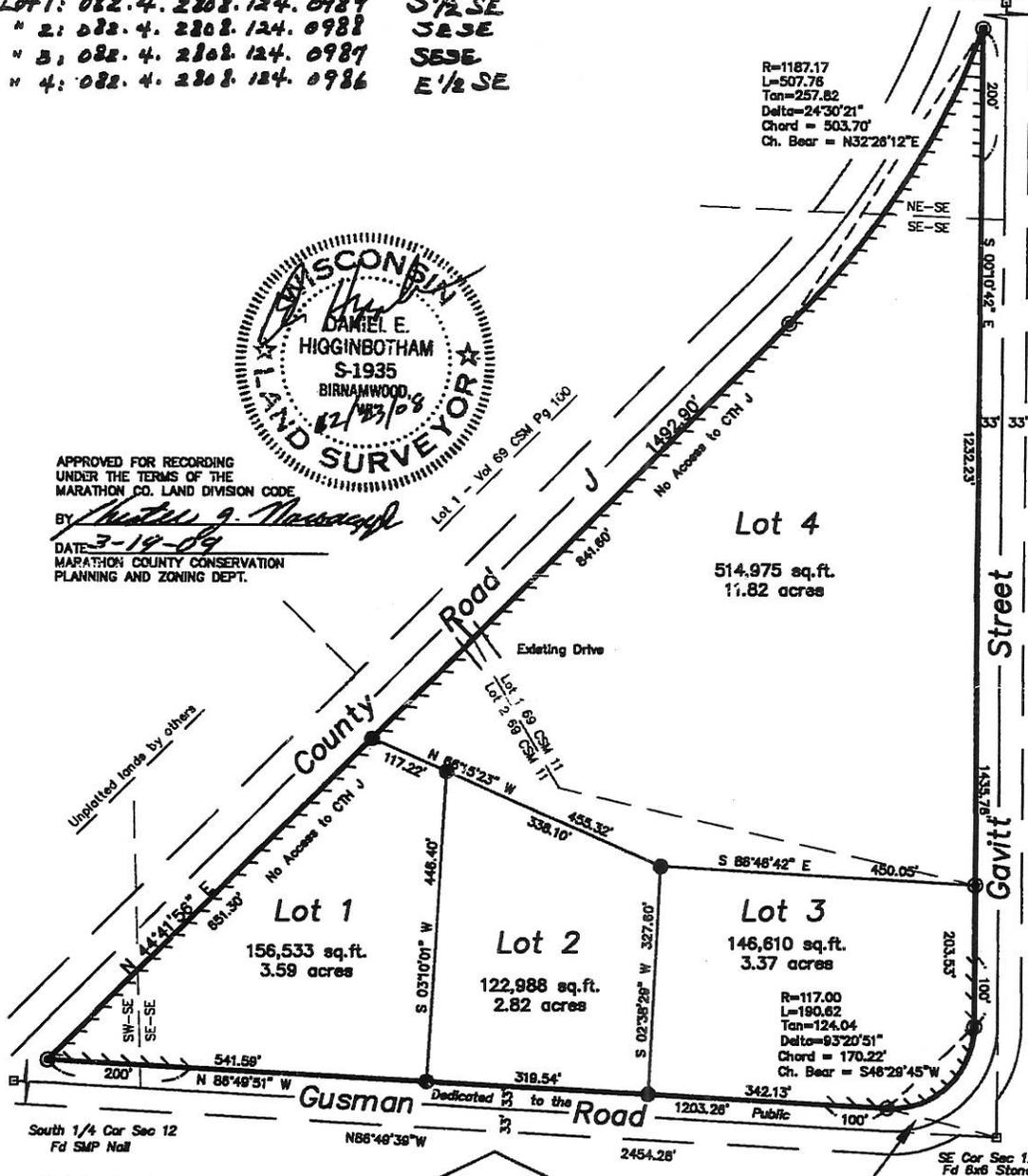
- Lot 1: 082.4. 2808. 124. 0989 3/4 SE
- " 2: 082.4. 2808. 124. 0988 SE SE
- " 3: 082.4. 2808. 124. 0987 SE SE
- " 4: 082.4. 2808. 124. 0986 E 1/2 SE

East 1/4 Cor Sec 12
 Fd SMP Nail

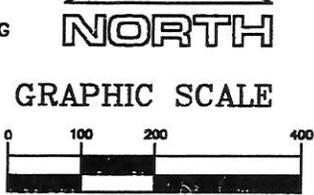


APPROVED FOR RECORDING
 UNDER THE TERMS OF THE
 MARATHON CO. LAND DIVISION CODE

BY *Matthew J. Messing*
 DATE: 3-19-09
 MARATHON COUNTY CONSERVATION
 PLANNING AND ZONING DEPT.



- //// No Access
- 3/4" X 24" IRON ROD WEIGHING 150 LBS/LINEAL FOOT SET
- ⊙ FOUND 3/4" IRON ROD
- ▲ FOUND PK NAIL OR RR SPIKE
- FOUND GOV'T CORNER
- () RECORD DATA

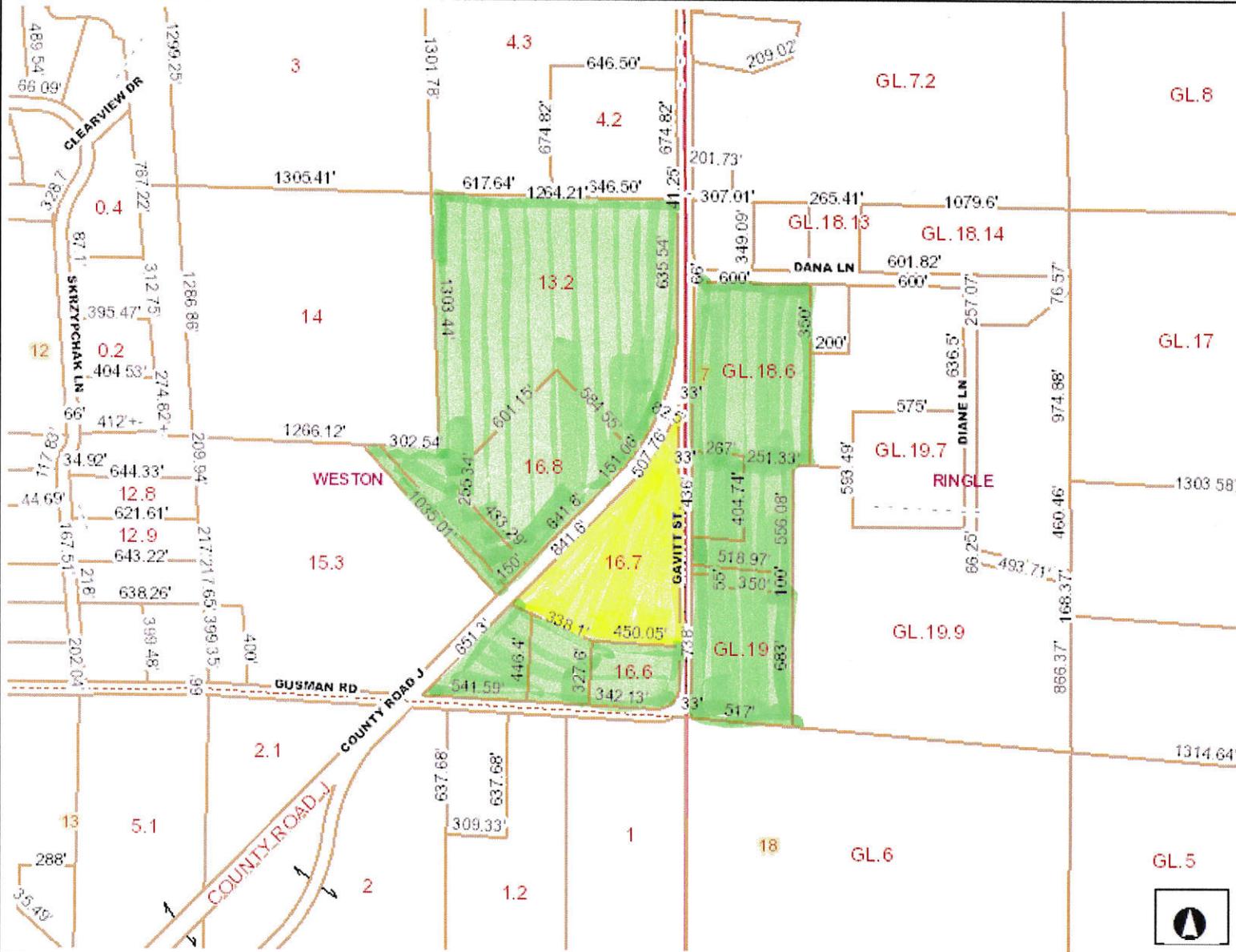
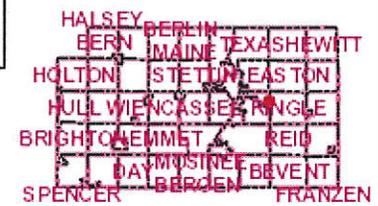


1 inch = 200ft.

BEARINGS ARE REFERENCED TO THE
 SOUTH LINE OF THE SE 1/4 OF SEC 12
 ASSUMED TO BEAR N 86° 49' 51" W



Land Information Mapping System



- Legend**
- Parcels
 - Land Hooks
 - Section Lines/Numbers
 - Road Names
 - Named Places
 - Municipalities

Neighbors Notified

Property to be rezoned

377.12 0 377.12 Feet



User_Defined_Lambert_Conformal_Conic

DISCLAIMER: The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Marathon County-City of Wausau will not be responsible for any damages which result from third party use of the information and depictions herein or for use which ignores this warning.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



TERRY FISCHER
MARILYN FISCHER
N4530 NORRIE ROAD
BIRNAMWOOD WI 54414

LHM SURVEYING LLC
MIKE MOSHER
6304 KELLY PLACE
WESTON WI 54476

TOWN OF RINGLE CLERK
R7107 TOWN HALL ROAD
RINGLE WI 54471

TOWN OF WESTON CLERK
JOAN ERDMAN
5209 MESKER STREET
WESTON WI 54476

JEFF NICKEL
TINA NICKEL
R10711 DANE LANE
SCHOFIELD WI 54476

CONSTRUCTION HELPER LLC
7213 BURR OAK ROAD
CUSTER WI 54423

ALAN RUECHEL
R4189 GAVITT STREET
SCHOFIELD WI 54476

CLIFFORD ZEISMER
CAROL ZEISMER
R4261 GAVITT STREET
SCHOFIELD WI 54476

JASON VAN OOYEN
PAMELA VAN OOYEN
4408 GAVITT STREET
WESTON WI 54476

THOMAS COSTA
DIANE COSTA
3502 COUNTY ROAD J
WESTON WI 54476

LIJON ENTERPRISES LLC
E13031 EAST TOWER ROAD
RINGLE WI 54471

JON FELCH
KATRINA FELCH
4102 COUNTY ROAD J
WESTON WI 54476

ETZ-RCSM-3-14-1429

**Review and discussion by
Town Plan Commission
and Town Board**

on 04/15/2014

**TOWN OF WESTON
PLAN COMMISSION MINUTES
April 15, 2014**

1. CALL TO ORDER

Meeting called to order by Chairman Milt Olson at 6:00 pm. Attendance: Tom Salzman, Randy Christiansen, Rita Kasten, and Mark Thompson. Also present was Clerk/Treasurer Joan Erdman, Arnie Baumann, Mike Mosher, Steve & Kimberly Reed, and Terry Fischer.

2. Approval of Plan Commission Minutes, February 4, 2014: **Kasten/Salzman M/S to approve the minutes of the February 4, 2014 Plan Commission meeting. Q/C.**

3. NEW BUSINESS

- a. Review of CSM and ETZ Rezone Request for Terry Fischer: Mike Mosher explained to the committee that he has laid out a 4 lot CSM for Terry Fischer. Jennifer Higgins has informed him that the lot sizes didn't match the zoning and they will need to go through a rezone process through the ETZ committee before the CSM can be approved. Rezoning will allow them to go from 2.7 acres lots (RR) down to 1 acre lots(SR). They would like to rezone the whole parcel to SR. Concerns were that going to smaller residential lots would go against the Town's rural setting. There were also concerns on what the plans are for the 8-acre parcel. Recommendation was made to talk to Jennifer Higgins about what it would cost to do the parcel as a plat.
- b. Review of Residential Business Permit Application for Steve & Kimberly Reed, 2402 Sunset Avenue: Steve and Kimberly Reed addressed the committee on their proposed business permit application for Custom Motor Sports, LLC. They would like to open Complete Custom Motor Sports, LLC, providing custom art on cars, trucks, snowmobiles, RVs, etc. They would like to conduct business on Sunset Avenue until they can build enough capital to rent a building. The Reeds addressed concerns from the Village staff recommendation. Their business would be by appointment only, serving one customer at a time. They will be using a water-based paint, so there will not be much odor or flammable materials. A gravel driveway will be extended from their current driveway.
Salzman/Christiansen M/S to approve the residential business permit for 2 years with the conditions that no more than 1 vehicle be parked outside overnight, and on hard service. After 3 violations the permit can be revoked. Salzman & Christiansen voted in favor and Kasten & Thompson voted against. The recommendation will be taken to the Town Board as tie vote.

4. ADJOURN

Thompson/Christiansen M/S to adjourn the April 15, 2014 Plan Commission meeting at 6:52 pm. Q/C

Respectfully submitted,

Joan Erdman
Clerk/Treasurer

TOWN OF WESTON BOARD MINUTES
April 15, 2014

1. PLEDGE OF ALLEGIANCE/CALL TO ORDER:

Chairman Milt Olson called the April 15, 2014 Town of Weston Board meeting to order at 7:00 pm. The Pledge of Allegiance was recited. Supervisors present: Arnie Baumann, Walter John Chilsen, Tom Salzman, and Robert Wesenick. Also present were Clerk/Treasurer Joan Erdman, Captain Clay Schulz, Steve & Kimberly Reed, Mike Mosher, Terry Fischer, Randy Christiansen.

2. MINUTES OF PREVIOUS TOWN MEETINGS:

- a. Approval of Town Board Meeting Minutes, March 18, 2014: Salzman/Baumann M/S to approve the minutes of the March 18, 2014 Town Board meeting. Q/C

3. UNFINISHED BUSINESS:

4. VISITORS:

- 5. POLICE REPORT (Captain Schulz):** The report for March was distributed to board members and will be included with the official minutes. There were 33 calls for service to the Town in March. Recruitment process is currently underway to hire a new officer.

6. FIRE REPORT: No report.

7. NEW BUSINESS:

- a. Vouchers 4658-4676: Chilsen/Salzman M/S to approve vouchers 4658-4676. Q/C.

b. Review of CSM and ETZ Rezone Request for Terry Fischer: Mr. Fischer explained to the Board that he would like to divide his property on Highway J & Gusman into smaller parcels in order to make them easier to sell. Mike Mosher has prepared a CSM for the parcel. Three of the proposed lots would not meet the current zoning of RR, so an ETZ rezoning request has been submitted to have the parcel rezoned as SR. As there is a possibility of having a CSM submitted on the larger lot in the future, the Plan Commission has recommended that Mr. Mosher check with the Village on the plat process and the cost difference between CSMs vs. a plat.

- c. Review of Residential Business Permit Application for Steve & Kimberly Reed, 2402 Sunset Avenue (Complete Custom Motorsports LLC): A motion had been made at the Plan Commission meeting to approve the residential business permit for 2 years with the conditions that no more than 1 vehicle be parked outside overnight, and on hard service. After 3 violations the permit can be revoked. 2 members voted in favor of the motion and 2 voted against. Steve & Kimberly Reed addressed the Board on the type of business they will be conducting and addressed concerns regarding environmental safety, traffic concerns, etc. Chilsen/Baumann M/S to approve the application for a small business permit by Steve Reed, 2402 Sunset Avenue, with the conditions that no more than one vehicle be parked outside overnight on a hard surface and no more than three violations or the permit can be revoked. Q/C.

8. COMMITTEE REPORTS

- a. Public Works (Arnie Baumann): Supervisor Baumann reported that roads are in pretty good shape with the exception of some cracking on Pauls and a little work needed on Roble Lane (culvert). Baumann is not sure on when weight limits will be lifted.
- b. Public Safety (Robert Wesenick): Supervisor Wesenick reported that the Village will be placing a cell phone ordinance on a non-binding referendum. They are also working on an escort service ordinance. Wesenick will see if the city of Schofield will also be placing a cell phone ordinance on a referendum.
- c. Parks Committee (Walter John Chilsen): No report.

- 9. CLERK'S REPORT (Joan Erdman):** Board of Review training will be held on April 30th at the UW Extension office. 30 voters turned out for the Spring election. Our audit has been completed and our Annual Meeting is scheduled for Thursday, April 24, at 7:00 pm.

10. SUPERVISOR REPORTS

- a) Baumann: No Report.
- b) Wesenick: No report.
- c) Chilsen: No report.
- d) Salzman: No report.

11. **CHAIRMAN'S REPORT:** Daniel Higginbotham has submitted an annexation petition to the City of Wausau for his property on Northwestern Avenue. The Eastern Town's Association meeting will be held this Thursday, April 17, at the Town of Plover Hall.

12. **ADJOURN:** Chilsen/Wesenick M/S to adjourn the April 15, 2014 Town of Weston Board meeting at 7:57 pm. Q/C.

Respectfully submitted,

Joan Erdman, Clerk/Treasurer

Certified Map Survey Application

Planning and Development
Town of Weston
Date: 03-20-2014

Permit No. ET2-RCSM-3-14-1429

Payment: Cash Check No. 10867



Town of Weston

5500 Schofield Avenue
Weston, WI 54476
(715) 359-6114

Certified Map Survey Review

- Residential
- Commercial

\$150.00 FEE [49/4910]
\$200.00 FEE [49/4912]

-- ALL FIELDS MUST BE FILLED OUT TO BE PROCESSED PLEASE PRINT LEGIBLY --

Applicant Information:

Business Name: TERRANCE FISCHER
Contact Name: " "
Mailing Address: 4530 NORRIE ROAD
BIRNAMWOOD WI 54414
Phone Number: 715-581-1935 715-449-2419
Email Address: PRODIGGERS @ MAIL.COM

Owner Information:

Business Name: TERRANCE FISCHER
Contact Name: " "
Mailing Address: 4530 NORRIE ROAD
BIRNAMWOOD WI 54414
Phone Number: 715-581-1935 715-449-2419
Email Address: PRODIGGERS @ MAIL.COM

Applicant is: Owner Agent Other: _____

If applicant is not the owner, a Letter of Authorization from ALL PROPERTY OWNERS must be provided.

Surveyor's Information:

Surveyor's Name: LAVERNE H. MOSHER
Company Name: RIVERSIDE LAND SURVEYING, LLC
Mailing Address: 6304 KELLY PLACE
WESTON WI 54476
Phone No. 715-359-2253 715-241-7500
Email: MIKE @ RIVERSIDELANDSURVEYING.COM

Property Information:

Parcel Address: NO ADDRESS
Parcel ID: 41-122808-016-007-00-00 PIN: 082-2808-124-0986
Subdivision: _____

In detail, describe what is being done, the reason and purpose for the Certified Survey Map: _____

LOT 4 OF CSM NUMBER 15435, VOLUME 70 OF CSM'S, PAGE 17
IS BEING SPLIT INTO FOUR PARCELS FOR RESIDENTIAL
DEVELOPMENT

Zoned RR

Certified Survey Map Review Checklist Section 74.133

The following Certified Survey Map review checklist shall be utilized by staff and the Plan Commission in determining whether or not approval should be given to the proposed Certified Survey Map:

- Locations of all watercourses, drainage ways and surface drainage patterns should be shown.
- All easements of record should be shown.
- Where applicable, the regional floodplain boundary and the vertical contour line (two (2) feet above the regional flood elevation) should be shown.
- Wetland boundaries from the Wisconsin Department of Natural Resources Wetland Inventory Maps should be shown.
- All other applicable survey standards shall be maintained by the surveyor.
- Where the Certified Survey Map requires dedication for a public road, the subdivider shall follow the intent of the subdivision roadway and drainage inspection report.
- All public road dedications shall be a minimum of 66 feet (four (4) rods) wide.
- Each lot must have access to a public street.
- Location of existing buildings, wells and septic tanks shall be shown.
- Lots must comply with minimum frontage and area for their zoning classification.

Please note why any of the above are not check and enclosed at the time of submittal:

Note that per Section 74.123(d) of Town of Weston Municipal Code, Parkland Dedication fees apply to all new lots created for residential development. A bill for this fee will be sent to you if your CSM is approved. This fee must be paid in full prior to the Town releasing the CSM to you for recording at the Marathon County Register of Deeds.

Single Family	\$244.00 per lot
Duplex	\$446.00 per lot
Multi-Family	
1 Bedroom	\$138.00 per unit
2 Bedroom	\$204.00 per unit
3 Bedroom	\$244.00 per unit

Applicant Signature: Terry Fischer Date: MARCH 20, 2014

Print Name: TERRANCE FISCHER

PLEASE SUBMIT THIS APPLICATION TO THE VILLAGE OF WESTON MUNICIPAL CENTER.

PERMIT

TO INSTALL ACCESS DRIVEWAY
TO COUNTY TRUNK HIGHWAY-STATE STATUE 86.07(2)

*Paid
ck# 7971*

The undersigned owner, legal occupant or operator, of described property, hereby requests permission to construct a driveway as described below.

CTH J TOWN Weston

T 28 N - R 8 E

SECTION 12 PART OF SEC. (as NE-SE) SE-SE

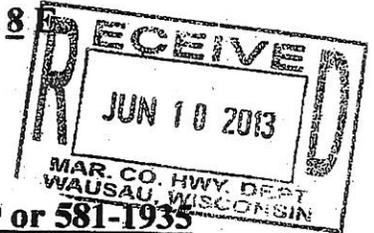
REQUEST BY LANDOWNER

NAME Terrance Fischer

PHONE # 449-2419 or 581-1935

ADDRESS 4530 Norrie Rd. Birnamwood, WI 54414

EMAIL _____



LOCATION DESCRIPTION (ie. Distance from east line fence, etc.) Common access to serve two lots as staked and shown in attached plan

Ammended to access for lot to be 80 ft.

DRIVEWAY USAGE (Circle One) Residential Agricultural - Commercial - Industrial

south of property line as shown in CSM

Culvert Diameter 18 Inch

Culvert Length 36-42 Ft.

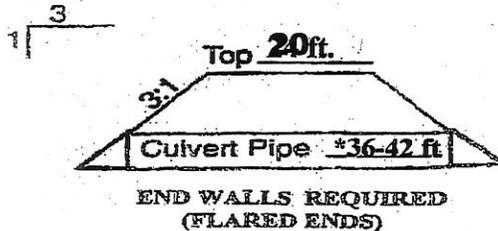
PLEASE INITIAL ITEMS 1 THRU 5

1. VERTICAL RETAINING WALLS OF ANY TYPE OF CONSTRUCTION ARE PROHIBITED. END WALLS WITH FLARED ENDS ARE REQUIRED.
2. APPLICANTS OBLIGATION TO COMPLY WITH ALL LOCAL ORDINANCES.
3. APPLICANT IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE.
4. MINIMUM OF 75 FEET FROM PROPERTY LINE.
5. PERMIT VALID FOR 6 MONTHS FROM DATE ISSUED.

ACCEPTANCE OF CONDITIONS

I, the applicant, hereby certify that the statements contained in the application are true and correct, that I have read and understand the conditions on the reverse side of this form, and, if granted a permit, I will comply with all terms and conditions which apply.

By Terry Fischer Date 6-3-13
Applicant or Authorized Representative



*Other Special Provisions: *Depth of ditch at site will determine final length of culvert needed to achieve proper side slope of 3:1. Apron end walls are required.*

By Ruskraam Date 05/29/13
Signature of Authorized County Representative

Return one (1) signed copy to
Marathon County Highway Department
1430 West Street
Wausau, WI 54401

DRIVEWAY FEE \$25.00 BLACKTOP DRIVEWAY FEE

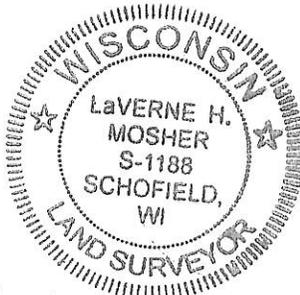
MARATHON COUNTY CERTIFIED SURVEY MAP NO. _____, VOL. _____, PAGE _____
 OF LOT 4 OF CERTIFIED SURVEY MAP NUMBER 15435, RECORDED IN VOLUME 70 OF CERTIFIED SURVEY
 MAPS, PAGE 17; LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND IN THE SOUTHEAST 1/4
 OF THE SOUTHEAST 1/4; ALL IN SECTION 12, TOWNSHIP 28 NORTH, RANGE 8 EAST, TOWN OF WESTON,
 MARATHON COUNTY, WISCONSIN.

APPROVED FOR RECORDING
 UNDER THE TERMS OF THE
 MARATHON CO. LAND DIVISION
 REGULATIONS

BY _____
 DATE _____
 MARATHON COUNTY CONSERVATION,
 PLANNING & ZONING DEPARTMENT

SCALE 1" = 200'
 0 100 200 400

SOUTH LINE NE 1/4, SE 1/4
 NORTH LINE SE 1/4, SE 1/4



Laverne H. Mosher
 LAVERNE H. MOSHER
 R. L. S. NO. S-1188
 MARCH 19, 2014

EAST 1/4 CORNER
 SECTION 12-28-8
 FOUND SURVEY
 MARKER PIN

SEE SHEET 2 FOR
 CURVE DATA TABLE

STREET

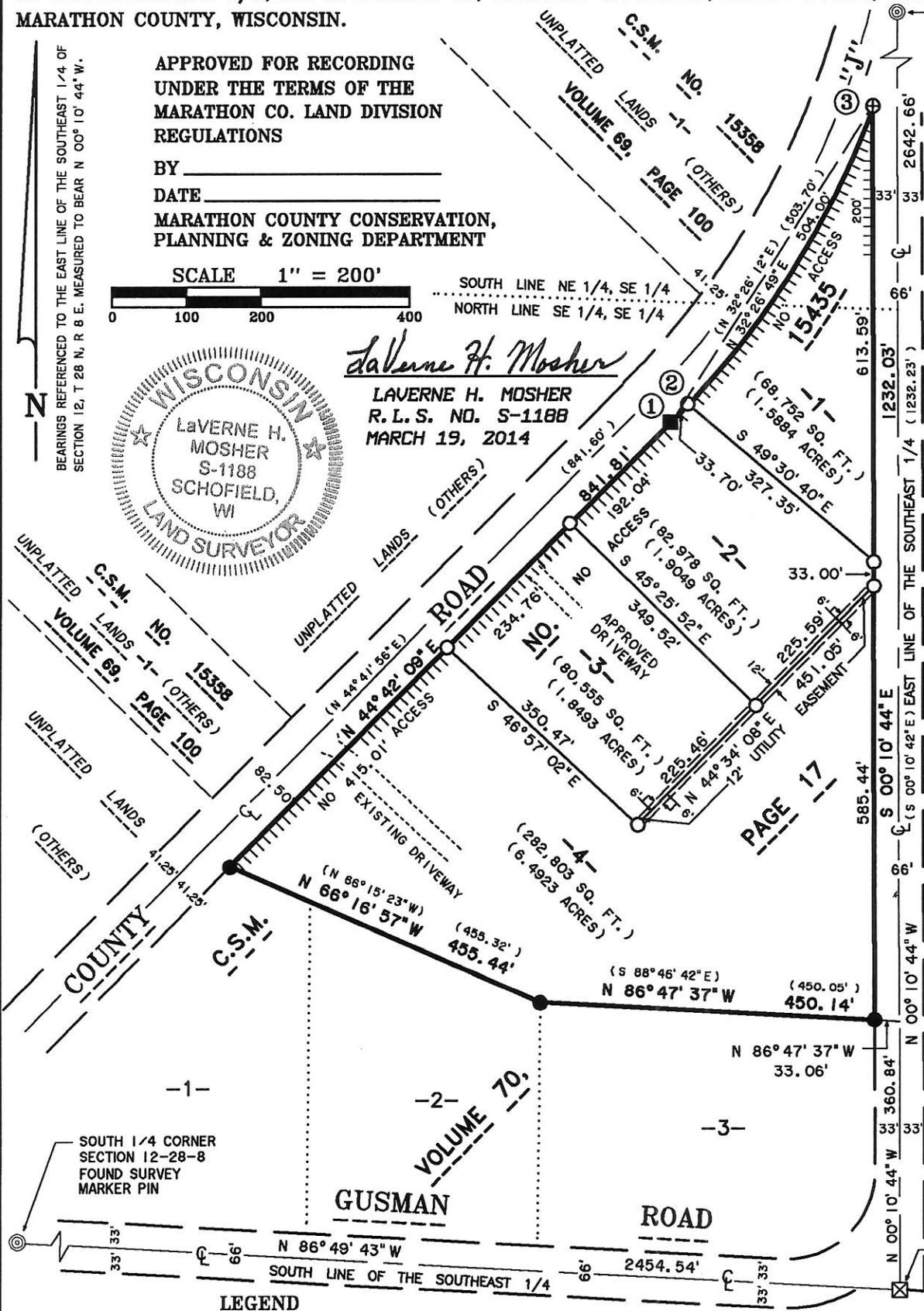
ACCESS NOTE:
 DRIVEWAYS PLACED ON
 LOTS 1 AND 2 MUST
 ACCESS GAVITT STREET.
 NO ACCESS TO COUNTY
 ROAD "J", AS NOTED.
 LOTS 3 AND 4 HAVE
 APPROVED ACCESS
 PERMITS FROM MARATHON
 COUNTY HIGHWAY DEPT.

GAVITT

REVIEWED AND APPROVED
 UNDER CHAPTER 74 OF
 VILLAGE ORDINANCE
 BY _____
 DATE _____

THIS INSTRUMENT DRAFTED BY LAVERNE H. MOSHER

BEARINGS REFERENCED TO THE EAST LINE OF THE SOUTHEAST 1/4 OF
 SECTION 12, T 28 N, R 8 E, MEASURED TO BEAR N 00° 10' 44" W.



SOUTHEAST CORNER
 SECTION 12-28-8
 FOUND 6" X 6"
 STONE MONUMENT

LEGEND

- — SET 1.25" O.D. X 24" ROUND IRON PIPE WEIGHING 1.680 LBS./LINEAL FOOT.
- — SET 1.25" X 24" ROUND IRON BAR WEIGHING 3.76 LBS./LINEAL FOOT.
- ⊕ — FOUND 1" O.D. ROUND IRON PIPE
- — FOUND 3/4" ROUND IRON BAR
- (xx°xx'xx") — RECORDED BEARING (CSM NO. 15435)
- (xxx.xx') — RECORDED DISTANCE (CSM NO. 15435)
- ||||| — NO ACCESS
- — NO VEHICULAR ACCESS

REVIEWED AND APPROVED
 FOR RECORDING BY THE
 TOWN OF WESTON.
 BY _____
 DATE _____

LHM SURVEYING, LLC
 A DIVISION OF RIVERSIDE LAND SURVEYING LLC
 6304 KELLY PLACE
 WESTON WI 54476
 PHONE (715) 359-2253
 PHONE (715) 241-7500

MARATHON COUNTY CERTIFIED SURVEY MAP

I, LaVerne H. Mosher, Registered Land Surveyor, hereby certify:

That I have surveyed, divided and mapped Lot 4 of Certified Survey Map Number 15435, recorded in Volume 70 of Certified Survey Maps, Page 17; located in the Northeast 1/4 of the Southeast 1/4 and in the Southeast 1/4 of the Southeast 1/4, all in Section 12, Township 28 North, Range 8 East, Town of Weston, Marathon County, Wisconsin, described as follows:

Commencing at the Southeast corner of said Section 12, Township 28 North, Range 8 East; thence N 00° 10' 44" W along the East line of the Southeast 1/4 of said Section 12, 360.84 feet; thence N 86° 47' 37" W, 33.06 feet to a point on the West right-of-way line of Gavitt Street; said point also being the point of beginning of the parcel to be described; thence continuing N 86° 47' 37" W along the South line of said Lot 4 of Certified Survey Map Number 15435, 450.14 feet; thence N 66° 16' 57" W along the South line of said Lot 4, 455.44 feet to a point on the Easterly right-of-way line of County Road "J"; thence N 44° 42' 09" E along said Easterly right-of-way line of County Road "J", 841.81 feet; thence Northeasterly along said Easterly right-of-way line of County Road "J", along the arc of a curve, concave Northwesterly, having a radius of 1187.17 feet and central angle of 24° 30' 39" and arc length of 507.87 feet and whose long chord bears N 32° 26' 49" E, 504.00 feet to a point on the West right-of-way line of Gavitt Street; thence S 00° 10' 44" E along said West right-of-way line of Gavitt Street, 1232.03 feet to the point of beginning. Parcel so described contains 515,088 square feet or 11.8248 acres, more or less.

That I have made such survey, land division and plat by the direction of Terrance Fischer, owner of said land.

That such plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes, Chapter A-E 7 of the Wisconsin Administrative Code and the Subdivision Regulations of Marathon County, the Town of Weston and the Village of Weston in surveying, dividing and mapping the same.

Dated this 19th day of March, 2014.



LaVerne H. Mosher

LaVerne H. Mosher
R. L. S. No. S-1188

CURVE DATA TABLE

Curve No.	Lot No.	Radius Length	Central Angle	Arc Length	Chord Length	Chord Bearing	Tangent Bearing	Tangent Bearing
1-3	Exterior	1187.17'	24° 30' 39"	507.87'	504.00'	N 32° 26' 49" E	S 44° 42' 09" W	N 20° 11' 30" E
			Recorded as (24° 30' 21")	(507.76')	(503.70')	(N 32° 26' 12" E)		
1-2	2	"	01° 37' 35"	33.70'	33.70'	N 43° 53' 21" E		
2-3	1	"	22° 53' 04"	474.17'	471.02'	N 31° 38' 02" E		

Prepared by:
LHM/ RIVERSIDE LAND SURVEYING LLC
6304 KELLY PLACE
WESTON, WI 54476

SHEET 2 of 2 SHEETS

Prepared for:
Terrance Fischer
4530 Norrie Road
Birnamwood WI 54414

**Based on Town Meeting
Discussion:**

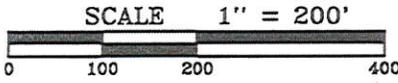
**Preliminary Future
Lot Layout**

Drafted 04/02/2014

PRELIMINARY FUTURE LOT LAYOUT

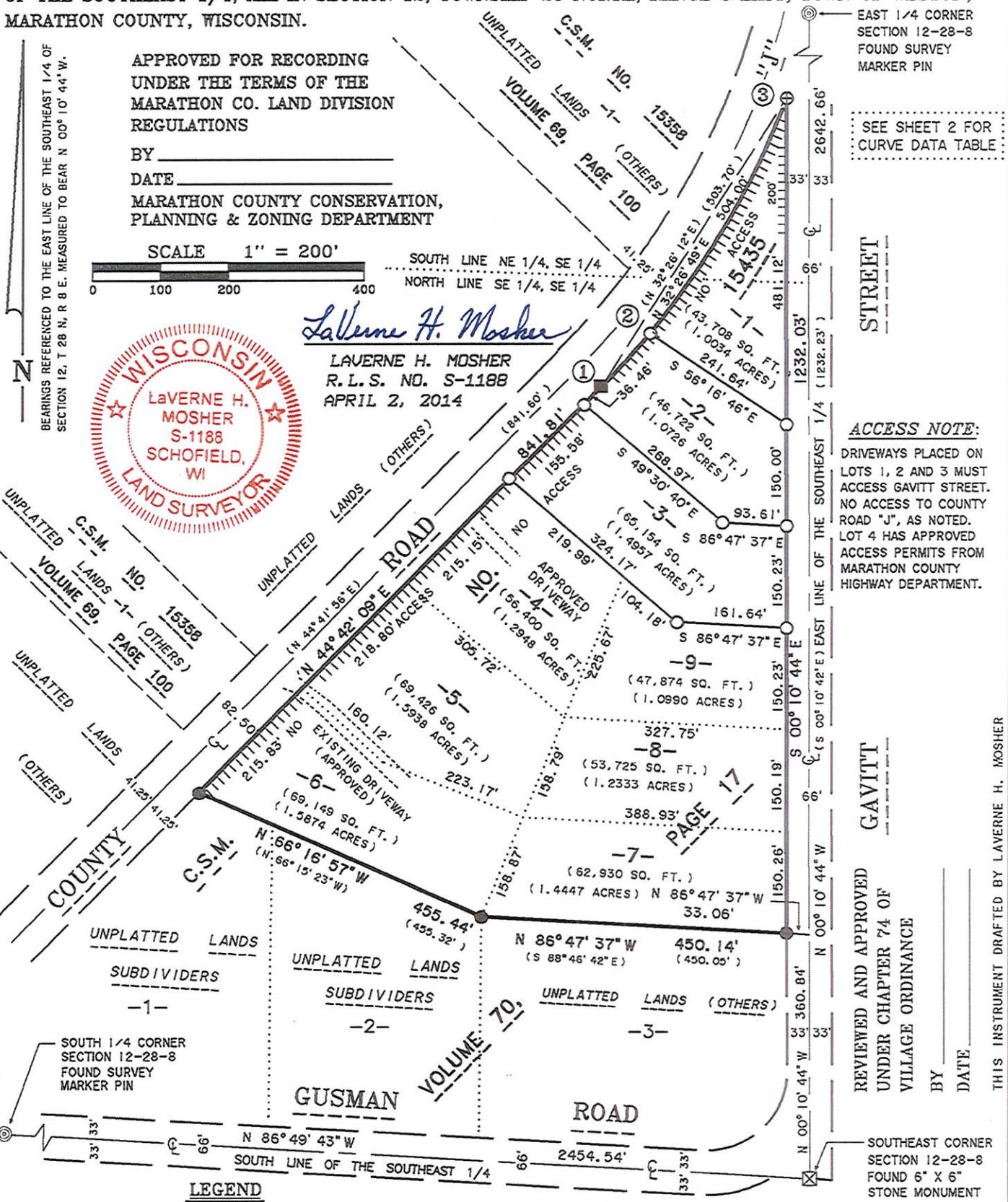
MARATHON COUNTY CERTIFIED SURVEY MAP NO. _____, VOL. _____, PAGE _____
 OF LOT 4 OF CERTIFIED SURVEY MAP NUMBER 15435, RECORDED IN VOLUME 70 OF CERTIFIED SURVEY
 MAPS, PAGE 17; LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND IN THE SOUTHEAST 1/4
 OF THE SOUTHEAST 1/4; ALL IN SECTION 12, TOWNSHIP 28 NORTH, RANGE 8 EAST, TOWN OF WESTON,
 MARATHON COUNTY, WISCONSIN.

APPROVED FOR RECORDING
 UNDER THE TERMS OF THE
 MARATHON CO. LAND DIVISION
 REGULATIONS
 BY _____
 DATE _____
 MARATHON COUNTY CONSERVATION,
 PLANNING & ZONING DEPARTMENT



Laverne H. Mosher
 LAVERNE H. MOSHER
 R. L. S. NO. S-1188
 APRIL 2, 2014

BEARINGS REFERENCED TO THE EAST LINE OF THE SOUTHEAST 1/4 OF
 SECTION 12, T. 28 N. R. 8 E. MEASURED TO BEAR N 00° 10' 44" W.



EAST 1/4 CORNER
 SECTION 12-28-8
 FOUND SURVEY
 MARKER PIN

SEE SHEET 2 FOR
 CURVE DATA TABLE

ACCESS NOTE:
 DRIVEWAYS PLACED ON
 LOTS 1, 2 AND 3 MUST
 ACCESS GAVITT STREET.
 NO ACCESS TO COUNTY
 ROAD "J", AS NOTED.
 LOT 4 HAS APPROVED
 ACCESS PERMITS FROM
 MARATHON COUNTY
 HIGHWAY DEPARTMENT.

REVIEWED AND APPROVED
 UNDER CHAPTER 74 OF
 VILLAGE ORDINANCE
 BY _____
 DATE _____

THIS INSTRUMENT DRAFTED BY LAVERNE H. MOSHER

SOUTH 1/4 CORNER
 SECTION 12-28-8
 FOUND SURVEY
 MARKER PIN

SOUTHEAST CORNER
 SECTION 12-28-8
 FOUND 6" X 6"
 STONE MONUMENT

LEGEND

- SET 1.25" O.D. X 24" ROUND IRON PIPE WEIGHING 1.680 LBS./LINEAL FOOT.
- SET 1.25" X 24" ROUND IRON BAR WEIGHING 3.76 LBS./LINEAL FOOT.
- ⊕ FOUND 1" O.D. ROUND IRON PIPE
- FOUND 3/4" ROUND IRON BAR
- (xx° xx' xx") RECORDED BEARING (CSM NO. 15435)
- (xxx. xx') RECORDED DISTANCE (CSM NO. 15435)
- NO ACCESS NO VEHICULAR ACCESS

REVIEWED AND APPROVED
 FOR RECORDING BY THE
 TOWN OF WESTON.
 BY _____
 DATE _____

LHM SURVEYING, LLC
 A DIVISION OF RIVERSIDE LAND SURVEYING LLC
 6304 KELLY PLACE
 WESTON WI 54476
 PHONE (715) 359-2253
 PHONE (715) 241-7500

MARATHON COUNTY CERTIFIED SURVEY MAP

I, LaVerne H. Mosher, Registered Land Surveyor, hereby certify:

That I have surveyed, divided and mapped Lot 4 of Certified Survey Map Number 15435, recorded in Volume 70 of Certified Survey Maps, Page 17; located in the Northeast 1/4 of the Southeast 1/4 and in the Southeast 1/4 of the Southeast 1/4, all in Section 12, Township 28 North, Range 8 East, Town of Weston, Marathon County, Wisconsin, described as follows:

Commencing at the Southeast corner of said Section 12, Township 28 North, Range 8 East; thence N 00° 10' 44" W along the East line of the Southeast 1/4 of said Section 12, 360.84 feet; thence N 86° 47' 37" W, 33.06 feet to a point on the West right-of-way line of Gavitt Street; said point also being the point of beginning of the parcel to be described; thence continuing N 86° 47' 37" W along the South line of said Lot 4 of Certified Survey Map Number 15435, 450.14 feet; thence N 66° 16' 57" W along the South line of said Lot 4, 455.44 feet to a point on the Easterly right-of-way line of County Road "J"; thence N 44° 42' 09" E along said Easterly right-of-way line of County Road "J", 841.81 feet; thence Northeasterly along said Easterly right-of-way line of County Road "J", along the arc of a curve, concave Northwesterly, having a radius of 1187.17 feet and central angle of 24° 30' 39" and arc length of 507.87 feet and whose long chord bears N 32° 26' 49" E, 504.00 feet to a point on the West right-of-way line of Gavitt Street; thence S 00° 10' 44" E along said West right-of-way line of Gavitt Street, 1232.03 feet to the point of beginning. Parcel so described contains 515,088 square feet or 11.8248 acres, more or less.

That I have made such survey, land division and plat by the direction of Terrance Fischer, owner of said land.

That such plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes, Chapter A-E 7 of the Wisconsin Administrative Code and the Subdivision Regulations of Marathon County, the Town of Weston and the Village of Weston in surveying, dividing and mapping the same.

Dated this 19th day of March, 2014.



LaVerne H. Mosher

LaVerne H. Mosher
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