

AMENDED NOTICE OF MEETING

COMMITTEE: PLANNING & DEVELOPMENT
DATE: September 20, 2023
PLACE: ONEIDA COUNTY COURTHOUSE – COUNTY BOARD ROOM
TIME: CLOSED SESSION: 12:00 p.m.
PUBLIC HEARING: 1:00 p.m.
REGULAR MEETING: Immediately following Public Hearing

ZOOM OPTION: ID: 861 4695 9820 PASSCODE: 400382 PHONE: 312-626-6799

Zoom is being offered as a convenience to view the meeting.
Remote participation is not allowed.

It is possible that a quorum of county board members will be at this meeting to gather information about a subject over which they have decision-making responsibility. This constitutes a meeting of the County Board pursuant to State ex rel Badke v. Greendale Village Board, Wis 2d 553, 494 n.w.2d 408 (1993), and must be noticed as such, although the County Board will not take any formal actions at this meeting. It is also possible that there may be quorums of other County Board Committees present, although those committees will not take any formal action at this meeting.

Anyone having an interest may attend and be heard. Interested parties who are unable to attend may send written comments to Scott Holewinski, Chairman, Oneida County Planning & Development Committee, P.O. Box 400, Rhinelander, WI 54501. All written comments shall be received no later than 10:00 a.m. on September 20, 2023 and shall include your name and voting address and, if not from Oneida County, your property address within Oneida County. All written comments will be given to committee members prior to the start of the public hearing and announced by name during the public hearing. Written comments shall not be read into the record.

ALL AGENDA ITEMS ASSUMED TO BE DISCUSSION / DECISION

1. Call to order.
2. Approve the agenda.
3. It is anticipated that the committee may meet in closed session pursuant to Wisconsin Statutes, Section 19.85(1)(g), conferring with legal counsel concerning strategy to be adopted by the governmental body with respect to litigation in which it is or is likely to become involved. A roll call vote will be taken to go into closed session.
 - a. Approve closed session minutes of August 2, 9, and 23, 2023.
 - b. Proposed Conditional Use Permit for PIN's MI 3239 and MI 3240.
 - c. Retaining wall in the Town of Three Lakes.
4. A roll call vote will be taken to return to open session.
5. Announcement of any action taken in closed session.

CONDUCT PUBLIC HEARING ON THE FOLLOWING:

6. **Conditional Use Permit application** by Edward F. Then Sr., applicant and owner, to assemble snowplows and spreaders inside an existing shop building, adjacent to property which is zoned Rural Residential, on the following described property; Lot 3 CSM 3831, Part of SW ¼, SE ¼, Section 5, T39N, R6E, 8806 Curtis Lake Drive, PIN MI 2095-5, Town of Minocqua.
7. **Ordinance Amendment #07-2023** authored by the Planning and Development Committee to amend Chapter 9, Article 5 Additional Types of Uses, Section 9.53 Campgrounds and Recreational Vehicle Parks of the Oneida County Zoning & Protection Ordinance.
8. Public comments (limited to 3 minutes per person).

9. Approve meeting minutes of August 2, 9, and 23, 2023.
10. Discussion/decision concerning out-of-County travel. The committee will be discussing Zoning Staff traveling to Wausau to meet with the North Central Wisconsin Regional Planning Commission Staff.
11. Discussion/decision concerning retaining wall for property located at 2045 Sunset Drive, further described as Lot 18 of Cozy Point Plat, Section 35, T36N, R6E, PIN NO 1153, Town of Nokomis, as presented by adjoining property owner at 2039 Sunset Drive.
12. Discussion/decision concerning reconfiguration of existing parcels of property between adjoining property owners pursuant to Section 15.19 of the Oneida County Subdivision Control Ordinance for properties located at 325 Hickory Street and 216 4th Avenue, further described as being part of the NE SW, Section 2, T39N, R6E, PIN's WR 13-20 and WR 13-22, Town of Woodruff.
13. Discussion/decision concerning After-The-Fact (ATF) Shoreyard Alteration Permit (SAP) fees associated with activities within 35 feet of the ordinary high water mark (OHWM) of Green Bass Lake, for property described as: Part of Government Lots 4 & 3 and Part of the NW ¼ of the NE ¼, and of the NE ¼ of the NW ¼, Section 16, T36N, R8E, PIN CR-217-2, Town of Crescent. The committee will also be discussing Section 9.97(A) of the Oneida County Zoning and Shoreland Protection Ordinance.
14. Discussion/Decision concerning Defeated Resolution #126-2022, Ordinance Amendment #15-2022 Placement of Semi-Trailers and Shipping Containers. The committee will be discussing the proposed language, what transpired at the Oneida County Board meeting, and determine if the committee would like to proceed with moving forward with Ordinance Amendment #15-2022.
15. Discussion/decision concerning Administrative Review Permit #2201108 for property described as: Lot 3 of CSM V7 P1810 and Part of the SE ¼ of the SE ¼, Section 5, T39N, R6E, 8982 Sandy Court, PIN MI 2096-3, Town of Minocqua.
16. Discussion/decision concerning objection by Bob Almekinder to the August 9, 2023 procedure.
 - a. Rule by Chair as to objection.
 - b. Proceed with ruling as to objection.
17. Discussion/decision concerning a Conditional Use Permit application by Kirk Bangstad, for property described as: Village of Minocqua, Lots 1 and 2, Block 3, Section 14, T39N, R6E, 329 E. Front Street, PIN's MI 3239 and MI 3240, Town of Minocqua.
 - a. Staff will be presenting information from a Conditional Use Permit Report.
 - b. The applicant may be requested to provide answers to committee questions.
 - c. Public comments on the above topic (limited to 3 minutes per person).
18. Discussion/decision concerning a retaining wall for property located at 1584 Naleid Road, further described as: Part of Government Lot 8, Lot 1 and Outlot 1, CSM V24, P4982, Section 17, T39N, R11E, PIN TL 2605-6, Town of Three Lakes.
19. Discussion/decision concerning Chapter 9, Article 7 General Standards, Section 9.78 Sign Regulations of the Oneida County Zoning and Shoreland Protection Ordinance. The committee will be reviewing the current Ordinance and possibly directing staff to analyze the current Ordinance and provide any needed revisions for the committee to review.
20. Discussion/decision concerning a Refund Policy for the Planning and Zoning Department. The committee will be reviewing/approving Refund Policy.
21. Discussion/decision – Planning & Zoning Department permit activity/revenue.
22. Refunds.
23. Approve future meeting dates: October 4 and 18, 2023.

24. Future agenda items.

25. Adjourn.

NOTICE OF POSTING

TIME: Approx. **1:45 PM** ~ DATE: **September 18, 2023** ~ PLACE: ONEIDA COUNTY COURTHOUSE BULLETIN BOARD

SCOTT HOLEWINSKI, COMMITTEE CHAIR

Notice posted by the Planning & Zoning Department. Additional information on a specific agenda item may be obtained by contacting the person who posted this notice at 715-369-6130.

NEWS MEDIA NOTIFIED VIA E-MAIL AND/OR FAX – DATE: September 18, 2023 TIME: Approx. 2:00 PM

Lakeland Times

Star Journal

WXPR Public Radio

WERL/WRJO Radio

WJFW-TV 12

Vilas County News

Tomahawk Leader

Notice is hereby further given that pursuant to the Americans with Disabilities Act reasonable accommodations will be provided for qualified individuals with disabilities upon request. Please call Tracy Hartman at 715-369-6125 with specific information on your request allowing adequate time to respond to your request.

See reverse side of this notice for compliance checklist with the Wisconsin Open Meeting Law.



GENERAL REQUIREMENTS:

1. Must be held in a location which is reasonably accessible to the public.
2. Must be open to all members of the public unless the law specifically provides otherwise.

NOTICE REQUIREMENTS:

1. In addition to any requirements set forth below, notice must also be in compliance with any other specific statute.
2. Chief presiding officer or his/her designee must give notice to the official newspaper and to any members of the news media likely to give notice to the public.

MANNER OF NOTICE:

Date, time, place and subject matter, including subject matter to be considered in a closed session, must be provided in a manner and form reasonably likely to apprise members of the public and news media.

TIME FOR NOTICE:

1. Normally, a minimum of 24 hours prior to the commencement of the meeting.
2. No less than 2 hours prior to the meeting if the presiding officer establishes there is good cause that such notice is impossible or impractical.
3. Separate notice for each meeting of the governmental body must be given.

EXEMPTIONS FOR COMMITTEES & SUBUNITS

Legally constituted sub-units of a parent governmental body may conduct a meeting during the recess or immediately after the lawful setting to act or deliberate upon the subject which was the subject of the meeting, provided the presiding officer publicly announces the time, place and subject matter of the sub-unit meeting in advance of the meeting of the parent governmental body.

PROCEDURE FOR GOING INTO CLOSED SESSION:

1. Motion must be made, seconded and carried by roll call majority vote and recorded in the minutes.
2. If motion is carried, chief presiding officer must advise those attending the meeting of the nature of the business to be conducted in the closed session, and the specific statutory exemption under which the closed session is authorized.

SYNOPSIS OF STATUTORY EXEMPTIONS UNDER WHICH CLOSED SESSIONS ARE PERMITTED:

1. Concerning a case which was the subject of Judicial or quasi-judicial trial before this governmental body. Sec. 19.85(1)(a).

2. Considering dismissal, demotion or discipline of any public employee or the investigation of charges against such person and the taking of formal action on any such matter; provided that the person is given actual notice of any evidentiary hearing which may be held prior to final action being taken and of any meeting at which final action is taken. The person under consideration must be advised of his/her right that the evidentiary hearing be held in open session and the notice of the meeting must state the same. Sec. 19.85(1)(b).
3. Considering employment, promotion, compensation or performance evaluation data of any public employee over which this body has jurisdiction or responsibility. Sec. 19.85(1)(c).
4. Considering strategy for crime detection or prevention. Sec. 19.85(1)(d).
5. Deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business whenever competitive or bargaining reasons require a closed session. Sec. 19.85(1)(e).
6. Considering financial, medical, social or personal histories or disciplinary data of specific person, preliminary consideration of specific personnel problems or the investigation of specific charges, which, if discussed in public, would likely have a substantial adverse effect on the reputation of the person referred to in such data. Sec. 19.85(1)(f), except where paragraph 2 applies.
7. Conferring with legal counsel concerning strategy to be adopted by the governmental body with respect to litigation in which it is or is likely to become involved. Sec. 19.85(1)(g).
8. Considering a request for advice from any applicable ethics board. Sec. 19.85(1)(h).

PLEASE REFER TO CURRENT STATUTE SECTION 19.85 FOR FULL TEXT CLOSED SESSION RESTRICTIONS:

1. Must convene in open session before going into closed session.
2. May not convene in open session, then convene in closed session and thereafter reconvene in open session within twelve hours unless proper notice of this sequence was given at the same time and in the same manner as the original open meeting.
3. Final approval or ratification of a collective bargaining agreement may not be given in closed session.
4. No business may be taken up at any closed session except that

which relates to matters contained in the chief presiding officer's announcement of the closed session.

5. In order for a meeting to be closed under Section 19.85(1)(f) at least one committee member would have to have actual knowledge of information which he or she reasonably believes would be likely to have a substantial adverse effect upon the reputation involved and there must be a probability that such information would be divulged. Thereafter, only that portion of the meeting where such information would be discussed can be closed. The balance of that agenda item must be held in open session.

BALLOTS, VOTES AND RECORDS:

1. Secret ballot is not permitted except for the election of officers of the body or unless otherwise permitted by specific statutes.
2. Except as permitted above, any member may require that the vote of each member be ascertained and recorded.
3. Motions and roll call votes must be preserved in the record and be available for public inspection.

USE OF RECORDING EQUIPMENT:

The meeting may be recorded, filmed, or photographed, provided that it does not interfere with the conduct of the meeting or the rights of the participants.

LEGAL INTERPRETATION:

1. The Wisconsin Attorney General will give advice concerning the applicability or clarification of the Open Meeting Law upon request.
2. The municipal attorney will give advice concerning the applicability or clarification of the Open Meeting Law upon request.

PENALTY:

Upon conviction, any member of a governmental body who knowingly attends a meeting held in violation of Subchapter IV, Chapter 19, Wisconsin Statutes, or who otherwise violates the said law shall be subject to forfeiture of not less than \$25.00 nor more than \$300.00 for each violation.

Prepared by Oneida County Corporation Counsel Office - 5/16/96

Conditional Use Permit Report
Alternate Site Plan Options 1, 2, and 3 (dated 8/31/23)
Agenda Date: 09/20/23

Kirk Bangstad, applicant and property owner

Parcel ID Numbers: MI 3239, MI 3240

Zoning District: #06 Business B-1

Neighboring Properties Zoned: #06 Business B-1

Proposed Use: CUP – craft brewery retail outlet with outdoor seating, music and food truck

General Information: The applicant has provided three (3) alternate site plan options, all increasing the number of onsite parking spaces. The proposed beer garden on the site plan submitted with the application was 2,184 sq. ft. Alternative Options 1 and 2 depict a 1,200 sq. ft. outdoor beer garden and Option 3 depicts a 948 sq. ft. outdoor beer garden. The alternate option beer gardens propose a ground surface of Turfstone pervious pavers (previously described as decorative stone and gravel). The site plan submitted with the application provided outdoor seating for 32 people. Options 1 and 2 provide outdoor seating for 20 people, and Option 3 provides 16 outdoor seats.

The type of fencing surrounding the beer garden remains unchanged from the site plan submitted with the application, privacy fence along the west and south and decorative metal fence on the east side. The height of the privacy fencing along the west side has been increased from 6 ft. to 8 ft. matching the proposed 8ft. privacy fence along the south side. There is a note on all three plan options that states “8’ tall privacy fence req’d per CUP”. Pursuant to 9.74(B) No fence, wall or hedge shall exceed a height of six (6) feet, except as provided in the following circumstances. (2) There shall be an eight (8) foot height limit to act as a screen between residential districts and any land use that would require a conditional use permit. The property to the south of MI 3239 and MI 3240 is a residential home, the property is zoned #06 Business B-1.

The trash and recycling dumpster enclosure has been relocated in the southern side of the property. It is unclear if a food truck remains part of the proposal, there is no mention of a food truck on any of the three alternate site plan options.

As far as staff is aware, the following details remain as described in the application: The application states there will be outdoor music, and lighting in the beer garden. Seating for six (6) will also be added inside the building. The tables, chairs and umbrellas will be stored outside year round in the beer garden. The business is expected to have up to two (2) employees, attract about 100 customers per day and have one (1) delivery per week. Hours of operation will be seven (7) days a week, 11:00 AM to 7:00 PM.

Landscaping: Proposed landscaping consists of manicured lawn in the areas depicted on the three alternate site plan options.

Stormwater Management: On the application the applicant stated that the stormwater management plan had already been installed and approved in the first Administrative Review Permit. Along with the alternate site plans, the applicant resubmitted a memo dated 02/20/23 from Joel Ehrfurth, PE, at Mach IV which states that assuming the patio/beer garden will be constructed of materials meeting the requirements to be considered pervious the new parking and sidewalk areas result in a net increase of approximately 300 sq. ft. impervious surface area. The memo also explains the existing stormwater system is adequate if the patio/beer garden area is constructed of permeable pavers (not compressed gravel) and a properly sized underdrain system is installed and the new patio underdrain system would tie into the existing stormwater system. The recommended stormwater changes (pavers with underdrain) would be installed at the time of the site plan revisions. The February memo also references five (5) angled parking spaces and was addressing the site plan that was denied with the first CUP. As staff noted above all three alternate site plan options state Turfstone pervious pavers will be used to construct the beer garden.

Parking: Options 1 and 2, with two (2) employees per shift, 429 sq. ft. of retail space and seating for a total of 26 customers, require 12 onsite parking spaces. Option 3 with the same number of employees, square footage of retail space and seating for a total of 22 customers requires 11 onsite parking spaces. The reduction of outdoor seating accounts for the change in the number of required onsite parking spaces.

All three of the applicant's site plan options propose onsite parallel parking. Pursuant to Section 9.77(D) each parking space shall be no less than 10 ft. in width and not less than 220 sq. ft. in area. For reference, staff researched the WisDOT standard for parallel parking spaces. The WisDOT standard is 8 ft. to 12 ft. wide and 22 ft. to 26 ft. in length with a minimum of 12 ft. aisle to maneuver a vehicle into a parallel space. As a comparison, staff measured the parallel parking spaces along Menominee St. in front of the Minocqua Town Hall, at 8'4" in width and 23 ft. in length the spaces are within the WisDOT standard.

Revision Option 1 proposes a total of four (4) onsite parking spaces, three (3) 8'4" x 21'4" parallel parking spaces and one (1) 90° 10' x 20' handicap designated parking space. The parallel parking spaces are 1 ft. shorter in length than the WisDOT standard and 2 ft. shorter in length than the spaces measured by staff.

Revision Option 2 proposes a total of six (6) onsite parking spaces, four (4) 8'4" x 16' parallel parking spaces and two (2) 90° 9'10" X 20'3" parking spaces. The parallel parking spaces are 6 ft. shorter in length than the WisDOT standard and 7 ft. shorter in length than the spaces that staff measured. A vehicle maneuvering in and out of the 90° parking space closest to E. Front Street in the northwest corner of the property would do so within the 20 ft. of a vehicular entrance. Pursuant to Section 9.77(A)(1) no parking space shall be located so that a vehicle will maneuver within 20 feet of a vehicular entrance to or from a public roadway.

Revision Option 3 proposes a total of six (6) onsite parking spaces, three (3) 8'4" x 21'4" parallel parking spaces (the same size as in option 1), two (2) 90° 9'10" X 20'3" parking spaces (the same size as option 2) and one (1) 90° 10' x 20' parking space. As with option 2, the 90° parking space closest to E. Front Street would maneuver within 20 ft. of a vehicular entrance. Pursuant to

Section 9.77(A)(1) no parking space shall be located so that a vehicle will maneuver within 20 feet of a vehicular entrance to or from a public roadway.

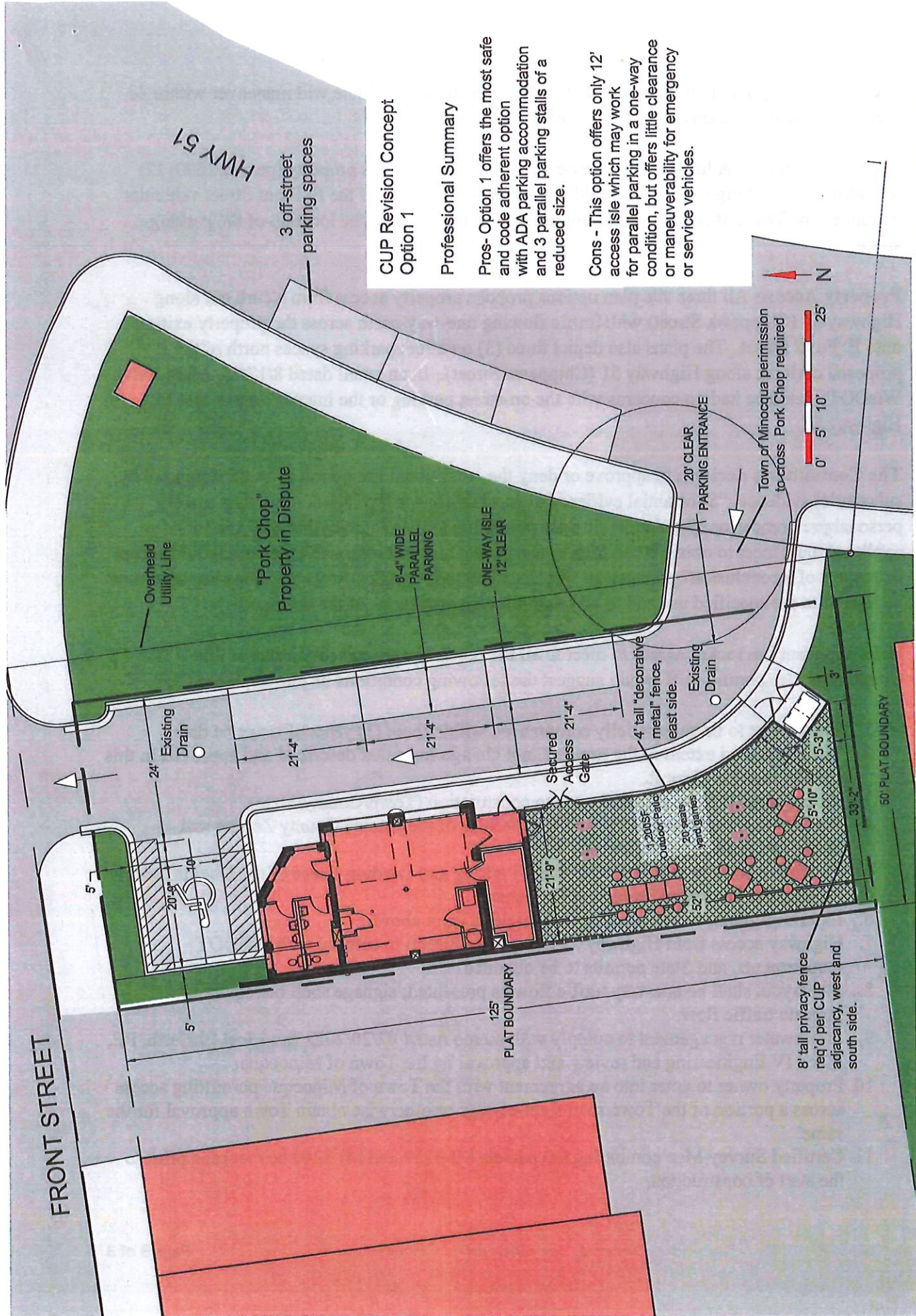
The site plan for the Administrative Review Permit issued for this property (permit 2200112) included a 90° parking space that would maneuver within 20 ft. of the E. Front Street vehicular entrance. The Town of Minocqua did not provide an objection to the location of the parking space.

Property Access: All three site plan options propose property access from a curb cut along Highway 51 (Chippewa Street) with traffic flowing one-way north across the property exiting onto E. Front Street. The plans also depict three (3) on-street parking spaces north of the proposed curb cut along Highway 51 (Chippewa Street). In an email dated 8/17/23, Mark Ratty, WisDOT, stated he had no concerns with the on-street parking or the ingress only access to Highway 51.

The Committee's decision to approve or deny the conditional use permit must be supported by substantial evidence. "Substantial evidence means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion" pursuant to Wis.Stats. §59.69(5e)(a)(2). Any conditions imposed must be related to the specified use and to all other relevant provisions of the ordinance.

If the applicant has met or agrees to meet to all the requirements and conditions of this Conditional Use permit, staff would suggest the following conditions be placed on the CUP:

1. The project to be substantially commenced within three (3) years of issuance date.
2. The nature and extent of the use shall not change from that described and approved in this Conditional Use Permit.
3. Proper permits to be obtained prior to construction (Town/County/State).
4. Signage to comply with 9.78 Sign Regulations of the Oneida County Zoning and Shoreland Protection Ordinance.
5. Parking to comply with 9.77 Off Street Parking and Loading Space of the Oneida County Zoning and Shoreland Protection Ordinance.
6. Exterior lighting to be downcast and shielded from above.
7. Highway access from Highway 51 (Chippewa Street) to comply with WisDOT requirements, and State permits to be obtained.
8. Site layout shall be one-way traffic flow as presented; signage shall be required to indicate traffic flow.
9. Stormwater management to comply with memo dated 02/20/2023 from Joel Ehrfurth, PE, Mach IV Engineering and review and approval by the Town of Minocqua.
10. Property owner to enter into an agreement with the Town of Minocqua permitting access across a portion of the Town road right-of-way or otherwise obtain Town approval for the same.
11. Certified Survey Map combining the parcels MI 3239 and MI 3240 be recorded prior to the start of construction.

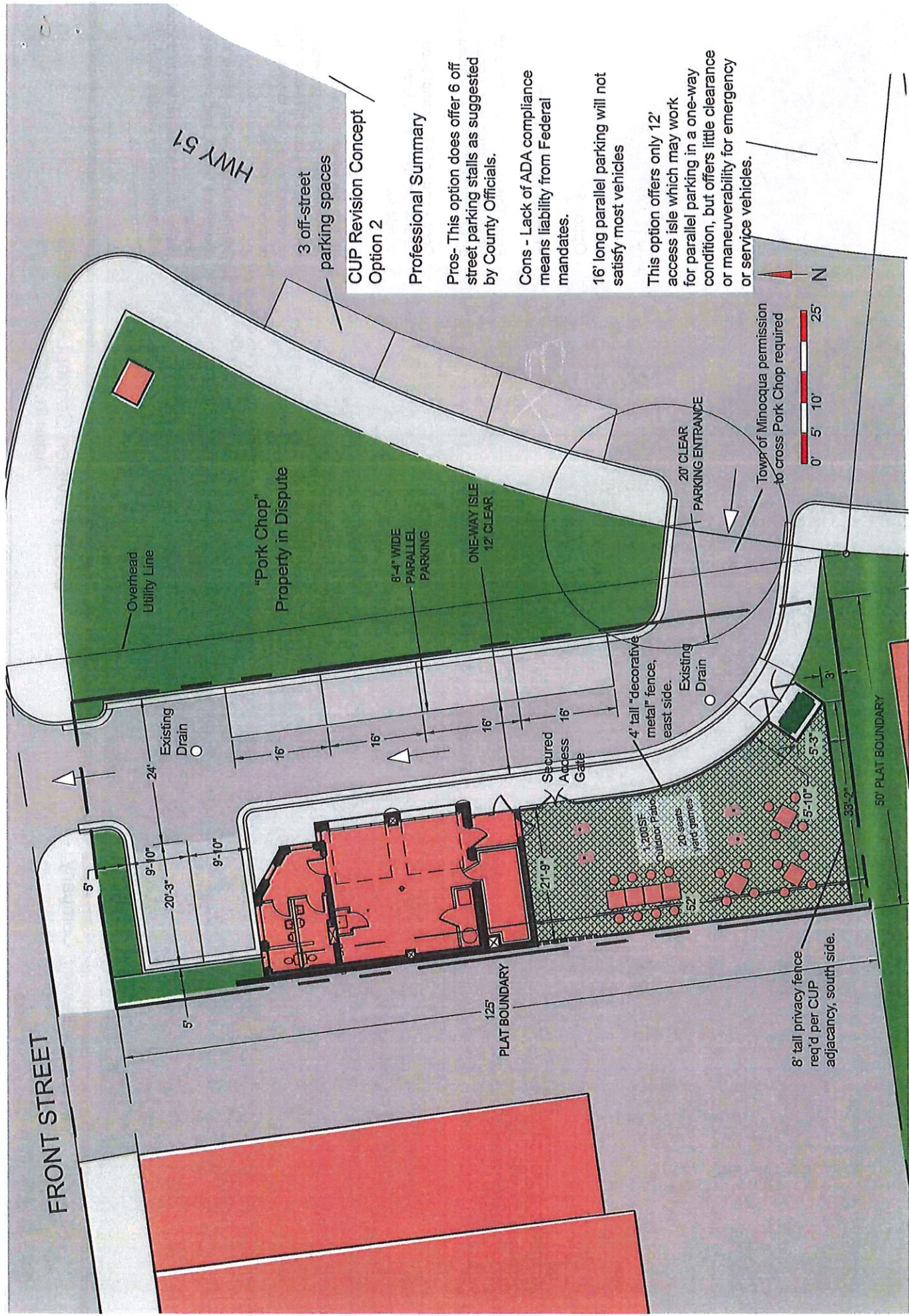


CUP Revision Concept Option 1

Professional Summary

Pros - Option 1 offers the most safe and code adherent option with ADA parking accommodation and 3 parallel parking stalls of a reduced size.

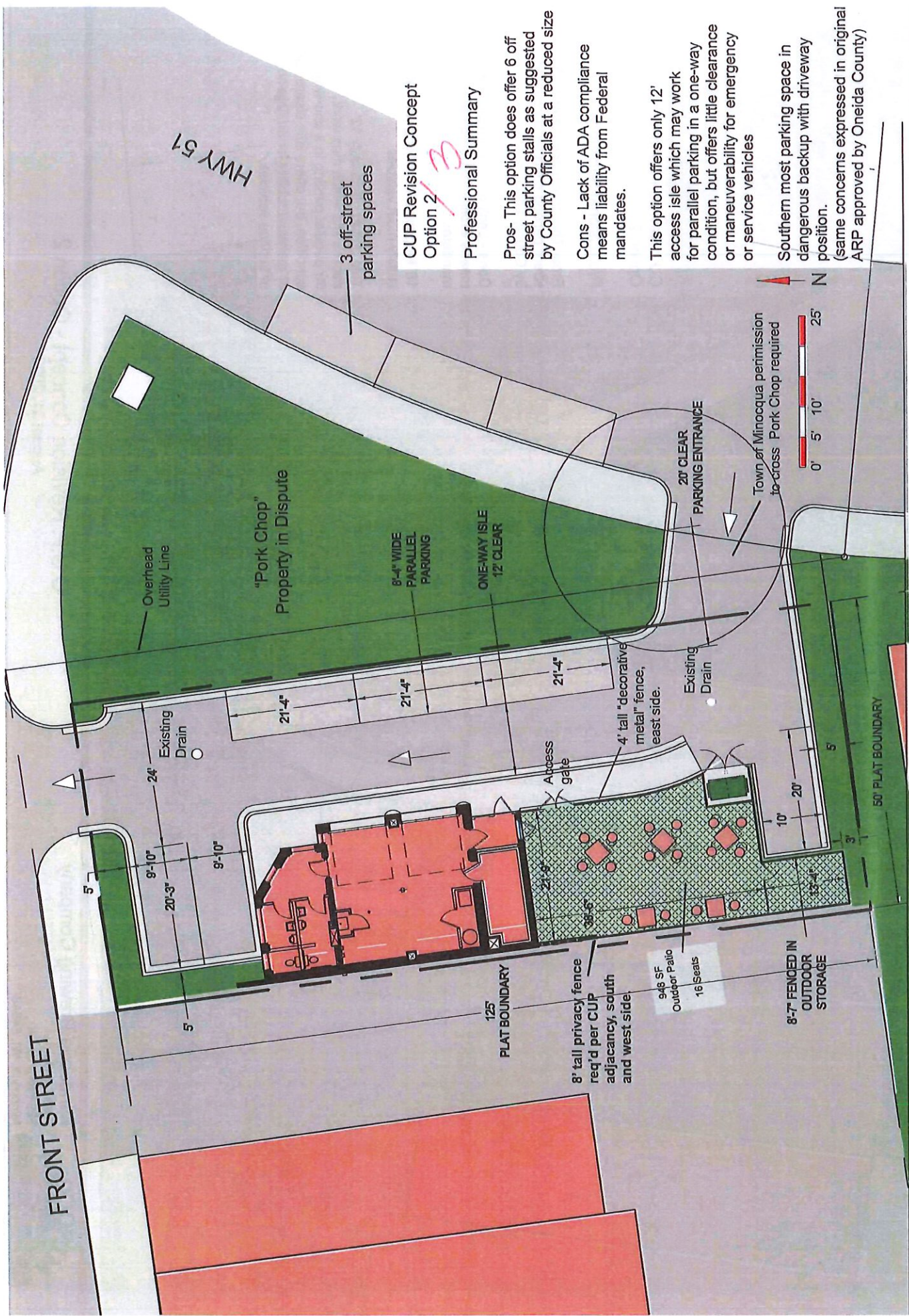
Cons - This option offers only 12' access isle which may work for parallel parking in a one-way condition, but offers little clearance or maneuverability for emergency or service vehicles.



C.U.P. Revision Concept - Option 2
August 31, 2023

Minocqua Brewing Company
Retail Outlet
329 Front Street
Minocqua, WI. 54548





CUP Revision Concept

Option 2 *MS*

Professional Summary

Pros- This option does offer 6 off street parking stalls as suggested by County Officials at a reduced size

Cons - Lack of ADA compliance means liability from Federal mandates.

This option offers only 12' access isle which may work for parallel parking in a one-way condition, but offers little clearance or maneuverability for emergency or service vehicles

Southern most parking space in dangerous backup with driveway position.
(same concerns expressed in original ARP approved by Oneida County)

C.U.P. Revision Concept - Option 3

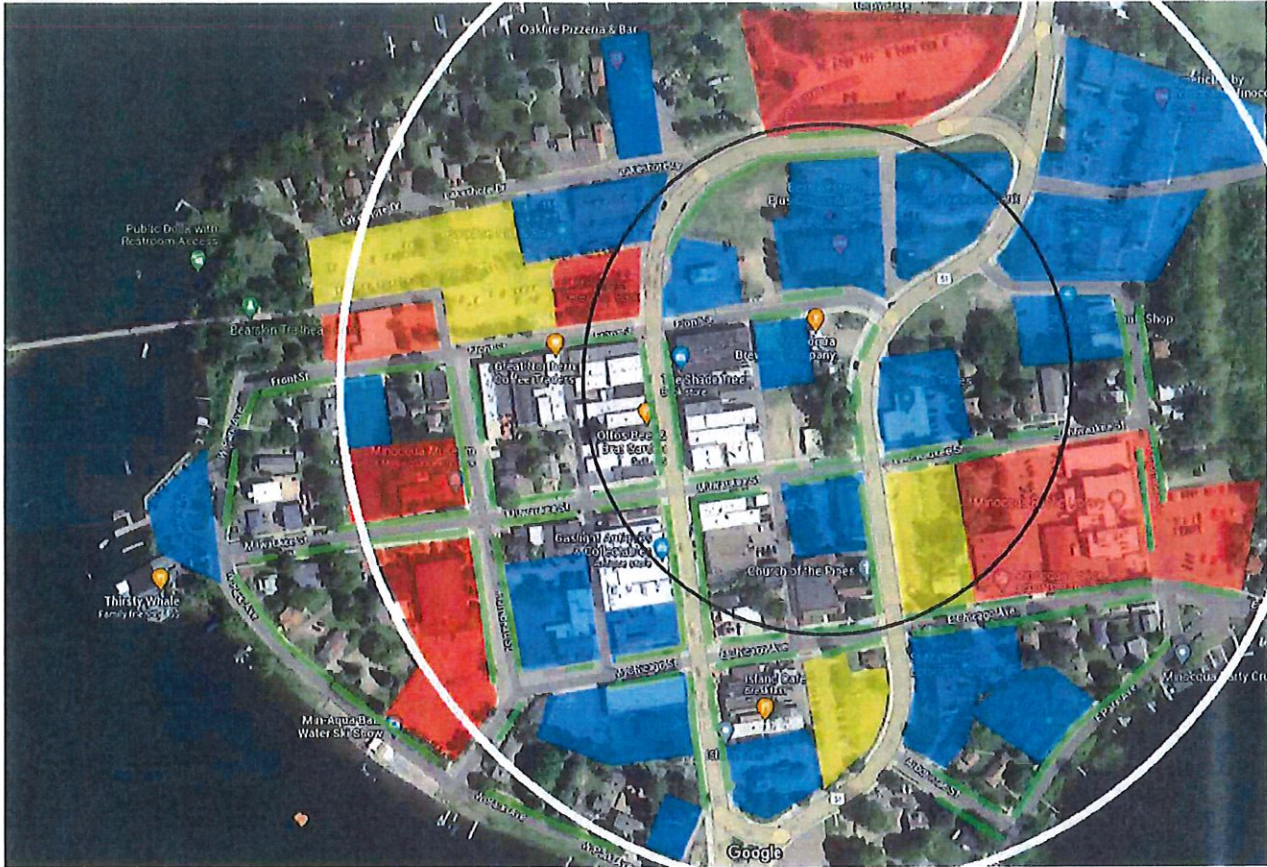
August 31, 2023

Minocqua Brewing Company

Retail Outlet
329 Front Street
Minocqua, WI. 54548



SIMPLE PARKING STUDY
 Prepared for Minocqua Brewing Company
 AUGUST 30, 2023 - Minocqua, WI.



- RED public buildings, parks, town offices and public facilities with dedicated off-street parking facilities
- YELLOW free-use public parking facilities
- GREEN dedicated street parking
- BLUE facilities with dedicated off-street parking accommodations

Using this basic aerial map analysis, Minocqua Brewing Company can be accessed by:

BLACK CIRCLE - Radius of Approximately 500 FT (or 2.5 minutes of walking to Minocqua Brewing Company site)

- Within the Black Radius, these public parking spaces would be shared with
 - churches (off-hours use)
 - school/daycare (vacant)
- Approximately 125* Dedicated Street Parking Spaces.
- Approximately 58* Public Parking Facility Spaces
- TOTAL = Approximately 183 Dedicated Public Parking Spaces

WHITE CIRCLE - Radius of Approximately 1000 FT (or 5 minutes of walking to Minocqua Brewing Company site)

- Within the White Radius, these public parking spaces would be shared with
 - Downtown storefront businesses who do not have immediate exclusive parking access
- Approximately 359* Dedicated Street Parking Spaces
- Approximately 235* Public Parking Facility Spaces
- TOTAL = Approximately 594 Dedicated Public Parking Spaces

Within White Circle = approximately 142,250 SF**

Ground Floor GLA or ratio of 4.17 Public Parking Spaces per 1,000 sf of mixed-use retail/restaurant activity

NOTE: Boutique Mixed-Use Outdoor "Lifestyle" Shopping Centers aim for 4.0 spaces/1,000SF parking ratio

*parking counted via Google maps satellite imagery

** gla estimated ground floor occupancy summarized by area takeoffs of footprints from Google maps satellite imagery, Street-view, and Oneida County GIS

Date: February 20, 2023

To: Christopher Naumann, AIA

From: Joel Ehrfurth, PE *J.E.*



Re: Minocqua Brewing Site Plan Alternative CUP

Project Understanding

It is the desire of the owner to revise the site plan of Minocqua Brewing. The proposed revisions are as follows:

- Create new parking lot on east side of the site to create 5 angled parking stalls and a dumpster enclosure.
- Create a new exterior patio/beer garden south of the existing building.
- Extend the sidewalk adjacent to the building, south to the public ROW of STH 151

Requested Information

Determine if the previously submitted and approved stormwater management system has sufficient capacity to meet the required stormwater performance requirements for the new conceptual layout.

Conclusion

Assuming that the patio beer garden area is constructed of materials that meet the requirements of being considered pervious, the new parking and sidewalk areas result in a net increase of impervious surface area. The estimated net increase of impervious surfaces on the site is approximately 300 square feet for the updated conceptual site plan.

The existing stormwater system is adequate if the patio/beer garden area is constructed of permeable pavers (not compressed gravel) and a properly sized underdrain system is installed. The new patio underdrain system would tie into the existing stormwater system. The recommended stormwater changes (pavers with underdrain) would be installed at the time of the site plan revisions.

2260 Salscheider Court
Green Bay, WI 54313



Phone: 920-569-5765
Fax: 920-569-5767
www.mach-iv.com

Steven R. Ostern

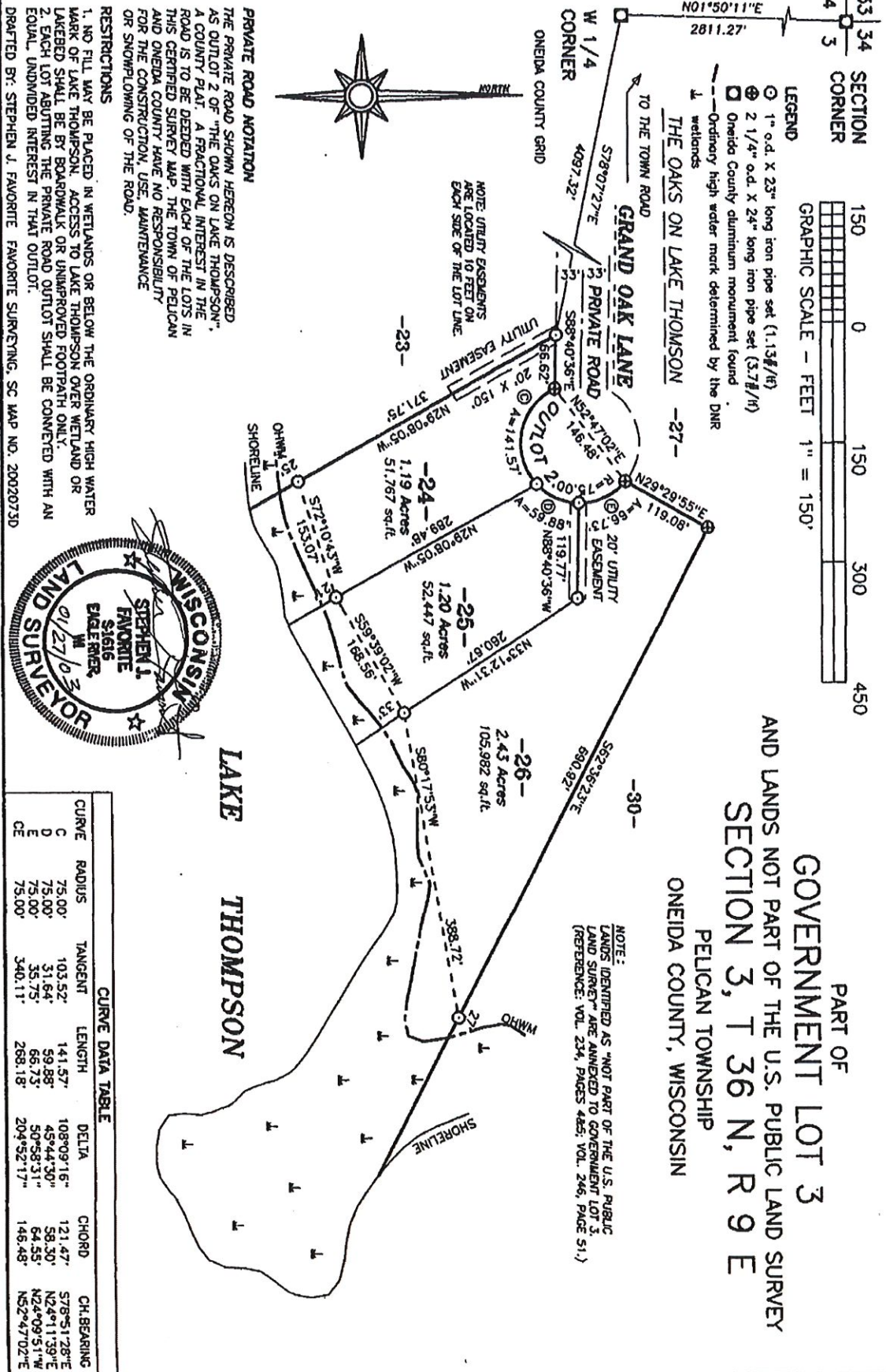
Receipt # 38755

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CERTIFIED SURVEY MAP

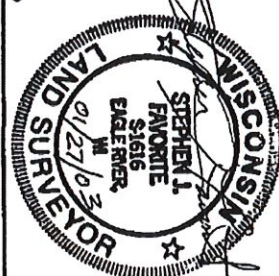
SHEET 1 OF 2 SHEETS



PRIVATE ROAD NOTATION
THE PRIVATE ROAD SHOWN HEREON IS DESCRIBED AS OUTLOT 2 OF "THE OAKS ON LAKE THOMPSON", A COUNTY PLAT. A FRACTIONAL INTEREST IN THE ROAD IS TO BE DEEDED WITH EACH OF THE LOTS IN THIS CERTIFIED SURVEY MAP. THE TOWN OF PELICAN AND ONEIDA COUNTY HAVE NO RESPONSIBILITY FOR THE CONSTRUCTION, USE, MAINTENANCE OR SNOWPLOWING OF THE ROAD.

RESTRICTIONS
1. NO FILL MAY BE PLACED IN WETLANDS OR BELOW THE ORDINARY HIGH WATER MARK OF LAKE THOMPSON. ACCESS TO LAKE THOMPSON OVER WETLAND OR LAKEBED SHALL BE BY BOARDWALK OR UNIMPROVED FOOTPATH ONLY.
2. EACH LOT ABUTTING THE PRIVATE ROAD OUTLOT SHALL BE CONVEYED WITH AN EQUAL, UNDIVIDED INTEREST IN THAT OUTLOT.

DRAFTED BY: STEPHEN J. FAVORITE FAVORITE SURVEYING, SC MAP NO. 20020730



CURVE DATA TABLE						
CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH. BEARING
C	75.00'	103.52'	141.57'	108°09'16"	121.47'	S78°51'28"E
D	75.00'	31.64'	59.88'	45°44'30"	58.30'	N24°11'39"E
E	75.00'	35.75'	66.75'	50°58'31"	64.55'	N24°09'51"W
CE	75.00'	340.11'	268.18'	204°52'17"	146.48'	N52°47'02"E

PART OF
GOVERNMENT LOT 3
AND LANDS NOT PART OF THE U.S. PUBLIC LAND SURVEY
SECTION 3, T 36 N, R 9 E
PELICAN TOWNSHIP
ONEIDA COUNTY, WISCONSIN

NOTE:
LANDS IDENTIFIED AS "NOT PART OF THE U.S. PUBLIC LAND SURVEY" ARE ANNEXED TO GOVERNMENT LOT 3. (REFERENCE: VOL. 234, PAGES 465; VOL. 246, PAGE 51.)

CERTIFIED SURVEY MAP SHEET 2 OF 2 SHEETS**SURVEYOR'S CERTIFICATE**

I, Stephen J. Favorite, Registered Land Surveyor No. S-1616, hereby certify that by the direction of Glenn P. Schiffmann, President, GPS, Inc., Its Managing Partner for Paul Reid, LLP, owner of said land; I have surveyed, divided and mapped Lots 24 through 26, which are represented by this Certified Survey Map; that the exterior boundary of the parcel surveyed and mapped is described as follows:

Lots 24 through 26, being part of Government Lot 3 and lands not part of the U.S. Public Land Survey, Section 3, Township 36 North, Range 9 East, Pelican Township, Oneida County, Wisconsin, more particularly described as follows:

Commencing at the West 1/4 corner of said Section 3, marked by a Oneida County aluminum capped monument in place; thence South 78 degrees 07 minutes 27 seconds East for a distance of 4097.32 feet to the place of beginning, marked by an iron pipe on the south line of Outlot 2, a private road in the county plat of THE OAKS ON LAKE THOMPSON; thence South 88 degrees 40 minutes 36 seconds East for a distance of 66.62 feet to an iron pipe; thence along a curve to the left having a radius of 75.00 feet and an arc length of 268.18 feet, being subtended by a chord of North 52 degrees 47 minutes 02 seconds East for a distance of 146.48 feet to an iron pipe; thence leaving the road North 29 degrees 29 minutes 55 seconds East for a distance of 119.08 feet to an iron pipe; thence South 62 degrees 36 minutes 23 seconds East for a distance of 690.92 feet to an iron pipe near the north shore of Lake Thompson; thence meandering along the lake: South 80 degrees 17 minutes 53 seconds West for a distance of 388.72 feet to an iron pipe; thence South 59 degrees 39 minutes 02 seconds West for a distance of 168.56 feet to an iron pipe; thence South 72 degrees 10 minutes 43 seconds West for a distance of 153.07 feet to an iron pipe; thence leaving the shore North 29 degrees 08 minutes 05 seconds West for a distance of 371.75 feet to the place of beginning. Including also all lands lying between the meanderline and the lake. Each lot shall include an equal, undivided interest in the adjoining Outlot 2. Together with and subject to utility easements as shown on Certified Survey Map which are also to be shared with adjoining land.

That this Certified Survey Map is a correct representation of the exterior boundary surveyed; that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes in surveying and mapping the same.



Certified at Eagle River, Wisconsin
this 27th day of January, 2003.
FAVORITE SURVEYING, SC

Stephen J. Favorite
Registered Land Surveyor No. S-1616

REGISTER'S OFFICE }
Oneida County, Wis. }

Received for Record the 28th day of

Jan A.D. 2003 at

8:44 o'clock P.M. and recorded in

Vol 11 CSM on page 2794-2794-A

Thomas H. Jeyke

Register