

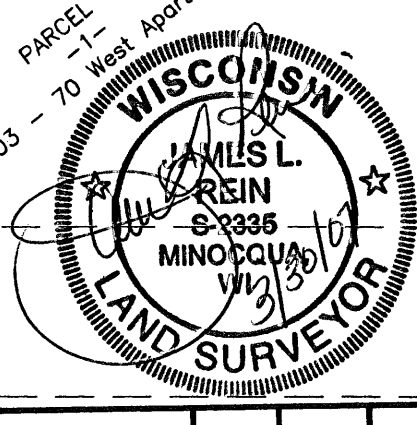
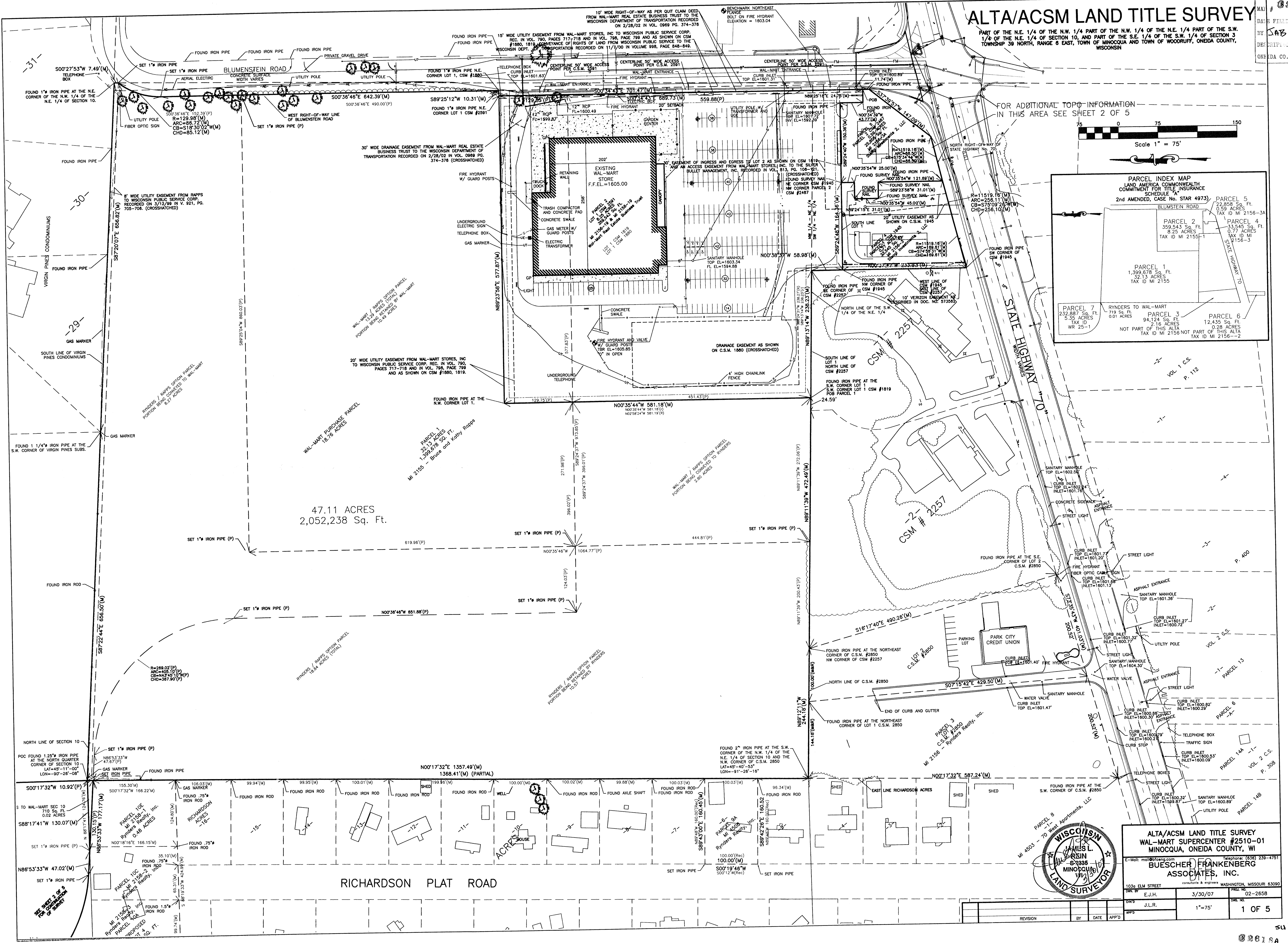
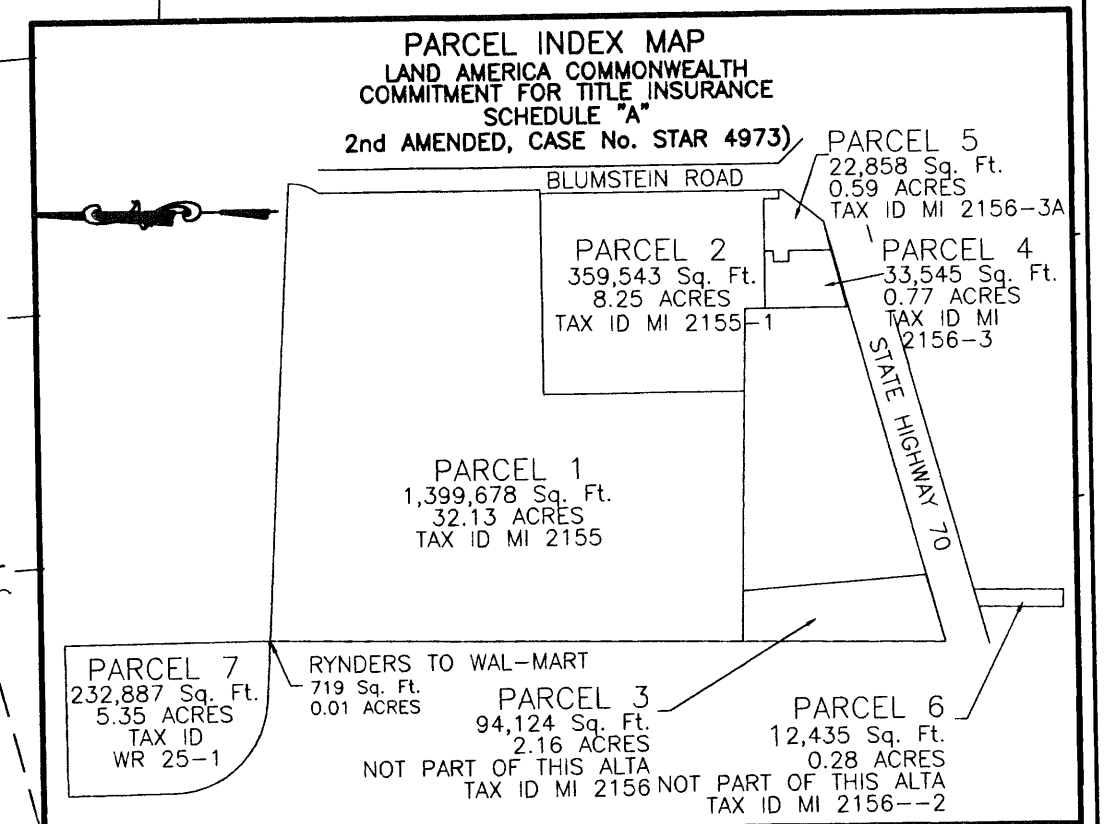
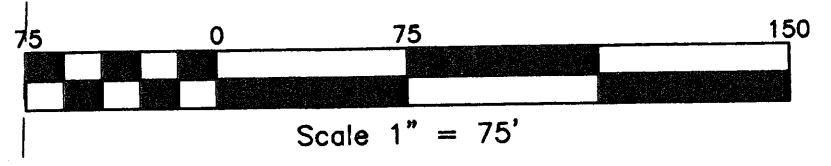
02818A

# ALTA/ACSM LAND TITLE SURVEY

MA # 02818A  
DATE FILED DEC 15 2008  
BY SAB  
DESCRIPTION  
ONEIDA CO. SURVEYOR'S OFFICE

PART OF THE N.E. 1/4 OF THE N.W. 1/4 PART OF THE N.E. 1/4 PART OF THE S.W. 1/4 OF THE N.E. 1/4 OF SECTION 10, AND PART OF THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 8 EAST, TOWN OF MINOCQUA AND TOWN OF WOODRUFF, ONEIDA COUNTY, WISCONSIN

FOR ADDITIONAL TOPO INFORMATION  
IN THIS AREA SEE SHEET 2 OF 5



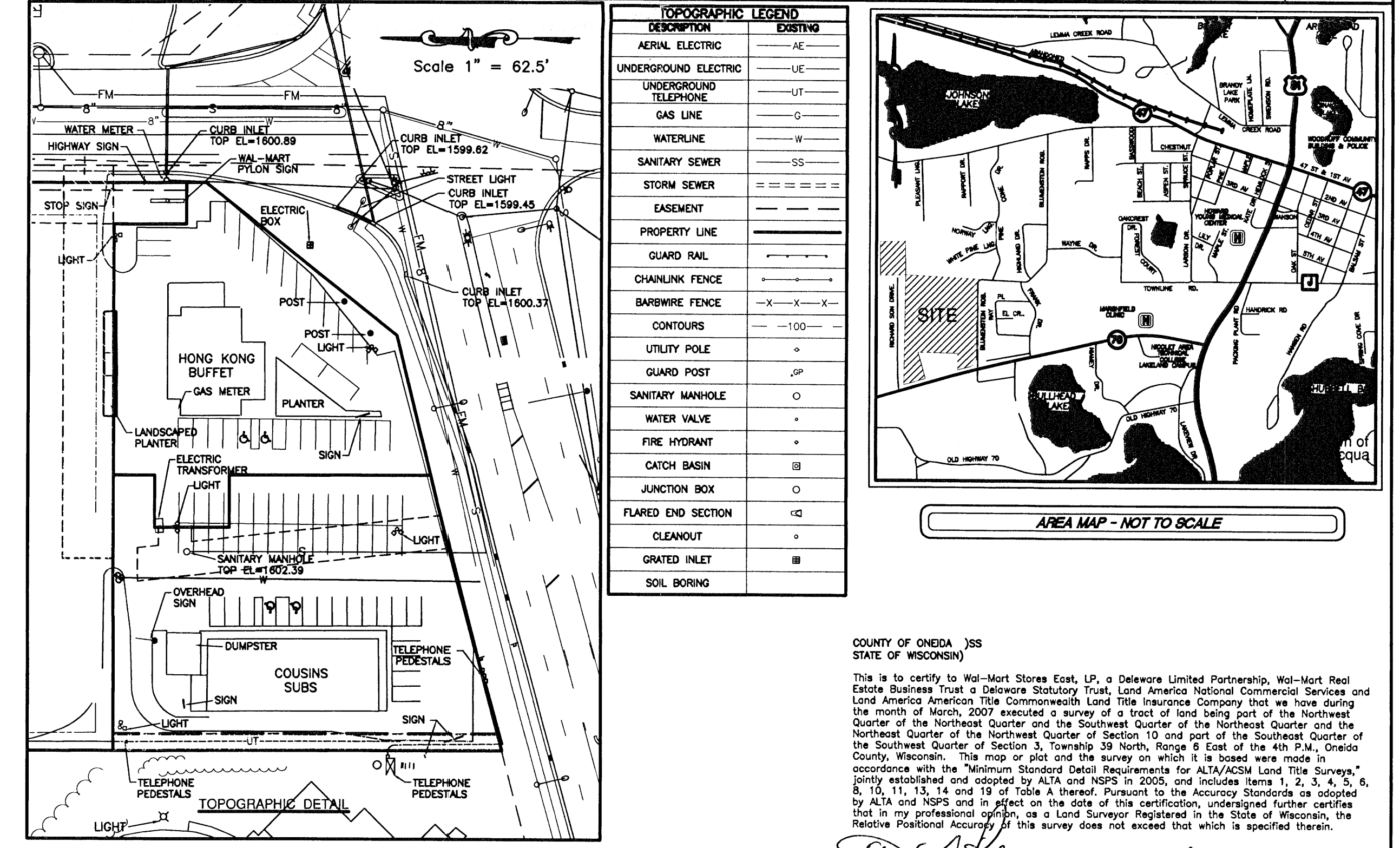
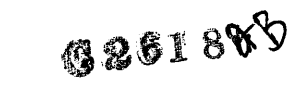
ALTA/ACSM LAND TITLE SURVEY WAL-MART SUPERCENTER #2510-01 MINOCQUA, ONEIDA COUNTY, WI			
E-Mail: <a href="mailto:ml@efeng.com">ml@efeng.com</a>		Telephone: (638) 239-4751	
BUESCHER FRANKENBERG ASSOCIATES, INC.		WASHINGTON, MISSOURI 63090	
DRN BY: E.J.H.	DATE: 3/30/07	REV: 02-2658	DWG. NO. 1 OF 5
CHK: J.L.R.	DATE: 11/11/07	REV: 02-2658	DWG. NO. 1 OF 5
APP: J.L.R.	DATE: 11/11/07	REV: 02-2658	DWG. NO. 1 OF 5

02818A

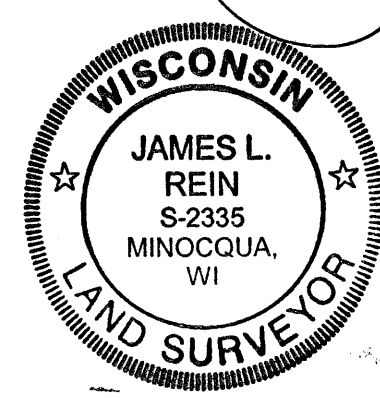
02818A

MA # 02818A  
DATE FILED DEC 15 2008  
BY SAB  
DESCRIPTION  
ONEIDA CO. SURVEYOR'S OFFICE





James L. Rein, Registered Land Surveyor  
State of Wisconsin Registration No. 2335



ALTA/ACSM LAND TITLE SURVEY  
WAL-MART SUPERCENTER #2510-01  
MINOCQUA, ONEIDA COUNTY, WI

E-Mail: [mail@bfaeng.com](mailto:mail@bfaeng.com) Telephone: (636) 239-4751

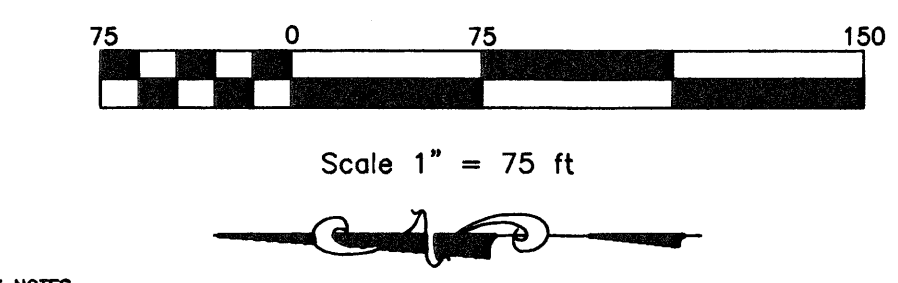
**BUESCHER FRANKENBERG  
ASSOCIATES, INC.**

103a ELM STREET consultants & engineers WASHINGTON, MISSOURI 63090

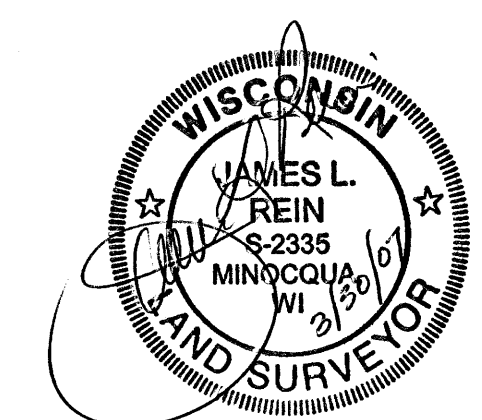
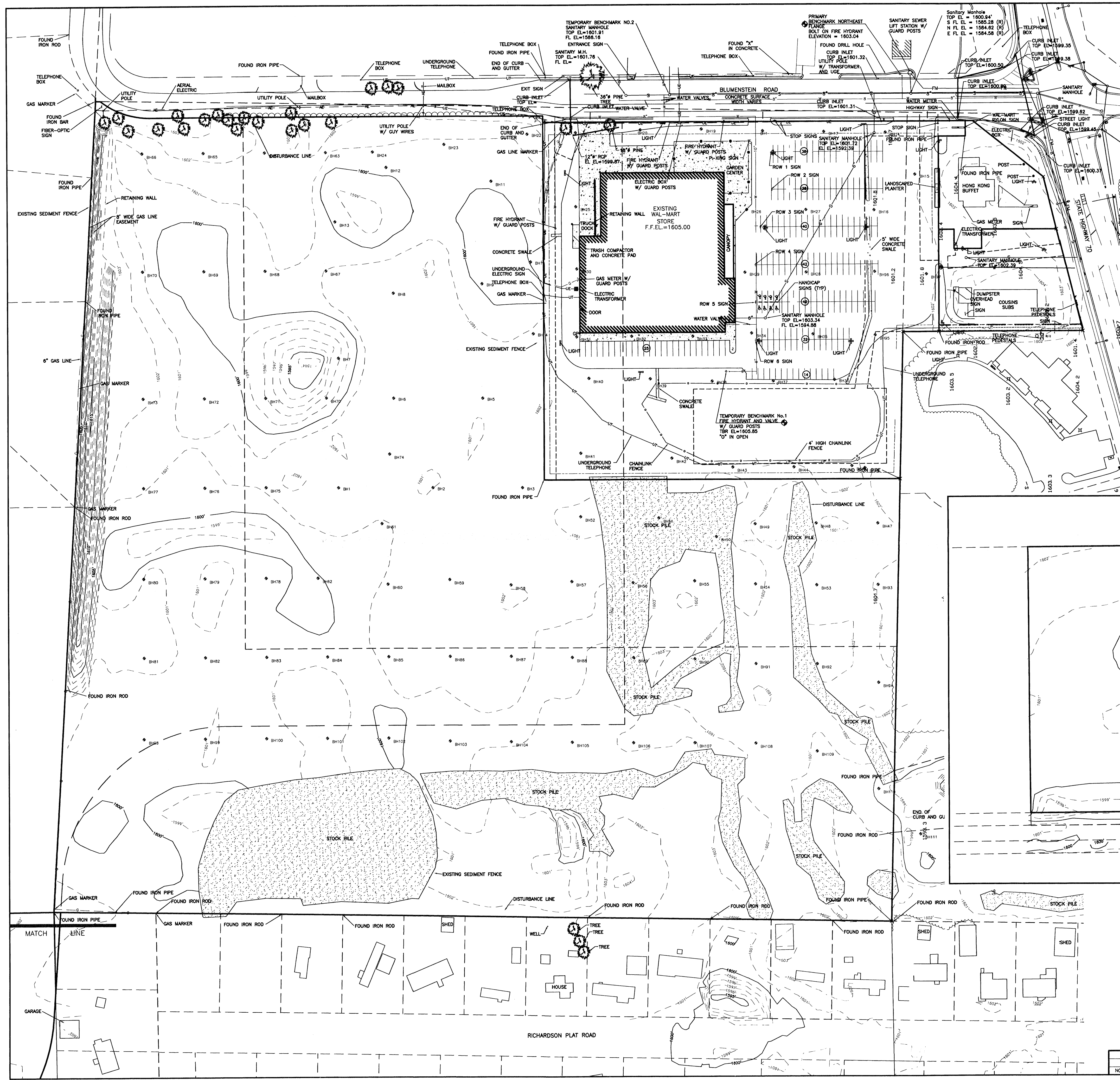
					DATE OF E.J.H.	DATE 3/30/07	PROJ. 02-2658
					CH'D J.L.R.	SCALE 1"=75'	DWG. NO. 2 OF 5
NO. REVISION					BY DATE APP'D		



02618C



- TOPOGRAPHIC SURVEY NOTES:
- Underground facilities, structures, and utilities have been plotted from available surveys and records. Therefore, their location must be considered approximate only. There may be others, the existence of which is presently not known.
  - North derived from bearing of record for the north line of the northeast quarter of Section 10, Township 39 North, Range 8 East as per Site Survey by Rust Environment and Infrastructure Project No. 74916 by Lance Hobeck, dated February 5, 1998. (N89°46'-11"W)
  - M = Indicates measured information obtained in January, 2007 by Wilderness Surveying.
  - rec = recorded outboundary information as per Site Survey by Rust Environment and Infrastructure Project No. 74916 by Lance J. Hobeck, dated February 5, 1998.
  - R = recorded outboundary information as per Oneida County Certified Survey Map No. 1819, recorded on March 27, 1998 as Document No. 454211.
  - Contractor shall verify elevation of temporary benchmarks based on the elevation of the primary benchmark, prior to the start of construction. Contractor shall notify engineer if elevations differ from those shown on these plans.
  - Primary Benchmark - Benchmark taken from Site Survey by Rust Environment and Infrastructure, Project No. 74916 by Lance J. Hobeck, dated February 5, 1998. Benchmark on northeast flange bolt of fire hydrant on east side of Blumenstein Road west of Gas Station. Elevation = 1603.04.
  - Temporary Benchmark No. 1 - Fire Hydrant located at the Southwest corner of the existing Wal-Mart store building. The "0" in the word open, elevation=1605.85
  - Temporary Benchmark No. 2 - Sanitary Sewer Manhole cover near new corner of Trig's store centerline Elevation = 1601.91
  - Soil boring locations shown on this plan were taken from the subsurface exploration and evaluation report prepared by Midwest Engineering Services dated April 27, 2006. Their locations are to be considered approximate only.
  - An Environmental Site Assessment Report was completed for this site by Midwest Engineering Services on March 3, 2006
  - Existing curbs and gutters on site are vertical. Curbs and gutters along asphalt paved areas are 24" wide with 6" curb and 18" wide gutter. Curbs along concrete areas are 8" high.
  - This site does not lie within a Special Flood Hazard, Zone A as plotted on the Flood Insurance Rate Maps for the Town of Minocqua, Oneida County, Wisconsin, panel number 550279 0000 B, dated (1991).
  - Building setback lines as per ALTA/ACSM Survey.
  - There is currently no irrigation system on this site.
  - Water service to this site is provided by Lakeland Sanitary District No. 1, at time of survey.
  - Sanitary sewer service to this site is provided by Lakeland Sanitary District No. 1, at time of survey.
  - Electrical service to this site is provided by Wisconsin Public Service, at time of survey.
  - Telephone service to this site is provided by Verizon, at time of survey.
  - Natural gas service to this site is provided by Wisconsin Public Service, at time of survey.
  - Existing storm sewers, that were accessible at the time field work was completed, appeared to be in fair condition.
  - Existing sanitary sewers, that were accessible at the time field work was completed, appeared to be in fair condition.
  - The minimum depth of cover for waterlines on this site is 84 inches, as per the Lakeland Sanitary District No. 1. Actual depths of waterlines may vary.
  - This site is within the 7th. Region of the Wisconsin Department of Transportation. The DOT contact for this site is Robert Severson.
  - A "Pavement Condition Inspection" for this site was performed by Midwest Engineering Services on April 27th, 2006. The inspection indicated that the existing pavement appeared to be in fair condition.
  - There are currently 271 total parking spaces on this site and 8 handicap spaces. The parking ratio is 4.6/1000 SF based on 58,540 S.F. Parking spaces are approximately 9.5' x 18' in size and drive aisles are 24' in width.



ALTA/ACSM LAND TITLE SURVEY WAL-MART SUPERCENTER #2510-01 MINOCQUA, ONEIDA COUNTY, WI			
E-Mail: mail@bfrank.com Telephone: (608) 239-4751			
BUESCHER FRANKENBERG ASSOCIATES, INC.			
consultants & engineers WASHINGTON, MISSOURI 63090			
DATE: 3/30/07	SCALE: 1"=75'	SHEET NO. 3 OF 5	
BY: J.L.R.	DATE: 3/30/07	APP'D: J.L.R.	
NO.	REVISION	BY	DATE

02618C

02618C 5/10/07 2658 ALTA WEA F1







## NOTES:

1. Bearings are Oneida County Grid, based on GPS Survey Data and referenced to the north line of the Northeast Quarter of the Northeast Quarter of Section 10, Township 38 North, Range 9 East, bearing S87°23'41"E.
2. Underground structures, facilities and utilities have been plotted from available surveys and records. There may be others the existence of which is presently not known.
3. This site does not lie within a Special Flood Hazard, Zone A as plotted on the Flood Insurance Rate Maps for the Town of Minocqua, Oneida County, Wisconsin, panel number 550579 0050 B, dated (1991).
4. M = measured outboundary information obtained in November 2002, by Buescher Frankenberg Associates, Inc.
5. P = proposed outboundary data, parcel divisions have not approved by approving authorities.
6. R = recorded outboundary information as per Oneida County Certified Survey Map No. 1819, recorded on March 27, 1998 as Document No. 454211.
7. r = recorded outboundary information as per Oneida County Certified Survey Map No. 002591 recorded on November 2, 2001 as Document No. 541645.
8. Benchmark taken from Site Survey by Rust Environment and Infrastructure, Project No. 74916 by Lance J. Hobeck, dated February 5, 1996. Benchmark on northeast flange bolt of fire hydrant on east side of Blumstein Road west of Gas Station. Elevation = 1603.04.
9. This Site is Zoned Business B-2 (District 7) (#19-2001) as per Oneida County Zoning and Shoreland Protection Ordinance Chapter 9 amended to October 28, 2006.
10. Set iron pipes shall be 1" diameter iron pipes weighing 1.13 lbs./ft.
11. Parcels as shown hereon are contiguous with no gaps or overlaps.
12. The overparcel is the sum of the individual parcels.
13. State Plain Coordinates are Oneida County U.S. Foot.
14. Latitudes and Longitudes shown hereon are approximate based on a conversion utilizing AutoCAD software.

15. Pursuant to Item 19 Additional Requirements in the ALTA/ACSM Table A thereof, this survey does not identify uses within 3000 feet of the Wal-Mart boundary; the survey is of a different scale factor as noted in Item 15; the datum for this survey is Wisconsin County Coordinate System, Oneida County; the surveyors have not prepared a Subdivision Plot or Expansion Plot.

EASEMENT NOTES: As per Land America Company Commonwealth, "Commitment for Title Insurance", Case No. NORTH STAR 4973-WA, Effective Date February 20, 2007, Schedule B - Part II (Exceptions).

1. Item 9: Subject to Public or Private rights, if any, in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for highway purposes.
2. Item 10: Possible lien of a special charge that may be placed, in the future, on the tax roll resulting from an audit of the claim for lottery credit made on the real estate taxes.
3. Item 11: Subject to covenants, conditions, and restrictions, if any, affecting title which appear in the public records, easements or servitudes, if any, which appear in the public records or are shown on any recorded plat or certified survey maps, reservations of minerals or mineral rights, if any, appearing in the public land records.
4. Item 12: Subject to Mineral Reservation as contained in Warranty Deed from Federal Farm Mortgage Corporation to Sever Christopherson, dated September 8, 1939 and recorded in the office of the Register of Deeds for Oneida County, Wisconsin, on September 27, 1939 in Volume 132 Deeds, page 274. (Christopherson gets 50% of the mineral rights and gives Farm Mortgage Corp. an easement of ingress, egress and use of the surface as may be incidental or necessary to the use of such rights), and Transfer for Rights contained in Quit Claim Deed from Federal Farm Mortgage Corporation to United States of America, dated September 6, 1957 and recorded said Register's Office on Volume 12, 1957 in Volume 220 Deeds, page 621, as Document No. 173292. (affects subject property) (Pertains to all parcels)
5. Item 13: Subject to a Statement of Mineral Claim dated April 8, 1998 and recorded April 10, 1998 at 1:41 PM in Volume 2 Minerals, Page 844, Document No. 454749, made by Bruce Roppa and Kathy Roppa. Roppa claims an interest in the minerals over subject property. (affects subject property) (pertains to the NW NE)
6. Item 14: Subject to Utility Easement dated March 3, 1999 and recorded March 12, 1999 at 12:27 PM in Volume 921 Records, Page 705-706, Document No. 498822. Shown on survey, and affects subject property. (Pertains to Parcel 1)
7. Item 15: Special taxes or assessments, if any, by reason of the insured premises being designated as Managed Forest Land as disclosed by an order of the State of Wisconsin Department of Natural Resources dated August 28, 1986 and recorded November 24, 1986 in Volume 553 Records, Page 178, Document No. 354223. (Pertains to Parcels 1, 2 & 4) Intentionally discharged by Managed Forest Withdrawal Order I 44-035-1987, set out from DNR to Bruce J. Roppa dated April 22, 1988 and recorded May 1, 1988 at 9:01 A.M. in the Oneida County Registry as Document No. 455389.
8. Item 16: Subject to Utility Easement executed by Wal-Mart Stores, Inc. to Wisconsin Public Service Corporation and Wal-Mart Stores, Inc., dated January 29, 1998 and recorded March 15, 1998 at 9:31 A.M. in Volume 790 Records, Page 717, Document No. 453590. Shown on survey and affects subject property. (Pertains to Parcels 2, 4 & 5)
9. Item 17: Subject to easements, restrictions and access points as disclosed on Volume 7 Certified Survey Maps, Page 1818 and on Volume 7 Certified Survey Maps, Page 1880 and on Volume 10 Certified Survey Maps, Page 2591. Shown on survey and affects subject property but Certified Survey Maps do not have any owners dedication verbiage. (Pertains to Parcels 2, 4 & 5)
10. Item 18: Subject to Findings and Order in the matter of the petition for addition of land to be included within the boundaries of Leland Sanitary District No. 1 and for the extension of sewer and water, dated March 20, 1996 and recorded April 8, 1996 at 8:08 A.M. in Volume 792 Records, Page 650, Document No. 454586. Affect existing Wal-Mart Property into the Leland Sanitary District No. 1, affect existing Wal-Mart property. (Pertains to Parcel 2)
11. Item 19: Performance Bond showing Corporate Construction, Ltd., hereinafter called the "Principal" and Aetna Casualty & Surety Company of America, a corporation, hereinafter called the "Surety", bound unto Wal-Mart Stores, Inc., hereinafter called the "Obligee" and its representatives, successors and assigns in the sum of \$1,255,700.00, dated April 16, 1996 and recorded May 9, 1996 at 9:03 A.M. in Volume 795 Records, Page 654, Document No. 455699. Not shown on survey (Pertains to Parcels 2, 4 & 5)
12. Item 20: Payment Bond showing Corporate Construction, Ltd., hereinafter called the "Principal" and Aetna Casualty & Surety Company of America, a corporation, hereinafter called the "Surety", bound unto Wal-Mart Stores, Inc., hereinafter called the "Obligee" and its representatives, successors and assigns in the sum of \$1,255,700.00, dated April 16, 1996 and recorded May 9, 1996 at 9:04 A.M. in Volume 795 Records, Page 654, Document No. 455700. Not shown on survey (Pertains to Parcels 2, 4 & 5)
13. Item 21: Subject to Utility Easement executed by Wal-Mart Stores, Inc. to Wisconsin Public Service Corporation, dated May 28, 1996 and recorded June 7, 1996 at 9:52 A.M. in Volume 798 Records, Page 799, Document No. 456910. Shown on survey and affect existing Wal-Mart property. (Pertains to Parcels 2, 4 and 5)
14. Item 22: Subject to Easement contained in Quit Claim Deed made by Wal-Mart Real Estate Business Trust to The State of Wisconsin, Department of Transportation, dated February 28, 2000 and recorded March 20, 2000 at 2:04 P.M. in Volume 999 Records, Page 374, Document No. 515269. Quit Claim Deed transfers the east 10 of Certified Survey Map No. 1819 to the State of Wisconsin Department of Transportation and gives the State a Drainage Easement as shown on survey. (Affects existing Wal-Mart property) (Pertains to Parcels 2 and 5)
15. Item 23: Subject to Access Easement between Wal-Mart Stores, Inc. and Silver Bullet Management, Inc. dated October 7, 1996 and recorded October 25, 1996 at 1:22 P.M. in Volume 813 Records, Page 105, Document No. 482191. Access Easement across the southern portion of the existing Wal-Mart property, and is shown on survey and affects subject property. (Pertains to Parcels 4 & 5)
16. Item 24: Subject to Access Easement with between Wal-Mart Stores, Inc. and Silver Bullet Management, Inc. dated October 3, 1996 and recorded October 25, 1996 at 1:23 P.M. in Volume 813 Records, Page 114, Document No. 482192. Access Easement across the southern portion of the existing Wal-Mart property, and is shown on survey and affects subject property. (Pertains to Parcels 4 & 5)
17. Item 25: Subject to Access Covenant made by 7 on 70, a Wisconsin General Partnership, dated October 30, 1996 and recorded October 31, 1996 at 9:34 A.M. in Volume 813 Records, Page 800, Document No. 482383. No access from SH 70 except one driveway to be located a distance approximately 670 feet west of the intersection of Blumstein Road and SH 70. Does not affect subject property. (Pertains to Parcel 3 which is not part of this ALTA). (Pertains to the SE NE)
18. Item 26: Subject to easements and restrictions disclosed on Volume 12 Certified Survey Maps, page 2850, Document No. 577875. Does not affect subject property. (Pertains to Parcel 3 which is not part of this ALTA). (Pertains to Parcel 3)
19. Item 27: Subject to Easement and Maintenance Agreement for Common Storm Water Management Easement Area between Robert A. Rynders and Park City Credit Union dated July 31, 2003 and recorded August 5, 2003 at 1:37 P.M. Document No. 581564. Does not affect subject property. (Pertains to Parcel 3 which is not part of this ALTA). (Pertains to Parcel 3)
20. Item 28: Subject to Declaration of Restrictive Covenant dated July 31, 2003 and recorded August 5, 2003 at 1:45 P.M., Document No. 581568. (Does not affect subject property. (Pertains to Parcel 3 which is not part of this ALTA). (Pertains to Parcel 3)
21. Item 29: Subject to 20' utility easement as disclosed on Volume 7 Certified Survey Maps, page 1945, Document No. 487523. Affect subject property, shown on survey, appears to be not dedicated. (Pertains to Parcel 4)
22. Item 30, 1997 and recorded March 15, 1999 at 1:38 P.M. in Volume 922 Records, page 131, Document No. 499939. Not shown on survey (Pertains to Parcel 4)
23. Item 31: Mortgage made by David P. Stengl and Cindy S. Stengl, husband and wife as joint tenants as to an undivided 51.17% interest and Richard P. Stengl and Danojan Stengl, husband and wife as joint tenants as to an undivided 38.83% interest all tenants in common to M&I First American Bank in the originally stated amount November 5, 1999 and recorded November 5, 1999 at 4:04 P.M. in Volume 953 Records, page 712, Document No. 509986. Not shown on survey (Pertains to Parcel 4)
24. Item 32: Assignment of Leases, Rents and Profits made by David P. Stengl and Cindy S. Stengl, husband and wife as joint tenants as to an undivided 51.17% interest and Richard P. Stengl and Danojan Stengl, husband and wife as joint tenants as to an undivided 38.83% interest, all as tenants in common to M&I First American Bank recorded November 5, 1999 at 4:04 P.M. in Volume 953 Records, page 715, Document No. 509987. Not shown on survey (Pertains to Parcel 4)
25. Item 33: Subject to conveyance of Easement made by Stengl Investments 3 LLC to Verizon North Inc., its successors and assigns dated February 11, 2003 and recorded April 21, 2003 at 3:13 P.M. Document No. 573562. Affect subject property, is non-descript and lies "West of Blocktop" along the west line of Parcel 4. (Pertains to Parcel 4)
26. Item 34: Mortgage made by Stengl Investments 3, LLC to M&I Marshall & Isley Bank in the originally stated amount of \$47,600.00 dated August 31, 2004 and recorded September 20, 2004 at 1:45 P.M., Document No. 604742. Not shown on survey (Pertains to Parcel 4)
27. Item 35: Subject to existing driveway as disclosed on Wilderness Surveying, Inc. Map Number 08-08 dated April 21, 2006. Not shown on survey (Pertains to Parcel 6)
28. Item 36: Mortgage made by Joseph T. Pewe, a single person to Wells Fargo Bank, NA in the originally stated amount of \$209,600.00 dated June 29, 2006 and recorded July 3, 2006 at 3:42 P.M., Document No. 635052. Not shown on survey (Pertains to Parcel 6)
29. Item 37: Mortgage made by Rynders Realty, Inc. to Lincoln State Bank in the originally stated amount of \$115,000.00 dated May 31, 2006 and recorded July 13, 2006 at 3:00 P.M., Document No. 635447. Not shown on survey (Pertains to Parcel 7 & 10)
30. Item 38: Subject to conditions and restrictions contained in Conveyance of Rights in Land made by Wisconsin Public Service Corporation to the Wisconsin Department of Transportation dated September 21, 2000 and recorded November 7, 2000 in Volume 998 of Records, pages 848-849, as Document No. 524629. Affects subject property and is shown on survey. (Pertains to Parcels 1, 2, 4 and 5)
31. Item 39: Subject to a Utility Easement made by and between Robert A. Rynders and Wisconsin Public Service Corporation dated November 11, 1993 and recorded December 3, 1993 at 9:58 A.M. in the Oneida County Registry in Volume 719, pages 623-625, as Document No. 425575. Easement lies west of subject property and does not affect.
32. Item 40: Subject to Richardson Acres Restrictions states: As owners we hereby restrict all lots, in that no owner, possessor, user nor licensee, nor other person shall have any right of direct vehicular ingress or egress with State Trunk Highway 707, except as shown on the plat. It being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to Section 239.253, Wisconsin Statutes, and shall be enforceable by the Division of Highways, Department of Transportation. Dated December 5, 1988 and recorded December 9, 1988 at 1:50 in the Oneida County Registry in Volume 5 Maps, page 40, Document No. 382. Richardson Acres lies west of and adjacent to subject property.
33. Item 41: Mortgage made by and between Rynders Realty, Inc., a Wisconsin Corporation and River Valley State Bank in the originally stated amount of \$500,000.00 dated February 29, 2006 and recorded January 9, 2007 at 3:23 P.M. in the Oneida County Registry as Document No. 642994. Not shown on survey (Pertains to Parcels 7 & 9)
34. Item 42: Mortgage made by and between Rynders Realty, Inc., a Wisconsin Corporation and River Valley State Bank in the originally stated amount of \$500,000.00 dated December 29, 2006 and recorded January 9, 2007 at 3:27 P.M. in the Oneida County Registry as Document No. 642995. Not shown on survey (Pertains to Parcel 3)
35. Item 43: Mortgage made by and between Rynders Realty, Inc., a Wisconsin Corporation and River Valley State Bank in the originally stated amount of \$500,000.00 dated February 14, 2007 and recorded February 7, 2007 at 3:04 P.M. in the Oneida County Registry as Document No. 644620. Not shown on survey (Pertains to Parcels 3, 7 & 9)
36. Item 44: Mortgage made by and between Morgan Oaks Apartments, LLC, a Wisconsin Limited Liability Company and River Valley State Bank in the originally stated amount of \$3,027,000.00 dated November 9, 2004 and recorded December 7, 2004 at 3:19 P.M. in the Oneida County Registry as Document No. 608836. Not shown on survey (Pertains to Parcels 32 & 15, also covers additional lands)
37. Item 45: Mortgage made by and between Morgan Oaks Apartments, LLC, a Wisconsin Limited Liability Company and River Valley State Bank in the originally stated amount of \$1,687,000.00 dated November 29, 2004 and recorded December 7, 2004 at 3:19 P.M. in the Oneida County Registry as Document No. 608837. Not shown on survey (Pertains to Parcel 12 also covers additional lands)
38. Item 46: Mortgage made by and between Rynders Realty, Inc., a Wisconsin Limited Liability Company and River Valley State Bank in the originally stated amount of \$500,000.00 dated February 14, 2007 and recorded February 21, 2007 at 2:38 P.M. in the Oneida County Registry as Document No. 644770. Not shown on survey (Pertains to Parcels 3, 7 & 9)

TOWN  
Town of Minocqua  
Minocqua, WI 54548

Joe Handrick, Town Chairman 715-356-5296

Judy, Secretary Fax: 715-356-1132  
Robert "Butch" Welch, Public Works  
Andy Petrovski, Fire Chief  
Robert McMahon, Chief of Police 715-356-3234

Board of Supervisors  
John Thompson  
Dave Huber  
Mark Northheim  
Bryan Jennings

Chamber of Commerce 715-356-5268  
800-446-6784

Minocqua is zoned community and is governed by Oneida County Planning and Zoning.

COUNTY  
Oneida County  
P.O. Box 624  
1 Courthouse Square  
Rhinelander, WI 54507

Steve Osterman, Planning Mgr. 715-369-6130  
Steve's direct f. 715-369-6128

Kurt Bloss, Plan Review 715-356-7316  
(Land Use Specialist) Fax: 715-358-3276

Oneida Planning  
P.O. Box 624  
Minocqua, WI 54548

Karl Jenrich, Zoning Director 715-369-6176

Robert Metropolis, P & Z Chairman 715-369-6150  
Health Department Fax: 715-369-6111

STATE AGENCIES  
WOOD - Region 7 Robin Stafford 715-365-5750  
500 Hanson Lake Road Dan Green, District Director 715-365-5720  
Rhinelander, WI 54501-0777  
Robert Swenson (access coordinator) 715-365-5797  
Richard Handrick 715-365-5779  
Tom Nelson, plans Fax: 715-365-5774  
Russell Hovock Fax: 715-365-5780  
John (Jack) Keeler, Traffic Engineer 715-365-5765  
Brian Guber 715-365-5751  
Wisconsin DOT: 4802 Shaboygan Ave., RM 58 715-365-5716  
Madison, WI 53707-7916  
Tiffany A. Novinska, Engineering Specialist 608-266-7809  
Fax: 608-267-1859

FEDERAL AGENCIES  
U.S. Army Corps of Engineer Chris Knotts 715-345-7911  
Sewer Point Field Office Mike O'Kief Fax: 715-345-7968  
3105 Mockbur Way  
Plover, WI 54467

UTILITIES  
Telephone  
Verizon David Rumpf 715-358-5375  
8737 Highway 51 North Fax: 715-358-4228  
Minocqua, WI 54548 E-Mail: Drumpf@verizon.com

Electric  
Wisconsin Public Service Tim Hintz 715-358-4403  
9427 County Road "A" Fax: 715-358-4422  
Minocqua, WI 54548

Electric Cont'd  
Wisconsin Public Service Melonie Slonsky 715-453-7863  
P.O. Box 286 Fax: 715-358-4422  
Tornahawk, WI 54487 (Gas & Electric Accounts Contact)

Natural Gas  
Wisconsin Public Service Tim Hintz 715-358-4403  
9427 County Road "A" Fax: 715-358-4422  
Minocqua, WI 54548

Propane Gas  
Lakes Propane Gas Company Ed Paulus 715-358-5771  
P.O. Box 48 Fax: 715-358-4853  
Minocqua, WI 54548

Water and Sewer  
Leland Sanitary District 1 Ron Groth 715-356-4454  
8780 Morgan Road Fax: 715-358-8830  
P.O. Box 289  
Minocqua, WI 54548

## 9.70 Highway Setback

- A. Setback  
On all public highways there shall be minimum setback areas as follows:
1. The setback in all cases shall be no less than that (20) feet from the right-of-way provided the right-of-way is clearly identified by one of the following documents:
    - a. A certified survey map, plat, deed, or court order recorded in the Register of Deeds of Clerk of County.
    - b. A map of survey is filed in the County Survey Records.
    - c. A highway order, minutes of a town meeting, or similar documents is on file with the town.
  2. In the absence of a documented right-of-way as stated above, the setback shall be:
    - a. (80) Feet from the centerline of State and Federal Highways.
    - b. (70) Feet from the centerline of County Trunk Highways.
    - c. (6) Feet from the centerline of all public roads and streets not otherwise classified.Provided that in no case shall the setback be less than (20) feet from the right-of-way or lot line.
  3. When the public highway is intersected by a railroad, the setback area shall be a clear vision triangle bounded by a straight line connecting points on the center line of the highway and railroad, 330 feet from the point of intersection but in no case can the setback area be less than the distances shown in subsection 1 above.
  4. Where there is an existing pattern, setback requirements shall be established jointly by the town board in which such town is located and by the Committee after review of a recommendation by the Zoning Administrator.
  5. For lots abutting a State Trunk highway or connecting highway that is subject to Wisconsin Administrative Code TRANS 233.08, the owner must provide proof of proposed construction either in the right-of-way or setback from such highway. In no case shall the setback be less than (20) feet.
- B. Prohibition Against Locating in Setback
6. No building, mobile home, structure or part thereof shall be located within a setback area. Provided, however, that this prohibition shall not apply to lines, poles and towers for telephone and power transmission, freestanding directional arrow signs, open fences, or driveways connecting to a public road.
  7. Awnings of least (6) feet above the ground or two (2) feet back from the traveled portion of a town, county state or federal highway shall be permitted in areas zoned Business B-1 or Business B-2 if the owner or municipality holding the highway setback and the town in which the proposed awning is to be located consent. The holder of the highway right-of-way shall be required to provide written consent to the owner of the building. The awning shall contain no sign or advertisement or obstruct the traffic view.

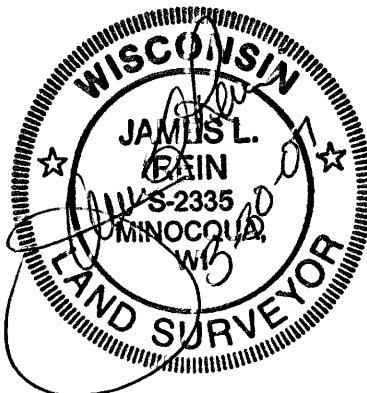
## 9.71 SIDE YARDS AND REAR YARDS

- C. For all buildings, manufactured homes, manufactured buildings, mobile homes, house trailers, etc., there shall be two side yards and one rear yard, each of which shall not be less than ten (10) feet in width, provided further that the building width of a lot shall not be reduced to less than twenty-five (25) feet and the building depth shall not be reduced to less than fifty (50) feet except:
8. Where a side yard or a rear yard adjoins a highway, then section 9.70 of this ordinance shall apply.
  9. For blocks within towns, used essentially for business, the side yards and rear yards may conform to existing patterns.
  10. In recreational camp, building shall not be less than 100 feet from adjacent property lines.
  11. Livestock and poultry housing structures and yards shall be located not less than 100 feet from adjoining property lines, nor less than the minimum distance provided for in the Administrative Code of the State Board of Health from the nearest corner of an established enterprise with a similar sanitary code. Applicable water front setback provisions must be met.
  12. Non-metallic mining the top inch for an excavation shall not be less than 30 feet from adjoining property and highway right of way lines.
  13. In compounds no cattle area, building or structure shall be located with 200 feet of adjacent property lines when the adjacent property is zoned to single or multiple family residential districts. For all other use districts, the distance shall be 100 feet.
  14. In mobile home parks, no mile home or structure shall be located within 100 feet of adjacent property lines when the adjacent property is zoned to single or multiple family residential districts. For all other districts, the distance shall be 50 feet.
- D. Accessory buildings, structures or mobile homes which are not a part of the main building or not used for dwelling purposes, may occupy the side yard or rear yard but shall be not less five (5) feet from the lot line.

## 9.72 BUILDING HEIGHT RESTRICTIONS (008-2004)

## E. Height Limit Restrictions

15. Except as provide in section 9.72(B), any building or structure exceeding two (2) stories or 35 feet in height shall require a CUP.
  16. No principal building or structure shall exceed two stories or 35 feet in height and no detached accessory structure shall exceed 25 feet in height in District 2 Single Family Residential.
    - a. No multiple family dwelling units shall exceed two stories or 35 feet in height when community sewer and water facilities are not provided.
    - b. No detached accessory structure shall exceed 25 feet in height in District 2 Multiple Family Residential.
    - c. No greenhouse or gazebo shall exceed 12 feet in height.
- F. Exemptions  
Buildings and structures that are exempt from height restrictions are:
20. Uninhabitable architectural projections, such as spires, bellies, parapet walls, cupolas, domes, flues, and chimneys are exempt from the height limitations of this ordinance.
  21. Special structures, such as gas tanks, grain elevators, private radio and television receiving antennas, manufacturing equipment and necessary mechanical appurtenances, cooling towers, fire towers, sub-stations and smoke stacks are exempt from the height limitations of the ordinance. A zoning permit or a conditional use permit may be required.



ALTA/ACSM LAND TITLE SURVEY  
WAL-MART SUPERCENTER #2510-01  
MINOCQUA, ONEIDA COUNTY, WI

E-Mail: mail@bfsong.com Telephone: (608) 239-4751

**BUESCHER FRANKENBERG ASSOCIATES, INC.**  
consultants & engineers

1036 ELM STREET WASHINGTON, MISSOURI 63090

DATE	E.J.H.	DATE	3/30/07	PROJ. NO.	02-2658
DATE	J.L.R.	SCALE	1"=75'	DATE	5 OF 5
NO.	REVISION	BY	DATE	APPRO	