



Wisconsin Department of Transportation

Division of Transportation
System Development
North Central Region
510 N. Hanson Lake Road
Rhineland, WI 54501

Scott Walker, Governor
Mark Gottlieb, P.E., Secretary
Internet: www.dot.wisconsin.gov

Telephone: (715) 365-3490
FAX: (715) 365-5780
Email: ncr.dtsd@dot.wi.gov

September 21, 2011

TO: Prospective Bidders
For Surplus State Highway Land

RE: Sealed Bid Sale of Surplus State-Owned Land
Bid Opening of: Tuesday, November 15, 2011, 11:00 A.M. at Wausau City Hall

The location of the subject property is the NW corner of Stewart and S. 28th Avenue, directly north of Menards, City of Wausau. The property is Lot 1 of CSM #16071, Vol 74, Pg 25, Marathon County Deeds, part of the NE NE, Section 33, and part of the SE SE, Section 28, all in T29N R7E, City of Wausau, Marathon County.

The Department of Transportation solicits your sealed bid for the purchase of the above-mentioned surplus real estate. The parcel size is 11.317 acres and is currently unzoned as it was former highway right-of-way. There is one existing access point to Stewart Avenue. The Purchaser will be responsible for any necessary rezoning requests and securing a driveway permit from the City. A map is attached depicting the property.

If you are interested in bidding on the parcel, carefully read the instructions in the enclosed bulletin. In addition to terms of sale, the bulletin also contains a sample deed, sample language and legal description of the Subject Property with deed restrictions, a plat, a copy of the CSM, information on zoning, and the official forms on which your bid must be recorded.

The appraised value of the Subject Property is \$2,465,000.00. Although there will be no minimum bid, the Department of Transportation reserves the right to reject any and all bids. **A bid deposit in the form of a certified check or cashier's check in the amount of ten percent (10%) of the bid amount must accompany the bid.** The check should be made payable to the Treasurer, State of Wisconsin. In the event the Department of Transportation accepts a bid, the deposit of the winning bidder will be applied toward the purchase price. The bid deposits of unsuccessful bidders will be returned.

All bids must be received no later than **4:00 p.m., Monday, November 14, 2011 at the address listed above.** The bid opening will be at 11:00 a.m., Tuesday, November 15, 2011 at Wausau City Hall, Council Chambers, 407 Grant Street, Wausau, WI.

Your attendance at the bid opening is welcome but is not a requirement. If you need clarification of the bid instructions or directions to Wausau City Hall, I will be happy to assist you. Please contact me at (715) 365-5766.

Sincerely,

Patricia Massino
Real Estate Specialist Sr.

Enclosures

WISCONSIN DEPARTMENT OF TRANSPORTATION
TRANSPORTATION SYSTEMS DEVELOPMENT, NORTH CENTRAL REGION - RHINELANDER
REGION DIRECTOR, RUSSELL HABECK
T 020-2(13), PARCEL 33

SEALED BID SALE
OF
SURPLUS LAND

BIDDERS BULLETIN
(Contains Official Bid Forms)

LOCATION OF SUBJECT PROPERTY: The location of the Subject Property is the NW Corner of South 28th and Stewart Avenues, directly north of Menards, in part of the NE NE, Section 33 and part of the SE SE, Section 28, T29N, R7E, City of Wausau, Marathon County, WI.

BIDS MUST BE RECEIVED BY
MONDAY, NOVEMBER 14, 2011
4:00 P.M.

AT: DEPT. OF TRANSPORTATION NORTH CENTRAL REGION
RHINELANDER OFFICE
REAL ESTATE UNIT
510 N. HANSON LAKE ROAD
RHINELANDER WI 54501
ATTENTION: PATRICIA MASSINO

BID OPENING
TUESDAY, NOVEMBER 15, 2011
11:00 A.M.
WAUSAU CITY HALL
CITY COUNCIL CHAMBERS
407 GRANT ST, WAUSAU WI 54401

Transportation Systems Development, North Central Region (Rhinelanders)
Department of Transportation
Real Estate Unit
510 N. Hanson Lake Road
Rhinelanders, WI 54501
Phone: (715) 365-5766

TABLE OF CONTENTS

	<u>Page</u>
No table of contents entries found.	
CERTIFIED SURVEY MAP	11, 12, 13
ZONING	14

GENERAL INFORMATION APPLYING TO ALL SURPLUS LAND SALE

The Department of Transportation (also referred to as the "Department") urges you to visit and inspect the surplus parcel you are interested in before you bid. All lands will be conveyed on an "as is" basis. Ignorance of any condition of the site will not allow you to withdraw or adjust a bid after it is opened.

We urge you to secure firsthand information about the local real estate tax rate, utility services, zoning ordinances and building codes. With that information, you will be in a position to accurately determine the utility of the land and to prepare a bid reflective of that utility.

GENERAL INFORMATION ABOUT PROPERTY OFFERED FOR SALE

1. Location: NW corner S. 28th and Stewart Avenues, Wausau, WI (directly north of Menards).
2. Project ID T 020-2(13) parcel 33. Former Highway 29 right-of-way.
3. Area of Site: ± 11.317 acres
4. Legal Description: Lot 1 of Certified Survey Map #16071, Vol. 74, Pg. 25, recorded as document #1598542, recorded 6/23/11, Marathon County Register of Deeds, being a part of the NE NE Section 33 and part of the SE SE Section 28, all in T29N R7E, City of Wausau, Marathon County.
5. Present Zoning – unzoned (highway right-of-way). Purchaser will need to pursue rezoning with the City of Wausau. The City has indicated business/commercial use of the property would be appropriate. Adjacent lands are zoned I-B Interchange Business District and B-2 Community Service District. City of Wausau Zoning Office phone number is 715-261-6780.
6. Sample Deed with legal description and deed restrictions: See Pages 5 & 6.
7. Taxes or Assessments Levied against Site: None known. Any taxes or assessments will be the responsibility of the Purchaser.
8. Utilities – municipal sewer and water, electrical, and phone service available to adjacent area.
9. Access: Access to the property is limited to one existing access point on Stewart Avenue. Purchaser will need to **file a formal request** with City of Wausau to obtain a driveway permit for specific use. Contact City of Wausau Engineering Department, Brad Marquardt, 715-261-6740.
10. The appraised value of the property is \$2,465,000.00

GENERAL TERMS OF SALE

1. Deadline for Bid Opening

It shall be your duty as a bidder to see that your bid is delivered within the time and at the place prescribed in this bulletin. No bid received after the time fixed in this invitation for the opening of bids will be considered and those bids will be returned unopened. Bidders are welcome to attend the bid opening but attendance is not mandatory.

2. Award of Bid

After payment of the full bid price, the Department will award title of the Subject Property to the bidder whose bid conforms to the terms and conditions stated in this bulletin and is the highest dollar value bid acceptable to the Department. While there is no minimum bid requirement, the Department reserves the right to reject all bids if no bid is received which would be in the best interest of the Department to accept. In the event two or more acceptable high bids are received that are equal in all respects, the selection will be made by a lottery limited to the tied bidders.

3. Modification or Withdrawal of Bids

The Department of Transportation will not entertain claims from bidders for withdrawal or modification of bids after the bid opening because of ignorance of the condition of the Subject Property offered for sale or misinterpretation of the terms and conditions of the sale. Submittal of a bid shall constitute knowledge by the bidder of all conditions, requirements, and descriptions contained herein.

4. Notice of Acceptance or Rejection of Bids

You will be notified by mail of acceptance or rejection of your bid within twenty (20) business days after the day of bid opening.

5. Contract for Sale

After the high bid was been accepted by the Department of Transportation and the sale approved by the Governor, a sale agreement between the successful bidder and the state shall exist. Such agreement shall constitute the whole contract to be succeeded only by the formal conveyance instrument unless modified in writing and signed by both parties. Neither oral statements nor representations made by or for, or on behalf of either party shall become part of such contract; nor shall the contract or any interest therein be transferred or assigned by the successful bidder without written consent of the Department of Transportation. Any assignment transaction without such consent shall negate the sale. (See Item 7 below.)

6. Grounds for Rejection of Bids

The Department of Transportation expressly reserves the right to reject any and all bids when deemed as irregular or when not in the best interest of the Department to accept. Bids containing any qualifying or contingent clauses not mentioned in this bulletin may be declared irregular and rejected. Minor irregularities in the bid form such as misspelled words, may be waived and the bid accepted.

7. Forfeiture of Bid Deposit

In the event of a default by the winning bidder in the performance of the contract of sale created by the Department of Transportation accepting that bid, the bid deposit shall be forfeited. The Department of Transportation shall take such actions, as it deems necessary and appropriate, to enforce the contract. Those actions may include legal redress, awarding title to the second acceptable high bidder or re-advertising the site for sale.

8. Transfer of Title

Transfer of title to the Subject Property to the successful bidder will be via a Quit Claim Deed. The deed will be executed by the Department of Transportation on behalf of the State of Wisconsin and will recite approval of the Governor as required by the Section 84.09(5), Wisconsin Statutes. A sample Quit Claim Deed, which includes the legal description and deed restrictions, is included on Page 5 & 6.

9. Final Payment to Seller and Recording of Deed
In the event the Department accepts the highest bid, the winning bidder shall, on a mutually agreeable date not later than 6 months after acceptance of the bid or Governor's Approval of the sale, whichever is later, tender to the Department of Transportation the balance of the purchase price. The 6 months may ONLY be extended by written mutual consent between the Wisconsin Department of Transportation and the Purchaser. An additional 10% deposit of the purchase price will be required if date of final payment is extended beyond the 6 month period. Upon receipt of the final payment, the Department of Transportation will record the Quit Claim Deed with the Marathon County Register of Deeds Office.
10. Delivery of Deed
Once the deed has been recorded, the Department will deliver the original deed to the purchaser.
11. Title Evidence
The buyer will assume the expense of procuring any abstracts or title insurance that may be required.
12. Certified Surveys
A certified survey has been completed for the Subject Property. A copy is attached. The purchaser assumes any and all costs of rezoning or modifying the CSM.
13. Special Assessments
The purchaser will assume the payment of any unpaid deferred charges or special assessments for public improvements levied against the Subject Property at the time of sale. Amounts of these outstanding charges will be disclosed in the bulletin if known. None are known to exist.
14. Real Estate Taxes
The purchaser will be liable for all general real estate taxes levied against the Subject Property after title is transferred.
15. Inspections
Any qualified prospective bidder may request a physical inspection of the property by contacting Patricia Massino at 715-365-5766, or 1-888-368-3478, extension 5766. The property is being sold "as is" with no warranties as to condition or use. It is advised that all bidders research thoroughly, exercise due diligence, and seek professional advice if necessary regarding the property for sale.

INSTRUCTIONS TO BIDDERS

1. Special Bid Form

You must submit your bid on one of the two copies of the special Bid Form provided with this bulletin (Pages 7 & 8) and furnish all information requested. The second copy is provided for your records.

If your bid is submitted on forms other than those supplied in this bulletin, or if the bid fails to furnish all information required, the bid might be rejected at the sole option of the Department of Transportation. Your bid should be filled out legibly with all erasures, strikeovers and corrections initialed by the person signing it. The bid must be signed in ink by you or your agent.

2. Special Bid Envelope

Your bid form should be placed in the special envelope accompanying this proposal. Your name and address should be placed in the upper left hand corner of this envelope. No responsibility will be implied to any employee of the Department of Transportation for the premature opening of, or failure to open a bid, which is not properly addressed and placed in the special envelope attached to this bulletin. If the bid is mailed, the special bid envelope must be placed inside another envelope addressed to this office.

3. Bids Executed by Agents of Bidder

A bid executed by an attorney or agent on behalf of the bidder, shall be accompanied by an authenticated copy of his Power of Attorney or other written evidence of his authority to act on behalf of the bidder.

4. Deposit Must Accompany Bid

The bid submitted must be accompanied by a bid deposit in the form of a certified check, cashier's check or money order payable to the "Treasurer, State of Wisconsin" in the amount of ten percent (10%) of the amount bid for the Subject Property. Failure to provide such bid deposit shall require rejection of the bid. Upon acceptance of a bid, the appropriate bid deposit of the high bidder shall be applied toward payment of the bidder's obligation to the state. Bid deposits of unsuccessful bidders will be returned to bidders at the close of the bid opening or by certified mail without interest, as promptly as possible after the bid opening. **No personal checks or cash will be accepted. Bids containing those items will be summarily rejected.**

5. No Minimum Bid Required

There is no minimum bid for the Subject Property; however, the appraised value is \$2,465,000.00. The Department of Transportation retains the right to reject and all offers that are not in the best interest of the Department to accept. Title to the Subject Property will be awarded to the party making the highest bid in acceptable form.

6. Bid Must be Delivered by Deadline

Bids **must** be in the hands of Transportation Systems Development, North Central Region – Rhinelander Office, Real Estate Unit, 510 N. Hanson Lake Road, Rhinelander, Wisconsin 54501, Attention: Patricia Massino by **4:00 P.M. Monday, November 14, 2011.** There are no exceptions to this deadline. Bids, whether hand delivered or mailed, that are received after the above stated deadline will not be opened and will be returned to the bidder.

Document Number
QUIT CLAIM DEED
State Grantor
Exempt from fee: s.77.25 (2r) Wis. Stats.
RE3047 1096

THIS DEED, made by **the State of Wisconsin, Department of Transportation**, GRANTOR, quit claims to **HIGHEST BIDDER**, GRANTEE(s), for the sum of _____ Dollars and No/100 (\$_____). Pursuant to Section 84.09(5) Wisconsin Statutes, the property described below.

Legal Description / Restrictions

LEGAL DESCRIPTION AND DEED RESTRICTIONS ATTACHED AND MADE PART HEREOF BY REFERENCE.

This space is reserved for recording data

Return to

Wisconsin Department of Transportation
Real Estate Unit
510 N. Hanson Lake Road
Rhineland WI 540501

Parcel Identification Number/Tax Parcel Number:

As approved by the Governor of the State of Wisconsin on

(Date)

(Bureau of Highways Real Estate Manager)

(Date)

State of Wisconsin)

County)

On the above date, this instrument was acknowledged before me by the named person(s) or officers.

(Signature, Notary Public, State of Wisconsin)

(Print or Type Name, Notary Public, State of Wisconsin)

(Date Commission Expires)

(SEAL)

LEGAL DESCRIPTION

A parcel of land described as: Lot 1 of Marathon County Certified Survey Map No. 16071 as recorded in Volume 74 of surveys on Page 25 as document No. 1598542, being a part of the NE ¼ of the NE ¼ of Section 33 and part of the SE ¼ of the SE ¼ of Section 28 all in Township 29 North, Range 7 East, City of Wausau, Marathon County, Wisconsin.

Said parcel contains 11.317 acres, more or less.

The intent of this description is to sell a part of parcel 2, (lying within said CSM 16071) as shown on Sheet 4.5 on the Wisconsin Department of Transportation Project 1166-02-22, a part of parcels 33 and 34 (lying within said CSM 16071) as shown on sheet 4.20 on the Wisconsin Department of Transportation Project T 020-2(13) and a part of parcel 38 (lying within said CSM 16071) as shown on sheet 4.14 on the Wisconsin Department of Transportation Project T 05-3(14).

It is expressly intended and agreed by and between the parties hereto that:

ACCESS RESTRICTIONS: As shown on said CSM 16071.

NOISE RESTRICTIONS: As shown on said CSM 16071.

SETBACK RESTRICTIONS: As shown on said CSM 16071.

All public and private utilities located upon, over or under the above described lands, whether by permit or easement, shall have the continued right of occupancy and the continued right for ingress and egress for personnel and equipment for the purpose of maintaining or improving their transmission and/or distribution facilities located wholly or partially within the above described lands as of the date of this instrument.

No advertising signs or billboards of any type shall be located, erected or maintained on the above-described lands, except for on-premise signs.

The above described lands shall be subject to all applicable zoning laws and/or ordinances.

These covenants, burdens and restrictions shall run with the land and shall forever bind the grantee, its successors and assigns; and, upon breach or failure of all or any part thereof, the State of Wisconsin, Department of Transportation (WisDOT) may bring an action in the courts of this state to enforce said restriction, and shall recover attorneys fees, from the owner of the property, his successors, assigns, trustees, personal representative or administrators.

WISCONSIN DEPARTMENT OF TRANSPORTATION
SYSTEMS DEVELOPMENT, NORTH CENTRAL REGION - RHINELANDER

OFFICIAL BID FORM FOR PURCHASE OF STATE-OWNED SURPLUS LAND

Bids Due: 4:00 P.M. Monday, November 14, 2011 at North Central Region Office, 510 N.
Hanson Lake Road, Rhineland, WI, 54501

Bid Opening: 11:00 A.M., Tuesday November 15, 2011 at Wausau City Hall Council Chambers
407 Grant St, Wausau, WI 54501

Area: ± 11.317 Acres

Parcel of Land located in the
City of Wausau, Marathon County, Wisconsin
NW Corner Stewart and S. 28th Avenues

I hereby submit a bid of _____ Dollars (\$ _____) for the above-described tract of land and accompanying building subject to the terms and conditions previously described in the bulletin.

Payment Schedule:

This bid is accompanied by a bid deposit in the form of a certified check, cashier's check or money order in the amount of _____ Dollars and No/100 (\$ _____). Check to be made payable to: **"Treasurer, State of Wisconsin"**. In the event of any default by successful bidder in the performance of the contract sale created by acceptance of the bid and the approval of the sale by the Governor of the State of Wisconsin, the deposit shall be forfeited and the Department of Transportation shall take such action as it deems necessary and appropriate to enforce the contract.

In the event this bid is accepted, the Quit Claim Deed should name the following as grantee(s):

Signature of Bidder

Date

(Printed or typed name of Bidder)

(Telephone No.)

(Street Address)

(City) (State) (Zip Code)

ALL BLANKS MUST BE FILLED OUT

**Place in envelope marked "Sealed Bid, Due Nov. 14, 2011, for bid opening of Nov. 15, 2011
Project I.D. # T 020-2(13) Parcel 33"**

WISCONSIN DEPARTMENT OF TRANSPORTATION
SYSTEMS DEVELOPMENT, NORTH CENTRAL REGION - RHINELANDER

OFFICIAL BID FORM FOR PURCHASE OF STATE-OWNED SURPLUS LAND

Bids Due: 4:00 P.M. Monday, November 14, 2011 at North Central Region Office, 510 N.
Hanson Lake Road, Rhineland, WI, 54501

Bid Opening: 11:00 A.M., Tuesday November 15, 2011 at Wausau City Hall Council Chambers
407 Grant St, Wausau, WI 54501

Area: ± 11.317 Acres

Parcel of Land located in the
City of Wausau, Marathon County, Wisconsin
NW Corner Stewart and S. 28th Avenues

I hereby submit a bid of _____ Dollars (\$ _____) for the above-described tract of land and accompanying building subject to the terms and conditions previously described in the bulletin.

Payment Schedule:

This bid is accompanied by a bid deposit in the form of a certified check, cashier's check or money order in the amount of _____ Dollars and No/100 (\$ _____). Check to be made payable to: **"Treasurer, State of Wisconsin"**. In the event of any default by successful bidder in the performance of the contract sale created by acceptance of the bid and the approval of the sale by the Governor of the State of Wisconsin, the deposit shall be forfeited and the Department of Transportation shall take such action as it deems necessary and appropriate to enforce the contract.

In the event this bid is accepted, the Quit Claim Deed should name the following as grantee(s):

Signature of Bidder

Date

(Printed or typed name of Bidder)

(Telephone No.)

(Street Address)

(City) (State) (Zip Code)

ALL BLANKS MUST BE FILLED OUT

Place in envelope marked "Sealed Bid, Due Nov. 14, 2011, for bid opening of Nov. 15, 2011, Project I.D. # T 020-2(13) Parcel 33"

LOCATION MAP OF THE PROPERTY

Map Output



<https://webapp.dot.state.wi.us/arcims93/com.esri.com/map/EsriMap?ServiceName=ir/OTDView&ClientVersion=4.0&Form=True&Encode=false> [9/6/11 9:04:03 AM]

PHOTOS



Looking south toward Stewart Avenue.



Looking west toward 52 Parkway.

CSM

STATE OF WISCONSIN - MARATHON COUNTY
 COMPILED VOL 74 PAGE 25
 MICHAEL J. SYDOW, REGISTER OF DEEDS

16071

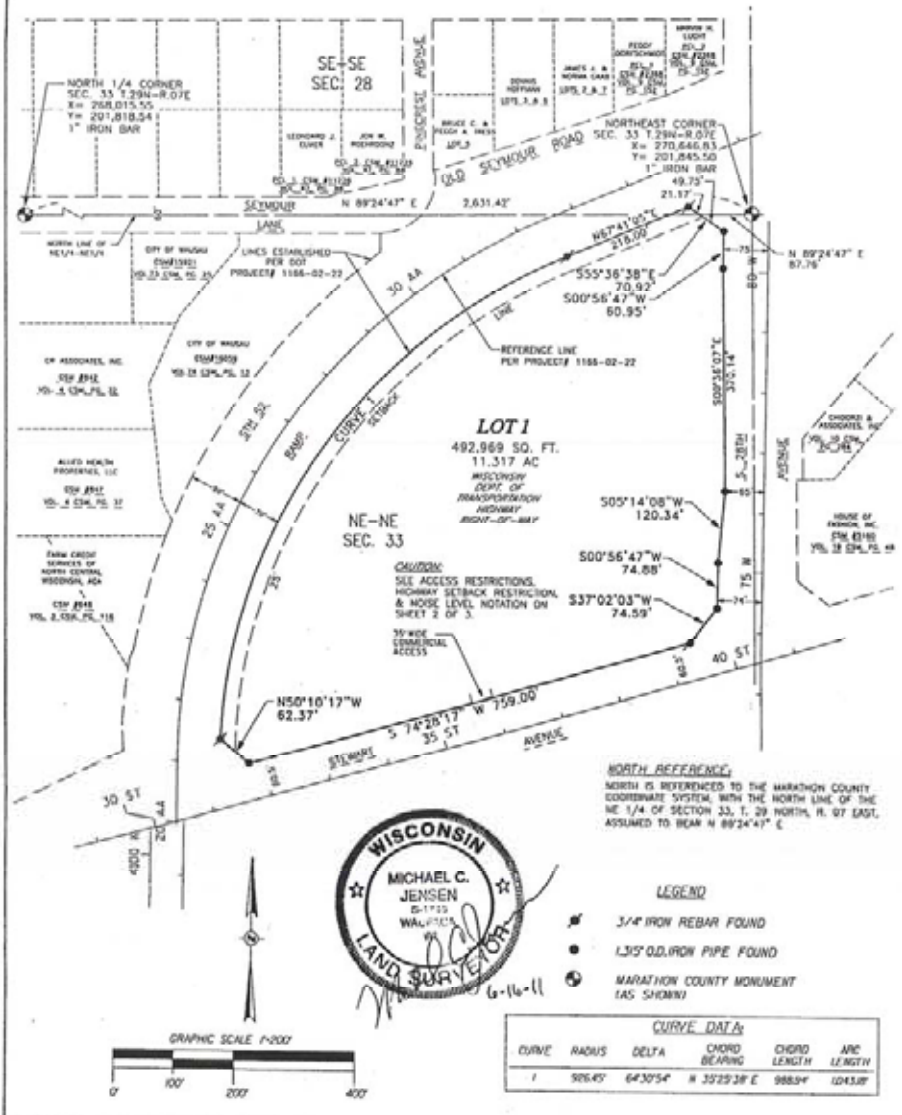


DOC# 1598542

CA 3000
 Ct. 4.00 COPY Michael J. Sydow

CERTIFIED SURVEY MAP

PART OF THE NE 1/4 - NE 1/4, SECTION 33, AND PART OF THE SE 1/4 - SE 1/4, SECTION 28, BOTH IN TOWNSHIP 29 NORTH, RANGE 07 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.



PROJECT NUMBER: 20045020.01
 DATE: 06.16.11
 SCALE: 1" = 200'-0"

DRAWN BY: MHP
 CHECKED BY: MCJ
 APPROVED BY: MCJ
 SHEET NUMBER: 1 OF 3

J:\data\2004\132013020\24_11692000\C\Survey\Up\CD\FIN\60M_280-Seymour-Stewart.dwg



700-1508542

CERTIFIED SURVEY MAP

PART OF THE NE 1/4 - NE 1/4, SECTION 33, AND PART OF THE SE 1/4 - SE 1/4, SECTION 28, BOTH IN TOWNSHIP 29 NORTH, RANGE 07 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, MICHAEL C. JENSEN, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED PART OF THE NE 1/4-NE 1/4, SECTION 33 AND PART OF THE SE 1/4-SE 1/4, SECTION 28, BOTH IN T.29 N., R. 7 E., CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 33, THENCE S 89°24'47" W, ALONG THE NORTH LINE OF SAID NE 1/4 OF SECTION 33, 87.76 FEET TO THE POINT OF BEGINNING:

THENCE S 55°36'38" E, 49.75 FEET TO THE PROPOSED WESTERLY SOUTH 28TH AVENUE RIGHT-OF-WAY LINE; THENCE S 00°56'47" W ALONG SAID PROPOSED RIGHT-OF-WAY LINE, 60.95 FEET; THENCE S 00°36'07" E ALONG SAID PROPOSED RIGHT-OF-WAY LINE, 370.14 FEET; THENCE S 05°14'08" W ALONG SAID PROPOSED RIGHT-OF-WAY LINE, 120.34 FEET; THENCE S 00°56'47" W ALONG SAID PROPOSED RIGHT-OF-WAY LINE, 14.88 FEET; THENCE S 37°02'03" W, 74.59 FEET TO THE EXISTING NORTHERLY STEWART AVENUE RIGHT-OF-WAY LINE; THENCE S 74°28'17" W ALONG SAID EXISTING RIGHT-OF-WAY LINE 759.00 FEET; THENCE N 50°10'17" W, 62.37 FEET TO THE RIGHT-OF-WAY LINE ESTABLISHED IN WISCONSIN DEPARTMENT OF TRANSPORTATION (WISDOT) PROJECT NUMBER 1066-02-22 FOR THE CURVED SOUTHEASTERLY LINE OF THE STATE TRUNK HIGHWAY (S.T.H.) 52 ENTRANCE RAMP; THENCE NORTHEASTERLY ALONG SAID CURVED LINE, PARALLEL WITH AND 70.00 FEET (MEASURED RADIALLY) FROM THE PROPOSED CONSTRUCTION REFERENCE LINE OF SAID S.T.H. 52 ENTRANCE RAMP, CONCAVE TO THE RIGHT, 1043.18 FEET (HAVING A CHORD BEARING AND LENGTH OF N 35°25'38" E, 988.94 FEET, AND A RADIUS LENGTH OF 926.45 FEET); THENCE N 67°41'05" E ALONG SAID RIGHT-OF-WAY LINE, 238.00 FEET; THENCE S 55°36'38" E, 21.17 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 11.317 ACRES (492,969 SQ. FT.) MORE OR LESS.

SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

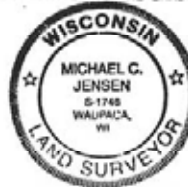
THAT I HAVE MADE SUCH SURVEY, MAP, AND LAND DIVISION AS SHOWN HEREON, UNDER THE DIRECTION OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION, THE OWNER OF SAID LANDS.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF MARATHON COUNTY AND THE CITY OF WAUSAU, IN SURVEYING, DIVIDING, AND MAPPING SUCH LANDS.

THAT THE WITHIN MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LAND DIVISION MADE THEREOF.

Michael C. Jensen
MICHAEL C. JENSEN - S-1746

6-16-11
DATE



NOTES:

ACCESS RESTRICTIONS

LOT 1 IS HEREBY RESTRICTED SO THAT NO OWNER, POSSESSOR, USER, LICENSEE, OR OTHER PERSON MAY HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS FROM OR EGRESS TO ANY HIGHWAY LYING WITHIN THE RIGHT-OF-WAY OF S.T.H. 52 ENTRANCE RAMP, STEWART AVENUE, OR SOUTH 28TH AVENUE, EXCEPT THE RIGHT OF ACCESS TO STEWART AVENUE FROM SAID ADJUTING REAL ESTATE FROM THE NORTH SIDE OF STEWART AVENUE BY MEANS OF ONE 35 FOOT WIDE COMMERCIAL DRIVE. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN S.236.293, STATS., AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OR ITS ASSIGNS. ANY OTHER ACCESS SHALL BE ALLOWED ONLY BY SPECIAL EXCEPTION. ANY ACCESS ALLOWED BY SPECIAL EXCEPTION SHALL BE CONFIRMED AND GRANTED ONLY THROUGH THE DRIVEWAY PERMITTING PROCESS AND ALL PERMITS ARE REVOCABLE.

SETBACK RESTRICTION

NO IMPROVEMENTS OR STRUCTURES ARE ALLOWED BETWEEN THE RIGHT-OF-WAY LINE AND THE HIGHWAY SETBACK LINE. IMPROVEMENTS AND STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO, SIGNS, PARKING AREAS, DRIVEWAYS, WELLS, SEPTIC SYSTEMS, DRAINAGE FACILITIES, BUILDINGS, AND RETAINING WALLS. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION IS FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION OR ITS ASSIGNS. CONTACT THE WISCONSIN DEPARTMENT OF TRANSPORTATION FOR MORE INFORMATION. THE PHONE NUMBER MAY BE OBTAINED BY CONTACTING THE COUNTY HIGHWAY DEPARTMENT.

NOISE LEVEL NOTATION

LOT 1 OF THIS LAND DIVISION MAY EXPERIENCE NOISE AT LEVELS EXCEEDING LEVELS IN SECTION TRANS 405.04, TABLE 1. THESE LEVELS ARE BASED ON FEDERAL STANDARDS. THE DEPARTMENT OF TRANSPORTATION IS NOT RESPONSIBLE FOR ABATING NOISE FROM EXISTING STATE TRUNK HIGHWAYS OR CONNECTING HIGHWAYS, IN THE ABSENCE OF ANY INCREASE BY THE DEPARTMENT TO THE THROUGH-LANE CAPACITY.



PROJECT NUMBER: 20045020.01
DATE: 06.16.11
SCALE: NONE

DRAWN BY: MHP
CHECKED BY: MCJ
APPROVED BY: MCJ
SHEET NUMBER: 2 OF 3

J:\NH\2011\20110207\04_1168860EC\Survey\gpl\CSM\CSM_28th-Seymour-Stewart.dgn

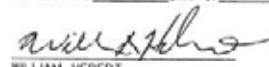
CERTIFIED SURVEY MAP

PART OF THE NE 1/4 - NE 1/4, SECTION 33, AND PART OF THE SE 1/4 - SE 1/4,
SECTION 28, BOTH IN TOWNSHIP 29 NORTH, RANGE 07 EAST, CITY OF WAUSAU,
MARATHON COUNTY, WISCONSIN.

CITY OF WAUSAU APPROVAL CERTIFICATE

I, WILLIAM HEBERT, ZONING ADMINISTRATOR, BEING DULY APPOINTED BY THE COMMON COUNCIL OF THE CITY OF WAUSAU,
DO HEREBY CERTIFY THAT THE ATTACHED CERTIFIED SURVEY MAP HAS BEEN REVIEWED AND THERE ARE NO
OBJECTIONS TO RECORDING THIS CERTIFIED SURVEY IN THE REGISTER OF DEEDS OFFICE.

DATED THIS 22nd DAY OF JUNE, 2011


WILLIAM HEBERT



Office of the Register of Deeds Marathon County, Wisconsin	
Received for Record	<u>6-23</u> , 2011
at <u>2:39</u> o'clock <u>P</u> M and recorded as	
Document #	<u>1598548</u>
Volume <u>74</u> of <u>CSM</u> on Page <u>25</u>	
Michael Sytko, Register of Deeds	



PROJECT NUMBER: 20045020.01
DATE: 06.16.11
SCALE: NONE

DRAWN BY: MHP
CHECKED BY: MCJ
APPROVED BY: MCJ
SHEET NUMBER: 3 OF 3

z:\jens2001\20010202\04_11880002\Survey\04\CSM\CSM_2801-Segment-3\stewart.dwg



no: # 1508548

ZONING

Map Output

<http://gismaps.co.marathon.wi.us/servlet/com.esri.esrimap.Esrimap?Se...>

