


# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
10/17/2019	DCPREZ-2019-11504
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
12/17/2019	

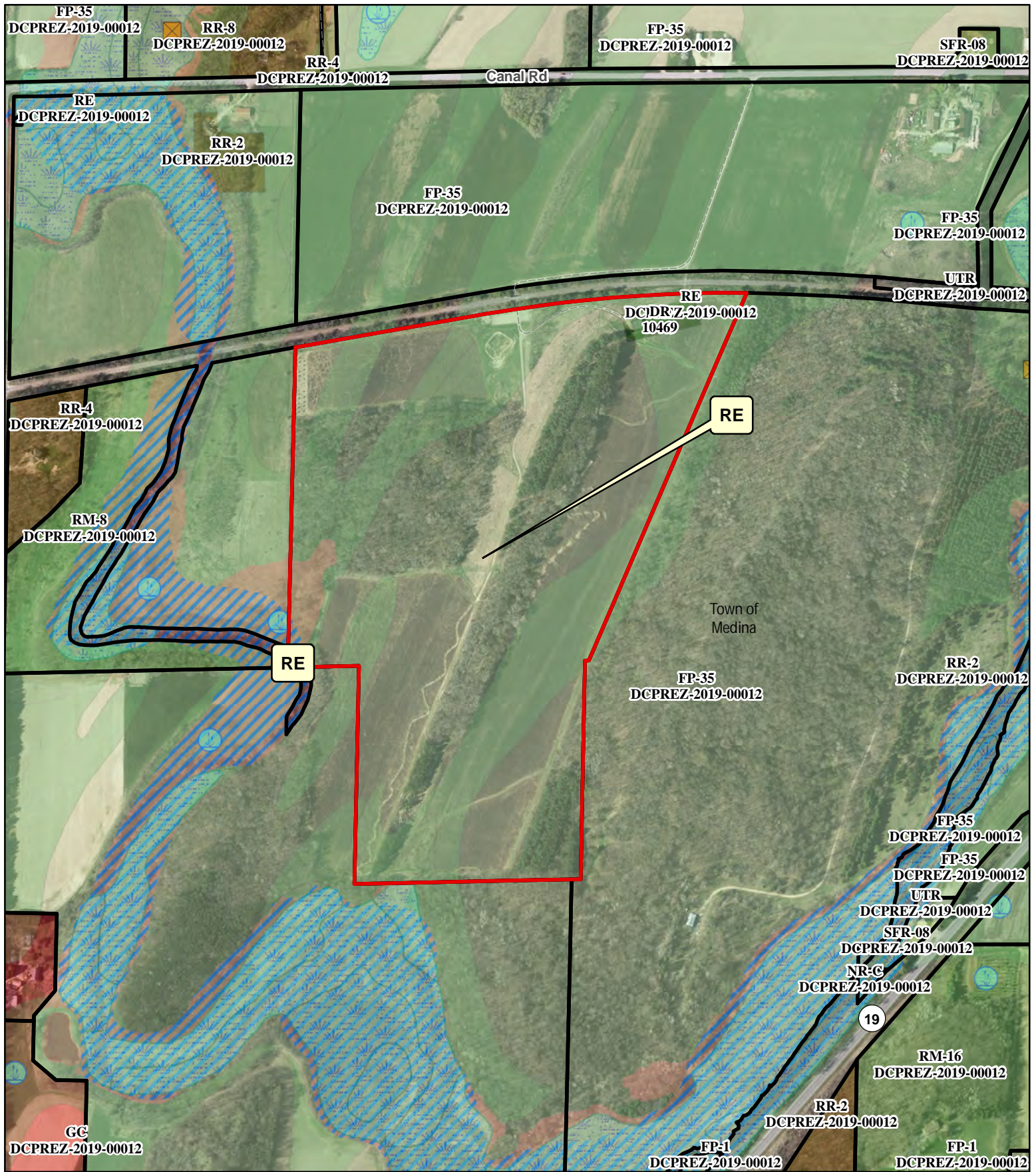
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME TREK TRAILS LLC	PHONE (with Area Code)	AGENT NAME OLIVER CONSTRUCTION CO	PHONE (with Area Code) (262) 567-6677
BILLING ADDRESS (Number & Street) % MARJORIE BRUHA, TAX 801 W MADISON ST		ADDRESS (Number & Street) 1770 EXECUTIVE DR	
(City, State, Zip) WATERLOO, WI 53594		(City, State, Zip) OCONOMOWOC, WI 53066	
E-MAIL ADDRESS CRAIG_BILAU@TREKBIKES.COM		E-MAIL ADDRESS BUDB@OLIVERCONSTRUCTION.COM	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
97 CANAL RD					
TOWNSHIP MEDINA	SECTION 12	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0812-122-8245-0					

REASON FOR REZONE			CUP DESCRIPTION	
BIKE TRAILS AND FUTURE PAVILION				
<b>FROM DISTRICT:</b>	<b>TO DISTRICT:</b>	<b>ACRES</b>	<b>DANE COUNTY CODE OF ORDINANCE SECTION</b>	<b>ACRES</b>
FP-35 (General Farmland Preservation) District	RE (Recreational) District	85.1		





<b>C.S.M REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  SLJ3	<b>SIGNATURE: (Owner or Agent)</b> 
				<b>PRINT NAME:</b> ERWIN BUD BESSLER JR.
				<b>DATE:</b> 10/17/2019

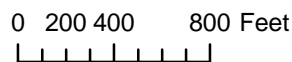




**Legend**

**Wetland > 2 Acres Significant Soils**

- |   |   |
|---|---|
|  Wetland    |  Class 1 |
|  Floodplain |  Class 2 |



Petition 11504  
TREK TRAILS LLC





# Zoning Change Application

Items that must be submitted with your application:

- **Written Legal Description of the proposed Zoning Boundaries**  
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.
- **Scaled Drawing of the location of the proposed Zoning Boundaries**  
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

Owner's Name <u>Trek Trails LLC (Contact: Craig Bilau)</u>	Agent's Name <u>Erwin Bud Bessler (Oliver Construction Co.)</u>
Address <u>801 W. Madison Street, Waterloo, WI</u>	Address <u>1770 Executive Drive, Oconomowoc,</u>
Phone <u>53594</u>	Phone <u>WI 53066</u>
Phone <u>(920) 478-2191</u>	Phone <u>(262) 567-6677</u>
Email <u>craig_bilau@trekbikes.com</u>	Email <u>budb@oliverconstruction.com</u>

Town: Medina Parcel numbers affected: (1) Parcel A 0812-122-8245-0

Section: 12 Property address or location: 97 Canal Road

Zoning District change: (To / From / # of acres) TO RE-1 (Recreational) / FROM FP-35 (General Farmland)  
FP 35 and RE to RE → 86.1 Acres FP35 to RE=85.1 Acres

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 40 % Other: 60 %

Narrative: (reason for change, intended land use, size of farm, time schedule)

- Separation of buildings from farmland
- Creation of a residential lot
- Compliance for existing structures and/or land uses
- Other:

The reason for the changing zoning districts is to continue the same zoning (RE-1) (previously approved for the existing barn) over the entire property. This would allow another permitted use (non-residential building or structure). The proposed building would provide a central location for shelter, restrooms and gathering space for Trek employees and Trail cyclists.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: Erwin Bud Bessler Jr


Date: 10/17/2019

## Parcel Number - 036/0812-122-8245-0

Current

[← Parcel Parents](#)

[Summary Report](#)

Parcel Summary		More +
Municipality Name	TOWN OF MEDINA	
Parcel Description	SEC 12-8-12 PRT NE1/4NW1/4, PRT SE1/4NW1...	
Owner Name	TREK TRAILS LLC	
Primary Address	97 CANAL RD	
Billing Address	% MARJORIE BRUHA, TAX 801 W MADISON ST WATERLOO WI 53594	

Assessment Summary		More +
<b>Assessment Year</b>	<b>2019</b>	
Valuation Classification	G4 G5M G7 W8	
Assessment Acres	86.900	
Land Value	\$50,400.00	
Improved Value	\$19,900.00	
Total Value	\$70,300.00	

Show Valuation Breakout

**Open Book**

Open Book dates have passed for the year

Starts: ~~05/06/2019~~ - 03:00 PM

Ends: ~~05/06/2019~~ - 05:00 PM

[About Open Book](#)

**Board Of Review**

Board of Review dates have passed for the year

Starts: ~~05/22/2019~~ - 06:00 PM

Ends: ~~05/22/2019~~ - 08:00 PM

[About Board Of Review](#)

[Show Assessment Contact Information](#) ▼

**Zoning Information**

For the most current and complete zoning information, contact the Division of Zoning.

**Zoning**

FP-35 DCPREZ-2019-00012

RE 1 Acres DCPREZ-2019-00012

NOTICE: Some portion of this parcel either contains or is in close proximity to sensitive environmental features (i.e. shorelands, floodplains, or wetlands), and Dane County regulations may apply. Please contact the Dane County Zoning Division at (608) 266-4266 for additional permitting information.

[Zoning District Fact Sheets](#)



**Parcel Maps**



Surveyor Map

DCiMap

Google Map

Bing Map

**Tax Summary (2018)**

**More +**

E-Statement

E-Bill

E-Receipt

Pay Taxes Online

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$50,300.00	\$19,900.00	\$70,200.00
<b>Taxes:</b>		\$1,118.65
<b>Lottery Credit(-):</b>		\$0.00
<b>First Dollar Credit(-):</b>		\$73.92
<b>Specials(+):</b>		\$0.00
<b>MFL(+):</b>		\$26.25
<b>Amount:</b>		\$1,070.98

District Information		
Type	State Code	Description
REGULAR SCHOOL	3332	MARSHALL SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	1801	FIRE/EMS DISTRICT

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	12/29/2008	4489057		

Show More ▼

## DocLink

DocLink is a feature that connects this property to recorded documents. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. Click here for instructions.

By Parcel Number: 0812-122-8245-0

PLEASE TURN OFF YOUR POP UP BLOCKER TO VIEW DOCLINK DOCUMENTS. If you're unsure how to do this, please contact your IT support staff for assistance. You will be unable to view any documents purchased if your pop up blocker is on.



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Dane County Land Information Council

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210 Martin Luther King Jr. Blvd

City-County Bldg. Room 116

Madison, WI 53703



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EDUARD H STRAUBHAAR  
47 CANAL RD  
WATERLOO, WI 53594

CHARLES F MAENNER  
ANNA M MAENNER  
211 CANAL RD  
WATERLOO, WI 53594

LEWELLIN WOODS LLC  
411 INDIAN HILLS DR  
WATERLOO, WI 53594

CHARLES F MAENNER  
ANNA M MAENNER  
211 CANAL RD  
WATERLOO, WI 53594

LEWELLIN WOODS LLC  
411 INDIAN HILLS DR  
WATERLOO, WI 53594

BAER LE, JOYCE M  
DANE COUNTY  
UNIT #208 5201 FEN OAK DR  
MADISON, WI 53718

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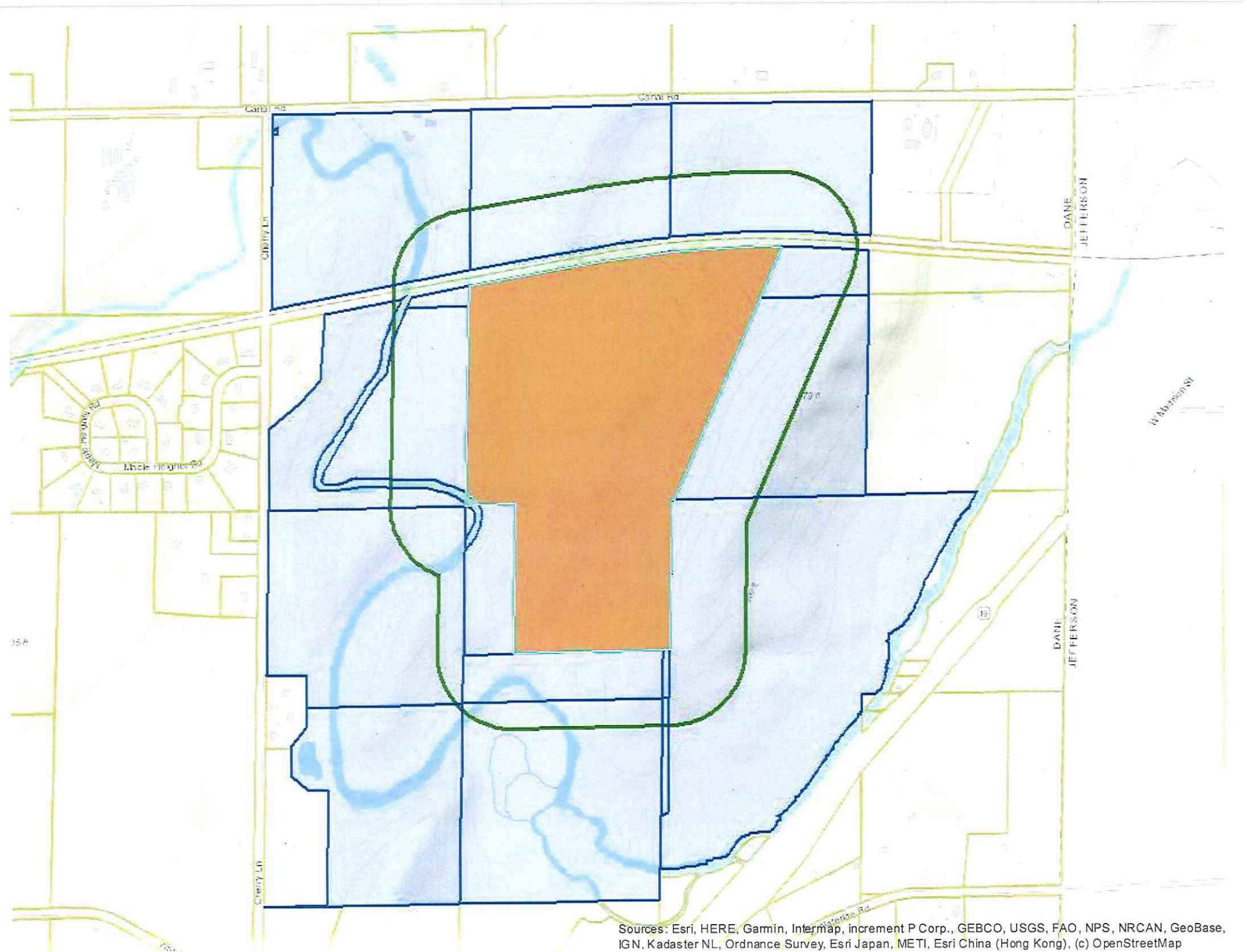
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WATERLOO, WI 53594

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47 CANAL RD  
WATERLOO, WI 53594

TREK TRAILS LLC  
801 W MADISON ST  
WATERLOO, WI 53594

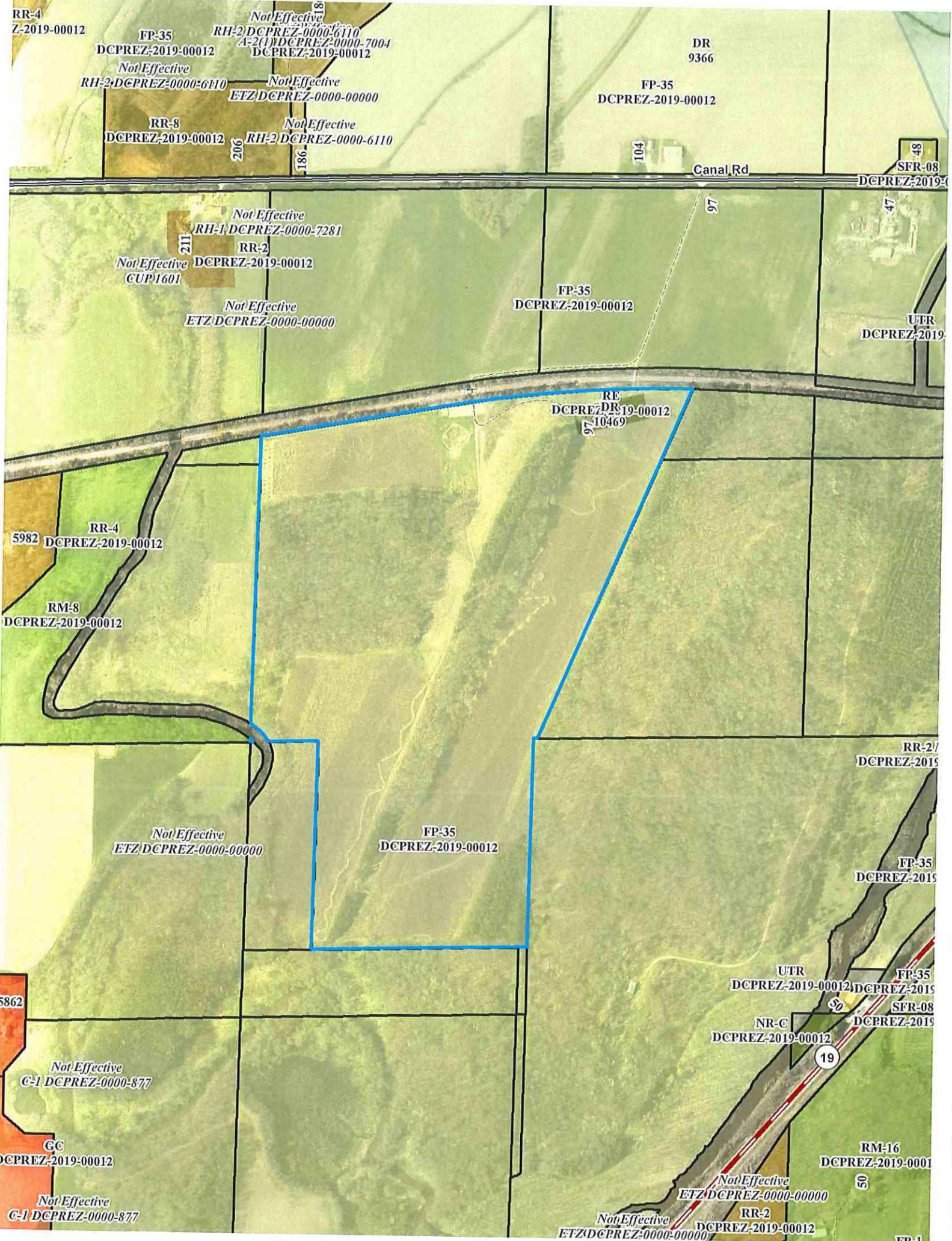
CHARLES F MAENNER  
ANNA M MAENNER  
211 CANAL RD  
WATERLOO, WI 53594





Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap





RR-4  
Z-2019-00012

FP-35  
DCPREZ-2019-00012

Not Effective  
RH-2 DCPREZ-0000-6110  
A-2(1) DCPREZ-0000-7004  
DCPREZ-2019-00012

DR  
9366

Not Effective  
RH-2 DCPREZ-0000-6110

Not Effective  
ETZ DCPREZ-0000-00000

FP-35  
DCPREZ-2019-00012

RR-8  
DCPREZ-2019-00012

Not Effective  
RH-2 DCPREZ-0000-6110

104

Canal Rd

48  
SFR-08

DCPREZ-2019-00012

Not Effective  
RH-1 DCPREZ-0000-7281  
RR-2  
DCPREZ-2019-00012  
Not Effective  
CUP1601

211

FP-35  
DCPREZ-2019-00012

UTR  
DCPREZ-2019-00012

Not Effective  
ETZ DCPREZ-0000-00000

RE  
DCPREZ-2019-00012  
5710469

5982  
RR-4  
DCPREZ-2019-00012

RM-8  
DCPREZ-2019-00012

RR-2/  
DCPREZ-2019-00012

Not Effective  
ETZ DCPREZ-0000-00000

FP-35  
DCPREZ-2019-00012

FP-35  
DCPREZ-2019-00012

5862

Not Effective  
C-1 DCPREZ-0000-877

UTR  
DCPREZ-2019-00012

FP-35  
DCPREZ-2019-00012

NR-C  
DCPREZ-2019-00012

SFR-08  
DCPREZ-2019-00012

GC  
DCPREZ-2019-00012

19

RM-16  
DCPREZ-2019-00012

Not Effective  
C-1 DCPREZ-0000-877

Not Effective  
ETZ DCPREZ-0000-00000

Not Effective  
RR-2  
DCPREZ-2019-00012  
ETZ DCPREZ-0000-00000

FP-1



**PROJECT: TREK TRAILS PAVILION**  
**97 CANAL ROAD**  
**Town of Medina, Wisconsin**

**Subject: Re-Zone Application**  
**Project use & Description**

**Date: 10/17/19**

The current use of the 86.1 acre property, owned by Trek Trails, LLC is for Trek's trail cyclists testing and recreation.

The proposed (1) story, 2,820 s.f. Pavilion will provide a central location for shelter, restrooms and meetings. The use of the Trails surrounding the new building will largely remain the same. The trails will have (1) key event, the state high school championship event (NICA), which has been hosted by Trek every October. This event will have 200+ participants on the trails (not all at one time, but multiple divisions and races throughout the weekend). The Pavilion would merely be a place for check-in and emergency personnel, should an incident occur. This would be the largest event, to which you would have 50 to 100 cars on site (some participants would park at Trek (801 W. Madison) and possibly shuttle or bike over to the site.

Otherwise, Trek would have 2 or 3 other company related events annually to which there would likely be 50 – 75 people on site (likely not at the same time).

The Pavilion would also host small meetings for Trek and Client meetings (likely 25 people or less, for which, beverages and catered food service would be provided).

With any of these events, there would not be any DJs or massive sound systems on site. The NICAS event will have a PA system to announce race results, but that would be a one-time only event to which the championship races are on Sunday only, and the event typically concludes prior to 4 p.m. (due to darkness).

**Please also see sheet T1.0 for additional zoning & site information.**



**Erwin "Bud" Bessler, Jr.**  
**Oliver Construction Co.**

**DANE COUNTY ORDINANCE AMENDMENT NO: 10469 EFFECT: DEC. 7, 2012**

Amending Section 10.03 relating to Zoning Districts in the Town of Medina.

The Dane County Board of Supervisors does ordain as follows: That the Zoning District Maps of the Town of Medina be amended to include in the RE-1 Recreational district(s) following described land:

**PETITION NUMBER: 10469**

Part of Section 12, Town of Medina described as follows:

**A-1EX TO RE-1**

Part of the Northwest Quarter of the Northeast Quarter of Section 12, Township 08 North, Range 12 East, Town of Medina, Dane County, Wisconsin, more fully described as follows: Commencing at the North Quarter corner of said Section 12; thence South 07 degrees 49 minutes 50 seconds East, 1091.83 feet to the point of beginning; thence North 76 degrees 45 minutes 06 seconds East, 346.00 feet; thence South 13 degrees 14 minutes 54 seconds East, 125.90 feet; thence South 76 degrees 45 minutes 06 seconds West, 346.00 feet; thence North 13 degrees 14 minutes 54 seconds West, 125.90 feet to the point of beginning. This description contains 1.000 acres or 43,560 square feet. Bearings are based upon the north line of the Northwest Quarter of said Section 12 bearing North 88 degrees 32 minutes 28 seconds East.

**CONDITIONAL ZONING**

Conditional zoning is hereby imposed pursuant to Section 10.255(3)(a)2.(b) of the Dane County Code of Ordinances. The rezoned area shall be subject to the following conditions.

**DEED RESTRICTION REQUIRED**

This amendment will be effective if within 90 days of its adoption by Dane County the owner or owners of the land record the following restriction(s) on said land:

1. The RE-1 Zoning District boundary shall be deed restricted to prohibit residential dwellings.

Said restriction(s) shall run in favor of Dane County and the pertinent Town Board(s) as well as the owners of land within 300 feet of the site. **Failure to record the restriction(s) will cause the rezone to be null and void. A copy of the recorded document shall be submitted to Dane County Zoning.**





8 4 8 7 7 6 5  
Tx:8411033

**KRISTI CHLEBOWSKI  
DANE COUNTY  
REGISTER OF DEEDS**

**DOCUMENT #  
4940084**

12/07/2012 1:36 PM

Trans. Fee:

Exempt #:

Rec. Fee: 30.00

Pages: 3

Recording area

Name and return address:

Trek Trails, LLC  
801 W. Madison ST.  
Waterloo WI 53594

**DEED RESTRICTIONS**

PETITION NO. 10469

Use black ink & print legibly

WHEREAS,

Trek Trails, LLC

is owner of the following described real estate in the  
Town of Medina, Dane County, Wisconsin further  
described as follows:

Parent Parcel Number(s):

0812-122-8245-0

**LEGAL DESCRIPTION:**

Part of the Northwest Quarter of the Northeast Quarter of Section 12, Township 08 North, Range 12 East, Town of Medina, Dane County, Wisconsin, more fully described as follows: Commencing at the North Quarter corner of said Section 12; thence South 07 degrees 49 minutes 50 seconds East, 1091.83 feet to the point of beginning; thence North 76 degrees 45 minutes 06 seconds East, 346.00 feet; thence South 13 degrees 14 minutes 54 seconds East, 125.90 feet; thence South 76 degrees 45 minutes 06 seconds West, 346.00 feet; thence North 13 degrees 14 minutes 54 seconds West, 125.90 feet to the point of beginning. This description contains 1.000 acres or 43,560 square feet. Bearings are based upon the north line of the Northwest Quarter of said Section 12 bearing North 88 degrees 32 minutes 28 seconds East.

**WHEREAS**, said owners desire to place certain restrictions and notice on the above-described real estate, to bind the owner(s) and those who may acquire title hereafter.

**WHEREAS**, the restrictions provided herein shall be enforceable at law or equity against any party who has or acquires any interest in the land subject to this restriction by the following who are named as Grantees and beneficiaries with enforcement rights:

- The County Government of Dane County, Wisconsin provided that the land is under the jurisdiction of said County at the time the enforcement action is commenced, and;
- The Town Government of the Town of Medina, Dane County, provided that the land is within the jurisdiction of said Town at the time the enforcement is commenced, and;
- The owner(s) of record of any lands that are located within 300 feet of the subject property.

**THEREFORE**, the following restrictions are hereby imposed:

1. Residential dwellings on the RE-1 Zoning District boundary are prohibited.



The restrictions set forth herein may be amended or terminated in the following manner:

1. The owner(s) of the subject property may submit a written petition calling for the amendment or termination of the restrictions. Such petition must be submitted to the Dane County Clerk who shall refer the petition to the Dane County Zoning and Land Regulation Committee (or successor committee), which shall then schedule and hold a public hearing on the petition.

The petition shall then be referred to the Town Government of the Town in which the subject property is located. The Zoning and Land Regulation Committee shall issue a written report on the petition to the County Board of Supervisors. The County Board shall, by majority vote, approve or reject the petition. Amendment or termination of the restrictions shall also require the approval of the Town Board.

2. Upon approval of the petition calling for an amendment or termination of the restrictions, the owner(s) of the subject property shall draft the amendatory covenant instrument. The owner(s) shall then execute and record the amendatory covenant with the Dane County Register of Deeds.
3. A rezoning of the subject property to a different zoning district shall also act to terminate the restrictions set forth herein.

11-28-12  
Date

Joseph R. Sieffkes  
Signature of Grantor (owner)

Joseph R. Sieffkes  
\*Name printed

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Grantor (owner)

\_\_\_\_\_  
\*Name printed

This document was drafted by:  
(print or type name below)

Joseph R. Sieffkes

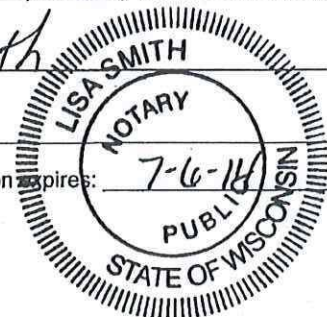
STATE OF WISCONSIN, County of Jefferson

Subscribed and sworn to before me on Nov. 28-2012 by the above named person(s).

Signature of notary or other person authorized to administer an oath (as per s. 706.06, 706.07) Lisa Smith

Print or type name: Lisa Smith

Title Legal Assistant Date commission expires: 7-6-14



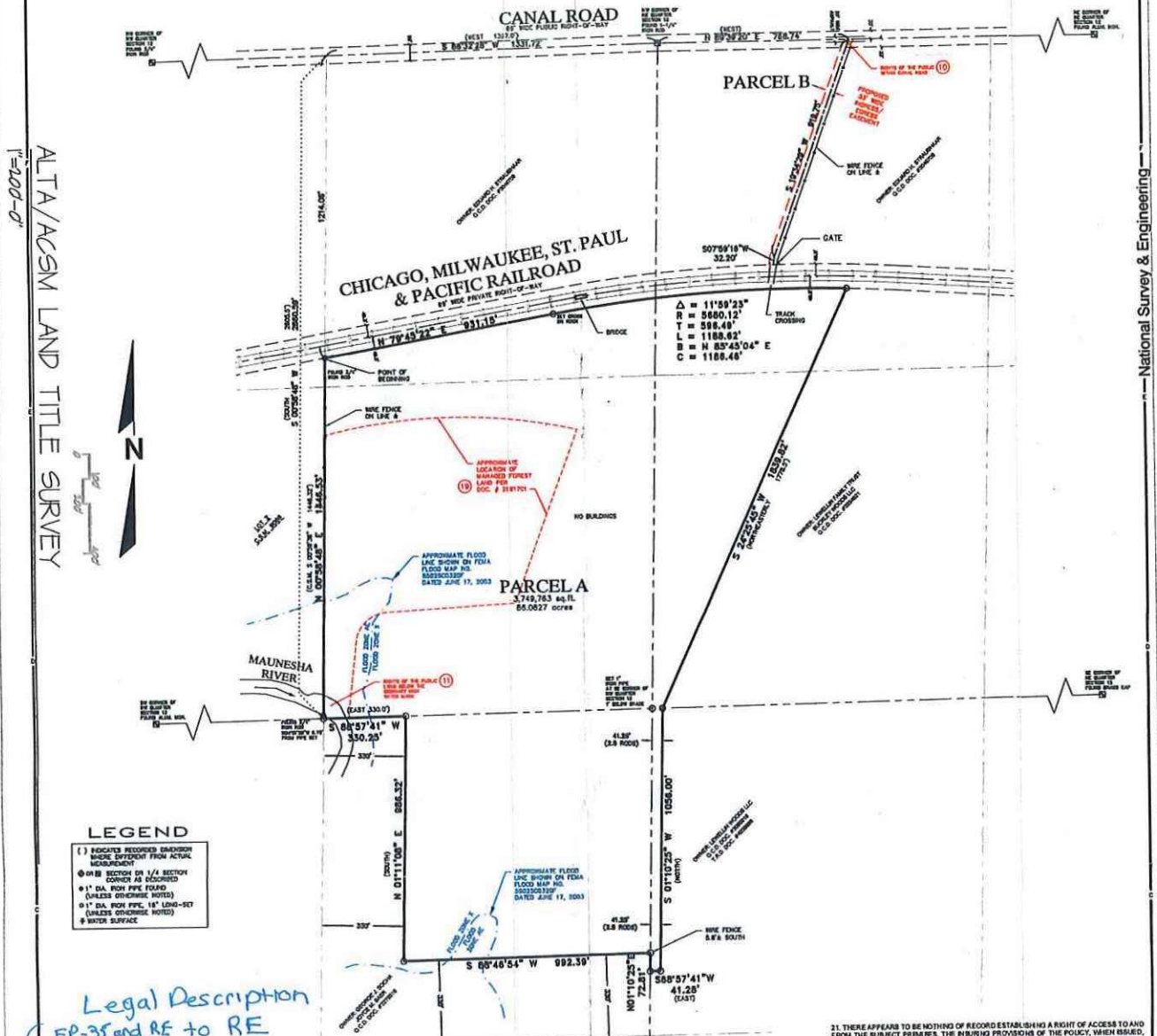
\*Names of persons signing in any capacity must be typed or printed below their signature.  
P&D form 2/20/2001





ALTA/ACSM LAND TITLE SURVEY

National Survey & Engineering



**LEGAL DESCRIPTION FOR TITLE COMMITMENT**

**PARCEL A**  
THAT PART OF THE PROPERTY DESCRIBED BELOW, LYING SOUTH OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD RIGHT-OF-WAY.

**POINT OF BEGINNING**  
MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 12, THENCE WEST ALONG THE NORTH LINE OF SAID SECTION 12, 1307.8 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 12, THENCE SOUTHWEST ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 12, 208.8 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, THENCE EAST ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, 108.8 FEET, THENCE SOUTH PARALLEL TO THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, 108.8 FEET, THENCE NORTHEASTERLY 178.3 FEET TO A POINT ON THE SOUTH LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD RIGHT-OF-WAY WHICH IS THE BOUNDARY LINE OF THE EAST LINE OF SAID SECTION 12, THENCE SOUTHWESTERLY ALONG SAID RAILROAD RIGHT-OF-WAY TO THE NORTHWEST CORNER OF SAID SECTION 12, 1307.8 FEET TO THE POINT OF BEGINNING.

**PARCEL B**  
NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL A CREATED BY INSTRUMENT RECORDED ON AS DOCUMENT NO. \_\_\_\_\_ EXCEPTING ANY PORTION OF EGRESS ACROSS THE RAILROAD RIGHT-OF-WAY.

**LEGAL DESCRIPTION AS SURVEYED**

PARENT PARCEL KNOWN AS OF CANAL ROAD, WATERLOO, WISCONSIN.

THAT PART OF THE NORTHWEST AND SOUTHWEST QUARTERS OF THE NORTHWEST QUARTER, AND THE NORTHWEST AND SOUTHWEST QUARTERS OF THE SOUTHWEST QUARTER, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 12, TOWN 8 NORTH, RANGE 12 EAST, TOWN OF MEDINA, DANE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

**COMMON CORNER**  
AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 12, THENCE S 89°27'23" W 1307.8 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 12, 208.8 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 12, 1307.8 FEET TO THE POINT OF BEGINNING.

**TOGETHER WITH**

A 23 FOOT WIDE EGRESS EASEMENT LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWN 8 NORTH, RANGE 12 EAST, TOWN OF MEDINA, DANE COUNTY, WISCONSIN, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

**COMMON CORNER**  
AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 12, THENCE S 89°27'23" W 1307.8 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 12, 208.8 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 12, 1307.8 FEET TO THE POINT OF BEGINNING.

MARCH 4, 2009

TRISK HOSPITALITY, LLC SURVEY NO. 104048 CAB

**BASE OF BEARINGS**  
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 12, WHICH IS ASSUMED TO BEAR SOUTH BY 72°27' WEST.

**TITLE COMMITMENT**

THIS SURVEY WAS PREPARED BASED ON CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. C-13918, EFFECTIVE DATE OF FEBRUARY 21, 2009, WHICH LISTS THE FOLLOWING ITEMS FROM CHICAGO I&S:

1. INTENTIONALLY OMITTED

2. RIGHTS OF THE PUBLIC IN THAT PORTION OF THE CAPTIONED PREMISES LYING WITHIN THE LIMITS OF CANAL ROAD (PARCEL B), AFFECTS SITE BY LOCATION, SHOWN.

3. DRAINAGE RIGHTS AND RIGHTS OF WAY BY REASON OF ANY DRAINAGE DITCHES, FEEDERS, LATERALS AND UNDERGROUND DRAIN TILE OR PIPES THAT MAY BE LOCATED ON THE SUBJECT PREMISES, VISIBLE EVIDENCE SHOWN, IF ANY.

4. RIGHT-OF-WAY AUTHORIZATION TO GENERAL TELEPHONE COMPANY OF WISCONSIN CONTAINED IN INSTRUMENT RECORDED ON NOVEMBER 15, 1981, IN VOLUME 474 OF RECORDS, PAGE 335, AS DOCUMENT NO. 150301, AFFECTS SITE BY LOCATION - GENERAL IN NATURE, CANNOT BE PLOTTED.

5. RIGHT-OF-WAY AUTHORIZATION TO GENERAL TELEPHONE COMPANY OF WISCONSIN CONTAINED IN INSTRUMENT RECORDED ON DECEMBER 14, 1970, IN VOLUME 484 OF RECORDS, PAGE 314, AS DOCUMENT NO. 150486, AFFECTS SITE BY LOCATION - GENERAL IN NATURE, CANNOT BE PLOTTED.

6. RESERVATION OF EASEMENT FOR INGRESS AND EGRESS ACROSS THE CAPTIONED PREMISES CREATED BY INSTRUMENT RECORDED ON JANUARY 6, 1978, IN VOLUME 484 OF RECORDS, PAGE 49, AS DOCUMENT NO. 143811, AFFECTS SITE BY LOCATION - GENERAL IN NATURE, CANNOT BE PLOTTED.

7. WELL AGREEMENT, EASEMENT AND CONDITIONS CONTAINED IN INSTRUMENT RECORDED ON JUNE 11, 1984, IN VOLUME 1295 OF RECORDS, PAGE 25, AS DOCUMENT NO. 183730A, DOES NOT AFFECT SITE BY LOCATION - GENERAL IN NATURE, CANNOT BE PLOTTED.

8. POSSIBLE TERMS, CONDITIONS AND PROVISIONS FOR ASSESSMENT AND PENALTY AS PROVIDED FOR IN THE FOREST LAW ORDER OF ENTRY RECORDED ON OCTOBER 12, 1989, IN VOLUME 2941 OF RECORDS, PAGE 42, AS DOCUMENT NO. 240044, DOES NOT AFFECT SITE BY LOCATION - GENERAL IN NATURE, CANNOT BE PLOTTED.

9. TERMS, CONDITIONS AND PROVISIONS AS PROVIDED FOR IN THE MANAGED FOREST LAND AGREEMENT CREATED BY INSTRUMENT RECORDED ON JUNE 13, 1984, AS DOCUMENT NO. 281951, AFFECTS SITE BY LOCATION, SHOWN.

10. RIGHTS AND INTERESTS OF JEFF LEWIS AND A GRAN FARM, LLC, UNDER CROPLAND LEASE AND CONDITIONS CONTAINED THEREIN, AFFECTS SITE BY LOCATION - GENERAL IN NATURE, CANNOT BE PLOTTED.

21. THERE APPEARS TO BE NOTHING OF RECORD ESTABLISHING A RIGHT OF ACCESS TO AND FROM THE SUBJECT PREMISES. THE INQUIRY PROVIDED FOR THE POLICY, WHICH ISSUES, WILL BE AMENDED TO DELETE ALL ASSURANCES OF A RIGHT OF ACCESS TO AND FROM THE LAND, AS TO PARCEL A. PROPOSED ACCESS SHOWN.

22. TERMS, CONDITIONS, RESTRICTIONS, AND PROVISIONS RELATING TO THE USE AND MAINTENANCE OF THE EASEMENT DESCRIBED AS PARCEL B OF THE SUBJECT PREMISES CONTAINED IN INSTRUMENT RECORDED ON AS DOCUMENT NO. \_\_\_\_\_

23. ANY ENCROACHMENTS OR EXTENSIONS OF SAID EASEMENT ONTO THE RAILROAD RIGHT OF WAY, VISIBLE EVIDENCE SHOWN, IF ANY.

24-28. NOT SURVEY RELATED

**FLOOD HAZARD**  
ACCORDING TO FLOOD INSURANCE RATE MAP OF THE TOWN OF MEDINA, WISCONSIN, MAP NO. 53024026F, EFFECTIVE DATE OF JUNE 17, 2003, THIS SITE FALLS IN ZONE AE AND ZONE X.

**ZONES**  
AE (SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD)  
X (AREAS OUTSIDE OF THE 500-YEAR FLOOD)

**MUNICIPAL ZONING**  
THE BASIC ZONING INFORMATION LISTED BELOW IS TAKEN FROM MUNICIPAL CODES AND DOES NOT REFLECT ALL REGULATIONS THAT MAY APPLY - SITE IS ZONED A1-X.

**FRONT SETBACK** - 83 FEET FROM CENTERLINE ON 30 FEET FROM RIGHT-OF-WAY LINE, WHICHEVER IS GREATER.

**SEVARD SETBACK** - 10 FEET SINGLE SEVARD AND 25 FEET AGGREGATE SEVARD.

**REARWARD SETBACK** - 10 FEET.

**HANGABLE WATERWAY SETBACK** - 15 FEET FROM ORDINARY HIGH WATER MARK.

**MAXIMUM HEIGHT** - 2-10 STORES OR 35 FEET.

**NOTES**

TO: TRISK HOSPITALITY LLC, CHICAGO TITLE INSURANCE COMPANY AND DANE COUNTY TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS AS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2004 AND CUMULATIVE REVISIONS A, B, & C, AND 11/14 OF TABLE 'A' THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSTANDY FURTHER CERTIFY THAT PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OBTAINED IN THE 'MINIMUM' ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE OF SURVEY: MARCH 8, 2009

ROBERT A. WALCZAK  
REGISTERED LAND SURVEYOR  
REGISTRATION # 2323

**National Survey & Engineering**  
508-441-0014  
Fax 508-441-1305  
14 West Millfield Street,  
Suite 220  
Medford, WI 53553-2568  
www.nseinc.com

Y13104424p1 1/31/10/10  
SHEET 1 OF 1

**PROJECT TITLE**  
PROPOSED TRAILS PAVILION FOR:

**TRISK HOSPITALITY, LLC**

**OLIVER CONSTRUCTION CO.**  
1779 DELAWARE DRIVE  
PO BOX 40  
COOKVILLE, TN 37030  
PHONE: (615) 847-8877  
FAX: (615) 847-8878

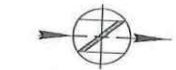
**PROJECT INFORMATION**

PROJECT NO.	12/24/09
DATE	8/22/09
DRAWN BY	J. CMB
SCALE	1" AS NOTED
SHEET TITLE	ALTA/SURVEY

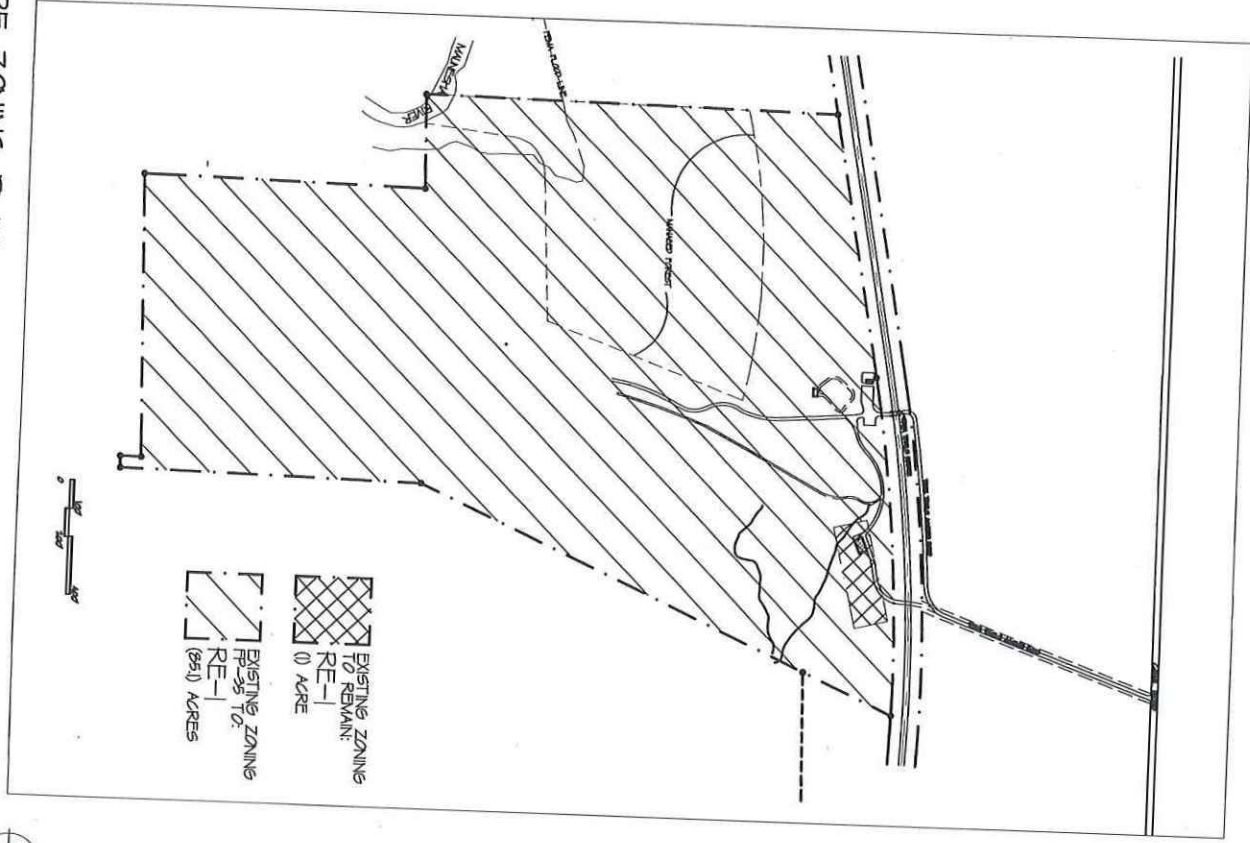
**REVISIONS**

NO.	DATE	DESCRIPTION
1	8/22/09	ISSUED FOR PERMIT

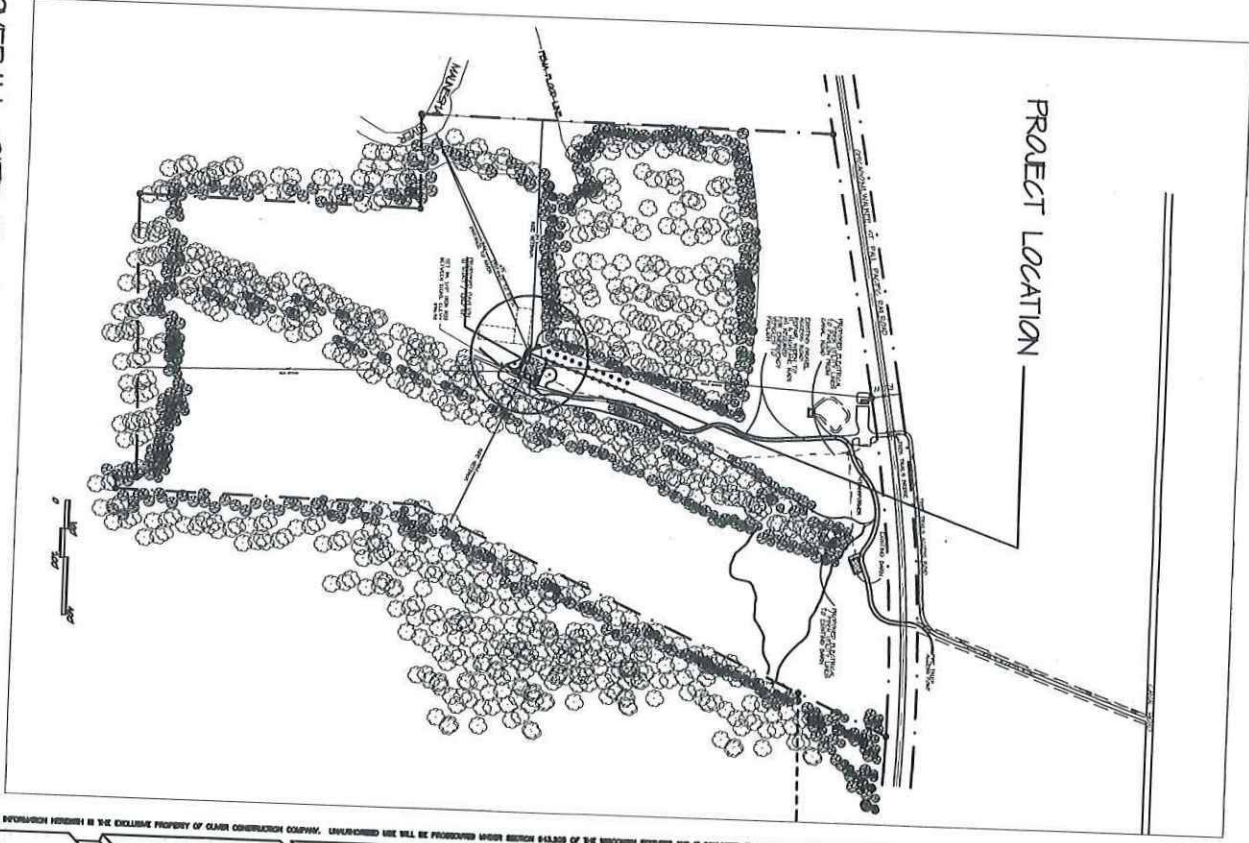




RE-ZONING PLAN  
1"=100'-0"



OVERALL SITE PLAN  
1"=100'-0"



PROJECT LOCATION

ALL DOCUMENTS AND THE INFORMATION HEREIN IS THE EXCLUSIVE PROPERTY OF OLIVER CONSTRUCTION COMPANY. UNAUTHORIZED USE WILL BE PROSECUTED UNDER SECTION 943.02 OF THE WISCONSIN STATUTES AND IF CONVICTED, THE VIOLATOR SHALL BE SUBJECT TO A FINE NOT TO EXCEED \$10,000.00 AND/OR IMPRISONMENT NOT TO EXCEED TWO YEARS.

SP10

**OLIVER**  
CONSTRUCTION CO.

1770 BIRCHDALE DRIVE  
P.O. BOX 88  
BROOKFIELD, WI 53005  
PHONE: (262) 424-8277  
FAX: (262) 424-8278  
WWW: WWW.OLIVER-CON.COM

PROJECT TITLE  
PROPOSED TRAILS PAVILION FOR:  
**TREK**  
87 CAVAL ROAD  
TOWN OF MEDWA,  
WISCONSIN

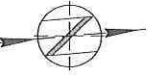
PROJECT INFORMATION

PROJECT NO.	1
DATE	1/25/09
DESIGN BY	J. J. J.
SCALE	1/8" = 1'-0"
PROJECT TYPE	1. SITE PLAN

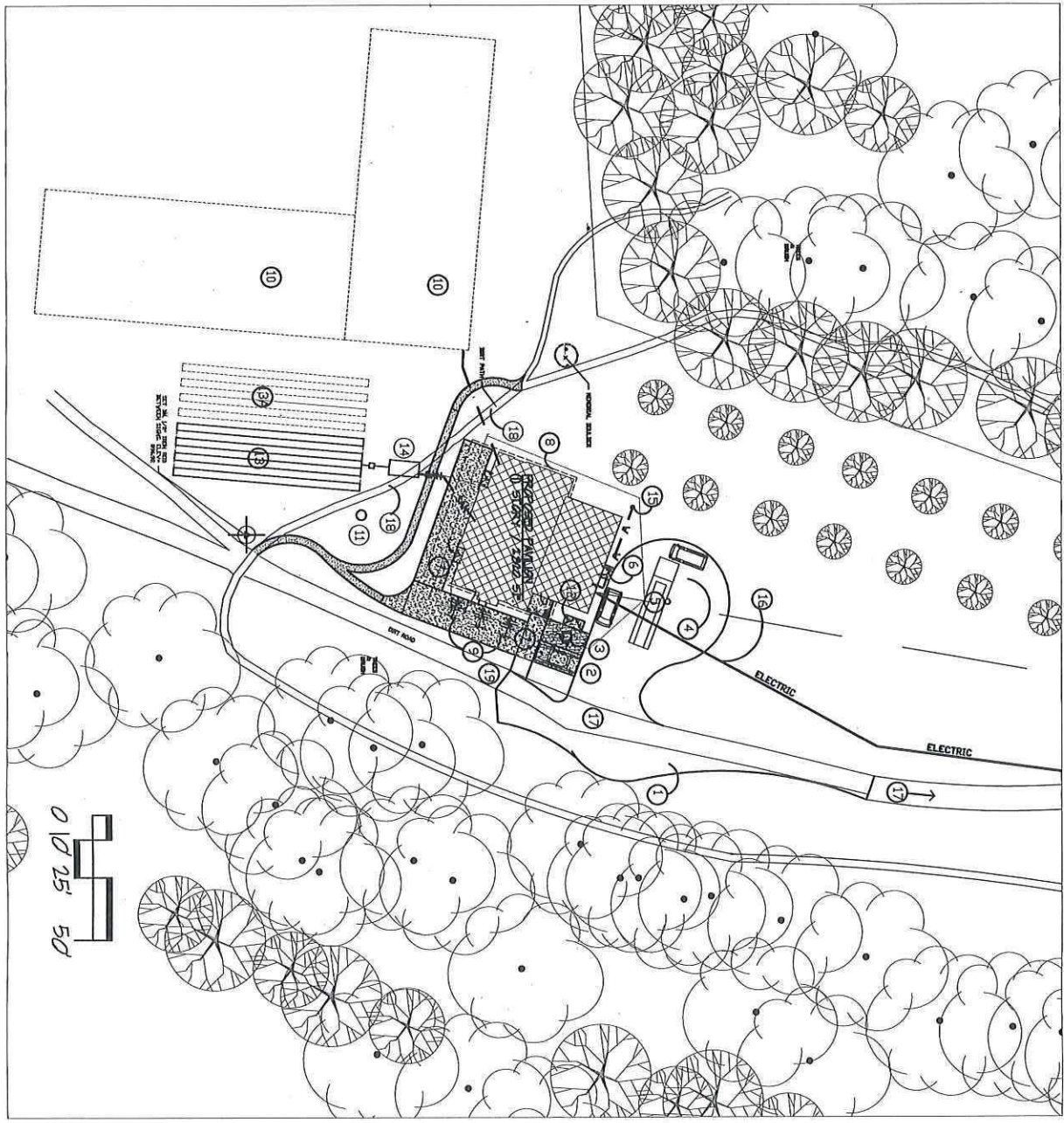
REVISIONS

NO.	DATE	DESCRIPTION	BY
1	1/25/09	ISSUED PERMIT FOR GRASS BRUSH	J.J.J.
2	1/25/09	ISSUED PERMIT FOR RE-ZONING - BOONE COUNTY	J.J.J.
3	1/25/09	ISSUED PERMIT FOR RE-ZONING - BOONE COUNTY	J.J.J.
4	1/25/09	ISSUED PERMIT FOR RE-ZONING - BOONE COUNTY	J.J.J.
5	1/25/09	ISSUED PERMIT FOR RE-ZONING - BOONE COUNTY	J.J.J.
6	1/25/09	ISSUED PERMIT FOR RE-ZONING - BOONE COUNTY	J.J.J.
7	1/25/09	ISSUED PERMIT FOR RE-ZONING - BOONE COUNTY	J.J.J.
8	1/25/09	ISSUED PERMIT FOR RE-ZONING - BOONE COUNTY	J.J.J.
9	1/25/09	ISSUED PERMIT FOR RE-ZONING - BOONE COUNTY	J.J.J.
10	1/25/09	ISSUED PERMIT FOR RE-ZONING - BOONE COUNTY	J.J.J.





SITE DEVELOPMENT PLAN  
1"=20'-0"



**SITE PLAN NOTES**

- 1 GRAVEL EXPANSION OF CURRENT DRIVE: 396 SF.
- 2 GRAVE TEMPORARY PARKING / DELIVERY AREA: 420 SF.
- 3 CONCRETE ADA STALL AND ENTRY: 254 SF.
- 4 BRANDED VEHICLE TURN-AROUND & FIRE TRUCK (3/4 L. VEHICLE) & HOSE LENGTH (450) EACH SIDE ROAD BUILDING - DASHED CONCRETE STEEP: 20 SF.
- 5 CONCRETE PATIO AND ENTRY AREAS: 1720 SF.
- 6 ROOF OVERHANG / SHELTER (DASHED)
- 7 BIKE RACKS (8-12 BIKES)
- 8 GEO-THERMAL COLLECTOR FIELD - (2) 50' X 125' FIELD
- 9 FIRE PIT AREA
- 10 BIKE WASH AREA
- 11 21' W. X 75' L. SEPTIC FIELD
- 12 21' W. X 75' L. FUTURE REPLACEMENT FIELD
- 13 SEPTIC TANK (6' X 12' - 1200 GAL.)
- 14 WELL - VERIFY LOCATION
- 15 PROPOSED ELECTRICAL / FIBER UTILITY LINES FROM PAVILION TO CANAL ROAD - SEE SHEET 5110 (ATTACHED: 5000 LF)
- 16 EXISTING DIRT ACCESS ROAD: ADD GRAVEL; REPAIR & WIDEN TO 12' & NURTURE ROOTS FROM NORTH-WEST PROPERTY ENTRY. APPROX: 22500 SF. (1500 LF. X 15' W.)
- 17 REMOVE SECTION OF EXISTING BIKE TRAIL
- 18 EXISTING 12' WIDE DIRT ACCESS ROAD - REPAIR AS REQUIRED
- 19 4' W. DIRT BIKE TRAIL (RELATED):
- 20

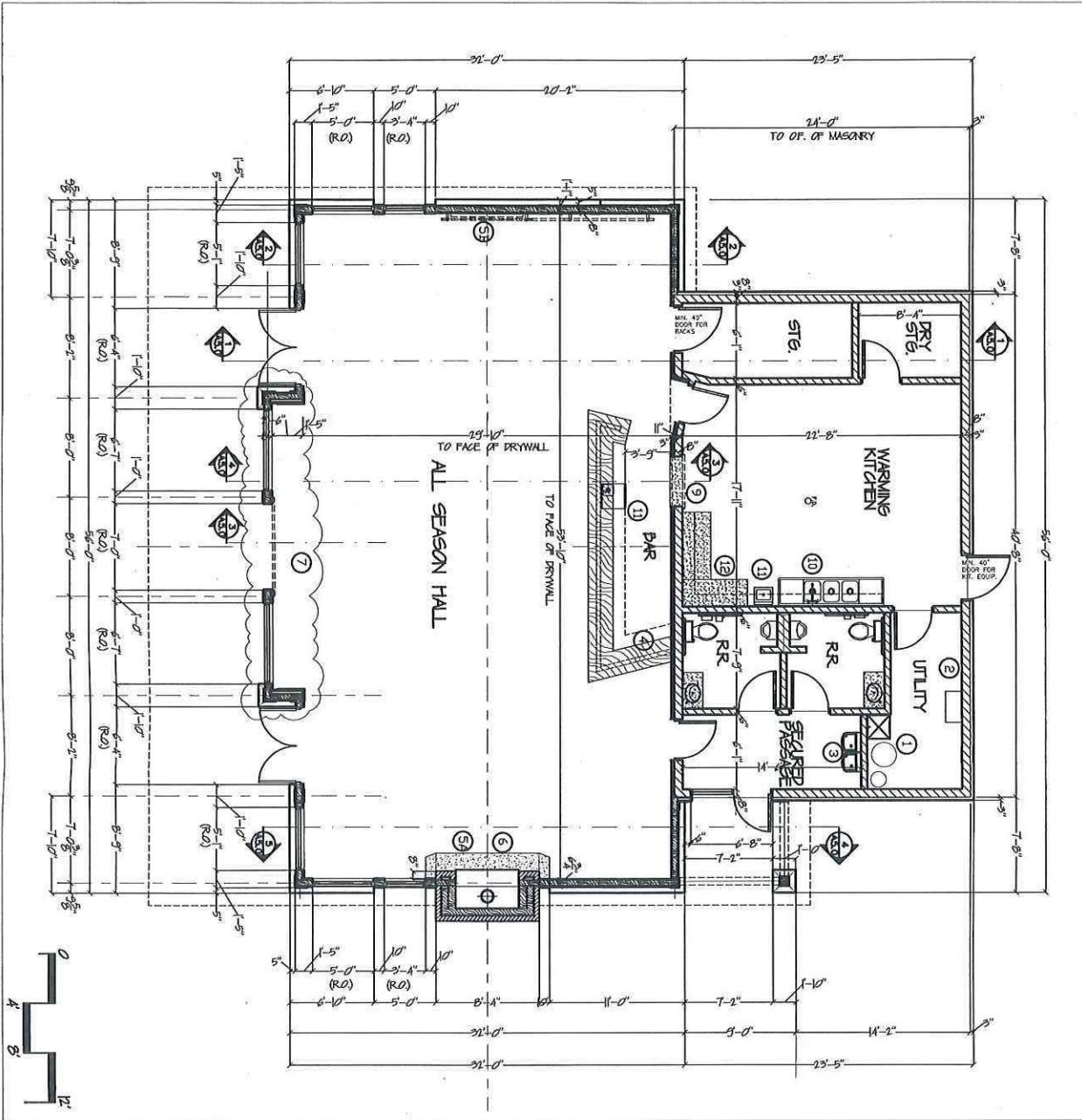
**SITE KEY**

- UTILITY LINES
- WATER
- ELECTRIC (500 TO RR (4))
- SANITARY

<p>1778 BUCKINGHAM DRIVE P.O. BOX 68 GARDENHURST, NY 11538 PHONE: (516) 467-6477 FAX: (516) 467-6478</p>	<p>PROJECT TITLE</p> <p>PROPOSED TRAILS PAVILION FOR:</p> <p><b>TREK</b></p> <p>97 CANAL ROAD TOWN OF MEDVA, WISCONSIN</p>	<p>PROJECT INFORMATION</p> <p>PROJECT NO. 1</p> <p>DATE 12/20/19</p> <p>DESIGN BY L. BOB</p> <p>SCALE 1"=20'</p> <p>PROJECT TITLE 1. TRAILS PAVILION</p>	<p>REVISIONS</p> <table border="1"> <tr> <td>REVISION</td> <td>DATE</td> <td>BY</td> <td>DESCRIPTION</td> </tr> <tr> <td>1</td> <td>12/20/19</td> <td>L. BOB</td> <td>ISSUE FOR PERMIT REVIEW</td> </tr> <tr> <td>2</td> <td>1/20/20</td> <td>L. BOB</td> <td>ISSUE FOR PERMIT REVIEW - STATE COUNTY</td> </tr> <tr> <td>3</td> <td>1/21/20</td> <td>L. BOB</td> <td>ISSUE FOR PERMIT REVIEW</td> </tr> <tr> <td>4</td> <td>1/21/20</td> <td>L. BOB</td> <td>ISSUE FOR PERMIT REVIEW</td> </tr> <tr> <td>5</td> <td>1/21/20</td> <td>L. BOB</td> <td>ISSUE FOR PERMIT REVIEW</td> </tr> <tr> <td>6</td> <td>1/21/20</td> <td>L. BOB</td> <td>ISSUE FOR PERMIT REVIEW</td> </tr> <tr> <td>7</td> <td>1/21/20</td> <td>L. BOB</td> <td>ISSUE FOR PERMIT REVIEW</td> </tr> <tr> <td>8</td> <td>1/21/20</td> <td>L. BOB</td> <td>ISSUE FOR PERMIT REVIEW</td> </tr> <tr> <td>9</td> <td>1/21/20</td> <td>L. BOB</td> <td>ISSUE FOR PERMIT REVIEW</td> </tr> <tr> <td>10</td> <td>1/21/20</td> <td>L. BOB</td> <td>ISSUE FOR PERMIT REVIEW</td> </tr> <tr> <td>11</td> <td>1/21/20</td> <td>L. BOB</td> <td>ISSUE FOR PERMIT REVIEW</td> </tr> <tr> <td>12</td> <td>1/21/20</td> <td>L. BOB</td> <td>ISSUE FOR PERMIT REVIEW</td> </tr> <tr> <td>13</td> <td>1/21/20</td> <td>L. BOB</td> <td>ISSUE FOR PERMIT REVIEW</td> </tr> <tr> <td>14</td> <td>1/21/20</td> <td>L. BOB</td> <td>ISSUE FOR PERMIT REVIEW</td> </tr> <tr> <td>15</td> <td>1/21/20</td> <td>L. BOB</td> <td>ISSUE FOR PERMIT REVIEW</td> </tr> <tr> <td>16</td> <td>1/21/20</td> <td>L. BOB</td> <td>ISSUE FOR PERMIT REVIEW</td> </tr> <tr> <td>17</td> <td>1/21/20</td> <td>L. BOB</td> <td>ISSUE FOR PERMIT REVIEW</td> </tr> <tr> <td>18</td> <td>1/21/20</td> <td>L. BOB</td> <td>ISSUE FOR PERMIT REVIEW</td> </tr> <tr> <td>19</td> <td>1/21/20</td> <td>L. BOB</td> <td>ISSUE FOR PERMIT REVIEW</td> </tr> <tr> <td>20</td> <td>1/21/20</td> <td>L. BOB</td> <td>ISSUE FOR PERMIT REVIEW</td> </tr> </table>	REVISION	DATE	BY	DESCRIPTION	1	12/20/19	L. BOB	ISSUE FOR PERMIT REVIEW	2	1/20/20	L. BOB	ISSUE FOR PERMIT REVIEW - STATE COUNTY	3	1/21/20	L. BOB	ISSUE FOR PERMIT REVIEW	4	1/21/20	L. BOB	ISSUE FOR PERMIT REVIEW	5	1/21/20	L. BOB	ISSUE FOR PERMIT REVIEW	6	1/21/20	L. BOB	ISSUE FOR PERMIT REVIEW	7	1/21/20	L. BOB	ISSUE FOR PERMIT REVIEW	8	1/21/20	L. BOB	ISSUE FOR PERMIT REVIEW	9	1/21/20	L. BOB	ISSUE FOR PERMIT REVIEW	10	1/21/20	L. BOB	ISSUE FOR PERMIT REVIEW	11	1/21/20	L. BOB	ISSUE FOR PERMIT REVIEW	12	1/21/20	L. BOB	ISSUE FOR PERMIT REVIEW	13	1/21/20	L. BOB	ISSUE FOR PERMIT REVIEW	14	1/21/20	L. BOB	ISSUE FOR PERMIT REVIEW	15	1/21/20	L. BOB	ISSUE FOR PERMIT REVIEW	16	1/21/20	L. BOB	ISSUE FOR PERMIT REVIEW	17	1/21/20	L. BOB	ISSUE FOR PERMIT REVIEW	18	1/21/20	L. BOB	ISSUE FOR PERMIT REVIEW	19	1/21/20	L. BOB	ISSUE FOR PERMIT REVIEW	20	1/21/20	L. BOB	ISSUE FOR PERMIT REVIEW
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<p>BY CONTRACT AND THE INFORMATION HEREIN IS THE EXCLUSIVE PROPERTY OF OLIVER CONSTRUCTION COMPANY. UNLESS OTHERWISE SPECIFIED, ALL RIGHTS RESERVED. THIS PLAN SHALL BE SUBJECT TO A FIVE FOOT TO EXCEED 6' TOLERANCE AND/OR APPROXIMATION NOT TO EXCEED TWO FEET.</p>																																																																																							



FLOOR PLAN - 2820 GS.F.  
1/4"=1'-0"

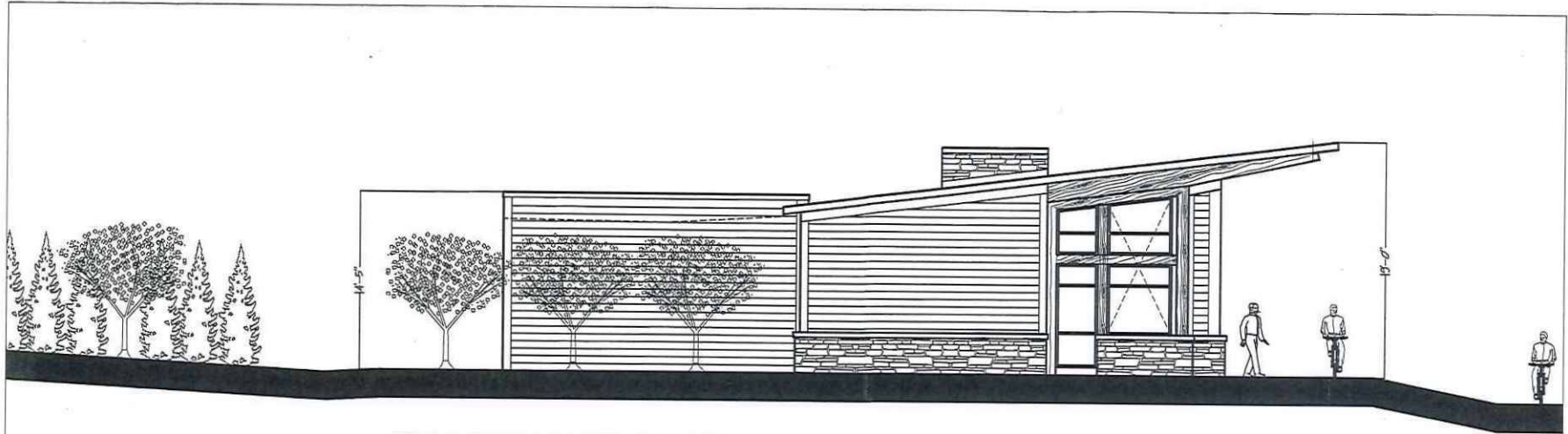


IT IS DECIDED AND THE INFORMATION HEREIN IS THE EXCLUSIVE PROPERTY OF OLIVER CONSTRUCTION COMPANY. UNAUTHORIZED USE WILL BE PROSECUTED UNDER SECTION 94.3305 OF THE WISCONSIN STATUTES AND IF COMPLETED, THE VIOLATOR SHALL BE SUBJECT TO A FINE NOT TO EXCEED \$10,000.00 AND/OR IMPRISONMENT NOT TO EXCEED TWO YEARS.

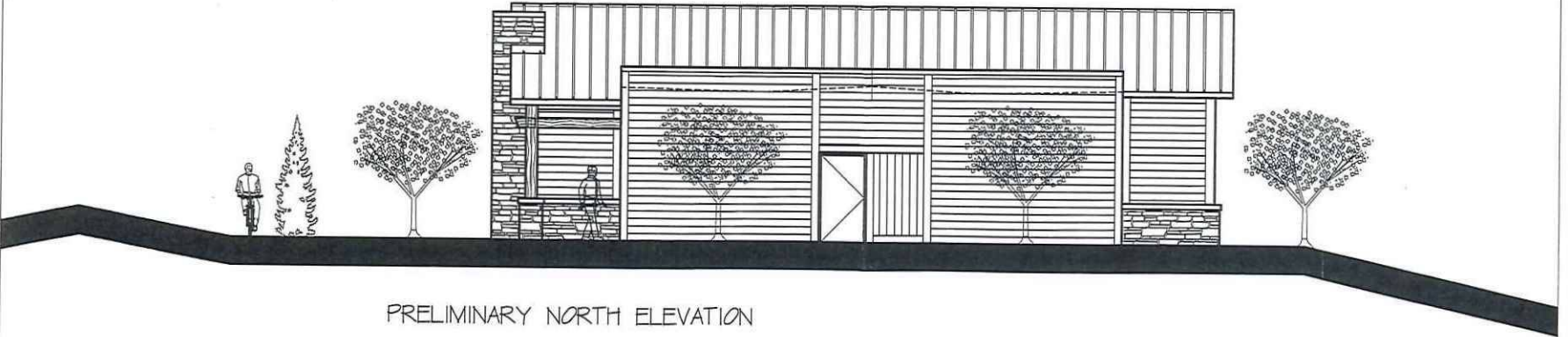
<p><b>OLIVER</b> CONSTRUCTION CO.</p> <p>1778 BIRCHWOOD DRIVE P.O. BOX 68 BROOKFIELD, WI 53005 PHONE (262) 887-8877 FAX (262) 887-8878</p>	<p>PROJECT TITLE</p> <p>PROPOSED TRAILS PAVILION FOR:</p> <p><b>TREK</b></p> <p>87 CHAM ROAD TOWN OF MEDWA, WISCONSIN</p>	<p>PROJECT INFORMATION</p> <p>DESIGN NO. 1</p> <p>DATE 1/27/19</p> <p>DESIGN BY J. BOB</p> <p>SCALE 1/4" = 1'-0"</p> <p>PROJECT TITLE 1 FLOOR PLAN</p>	<p>REVISIONS</p> <p>NUMBER FOR REVISION - DATE</p> <p>1 02/27/20</p>
	<p>0 4 8</p>		



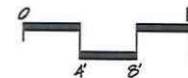




PRELIMINARY WEST ELEVATION



PRELIMINARY NORTH ELEVATION



PRELIMINARY EXTERIOR ELEVATIONS  
1/4"=1'-0"

ALL DIMENSIONS AND THE APPROXIMATE HEIGHTS IN THE EXCLUSIVE PROPERTY OF OLIVER CONSTRUCTION COMPANY. UNLESS OTHERWISE NOTED, ALL DIMENSIONS SHALL BE IN FEET AND INCHES. THE VERTICAL SHALL BE SUBJECT TO A FIELD SURVEY TO EXCESS. POLYMER ANGLE IMPROVEMENT NOT TO EXCEED TWO YEARS.

REVISIONS	
NO. 1	ISSUED FOR PERMITS
NO. 2	ISSUED FOR PERMITS
NO. 3	ISSUED FOR PERMITS
NO. 4	ISSUED FOR PERMITS
NO. 5	ISSUED FOR PERMITS
NO. 6	ISSUED FOR PERMITS
NO. 7	ISSUED FOR PERMITS
NO. 8	ISSUED FOR PERMITS
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NO. 16	ISSUED FOR PERMITS
NO. 17	ISSUED FOR PERMITS
NO. 18	ISSUED FOR PERMITS
NO. 19	ISSUED FOR PERMITS
NO. 20	ISSUED FOR PERMITS

PROJECT INFORMATION	
PROJECT NO.	15002
DATE OF ISSUE	10/1/2014
DATE OF REVISION	10/1/2014
DATE OF PERMITS	10/1/2014
DATE OF CONSTRUCTION	10/1/2014
DATE OF OCCUPANCY	10/1/2014
DATE OF COMPLETION	10/1/2014
DATE OF AS-BUILT	10/1/2014
DATE OF FINAL	10/1/2014

PROJECT TITLE  
 PROPOSED TRAILS PAVILION FOR:  
**TREK**  
 87 CANAL ROAD  
 TOWN OF MEDA,  
 WISCONSIN

1770 EXETER DRIVE  
 WISCONSIN 53090  
 PHONE (262) 591-1111  
 FAX (262) 591-1111  
**OLIVER**  
 CONSTRUCTION CO.