CONCEPT PLAN

PART OF THE NORTHEAST 1/4 OF THE FRACTIONAL NORTHEAST 1/4, AND PART OF THE NORTHWEST 1/4 OF THE
FRACTIONAL NORTHEAST 1/4, AND PART OF THE SOUTHWEST 1/4 OF THE FRACTIONAL NORTHEAST 1/4, OF
SECTION 5, TOWNSHIP 27 NORTH, RANGE 8 EAST, VILLAGE OF KRONENWETTER, WISCONSIN.

OWNED BY
BRIAN POLLEY

LAUT AVE   (NOT IMPROVED)

OWNED BY
SLICE OF PARADISE LLC

VILLAGE OF WESTON

FLAGGED
WETLANDS

33' RESERVED FOR FUTURE ROAD
RIGHT-OF-WAY
SHOWN ON C.S.M. 16224

NICK AVE

NOTES:
1) CONTOURS SHOWN ARE PER MARATHON COUNTY GIS MAPPING AND ARE APPROXIMATE.
2) WETLANDS WERE DELINEATED BY STAR ENVIRONMENTAL AND FLAGS WERE LOCATED BY RIVERSIDE LAND SURVEYING LLC.
3) PROPERTY IS CURRENTLY ZONED SF.
4) PROPOSED ROADS WOULD BE DEDICATED TO THE PUBLIC.
5) TWIN HOME LOTS SHOWN ARE A MINIMUM OF 60' WIDE AT THE BUILDING SETBACK LINE AND AT LEAST 10,000 SQ. FT. THERE ARE 26 TWIN HOME LOTS FOR 13 TWIN HOMES. ZERO LOT LINES, AND 10,000 SQ.FT. LOTS ARE NOT CURRENTLY ALLOWED IN THE ZONING CODE.

1" = 120'
0   120

COUNTY ROAD "X"

UPLANDS

FLAGGED WETLANDS

LOT 1 — 296,505 sq. ft. — 6.807 acres
LOT 2 — 129,020 sq. ft. — 2.962 acres
LOT 3 — 71,224 sq. ft. — 1.635 acres
LOT 4 — 39,457 sq. ft. — 0.906 acres
LOT 5 — 30,007 sq. ft. — 0.689 acres
LOT 6 — 23,500 sq. ft. — 0.539 acres
LOT 7 — 23,500 sq. ft. — 0.539 acres
LOT 8 — 23,500 sq. ft. — 0.539 acres
LOT 9 — 23,500 sq. ft. — 0.539 acres
LOT 10 — 23,500 sq. ft. — 0.539 acres
LOT 11 — 23,500 sq. ft. — 0.539 acres
LOT 12 — 23,500 sq. ft. — 0.539 acres
LOT 13 — 23,500 sq. ft. — 0.539 acres
LOT 14 — 23,500 sq. ft. — 0.539 acres
LOT 15 — 33,833 sq. ft. — 0.777 acres
LOT 16 — 72,240 sq. ft. — 1.658 acres
LOT 17 — 64,041 sq. ft. — 1.470 acres

PROPOSED ROAD

DEDICATED STREET NOT BUILT

LOT 107 — 24,979 sq. ft. — 0.573 acres
LOT 106 — 22,962 sq. ft. — 0.527 acres
LOT 105 — 27,503 sq. ft. — 0.631 acres
LOT 104 — 30,467 sq. ft. — 0.699 acres
LOT 103 — 25,124 sq. ft. — 0.577 acres
LOT 102 — 22,494 sq. ft. — 0.516 acres
LOT 101 — 24,120 sq. ft. — 0.554 acres
LOT 109 — 117,091 sq. ft. — 2.688 acres
LOT 108 — 27,345 sq. ft. — 0.628 acres

OWNED BY
SUSAN WEBBER

LOT 18 — 20,125 sq. ft. — 0.462 acres
LOT 19 — 22,724 sq. ft. — 0.522 acres
LOT 20 — 22,172 sq. ft. — 0.509 acres
LOT 21 — 21,620 sq. ft. — 0.496 acres
LOT 22 — 21,068 sq. ft. — 0.484 acres
LOT 23 — 20,516 sq. ft. — 0.471 acres
LOT 24 — 19,965 sq. ft. — 0.458 acres
LOT 25 — 21,179 sq. ft. — 0.486 acres
LOT 26 — 22,512 sq. ft. — 0.517 acres
LOT 27 — 20,192 sq. ft. — 0.464 acres
LOT 28 — 20,737 sq. ft. — 0.476 acres
LOT 29 — 21,284 sq. ft. — 0.489 acres
LOT 30 — 21,830 sq. ft. — 0.501 acres
LOT 31 — 23,823 sq. ft. — 0.547 acres
LOT 32 — 24,440 sq. ft. — 0.561 acres
LOT 33 — 21,431 sq. ft. — 0.492 acres
LOT 34 — 20,125 sq. ft. — 0.462 acres
LOT 35 — 20,125 sq. ft. — 0.462 acres

OWNED BY
DAVID LORIO &
REBECCA THIELEN

DEDICATED STREET NOT BUILT

PROPOSED ROAD

LOT 44 — 20,038 sq. ft. — 0.460 acres
LOT 43 — 20,492 sq. ft. — 0.470 acres
LOT 42 — 20,921 sq. ft. — 0.480 acres
LOT 41 — 21,349 sq. ft. — 0.490 acres
LOT 40 — 21,778 sq. ft. — 0.500 acres
LOT 39 — 22,207 sq. ft. — 0.510 acres
LOT 38 — 25,210 sq. ft. — 0.579 acres
LOT 37 — 31,225 sq. ft. — 0.717 acres
LOT 36 — 42,805 sq. ft. — 0.983 acres
LOT 45 — 21,470 sq. ft. — 0.493 acres
LOT 46 — 21,736 sq. ft. — 0.499 acres
LOT 47 — 20,956 sq. ft. — 0.481 acres

OWNED BY
LEIGHLA FRANZEN

LOT 90 — 14,089 sf — 0.323 ac
LOT 89 — 11,695 sf — 0.268 ac
LOT 91 — 11,977 sf — 0.275 ac
LOT 92 — 10,840 sf — 0.249 ac
LOT 93 — 10,200 sf — 0.234 ac
LOT 94 — 10,200 sf — 0.234 ac
LOT 95 — 10,200 sf — 0.234 ac
LOT 96 — 10,200 sf — 0.234 ac
LOT 97 — 10,200 sf — 0.234 ac
LOT 98 — 10,210 sf — 0.234 ac
LOT 99 — 10,374 sf — 0.238 ac
LOT 100 — 16,038 sf — 0.368 ac

TWIN HOME

LOT 87 — 18,019 sf — 0.414 ac
LOT 88 — 11,625 sf — 0.267 ac
LOT 86 — 18,367 sf — 0.422 ac
LOT 85 — 15,249 sf — 0.350 ac
LOT 84 — 12,150 sf — 0.279 ac
LOT 83 — 16,003 sf — 0.367 ac

PROPOSED ROAD

LOT 80 — 20,009 sq. ft. — 0.459 acres
LOT 79 — 20,300 sq. ft. — 0.466 acres
LOT 78 — 20,300 sq. ft. — 0.466 acres
LOT 77 — 27,956 sq. ft. — 0.642 acres
LOT 81 — 20,000 sq. ft. — 0.459 acres
LOT 82 — 20,140 sq. ft. — 0.462 acres

OUTLOT FOR STORM
WATER MANAGEMENT
5.00 ACRES

LOT 76 — 20,020 sq. ft. — 0.460 acres
LOT 75 — 20,020 sq. ft. — 0.460 acres
LOT 74 — 20,011 sq. ft. — 0.459 acres
LOT 73 — 20,444 sq. ft. — 0.469 acres
LOT 72 — 20,412 sq. ft. — 0.469 acres
LOT 71 — 20,000 sq. ft. — 0.459 acres
LOT 70 — 20,752 sq. ft. — 0.476 acres
LOT 69 — 20,046 sq. ft. — 0.460 acres
LOT 68 — 20,046 sq. ft. — 0.460 acres
LOT 67 — 20,010 sq. ft. — 0.459 acres
LOT 66 — 34,822 sq. ft. — 0.799 acres
LOT 65 — 33,612 sq. ft. — 0.772 acres
LOT 64 — 33,555 sq. ft. — 0.770 acres

LOT 48 — 20,875 sq. ft. — 0.479 acres
LOT 49 — 20,875 sq. ft. — 0.479 acres
LOT 50 — 20,875 sq. ft. — 0.479 acres
LOT 51 — 20,875 sq. ft. — 0.479 acres
LOT 52 — 22,126 sq. ft. — 0.508 acres
LOT 53 — 24,855 sq. ft. — 0.571 acres
LOT 54 — 26,845 sq. ft. — 0.616 acres
LOT 55 — 30,894 sq. ft. — 0.709 acres

PROPOSED ROAD

LOT 1
CSM NO. 19776
OWNED BY
RITA A BLAREK SEPARATE
SHARE TRUST

LOT 2
CSM NO. 19776
OWNED BY
JAMES & CARLEEN
WENDORSKI

LOT 3
CSM NO. 19776
OWNED BY
DENNIS GRONSKI
SEPARATE SHARE
TRUST

OWNED BY
MATTHEW FRIHART

OWNED BY
DIANE BUCHKOSKI

PLEASANT DR.

GOLDFINCH DR.

LOT 63 — 13,806 sf — 0.317 ac
LOT 62 — 12,460 sf — 0.286 ac
LOT 61 — 12,460 sf — 0.286 ac
LOT 60 — 12,460 sf — 0.286 ac
LOT 59 — 12,460 sf — 0.286 ac
LOT 58 — 12,460 sf — 0.286 ac
LOT 57 — 12,245 sf — 0.281 ac
LOT 56 — 11,317 sf — 0.260 ac

TWIN HOME

PINE ROAD

32' BY 33' EASEMENT
PER VOL. 469 PG 317

20' BY 20' FOR LIFT STATION

SANITARY
MH