

2020-723 Amendment to Chapter 34

TO THE COUNTY BOARD OF WAUPACA COUNTY:

Petition #Z-004-21, Town of Matteson

The Waupaca County Planning & Zoning Committee, having considered the above petition on the 2<sup>nd</sup> of February, 2021 by **Michael J. Scheid** for a Petition for Zoning Map Amendment from the Agriculture Retention (AR) District to the Agriculture and Woodland Transition (AWT) District on approximately two (2) acres for a boundary line adjustment.

The following described: Located in part of NW ¼ of the SE ¼ of Sec 34, Town of Matteson, lying along County Road I, Fire Number E11169, Waupaca County, Wisconsin (Part of Parcel 14-34-42-4).

Having held a public hearing thereon, pursuant to the Wisconsin Statutes, notice thereof having been given as provided by law, and being duly informed of the facts pertinent to the changes proposed, and duly advised of the wishes of the people in the area affected, hereby recommends as follows:

Based on the testimony presented at the public hearing, the Committee decided to **GRANT** the Petition for Zoning Map Amendment due to the following:

- The Town of Matteson approved this request and it is consistent with the Town’s Comprehensive Plan.

Waupaca County Planning & Zoning Committee

By:

  
 \_\_\_\_\_  
 Chairman

February 2, 2021  
 \_\_\_\_\_  
 Date



This ordinance shall be in full force and effect in the Town of Matteson upon filing with the County Clerk of Waupaca County a certified copy of a resolution of the Town Board of Supervisors of said town approving said ordinance or 40 days after the adoption of the ordinance by County Board, unless a certified copy of a resolution disapproving the amendment is filed within ten (10) days with the County Clerk within that time.

Certification of County Board Approval:

\_\_\_\_\_ ayes \_\_\_\_\_ nays

**I, Jill Lodewegen, Waupaca County Clerk**  
do hereby certify that the above Zoning Amendment  
was enacted by the County Board on \_\_\_\_\_.

\_\_\_\_\_  
Jill Lodewegen, Waupaca County Clerk

# Proposed Zone Map Amendment Ag Retention (AR) to Ag and Woodland Transition (AWT)

Waupaca County, WI



12/16/2020 1:18:51 PM

Map Data Sources -> Waupaca County Land Information

To Order Maps Or To Report A Problem Visit...  
[www.co.waupaca.wi.us/departments/land\\_information/index.php](http://www.co.waupaca.wi.us/departments/land_information/index.php)

Map Key

Facilities - Building (2018 LiDAR)

 Farmland Preservation Area

Addresses

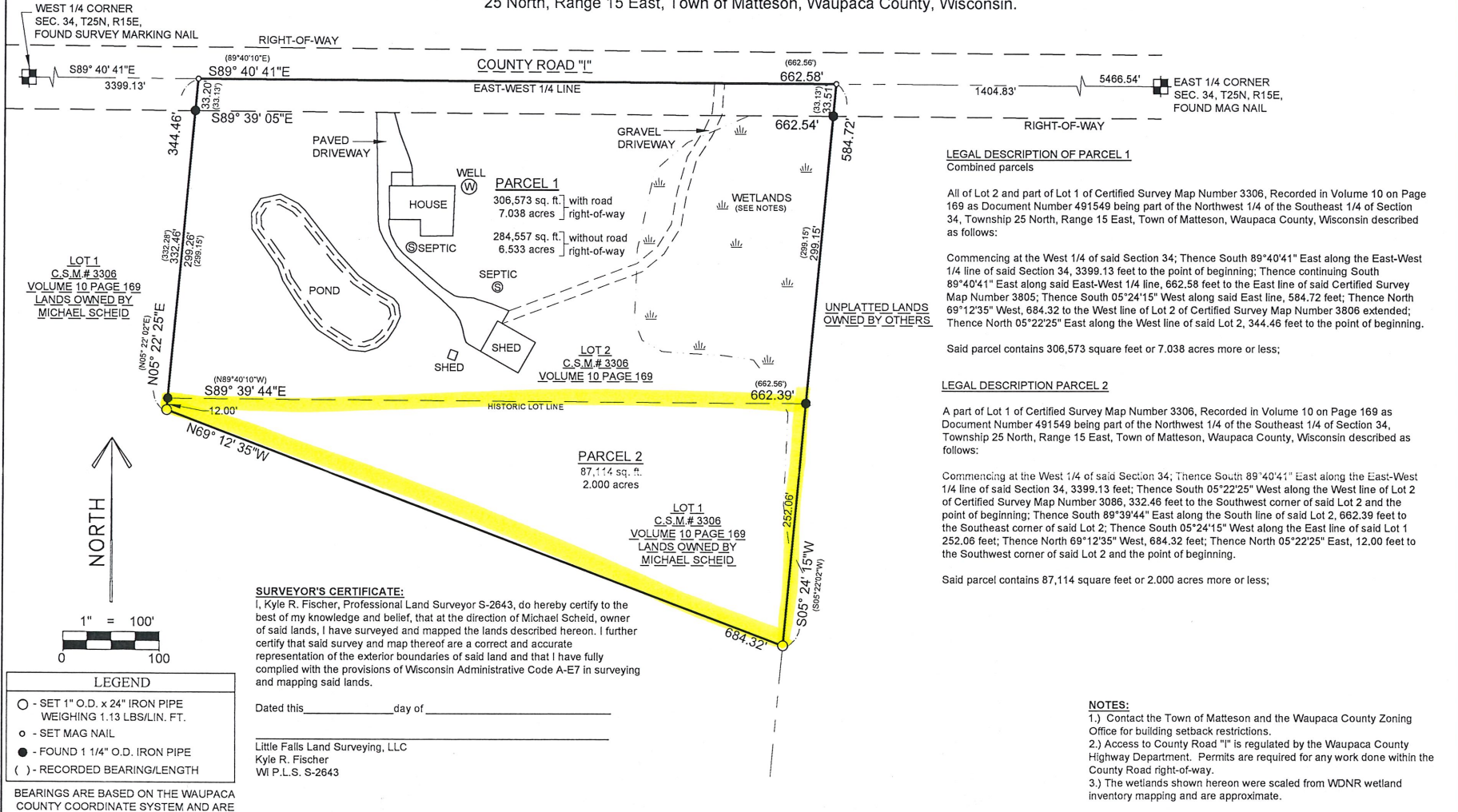


**ATTENTION!**

GIS TAX PARCEL MAPS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT INTENDED TO REPRESENT EVIDENCE IN TITLE. THE REPRESENTATIONS ON THESE MAPS COULD IN FACT BE IN ERROR AND SHOULD NOT BE RELIED UPON AS THE SOLE DETERMINING FACTOR IN THE LOCATION OF ANY GIVEN PARCEL. WAUPACA COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES CONTAINED HEREIN. INDIVIDUALS SHOULD CONSULT LEGAL REPRESENTATION OR PROFESSIONAL SURVEY ADVICE TO CONFIRM

# PLAT OF SURVEY

Of all of Lot 2 and part of Lot 1 of Certified Survey Map Number 3306, Recorded in Volume 10 on Page 169 as Document Number 491549 being part of the Northwest 1/4 of the Southeast 1/4 of Section 34, Township 25 North, Range 15 East, Town of Matteson, Waupaca County, Wisconsin.



**LEGAL DESCRIPTION OF PARCEL 1**  
 Combined parcels

All of Lot 2 and part of Lot 1 of Certified Survey Map Number 3306, Recorded in Volume 10 on Page 169 as Document Number 491549 being part of the Northwest 1/4 of the Southeast 1/4 of Section 34, Township 25 North, Range 15 East, Town of Matteson, Waupaca County, Wisconsin described as follows:

Commencing at the West 1/4 of said Section 34; Thence South 89°40'41" East along the East-West 1/4 line of said Section 34, 3399.13 feet to the point of beginning; Thence continuing South 89°40'41" East along said East-West 1/4 line, 662.58 feet to the East line of said Certified Survey Map Number 3805; Thence South 05°24'15" West along said East line, 584.72 feet; Thence North 69°12'35" West, 684.32 feet to the West line of Lot 2 of Certified Survey Map Number 3806 extended; Thence North 05°22'25" East along the West line of said Lot 2, 344.46 feet to the point of beginning.

Said parcel contains 306,573 square feet or 7.038 acres more or less;

**LEGAL DESCRIPTION PARCEL 2**

A part of Lot 1 of Certified Survey Map Number 3306, Recorded in Volume 10 on Page 169 as Document Number 491549 being part of the Northwest 1/4 of the Southeast 1/4 of Section 34, Township 25 North, Range 15 East, Town of Matteson, Waupaca County, Wisconsin described as follows:

Commencing at the West 1/4 of said Section 34; Thence South 89°40'41" East along the East-West 1/4 line of said Section 34, 3399.13 feet; Thence South 05°22'25" West along the West line of Lot 2 of Certified Survey Map Number 3086, 332.46 feet to the Southwest corner of said Lot 2 and the point of beginning; Thence South 89°39'44" East along the South line of said Lot 2, 662.39 feet to the Southeast corner of said Lot 2; Thence South 05°24'15" West along the East line of said Lot 1 252.06 feet; Thence North 69°12'35" West, 684.32 feet; Thence North 05°22'25" East, 12.00 feet to the Southwest corner of said Lot 2 and the point of beginning.

Said parcel contains 87,114 square feet or 2.000 acres more or less;

**SURVEYOR'S CERTIFICATE:**  
 I, Kyle R. Fischer, Professional Land Surveyor S-2643, do hereby certify to the best of my knowledge and belief, that at the direction of Michael Scheid, owner of said lands, I have surveyed and mapped the lands described hereon. I further certify that said survey and map thereof are a correct and accurate representation of the exterior boundaries of said land and that I have fully complied with the provisions of Wisconsin Administrative Code A-E7 in surveying and mapping said lands.

Dated this \_\_\_\_\_ day of \_\_\_\_\_

Little Falls Land Surveying, LLC  
 Kyle R. Fischer  
 WI P.L.S. S-2643

**NOTES:**

- 1.) Contact the Town of Matteson and the Waupaca County Zoning Office for building setback restrictions.
- 2.) Access to County Road "I" is regulated by the Waupaca County Highway Department. Permits are required for any work done within the County Road right-of-way.
- 3.) The wetlands shown hereon were scaled from WDNR wetland inventory mapping and are approximate.

**LEGEND**

- - SET 1" O.D. x 24" IRON PIPE WEIGHING 1.13 LBS/LIN. FT.
- - SET MAG NAIL
- - FOUND 1 1/4" O.D. IRON PIPE
- ( ) - RECORDED BEARING/LENGTH

BEARINGS ARE BASED ON THE WAUPACA COUNTY COORDINATE SYSTEM AND ARE REFERENCED TO THE EAST-WEST 1/4 LINE OF SECTION 34, TOWNSHIP 25 NORTH, RANGE 15 EAST, MEASURED TO BEAR SOUTH 89°40'41" EAST.

SHEET <b>1 OF 1</b>	PLAT OF SURVEY FOR: MICHAEL SCHEID Of all of Lot 2 and part of Lot 1 of Certified Survey Map Number 3306, Recorded in Volume 10 on Page 169 as Document Number 491549 being part of the Northwest 1/4 of the Southeast 1/4 of Section 34, Township 25 North, Range 15 East, Town of Matteson, Waupaca County, Wisconsin.	REVISION	LITTLE FALLS LAND SURVEYING, LLC E4191 COUNTY ROAD "G" MARRION, WI 54950 PH 715-321-5953 email - kyle.fischer16@gmail.com	PROJECT No. <b>284</b>
		SURVEYED BY: KRF DRAWN BY: KRF CHECKED BY: APPROVED BY: DATE: 12/11/2020		