

Dane County Rezone Petition

Application Date	Petition Number
07/20/2022	DCPREZ-2022-11883
Public Hearing Date	
09/20/2022	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME KELLER REV TR, DORA	PHONE (with Area Code)	AGENT NAME ERIC GROVER	PHONE (with Area Code) (608) 444-2900
BILLING ADDRESS (Number & Street) 5152 NETHERWOOD RD		ADDRESS (Number & Street) 742 FOXFIELD RD	
(City, State, Zip) OREGON, WI 53575		(City, State, Zip) Oregon, WI 53575	
E-MAIL ADDRESS		E-MAIL ADDRESS grovere@firstweber.com	

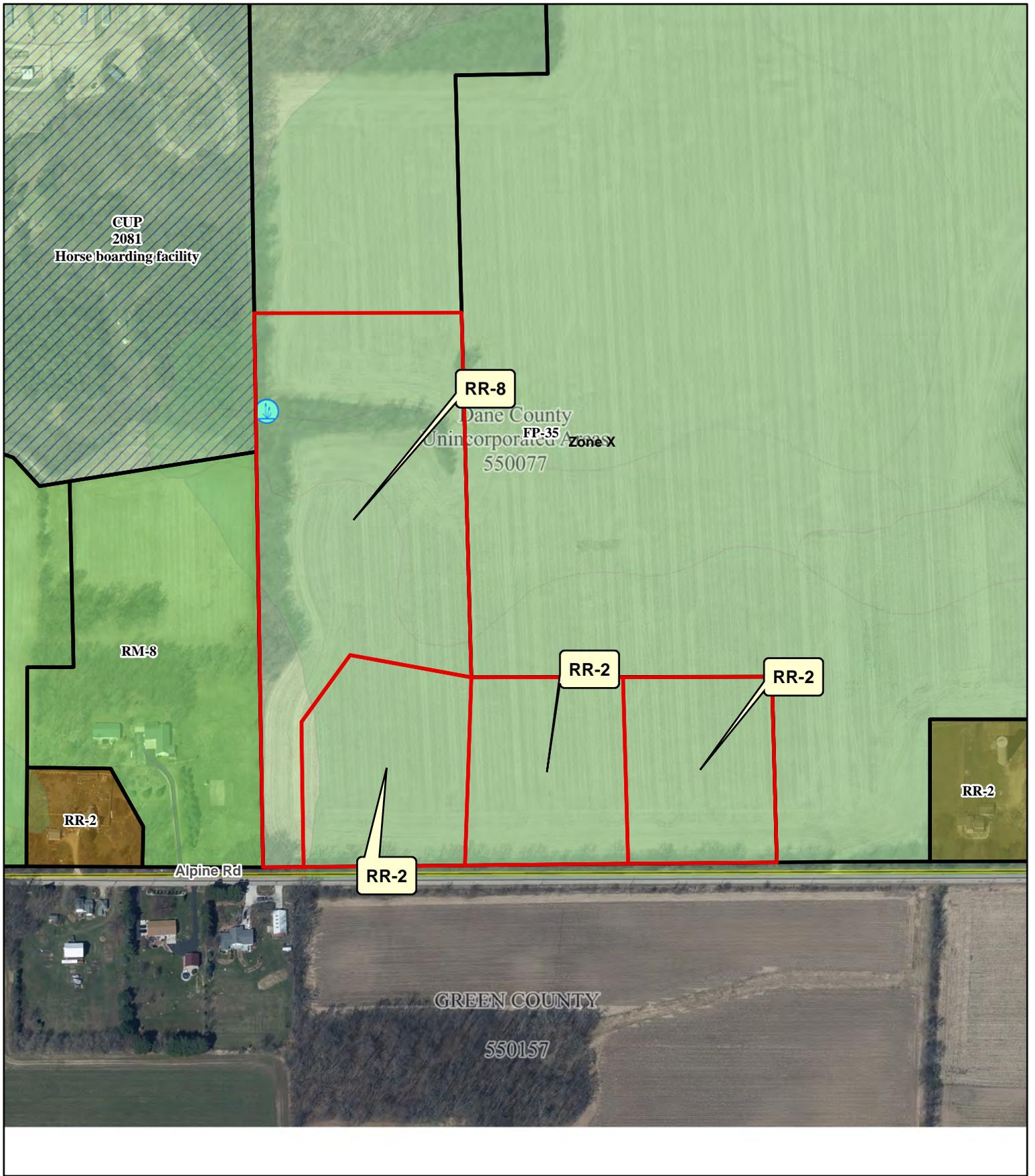
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
Alpine Road west of Glenway Road					
TOWNSHIP OREGON	SECTION 34	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0509-343-9115-0					

REASON FOR REZONE

CREATING FOUR RESIDENTIAL LOTS

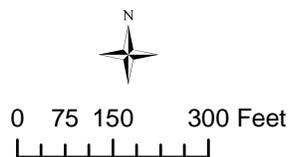
FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RM-8 Rural Mixed-Use District	11.4
FP-35 Farmland Preservation District	RR-2 Rural Residential District	11

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) DocuSigned by: <i>Eric Grover</i> 7D41BA6645BA4A7
				PRINT NAME: Eric Grover
				DATE: 7/21/2022



Legend

- | | | |
|--|------------|---|
|  | Wetland | Significant Soils |
|  | Floodplain |  Class 1 |
| | |  Class 2 |



Petition 11883
KELLER REV TR, DORA



Dane County
Department of Planning and Development
 Zoning Division
 Room 116, City-County Building
 210 Martin Luther King Jr. Blvd.
 Madison, Wisconsin 53703
 (608) 266-4266

Application Fees	
General:	\$395
Farmland Preservation:	\$495
Commercial:	\$545
<ul style="list-style-type: none"> • PERMIT FEES DOUBLE FOR VIOLATIONS. • ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION. 	

REZONE APPLICATION

APPLICANT INFORMATION

Property Owner Name:	Dora Keller	Agent Name:	Eric Grover
Address (Number & Street):		Address (Number & Street):	742 Foxfield Rd.
Address (City, State, Zip):		Address (City, State, Zip):	Oregon, WI 53575
Email Address:		Email Address:	grovere@firstweber.com
Phone#:		Phone#:	608-444-2900

PROPERTY INFORMATION

Township:	Oregon	Parcel Number(s):	042/0509-343-9115-0
Section:	34	Property Address or Location:	Alpine Rd. Sec 34-5-9 SW1/4 SW1/4 EXC DOC #559102...

REZONE DESCRIPTION

Reason for the request. In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.

Is this application being submitted to correct a violation?
 Yes No

Current zoning is FP-35 land is ag and woods. Owner would like to create 4 home sites ranging from 3.5 acres to 11+or-acres. Three of the sites will be small 3.5 acres to 4 acres. The fourth home site will be 11 acres and it is connected to an additional parcel that is 38 acres and will have the same owner. An easement will be put in place in case the owner ever want to part with the 38 acre parcel. There is one additional split available to this property.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RM-8	11
FP-35	RR-2	3.5 to 4 acres

Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.

<input checked="" type="checkbox"/> Scaled drawing of proposed property boundaries	<input checked="" type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input checked="" type="checkbox"/> Pre-application consultation with town and department staff	<input checked="" type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer
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I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Owner/Agent Signature Eric Grover

Date 7/19/20

SUPPLEMENTAL INFORMATION FOR COMMERCIAL DEVELOPMENT

A scaled site plan and detailed operations plan must be submitted for commercial rezone applications. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach the relevant maps and plans listed below to your application form.

<input type="checkbox"/> SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:
<input type="checkbox"/> Scale and north arrow
<input type="checkbox"/> Date the site plan was created
<input type="checkbox"/> Existing subject property lot lines and dimensions
<input type="checkbox"/> Existing and proposed wastewater treatment systems and wells
<input type="checkbox"/> All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
<input type="checkbox"/> All dimension and required setbacks, side yards and rear yards
<input type="checkbox"/> Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
<input type="checkbox"/> Location and dimensions of any existing utilities, easements or rights-of-way
<input type="checkbox"/> Parking lot layout in compliance with s. 10.102(8)
<input type="checkbox"/> Proposed loading/unloading areas
<input type="checkbox"/> Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
<input type="checkbox"/> All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade
<input type="checkbox"/> Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area
<input type="checkbox"/> Any lighting, signs, refuse dumpsters, and possible future expansion areas.

<input type="checkbox"/> NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties.
<input type="checkbox"/> Provide a brief written statement explaining the current use(s) of the property on which the rezone is proposed.
<input type="checkbox"/> Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

<input type="checkbox"/> OPERATIONAL NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:
<input type="checkbox"/> Hours of operation
<input type="checkbox"/> Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time
<input type="checkbox"/> Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
<input type="checkbox"/> Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building
<input type="checkbox"/> Compliance with county stormwater and erosion control standards under Chapter 11 of Chapter 14 , Dane County Code
<input type="checkbox"/> Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
<input type="checkbox"/> Facilities for managing and removal of trash, solid waste and recyclable materials.
<input type="checkbox"/> Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
<input type="checkbox"/> A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken
<input type="checkbox"/> Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties
<input type="checkbox"/> Signage, consistent with section 10.800

<input type="checkbox"/> ADDITIONAL PROPERTY OWNERS. Provide contact information for additional property owners, if applicable.	
Additional Property Owner Name(s):	
Address (Number & Street):	
Address (City, State, Zip):	
Email Address:	
Phone Number:	

LOTS 1,2 & 3 LEGAL

A parcel of land located in the Southwest ¼ of the Southwest ¼ of Section 34, Town 5 North, Range 9 East, Town of Oregon, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Southwest corner of said Section 34; thence N 88°59'55" E, 66.28 feet along the South line of said SW ¼ of said Section 34; thence N 89°46'26" E, 1148.77 feet along the South line of the SW ¼ of said Section 34; thence N 00°54'23" W, 33.00 feet to the point of beginning; thence S 89°46'26" W, 1075.04 feet along the North r/w line of Alpine Road; thence N 00°54'23" W, 370.00 feet; thence N 36°00'00" E, 155.03 feet; thence S 79°30'00" E, 289.82 feet; thence N 89°46'26" E, 697.83 feet; thence S 00°54'23" E, 441.12 feet to the point of beginning, containing 11.03 acres, more or less.

LEGAL DESCRIPTION OF LOT 4

A parcel of land located in the Southwest ¼ of the Southwest ¼ of Section 34, Town 5 North, Range 9 East, Town of Oregon, Dane County, Wisconsin, more particularly described as follows:

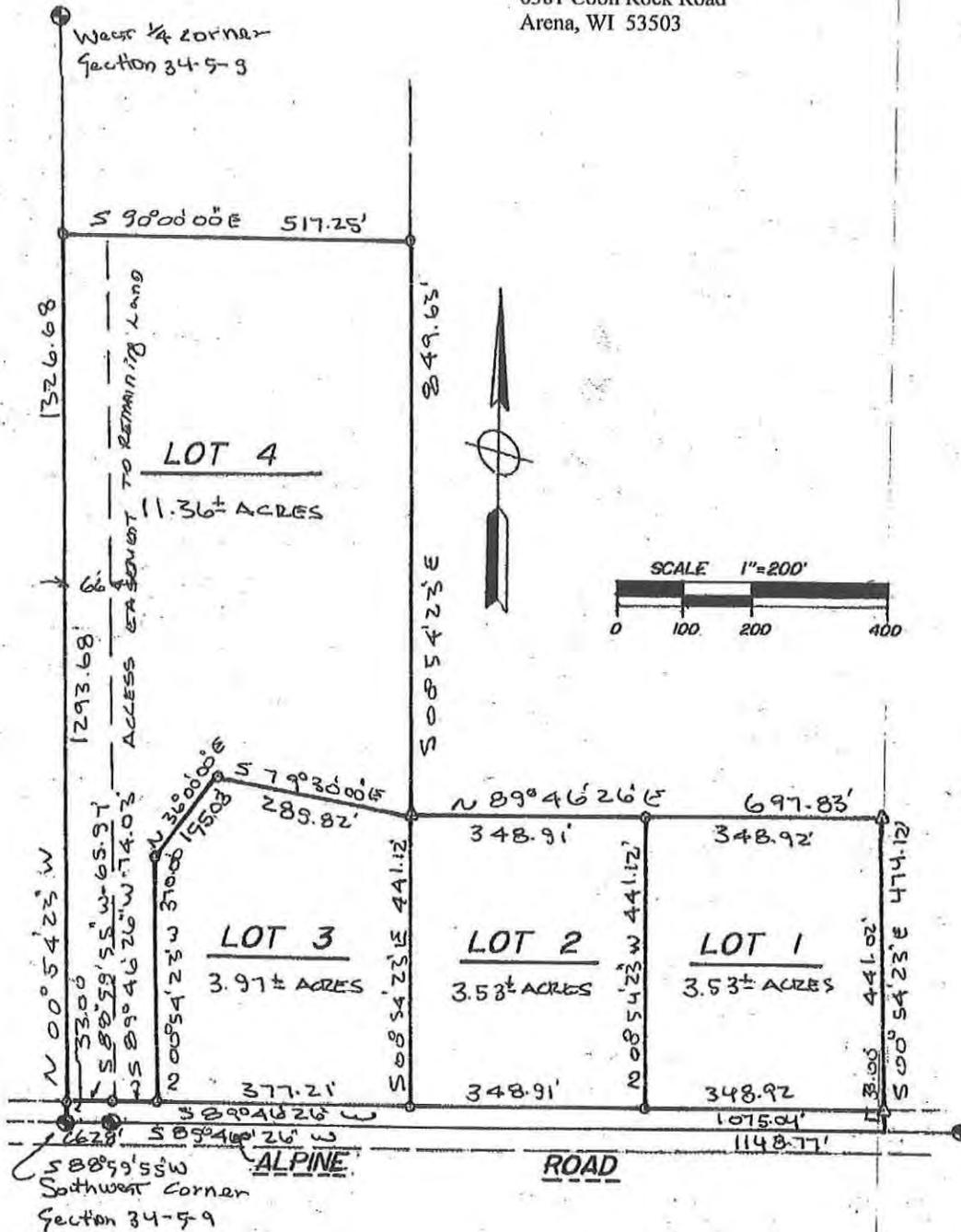
Commencing at the Southwest corner of said Section 34; thence N 00°54'23" W, 33.00 feet along the West line of the SW ¼ of said Section 34 to the point of beginning; thence N 00°54'23" W, 1293.68 feet along the West line of the SW ¼ of said Section 34; thence S 90°00'00" E, 517.25 feet; thence S 00°54'23" E, 849.63 feet; thence N 79°30'00" W, 289.82 feet; thence S 36°00'00" W, 155.03 feet; thence S 00°54'23" E, 370.00 feet; thence S 89°46'26" W, 74.03 feet along the North r/w line of Alpine Road; thence S 88°59'55" W, 65.97 feet along the North r/w line of Alpine Road to the point of beginning, containing 11.36 acres, more or less.

DANE COUNTY CERTIFIED SURVEY MAP NO.

LOCATED IN THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 34, TOWN 5 NORTH, RANGE 9 EAST, TOWN OF OREGON, DANE COUNTY, WISCONSIN.

Owner: Eric and Martha Grover
Oregon, WI

Prepared by: John M. Halverson
6381 Coon Rock Road
Arena, WI 53503



LOTS 1,2 & 3 LEGAL

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LEGAL DESCRIPTION OF LOT 4

A parcel of land located in the Southwest ¼ of the Southwest ¼ of Section 34, Town 5 North, Range 9 East, Town of Oregon, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Southwest corner of said Section 34; thence N 00°54'23" W, 33.00 feet along the West line of the SW ¼ of said Section 34 to the point of beginning; thence N 00°54'23" W, 1293.68 feet along the West line of the SW ¼ of said Section 34; thence S 90°00'00" E, 517.25 feet; thence S 00°54'23" E, 849.63 feet; thence N 79°30'00" W, 289.82 feet; thence S 36°00'00" W, 155.03 feet; thence S 00°54'23" E, 370.00 feet; thence S 89°46'26" W, 74.03 feet along the North r/w line of Alpine Road; thence S 88°59'55" W, 65.97 feet along the North r/w line of Alpine Road to the point of beginning, containing 11.36 acres, more or less.

DRAFT: FOR DISCUSSION PURPOSES ONLY

IMPORTANT NOTE: ACREAGE VALUES AND OWNERSHIP HEREIN ARE DERIVED FROM HISTORICAL AND CURRENT RECORDS LOCATED AT THE DANE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT (EG. GIS, PLAT BOOKS, ZONING PERMIT DATA, CSM'S, ETC). DENSITY POLICIES VARY AMONG TOWNS AND MAY REQUIRE INTERPRETATION.

		Applicant:	Dora Keller		
Town	Oregon	A-1EX Adoption	1/5/1995	Orig Farm Owner	Dora Keller
Section:	34	Density Number	35	Original Farm Acres	197.14
Density Study Date	10/2/2014	Original Splits	5.63	Available Density Unit(s)	6



Reasons/Notes:

Homesites created to date:
NONE.

NOTE: CSM 10309 separated a pre-existing residence, which does not count against town density cap.

Note: Parcels included in the density study reflect farm ownership and acreage as of the date of town plan adoption, or other date specified. Density study is based on the original farm acreage, NOT acreage currently owned.

Parcel #	Acres	Owner Name	CSM
050934398000	2.96	ANDREW T MEYER & TARA M MEYER	10309
050934491900	18.26	DORA M KELLER	
050934395010	36.59	DORA M KELLER	
050934390000	39.38	DORA M KELLER	
050934385007	39.86	DORA M KELLER	
050934380002	40.23	DORA M KELLER	
050934291902	19.86	DORA M KELLER	

DOCUMENT #
5591901
05/22/2020 11:07 AM
Trans Fee:
Exempt #:
Rec. Fee: 30.00
Pages: 8

**The above recording information
verifies that this document has
been electronically recorded and
returned to the submitter.**

DEED RESTRICTION

In Re: Lands described on attached Exhibits A, B
and C.

WHEREAS, The Dora Keller Revocable Trust
("Keller Trust") is the owner of land described on attached
Exhibit A; and

WHEREAS, Keller Trust, by Trustee's Deed of
even date herewith, conveys to Jason Marshall ("Marshall")
the lands described on attached Exhibit B ("Marshall
Property"), and upon said conveyance, Keller Trust will
retain the lands described on attached Exhibit C ("Retained
Keller Property"); and

WHEREAS, Keller Trust desires to place certain
restrictions on the Marshall Property to bind Marshall and
those who may acquire title hereafter, on the terms
provided herein.

THEREFORE, the following restrictions are hereby imposed:

1. There shall be one (1), and only one (1), "Development Right" conveyed and associated with the Marshall Property.
2. All other Development Rights associated with the lands described on Exhibit A shall remain with the Retained Keller Property.
3. The restrictions provided herein shall be enforceable at law or equity against any party who has or acquires any interest in the Marshall Property.
4. This Restriction shall be binding upon the Parties hereto, their respective heirs, successors and assigns.
5. The Restriction declared herein shall be a permanent restriction and shall be construed as a restriction and covenant running with the land.

DORA KELLER REVOCABLE TRUST

By: *Dora Keller*
Dora Keller, Trustee

Return to and Drafted By:
Attorney Vernon J. Jesse
Murphy Desmond S.C.
P.O. Box 2038
Madison, WI 53701-2038

Tax Parcel No. - See Exhibit D

DEED RESTRICTION

In Re: Lands described on attached Exhibits A, B and C.

WHEREAS, The Dora Keller Revocable Trust ("Keller Trust") is the owner of land described on attached Exhibit A; and

WHEREAS, Keller Trust, by Trustee's Deed of even date herewith, conveys to Jason Marshall ("Marshall") the lands described on attached Exhibit B ("Marshall Property"), and upon said conveyance, Keller Trust will retain the lands described on attached Exhibit C ("Retained Keller Property"); and

WHEREAS, Keller Trust desires to place certain restrictions on the Marshall Property to bind Marshall and those who may acquire title hereafter, on the terms provided herein.

THEREFORE, the following restrictions are hereby imposed:

1. There shall be one (1), and only one (1), "Development Right" conveyed and associated with the Marshall Property.
2. All other Development Rights associated with the lands described on Exhibit A shall remain with the Retained Keller Property.
3. The restrictions provided herein shall be enforceable at law or equity against any party who has or acquires any interest in the Marshall Property.
4. This Restriction shall be binding upon the Parties hereto, their respective heirs, successors and assigns.
5. The Restriction declared herein shall be a permanent restriction and shall be construed as a restriction and covenant running with the land.

DORA KELLER REVOCABLE TRUST

By: *Dora Keller*
Dora Keller, Trustee

Recorded Electronically

ID 5591901

County Dane

Date 5.22.20 Time 11:07AM
Simplifile.com 800.460.5657

Return to and Drafted By:
Attorney Vernon J. Jesse
Murphy Desmond S.C.
P.O. Box 2038
Madison, WI 53701-2038

Tax Parcel No. - See Exhibit D



STATE OF WISCONSIN)
) ss.:
COUNTY OF DANE)

Personally came before me, this 20 day of May, 2020, the above named Dora Keller, to me known to be such person(s) who executed the foregoing instrument and acknowledge that she executed the same for the purposes therein contained.

James A Berger
James A Berger
Notary Public, State of Wisconsin
My Commission: 4/24/21

Jason Marshall

STATE OF WISCONSIN)
) ss.:
COUNTY OF DANE)

Personally came before me, this _____ day of May, 2020, the above named Jason Marshall, to me known to be such person(s) who executed the foregoing instrument and acknowledge that he executed the same for the purposes therein contained.

Notary Public, State of Wisconsin
My Commission: _____

This Document Drafted by:
Attorney Vernon J. Jesse
Murphy Desmond S.C.
P.O. Box 2038
Madison, WI 53701-2038
(608) 257-7181

STATE OF WISCONSIN)
) ss.:
COUNTY OF DANE)

Personally came before me, this 21st day of May, 2020, the above named Dora Keller, to me known to be such person(s) who executed the foregoing instrument and acknowledge that she executed the same for the purposes therein contained.

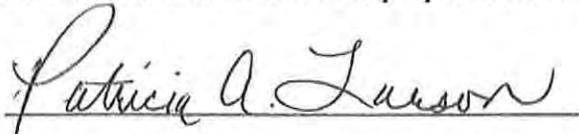
Notary Public, State of Wisconsin
My Commission: _____



Jason Marshall

STATE OF WISCONSIN)
) ss.:
COUNTY OF DANE)

Personally came before me, this 21st day of May, 2020, the above named Jason Marshall, to me known to be such person(s) who executed the foregoing instrument and acknowledge that he executed the same for the purposes therein contained.



Patricia A. Larson

Notary Public, State of Wisconsin
My Commission: 5.30.2021



This Document Drafted by:
Attorney Vernon J. Jesse
Murphy Desmond S.C.
P.O. Box 2038
Madison, WI 53701-2038
(608) 257-7181

4833-6600-2108, v. 1

"A" OVERALL PARCEL

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, ALL OF THE SOUTHWEST 1/4, AND THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, ALL IN SECTION 34, TOWNSHIP 5 NORTH, RANGE 9 EAST, IN THE TOWN OF OREGON, DANE COUNTY, WISCONSIN, EXCEPT LOT 1, CERTIFIED SURVEY MAP NO. 10309, RECORDED IN VOL. 60 OF CERTIFIED SURVEY MAPS, PAGE 261, AS # 3440974, IN THE TOWN OF OREGON, DANE COUNTY, WISCONSIN.

OR MORE FULLY DESCRIBED AS:

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWN 5 NORTH, RANGE 9 EAST, ALL IN THE TOWN OF OREGON, DANE COUNTY, WISCONSIN. BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF AFORESAID SECTION 34, ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, NORTH 00 DEGREES 54 MINUTES 23 SECONDS WEST, 2653.37 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 34; THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34, NORTH 01 DEGREES 10 MINUTES 25 SECONDS WEST, 664.35 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34; THENCE ALONG SAID NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34, NORTH 89 DEGREES 54 MINUTES 28 SECONDS EAST, 1319.48 FEET TO EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34; THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34, SOUTH 01 DEGREES 18 MINUTES 22 SECONDS EAST, 664.88 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, NORTH 89 DEGREES 55 MINUTES 45 SECONDS EAST, 1321.03 FEET TO THE CENTER OF SAID SECTION 34; THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, SOUTH 01 DEGREES 26 MINUTES 09 SECONDS EAST, 1984.30 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 34; THENCE ALONG SAID NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 34, NORTH 89 DEGREES 48 MINUTES 25 SECONDS EAST TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 34; THENCE ALONG SAID EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 34, SOUTH 01

DEGREES 20 MINUTES 14 SECONDS EAST, 660.24 FEET TO THE SOUTH LINE OF SAID SECTION 34; THENCE ALONG THE SOUTH LINE OF SAID SECTION 34, SOUTH 89 DEGREES 45 MINUTES 22 SECONDS WEST, 1313.21 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 34; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID SECTION 34, SOUTH 89 DEGREES 50 MINUTES 23 SECONDS WEST, 19.67 FEET TO THE NORTH QUARTER SECTION CORNER OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 9 EAST; THENCE CONTINUING ALONG THE SOUTH LINE OF AFORESAID SECTION 34, SOUTH 89 DEGREES 46 MINUTES 26 SECONDS WEST, 695.22 FEET TO THE SOUTHEAST CORNER OF LOT 1, CSM No. 10309, RECORDED ON FEBRUARY 4, 2002 IN VOLUME 60 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 261-262, AS DOCUMENT No. 3440974; THENCE ALONG THE EAST LINE OF SAID CSM No. 10309, NORTH 00 DEGREES 13 MINUTES 34 SECONDS WEST, 371.31 FEET TO THE NORTHEAST CORNER OF SAID CSM No. 10309; THENCE ALONG THE NORTH LINE OF SAID CSM No. 10309, NORTH 89 DEGREES 46 MINUTES 26 SECONDS WEST, 387.58 FEET TO THE NORTHWEST CORNER OF SAID CSM No. 10309; THENCE ALONG THE WEST LINE OF SAID CSM No. 10309, SOUTH 00 DEGREES 13 MINUTES 34 SECONDS EAST, 371.16 FEET TO THE SOUTHWEST CORNER OF SAID CSM No. 10309, ALSO BEING THE SOUTH LINE OF SAID SECTION 34; THENCE ALONG THE SOUTH LINE OF SAID SECTION 34, SOUTH 89 DEGREES 46 MINUTES 26 SECONDS WEST, 1497.66 FEET TO THE NORTHWEST CORNER OF AFORESAID SECTION 3; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID SECTION 34, SOUTH 88 DEGREES 59 MINUTES 55 SECONDS WEST, 66.28 FEET TO THE POINT OF BEGINNING.

SAID PARCEL IS SUBJECT TO THE RIGHT-OF-WAYS FOR GLENWAY ROAD AND ALPINE ROAD, AND CONTAINS 8,631,595 SQUARE FEET OR 198.15 ACRES INCLUDING SAID RIGHT-OF-WAYS, OR 8,481,518 SQUARE FEET OR 194.71 ACRES EXCLUDING SAID RIGHT-OF-WAYS.

"B" SALE PARCEL

A PARCEL OF LAND THAT IS LOCATED IN AND CONTAINS, THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 34, TOWNSHIP 5 NORTH, RANGE 9 EAST, LOCATED IN THE TOWN OF OREGON, DANE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF AFORESAID SECTION 34; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, SOUTH 89 DEGREES 50 MINUTES 23 SECONDS WEST, 19.67 FEET TO THE NORTH QUARTER CORNER OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 9 EAST; THENCE CONTINUING ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, SOUTH 89 DEGREES 46 MINUTES 26 SECONDS WEST, 695.22 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 10309, RECORDED IN VOLUME 60 OF CERTIFIED SURVEYS ON PAGES 261-262 AS DOCUMENT NO. 3440974 (CSM 10309); THENCE ALONG THE EAST LINE OF SAID LOT 1 OF CSM 10309, NORTH 00 DEGREES 13 MINUTES 34 SECONDS WEST, 371.16 FEET TO THE NORTHEAST CORNER OF SAID LOT 1 OF CSM 10309; THENCE ALONG THE NORTH LINE OF SAID LOT 1 OF CSM 10309, SOUTH 89 DEGREES 46 MINUTES 26 SECONDS WEST, 387.58 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 OF CSM 10309; THENCE ALONG THE WEST LINE OF SAID LOT 1 OF CSM 10309, SOUTH 00 DEGREES 13 MINUTES 34 SECONDS EAST, 371.16 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, BEING THE SOUTHWEST CORNER OF LOT 1 OF CSM 10309; THENCE ALONG SAID SOUTH LINE, SOUTH 89 DEGREES 46 MINUTES 26 SECONDS WEST, 348.90 FEET; THENCE NORTH 00 DEGREES 54 MINUTES 23 SECONDS WEST, 474.12 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 26 SECONDS WEST, 697.83 FEET; THENCE NORTH 00 DEGREES 54 MINUTES 23 SECONDS WEST, 1411.59 FEET; THENCE NORTH 89 DEGREES 09 MINUTES 47 SECONDS EAST, 219.04 FEET; THENCE NORTH 00 DEGREES 55 MINUTES 12 SECONDS WEST, 723.31 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 45 SECONDS EAST, 389.06 FEET; THENCE NORTH 00 DEGREES 34 MINUTES 46 SECONDS WEST, 39.10 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE ALONG SAID NORTH LINE, NORTH 89 DEGREES 55 MINUTES 45 SECONDS EAST, 1551.75 FEET TO THE CENTER OF SAID SECTION 34; THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, SOUTH 01 DEGREES 26 MINUTES 09 SECONDS EAST, 1984.30 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 34; THENCE ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 34, NORTH 89 DEGREES 48 MINUTES 10 SECONDS EAST, 1314.37 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 34; THENCE ALONG SAID EAST LINE, SOUTH 01 DEGREES 20 MINUTES 14 SECONDS EAST, 660.34 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 34; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34, SOUTH 89 DEGREES 45 MINUTES 22 SECONDS WEST, 1313.21 FEET TO THE POINT OF BEGINNING.

SAID PARCEL SUBJECT TO THE RIGHT-OF-WAYS FOR GLENWAY ROAD AND ALPINE ROAD, AND CONTAINS 5,869,586 SQUARE FEET OR 134.75 ACRES INCLUDING SAID ROAD RIGHT-OF-WAYS, OR 5,771,126 SQUARE FEET OR 132.49 ACRES EXCLUDEING SAID ROAD RIGHT-OF-WAYS

"C" RETAINED PARCEL

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER ALL IN SECTION 34, TOWN 5 NORTH, RANGE 9 EAST, LOCATED IN THE TOWN OF OREGON, DANE COUNTY, WISCONSIN. DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF AFORESAID SECTION 34, ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, NORTH 00 DEGREES 54 MINUTES 23 SECONDS WEST, 2653.37 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 34; THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34, NORTH 01 DEGREES 10 MINUTES 25 SECONDS WEST, 664.35 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34; THENCE ALONG SAID NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34, NORTH 89 DEGREES 54 MINUTES 28 SECONDS EAST, 1319.48 FEET TO EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34; THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34, SOUTH 01 DEGREES 18 MINUTES 22 SECONDS EAST, 664.88 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER SOUTH 89 DEGREES 55 MINUTES 45 SECONDS WEST 195.62 FEET; THENCE SOUTH 00 DEGREES 34 MINUTES 46 SECONDS EAST, 39.10 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 45 SECONDS WEST, 389.06 FEET; THENCE SOUTH 00 DEGREES 55 MINUTES 12 SECONDS EAST, 723.31 FEET; THENCE SOUTH 89 DEGREES 09 MINUTES 47 SECONDS WEST; 219.04 FEET; THENCE SOUTH 00 DEGREES 54 MINUTES 23 SECONDS EAST, 1411.59 FEET; THENCE NORTH 89 DEGREES 46 MINUTES 26 SECONDS EAST, 697.83 FEET; THENCE SOUTH 00 DEGREES 54 MINUTES 23 SECONDS EAST, 474.12 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 34; THENCE ALONG SAID SOUTH LINE OF THE SOUTHWEST QUARTER SOUTH 89 DEGREES 46 MINUTES 26 SECONDS WEST, 1148.77 FEET TO THE NORTHWEST CORNER OF SECTION 3, OF TOWN 4 NORTH, RANGE 9 EAST; THENCE CONTINUING ALONG SAID SOUTH LINE OF THE SOUTHWEST CORNER OF SECTION 34 SOUTH 88 DEGREES 59 MINUTES 55 SECONDS WEST, 66.28 FEET BACK TO THE POINT OF BEGINNING

SAID PARCEL IS SUBJECT TO THE RIGHT-OF-WAY OF ALPINE ROAD, AND CONTAINS 2,762,069 SQUARE FEET OR 63.41 ACRES INCLUDING SAID RIGHT-OF-WAY, OR 2,721,973 SQUARE FEET OR 62.49 ACRES EXCLUDING SAID RIGHT-OF-WAY.

EXHIBIT D

TAX PARCEL NUMBERS

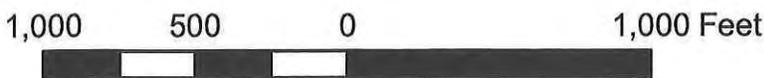
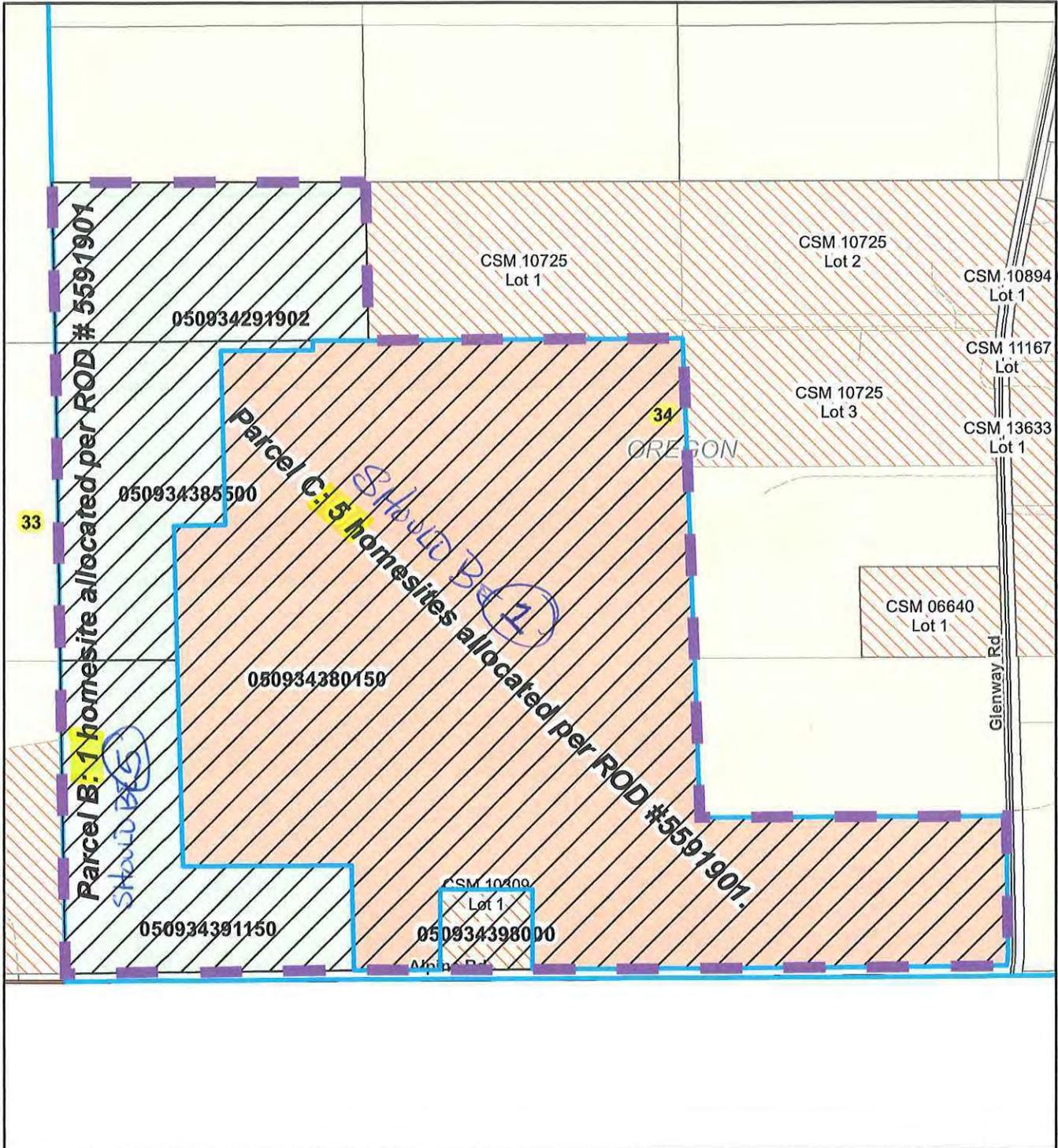
042/0509-342-9190-2
042/0509-343-8000-2
042/0509-343-8500-7
042/0509-343-9000-0
042/0509-343-9501-0
042/0509-344-9190-0
042/0509-032-9000-1 and
042/0509-032-9501-0

4811-9710-5341, v. 1

1995 Dora Keller Farm, Town of Oregon, Section 34

Allocation of remaining homesites.
Current as of June 27, 2022

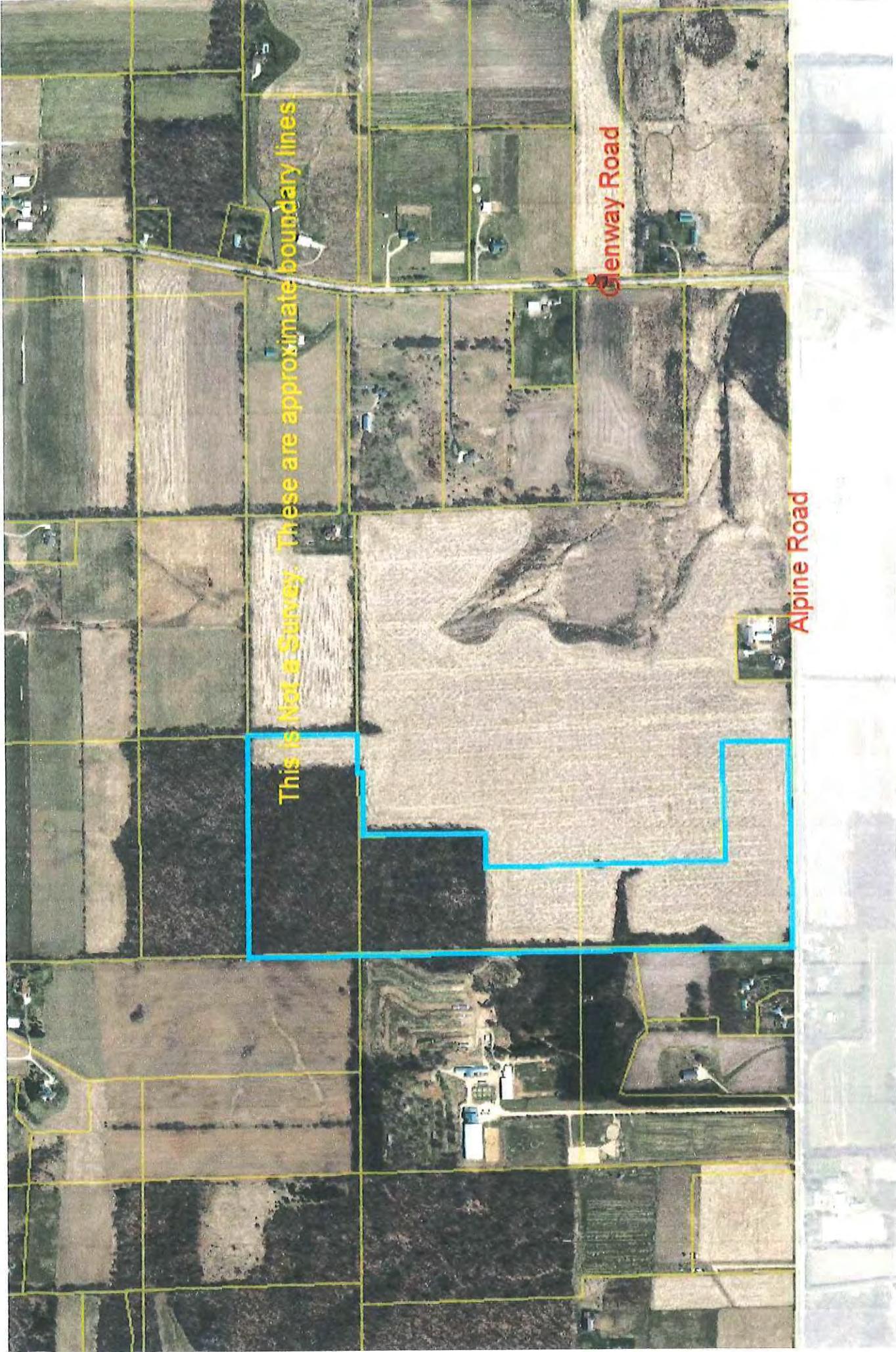
DANE COUNTY
PLANNING & DEVELOPMENT



This is Not a Survey. These are approximate boundary lines

Glenway Road

Alpine Road



Parcel Number - 042/0509-343-9115-0

Current

Parcel Summary

Municipality Name	TOWN OF OREGON
Parcel Description	SEC 34-5-9 SW1/4 SW1/4 EXC. DOC #5591902 ...
Owner Name	KELLER REV TR, DORA
Primary Address	No parcel address available.
Billing Address	5152 NETHERWOOD RD OREGON WI 53575

Current Year Assessment

Assessment Year	2021
Valuation Classification	G4 G5M
Assessment Acres	21.800
Land Value	\$9,300.00
Improved Value	\$0.00
Total Value	\$9,300.00

Assessment Contacts

Assessment Contact Information

For questions or to schedule an appointment contact:

Assessor ACCURATE APPRAISAL LLC
Phone 920-749-8098
Email INFO@ACCURATEASSESSOR.COM

Clerk JENNIFER HANSON
Phone 608-835-3200
Email JHANSON@TOWN.OREGON.WI.US

Open Book/Board Of Review Dates

Zoning Information

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

Zoning

FP-35

Zoning District Fact Sheets

Proximity 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.

Parcel Map



Current Year Taxes (2021)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$9,300.00	\$0.00	\$9,300.00
Taxes:		\$139.55
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$139.55

Districts

Type	State Code	Description
REGULAR SCHOOL	4144	OREGON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	21BR	BROOKLYN FIRE
OTHER DISTRICT	21BR	BROOKLYN EMS

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
QCD	06/01/2015	5155391		
PRD	09/05/2014	5096312		
WD	04/13/1978	1566840	933	287
LC	03/14/1968	1208611	14	528