

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
03/12/2018	DCPREZ-2018-11280
Public Hearing Date	C.U.P. Number
05/22/2018	


OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME CURT E DIEHL	PHONE (with Area Code)	AGENT NAME JAMES GROTHMAN	PHONE (with Area Code) (608) 742-7788
BILLING ADDRESS (Number & Street) 7342 US HIGHWAY 12		ADDRESS (Number & Street) 625 E. SLIFER ST.,	
(City, State, Zip) SAUK CITY, WI 53583		(City, State, Zip) Portage, WI 53901	
E-MAIL ADDRESS		E-MAIL ADDRESS jgrothman@grothman.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	
south and east of 7342 US Highway 12		east of 7342 USH 12		south of 7342 USH 12	
TOWNSHIP ROXBURY	SECTION 18	TOWNSHIP ROXBURY	SECTION 18	TOWNSHIP ROXBURY	SECTION 18
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0907-184-8501-0		0907-184-8000-1		0907-184-8925-0	



REASON FOR REZONE	CUP DESCRIPTION
SHIFTING OF PROPERTY LINES BETWEEN LAND OWNERS	

↑
RETIRED 2017
 0907-184-8001-0
 0907-184-8115-0

FROM DISTRICT:	TO DISTRICT:	ORDINANCE SECTION	ACRES
RH-2 Rural Homes District	A-1Ex Exclusive District		
A-1Ex Exclusive Ag District	RH-2 Rural District		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	SIGNATURE: (Owner or Agent)
Applicant Initials _____	Applicant Initials _____	

PRINT NAME: James P. Grothman
DATE: 3-12-2018

Parcel Detail		Less —
Municipality Name	TOWN OF ROXBURY	
State Municipality Code	050	
PLSS (T,R,S,QQ,Q)	09N 07E 18 NE SE (Click link above to access images for Qtr-Qtr)	
Section	09N 07E 18 (Click link above to access images for Section)	
Plat Name	METES AND BOUNDS (Click link above to access images for Plat) METES AND BOUNDS (Click link above to access images for Surveys within Plat)	
Block/Building		
Lot/Unit	(Click link above to see images for this Lot)	
Parcel Description	<p>SEC 18-9-7 PRT NE1/4SE1/4 DESCR AS COM AT E1/4 COR OF SEC 18 TH S89DEG42'24"W ALG N LN OF SE1/4 OF SD SEC 18 1209.10 FT TO POB TH S00DEG10'33"E 749.60 FT TH S75DEG45'07"W 117.59 FT TO PT IN W LN OF NE1/4SE1/4 OF SD SEC 18 TH N00DEG10'33"W ALG W LN OF NE1/4SE1/4 OF SD SEC 18 777.96 FT TO NW COR OF NE1/4SE1/4 OF SD SEC 18 TH N89DEG42'24"E ALG N LN OF SE1/4 OF SD SEC 18 114.06 FT TO POB CONT 2.00 ACRES M/L</p> <p>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</p>	
Current Owner	CURT E DIEHL	
Current Co-Owner	NANCY K DIEHL	
Primary Address	No parcel address available.	
Billing Address	7342 US HIGHWAY 12 SAUK CITY WI 53583	

Assessment Summary		More +
Assessment Year	2018	
Valuation Classification		
Assessment Acres	0	
Land Value	\$0.00	
Improved Value	\$0.00	
Total Value	\$0.00	

Show Valuation Breakout

Show Assessment Contact Information ▼

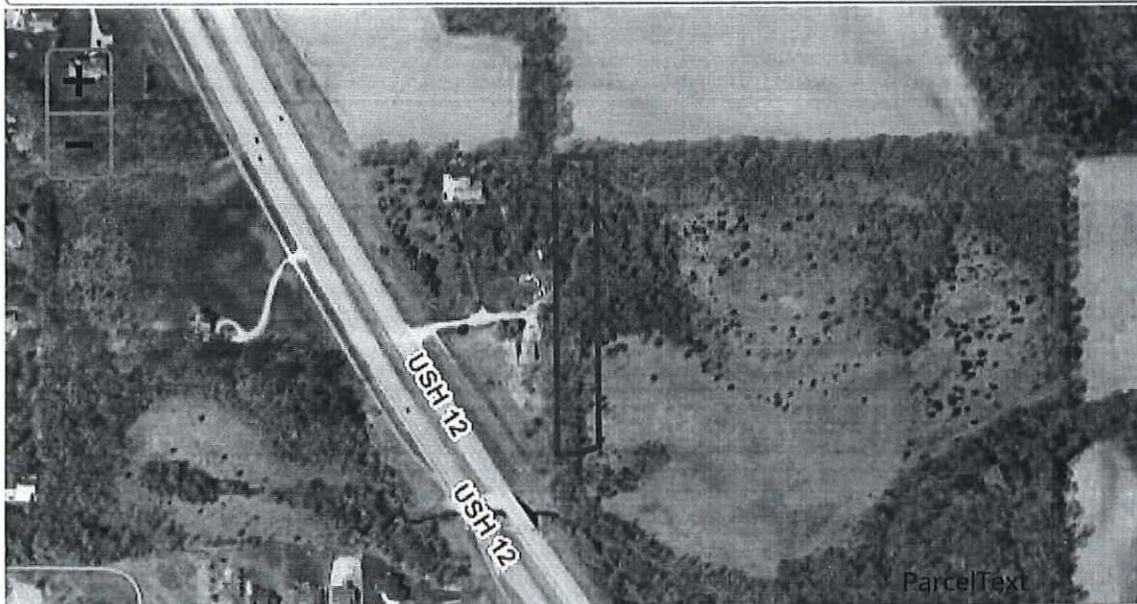
Zoning Information

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

Zoning
A-1(EX)


Zoning District Fact Sheets

Parcel Maps



Surveyor Map

DCiMap

Parcel Detail		Less —
Municipality Name	TOWN OF ROXBURY	
State Municipality Code	050	
PLSS (T,R,S,QQ,Q)	09N 07E 18 NE SE (Click link above to access images for Qtr-Qtr)	
Section	09N 07E 18 (Click link above to access images for Section)	
Plat Name	METES AND BOUNDS (Click link above to access images for Plat) METES AND BOUNDS (Click link above to access images for Surveys within Plat)	
Block/Building		
Lot/Unit	(Click link above to see images for this Lot)	
Parcel Description	<p>SEC 18-9-7 ALL TH PRT E1/2 SE1/4 SEC 18 LYG ELY OF C/L USH 12 & 13 EXC BEG SE COR SEC 18 TH N0DEG02'E ALG E LN SEC 18 838.0 FT TH W 810.8 FT TO NE LN USH 12 & 13 TH S76DEG38'W 34.94 FT TO C/L USH 12 & 13 TH S32DEG32'E 984.7 FT ALG SD C/L TO S LN SE1/4SE1/4 TH E 315.5 FT TO POB & EXC APP 10 ACRE TRACT ON SLY END OF SUBJ PREMISES PREV SOLD BY GRANTORS IN R523/806 & EXC TO DOT IN DOC 3706878 EXC COM AT E1/4 COR OF SEC 18 TH S89DEG42'24"W ALG N LN OF SE1/4 OF SD SEC 18 1209.10 FT TO POB THIS EXC TH S00DEG10'33"E 749.60 FT TH S75DEG45'07"W 117.59 FT TO PT IN W LN OF NE1/4SE1/4 OF SD SEC 18 TH N00DEG10'33"W ALG W LN OF NE1/4SE1/4 OF SD SEC 18 777.96 FT TO NW COR OF NE1/4SE1/4 OF SD SEC 18 TH N89DEG42'24"E ALG N LN OF SE1/4 OF SD SEC 18 114.06 FT TO POB THIS EXC</p> <p>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</p>	
Current Owner	TONY HELLENBRAND 	

Current Co-Owner	MIRANDA HELLENBRAND 
Primary Address	No parcel address available.
Billing Address	1101 SAUK ST LODI WI 53555

Assessment Summary **More +**

Assessment Year	2018
Valuation Classification	
Assessment Acres	0
Land Value	\$0.00
Improved Value	\$0.00
Total Value	\$0.00

Show Valuation Breakout

Show Assessment Contact Information ▼

Zoning Information

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

Zoning
A-1(EX)

Zoning District Fact Sheets

Parcel Detail		Less —
Municipality Name	TOWN OF ROXBURY	
State Municipality Code	050	
PLSS (T,R,S,QQ,Q)	09N 07E 18 NW SE (Click link above to access images for Qtr-Qtr)	
Section	09N 07E 18 (Click link above to access images for Section)	
Plat Name	METES AND BOUNDS (Click link above to access images for Plat) METES AND BOUNDS (Click link above to access images for Surveys within Plat)	
Block/Building		
Lot/Unit	(Click link above to see images for this Lot)	
Parcel Description	<p>SEC 18-9-7 PRT NW1/4SE1/4 DESCR AS COM AT E1/4 COR OF SEC 18 TH S89DEG42'24"W ALG N LN OF SE1/4 OF SD SEC 18 1323.16 FT TO NE COR OF NW1/4SE1/4 OF SD SEC 18 TH S00DEG10'33"E ALG E LN OF NW1/4SE1/4 OF SD SEC 18 777.96 FT TO POB TH CONT S00DEG10'33"E ALG E LN OF NW1/4SE1/4 OF SD SEC 18 135.37 FT TO PT IN E R/W LN OF USH 12 TH NWLY ALG CRV TO L RAD 2897.79 FT L/C N29DEG36'39"W 136.18 FT TH N75DEG45'07"E 68.99 FT TO POB CONT 0.10 ACRES M/L</p> <p>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</p>	
Current Owner	TONY W HELLENBRAND	🔒
Current Co-Owner	MIRANDA K HELLENBRAND	🔒
Primary Address	No parcel address available.	
Billing Address	1101 SAUK ST LODI WI 53555	

Assessment Summary		More +
Assessment Year	2018	
Valuation Classification		
Assessment Acres	0	
Land Value	\$0.00	
Improved Value	\$0.00	
Total Value	\$0.00	

Show Valuation Breakout

Show Assessment Contact Information ▼

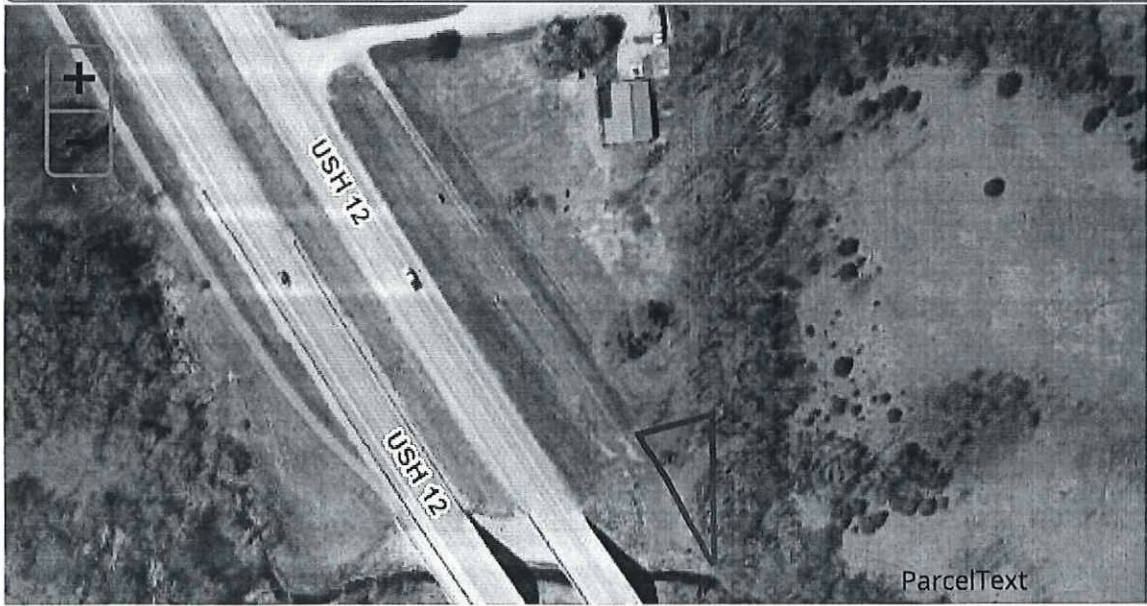
Zoning Information

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

Zoning
RH-2 DCPREZ-0000-03188

Zoning District Fact Sheets

Parcel Maps



Surveyor Map

DCiMap



DANE COUNTY PLANNING & DEVELOPMENT

Zoning Change Application

Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703-3342
Phone: (608) 266-4266
Fax: (608) 267-1540

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 Tony Wyl Miranova Hecker Agent's Name James R. Grotzman
 Address 1101 Sawk Sr, W001, W153585 Address 625 E. SILVER ST PHASE 1
 Phone 608-212-1067 Phone 608-742-7788
 Email N/A Email JGROTMAN@GROTMAN.COM
 Town: W01Bury Parcel numbers affected: 0907-184-8501.0 + 0907-184-8000-1
 Section: A18 Property address or location: 7342 USH 12 8115-D
 Zoning District change: (To / From / # of acres) RH-2 FROM A-1(24) - 2 AC (0907-184-8925.0)
(2) A-1(24) FROM RH-2 - 0.1 AC CONNECT W-0907-184-8001-07
 Soil classifications of area (percentages) Class I soils: _____ % Class II soils: _____ % Other: _____ %

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: EXCHANGE OF LANDS BETWEEN ADJACENT LAND OWNERS
RETONE PARCEL 8501.0 TO PREVENT MILK ZONES


Owner (8501-07)
CURT & NANCY DIZEL
7342 USH 12
SAUK CITY, WI 53583

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
 Submitted By: James R. Grotzman Date: 3-12-18

Parcel Number - 050/0907-184-8501-0

Current

[← Parcel Parents](#)[Summary Report](#)

Parcel Summary		More +
Municipality Name	TOWN OF ROXBURY	
Parcel Description	SEC 18-9-7 PRT NW1/4SE1/4 LYG NELY OF CL...	
Owner Names	CURT E DIEHL NANCY K DIEHL	
Primary Address	7342 US HIGHWAY 12	
Billing Address	7342 US HIGHWAY 12 SAUK CITY WI 53583	

Assessment Summary		More +
Assessment Year	2018	
Valuation Classification		
Assessment Acres	0	
Land Value	\$0.00	
Improved Value	\$0.00	
Total Value	\$0.00	

[Show Valuation Breakout](#)[Show Assessment Contact Information ▼](#)**Zoning Information**

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

Zoning

RH-2 DCPREZ-0000-03188

[Zoning District Fact Sheets](#)

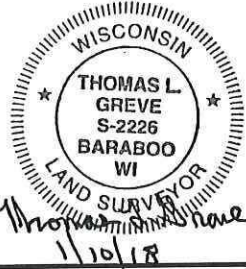
As prepared by:

GA GROTHMAN & ASSOCIATES S.C.

LAND SURVEYORS

625 EAST SUFER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 644-8677
FAX: (808) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



G & A FILE NO. **1017-594**



DRAFTED BY: T. JONES

CHECKED BY: JG

PROJ. 514-242

DWG. 1017-594

SHEET 1 OF 3

DANE COUNTY CERTIFIED SURVEY MAP NO. _____

GENERAL LOCATION

Volume _____, Page _____

BEING A PART OF THE NE1/4 OF THE SE1/4, THE SE1/4 OF THE SE1/4 AND THE NW1/4 OF THE SE1/4 SECTION 18, T. 9 N, R. 7 E, TOWN OF ROXBURY, DANE COUNTY, WISCONSIN.

CONTAINING: 1,979,128 SQ.FT. 45.43 ACRES

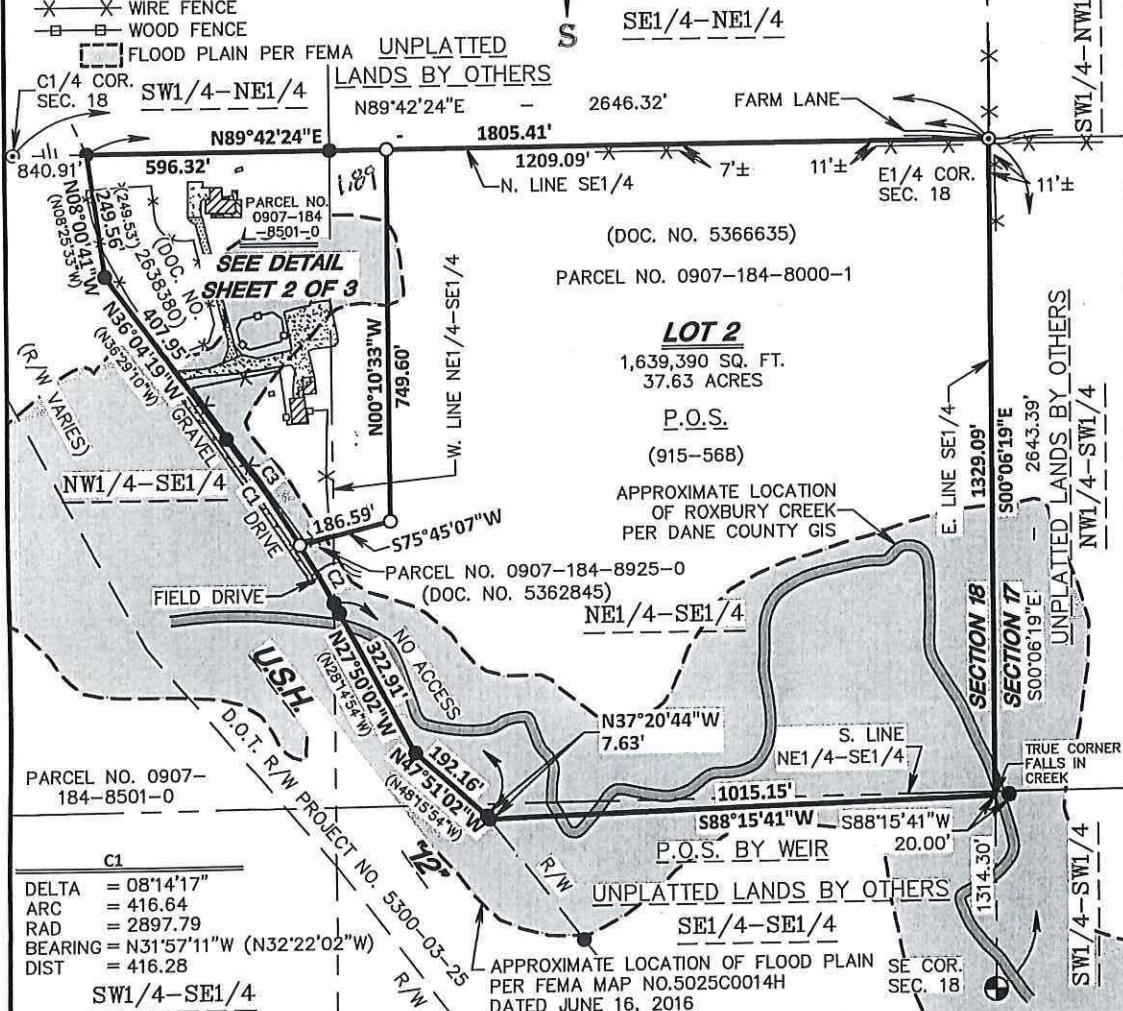
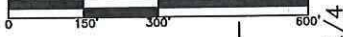
LEGEND

- 3/4" X 24" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
- 3/4" IRON ROD FND.
- ⊙ 1 1/4" IRON ROD FND.
- ⊕ 3 1/2" ALUM. MON. FND.
- () PREVIOUS SURVEY OR RECORD INFO.
- ✕ ✕ WIRE FENCE
- □ — WOOD FENCE
- ▭ FLOOD PLAIN PER FEMA



BASIS OF BEARINGS: IS THE EAST LINE OF THE SE1/4, SECTION 18 WHICH BEARS S00°06'19"E AS REFERENCED TO GRID NORTH, DANE COUNTY COORDINATE SYSTEM NAD83(2011).

SCALE: 1" = 300'



C1	
DELTA	= 08°14'17"
ARC	= 416.64
RAD	= 2897.79
BEARING	= N31°57'11"W (N32°22'02"W)
DIST	= 416.28

OWNER: PARCEL 0907-184-8501-0:
 CURT & NANCY K. DIEHL
 7342 U.S.H. 12
 SAUK CITY, WI 53583

**CLIENT/OWNER: PARCEL 0907-184-8000-1
 PARCEL 0907-184-8925-0**
 TONY W. & MIRANDA K. HELLENBRAND
 1101 SAUK STREET
 LODI, WI 53555

As prepared by:

G GROTHMAN & ASSOCIATES S.C.

LAND SURVEYORS

625 EAST SUPER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 644-8877
FAX: (808) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

G & A FILE NO. **1017-594**



DRAFTED BY: T. JONES

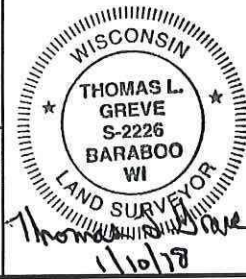
CHECKED BY: JG

PROJ. 514-242

DWG. 1017-594

SHEET 2 OF 3

SEAL:



DANE COUNTY CERTIFIED SURVEY MAP NO. _____

GENERAL LOCATION

Volume _____, Page _____

BEING A PART OF THE NE1/4 OF THE SE1/4, THE SE1/4 OF THE SE1/4 AND THE NW1/4 OF THE SE1/4 SECTION 18, T. 9 N, R. 7 E, TOWN OF ROXBURY, DANE COUNTY, WISCONSIN.

CONTAINING: 1,979,128 SQ.FT. 45.43 ACRES

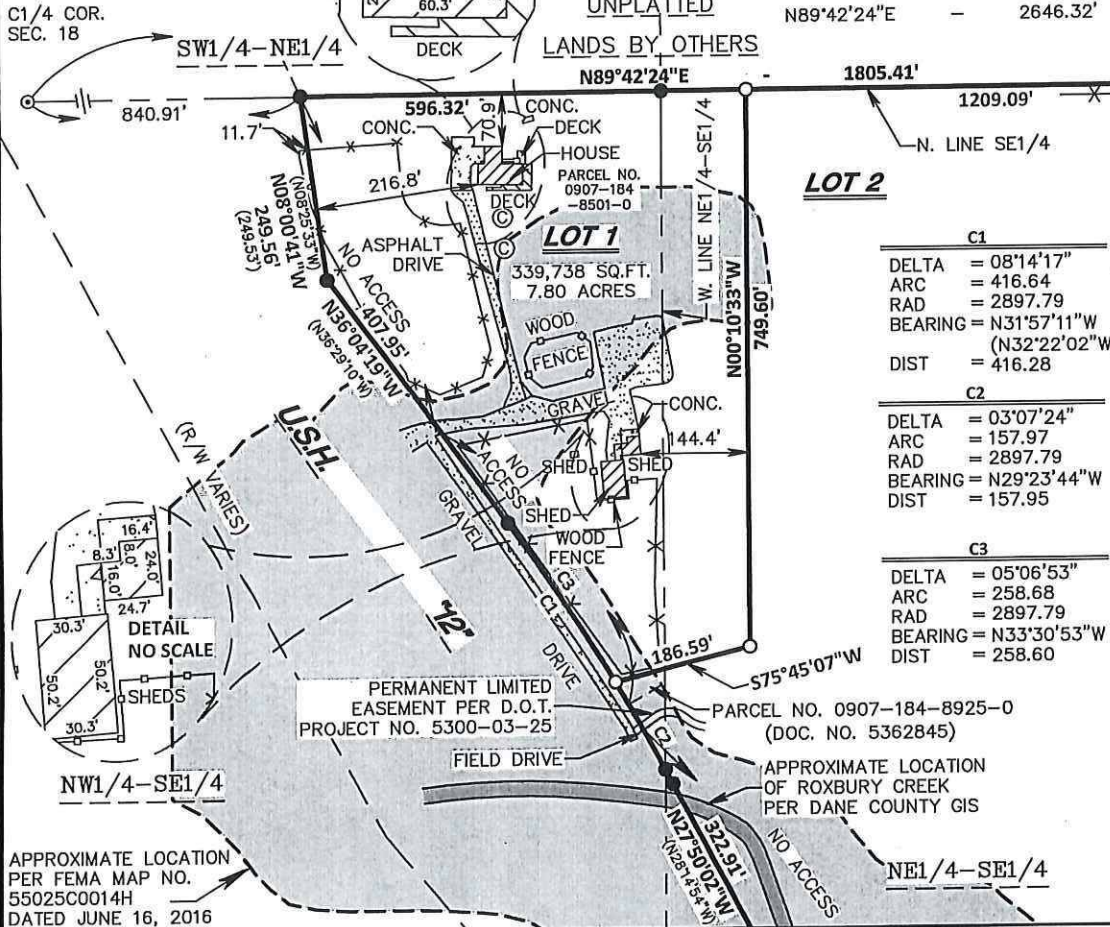
LEGEND

- 3/4" X 24" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
- 3/4" IRON ROD FND.
- 1 1/4" IRON ROD FND.
- 3 1/2" ALUM. MON. FND.
- () PREVIOUS SURVEY OR RECORD INFO.
- X X WIRE FENCE
- WOOD FENCE
- ▨ FLOOD PLAIN PER FEMA

BASIS OF BEARINGS: IS THE EAST LINE OF THE SE1/4, SECTION 18 WHICH BEARS S00°06'19"E AS REFERENCED TO GRID NORTH, DANE COUNTY COORDINATE SYSTEM E NAD83(2011).



UNPLATTED



LOT 2

C1	
DELTA	= 08°14'17"
ARC	= 416.64
RAD	= 2897.79
BEARING	= N31°57'11"W (N32°22'02"W)
DIST	= 416.28
C2	
DELTA	= 03°07'24"
ARC	= 157.97
RAD	= 2897.79
BEARING	= N29°23'44"W
DIST	= 157.95
C3	
DELTA	= 05°06'53"
ARC	= 258.68
RAD	= 2897.79
BEARING	= N33°30'53"W
DIST	= 258.60

APPROXIMATE LOCATION PER FEMA MAP NO. 55025C0014H DATED JUNE 16, 2016

OWNER: PARCEL 0907-184-8601-0
CURT & NANCY K. DIEHL
7342 U.S.H. 12
SAUK CITY, WI 53583

**CLIENT/OWNER: PARCEL 0907-184-8000-1
PARCEL 0907-184-8925-0**
TONY W. & MIRANDA K. HELLENBRAND
1101 SAUK STREET
LODI, WI 53555

As prepared by:

GA GROTHMAN & ASSOCIATES S.C.
 LAND SURVEYORS
 625 EAST SLIPER STREET, P.O. BOX 373 PORTAGE, WI. 53901
 PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 844-8877
 FAX: (608) 742-0434 E-MAIL: surveying@grothman.com
 (RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



G & A FILE NO. 1017-594



DRAFTED BY: T. JONES
 CHECKED BY: TG
 PROJ. 514-242
 DWG. 1017-594 SHEET 3 OF 3

DANE COUNTY CERTIFIED SURVEY MAP NO. _____

GENERAL LOCATION

Volume _____, Page _____

BEING A PART OF THE NE1/4 OF THE SE1/4, THE SE1/4 OF THE SE1/4 AND THE NW1/4 OF THE SE1/4 SECTION 18, T. 9 N, R. 7 E, TOWN OF ROXBURY, DANE COUNTY, WISCONSIN.

CONTAINING: 1,979,128 SQ.FT. 45.43 ACRES

SURVEYOR'S CERTIFICATE

I, THOMAS L. GREVE, Professional Land Surveyor, do hereby certify that by the order of Tony W. and Miranda K. Hellenbrand, I have surveyed, monumented, mapped and divided a part of the Northeast Quarter of the Southeast Quarter, the Southeast Quarter of the Southeast Quarter and the Northwest Quarter of the Southeast Quarter of Section 18, Town 9 North, Range 7 East, Town of Roxbury, Dane County, Wisconsin, described as follows:

Beginning at the East Quarter corner of Section 18;
 thence South 00°06'19" East along East line of the Southeast Quarter of said Section 18, 1,329.09 feet;
 thence South 88°15'41" West, 1,015.15 feet to a point in the East right-of-way line of US Highway 12;
 thence North 37°20'44" West along the East right-of-way line of US Highway 12, 7.63 feet;
 thence North 47°51'02" West along the East right-of-way line of US Highway 12, 192.16 feet;
 thence North 27°50'02" West along the East right-of-way line of US Highway 12, 322.91 feet;
 thence Northwesterly along a 2,897.79 foot radius curve to the left in the East right-of-way line of US Highway 12 having a central angle of 08°14'17" and whose long chord bears North 31°57'11" West, 416.28 feet;
 thence North 36°04'19" West along the East right-of-way line of US Highway 12, 407.95 feet;
 thence North 08°00'41" West along the East right-of-way line of US Highway 12, 249.56 feet to a point in the North line of the Southeast Quarter of said Section 18;
 thence North 89°42'24" East along the North line of the Southeast Quarter of said Section 18, 1,805.41 feet to the point of beginning.
 Containing 1,979,128 square feet, (45.43 acres), more or less. Being subject to servitudes and easements of use or record if any.

I DO FURTHER CERTIFY that this survey is a true and correct representation of the boundaries of the land surveyed and I have fully complied with the Provisions of Chapter 236.34 of the Wisconsin State Statutes and Chapter 75, Dane County Code of Ordinance to the best of my knowledge and belief.

Thomas L. Greve
 THOMAS L. GREVE
 Professional Land Surveyor, No. 2226
 Dated: January 10, 2018
 File No.: 1017-594

TOWN of ROXBURY APPROVAL CERTIFICATION

Dedication of right-of-way accepted and Approved for recording by the Town of Roxbury Town Board _____ day of _____, 20____.

 Authorized Representative of the Town of Roxbury

DANE COUNTY APPROVAL CERTIFICATION

APPROVED for recording per Dane County Zoning and Land Regulation Committee.

Action of _____, 20____. Daniel Everson, Authorized Representative

REGISTER of DEEDS CERTIFICATE

Received for record this ____ day of _____, 20____, at ____ o'clock ____M. and recorded in Volume ____ of Certified Survey Maps of Dane County, Pages _____.

 Kristi Chlebowski, Register of Deeds, Dane County

OWNER: PARCEL 0907-184-8501-0:

CURT & NANCY K. DIEHL
 7342 U.S.H. 12
 SAUK CITY, WI 53583

**CLIENT/OWNER: PARCEL 0907-184-8000-1
 PARCEL 0907-184-8925-0**

TONY W. & MIRANDA K. HELLENBRAND
 1101 SAUK STREET
 LODI, WI 53555

PLAT OF SURVEY

GENERAL LOCATION

BEING A PART OF THE NE1/4 OF THE SE1/4, AND THE NW1/4 OF THE SE1/4, SECTION 18, T. 9 N, R. 7 E, TOWN OF ROXBURY, DANE COUNTY, WISCONSIN.

SW1/4-NE1/4

SE1/4-NE1/4

UNPLATTED LANDS BY OTHERS

UNPLATTED LANDS BY OTHERS

C1/4 COR. SEC. 18

E1/4 COR. SEC. 18

LEGEND

- 3/4" X 24" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
- 3/4" IRON ROD FND.
- ⊙ 1 1/4" IRON ROD FND.
- ⊕ 3 1/2" ALUM. MON. FND.
- ✕✕ EXISTING FENCELINE



SCALE: 1" = 100'

BASIS OF BEARINGS: IS THE EAST LINE OF THE SE1/4, SECTION 18 WHICH BEARS S00°06'19"E AS REFERENCED TO GRID NORTH, DANE COUNTY COORDINATE SYSTEM NAD83(2011).

UNPLATTED LANDS BY GRASSE FAMILY PROPERTY REVOCABLE TRUST P.O.S. BY G & A (915-568)

SE COR. SEC. 18

PARCEL A

87,120 SQ. FT. 2.00 ACRES

PARCEL B

4,457 SQ. FT. 0.10 ACRES

PRELIMINARY

UNPLATTED LANDS BY DIEHL

NW1/4-SE1/4

NE1/4-SE1/4

GRAVEL DRIVE
U.S.H. 12
D.O.T. R/W PROJECT
NO. 5300-03-25

DELTA	= 02°41'34"
ARC	= 136.19
RAD	= 2897.79
BEARING	= N29°36'39"W
DIST	= 136.18

NOTE: THE PURPOSE OF THIS SURVEY IS TO COMBINE LANDS BETWEEN ABUTTING LANDOWNERS GRASSE AND DIEHL.

SEAL:



OWNER/CLIENT:

GRASSE FAMILY PROPERTY REVOCABLE TRUST
651 JASMINE HILL ROAD
WETUMPKA, AL 36093

As prepared by:

GA GROTHMAN & ASSOCIATES S.C.
LAND SURVEYORS

625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53001
PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877
FAX: (608) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

G & A FILE NO. 1216-657

DRAFTED BY: T. JONES

CHECKED BY: TG

PROJ. 514-242

DWG. 1216-657



LEGAL DESCRIPTION

**Kurt & Nancy K. Diehl Property
Town of Roxbury, Dane County, WI**

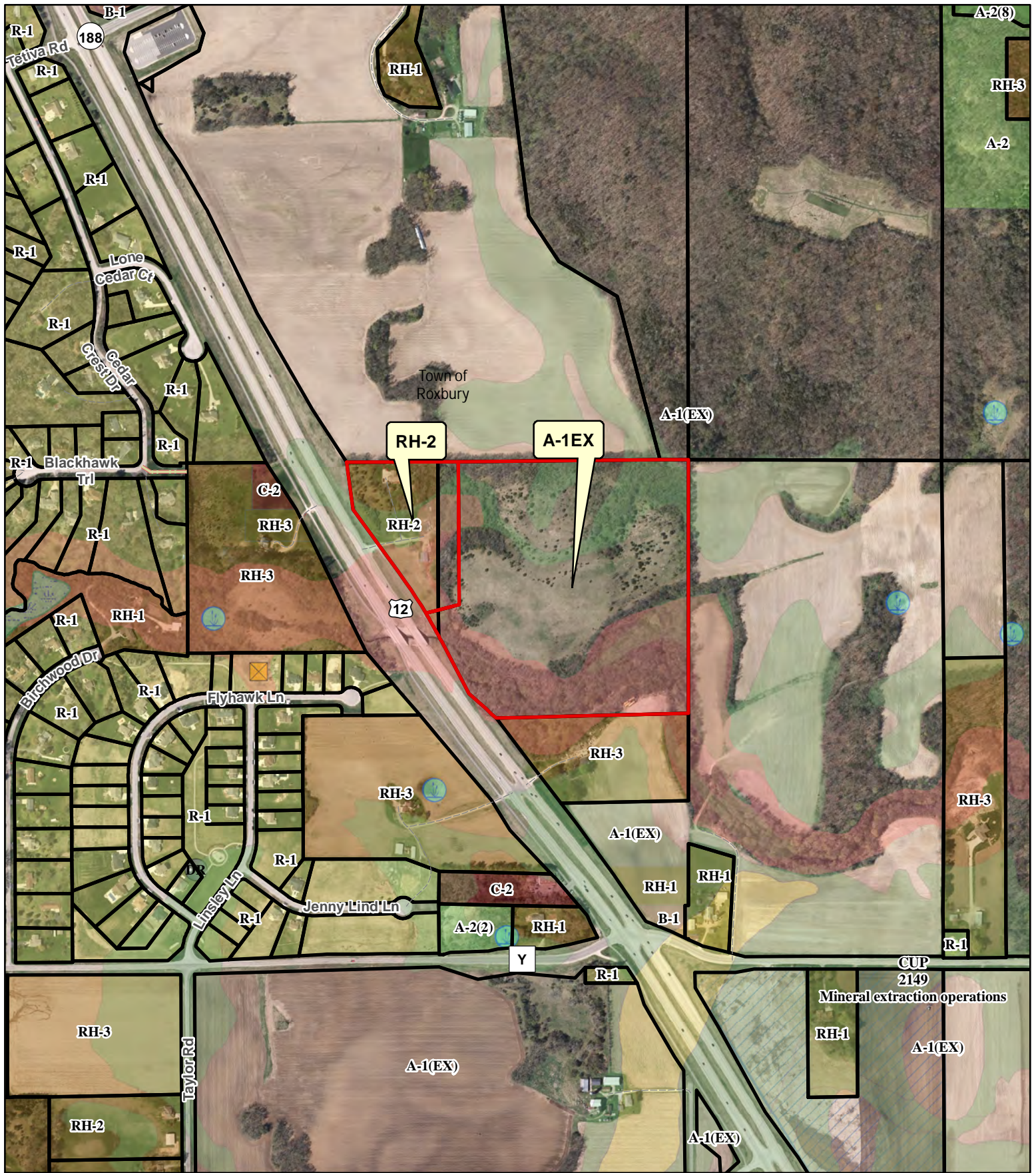
Lands to be Rezoned:

Being a part of the Northwest Quarter of the Southeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 18, Town 9 North, Range 7 East, Town of Roxbury, Dane County, Wisconsin, described as follows:

Commencing at the East Quarter corner of Section 18;
thence South 89°42'24" West along the North line of the Southeast Quarter of Section 18, 1,209.09 feet to the point of beginning;
thence South 00°10'33" East, 749.60 feet;
thence South 75°45'07" West, 186.59 feet to a point in the East right-of-way line of U.S. Highway 12;
thence Northwesterly along a 2,897.79 foot radius curve to the left in the East right-of-way line of U.S. Highway 12 having a central angle of 05°06'53" and whose long chord bears North 33°30'53" West, 258.60 feet;
thence North 36°04'19" West along the East right-of-way line of U. S. Highway 12, 407.95 feet;
thence North 08°00'41" West along the East right-of-way line of U. S. Highway 12, 249.56 feet to a point in the North line of the Southeast Quarter of said Section 18;
thence North 89°42'24" East along the North line of the Southeast Quarter of said Section 18, 596.32 feet to the point of beginning.
Containing 339,738 square feet, (7.80 acres), more or less.

THIS DESCRIPTION WAS PREPARED BY: GROTHMAN & ASSOCIATES, S.C.
JAMES R. GROTHMAN
Professional Land Surveyor, No. 1321
Dated: March 12, 2018
File No.: 1017-594



THIS DESCRIPTION WAS PREPARED FOR: Anthony Hellenbrand
1101 Sauk Street
Lodi, WI 53555

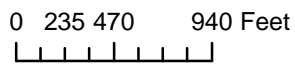


Legend

-  Wetland
-  Floodplain

Significant Soils Class

-  Class 1
-  Class 2



Petition 11280
CURT E DIEHL