

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
01/26/2015	DCPREZ-2015-10821
Public Hearing Date	C.U.P. Number
04/28/2015	DCPCUP-2015-02307

OWNER INFORMATION	AGENT INFORMATION
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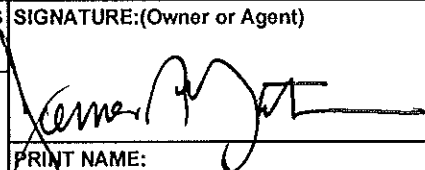
OWNER NAME WINDSOR REAL ESTATE LLC	PHONE (with Area Code) (920) 563-6616	AGENT NAME JAMES GROTHMAN	PHONE (with Area Code) (608) 742-7788
BILLING ADDRESS (Number & Street) 70 N MAIN ST		ADDRESS (Number & Street) 625 E SLIFER ST	
(City, State, Zip) FORT ATKINSON, WI 53538		(City, State, Zip) Portage, WI 53901	
E-MAIL ADDRESS rbudlong@bankwithpremier.com		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	
north of 4506 of Lake Circel					
TOWNSHIP WINDSOR	SECTION 31	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0910-314-9805-1					

REASON FOR REZONE	CUP DESCRIPTION
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SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS	SINGLE FAMILY RESIDENCES WATCHMAN/CARETAKER
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
C-2 Commercial District	C-1 Commercial District		10.13(2)(a)	.35

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	INSPECTOR'S INITIALS SCW1	SIGNATURE:(Owner or Agent) 
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		PRINT NAME: James R. Grothman

DATE:
1/28/15

Petition # 10821/2307

Public Hearing Date 4/28/15

Application

- Application filled out and signed
- Metes and bounds description
- Scaled map
- Letter of intent
- If commercial, plan showing proposed improvements (building, parking, landscape)

Zoning Review

- 1. Zoning District fits the proposed land use? Yes / No
- 2. Zoning District fit the proposed and remaining lots (s)? Yes / No
- 3. Proposed lot meet the minimum width and area requirements? Yes / No
- 4. Do the existing structures meet the setbacks for the District? Yes / No
- 5. Do the existing structures meet the height limitations? Yes / No
- 6. Do the existing (proposed) structures meet the lot coverage? Yes / No
- 7. Do the Accessory structures meet the principal structure ratio? Yes / No
- 8. Existing building heights conform to district? Yes / No
- 9. Shoreland, Wetland, Flood plain issues? Yes / No
- 10. Steep slope issues? Yes / No
- 11. Commercial parking standards met? Yes / No
- 12. Screening requirements met? Yes / No
- 13. Outside lighting requirements? Yes / No

Comments: per RWL CUP application & legal
Description not required

Planning Review

- 1. Density Study Needed? Yes / No Splits _____
- 2. Determination of Legal Status Yes / No
- 3. In compliance with Town plan? Yes / No
- 4. Land Division Compliance? Yes / No

Comments: _____

Contacts / Correspondence: (date: issue)



DANE COUNTY
PLANNING & DEVELOPMENT

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

Zoning Change Application

Items that must be submitted with your application:

- o 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.
- o 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 WINDSOR REAL ESTATE, LLC Agent's Name JAMES R. GROTHMAN
 Address FIRST AMERICAN EQUITY, LLC Address 625 E. SLIFER ST PORTAGE WI 53901
70 NORTH MAIN ST. FORT ATKINSON WI 53538 Phone 608-782-7788
 Phone 920-563-6616 X 3016 Email JSROTHMAN@GROTHMAN.COM
 Email RBUOLONG@BANKWITHPREMIER.COM

Town: WINDSOR Parcel numbers affected: 9805-1
 Section: 01 31 Property address or location: NORTH OF - 4506 LAKE CIRCLE
 Zoning District change: (To / From / # of acres) to C1 / C2 / LOT 1 = PART OF LOT 2 =
* North of 4506 .35 acre.

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:

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

Submitted By: James R. Grothman

Date: 1/25/15



C-2
DCPREZ-0000-09029

C-2
DCPREZ-0000-03751

C-2
DCPREZ-0000-6395
6391

CUP
564
Automobile laundries and car wash facilities

CUP
113
Drive-in establishments
6883

C-1
DCPREZ-0000-01395

C-2
6420 DCPREZ-0000-01159

R-1
6400 DCPREZ-0000-02664

6368

C-2
DCPREZ-0000-01159
6368

55025C0253H

CUP
7
Motels and hotels
Not Effective
CUP 1329

CUP
1377
Motels and hotels

CUP
80
Motels and hotels

C-1
DCPREZ-0000-01700
4508 4494

Lake Cir

4505

6351

55025C0254H

CUP
1487
Residence for a watchman or caretaker

Lake Rd

Lake Rd

CUP
362
Service Station

CUP
1191
Drive-in establishments
6340



Not Effective
C-2 DCPREZ-0000-7928

Not Effective
A-1 DCPREZ-0000-00000


Not Effective
A-1 DCPREZ-0000-00000

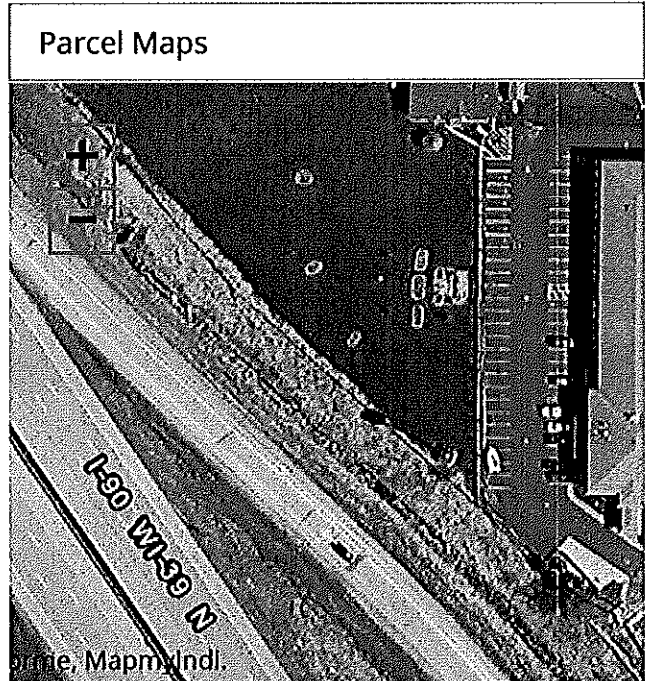
Parcel Number -
068/0910-314-9835-5

Current

Summary Report

← Parcel
Parents

Parcel Summary		More +
Municipality Name	TOWN OF WINDSOR	
Parcel Description	LOT 1 CSM 2195 CS8/443&444 F/K/A PRT LOT...	
Owner Name	JIA H LLC 	
Primary Address	4506 LAKE CIR	
Billing Address	1524 E RACINE ST JANESVILLE WI 53545	



DCiMap

Google Map

Bing Map

Assessment Summary		More +
Assessment Year	2015	
Valuation Classification	G2	
Assessment Acres	2.400	
Land Value	\$364,700.00	
Improved Value	\$916,400.00	
Total Value	\$1,281,100.00	

Show Valuation Breakout

Zoning Information
For the most current and complete zoning information, contact the Division of Zoning.
Zoning
C-1 DCPREZ-0000-01709

Zoning District Fact Sheets

Tax Summary (2014)			More +
E-Statement	E-Bill	E-Receipt	
Assessed Land Value	Assessed Improvement Value	Total Assessed Value	
\$364,700.00	\$916,400.00	\$1,281,100.00	
Taxes:		\$25,883.87	
Lottery Credit(-):		\$0.00	
First Dollar Credit(-):		\$72.68	
Specials(+):		\$0.00	
Amount:		\$25,811.19	

District Information

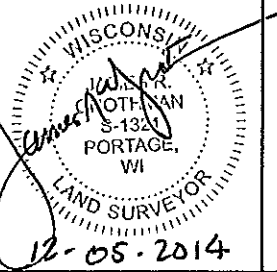
As prepared by:

G GROTHMAN & ASSOCIATES S.C.

LAND SURVEYORS

625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI 53901
PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8977
FAX: (608) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



G & A FILE NO. **1113-506**



DRAFTED BY: SMS

CHECKED BY: TG

PROJ. 1113-503

DWG. 1113506CSM

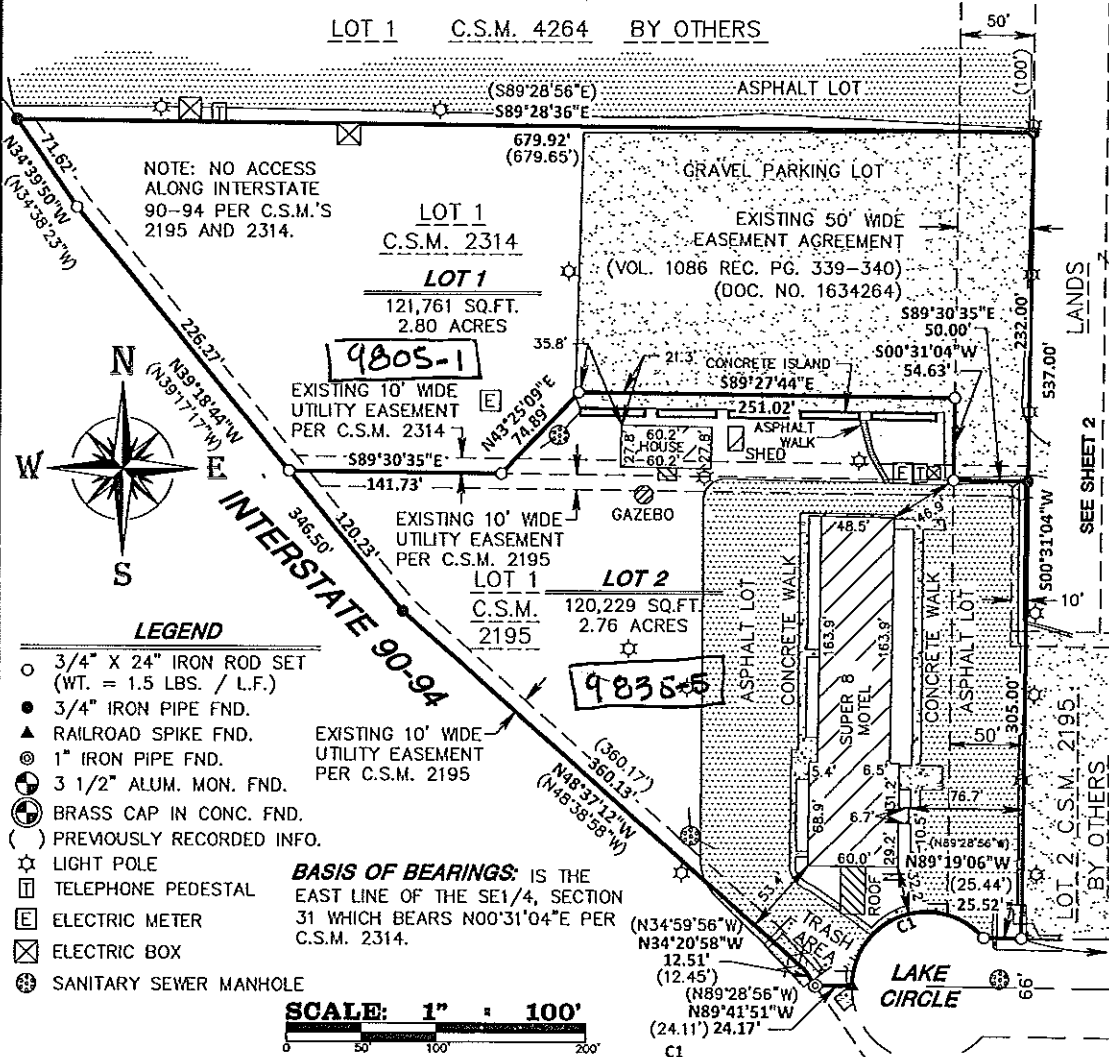
SHEET 1 OF 4

DANE COUNTY CERTIFIED SURVEY MAP NO. _____

GENERAL LOCATION

Volume _____ Page _____

BEING LOT 1, C.S.M. NO. 2195 AS RECORDED IN VOL 8 OF C.S.M.'S, PG 443-444 AS DOCUMENT NO. 1490719 AND PART OF LOT 1, C.S.M. 2314 AS RECORDED IN VOL 9 OF C.S.M.'S, PG 161-162 AS DOCUMENT NO. 1508289, LOCATED IN PART OF THE SE1/4 OF THE SE1/4, SECTION 31, T. 9 N, R. 10 E, TOWN OF WINDSOR, DANE COUNTY, WISCONSIN. CONTAINING: 241,990 SQ. FT. 5.56 ACRES



CLIENT: ROY H. BUDLONG
PREMIER BANK
70 NORTH MAIN STREET
FORT ATKINSON, WI 53538

LOT 1 C.S.M. 1210 BY OTHERS

DELTA = 139°02'23" (138°42'00")
ARC = 121.34
RAD = 50.00
BEARING = S69°36'42"W (S69°52'04"W)
DIST = 93.68 (93.58)

OWNER C.S.M. 2314: WINDSOR REAL ESTATE LLC
FIRST AMERICAN EQUITY LLC
70 NORTH MAIN STREET
FORT ATKINSON, WI 53538

OWNER C.S.M. 2195:
JIAH LLC
1524 EAST RACINE STREET
JANESVILLE, WI 53545

As prepared by:

GROTHMAN & ASSOCIATES S.C.

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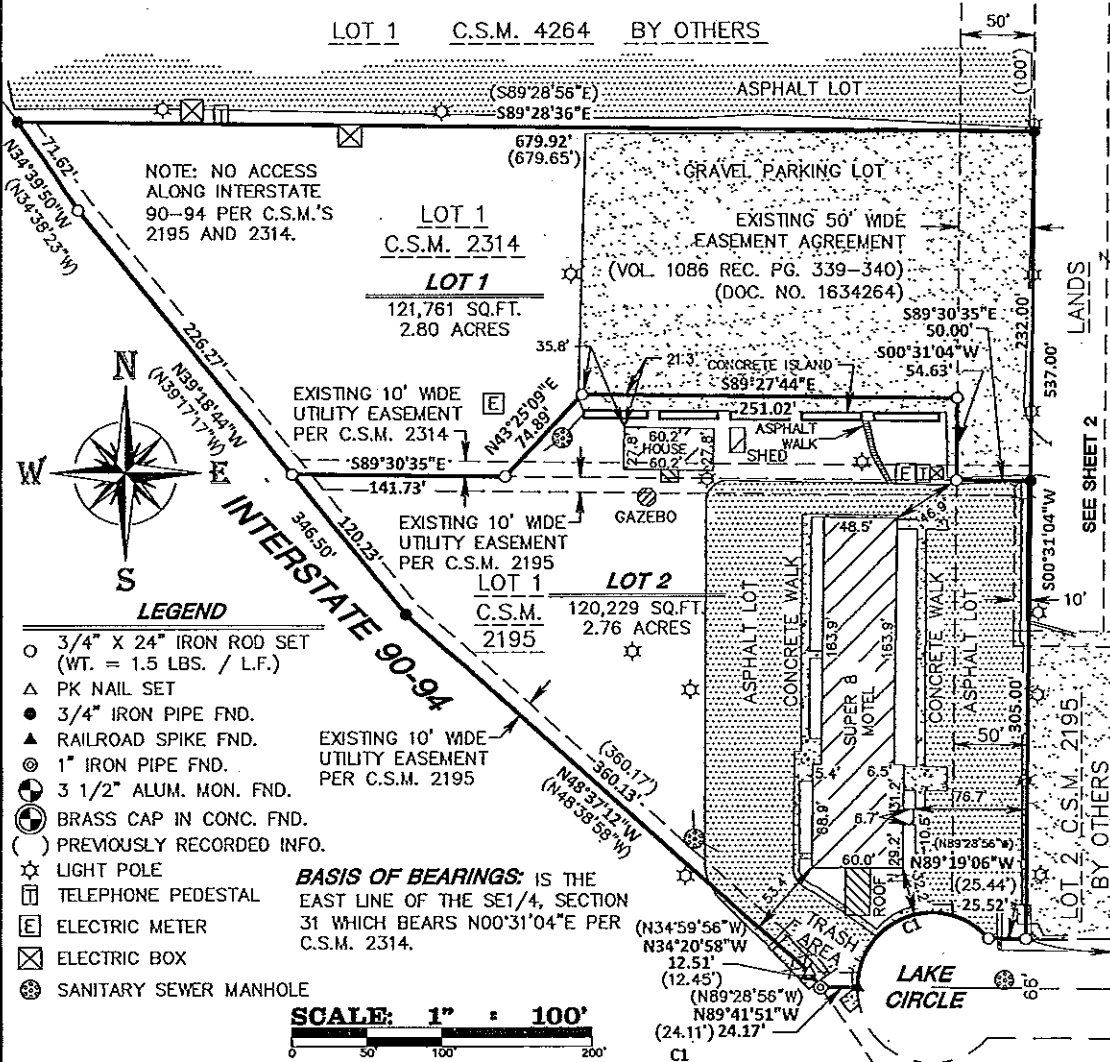
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SHEET 1 OF 4

DANE COUNTY CERTIFIED SURVEY MAP NO. _____

GENERAL LOCATION Volume _____ Page _____

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CLIENT: ROY H. BUDLONG
PREMIER BANK
70 NORTH MAIN STREET
FORT ATKINSON, WI 53538

DELTA = 139°02'23" (138°42'00")
ARC = 121.34
RAD = 50.00
BEARING = S69°36'42"W (S69°52'04"W)
DIST = 93.68 (93.58)

LOT 1
C.S.M. 1210
BY OTHERS

OWNER C.S.M. 2314: WINDSOR REAL ESTATE LLC
FIRST AMERICAN EQUITY LLC
70 NORTH MAIN STREET
FORT ATKINSON, WI 53538

OWNER C.S.M. 2195:
JIAH LLC
1524 EAST RACINE STREET
JANESVILLE, WI 53545

As prepared by:

GA GROTHMAN & ASSOCIATES S.C.
LAND SURVEYORS

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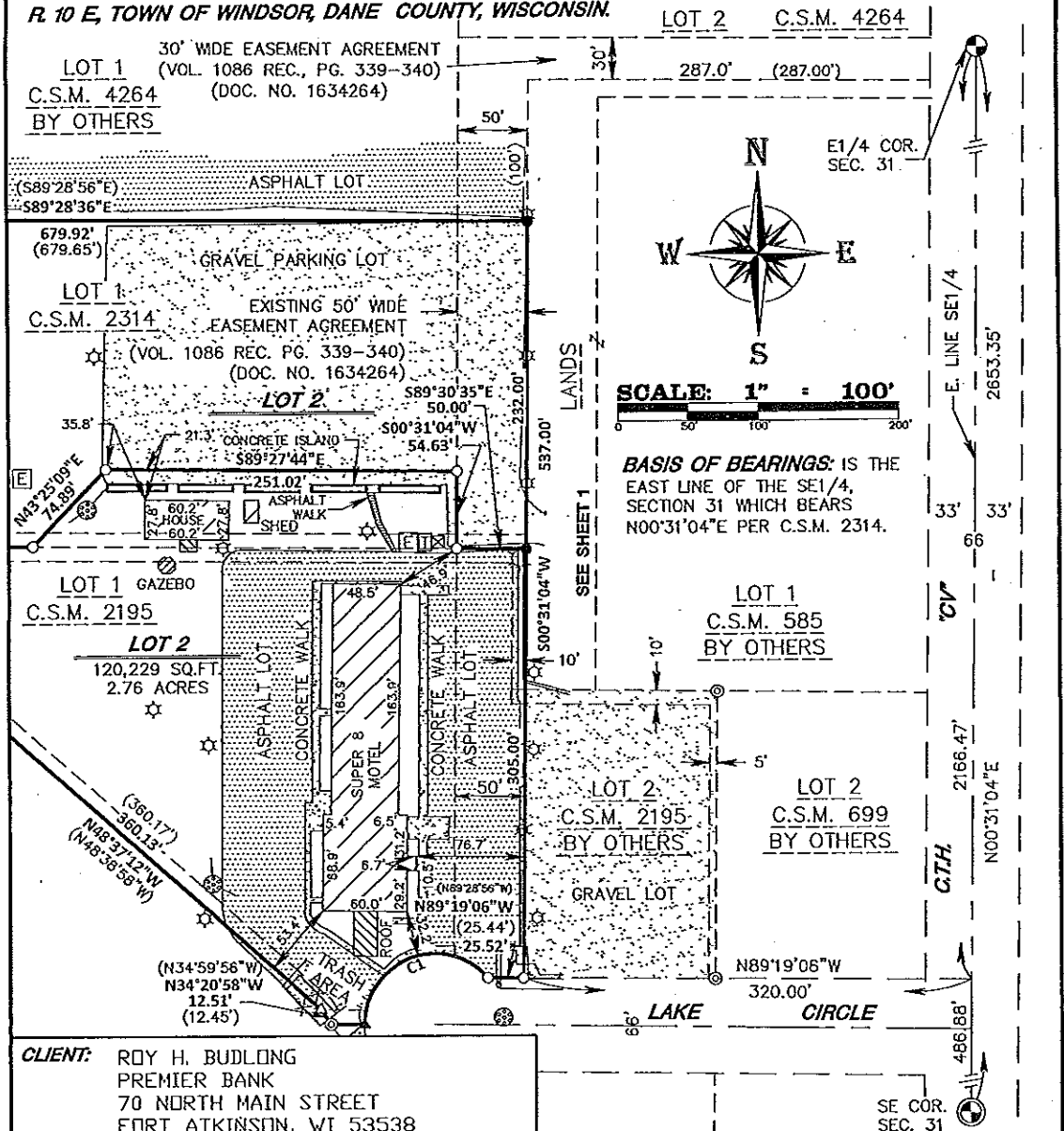
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CHECKED BY: IG
PROJ. 1113-503
DWG. 1113506CSM SHEET 2 OF 4

DANE COUNTY CERTIFIED SURVEY MAP NO.
GENERAL LOCATION

Volume _____ Page _____

BEING LOT 1, C.S.M. NO. 2195 AS RECORDED IN VOL 8 OF C.S.M.'S, PG. 443-444 AS DOCUMENT NO. 1490719 AND PART OF LOT 1, C.S.M. 2314 AS RECORDED IN VOL 9 OF C.S.M.'S, PG 161-162 AS DOCUMENT NO. 1508289, LOCATED IN PART OF THE SE 1/4 OF THE SE 1/4, SECTION 31, T. 9 N, R. 10 E, TOWN OF WINDSOR, DANE COUNTY, WISCONSIN.



CLIENT: ROY H. BUDLONG
PREMIER BANK
70 NORTH MAIN STREET
FORT ATKINSON, WI 53538

OWNER C.S.M. 2314: WINDSOR REAL ESTATE LLC
FIRST AMERICAN EQUITY LLC
70 NORTH MAIN STREET
FORT ATKINSON, WI 53538

OWNER C.S.M. 2195:
JIAH LLC
1524 EAST RACINE STREET
JANESVILLE, WI 53545

LEGAL DESCRIPTION

**Windsor Real Estate, LLC and First American Equity, LLC Property
Town of Windsor, Dane County, WI**

Lands To Be Re-zoned From C-2 To C-1:

Being a part of Lot 1, Certified Survey Map No. 2314 as recorded in Volume 9 of Certified Survey Maps, pages 161-162 as Document No. 1508289 located in part of the Southeast Quarter of the Southeast Quarter of Section 31, Town 9 North, Range 10 East, Town of Windsor, Dane County, Wisconsin, described as follows:

Commencing at the southeast corner of Section 31;
thence North 00°31'04" East along the east line of the Southeast Quarter of said Section 31, 486.88 feet;
thence North 89°19'06" West along the north right-of-way line of Lake Circle and the easterly-extension thereof, 320.00 feet to the southeast corner of Lot 1, Certified Survey Map No. 2195;
thence North 00°31'04" East along the east line of said Lot 1, 305.00 feet to the northeast corner of said Lot 1 and the point of beginning;
thence North 89°30'35" West along the north line of said Lot 1, Certified Survey Map No. 2195 and the south line of Lot 1, Certified Survey Map No. 2314, 50.00 feet;
thence North 00°31'04" East, 54.63 feet;
thence North 89°27'44" West, 251.02 feet;
thence South 43°25'09" West, 74.89 feet to a point in the north line of said Lot 1, Certified Survey Map No. 2195 and the south line of Lot 1, Certified Survey No. 2314;
thence North 89°30'35" West along the north line of said Lot 1, Certified Survey Map No. 2195 and the south line of said Lot 1, Certified Survey Map No. 2314, 141.73 feet to the northwest corner of said Lot 1, Certified Survey Map No. 2195, said point also being in the easterly right-of-way line of Interstate 90-94;
thence North 39°18'44" West along the west line of said Lot 1, Certified Survey Map No. 2314 and the easterly right-of-way line of Interstate 90-94, 226.27 feet;
thence North 34°39'50" West along the west line of said Lot 1, Certified Survey Map No. 2314 and the easterly right-of-way line of Interstate 90-94, 71.62 feet to the southwest corner of Lot 1, Certified Survey Map No. 4264;
thence South 89°28'36" East along the south line of said Lot 1, Certified Survey Map No. 4264, 679.92 feet to a point in the east line of said Lot 1, Certified Survey Map No. 2314;
thence South 00°31'04" West along the east line of said Lot 1, Certified Survey Map No. 2314, 232.00 feet to the point of beginning.
Containing 121,761 square feet, (2.80 acres), more or less.

THIS DESCRIPTION WAS PREPARED BY: GROTHMAN & ASSOCIATES, S.C.
JAMES R. GROTHMAN
Professional Land Surveyor, No. 1321
Dated: January 26, 2015
File No.: 1113-506

THIS DESCRIPTION WAS PREPARED FOR: Mr. Roy Budlong
Premier Bank
70 North Main Street
Fort Atkinson, WI 53538

Pg 2 of 2

Additional info - house - CWP

C2-C1

LEGAL DESCRIPTION

**Windsor Real Estate, LLC and First American Equity, LLC Property
Town of Windsor, Dane County, WI**

Lands To Be Re-zoned From C-2 To C-1:

(Land To Be Conveyed To Adjacent Land Owner of Lot 1, Certified Survey Map No. 2195)

Being a part of Lot 1, Certified Survey Map No. 2314 as recorded in Volume 9 of Certified Survey Maps, pages 161-162 as Document No. 1508289 located in part of the Southeast Quarter of the Southeast Quarter of Section 31, Town 9 North, Range 10 East, Town of Windsor, Dane County, Wisconsin, described as follows:

Commencing at the southeast corner of Section 31;
thence North 00°31'04" East along the east line of the Southeast Quarter of said Section 31, 486.88 feet;
thence North 89°19'06" West along the north right-of-way line of Lake Circle in the easterly extension thereof, 320.00 feet to the southeast corner of Lot 1, Certified Survey Map No. 2195;
thence North 00°31'04" East along the east line of said Lot 1, 305.00 feet to the ^{SE} ~~northeast~~ corner of said Lot 1, Certified Survey Map No. 2195;
thence North 89°30'35" West along the north line of said Lot 1, Certified Survey Map No. 2195 and the south line of Lot 1, Certified Survey Map No. 2314, 50.00 feet to the point of beginning;
thence continuing North 89°30'35" West along the north line of said Lot 1, Certified Survey Map No. 2195 and the south line of Lot 1, Certified Survey Map No. 2314, 302.00 feet;
thence North 43°25'09" East, 74.89 feet;
thence South 89°27'44" East, 251.02 feet
thence South 00°31'04" West, 54.63 feet to the point of beginning.
Containing 15,137 square feet, (0.35 acres), more or less.

THIS DESCRIPTION WAS PREPARED BY: GROTHMAN & ASSOCIATES, S.C.
JAMES R. GROTHMAN
Professional Land Surveyor, No. 1321
Dated: January 26, 2015
File No.: 1113-506

THIS DESCRIPTION WAS PREPARED FOR: Mr. Roy Budlong
Premier Bank
70 North Main Street
Fort Atkinson, WI 53538

PJ 1 of 2

LEGAL DESCRIPTION

**Windsor Real Estate, LLC and First American Equity, LLC and JIAH LLC, Property
Town of Windsor, Dane County, WI**

Lands To Be Re-zoned From C-2 To C-1:

Being all of Lot 1, Certified Survey Map No. 2195 as recorded in Volume 8 of Certified Survey Maps, pages 443-444 as Document No. 1490719 and part of Lot 1, Certified Survey Map No. 2314 as recorded in Volume 9 of Certified Survey Maps, pages 161-162 as Document No. 1508289 located in part of the Southeast Quarter of the Southeast Quarter of Section 31, Town 9 North, Range 10 East, Town of Windsor, Dane County, Wisconsin, described as follows:

Commencing at the southeast corner of Section 31;
thence North 00°31'04" East along the east line of the Southeast Quarter of said Section 31, 486.88 feet;
thence North 89°19'06" West along the north right-of-way line of Lake Circle and the easterly extension thereof, 320.00 feet to the southeast corner of Lot 1, Certified Survey Map No. 2195 and the point of beginning;
thence continuing North 89°19'06" West along the north right-of-way line of Lake Circle and the south line of said Lot 1, Certified Survey Map No. 2195, 25.52 feet;
thence southwesterly along a 50.00 foot radius curve to the left in the north right-of-way line of Lake Circle and the south line of said Lot 1 having a central angle of 139°02'23" and whose long chord bears South 69°36'42" West, 93.68 feet;
thence North 89°41'51" West along the south line of said Lot 1, Certified Survey Map No. 2195, 24.17 feet to the southwest corner of said Lot 1, said point also being in the east right-of-way line of Interstate 90-94;
thence North 34°20'58" West along the west line of said Lot 1 and the easterly right-of-way line of Interstate 90-94, 12.51 feet;
thence North 48°37'12" West along the west line of said Lot 1 and the easterly right-of-way line of Interstate 90-94, 360.13 feet;
thence North 39°18'44" West along the west line of said Lot 1 and the easterly right-of-way line of Interstate 90-94, 120.23 feet to the northwest corner of said Lot 1;
thence South 89°30'35" East along the north line of said Lot 1, Certified Survey Map No. 2195 and the south line south line of Lot 1, Certified Survey Map No. 2314, 141.73 feet;
thence North 43°25'09" East, 74.89 feet;
thence South 89°27'44" East, 251.02 feet; 0
thence South 00°31'04" West, 54.63 feet to a point in the north line of said Lot 1, Certified Survey Map No. 2195 and the south line of said Lot 1, Certified Survey Map No. 2314;
thence South 89°30'35" East along the north line of said Lot 1, Certified Survey Map No. 2195 and the south line of Lot 1, Certified Survey Map No. 2314, 50.00 feet to the northeast corner of said Lot 1, Certified Survey Map No. 2195;
thence South 00°31'04" West along the east line of said Lot 1, Certified Survey Map No. 2195, 305.00 feet to the point of beginning.

Containing 120,229 square feet, (2.76 acres), more or less.

THIS DESCRIPTION WAS PREPARED BY: GROTHMAN & ASSOCIATES, S.C.
JAMES R. GROTHMAN
Professional Land Surveyor, No. 1321
Dated: January 26, 2015
File No.: 1113-506

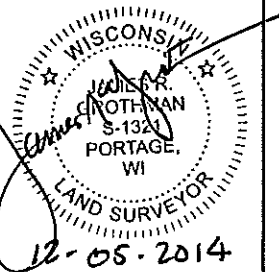
THIS DESCRIPTION WAS PREPARED FOR: Mr. Roy Budlong
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As prepared by:

CA GROTHMAN & ASSOCIATES S.C.
LAND SURVEYORS

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PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 844-8377
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(RED LINES REPRESENTS THE ORIGINAL MAP)

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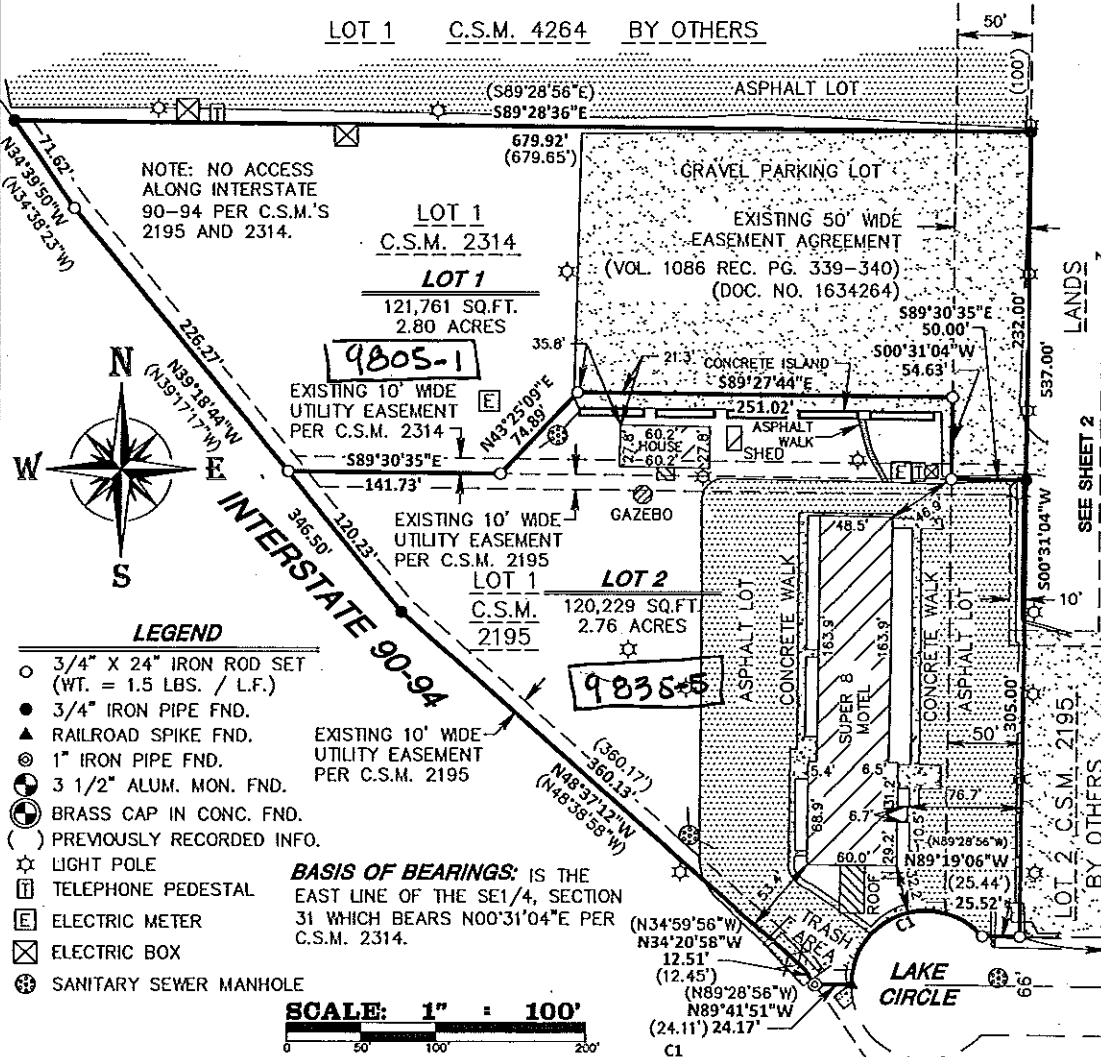
DWG. 1113506CSM SHEET 1 OF 4

DANE COUNTY CERTIFIED SURVEY MAP NO. _____ GENERAL LOCATION

Volume _____ Page _____

BEING LOT 1, C.S.M. NO. 2195 AS RECORDED IN VOL 8 OF C.S.M.'S, PG 443-444 AS DOCUMENT NO. 1490719 AND PART OF LOT 1, C.S.M. 2314 AS RECORDED IN VOL 9 OF C.S.M.'S, PG 161-162 AS DOCUMENT NO. 1508289, LOCATED IN PART OF THE SE1/4 OF THE SE1/4, SECTION 31, T. 9 N, R. 10 E, TOWN OF WINDSOR, DANE COUNTY, WISCONSIN. CONTAINING: 241,990 SQ. FT. 5.56 ACRES

LOT 1 C.S.M. 4264 BY OTHERS



LEGEND

- 3/4" X 24" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
- 3/4" IRON PIPE FND.
- ▲ RAILROAD SPIKE FND.
- ⊙ 1" IRON PIPE FND.
- ⊕ 3 1/2" ALUM. MON. FND.
- ⊗ BRASS CAP IN CONC. FND.
- () PREVIOUSLY RECORDED INFO.
- ☆ LIGHT POLE
- Ⓜ TELEPHONE PEDESTAL
- Ⓜ ELECTRIC METER
- Ⓜ ELECTRIC BOX
- ⊕ SANITARY SEWER MANHOLE

EXISTING 10' WIDE UTILITY EASEMENT PER C.S.M. 2195

BASIS OF BEARINGS: IS THE EAST LINE OF THE SE1/4, SECTION 31 WHICH BEARS N00°31'04"E PER C.S.M. 2314.

SCALE: 1" = 100'

CLIENT: ROY H. BUDLONG
PREMIER BANK
70 NORTH MAIN STREET
FORT ATKINSON, WI 53538

DELTA	= 139°02'23" (138°42'00")	LOT 1
ARC	= 121.34	C.S.M. 1210
RAD	= 50.00	BY OTHERS
BEARING	= S69°36'42"W (S69°52'04"W)	
DIST	= 93.68 (93.58)	

OWNER C.S.M. 2314: WINDSOR REAL ESTATE LLC
FIRST AMERICAN EQUITY LLC
70 NORTH MAIN STREET
FORT ATKINSON, WI 53538

OWNER C.S.M. 2195:
JIAH LLC
1524 EAST RACINE STREET
JANESVILLE, WI 53545

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DWG. 1113506CSM SHEET 2 OF 4

SEAL:

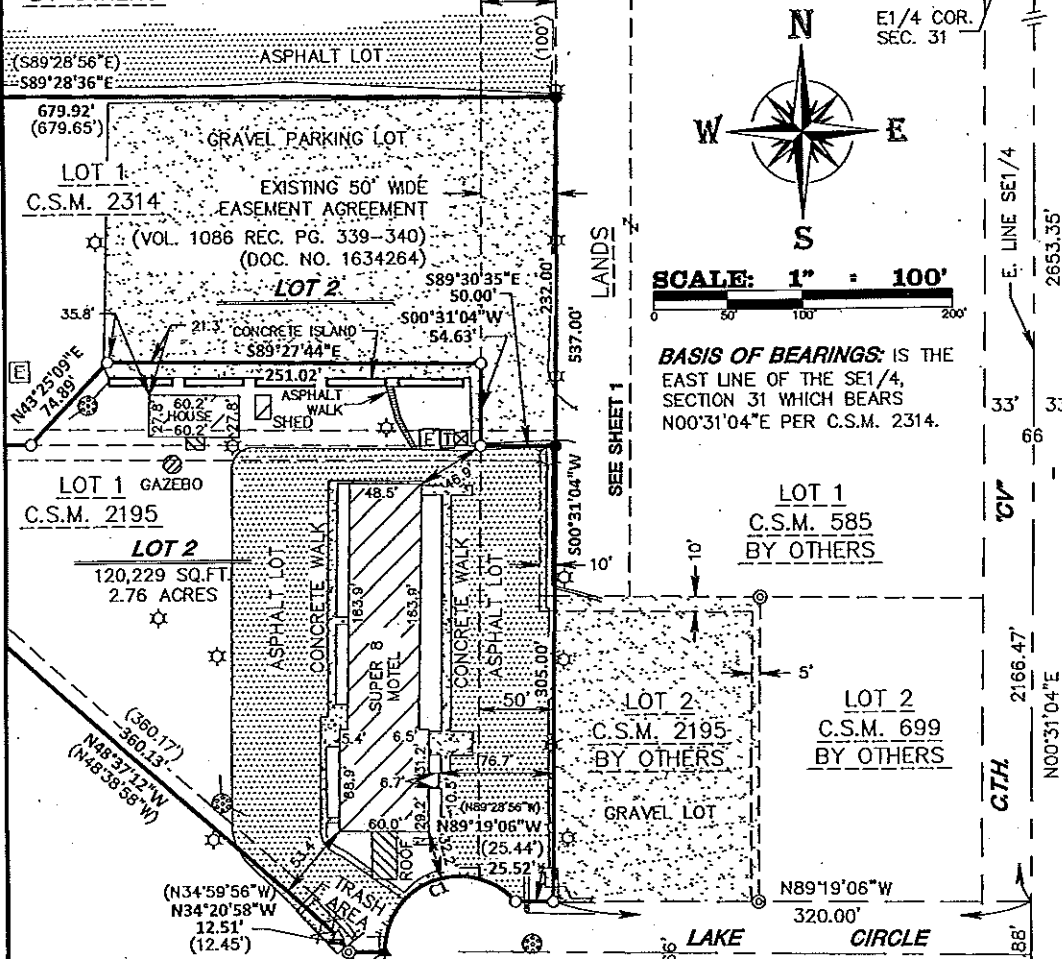
DANE COUNTY CERTIFIED SURVEY MAP NO. _____ GENERAL LOCATION

Volume _____ Page _____

BEING LOT 1, C.S.M. NO. 2195 AS RECORDED IN VOL. 8 OF C.S.M.'S, PG. 443-444 AS DOCUMENT NO. 1490719 AND PART OF LOT 1, C.S.M. 2314 AS RECORDED IN VOL. 9 OF C.S.M.'S, PG. 161-162 AS DOCUMENT NO. 1508289, LOCATED IN PART OF THE SE1/4 OF THE SE1/4, SECTION 31, T. 9 N, R. 10 E, TOWN OF WINDSOR, DANE COUNTY, WISCONSIN.

LOT 2 C.S.M. 4264

30' WIDE EASEMENT AGREEMENT
(VOL. 1086 REC., PG. 339-340)
LOT 1 C.S.M. 4264 (DOC. NO. 1634264)
BY OTHERS



BASIS OF BEARINGS: IS THE EAST LINE OF THE SE1/4, SECTION 31 WHICH BEARS N00°31'04"E PER C.S.M. 2314.

CLIENT: ROY H. BUDLONG
PREMIER BANK
70 NORTH MAIN STREET
FORT ATKINSON, WI 53538

OWNER C.S.M. 2314: WINDSOR REAL ESTATE LLC
FIRST AMERICAN EQUITY LLC
70 NORTH MAIN STREET
FORT ATKINSON, WI 53538

OWNER C.S.M. 2195: JIAH LLC
1524 EAST RACINE STREET
JANESVILLE, WI 53545

LEGAL DESCRIPTION

**Windsor Real Estate, LLC and First American Equity, LLC and JIAH LLC, Property
Town of Windsor, Dane County, WI**

Lands To Be Re-zoned From C-2 To C-1:

Being all of Lot 1, Certified Survey Map No. 2195 as recorded in Volume 8 of Certified Survey Maps, pages 443-444 as Document No. 1490719 and part of Lot 1, Certified Survey Map No. 2314 as recorded in Volume 9 of Certified Survey Maps, pages 161-162 as Document No. 1508289 located in part of the Southeast Quarter of the Southeast Quarter of Section 31, Town 9 North, Range 10 East, Town of Windsor, Dane County, Wisconsin, described as follows:

Commencing at the southeast corner of Section 31;
thence North 00°31'04" East along the east line of the Southeast Quarter of said Section 31, 486.88 feet;
thence North 89°19'06" West along the north right-of-way line of Lake Circle and the easterly extension thereof, 320.00 feet to the southeast corner of Lot 1, Certified Survey Map No. 2195 and the point of beginning;
thence continuing North 89°19'06" West along the north right-of-way line of Lake Circle and the south line of said Lot 1, Certified Survey Map No. 2195, 25.52 feet;
thence southwesterly along a 50.00 foot radius curve to the left in the north right-of-way line of Lake Circle and the south line of said Lot 1 having a central angle of 139°02'23" and whose long chord bears South 69°36'42" West, 93.68 feet;
thence North 89°41'51" West along the south line of said Lot 1, Certified Survey Map No. 2195, 24.17 feet to the southwest corner of said Lot 1, said point also being in the east right-of-way line of Interstate 90-94;
thence North 34°20'58" West along the west line of said Lot 1 and the easterly right-of-way line of Interstate 90-94, 12.51 feet;
thence North 48°37'12" West along the west line of said Lot 1 and the easterly right-of-way line of Interstate 90-94, 360.13 feet;
thence North 39°18'44" West along the west line of said Lot 1 and the easterly right-of-way line of Interstate 90-94, 120.23 feet to the northwest corner of said Lot 1;
thence South 89°30'35" East along the north line of said Lot 1, Certified Survey Map No. 2195 and the south line south line of Lot 1, Certified Survey Map No. 2314, 141.73 feet;
thence North 43°25'09" East, 74.89 feet;
thence South 89°27'44" East, 251.02 feet; ø
thence South 00°31'04" West, 54.63 feet to a point in the north line of said Lot 1, Certified Survey Map No. 2195 and the south line of said Lot 1, Certified Survey Map No. 2314;
thence South 89°30'35" East along the north line of said Lot 1, Certified Survey Map No. 2195 and the south line of Lot 1, Certified Survey Map No. 2314, 50.00 feet to the northeast corner of said Lot 1, Certified Survey Map No. 2195;
thence South 00°31'04" West along the east line of said Lot 1, Certified Survey Map No. 2195, 305.00 feet to the point of beginning.
Containing 120,229 square feet, (2.76 acres), more or less.

**THIS DESCRIPTION WAS PREPARED BY: GROTHMAN & ASSOCIATES, S.C.
JAMES R. GROTHMAN
Professional Land Surveyor, No. 1321
Dated: January 26, 2015
File No.: 1113-506**

**THIS DESCRIPTION WAS PREPARED FOR: Mr. Roy Budlong
Premier Bank
70 North Main Street
Fort Atkinson, WI 53538**

LEGAL DESCRIPTION

**Windsor Real Estate, LLC and First American Equity, LLC Property
Town of Windsor, Dane County, WI**

Lands To Be Re-zoned From C-2 To C-1:

Being a part of Lot 1, Certified Survey Map No. 2314 as recorded in Volume 9 of Certified Survey Maps, pages 161-162 as Document No. 1508289 located in part of the Southeast Quarter of the Southeast Quarter of Section 31, Town 9 North, Range 10 East, Town of Windsor, Dane County, Wisconsin, described as follows:

Commencing at the southeast corner of Section 31;
thence North 00°31'04" East along the east line of the Southeast Quarter of said Section 31, 486.88 feet;
thence North 89°19'06" West along the north right-of-way line of Lake Circle and the easterly-extension thereof, 320.00 feet to the southeast corner of Lot 1, Certified Survey Map No. 2195;
thence North 00°31'04" East along the east line of said Lot 1, 305.00 feet to the northeast corner of said Lot 1 and the point of beginning;
thence North 89°30'35" West along the north line of said Lot 1, Certified Survey Map No. 2195 and the south line of Lot 1, Certified Survey Map No. 2314, 50.00 feet;
thence North 00°31'04" East, 54.63 feet;
thence North 89°27'44" West, 251.02 feet;
thence South 43°25'09" West, 74.89 feet to a point in the north line of said Lot 1, Certified Survey Map No. 2195 and the south line of Lot 1, Certified Survey No. 2314;
thence North 89°30'35" West along the north line of said Lot 1, Certified Survey Map No. 2195 and the south line of said Lot 1, Certified Survey Map No. 2314, 141.73 feet to the northwest corner of said Lot 1, Certified Survey Map No. 2195, said point also being in the easterly right-of-way line of Interstate 90-94;
thence North 39°18'44" West along the west line of said Lot 1, Certified Survey Map No. 2314 and the easterly right-of-way line of Interstate 90-94, 226.27 feet;
thence North 34°39'50" West along the west line of said Lot 1, Certified Survey Map No. 2314 and the easterly right-of-way line of Interstate 90-94, 71.62 feet to the southwest corner of Lot 1, Certified Survey Map No. 4264;
thence South 89°28'36" East along the south line of said Lot 1, Certified Survey Map No. 4264, 679.92 feet to a point in the east line of said Lot 1, Certified Survey Map No. 2314;
thence South 00°31'04" West along the east line of said Lot 1, Certified Survey Map No. 2314, 232.00 feet to the point of beginning.
Containing 121,761 square feet, (2.80 acres), more or less.

THIS DESCRIPTION WAS PREPARED BY: GROTHMAN & ASSOCIATES, S.C.
JAMES R. GROTHMAN
Professional Land Surveyor, No. 1321
Dated: January 26, 2015
File No.: 1113-506

THIS DESCRIPTION WAS PREPARED FOR: Mr. Roy Budlong
Premier Bank
70 North Main Street
Fort Atkinson, WI 53538

Pg 2 of 2

additional info house - CAP

C2-C1

LEGAL DESCRIPTION

**Windsor Real Estate, LLC and First American Equity, LLC Property
Town of Windsor, Dane County, WI**

Lands To Be Re-zoned From C-2 To C-1:

(Land To Be Conveyed To Adjacent Land Owner of Lot 1, Certified Survey Map No. 2195)

Being a part of Lot 1, Certified Survey Map No. 2314 as recorded in Volume 9 of Certified Survey Maps, pages 161-162 as Document No. 1508289 located in part of the Southeast Quarter of the Southeast Quarter of Section 31, Town 9 North, Range 10 East, Town of Windsor, Dane County, Wisconsin, described as follows:

Commencing at the southeast corner of Section 31;
thence North 00°31'04" East along the east line of the Southeast Quarter of said Section 31, 486.88 feet;
thence North 89°19'06" West along the north right-of-way line of Lake Circle in the easterly extension thereof, 320.00 feet to the southeast corner of Lot 1, Certified Survey Map No. 2195;
thence North 00°31'04" East along the east line of said Lot 1, 305.00 feet to the ^{SE}northeast corner of said Lot 1, Certified Survey Map No. 2195;
thence North 89°30'35" West along the north line of said Lot 1, Certified Survey Map No. 2195 and the south line of Lot 1, Certified Survey Map No. 2314, 50.00 feet to the point of beginning;
thence continuing North 89°30'35" West along the north line of said Lot 1, Certified Survey Map No. 2195 and the south line of Lot 1, Certified Survey Map No. 2314, 302.00 feet;
thence North 43°25'09" East, 74.89 feet;
thence South 89°27'44" East, 251.02 feet
thence South 00°31'04" West, 54.63 feet to the point of beginning.
Containing 15,137 square feet, (0.35 acres), more or less.

THIS DESCRIPTION WAS PREPARED BY: GROTHMAN & ASSOCIATES, S.C.
JAMES R. GROTHMAN
Professional Land Surveyor, No. 1321
Dated: January 26, 2015
File No.: 1113-506

THIS DESCRIPTION WAS PREPARED FOR: Mr. Roy Budlong
Premier Bank
70 North Main Street
Fort Atkinson, WI 53538

Parcel Number -
068/0910-314-9920-1

Current

Summary Report

← Parcel
Parents

Parcel Summary		More +
Municipality Name	TOWN OF WINDSOR	
Parcel Description	LOT 2 CSM 2195 CS8/443&444 F/K/A PRT LOT...	
Owner Name	JIA H LLC	📍
Primary Address	4508 LAKE CIR	
Billing Address	1524 E RACINE ST JANESVILLE WI 53545	

Assessment Summary		More +
Assessment Year	2015	
Valuation Classification	G2	
Assessment Acres	0.600	
Land Value	\$123,800.00	
Improved Value	\$0.00	
Total Value	\$123,800.00	

Show Valuation Breakout

Zoning Information

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

Zoning	C-1 DCPREZ-0000-01709
--------	-----------------------

Zoning District Fact Sheets

Parcel Maps



DCiMap

Google Map

Bing Map

Tax Summary (2014) More +

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$123,800.00	\$0.00	\$123,800.00
Taxes:		\$2,501.31
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$2,501.31

District Information

Type	State Code	Description
REGULAR SCHOOL	1316	DEFOREST SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
METRO SEWERAGE	5150	MADISON METRO SEWER DIST
SANITARY	7280	WINDSOR SANITARY DIST 1
OTHER DISTRICT	34UD	WINDSOR UTILITY DIST 7

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
D	02/25/2014	5055431		

Show More ▼

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By Parcel Number: 0910-314-9920-1

By Owner Name: JIA H LLC

Document Types and their Abbreviations

Document Types and their Definitions



Type	State Code	Description
REGULAR SCHOOL	1316	DEFOREST SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
METRO SEWERAGE	5150	MADISON METRO SEWER DIST
SANITARY	7280	WINDSOR SANITARY DIST 1
OTHER DISTRICT	34UD	WINDSOR UTILITY DIST 7

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
D	02/25/2014	5055431		

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By Parcel Number: 0910-314-9920-1

By Owner Name: JIA H LLC

[Document Types and their Abbreviations](#)

[Document Types and their Definitions](#)



Address: 2100 Walnut Street, Suite 200, Madison, WI 53706
 Phone: 608/261-1000 | Fax: 608/261-1001
 Email: landinfo@dane.gov | www.dane.gov/landinfo

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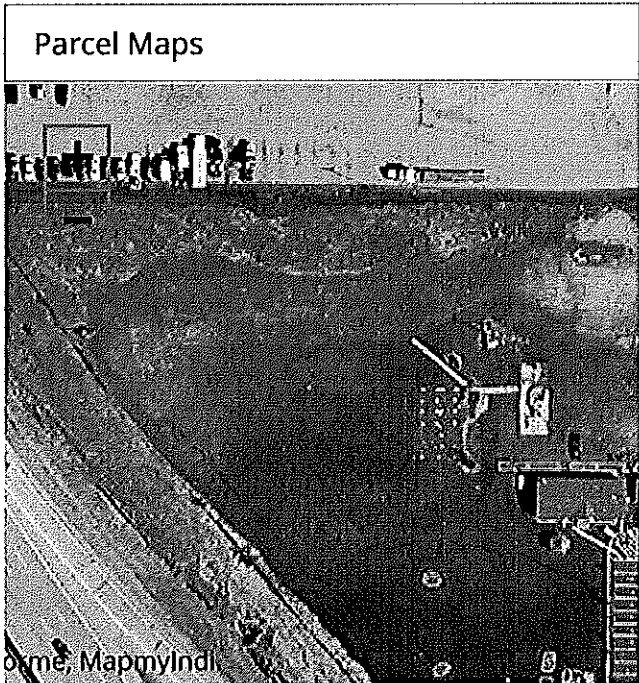
Parcel Number -
068/0910-314-9805-1

Current

Summary Report

← Parcel
Parents

Parcel Summary		More +
Municipality Name	TOWN OF WINDSOR	
Parcel Description	LOT 1 CSM 2314 CS9/161&162 DESCR AS SEC ...	
Owner Names	WINDSOR REAL ESTATE LLC FIRST AMERICAN EQUITY LLC	
Primary Address	No parcel address available.	
Billing Address	70 N MAIN ST FORT ATKINSON WI 53538	



Parcel Maps

DCiMap

Assessment Summary		More +
Assessment Year	2015	
Valuation Classification	G2	
Assessment Acres	3.100	
Land Value	\$141,000.00	
Improved Value	\$82,200.00	
Total Value	\$223,200.00	

Show Valuation Breakout

Zoning Information

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

Zoning
C-2 DCPREZ-0000-02125

Tax Summary (2014) More +

E-Statement E-Bill E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$141,000.00	\$82,200.00	\$223,200.00
Taxes:		\$4,509.63
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$72.68
Specials(+):		\$0.00
Amount:		\$4,436.95

District Information

Zoning District Fact Sheets

Type	State Code	Description
REGULAR SCHOOL	1316	DEFOREST SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
METRO SEWERAGE	5150	MADISON METRO SEWER DIST
SANITARY	7280	WINDSOR SANITARY DIST 1
OTHER DISTRICT	34UD	WINDSOR UTILITY DIST 7

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	12/27/2012	4944508		

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By Parcel Number: 0910-314-9805-1

By Owner Name: WINDSOR REAL ESTATE LLC

By Owner Name: FIRST AMERICAN EQUITY LLC

[Document Types and their Abbreviations](#)

[Document Types and their Definitions](#)