

# Dane County Conditional Use Permit Application


<b>Application Date</b>	<b>C.U.P Number</b>
08/18/2016	DCPCUP-2016-02360
<b>Public Hearing Date</b>	
10/25/2016	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME HAROLD W SPAHN	Phone with Area Code (608) 836-3948	AGENT NAME	Phone with Area Code
BILLING ADDRESS (Number, Street) 7285 COUNTY HIGHWAY K		ADDRESS (Number, Street)	
(City, State, Zip) MIDDLETON, WI 53562		(City, State, Zip)	
E-MAIL ADDRESS		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
4996 Enchanted Valley Road					
TOWNSHIP SPRINGFIELD	SECTION 31	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0808-312-0032-0		---		---	

CUP DESCRIPTION
Unlimited Livestock 3 - 16 acres

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.126(3)(p)	7.454

<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>Inspectors Initials</b>  SCW1	<b>SIGNATURE:(Owner or Agent)</b> 
		<b>PRINT NAME:</b> Harold W Spahn
		<b>DATE:</b> 8-19-16

\* cattle 80 max

manure Yes urgent plan



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

Conditional Use Application

Application Fee: \$486 Mineral Extraction: \$1136

Items required to be submitted with application:

- Written Legal Description of Conditional Use Permit boundaries
Scaled drawing of the property showing existing/proposed buildings, setback requirements, driveway, parking area, outside storage areas, location/type of exterior lighting, any natural features, and proposed signs.
Scaled map showing neighboring area land uses and zoning districts
Written operations plan describing the items listed below (additional items needed for mineral extraction sites)
Written statement on how the proposal meets the 6 standards of a Conditional Use

Owner: Harold Spahn
Address: 7285 County Hwy K Middleton
Phone: 836-3948

Parcel numbers affected: Lot 1 csm 13995
Town: of Springfield Section:
Property Address: 4996 Enchanted Valley Rd

Existing/ Proposed Zoning District: A-2

RECEIVED

Type of Activity proposed: Farming
Separate checklist for mineral extraction uses must be completed.

AUG 17 2016

- Hours of Operation
Number of employees
Anticipated customers
Outside storage
Outdoor activities
Outdoor lighting
Outside loudspeakers
Proposed signs
Trash removal
Six Standards of CUP (see back)

none of these apply not an operation that will have any of this

DANE COUNTY PLANNING & DEVELOPMENT

The statements provided are true and provide an accurate depiction of the proposed land use. I authorize that I am the owner or have permission to act on behalf of the owner of the property.
Submitted By: Date:



## Six Standards of a Conditional Use Permit

Provide an explanation on how the proposed land use will meet all six standards.

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

The farm has been in operation for 40+ years. We have not had any issues with the cattle getting out or with manure run off. We have put up a new fence around the property, we have 80 adjoining acres for the waste, we will reroof the shed this fall to make it look new.

2. The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.

With the continued use and farming practices we expect no change. Before this most recent complaint, we haven't had any violations farming the property in the last 40+ years.

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

We have not impeded any property in the past 40+ years we have not changed anything. Due to selling some property for development our zoning changed, we just want to continue farming until we can sell the remaining land and move the operation to a new site.

4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.

Have been working with Shawn Esser from Dane County Land and Water Resources Department. Seed down pasture and manage it to prevent run off. A new roof will be put on shed.

5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

This question does not apply, there is no traffic congestion do to it being a farm. We do have an existing driveway and a cattle pass that goes under the road to access the additional 80 acres we own.

6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

With the adjoining 80 acres and the continued agricultural practices along with working with Shawn Esser we will conform to all applicable regulation.





Zone X

Spring Blossom Ct

Enchanted Valley Rd

Autumn Pond Trl



## A-2 Agricultural District

Zoning district for agricultural and other rural uses – CH. 10-Zoning, Section 10.126

### Permitted Uses 10.126(2)

- o Agricultural uses
- o Accessory buildings
- o Single family home – one per parcel
- o Home occupations
- o Utility services

### Conditional Uses 10.126(3)

- o Unlimited livestock on 3 to 16 acres
- o Sale of agricultural and dairy products not produced on the premises
- o Kennels
- o Training of dogs at a dog kennel
- o Retail sales of pet food, pet supplies and related items at a kennel
- o Horse boarding and riding stables
- o Horse shows / events
- o Training of horses at a horse boarding facility
- o Hay and sleigh rides
- o Retail sales of bridles, saddles, grooming supplies and related items at a horse boarding or riding stable
- o Native wildlife rehabilitation facilities
- o Seasonal storage of recreational equipment and motor vehicles (not owner's or occupant's)
- o Dependency living arrangements
- o Limited family businesses
- o Airports & landing strips
- o Communications towers
- o Religious uses
- o Schools
- o Governmental uses
- o Cemeteries
- o Parking or storage of not more than two trucks, semi-tractors, or semi-trailers with gross vehicle weight over 12,000 pounds
- o Mineral extraction operations
- o Asphalt plants
- o Ready mix concrete plants
- o Dumping Grounds
- o Sanitary landfill sites
- o Demolition material disposal sites
- o Incinerator sites
- o Salvage recycling centers
- o Solid waste recycling centers
- o Storage of explosive materials
- o Sanitary plumbing fixtures in agricultural accessory buildings on parcels over 5 acres

### Setbacks and Height requirements for Structures 10.126

**Front setback for all structures** from Highway centerline / right-of-way line (whichever is greater)

State or Federal Highway: 100/42 feet minimum

County Highway: 75/42 feet minimum

Town Road: 63/30 feet minimum

Subdivision streets platted prior to ordinance: 20 feet minimum

All other streets: 30 feet minimum from right-of-way

#### **Maximum Height:**

Residences: 2½ stories or 35 feet maximum

Accessory buildings: 35 feet maximum

Agricultural buildings: No height requirements

**Side yard for residences:** 25 feet total, with no single side less than 10 feet minimum

**Rear yard for residences:** 50 feet minimum

**For uncovered decks/porches:** 38 feet minimum

**Setbacks for accessory buildings not housing livestock:** Minimum 10-foot side and rear yards

**Setbacks for agricultural buildings with livestock:**

Minimum 50-foot side & rear yards

Note: 100-foot side and rear yard requirement when adjacent to R- district parcels

### Minimum Lot Area and Width 10.126(5)

A-2 (1): 1 acre

A-2 (2): 2 acres

A-2 (4): 4 acres

A-2 (8): 8 acres

A-2: 16 acres

**Residential lots:**

**Public Sewer:** 100 feet at building line and 15,000 sq.ft.

**Septic System:** 100 feet at building line and 20,000 sq.ft.

**Salvage recycling centers:** 3 acres minimum

### Maximum Lot Coverage all buildings and structures

**Parcels less than 2 acres:** 30% maximum or 35% for corner lots **On parcels 2 acres and larger:** 10%

## A-2 Agricultural District

Zoning district for agricultural and other rural uses – CH. 10-Zoning, Section 10.126

### **Accessory Buildings** 10.04(1); 10.126(4); 10.16(6); 12.06(1)

- An agricultural accessory building may be constructed on property without a principal residence.
- Sanitary fixtures are prohibited in accessory buildings, except as permitted through a conditional use permit for specific agricultural accessory buildings.
- No living spaces are allowed in accessory buildings.
- Reduced setbacks may be used for residential accessory buildings on lots. The buildings must be located in the rear yard and must be at least 10 feet away from the principal building.
  - Minimum 4-foot side yard and rear yard setbacks on lots 60 feet or more in width
  - Minimum 2.5-foot side yard and rear yard setbacks on lots less than 60 feet in width

**NOTE:** A Zoning Permit is required for every building larger than 120 square feet in size. Zoning Permits are not required for accessory buildings equal to or less than 120 square feet on non-permanent foundations, provided they meet setback, height, and lot coverage requirements.

### **Livestock** 10.126(5); 10.01(3)

- Livestock is not permitted on parcels less than 2 acres.
- Parcels 2 to 16 acres: Livestock is limited to 1 animal unit per full acre.
- Parcels more than 16 acres: No limit on livestock.



**Parcel Number - 056/0808-312-0032-0****Current**[← Parcel Parents](#)**Summary Report**

<b>Parcel Summary</b>		<b>More +</b>
Municipality Name	TOWN OF SPRINGFIELD	
Parcel Description	LOT 1 CSM 13995 CS93/241&243-6/22/2015 F...	
Owner Names	HAROLD W SPAHN BETTY SPAHN	
Primary Address	4996 ENCHANTED VALLEY RD	
Billing Address	7285 COUNTY HIGHWAY K MIDDLETON WI 53562	

<b>Assessment Summary</b>		<b>More +</b>
<b>Assessment Year</b>	<b>2016</b>	
Valuation Classification	G4 G5 G7	
Assessment Acres	7.454	
Land Value	\$116,100.00	
Improved Value	\$122,500.00	
Total Value	\$238,600.00	

Show Valuation Breakout

**Open Book**

Open Book dates have passed for the year

Starts: ~~04/20/2016~~ ~~03:00 PM~~

Ends: ~~04/20/2016~~ ~~05:00 PM~~

[About Open Book](#)

**Board Of Review**

Board of Review dates have passed for the year

Starts: ~~05/11/2016~~ ~~06:00 PM~~

Ends: ~~05/11/2016~~ ~~08:00 PM~~

[About Board Of Review](#)

Show Assessment Contact Information ▼

**Zoning Information**

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

**Zoning**

A-2(4) 0.77 Acres DCPREZ-2014-10779

A-2(4) DCPREZ-0000-09638

[Zoning District Fact Sheets](#)



## Parcel Maps



DCiMap

Google Map

Bing Map

## Tax Summary (2015)

More +

No current year tax information available.

## District Information

Type	State Code	Description
REGULAR SCHOOL	3549	MID-CR PLAINS SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	28E1	EMS CROSS PLAINS
OTHER DISTRICT	28MI	MIDDLETON FIRE

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	10/16/2015	5191313		

Show More ▼

## DocLink

DocLink is a feature that connects this property to recorded documents. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. Click here for instructions.

By Parcel Number: 0808-312-0032-0

By Owner Name: HAROLD W SPAHN

By Owner Name: BETTY SPAHN

[Document Types and their Abbreviations](#)

[Document Types and their Definitions](#)



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Dane County Land Information Council

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210 Martin Luther King Jr. Blvd

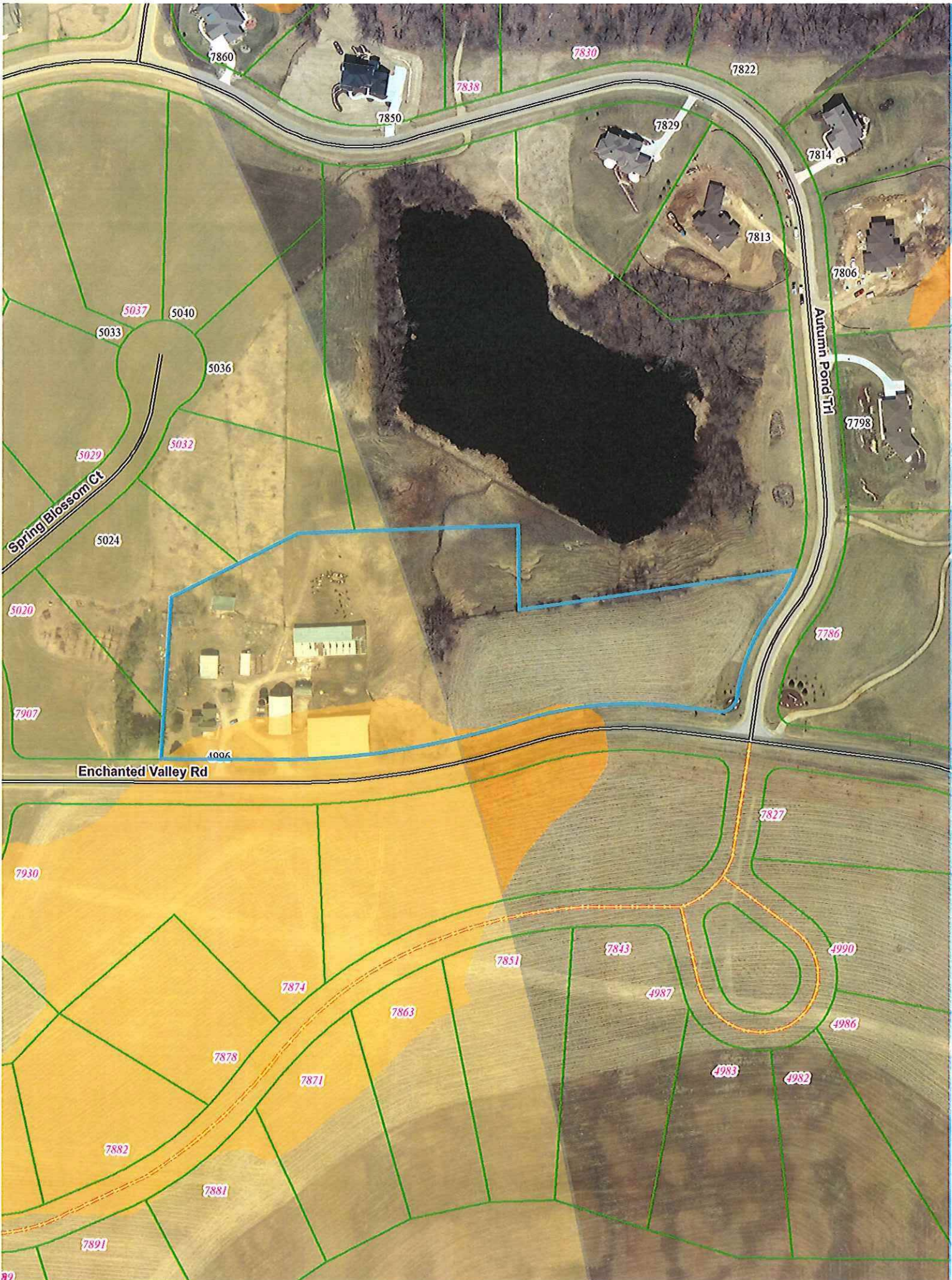
City-County Bldg. Room 116

Madison, WI 53703



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There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stat., as provided by s. 236.12, Wis. Stat.  
Certified *Janet L. Power* 1/28/08  
Janet L. Power  
Department of Administration

**PAULSON & ASSOCIATES, LLC**  
LAND SURVEYING & ENGINEERING  
DOKESHOT, WI  
605-846-2523  
www.PaulsonAssociates.com

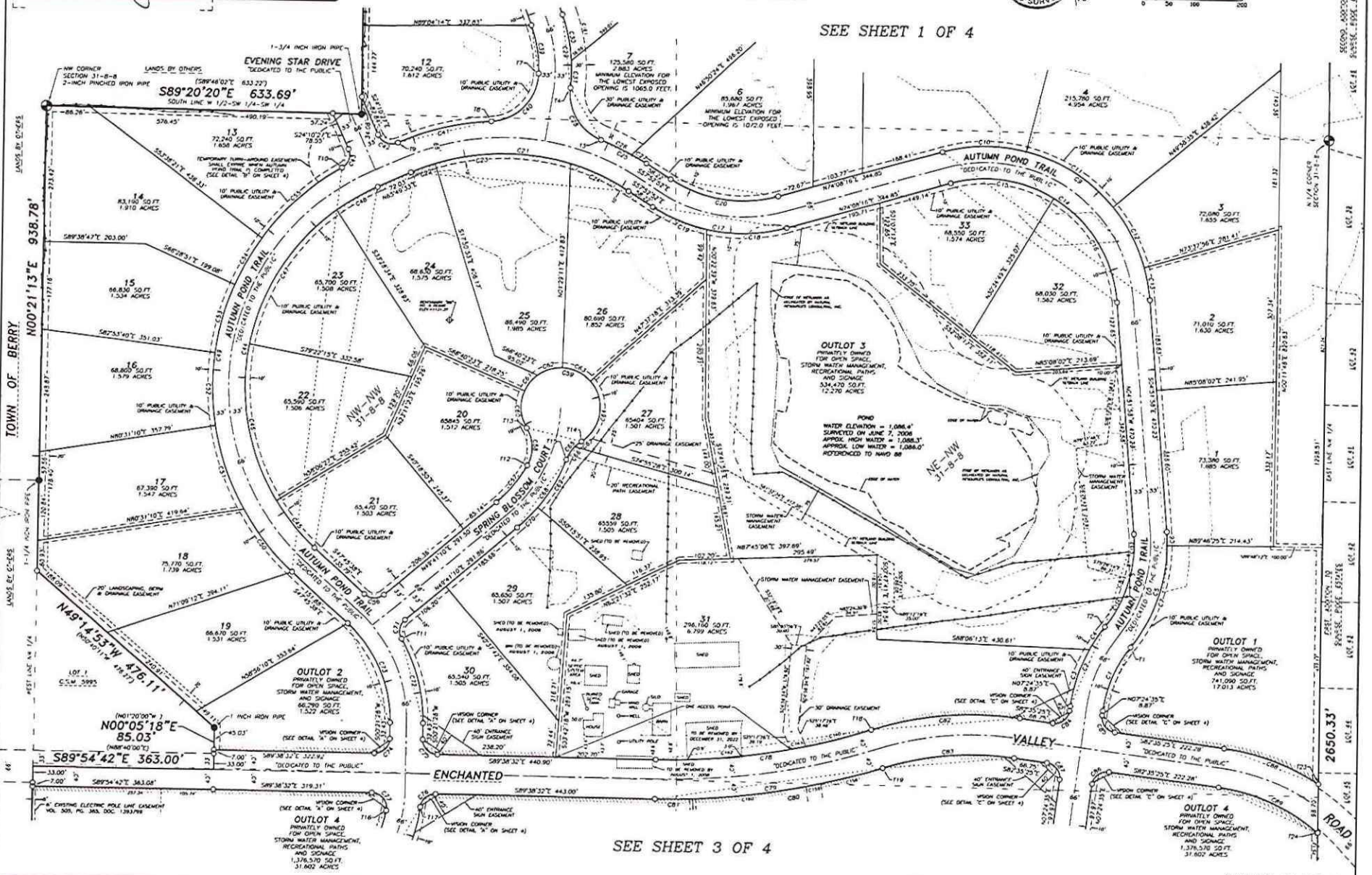


# AUTUMN POND

LOCATED IN THE SE 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SW 1/4 OF SECTION 30 AND THE NE 1/4 OF THE NW 1/4, THE SW 1/4 OF THE NW 1/4, THE SE 1/4 OF THE NW 1/4 AND A PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 31, TOWN 8 NORTH, RANGE 8 EAST, TOWN OF SPRINGFIELD, DANE COUNTY, WISCONSIN.



SEE SHEET 1 OF 4



SEE SHEET 3 OF 4







There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by a 236.12, Wis. Stats. Certified *Remich Polyan* Department of Administration



# AUTUMN POND

LOCATED IN THE SE 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SW 1/4 OF SECTION 30 AND THE NE 1/4 OF THE NW 1/4, THE SW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF THE NW 1/4 AND A PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 31, TOWN OF SPRINGFIELD, DANE COUNTY, WISCONSIN.

### CURVE DATA TABLE

Table with columns: CURVE, LOF, CENTRAL ANGLE, RADIUS, CHORD BEARING, CHORD LENGTH, ARC LENGTH. Contains 100 rows of curve data.

### CURVE DATA TABLE, CONTINUED

Continuation of the Curve Data Table with columns: CURVE, LOF, CENTRAL ANGLE, RADIUS, CHORD BEARING, CHORD LENGTH, ARC LENGTH. Contains 100 rows of curve data.

### OWNERS CERTIFICATION OF DEDICATION

As owners we hereby certify that I have caused the land described on this plat to be surveyed, divided, dedicated and mapped as represented on this plat. I also certify that this plat is required by S. 236.10 or 236.12 to be admitted to the following for approval or objection:

- 1) TOWN OF SPRINGFIELD
2) VILLAGE OF CROSS PLAINS
3) DANE COUNTY ZONING & LAND REGULATION COMMITTEE
4) DEPARTMENT OF ADMINISTRATION

Dated this 1 day of February, 2008. Harold W. Spahn, Betty Spahn, Mary Spahn



STATE OF WISCONSIN COUNTY OF DANE

Signed before me on this 1 day of February, 2008, by Harold W. Spahn and Betty Spahn to me known to be the persons who executed the foregoing instrument and acknowledged the same.

### OWNERS CERTIFICATION OF DEDICATION

As owner I hereby certify that I have caused the land described on this plat to be surveyed, divided, dedicated and mapped as represented on this plat. I also certify that this plat is required by S. 236.10 or 236.12 to be admitted to the following for approval or objection:

- 1) TOWN OF SPRINGFIELD
2) VILLAGE OF CROSS PLAINS
3) DANE COUNTY ZONING & LAND REGULATION COMMITTEE
4) DEPARTMENT OF ADMINISTRATION

Dated this 1 day of February, 2008. Joseph J. Goveas, President



STATE OF WISCONSIN COUNTY OF DANE

Signed before me on this 1 day of February, 2008, by Joseph J. Goveas to me known to be the persons who executed the foregoing instrument and acknowledged the same.

### CONSENT OF MORTGAGEE

We, Harold W. Spahn and Betty Spahn, as mortgagor of the above described lands known as AUTUMN POND, do hereby consent to the surveying, dividing, mapping, and dedication of the land described on this map, and I do hereby consent to the above certificate of Joseph C. Kuhn as President of Small Development Corporation.

2-1-08 Harold W. Spahn, Betty Spahn



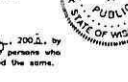
STATE OF WISCONSIN COUNTY OF DANE

Signed before me on this 1 day of February, 2008, by Harold W. Spahn and Betty Spahn to me known to be the persons who executed the foregoing instrument and acknowledged the same.

### CONSENT OF MORTGAGEE

We, Joseph J. Goveas, as representative of State Bank of Cross Plains, as mortgagee of the above described lands known as AUTUMN POND, do hereby consent to the surveying, dividing, mapping, and dedication of the land described on this map, and I do hereby consent to the above certificate of Joseph C. Kuhn as President of Small Development Corporation.

2-1-08 Joseph J. Goveas



STATE OF WISCONSIN COUNTY OF DANE

Signed before me on this 1 day of February, 2008, by Joseph J. Goveas to me known to be the persons who executed the foregoing instrument and acknowledged the same.

### CERTIFICATE OF THE DANE COUNTY ZONING AND LAND REGULATION COMMITTEE

This Plat of AUTUMN POND has been approved by the DANE COUNTY ZONING AND LAND REGULATION COMMITTEE on the 11 day of February, 2008.

### CERTIFICATE OF TOWN TREASURER

STATE OF WISCONSIN DANE COUNTY I, David M. Goveas, being duly qualified and acting Town Treasurer of the Town of Springfield, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of 2/1/08 on any of the land included in the plat of AUTUMN POND.

Dated: 2-20-08 David M. Goveas Town of Springfield Treasurer

### TOWN BOARD RESOLUTION

It is resolved, that AUTUMN POND subdivision in the Town of Springfield, owned by Harold W. Spahn, Betty Spahn and Small Development Corporation is hereby approved by the Springfield Town Board and the public highway right-of-way dedication herein is approved and accepted.

Dated: 2-20-08 Donald A. Hoffman Town of Springfield, Chair

### STATE OF WISCONSIN DANE COUNTY

I, David M. Goveas, being duly elected, qualified and acting clerk of the Town of Springfield, do hereby certify that the Town Board of the Town of Springfield passed Resolution Number 2008-0277 on 2/20/08, 2008, authorizing me to issue a certificate of approval of the first plat of AUTUMN POND, owned by Harold W. Spahn, Betty Spahn and Small Development Corporation, upon satisfaction of certain conditions, and I do hereby certify that all conditions were satisfied and the APPROVAL WAS GRANTED AND EFFECTIVE ON THE 20th day of Feb. 2008.

Dated: 2-20-08 David M. Goveas Town of Springfield Clerk

### VILLAGE APPROVAL CERTIFICATE

It is resolved, that AUTUMN POND subdivision in the Town of Springfield, owned by Harold W. Spahn, Betty Spahn and Small Development Corporation is hereby approved for recording by Village of Cross Plains Board action dated 2/20, 2008, as resolution no. 418.

Dated: 2-20-08 Janet K. Klock Village of Cross Plains Clerk

### CERTIFICATE OF COUNTY REGISTER OF DEEDS

Required for records this day of May, 2008 at 8:25 o'clock a.m., recorded in Volume 59-0513 of Maps on Page 249-252 as Document No. 4422493

2/1/08 David M. Goveas, Dane County Register of Deeds & Deputy

### CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN DANE COUNTY I, David M. Goveas, being duly elected, qualified and acting Treasurer of the County of Dane, do hereby certify that the records in my office show no unrecorded taxes and no unpaid taxes or special assessments as of 2/1/08 on any of the lands included in AUTUMN POND.

Dated: 2/1/08 David M. Goveas Dane County Treasurer

2-1-08 David M. Goveas

### STATE OF WISCONSIN COUNTY OF DANE

Signed before me on this 1 day of February, 2008, by David M. Goveas to me known to be the persons who executed the foregoing instrument and acknowledged the same.

### CONSENT OF MORTGAGEE

We, Joseph J. Goveas, as representative of State Bank of Cross Plains, as mortgagee of the above described lands known as AUTUMN POND, do hereby consent to the surveying, dividing, mapping, and dedication of the land described on this map, and I do hereby consent to the above certificate of Joseph C. Kuhn as President of Small Development Corporation.

2-1-08 Joseph J. Goveas

### STATE OF WISCONSIN COUNTY OF DANE

Signed before me on this 1 day of February, 2008, by Joseph J. Goveas to me known to be the persons who executed the foregoing instrument and acknowledged the same.

### CERTIFICATE OF THE DANE COUNTY ZONING AND LAND REGULATION COMMITTEE

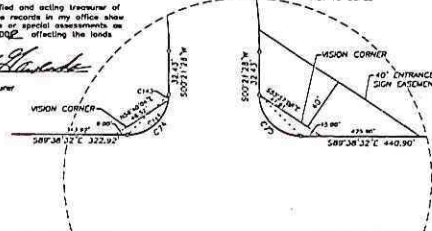
This Plat of AUTUMN POND has been approved by the DANE COUNTY ZONING AND LAND REGULATION COMMITTEE on the 11 day of February, 2008.



### TANGENT BEARING TABLE

Table with columns: TANGENT POINT, BEARING. Lists bearings for various points from T1 to T24.

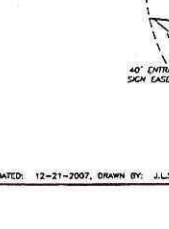
### DETAIL "A" NOT TO SCALE



### DETAIL "B" NOT TO SCALE



### DETAIL "C" NOT TO SCALE





the residence district has been created for an existing farm residence or by separating a farm residence from a farm property and the separated parcel has been rezoned to a residence district after or at the time of the division.

(11) *General provisions applicable to the A-1 Exclusive Agriculture District.* In addition to the conditions provided for in sections 10.16(1) through (6a) the following additional conditions shall apply:

(a) Any lot or parcel shown in a preliminary subdivision plat or a certified survey map which was received for review by the agency prior to the effective date of A-1 Exclusive Agriculture zoning, was approved and recorded, shall have the same status as pre-existing lots as defined in section 10.16(3)(a).

(b) Residential and residential accessory buildings on parcels of less than 2 acres in the A-1 Exclusive Agriculture District shall comply with the standards of section 10.05(3).

(c) Any residential building or its accessory building that is located on a substandard parcel as defined herein and which is destroyed by fire, explosion, act of God or act of public enemy may be rebuilt provided the locational requirements of the R-1 Residence District are complied with.

(d) The provisions of section 10.16(1)(b)1. pertaining to real estate offices do not apply to lands in this district.

(12) *Rezoning of land in the A-1 Exclusive Agriculture District.* No land in the Exclusive Agriculture District shall be rezoned except in accordance with s. 91.48, Wis. Stats.

[History: 10.123 am., OA 9, 1993-94, pub. 04/20/94; (3)(L) cr., OA 8, 1994-95, pub. 09/02/94; (intro.), (7)(b), (8)(b) and (9)(b) and (c) am. and (2)(bm) cr., OA 16, 1996-97, pub. 01/16/97; (3)(g) am., OA 16, 1997-98, pub. 03/03/98; (1)(a) and (b) and (2)(bm) am., and (9)(f) and (10) cr., OA 3, 2000-01, pub. 10/19/00; (2)(b) and (h), (3) and (5) am., Sub. 1 to OA 31, 2001-02, pub. 09/04/02, eff. 09/05/02; reference to "Agriculture District (Exclusive)" changed to "Exclusive Agriculture District", Sub. 1 to OA 31, 2001-02, pub. 09/04/02, eff. 09/05/02; (2)(j), (k) and (L) and (3)(m) cr., Sub. 1 to OA 18, 2004-05, pub. 04/11/05; (2)(b) and (e), (3)(b) am., (3)(bm) and (br), (11) cr., (2)(bm) and (c) rescinded, Sub. 1 to OA 21, 2009-10, pub. 02/19/10; (2)(f) am. and (3)(n) cr., Sub. 1 to OA 37, 2010-11, pub. 06/23/11; (3)(L) and (4)(b) am., OA 4, 2011-12, pub. 08/01/11; (1)-(11) am., (12) cr., OA 12, 2012-13, pub. 12/18/12; (2)(b) am. and renum., (3)(e) and (f) am., 2015 OA-16, pub. 12/04/15.]

**10.126 A-2 AGRICULTURE DISTRICT.** (1) *Statement of purpose.* The purpose of the A-2 Agriculture District is to provide for low density land uses compatible with agricultural and other rural uses and to accommodate agricultural uses on parcels of less than 35 acres.

- (2) *Permitted uses.* (a) Agricultural uses.
- (b) Single family detached residences.
- (c) Utility services.
- (d) Home occupations as defined in s. 10.01(25).

(e) Accessory buildings.  
1. Accessory buildings include private garages and buildings clearly incidental to a permitted use of the premises. Such buildings shall not be used for residential purposes. The building shall not be used for the storage of goods or merchandise considered to be a dealer's inventory or for storage of machinery or equipment used off of the premises for other than agricultural purposes.

2. Accessory buildings may be built on parcels of land in the A-2 Agriculture District without the necessity of there being a residence on the property.

(3) *Conditional uses permitted in the A-2 Agriculture District.*

(a) Mineral extraction operations, asphalt plants, ready mix concrete plants.

1. Applications for mineral extraction operations require a description of the operation, a site plan and a reclamation plan, as provided for under section 10.191.

(b) Communication towers.

(c) Dumping grounds, sanitary landfill sites, demolition material disposal sites and incinerator sites shall also comply with section 60.72 of the Wis. Stats. and shall meet the minimum standards as adopted by the State Department of Natural Resources.

(d) Cemeteries.

(e) Airports, landing strips or landing fields together with accessory structures.

(f) Religious uses.

(g) Salvage recycling centers.

(h) Solid waste recycling centers.

(i) Dependency living arrangements.

(j) Governmental uses.

(k) Native wildlife rehabilitation facilities.

(L) Parking or storage of not more than two trucks, semi-tractors or semi-trailers which have a gross vehicle weight of over 12,000 lbs.

(m) Limited family businesses subject to s. 10.192.

(n) Schools.

(o) Kennels, horse boarding stables, riding stables, hay and sleigh rides, horse shows and similar events.

(p) Unlimited livestock on 3 to 16 acres.

(q) Sale of agricultural and dairy products not produced on the premises and incidental sale of pop and candy.



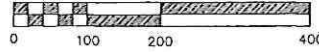
# DANE COUNTY CERTIFIED SURVEY MAP NO. 13995

BEING OUTLOT 3 & LOT 31, AUTUMN POND, LOCATED IN THE NE 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE NW 1/4, SECTION 31, T8N, R8E, TOWN OF SPRINGFIELD, DANE COUNTY, WISCONSIN

DOCUMENT NUMBER 5161713

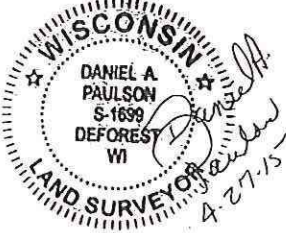
SCALE

1" = 200'



### BASIS OF BEARINGS

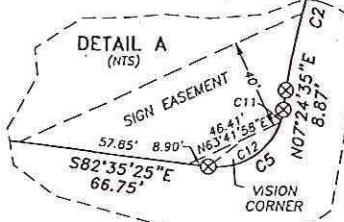
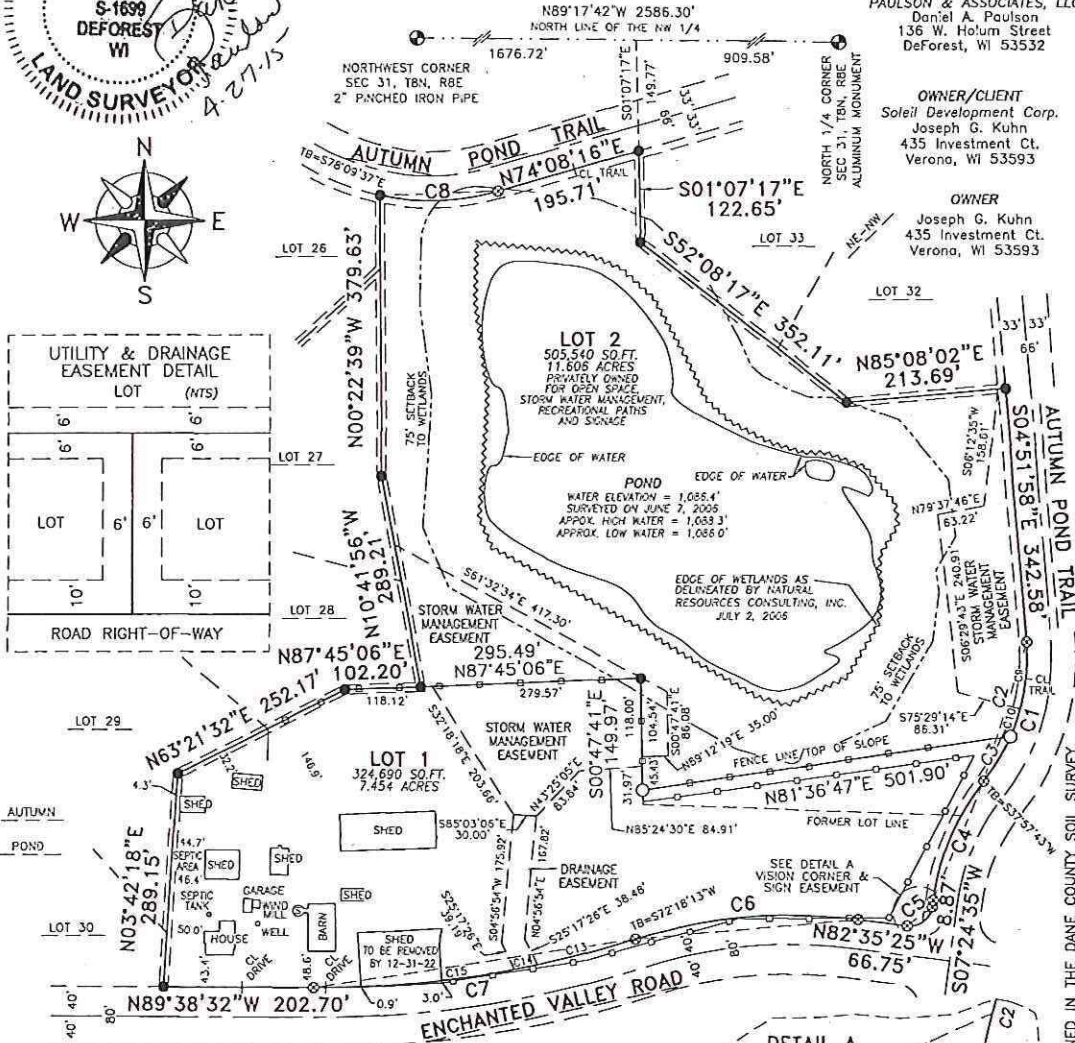
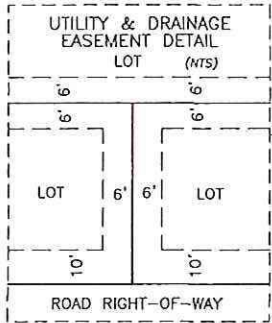
THE NORTH LINE OF THE NW 1/4 IS RECORDED TO BEAR N89°16'51"W.



**SURVEYOR**  
PAULSON & ASSOCIATES, LLC  
Daniel A. Paulson  
136 W. Holm Street  
DeForest, WI 53532

**OWNER/CLIENT**  
Soleil Development Corp.  
Joseph G. Kuhn  
435 Investment Ct.  
Verona, WI 53593

**OWNER**  
Joseph G. Kuhn  
435 Investment Ct.  
Verona, WI 53593



CURVE	LOT	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	-	42°49'41"	267.00	S16°32'52.5"W	194.97	199.58
C2	LOT 2	27°39'42"	267.00	S08°57'54"W	127.66	128.90
C3	LOT 1	15°09'59"	267.00	S30°22'43.5"W	70.47	70.68
C4	LOT 1	30°33'08"	333.00	S22°41'09"W	175.47	177.57
C5	LOT 1	90°00'00"	30.00	S52°24'35"W	42.43	47.12
C6	LOT 1	25°06'22"	695.45	S84°51'24"W	302.30	304.73
C7	LOT 1	18°03'15"	1392.69	S81°19'50.5"W	437.03	438.84
C8	LOT 2	27°42'07"	333.00	S87°59'19.5"W	159.44	161.00
C9	LOT 2	19°22'44"	267.00	S04°49'24"W	89.88	90.31
C10	LOT 2	08°16'58"	267.00	S18°39'15"W	38.57	38.60
C11	LOT 1	08°07'56"	30.00	S11°28'33"W	4.25	4.25
C12	LOT 1	81°52'04"	30.00	S56°28'33"W	39.31	42.86
C13	LOT 1	05°37'06"	1392.69	S75°06'46"W	136.51	136.56
C14	LOT 1	01°16'16"	1392.69	S78°33'27"W	30.90	30.90
C15	LOT 1	11°09'53"	1392.69	S84°46'31.5"W	270.95	271.38

### LEGEND

- ⊙ DANE COUNTY SECTION CORNER (FOUND AS NOTED)
- 3/4" X 24" ROUND IRON RE-BAR WEIGHING 1.50 LBS/LF (SET)
- 3/4" IRON RE-BAR (FOUND)
- ⊗ 1-1/4" IRON RE-BAR (FOUND)
- PASTURE FENCE (UNLESS NOTED)

NOTE: REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.

**SURVEYOR'S CERTIFICATE**

I, Daniel A Paulson, Professional Land Surveyor **DO HEREBY CERTIFY** that by the direction of Joseph G. Kuhn, representative of Soleil Development Corp., I have surveyed, monumented, and mapped Outlot 3 and Lot 31, Autumn Pond, located in the NE 1/4 of the NW 1/4 and the NW 1/4 of the NW 1/4 of Section 31, Town 8 North, Range 8 East, Town of Springfield, Dane County, Wisconsin.

Containing 830,230 square feet, 19.060 acres.  
Subject to all recorded and unrecorded easements.

I do hereby certify that to the best of my knowledge and belief this survey is a correct representation of the boundaries of land surveyed and the division of that land and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes, Chapter 75.17 of Dane County Subdivision Ordinance and the Town of Springfield Code of Ordinances in surveying and mapping the same.

Daniel A. Paulson

Daniel A. Paulson PLS-1699

4-27-15

Date:



**TOWN OF SPRINGFIELD APPROVAL CERTIFICATE**

Approved for recording by the Springfield Town Board this 19<sup>th</sup> day of February, 2015.

David Hoff

Authorized Representative  
Springfield Town Board

**VILLAGE OF CROSS PLAINS APPROVAL CERTIFICATE**

Approved for recording by the Cross Plains Village Board this 6 day of MAY, 2015.

Patrick Anderson

Authorized Representative  
Cross Plains Village Board

**DANE COUNTY APPROVAL CERTIFICATE**

Approved for recording by the Dane County Zoning and Land Regulation Committee.

JUNE 22, 2015

Date:

Daniel Eason

# 9715

Authorized Representative

**CERTIFICATE OF THE DANE COUNTY REGISTER OF DEEDS**

Received for recording this 22<sup>nd</sup> day of June, 2015, at 11:33 o'clock A. M. and recorded in Volume 93 of Certified Survey Maps of Dane County, Pages 241-243.

DOCUMENT NO. 5161713

Kristi Chlebawski by,  
Cherylann Meyer, Deputy

Dane County Register of Deeds



**OWNERS CERTIFICATE**

I, Joseph G. Kuhn, as representative of Soleil Development Corp., Harold W. and Betty Spahn as owners, do hereby certify that I caused the land described to be surveyed and mapped, as represented on the map. I also certify that this certified survey map is required by S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

Joseph G. Kuhn  
Joseph G. Kuhn

5/04/15  
Date

Harold W. Spahn  
Harold W. Spahn

5-22-15  
Date

Betty Spahn  
Betty Spahn

5-22-15  
Date

STATE OF WISCONSIN)  
Dane COUNTY) SS

Personally came before me this 4<sup>th</sup> day of May, 2015, the above Joseph G. Kuhn to me known to be the person who executed the foregoing instrument and acknowledged the same.

Jan Barman  
Notary Public Jan Barman, Wisconsin  
My commission expires: 4-26-2019

STATE OF WISCONSIN)  
DANE COUNTY) SS

Personally came before me this 22 day of MAY, 2015, the above Harold W. & Betty Spahn to me known to be the person who executed the foregoing instrument and acknowledged the same.

Christa Moretto  
Notary Public Dane Co, Wisconsin  
My commission expires: 15 perm

**CONSENT OF MORTGAGEE**

I, Kevin J. Mahoney representative of State Bank & Trust Co, as mortgagee of the above described land, do hereby consent to the surveying and mapping of the land described on this map.

Dated this 15<sup>th</sup> day of May, 2015.

Kevin J. Mahoney  
Authorized Representative

STATE OF WISCONSIN)  
Dane COUNTY) SS

Personally came before me this 15<sup>th</sup> day of May, 2015, the above Kevin J. Mahoney to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Tonia R. Gilbertson  
Notary Public Dane, Wisconsin  
My commission expires: June 29, 2018

