



# Dane County Planning & Development

## Land Division Review

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August 18, 2015

Steve Tadevich  
2775 Osmundsen Rd.  
Fitchburg, WI 53711

Re: Parcel status determination (Watts)  
Town of Dunn, Section 18

Dear Mr. Tadevich,

I have reviewed both parcels and the parcel, described as 0610-183-8720-0 was properly created as a separate legal entity prior to the effective date of the Dane County Land Division Regulations. However, parcel #0610-183-8700-4 was separated from a larger tract of land after the Dane County land division regulations.

Therefore, in order for parcel 0610-183-8700-4 to be in compliance, this parcel will need to be combined with the parcel to the south by a Certified Survey Map. In addition, a change in zoning classification will be required. The timeline of title history is attached below and specific dates as to when Dane County required Certified Survey Maps is outlined as well

Please contact myself if you have any questions with this letter.

Sincerely,

Daniel Everson  
Assistant Zoning Administrator  
267.1541

CC:  
Clerk, Town of Dunn  
Senior Planner – Majid Allan

## Public Search and history of parcels

- Land Division Regulations – Effective May 1, 1970, Certified Survey Map required for parcels of 5 acres or less.
- Land Division Regulations – Effective December 4, 1974, Certified Survey Map required for parcels of 15 acres or less.
- Town of Dunn adopted A-1EX Zoning on June 7, 1978.
- Current Zoning of the subject parcels is A-1EX (agricultural)

0610-183-8720-0

Document # 1371583 – *Warranty Deed*

Grantor – Halvor Garos

Grantee – Mary Watts Sondern

*Recorded – July 16, 1973*

0610-183-8700-4

Document # 1928097 – *Quit Claim Deed*

Grantor – Alice Watts Garos

Grantee – Mary Sondern

*Recorded – April 2, 1986*

0610-183-8700-4 and 0610-183-8720-0

Document # 2193051 – *Quit Claim Deed*

Grantor – Mary Sondern (Watts) and Clarence Sondern

Grantee – Merrill Lynch Trust Co.

*Recorded – April 9, 1990*

0610-183-8700-4 and 0610-183-8720-0

Document # 2818579 – *Quit Claim Deed*

Grantor – Merrill Lynch Trust Co.

Grantee – Mary Sondern (Watts) and Clarence Sondern

*Recorded – December 11, 1996*

0610-183-8700-4

Document # 2914876 – *Quit Claim Deed*

Grantor – Aree Watts, trustee of the Mary Watts Sondern trust

Grantee – Aree Watts

*Recorded – December 11, 1997*

0610-183-8720-0

Document # 2914878 – *Quit Claim Deed*

Grantor – Aree Watts, trustee of the Mary Watts Sondern trust

Grantee – Aree Watts

*Recorded – December 11, 1997*

0610-183-8700-4 and 0610-183-8720-0

Document # 4659653 – *Quit Claim Deed*

Grantor – Aree Watts

Grantee – Raney 2450, LLC

*Recorded – June 1, 2010*