

Dane County Conditional Use Permit Application

| | |
|----------------------------|---------------------|
| Application Date | C.U.P Number |
| 12/19/2025 | DCPCUP-2025-02695 |
| Public Hearing Date | |
| 02/24/2026 | |

| OWNER INFORMATION | | AGENT INFORMATION | |
|---|--|--|----------------------|
| OWNER NAME VALORIE AND JOEL NYEHUIS | Phone with Area Code (262) 949-2669 | AGENT NAME <input type="checkbox"/> | Phone with Area Code |
| BILLING ADDRESS (Number, Street) 3857 W JARGO RD | | ADDRESS (Number, Street) <input type="checkbox"/> | |
| (City, State, Zip) DEERFIELD, WI 53531 | | (City, State, Zip) | |
| E-MAIL ADDRESS | | E-MAIL ADDRESS | |

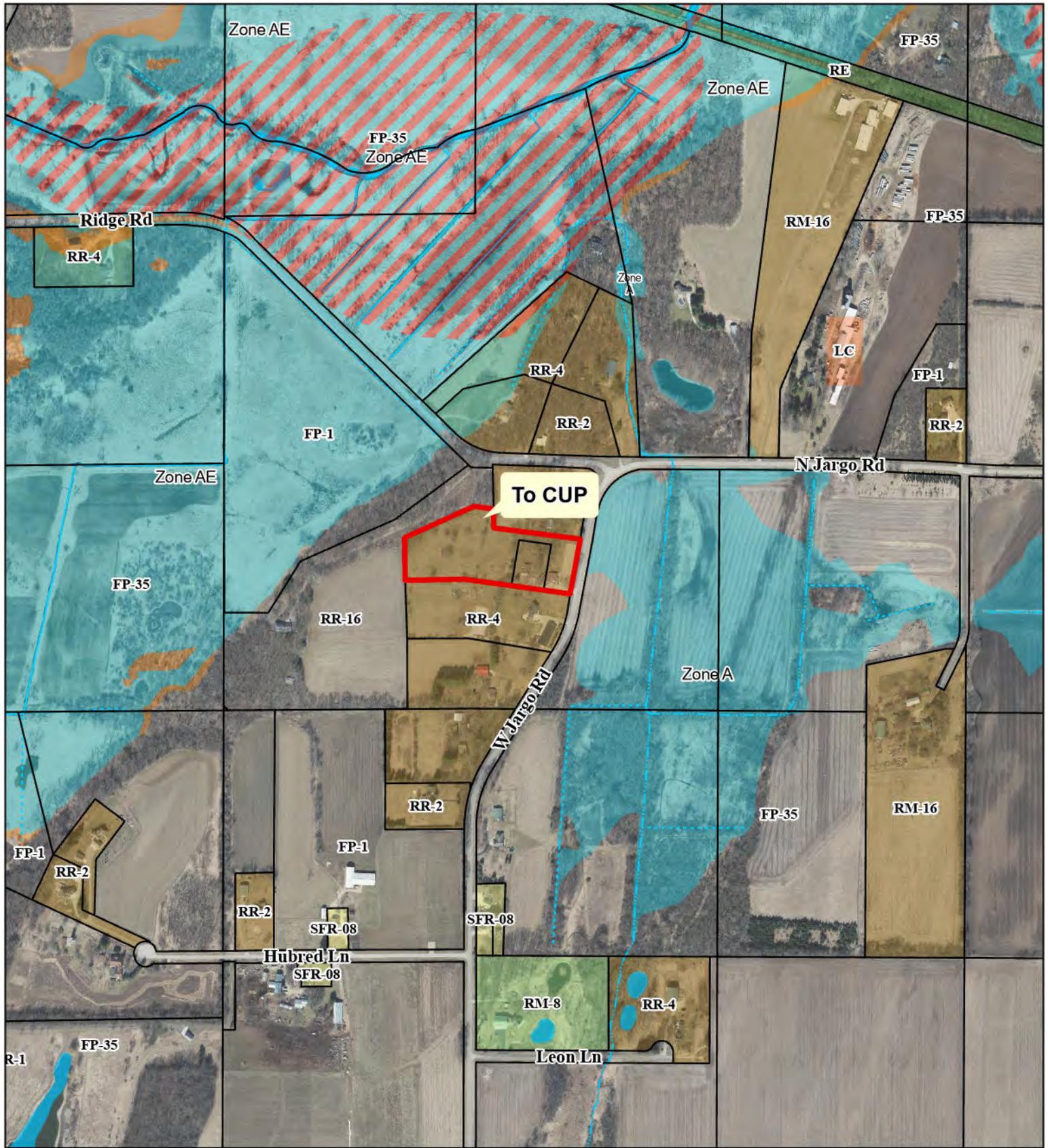
| ADDRESS/LOCATION 1 | | ADDRESS/LOCATION 2 | | ADDRESS/LOCATION 3 | |
|----------------------------|---------------|----------------------------|---------|----------------------------|---------|
| ADDRESS OR LOCATION OF CUP | | ADDRESS OR LOCATION OF CUP | | ADDRESS OR LOCATION OF CUP | |
| 3857 W. Jargo Rd. | | | | - | |
| TOWNSHIP COTTAGE GROVE | SECTION 24 | TOWNSHIP | SECTION | TOWNSHIP | SECTION |
| PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | |
| 0711-242-9160-0 | | --- | | 0711-242-9175-3 | |

| CUP DESCRIPTION |
|--|
| Limited Family Business and Community Nonprofit Use (Horse Rescue) |

| DANE COUNTY CODE OF ORDINANCE SECTION | ACRES |
|---------------------------------------|-------|
| 10.243(3) | 6.7 |

| | | |
|---|---------------------------------|--|
| DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____ | Inspectors Initials RUH1 | SIGNATURE:(Owner or Agent) _____ |
| | | PRINT NAME: _____ |
| | | DATE: _____ |

COMMENTS: PROPERTY CONSISTS OF A CSM LOT THAT HAS BEEN DIVIDED BY OTHER MEANS.



CUP 2695
VALORIE AND JOEL NYEHUIS

-  Proposed Zoning Boundary
-  Tax Parcel Boundary
-  1% Annual Chance Flood Hazard

-  Regulatory Floodway
-  0.2% Annual Chance Flood Hazard





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: | \$495 |
| Mineral Extraction: | \$1145 |
| Communication Tower: | \$1145 (+\$3000 RF eng review fee) |
| PERMIT FEES DOUBLE FOR VIOLATIONS OR WHEN WORK HAS STARTED PRIOR TO ISSUANCE OF PERMIT | |

CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION

| | | | |
|-----------------------------|---------------------------|-----------------------------|------|
| Property Owner Name: | Valorie Nyenhuis | Agent Name: | Same |
| Address (Number & Street): | 3857 W Jargo Road | Address (Number & Street): | |
| Address (City, State, Zip): | Deerfield, WI 53531 | Address (City, State, Zip): | |
| Email Address: | info@northwindsequine.org | Email Address: | |
| Phone#: | 262-949-2669 | Phone#: | |

SITE INFORMATION

| | | | |
|------------------|----------|-------------------------------|----------------------|
| Township: | T07NR11E | Parcel Number(s): | 0711-242-9160-0 |
| Section: | 24 | Property Address or Location: | 3857 W Jargo Road |
| Existing Zoning: | RR-4 | Proposed Zoning: | CUP Code Section(s): |

DESCRIPTION OF PROPOSED CONDITIONAL USE

| | |
|---|--|
| <p>Type of conditional use permit (for example: limited family business, animal boarding, mineral extraction, or any other listed conditional use): Limited Family Business, Horse Rescue, and Equine Assisted Services.</p> | <p>Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> |
| <p>Provide a short but detailed description of the proposed conditional use: Non-profit horse rescue, rehabilitation, and rehoming. While horses await to be re-homed, they participate in programs offered to the community. Special fundraising events, Homeschool groups, Camps, Reading to the Rescues, and Healing Connection Sessions which take place either in the barn, in the outdoor arena, or in proposed indoor arena space.</p> | |

GENERAL APPLICATION REQUIREMENTS

Applications will not be accepted until the applicant has met with department staff to review the application and determined 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 particular uses or as may be required by the Zoning Administrator. Applicants for significant and/or potentially controversial conditional uses are strongly encouraged to meet with staff prior to submittal.

| | | | | | |
|--|---|--|--|---|--|
| <input type="checkbox"/> Complete attached information sheet for standards | <input type="checkbox"/> Site Plan drawn to scale | <input type="checkbox"/> Detailed operational plan | <input type="checkbox"/> Written legal description of boundaries | <input type="checkbox"/> Detailed written statement of intent | <input type="checkbox"/> Application fee (non-refundable), payable to Dane County Treasurer |
|--|---|--|--|---|--|

I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I hereby give permission for staff of the Dane County Department of Planning and Development to enter my property for the purpose of collecting information to be used as part of the review of this application. I acknowledge that submittal of false or incorrect information may be grounds for denial of this application.

Owner/Agent Signature: _____

Date: _____

STANDARDS FOR CONDITIONAL USE PERMITS

Applicants must provide adequate evidence demonstrating to the Town and Dane County Zoning & Land Regulation Committee that the proposed conditional use satisfies the following 8 standards for approval, along with any additional standards specific to the applicable zoning district or particular use found in sections [10.220\(1\)](#) and [10.103](#) of the code.

Please explain how the proposed land use will meet the following standards (attach additional pages, if necessary):

| |
|---|
| <p>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. North Winds Rescue and Healing operates with strict safety protocols, controlled visitation, and high standards of animal care. All activities are supervised, noise and traffic are minimal, and the property is well-maintained to ensure a clean, safe, and low-impact environment.</p> |
| <p>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. North Winds Rescue and Healing operates quietly during normal business hours and mostly by appointment (except for a few fundraising events). We generate minimal traffic and noise, and maintains the property to high standards, ensuring that surrounding landowners can fully enjoy their properties without disruption.</p> |
| <p>3. 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. North Winds Rescue and Healing operates with agricultural use of the property with regards to normal horse care and maintenance, and uses listed above, during normal business hours. Client work with equines is limited to indoor and outdoor arena areas. No night time work.</p> |
| <p>4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use. Outbuildings require water access and electricity. Traffic is minimal. Storm and erosion control established.</p> |
| <p>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. Clients are by appointment only with the occasional fundraising event, where we generally have adequate parking. Farm machinery will be used to maintain property, no plans for driving on the roads.</p> |
| <p>6. That the conditional use shall conform to all applicable regulations of the district in which it is located. Yes, mostly agricultural use, maintenance and care for the horses.</p> |
| <p>7. The conditional use is consistent with the adopted town and county comprehensive plans. Yes.</p> |
| <p>8. If the conditional use is located in a Farmland Preservation (FP) Zoning district, the conditional use is subject to the following additional standards found in section 10.220(1). Attach additional pages, if necessary.</p> <ul style="list-style-type: none">• Explain how the use and its location in the Farmland Preservation Zoning District are consistent with the purposes of the district: NA• Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations:• Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use:• Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use:• Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible: |

WRITTEN STATEMENT OF INTENT AND OPERATIONS PLAN

Applicants must provide a detailed written statement of intent describing the proposed conditional use along with an operational plan that explains how the conditional use will be operated. Please use the form below and provide responses, as applicable, to your proposed conditional use. Attach additional pages, if necessary.

Describe in detail the proposed conditional use. Provide the specific location of the use(s), type of equipment used, planned property improvements, including description / size of existing or proposed new buildings to be used, and any other relevant information. For existing or proposed commercial operations, provide the name of the business and describe the nature and type of business activity.
See Attached Answer #1

List the proposed days and hours of operation.
Operation hours are by appointment, Monday - Friday 9am-5pm, with occasional rescue adoption appointment Saturday and Sunday 9-5.

List the number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.
No employees -100% volunteer run. 2-5 volunteers during regular days horse care days, and around 20 for special events.

List any anticipated noise, odors, dust, soot, runoff or pollution associated with the conditional use, along with any proposed measures that will be taken to mitigate impacts to neighboring properties.
Quiet, Noise is avoided with exception of property maintenance and care. Facility kept very clean.

Describe any materials proposed to be stored outside and any activities, processing or other operations taking place outside an enclosed building.
All hay and machinery stored inside. Trailers stored outside. Working with horses may occur outside in the outdoor arena.

For proposals involving construction of new facilities and/or infrastructure, describe, as applicable, any measures being taken to ensure compliance with county stormwater and erosion control standards under [Chapter 11](#) of [Chapter 14](#), Dane County Code.
Site work will be designed to prevent soil erosion, manage runoff appropriately, and protect neighboring properties and waterways. Measures will include proper grading, and the disturbed area will be where the indoor arena goes.

List and describe existing or proposed sanitary facilities, including adequate private onsite wastewater treatment systems, associated with the proposed conditional use. For uses involving domestic pets or livestock, list and describe measures taken to address manure storage or management.
Plenty of pasture for the horses, where we spread the manure on the pastures. Any collected manure is composted and donated to members of the community for gardening.

List and describe any existing or proposed facilities for managing and removal of trash, solid waste and recyclable materials.
Minimal, garbage services for the residence. Any additional trash, waste, or recyclable material is taken to the local landfill.

Describe anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
No increase in daily traffic patterns, as we operate by appointment, and regular sized vehicles are used.

Provide a listing of any hazardous, toxic or explosive materials to be stored on site, and any spill containment, safety or pollution prevention measures.
No hazardous, toxic, or explosive materials are stored or used on site. Standard agricultural supplies, such as feed, bedding, and cleaning products, are stored safely in appropriate containers within the barn or designated storage areas.

Describe any existing or proposed outdoor lighting along with any measures that will be taken to mitigate light-pollution impacts to neighboring properties.
The Zoning Administrator may require submittal of a photometric plan for outdoor lighting if deemed necessary to determine potential impacts to neighbors. Only lights would be barn outdoor lighting. No clients or business at night.

Describe any existing or proposed signage, including size, location, and materials, consistent with the county's sign ordinance found in s. [10.800](#).
We paid for horse crossing road signs to be installed with the town, the only other sign is the North Winds sign placed at the end of our driveway. Approximately 3ft x 4ft

Briefly describe the current use(s) of the property on which the conditional use is proposed.
Currently zoned for residential. Currently has outbuilding (barn), a 3 sided shelter in the pasture, and fencing / pastures.

Briefly describe the current uses of surrounding properties in the neighborhood.
Surrounding properties in the neighborhood are primarily residential and agricultural, including single-family homes, small farms, and open pastureland.

APPLICATION CHECKLIST FOR A CONDITIONAL USE PERMIT

A scaled site plan and detailed operations plan must be submitted with your Conditional Use Permit application. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach to your application form the required maps and plans listed below, along with any additional pages.

SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:

- Scale and north arrow.
- Date the site plan was created.
- Existing subject property lot lines and dimensions.
- Existing and proposed wastewater treatment systems and wells.
- All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
- All dimension and required setbacks, side yards and rear yards.
- Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
- Location and dimensions of any existing utilities, easements or rights-of-way.
- Parking lot layout in compliance with s. [10.102\(8\)](#).
- Proposed loading/unloading areas.
- Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
- 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.
- Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area.
- Any lighting, signs, refuse dumpsters, and possible future expansion areas.

NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties:

- Provide a brief written statement describing the current use(s) of the property on which the conditional use is proposed.
- Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

OPERATIONS PLAN AND NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:

- Hours of operation.
- Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.
- Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building.
- Compliance with county stormwater and erosion control standards under [Chapter 11](#) of [Chapter 14](#), Dane County Code.
- 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.
- Facilities for managing and removal of trash, solid waste and recyclable materials.
- Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken.
- Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties.
- Signage, consistent with section [10.800](#).

ADDITIONAL MATERIALS. Additional information is required for certain conditional uses listed in s. [10.103](#):

- Agricultural entertainment, special events, or outdoor assembly activities anticipating over 200 attendees must file an [event plan](#).
- [Domestic pet](#) or [large animal boarding](#) must provide additional information in site and operations plans.
- Communication towers must submit additional information as required in s. [10.103\(9\)](#).
- Farm residences proposed in the FP-35 district must submit additional information as required in s. [10.103\(11\)](#).
- Mineral extraction proposals must submit additional information as required in s. [10.103\(15\)](#).

Attachment to CUP Application:

1. North Winds Rescue is requesting a Conditional Use Permit to continue operating a small, home-based equine rescue and healing connection sessions facility on our property located at 3857 W Jargo Road, Deerfield WI. The rescue provides rehabilitation, safe housing, and training for horses that have been abandoned, neglected, or surrendered. In addition, we offer community based programs that promote education, healing, and responsible horsemanship, including volunteer opportunities, youth activities, and veteran/first responder support programs.

All rescue and equine assisted activities take place on our privately owned property, which serves as both our residence and operational site. Horses are housed in fenced pastures and existing outbuildings. All public or volunteer interactions occur within designated barn, paddock, arena, or pasture areas.

Equipment used on site is typical for small scale agricultural and equestrian care, including:

A Bobcat with attachments (bucket and pallet fork)

A John Deere Gator with dumping feature

Standard horse-care tools such as wheelbarrows, manure forks, water tanks, and grooming equipment

No industrial, commercial, or high-noise equipment is used in regular operations.

Existing and Planned Property Improvements

The property currently includes:

An existing barn used for horse care, feed storage, and veterinary-safe handling

Fenced pastures and paddocks designed for safe turnout and rehabilitation

A gravel driveway providing safe access for staff, volunteers, and service providers

An existing run in structures typical of rural horse properties

A 50x100 ft indoor arena is in planning stage (applying for permits) intended for year-round training, rehabilitation, and small community programs

All improvements are designed to be low impact, consistent with agricultural land use, and visually compatible with the surrounding district.

Business Operations

The business operation is North Winds Rescue, a nonprofit equine rescue. Our activities include:

Intake, quarantine, rehabilitation, and adoption of rescue horses

Educational programs for children, families, and volunteers

North Winds Healing is a Therapeutic and connection based opportunities for veterans and first responders. Individual sessions and Group sessions of no more than five participants.

Small, scheduled community events such as “Read to the Rescue,” (5 participants maximum) “Homeschool Days,” (20 participants maximum) are our group programs which don’t exceed 20 participants. All programs are conducted by appointment or scheduled sessions, keeping traffic and noise minimal.

The proposed conditional use is not expected to generate significant noise, odors, dust, soot, runoff, or pollution. Management and consideration already in place. Normal farm-related sounds associated with horses such as movement within pastures or routine care are minimal and occur during daytime hours. No amplified sound systems or loud equipment are used.

Odors are limited to typical manure associated with small scale horse care (no more than 6 horses per zoning rules). Manure is managed through daily cleaning of paddocks and barns, with composted material stored away from property lines. To further minimize accumulation, we give away composted manure to community members for free garden fertilizer, which significantly reduces the size of our manure pile and helps prevent odor or pest issues.

Dust is minimal due to maintained pastures, controlled traffic, and gravel driveways. Any future riding or activity areas will use appropriate footing and watering methods to reduce dust.

Runoff follows existing natural drainage patterns, and the placement of paddocks and structures avoids water concentration issues. No chemicals or hazardous materials are used in daily operations.

With these practices, North Winds Rescue ensures that any environmental impacts remain minimal and well within typical agricultural standards.

Materials stored outside are limited to those typical of small scale equine operations, including hay, water tanks, fencing materials, and horse care supplies. All items are neatly maintained and stored in designated areas to minimize visual impact.

Outdoor activities include standard horse related operations such as feeding, turnout, grooming, training, and pasture maintenance. These activities take place within fenced pastures, paddocks, or riding/working areas and do not involve any industrial processing or high-impact operations. All outdoor work is conducted in a safe, orderly manner consistent with agricultural use.

The property currently uses a porta-potty, which is serviced on a regular schedule to ensure proper sanitation. No additional sanitary facilities are proposed, as they are not allowed according to our zoning permit.

For livestock, manure is managed through daily cleaning of stalls, paddocks, and high-traffic areas. Manure is composted in a designated storage area located away from property lines and waterways to prevent odor, runoff, and contamination. To minimize accumulation, composted manure is regularly given away to community members for use as free garden fertilizer, significantly reducing storage volume.

All manure management practices follow accepted agricultural standards and are designed to protect soil, water quality, and neighboring properties.

Daily traffic associated with North Winds Rescue is minimal and primarily consists of personal vehicles of volunteers, visitors, and occasional service providers such as veterinarians or farriers. Vehicle types are standard passenger vehicles, trucks, and small trailers used for horse transport. No heavy commercial trucks or high volume traffic is anticipated.

The property has a gravel driveway that provides safe access from the public road, and no new intersections or road improvements are needed. Traffic is managed by scheduled appointments and small group activities, ensuring that vehicle movement is orderly and does not impact neighboring properties or local roads.

Existing outdoor lighting on the property is limited to low level security lights near the barn and residence, which are used only as needed and already existing. Any proposed lighting for new facilities, such as the enclosed arena, will be directed downward and shielded to minimize glare and prevent light spill onto neighboring properties.

Lighting is designed to provide safety for staff, volunteers, and visitors without creating unnecessary nighttime illumination.

North Winds Rescue currently has a single identification sign located near the driveway entrance. The sign is modest in size, constructed of wood and weather resistant paint, and designed to be consistent with the county's sign ordinance.

No additional signage is proposed at this time. The existing sign is intended for identification purposes only, is placed to avoid visual clutter, and does not create any light or traffic hazards.

The property is currently used as a residential homestead and small scale equine rescue. Operations include housing and rehabilitating rescue horses, daily care and maintenance of pastures and barns, and small, scheduled educational or volunteer programs.

The educational programs offered on site provide opportunities for children, families, and community members to learn about horse care, responsible animal stewardship, and the human-animal connection. Programs include:

“Read to the Rescue” sessions for youth literacy and interaction with horses

Homeschool days focused on hands-on learning about equine care, biology, and farm management

Volunteer opportunities that teach participants how to safely handle, groom, and care for horses

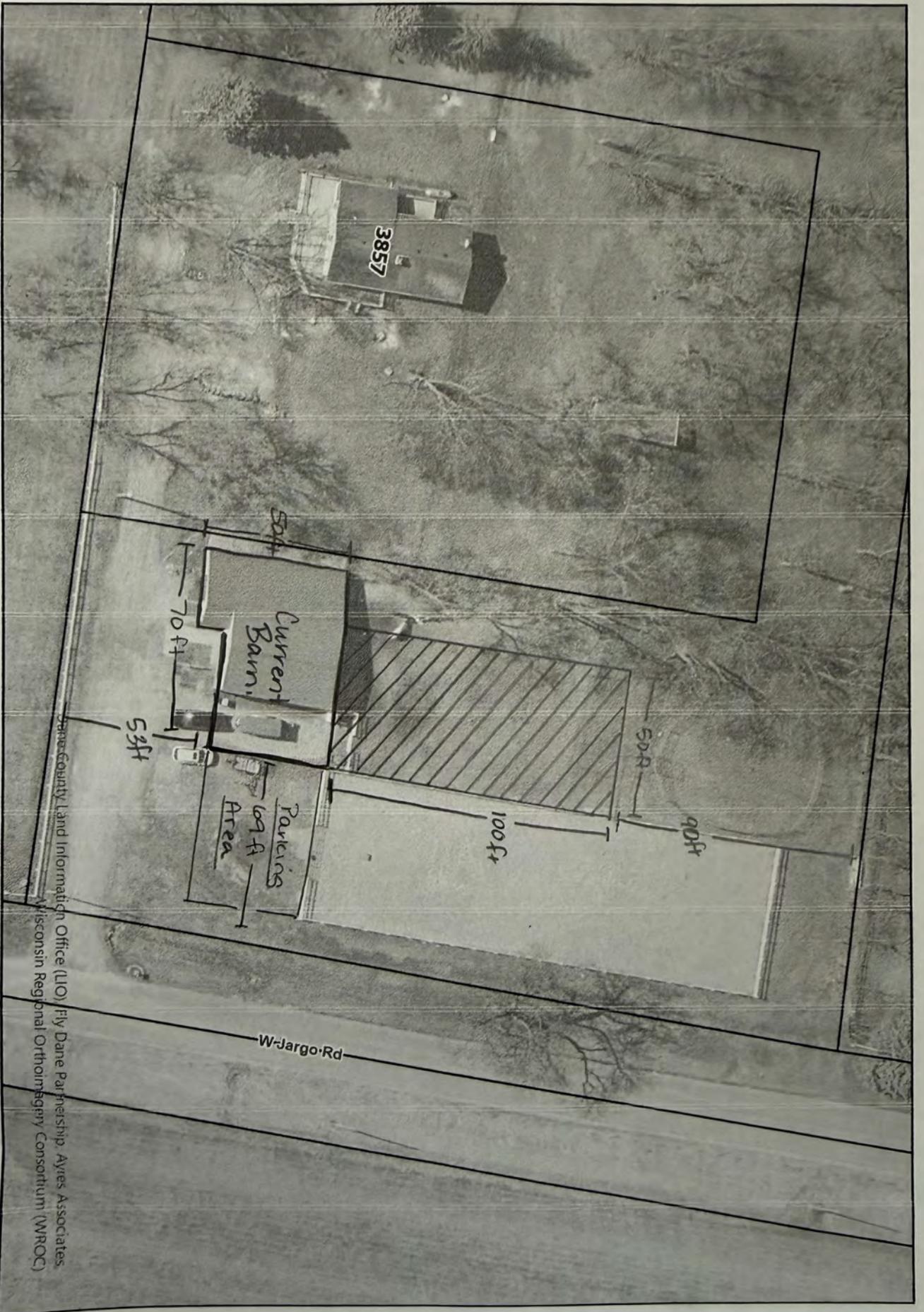
Veteran and first responder programs that use structured equine interactions to support mental health, healing, and personal growth

All educational activities are conducted by appointment or scheduled sessions, ensuring minimal traffic, noise, and disruption to the surrounding neighborhood.

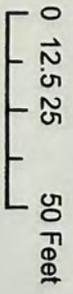
The property is maintained to support safe, low impact programming while providing a welcoming, learning focused environment.

These activities are consistent with the current residential and agricultural use of the land and do not significantly change the character or intensity of the property. Aside from the addition of an indoor arena, no substantial changes to existing use are proposed. Our activities take place mostly during daytime hours, create minimal traffic, and help preserve the quiet, rural character of the area. Approval of this conditional use will allow us to support and serve the community in a way that is respectful of our neighbors and consistent with local zoning.

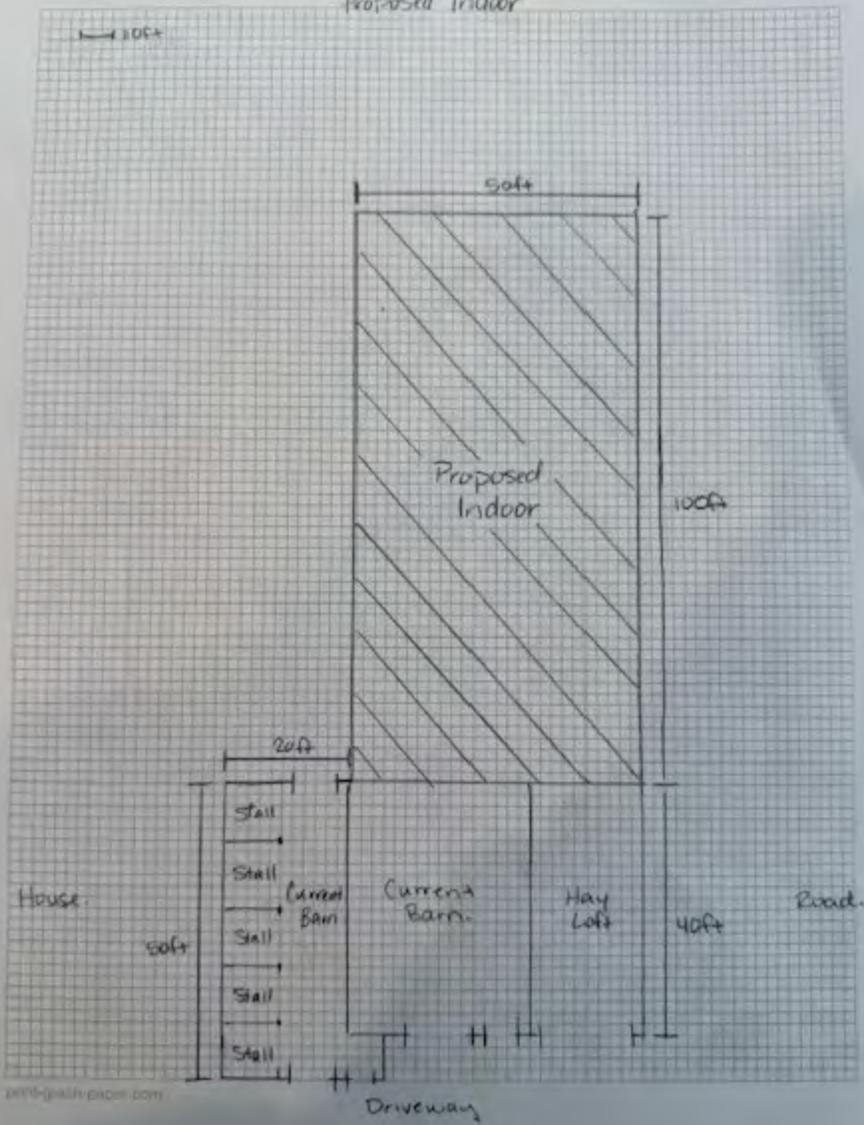
SITE PLAN, 3857 W JARGO RD



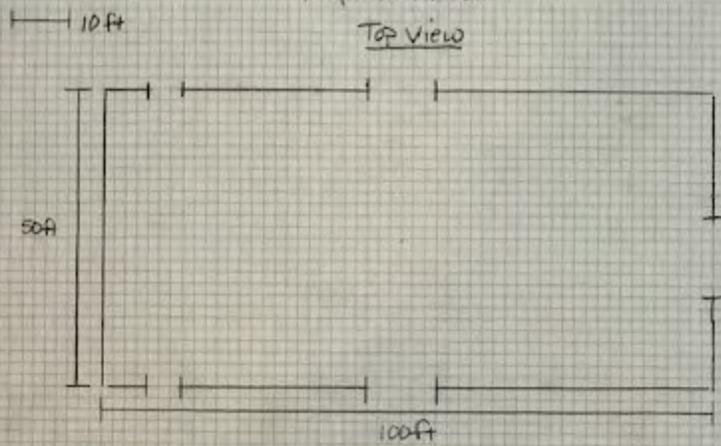
Wisconsin Regional Orthomagnetry Consortium (WROC)
Fly Dane Partnership, Ayres Associates
Office (LIO) Land Information



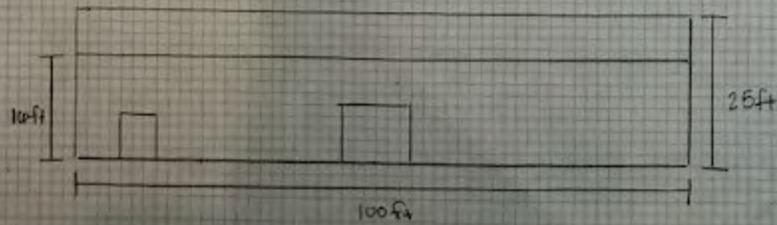
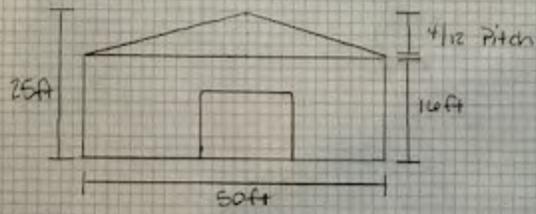
Proposed Indoor



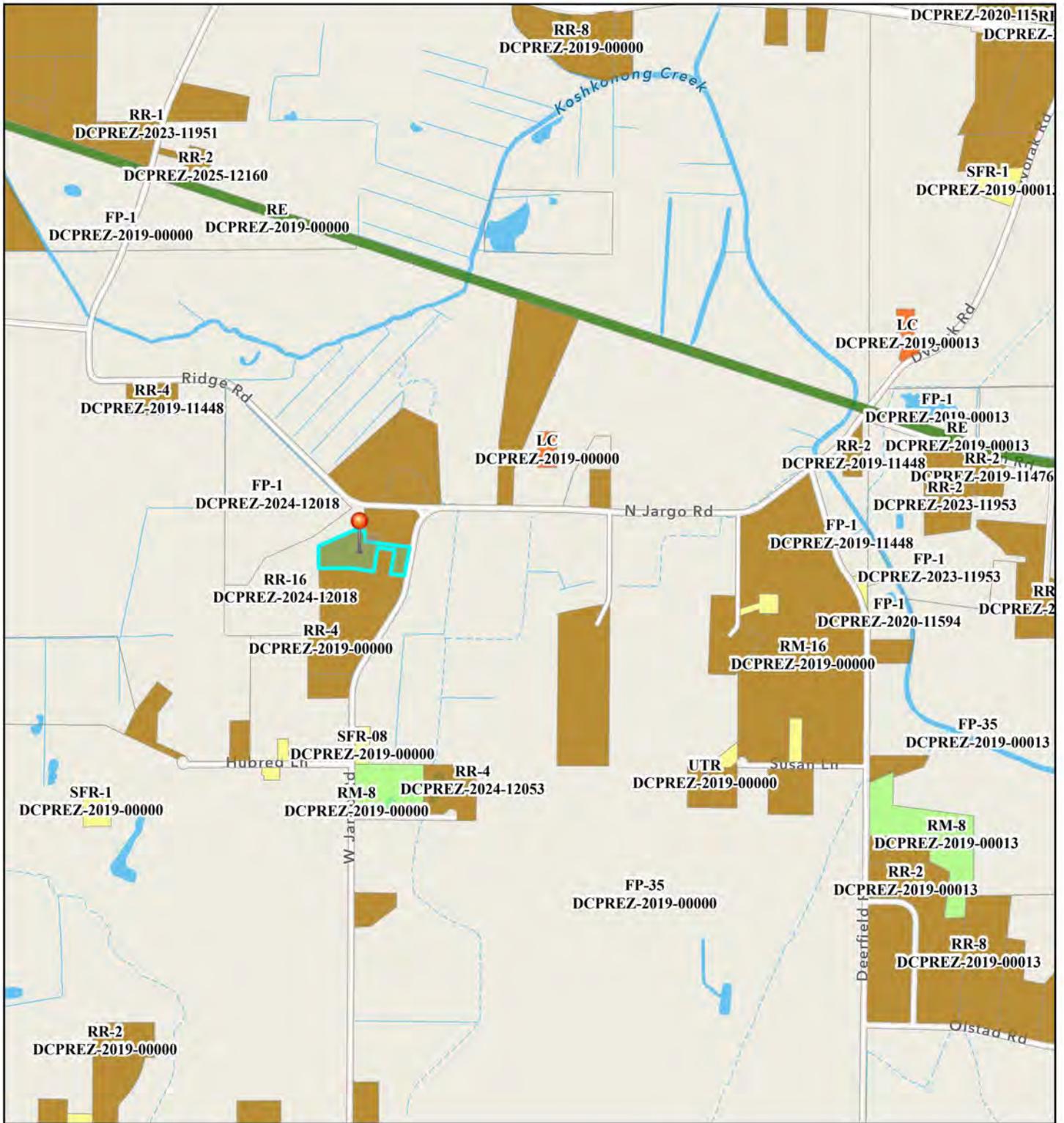
Proposed Indoor
Top View



Side Views



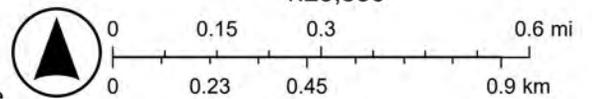
ArcGIS Web Map



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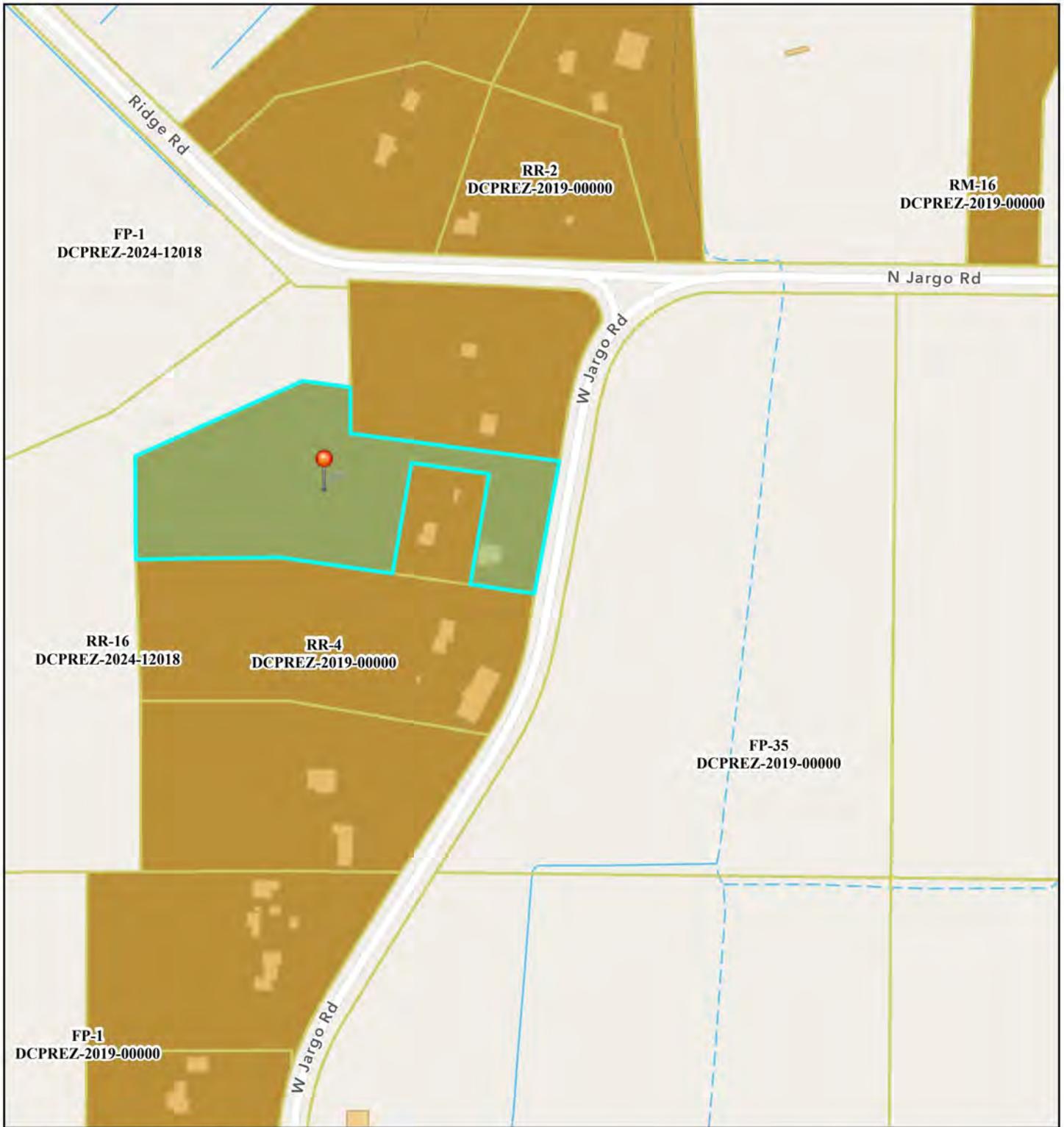
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- | | |
|--|---|
| Rural Zoning |  Residential |
|  Farmland Preservation |  Rural Residential and Rural Mixed Use |
|  Agricultural Transition |  Recreational |
|  Limited Commercial |  Special Use |



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

ArcGIS Web Map



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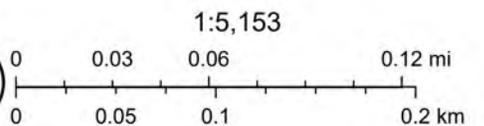
 Building Footprint

 Parcels

Rural Zoning

 Farmland Preservation

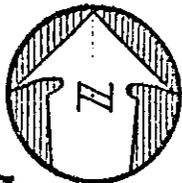
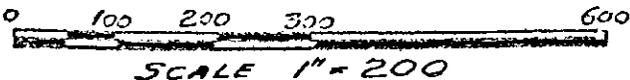
 Rural Residential and Rural Mixed Use



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

CERTIFIED SURVEY MAP NO. 3139

TOWN OF COTTAGE GROVE, DANE COUNTY, WISCONSIN



DOCUMENT NO. 1615332

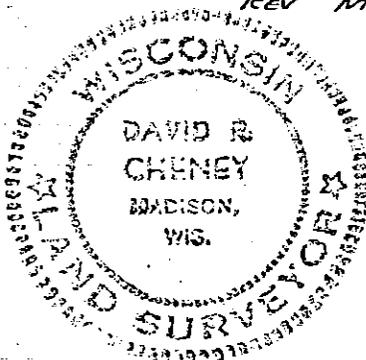
SURVEYOR'S CERTIFICATE

I, David R. Cheney, S-45, Registered Wisconsin Land Surveyor, do hereby certify that by order of PASS PORT REALTY CENTURY 21, DEERFIELD, WI.

I have surveyed, divided and mapped the lands herein described according to the information furnished, that said map is a correct representation of the lands surveyed and that I have fully complied with the provisions of Chapter 236.34 of the Wisc. Statutes.

David R. Cheney
David R. Cheney

JAN 23, 1979
REV JAN 31, 1979
REV MAR. 20, 1979

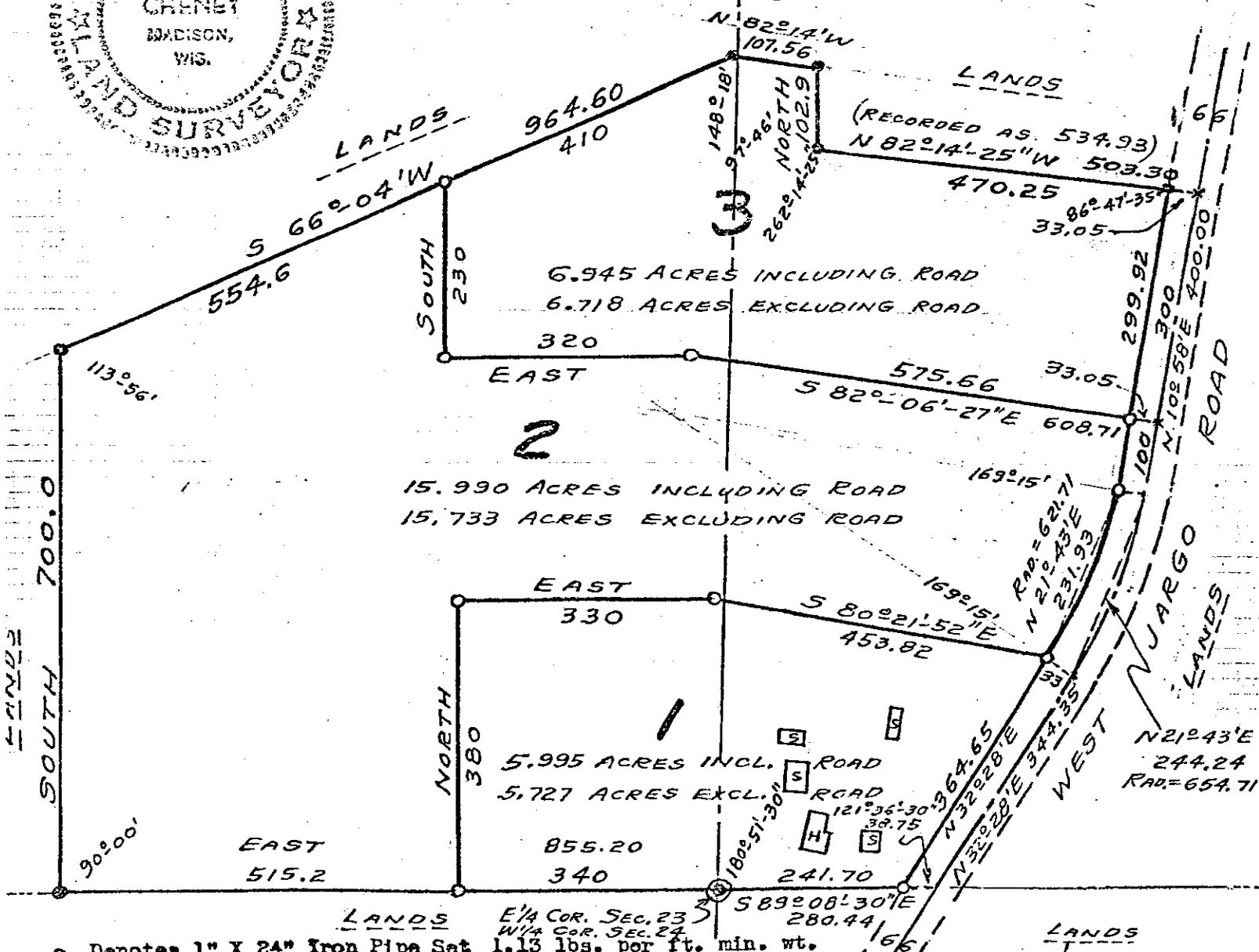


BEARINGS ARE BASED ON SURVEYS OF RECORD

LEGAL DESCRIPTION A part of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 23 & the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 24, T 7 N, R 11 E, Town of Cottage Grove, Dane County, Wisconsin, more fully described as follows: Beginning at the West Quarter Corner of Section 24: Thence S 89°-08'-30"E 280.44 feet along the

East-West Quarterline of Section 24, Thence N 32°-28'E 344.35 feet along the centerline of West Jargo Road, Thence continue along said centerline of road on a curve to the left, the radius is 654.71 feet, the long chord is N 21°-43'E 244.24 feet, Thence N 10°-58'E 400.00 feet along the centerline of said road, Thence N 82°-14'-25"W 503.30 feet, (also recorded as 534.93 feet), Thence North 102.90 feet, Thence N 82°-14'W 107.56 feet, Thence S 66°-04'W 964.60 feet, Thence South 700.00 feet, Thence East 855.20 feet to the Point of Beginning. Subject to existing West Jargo Road over the Easterly 33.00 feet.

Containing 28.93 Acres.



- o Denotes 1" X 24" Iron Pipe Set 1.13 lbs. per ft. min. wt.
- Denotes iron stake found 5/8" REBAR
- ⊙ " " " " 1/2" PIPE
- H = HOUSE S = SHED

City of Madison or Dane Co. Monument Field Book 16 Page 25 & 17
Approved for recording by Dane Co. Agriculture, Planning and Water Resources Comm.

RECEIVED FOR RECORD ON THIS 2nd DAY OF April 1979 at 1:20 o'clock P.M. and recorded in Volume 12 of Certified Surveys on page 182.

CSM 3139 Carol R. Mahnke
by Vera Chapman, Deputy Reg. of Deeds
VOL 12 P 182 CHENEY FILE NO. 791

Agent #2403 Date 4-2-79