

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
01/08/2016	DCPREZ-2015-10928
Public Hearing Date	C.U.P. Number
01/26/2016	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME GRUNDAHL REV TR, JEFFREY A & MARY L	PHONE (with Area Code) (608) 576-7850	AGENT NAME WYSER ENGINEERING	PHONE (with Area Code) (608) 843-3388
BILLING ADDRESS (Number & Street) 10964 COUNTY HIGHWAY A		ADDRESS (Number & Street) 201 1/2 EAST MAIN STREET	
(City, State, Zip) HOLLANDALE, WI 53544		(City, State, Zip) Mt Hored, WI 53572	
E-MAIL ADDRESS jeff@jgdevelopment.com		E-MAIL ADDRESS wade.wyse@wyserengineering.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	
s of 10102 Barton Road		S of 10102 Barton Road			
TOWNSHIP BLUE MOUNDS	SECTION 27	TOWNSHIP BLUE MOUNDS	SECTION 27	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0606-271-8670-0		0606-271-8600-0			

REASON FOR REZONE			CUP DESCRIPTION	
CREATING AN AGRICULTURAL LOT AS PART OF AN EXISTING RESIDENTIAL LOT				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	A-4 Agriculture District	8.45		

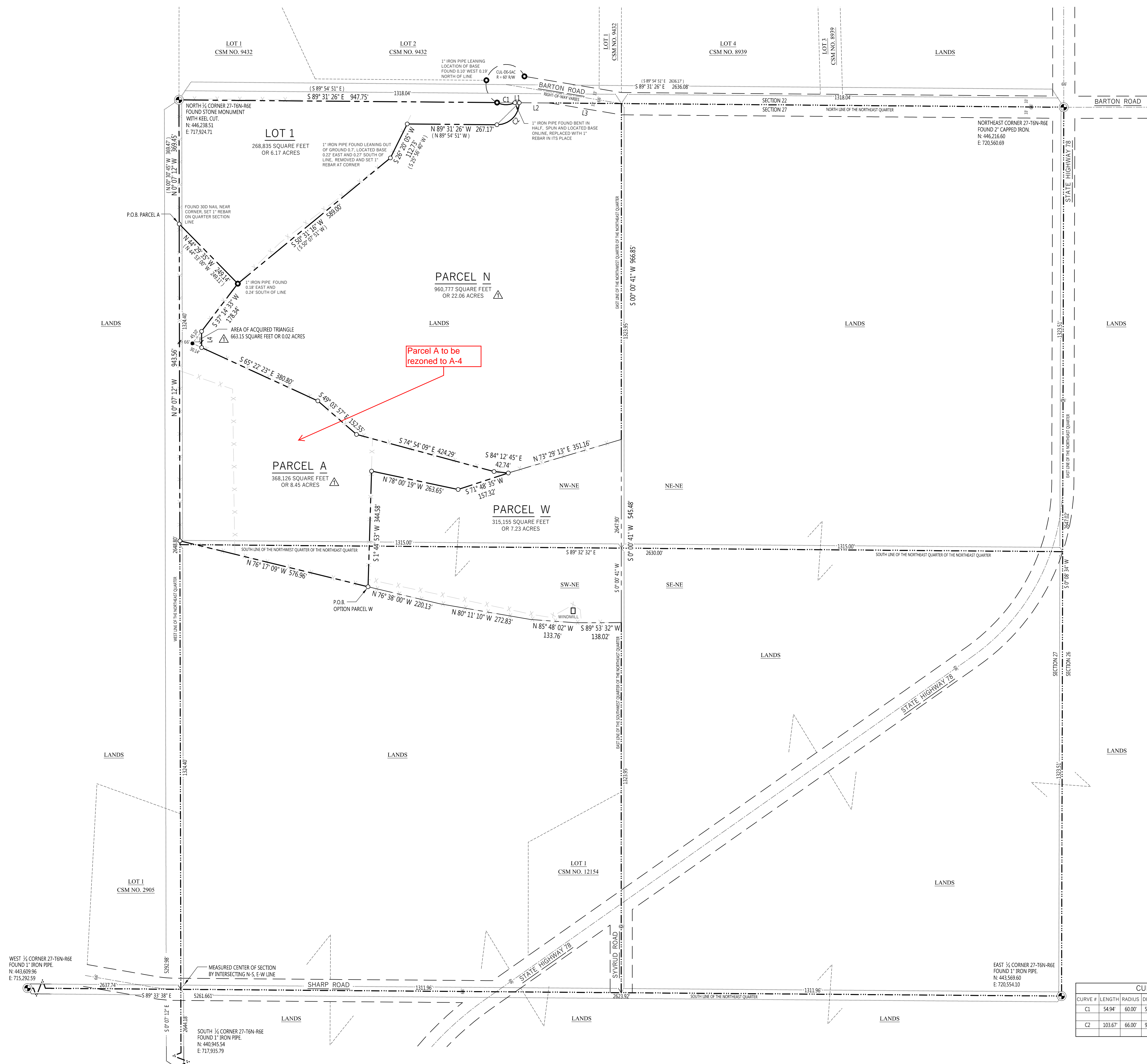
C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RLB	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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PARCEL A REVISED FOR 66 FOOT FLAG WIDTH

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWN 6 NORTH, RANGE 6 EAST, TOWN OF BLUE MOUNDS, DANE COUNTY, WISCONSIN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 27 ALSO BEING THE NORTHWEST CORNER OF LOT 1, CERTIFIED SURVEY MAP NO. 12585, THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27, SOUTH 00 DEGREES 07 MINUTES 12 SECONDS EAST, 369.45 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 AND POINT OF BEGINNING; THENCE ALONG THE SOUTH LINE OF SAID LOT 1, SOUTH 44 DEGREES 29 MINUTES 35 SECONDS EAST, 249.14 FEET TO THE SOUTH CORNER OF SAID LOT 1; THENCE SOUTH 37 DEGREES 14 MINUTES 33 SECONDS WEST, 178.34 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 12 SECONDS EAST, 48.46 FEET; THENCE SOUTH 65 DEGREES 22 MINUTES 23 SECONDS EAST, 380.80 FEET; THENCE SOUTH 49 DEGREES 03 MINUTES 57 SECONDS EAST, 152.55 FEET; THENCE SOUTH 74 DEGREES 54 MINUTES 09 SECONDS EAST, 424.29 FEET; THENCE SOUTH 84 DEGREES 12 MINUTES 45 SECONDS EAST, 42.74 FEET; THENCE SOUTH 71 DEGREES 48 MINUTES 35 SECONDS WEST, 157.32 FEET; NORTH 78 DEGREES 00 MINUTES 19 SECONDS WEST, 263.65 FEET; THENCE SOUTH 01 DEGREE 44 MINUTES 53 SECONDS WEST, 344.58 FEET; THENCE NORTH 76 DEGREES 17 MINUTES 09 SECONDS WEST, 576.96 FEET TO THE AFORESAID WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 07 MINUTES 12 SECONDS WEST, 943.56 FEET BACK TO THE POINT OF BEGINNING.

PARCEL A CONTAINS 368,126 SQUARE FEET OR 8.45 ACRES.



LEGEND

- FOUND PLSS SECTION MONUMENT TYPE NOTED
- FOUND 1" IRON PIPE
- SET 1" REBAR
- (XXX) RECORDED AS
- PROPERTY LINE
- - - PURCHASE OPTION LINE
- PLATTED LINE
- - - RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- - - CHORD LINE
- X - X - X FENCE LINE

- ### GENERAL NOTES
- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEK OF SEPTEMBER 1ST AND OCTOBER 5TH, 2015.
 - NORTH REFERENCE FOR THIS PLAT OF SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, NAD 83 (2011) GRID NORTH - TRUE NORTH. THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 27 BEARS S 89°31' 26" E
 - BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511 OR 811
 - THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
 - THE RIGHT-OF-WAY OF BARTON ROAD ALONG THE NORTH LINE OF SECTION 27 HAS BEEN VERIFIED. ALL OTHER RIGHT-OF-WAYS, 5TH ST, SHARP ROAD AND SVVRUD ROAD SHOWN HEREON ARE APPROXIMATE.

LEGAL DESCRIPTION OF LOT 1 CSM 12585 AND PARCEL A

LOT 1
CERTIFIED SURVEY MAP NO. 12585, RECORDED IN VOLUME 79 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 77-78, AS DOCUMENT NO. 4483194 ON NOVEMBER 24TH, 2008.

LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWN 6 NORTH, RANGE 6 EAST, TOWN OF BLUE MOUNDS, DANE COUNTY, WISCONSIN.

LOT 1 CONTAINS 268,835 SQUARE FEET OR 6.17 ACRES.

PARCEL A

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWN 6 NORTH, RANGE 6 EAST, TOWN OF BLUE MOUNDS, DANE COUNTY, WISCONSIN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 27 ALSO BEING THE NORTHWEST CORNER OF LOT 1, CERTIFIED SURVEY MAP NO. 12585, THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27, SOUTH 00 DEGREES 07 MINUTES 12 SECONDS EAST, 389.45 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 AND POINT OF BEGINNING; THENCE ALONG THE SOUTH LINE OF SAID LOT 1, SOUTH 44 DEGREES 29 MINUTES 35 SECONDS EAST, 249.14 FEET TO THE SOUTH CORNER OF SAID LOT 1; THENCE SOUTH 37 DEGREES 14 MINUTES 33 SECONDS WEST, 178.34 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 12 SECONDS EAST, 48.46 FEET; THENCE SOUTH 65 DEGREES 22 MINUTES 23 SECONDS EAST, 380.80 FEET; THENCE SOUTH 49 DEGREES 03 MINUTES 57 SECONDS EAST, 152.55 FEET; THENCE SOUTH 74 DEGREES 54 MINUTES 09 SECONDS EAST, 424.29 FEET; THENCE SOUTH 84 DEGREES 12 MINUTES 45 SECONDS EAST, 42.74 FEET; THENCE SOUTH 71 DEGREES 48 MINUTES 35 SECONDS WEST, 157.32 FEET; NORTH 78 DEGREES 00 MINUTES 19 SECONDS WEST, 263.65 FEET; THENCE SOUTH 01 DEGREE 44 MINUTES 53 SECONDS WEST, 344.58 FEET; THENCE NORTH 76 DEGREES 17 MINUTES 09 SECONDS WEST, 576.96 FEET TO THE FORESAID WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 07 MINUTES 12 SECONDS WEST, 943.56 FEET BACK TO THE POINT OF BEGINNING.

PARCEL A CONTAINS 368,126 SQUARE FEET OR 8.45 ACRES.

DESCRIPTION OF PURCHASE OPTION PARCEL W

PARCEL W (DESCRIPTION ONLY - FOR FUTURE OPTION TO PURCHASE THEREFORE NOT MONUMENTED NOR CREATED)

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWN 6 NORTH, RANGE 6 EAST, TOWN OF BLUE MOUNDS, DANE COUNTY, WISCONSIN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 27 ALSO BEING THE NORTHWEST CORNER OF LOT 1, CERTIFIED SURVEY MAP NO. 12585, THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27, SOUTH 00 DEGREES 07 MINUTES 12 SECONDS EAST, 1313.01 FEET; THENCE SOUTH 76 DEGREES 17 MINUTES 09 SECONDS EAST, 576.96 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREE 44 MINUTES 53 SECONDS EAST, 344.58 FEET; THENCE SOUTH 78 DEGREES 00 MINUTES 19 SECONDS EAST, 263.65 FEET; THENCE NORTH 71 DEGREES 48 MINUTES 35 SECONDS EAST, 157.32 FEET; THENCE NORTH 73 DEGREES 29 MINUTES 13 SECONDS EAST, 351.16 FEET TO THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 27; THENCE ALONG SAID EAST LINE SOUTH 00 DEGREES 00 MINUTES 41 SECONDS WEST, 545.48 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 32 SECONDS WEST, 138.02 FEET; THENCE NORTH 81 DEGREES 01' 00" WEST, 153.78 FEET; THENCE NORTH 80 DEGREES 11 MINUTES 10 SECONDS WEST, 272.83 FEET; THENCE NORTH 76 DEGREES 38 MINUTES 00 SECONDS WEST, 220.13 FEET BACK TO THE POINT OF BEGINNING.

FUTURE PARCEL W IS BOUNDED BY THE EXISTING FENCE LINES AT THE TIME OF SURVEY SHOWN HEREON, ABOVE DESCRIBED PARCEL A, AND THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER AND IS TO CONTAIN 315,155 SQUARE FEET OR 7.23 ACRES MORE OR LESS.

SURVEYORS CERTIFICATE

I, JULIUS W. SMITH, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3091, DO HEREBY CERTIFY THAT THIS SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE INFORMATION PROVIDED, BY THE ORDER OF THOSE LISTED HEREON, AND THAT THIS SURVEY COMPLIES WITH AE 7 OF THE WISCONSIN ADMINISTRATIVE CODE.

JULIUS W. SMITH, S-3091
WISCONSIN PROFESSIONAL LAND SURVEYOR

DATE _____

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	54.94	60.00	52.46	S 89° 31' 26" E
				53.04
				(S 89° 54' 51" E)
C2	103.67	66.00	90.00	S 45° 28' 35" W
				(S 45° 05' 10" W)
				93.34

LINE TABLE		
LINE #	BEARING	DISTANCE
1	S 89° 31' 26" E	12.96
	(S 89° 54' 51" E)	
2	S 89° 31' 26" E	90.93
	(S 89° 54' 51" E)	
3	S 80° 37' 33" E	216.22
	(S 81° 01' 00" E)	(216.22)
4	S 0° 07' 12" E	48.46

Toll Free (800) 242-8511
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

PREPARED BY: 201 N. EAST MAIN STREET, MOUNT HOBIE, WI 53572, www.wyserengineering.com

PREPARED FOR: JEFF GRUND AHL, 4070 EAST BRIGHAM ROAD, BLUE MOUNDS, WI 53517

SURVEYED BY: JWS/MPW
DRAWN BY: JWS
APPROVED BY: JWS

LOT 1 CSM 12585, AND PARCEL A ALL BEING A PART OF THE NW 1/4 - NE 1/4 AND THE SW 1/4 - NE 1/4, SECTION 27, T6N, R6E, TOWN OF BLUE MOUNDS, DANE COUNTY, WI

Sheet Title: PLAT OF SURVEY

Revisions:

No.	Date:	Description:
1	01/06/16	REV. PARCEL A & N

Graphic Scale: 0' 75' 150' 225'

Wysers Number: 15-0273

Set Type: PLAT OF SURVEY

Date Issued: 10/09/2015

Sheet Number: V001