

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
04/11/2023	DCPREZ-2023-11949
<b>Public Hearing Date</b>	
06/27/2023	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JOSEPH PATRICK EUGSTER	PHONE (with Area Code) (608) 279-3502	AGENT NAME QUAM ENGINEERING - MATTHEW HOGLUND	PHONE (with Area Code) (608) 838-7750
BILLING ADDRESS (Number & Street) 3865 STATE HIGHWAY 138		ADDRESS (Number & Street) 4604 SIGGELKOW ROAD, SUITE A	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip) McFarland, WI 53558	
E-MAIL ADDRESS farmmrkt@eugsters.com		E-MAIL ADDRESS mhoglund@quamengineering.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
South of 3939 State Hwy 138					
TOWNSHIP RUTLAND	SECTION 10	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0510-102-9001-0		0510-103-8500-4			

## REASON FOR REZONE

CREATING ONE RESIDENTIAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-8 Rural Residential District	6.85

<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  RWL1	<b>SIGNATURE:(Owner or Agent)</b>    <b>PRINT NAME:</b>    <b>DATE:</b>
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**COMMENTS:**

1. Driveway Easement Agreement required pursuant to DCCO 75.19(8).
2. Hydric soils present on 50% of the southwest portion of the property. Wetlands may be present on the property. Applicant shall provide additional information on wetland status.





**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:	\$395
Farmland Preservation:	\$495
Commercial:	\$545

• PERMIT FEES DOUBLE FOR VIOLATIONS.  
 • ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.

## REZONE APPLICATION

APPLICANT INFORMATION			
Property Owner Name:	Joseph P. Eugster (Jacob Eugster)	Agent Name:	Matthew Hoglund - Quam Engineering
Address (Number & Street):	3865 State Highway 138	Address (Number & Street):	4604 Siggelkow Rd. Suite A
Address (City, State, Zip):	Stoughton, WI 53589	Address (City, State, Zip):	McFarland, WI 53558
Email Address:	farmmrkt@eugsters.com	Email Address:	mhoglund@quamengineering.com
Phone#:	608-279-3502	Phone#:	608-838-7750

PROPERTY INFORMATION			
Township:	Rutland (T5N, R10E)	Parcel Number(s):	052/0510-102-9001-0 & 052/0510-103-8500-4
Section:	10	Property Address or Location:	South of Lot 2 CSM 11670, W'ly of Badfish Creek

REZONE DESCRIPTION		
<p><b>Reason for the request.</b> In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.</p>	<p><b>Is this application being submitted to correct a violation?</b>            Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	
<p>Create an additional residential parcel by rezoning from FP-35 to RR-8 to match existing Lot 2 of CSM 11670 adjoining to North. Access will be shared private driveway easement &amp; lots created by a new CSM. Note that WisDOT has already approved an additional lot to Access Point #49 to STH 138 on said Lot 2.</p> <p>Existing Land Use agricultural crop land - proposed use Residential building lot.</p>		
Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-8	6.850 Acres

**Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine 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 commercial development proposals, or as may be required by the Zoning Administrator.**

<input checked="" type="checkbox"/> Scaled drawing of proposed property boundaries	<input checked="" type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input type="checkbox"/> Pre-application consultation with town and department staff	<input type="checkbox"/> Application fee ( <b>non-refundable</b> ), payable to the Dane County Treasurer
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I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Owner/Agent Signature

*Jacob Eugster*

Date

*3/13/23*

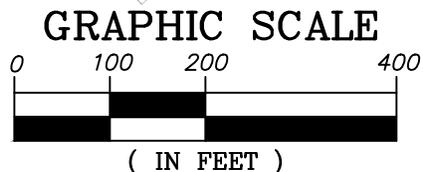
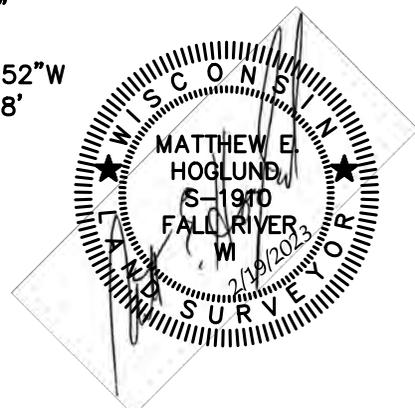
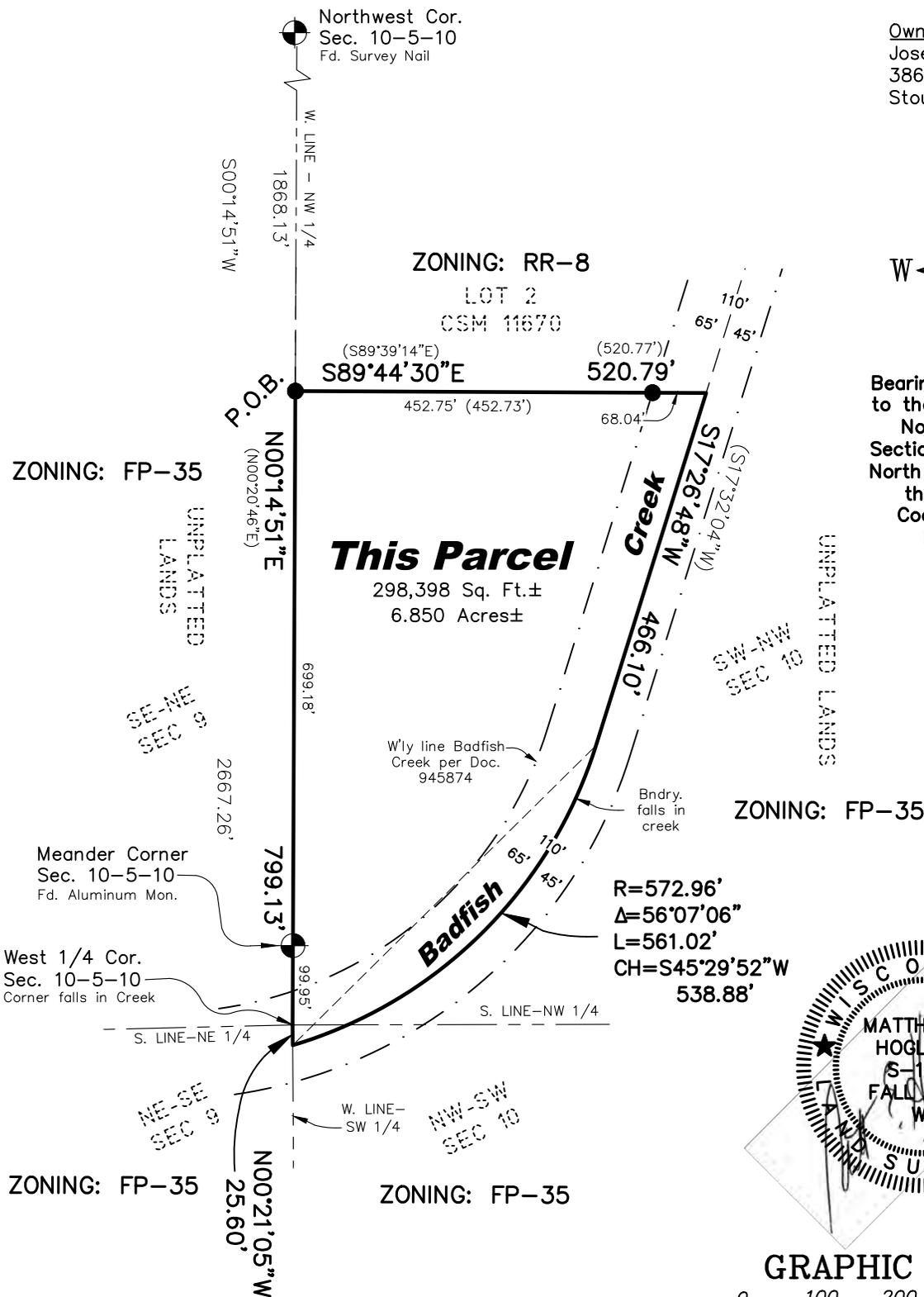
# REZONING MAP

**A part of the SW 1/4 of the NW 1/4 and a part of the NW 1/4 of the SW 1/4 of Section 10, all of T5N., R10E., Town of Rutland, Dane County, Wisconsin.**

Owner:  
Joseph P. Eugster  
3865 Hwy 138  
Stoughton, WI 53589



Bearings are referenced to the West line of the Northwest 1/4 of Section 10, which bears North 00°14'15" East on the Dane County Coordinate System NAD'83(2011)



## LEGEND

- 3/4" Iron Rebar Found
- 3/4" by 24" Iron Rebar Set Weighing 1.5 lbs./ft.  
(303.63') Record Data (if different)
- - - - - Easement Line
- - - - - Platted Lot Lines
- Boundary Line
- Existing R/W Line
- - - - - Sectional Subdivision Line

## NOTES:

1. A legal description has been provided on a separate sheet.

## QUAM ENGINEERING, LLC

4604 SIGGLEKOW ROAD – SUITE A McFARLAND, WI 53558  
608-838-7750 www.quamengineering.com  
Project # JE-03-19

# Legal Description

for

## Rezoning Purposes

A part of the Southwest one-quarter of the Northwest one-quarter and part of the Northwest one-quarter of the Southwest one-quarter of Section 10, T5N., R10E., Town of Rutland, Dane County, Wisconsin, being more particularly described as follows:

**COMMENCING** at the Northwest corner of said Section 10; thence, along the West line of said Northwest one-quarter of Section 10, South 00°14'51" West, 1868.13 feet to the Southwest corner of Lot 2 of Certified Survey Map No. 11670, recorded in Volume 71 of Certified Survey Maps on Pages 192 and 193 as Document No. 4161920 and the **POINT OF BEGINNING**;

thence, along the South line of said Lot 2, South 89°44'30" East, 520.79 feet to the Southeast corner of said Lot 2, lying on the centerline of Badfish Creek per Document No. 945874;

thence, along said centerline, South 17°26'48" West, 466.10 feet to the beginning of a tangent curve, being concave Northwesterly, having a radius of 572.96 feet and a chord which bears South 45°29'52" West, 538.88 feet;

thence, continuing along said centerline, Southwesterly, 561.02 feet along the arc of said curve through a central angle of 56°07'06" to its intersection with the West line of aforesaid Southwest one-quarter of Section 10;

thence, along last said West line, North 00°21'05" West, 25.60 feet to the West one-quarter corner of said Section 10, said corner lying in Badfish Creek and being South 00°14'51" West, 99.95 feet from the Meander Corner;

thence, along aforesaid West line of the Northwest one-quarter, North 00°14'51" East, 799.13 feet to the **POINT OF BEGINNING**, containing 298,398 square feet or 6.850 acres, more or less.

**BEING SUBJECT TO** all easements and agreements, if any, of record and/or fact.

The above-described parcel is shown on the Rezoning Map for Project No. JE-03-19 by Quam Engineering, LLC dated February 19, 2023 and by this reference made a part hereof.

# DANE COUNTY CERTIFIED SURVEY MAP #

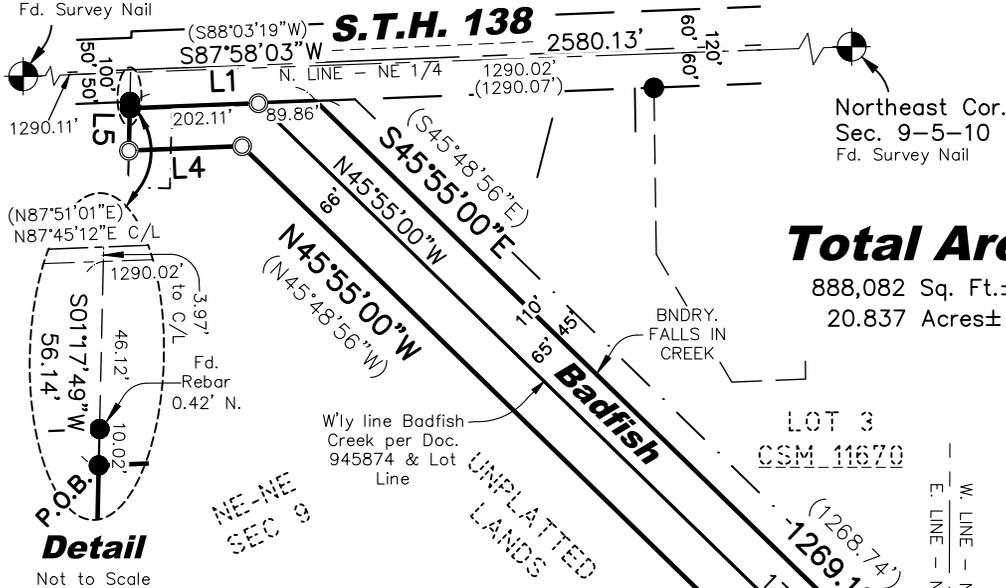
C.S.M. No. \_\_\_\_\_

Doc. No. \_\_\_\_\_

Vol. \_\_\_\_\_ Page \_\_\_\_\_

**Lot 2 of Certified Survey Map 11670; being part of the NE 1/4 of the NE 1/4 of Section 9 and part of the NW 1/4 of the NW 1/4 and the SW 1/4 of the NW 1/4 of Section 10; and part of the SW 1/4 of the NW 1/4 and the NW 1/4 of the SW 1/4 of Section 10, all of T5N., R10E., Town of Rutland, Dane County, Wisconsin.**

North 1/4 Cor.  
Sec. 9-5-10  
Fd. Survey Nail

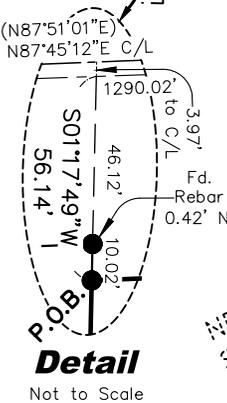


## Total Area

888,082 Sq. Ft.±  
20.837 Acres±



Bearings are referenced to the North line of the Northeast 1/4 of Section 9, which bears South 87°58'03" West on the Dane County Coordinate System.



**Detail**  
Not to Scale

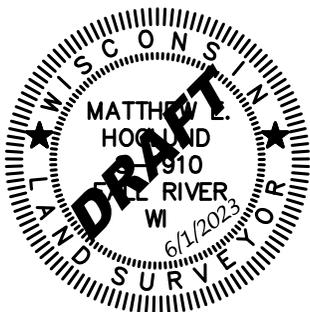
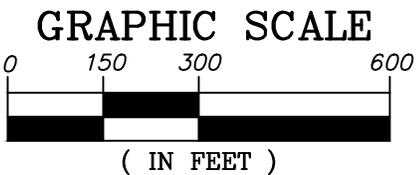
COURSE DATA TABLE	
NO.	COURSE
L1	N87°45'12"E - 291.98' (N87°51'01"E)
L2	S66°54'12"E - 219.42' (S66°48'56"E)
L3	N00°21'05"W - 25.60'
L4	S87°45'12"W - 177.97' (S87°51'01"W)
L5	N01°17'49"E - 66.13' (N01°24'11"E)

CURVE DATA TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	1108.96'	20°59'12"	406.20'	S56°24'36"E - 403.93'
C2	260.44'	84°21'00"	383.42'	S24°43'42"E - 349.72'
C3	572.96'	56°07'06"	561.02'	S45°29'52"W - 538.88'
C4	1239.96'	10°17'26"	222.70'	N51°03'43"W - 222.41'
C8	1173.96'	12°00'11"	245.94'	N51°55'05"W - 245.49'

### SEE SHEET 2 FOR LOT, EASEMENT, MEANDER LINE & ACCESS RESTRICTION DETAILS

#### NOTES:

1. Refer to Building Site Information contained in the Dane County Soil Survey.



#### LEGEND

- 3/4" Iron Rebar Found
- 3/4" by 24" Iron Rebar Set Weighing 1.5 lbs./ft.
- (303.63') Record Data (if different)
- - - - - Easement Line
- — — — Platted Lot Lines
- Boundary Line
- Existing R/W Line
- - - - - Sectional Subdivision Line

Meander Corner  
Sec. 10-5-10  
Fd. Aluminum Mon.

West 1/4 Cor.  
Sec. 10-5-10  
Corner falls in Creek

Owner/Subdivider:  
Joseph P. Eugster  
3865 Hwy 138  
Stoughton, WI 53589

## QUAM ENGINEERING, LLC

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608-838-7750 www.quamengineering.com

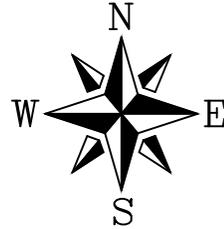
# DANE COUNTY CERTIFIED SURVEY MAP #

**Lot 2 of Certified Survey Map 11670; being part of the NE 1/4 of the NE 1/4 of Section 9 and part of the NW 1/4 of the NW 1/4 and the SW 1/4 of the NW 1/4 of Section 10; and part of the SW 1/4 of the NW 1/4 and the NW 1/4 of the SW 1/4 of Section 10, all of T5N., R10E., Town of Rutland, Dane County, Wisconsin.**

## LOT, EASEMENT, MEANDER LINE & ACCESS RESTRICTION DETAILS

North 1/4 Cor.  
Sec. 9-5-10  
Fd. Survey Nail

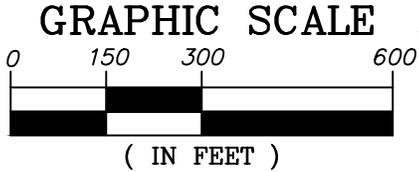
Northeast Cor.  
Sec. 9-5-10  
Fd. Survey Nail



Bearings are referenced to the North line of the Northeast 1/4 of Section 9, which bears South 87°58'03" West on the Dane County Coordinate System.

**NOTES:**

1. Refer to Building Site Information contained in the Dane County Soil Survey.

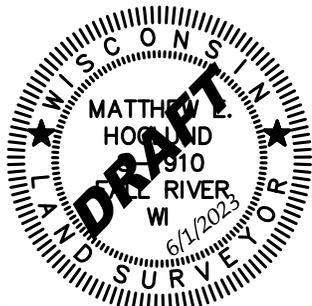


COURSE DATA TABLE	
NO.	COURSE
L1	N87°45'12"E - 291.98'
L2	S66°54'12"E - 219.42'
L3	N00°21'05"W - 25.60'
L4	S87°45'12"W - 177.97'
L5	N01°17'49"E - 66.13'

CURVE DATA TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	1108.96'	20°59'12"	406.20'	S56°24'36"E - 403.93'
C2	260.44'	84°21'00"	383.42'	S24°43'42"E - 349.72'
C3	572.96'	56°07'06"	561.02'	S45°29'52"W - 538.88'
C4	1239.96'	10°17'26"	222.70'	N51°03'43"W - 222.41'
C5	1173.96'	20°59'12"	430.01'	N56°24'36"W - 427.61'
C6	195.44'	84°21'00"	287.72'	S24°43'42"E - 262.44'
C7	507.96'	60°58'13"	540.54'	S47°55'55"W - 515.39'
C8	1173.96'	12°00'11"	245.94'	N51°55'05"W - 245.49'
C9	1173.96'	08°59'01"	184.07'	N62°24'41"W - 183.88'

**Easement Notes:**

- (A) 66' Approved DOT Access #49 per Doc. 3934510
- (B) No Access per CSM 11670
- (C) 30' Approved DOT Access #50 per Doc. 3934510
- (D) 66' Access Easement per CSM 11670 & Parcel A per Doc. 4159422
- (E) Oregon Branch - Badfish Creek Easement per Doc. 945874
- (F) 66' Access Easement - Parcel B per Doc. 4159422
- (G) Variable width Private Ingress/Egress & Utility Easement for the Benefit of Lots 1 & 2 hereof to be granted by separate instrument



**LEGEND**

- 3/4" Iron Rebar Found
- 3/4" by 24" Iron Rebar Set Weighing 1.5 lbs./ft. (303.63') Record Data (if different)
- Easement Line
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- Boundary Line
- Existing R/W Line
- Sectional Subdivision Line

Meander Corner  
Sec. 10-5-10  
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West 1/4 Cor.  
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Corner falls in Creek

**Owner/Subdivider:**  
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**QUAM ENGINEERING, LLC**

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608-838-7750 www.quamengineering.com  
Project # JE-03-19

Drawn By: MEH  
Project # JE-03-19

# DANE COUNTY CERTIFIED SURVEY MAP # \_\_\_\_\_

**Lot 2 of Certified Survey Map 11670; being part of the NE 1/4 of the NE 1/4 of Section 9 and part of the NW 1/4 of the NW 1/4 and the SW 1/4 of the NW 1/4 of Section 10; and part of the SW 1/4 of the NW 1/4 and the NW 1/4 of the SW 1/4 of Section 10, all of T5N., R10E., Town of Rutland, Dane County, Wisconsin.**

## SURVEYOR'S CERTIFICATE:

I, Matthew E. Hoglund, Registered Land Surveyor, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided, and mapped the following Certified Survey being Lot 2 of Certified Survey Map (CSM) 11670, recorded in Volume 71 of Certified Survey Maps on Pages 192 and 193 as Document No. 4161920; being part of the NE 1/4 of the NE 1/4 of Section 9 and part of the NW 1/4 of the NW 1/4 and the SW 1/4 of the NW 1/4 of Section 10; and a part of the SW 1/4 of the NW 1/4 and the NW 1/4 of the SW 1/4 of Section 10, all of T5N., R10E., Town of Rutland, Dane County, Wisconsin, being more particularly described as follows:

**COMMENCING** at the Northeast corner of said Section 9; thence, along the North line of said Northeast one-quarter of Section 9, South 87°58'03" West, 1290.02 feet to its intersection with the Northerly prolongation of the West Line of said Lot 2 of CSM 11670; thence, along said prolongation, South 01°17'49" West, 56.14 feet to the Northwest corner of said Lot 2 and the **POINT OF BEGINNING**, lying on the Southerly right-of-way line of State Trunk Highway 138;

thence, along said Southerly right-of-way line, North 87°45'12" East, 291.97 feet to the centerline of Badfish Creek per Document No. 945874, said centerline also being the Easterly line of said Lot 2;

thence, along said centerline and Easterly line, South 45°55'00" East, 1269.12 feet to the beginning of a tangent curve, being concave Northeasterly, having a radius of 1108.96 feet and a chord which bears South 56°24'36" East, 403.93 feet;

thence, continuing along said centerline and Easterly line, Southeasterly, 406.20 feet along the arc of said curve through a central angle of 20°59'12" to the Point of Tangency thereof;

thence, continuing along said centerline and Easterly line, South 66°54'12" East, 219.42 feet to the beginning of a tangent curve, being concave Southwesterly, having a radius of 260.44 feet and a chord which bears South 24°43'42" East, 349.72 feet;

thence, continuing along said centerline and Easterly line, Southeasterly and Southerly, 383.42 feet along the arc of said curve through a central angle of 84°21'00" to the Point of Tangency thereof;

thence, continuing along said centerline and Easterly line and its Southerly extension, South 17°26'48" West, 749.00 feet to the beginning of a tangent curve, being concave Northwesterly, having a radius of 572.96 feet and a chord which bears South 45°29'52" West, 538.88 feet;

thence, continuing along said centerline, Southwesterly, 561.02 feet along the arc of said curve through a central angle of 56°07'06" to its intersection with the West line of aforesaid SW 1/4 of Section 10;

thence, along said West line, North 00°21'05" West, 25.60 feet to the West one-quarter corner of said Section 10, said corner lying in Badfish Creek;

thence, along the West line of aforesaid NW 1/4 of Section 10, North 00°14'51" East, 99.95 feet to the Meander Corner;

thence, continuing along last said West line, North 00°14'51" East, 699.18 feet to the Southwest corner of said Lot 2;

thence, continuing along last said West line and the boundary of said Lot 2, North 00°14'51" East, 660.87 feet to the beginning of a non-tangent curve, being concave Northeasterly, having a radius of 1239.96 feet and a chord which bears North 51°03'43" West, 222.41 feet;

thence, leaving last said West line and continuing along the boundary of said Lot 2, Northwesterly, 222.70 feet along the arc of said curve through a central angle of 10°17'26" to the Point of Tangency thereof;

thence, continuing along the boundary of said Lot 2, North 45°55" West, 1302.93 feet;

thence, continuing along the boundary of said Lot 2, South 87°45'12" West, 177.97 feet;

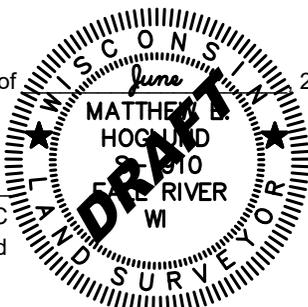
thence, continuing along the boundary of said Lot 2, North 01°17'49" East, 66.13 feet to the **POINT OF BEGINNING**, containing 888,082 square feet or 20.837 acres, more or less.

**BEING SUBJECT TO** all easements and agreements, if any, of record and/or fact.

I further certify, to the best of my knowledge and belief, that this map is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made; that I have made such survey, land division, and map by the direction of Joseph P. Eugster, the owner of said land; that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the Land Division Ordinance of Dane County and the Town of Rutland in surveying, dividing, and mapping the same.

Dated this 1st day of June, 2023.

Quam Engineering, LLC  
By: Matthew E. Hoglund  
P.L.S. S-1910



C.S.M. No. \_\_\_\_\_  
Doc. No. \_\_\_\_\_  
Vol. \_\_\_\_\_ Page \_\_\_\_\_

Drawn By: MEH  
Project # JE-03-19

# DANE COUNTY CERTIFIED SURVEY MAP # \_\_\_\_\_

**Lot 2 of Certified Survey Map 11670; being part of the NE 1/4 of the NE 1/4 of Section 9 and part of the NW 1/4 of the NW 1/4 and the SW 1/4 of the NW 1/4 of Section 10; and part of the SW 1/4 of the NW 1/4 and the NW 1/4 of the SW 1/4 of Section 10, all of T5N., R10E., Town of Rutland, Dane County, Wisconsin.**

### OWNER'S CERTIFICATE:

We, Joseph P. Eugster and Carol J. Eugster, as owners, do hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required by Sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

IN WITNESS WHEREOF, Joseph P. Eugster and Carol J. Eugster, have caused these presents to be signed at \_\_\_\_\_, \_\_\_\_\_ on this \_\_\_\_\_, day of \_\_\_\_\_, 20\_\_.

In the presence of: \_\_\_\_\_  
Joseph P. Eugster Carol J. Eugster

STATE OF \_\_\_\_\_ )  
COUNTY \_\_\_\_\_ ) SS

Personally came before me this \_\_\_ day of \_\_\_\_\_, 20\_\_, Joseph P. Eugster and Carol J. Eugster, to me known to be the persons who executed the foregoing instrument and acknowledge the same.

(Notary Seal) \_\_\_\_\_ Notary Public, \_\_\_\_\_, \_\_\_\_\_ (State)

My commission expires \_\_\_\_\_.

### CONSENT OF CORPORATE MORTGAGEE:

Middleton Community Bank, a bank duly organized and existing under and by virtue of the laws of the State of Wisconsin, as mortgagee of the above-described land, does hereby consent to the surveying, dividing, mapping, and dedication of the land described on this Certified Survey Map, and does hereby consent to the above certificate of Joseph P. Eugster and Carol J. Eugster, owners.

IN WITNESS WHEREOF, the said \_\_\_\_\_ has caused these presents to be signed by its authorized representative listed below at \_\_\_\_\_, \_\_\_\_\_ and its corporate seal affixed on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

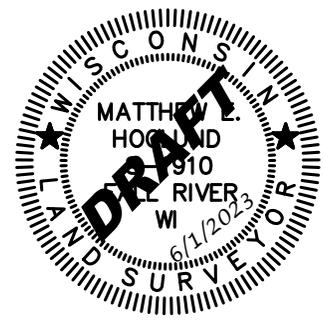
Middleton Community Bank:

By: \_\_\_\_\_ Title: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
COUNTY \_\_\_\_\_ ) SS

Personally came before me this \_\_\_ day of \_\_\_\_\_, 20\_\_, \_\_\_\_\_, its \_\_\_\_\_ of the above named corporation, to me known to be the person(s) who executed the foregoing instrument, and to me known to be such authorized representative of said corporation, and acknowledged that \_\_\_\_\_ executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

(Notary Seal) \_\_\_\_\_ Notary Public, \_\_\_\_\_, \_\_\_\_\_ (State)  
My commission expires \_\_\_\_\_.



C.S.M. No. \_\_\_\_\_

Doc. No. \_\_\_\_\_

Vol. \_\_\_\_\_ Page \_\_\_\_\_

Drawn By: MEH  
Project # JE-03-19

# **DANE COUNTY CERTIFIED SURVEY MAP # \_\_\_\_\_**

**Lot 2 of Certified Survey Map 11670; being part of the NE 1/4 of the NE 1/4 of Section 9 and part of the NW 1/4 of the NW 1/4 and the SW 1/4 of the NW 1/4 of Section 10; and part of the SW 1/4 of the NW 1/4 and the NW 1/4 of the SW 1/4 of Section 10, all of T5N., R10E., Town of Rutland, Dane County, Wisconsin.**

### **CONSENT OF CORPORATE MORTGAGEE:**

Monona Bank, a bank duly organized and existing under and by virtue of the laws of the State of Wisconsin, as mortgagee of the above-described land, does hereby consent to the surveying, dividing, mapping, and dedication of the land described on this Certified Survey Map, and does hereby consent to the above certificate of Joseph P. Eugster and Carol J. Eugster, owners.

IN WITNESS WHEREOF, the said \_\_\_\_\_ has caused these presents to be signed by its authorized representative listed below at \_\_\_\_\_, \_\_\_\_\_ and its corporate seal affixed on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Monona Bank:

\_\_\_\_\_  
By: Title:

STATE OF \_\_\_\_\_ )  
COUNTY \_\_\_\_\_ ) SS

Personally came before me this \_\_\_ day of \_\_\_\_\_, 20\_\_, \_\_\_\_\_, its \_\_\_\_\_ of the above named corporation, to me known to be the person(s) who executed the foregoing instrument, and to me known to be such authorized representative of said corporation, and acknowledged that \_\_\_\_\_ executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

(Notary Seal) \_\_\_\_\_ Notary Public, \_\_\_\_\_, \_\_\_\_\_.  
My commission expires \_\_\_\_\_ (State)

### **TOWN OF RUTLAND APPROVAL CERTIFICATE:**

Resolved, that this Certified Survey Map is hereby approved by the Town Board of the Town of Rutland.

Dated this \_\_\_ day of \_\_\_\_\_, 20\_\_.

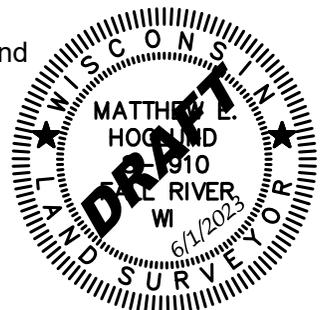
\_\_\_\_\_  
Dawn George, Town Clerk

### **DANE COUNTY PLANNING AGENCY APPROVAL:**

This Certified Survey Map is hereby approved by the Dane County Zoning and Land

Regulation Committee this \_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Daniel Everson, Authorized Representative



### **REGISTER OF DEEDS CERTIFICATE:**

Received for recording this \_\_\_ day of \_\_\_\_\_, 20\_\_, at \_\_\_\_\_ o'clock \_\_ M. and

recorded in Volume \_\_\_\_\_ of Certified Survey Maps on Pages \_\_\_\_\_

as Document No. \_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowski, Dane County Register of Deeds

SEE REVISED  
PRELIMINARY CSM

# DANE COUNTY CERTIFIED SURVEY MAP #

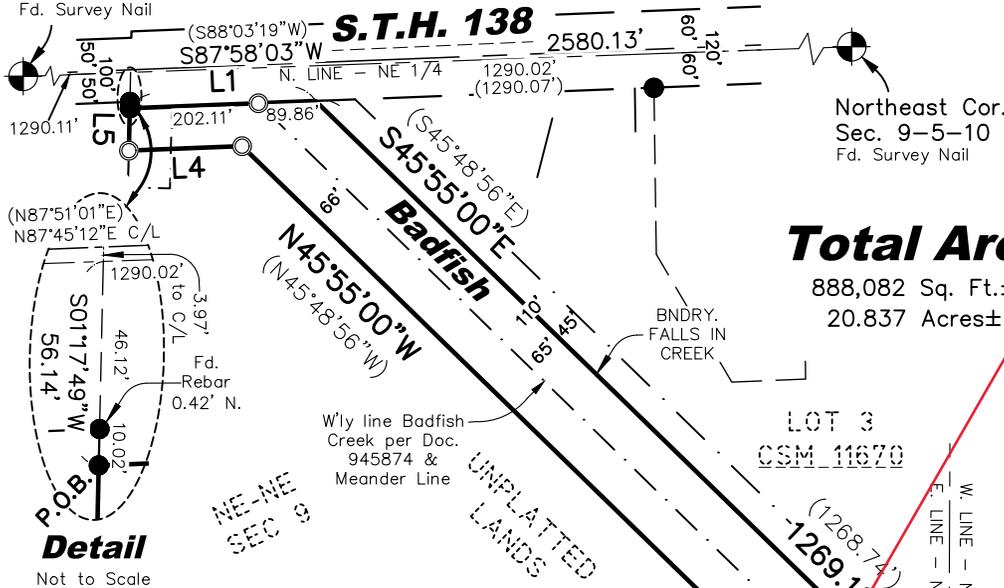
C.S.M. No. \_\_\_\_\_

Doc. No. \_\_\_\_\_

Vol. \_\_\_\_\_ Page \_\_\_\_\_

Lot 2 of Certified Survey Map 11670; being part of the NE 1/4 of the NE 1/4 of Section 9 and part of the NW 1/4 of the NW 1/4 and the SW 1/4 of the NW 1/4 of Section 10; and part of the SW 1/4 of the NW 1/4 and the NW 1/4 of the SW 1/4 of Section 10, all of T5N., R10E., Town of Rutland, Dane County, Wisconsin.

North 1/4 Cor.  
Sec. 9-5-10  
Fd. Survey Nail



**Detail**  
Not to Scale

COURSE DATA TABLE	
NO.	COURSE
L1	N87°45'12"E - 291.98' (N87°51'01"E)
L2	S66°54'12"E - 219.42' (S66°48'56"E)
L3	N00°21'05"W - 25.60'
L4	S87°45'12"W - 177.97' (S87°51'01"W)
L5	N01°17'49"E - 66.13' (N01°24'11"E)

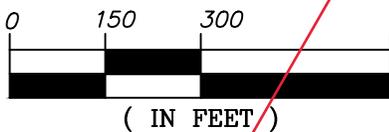
CURVE DATA TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	1108.96'	20°59'12"	406.20'	S56°24'36"E - 403.93'
C2	260.44'	84°21'00"	383.42'	S24°43'42"E - 349.72'
C3	572.96'	56°07'06"	561.02'	S45°29'52"W - 538.88'
C4	1239.96'	10°17'26"	222.70'	N51°03'43"W - 222.71'

**SEE SHEET 2 FOR EASEMENT, MEANDER LINE & ACCESS RESTRICTION DETAILS**

**NOTES:**

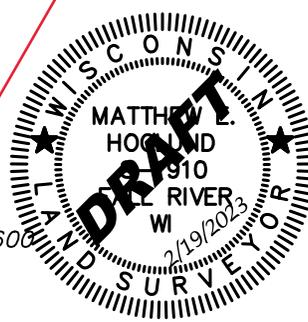
1. Refer to Building Site Information contained in the Dane County Soil Survey.

**GRAPHIC SCALE**



**LEGEND**

- 3/4" Iron Rebar Found
- 3/4" by 24" Iron Rebar Set Weighing 1.5 lbs./ft.
- (303.63') Record Data (if different)
- - - - - Easement Line
- - - - - Platted Lot Lines
- Boundary Line
- Existing R/W Line
- - - - - Sectional Subdivision Line



Meander Corner  
Sec. 10-5-10  
Fd. Aluminum Mon.

West 1/4 Cor.  
Sec. 10-5-10  
Corner falls in Creek

**QUAM ENGINEERING, LLC**

4604 SIGGLEKOW ROAD - SUITE A McFARLAND, WI 53558

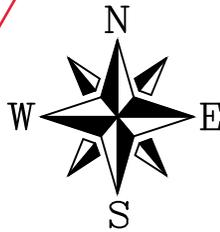
608-838-7750 www.quamengineering.com

SEE REVISED  
PRELIMINARY CSM

## DANE COUNTY CERTIFIED SURVEY MAP #

**Lot 2 of Certified Survey Map 11670; being part of the NE 1/4 of the NE 1/4 of Section 9 and part of the NW 1/4 of the NW 1/4 and the SW 1/4 of the NW 1/4 of Section 10; and part of the SW 1/4 of the NW 1/4 and the NW 1/4 of the SW 1/4 of Section 10, all of T5N., R10E., Town of Rutland, Dane County, Wisconsin.**

### EASEMENT, MEANDER LINE & ACCESS RESTRICTION DETAILS



Bearings are referenced to the North line of the Northeast 1/4 of Section 9, which bears North 87°58'03" East on the Dane County Coordinate System.

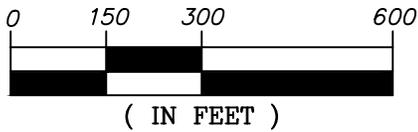
North 1/4 Cor.  
Sec. 9-5-10  
Fd. Survey Nail

Northeast Cor.  
Sec. 9-5-10  
Fd. Survey Nail

**NOTES:**

1. Refer to Building Site Information contained in the Dane County Soil Survey.

**GRAPHIC SCALE**



COURSE DATA TABLE	
NO.	COURSE
L1	N87°45'12"E - 291.98'
L2	S66°54'12"E - 219.42'
L3	N00°21'05"W - 25.60'
L4	S87°45'12"W - 177.97'
L5	N01°17'49"E - 66.13'

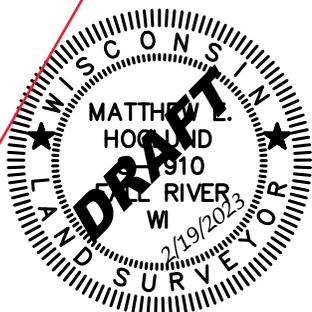
CURVE DATA TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	1108.96'	20°59'12"	406.20'	S56°24'36"E - 403.93'
C2	260.44'	84°21'00"	383.42'	S24°43'42"E - 349.72'
C3	572.96'	56°07'06"	561.02'	S45°29'52"W - 538.88'
C4	1239.96'	10°17'26"	222.70'	N51°03'43"W - 222.41'
C5	1173.96'	20°59'12"	430.01'	S56°24'36"E - 427.61'
C6	195.44'	84°21'00"	287.72'	S24°43'42"E - 262.44'
C7	507.96'	60°58'13"	540.54'	S47°55'55"W - 515.39'

**Easement Notes:**

- (A) 66' Approved DOT Access #49 per Doc. 3934510
- (B) No Access per CSM 11670
- (C) 30' Approved DOT Access #50 per Doc. 3934510
- (D) 66' Access Easement per CSM 11670
- (E) Oregon Branch - Badfish Creek Easement per Doc. 945874
- (F) 66' Access Easement - Parcel A per Doc. 4159422
- (G) 66' Access Easement - Parcel B per Doc. 4159422
- (H) 66' Private Ingress/Egress & Utility Easement for the Benefit of Lot 2 hereof to be granted by separate instrument

**LEGEND**

- 3/4" Iron Rebar Found
- 3/4" by 24" Iron Rebar Set Weighing 1.5 lbs./ft.
- (303.63') Record Data (if different)
- Easement Line
- Platted Lot Lines
- Boundary Line
- Existing R/W Line
- Sectional Subdivision Line



Meander Corner  
Sec. 10-5-10  
Fd. Aluminum Mon.

West 1/4 Cor.  
Sec. 10-5-10  
Corner falls in Creek

Owner/Subdivider:  
Joseph P. Eugster  
3865 Hwy 138  
Stoughton, WI 53589

**QUAM ENGINEERING, LLC**

4604 SIGGLEKOW ROAD - SUITE A McFARLAND, WI 53558  
608-838-7750 www.quamengineering.com  
Project # JE-03-19

SEE REVISED  
PRELIMINARY CSM

Drawn By: MEH  
Project # JE-03-19

# DANE COUNTY CERTIFIED SURVEY MAP # \_\_\_\_\_

**Lot 2 of Certified Survey Map 11670; being part of the NE 1/4 of the NE 1/4 of Section 9 and part of the NW 1/4 of the NW 1/4 and the SW 1/4 of the NW 1/4 of Section 10; and part of the SW 1/4 of the NW 1/4 and the NW 1/4 of the SW 1/4 of Section 10, all of T5N., R10E., Town of Rutland, Dane County, Wisconsin.**

## SURVEYOR'S CERTIFICATE:

I, Matthew E. Hoglund, Registered Land Surveyor, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided, and mapped the following Certified Survey being Lot 2 of Certified Survey Map (CSM) 11670, recorded in Volume 71 of Certified Survey Maps on Pages 192 and 193 as Document No. 4161920; being part of the NE 1/4 of the NE 1/4 of Section 9 and part of the NW 1/4 of the NW 1/4 and the SW 1/4 of the NW 1/4 of Section 10; and a part of the SW 1/4 of the NW 1/4 and the NW 1/4 of the SW 1/4 of Section 10, all of T5N., R10E., Town of Rutland, Dane County, Wisconsin, being more particularly described as follows:

**COMMENCING** at the Northeast corner of said Section 9; thence, along the North line of said Northeast one-quarter of Section 9, South 87°58'03" West, 1290.02 feet to its intersection with the Northerly prolongation of the West Line of said Lot 2 of CSM 11670; thence, along said prolongation, South 01°17'49" West, 56.14 feet to the Northwest corner of said Lot 2 and the **POINT OF BEGINNING**, lying on the Southerly right-of-way line of State Trunk Highway 138;

thence, along said Southerly right-of-way line, North 87°45'12" East, 291.97 feet to the centerline of Badfish Creek per Document No. 945874, said centerline also being the Easterly line of said Lot 2;

thence, along said centerline and Easterly line, South 45°55'00" East, 1269.12 feet to the beginning of a tangent curve, being concave Northeasterly, having a radius of 1108.96 feet and a chord which bears South 56°24'36" East, 403.93 feet;

thence, continuing along said centerline and Easterly line, Southeasterly, 406.20 feet along the arc of said curve through a central angle of 20°59'12" to the Point of Tangency thereof;

thence, continuing along said centerline and Easterly line, South 66°54'12" East, 219.42 feet to the beginning of a tangent curve, being concave Southwesterly, having a radius of 260.44 feet and a chord which bears South 24°43'42" East, 349.72 feet;

thence, continuing along said centerline and Easterly line, Southeasterly and Southerly, 383.42 feet along the arc of said curve through a central angle of 84°21'00" to the Point of Tangency thereof;

thence, continuing along said centerline and Easterly line and its Southerly extension, South 17°26'48" West, 749.00 feet to the beginning of a tangent curve, being concave Northwesterly, having a radius of 572.96 feet and a chord which bears South 45°29'52" West, 538.88 feet;

thence, continuing along said centerline, Southwesterly, 561.02 feet along the arc of said curve through a central angle of 56°07'06" to its intersection with the West line of aforesaid SW 1/4 of Section 10;

thence, along said West line, North 00°21'05" West, 25.60 feet to the West one-quarter corner of said Section 10, said corner lying in Badfish Creek;

thence, along the West line of aforesaid NW 1/4 of Section 10, North 00°14'51" East, 99.95 feet to the Meander Corner;

thence, continuing along last said West line, North 00°14'51" East, 699.18 feet to the Southwest corner of said Lot 2;

thence, continuing along last said West line and the boundary of said Lot 2, North 00°14'51" East, 660.87 feet to the beginning of a non-tangent curve, being concave Northeasterly, having a radius of 1239.96 feet and a chord which bears North 51°03'43" West, 222.41 feet;

thence, leaving last said West line and continuing along the boundary of said Lot 2, Northwesterly, 222.70 feet along the arc of said curve through a central angle of 10°17'26" to the Point of Tangency thereof;

thence, continuing along the boundary of said Lot 2, North 45°55" West, 1302.93 feet;

thence, continuing along the boundary of said Lot 2, South 87°45'12" West, 177.97 feet;

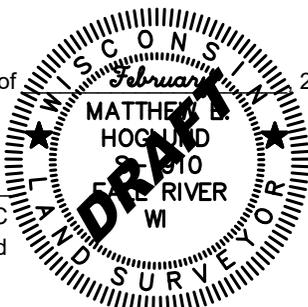
thence, continuing along the boundary of said Lot 2, North 01°17'49" East, 66.13 feet to the **POINT OF BEGINNING**, containing 888,082 square feet or 20.837 acres, more or less.

**BEING SUBJECT TO** all easements and agreements, if any, of record and/or fact.

I further certify, to the best of my knowledge and belief, that this map is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made; that I have made such survey, land division, and map by the direction of Joseph P. Eugster, the owner of said land; that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the Land Division Ordinance of Dane County and the Town of Rutland in surveying, dividing, and mapping the same.

Dated this 19th day of February, 2023.

Quam Engineering, LLC  
By: Matthew E. Hoglund  
P.L.S. S-1910



C.S.M. No. \_\_\_\_\_  
Doc. No. \_\_\_\_\_  
Vol. \_\_\_\_\_ Page \_\_\_\_\_

SEE REVISED  
PRELIMINARY CSM

Drawn By: MEH  
Project # JE-03-19

# DANE COUNTY CERTIFIED SURVEY MAP # \_\_\_\_\_

**Lot 2 of Certified Survey Map 11670; being part of the NE 1/4 of the NE 1/4 of Section 9 and part of the NW 1/4 of the NW 1/4 and the SW 1/4 of the NW 1/4 of Section 10; and part of the SW 1/4 of the NW 1/4 and the NW 1/4 of the SW 1/4 of Section 10, all of T5N., R10E., Town of Rutland, Dane County, Wisconsin.**

### OWNER'S CERTIFICATE:

We, Joseph P. Eugster and Carol J. Eugster, as owners, do hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required by Sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

IN WITNESS WHEREOF, Joseph P. Eugster and Carol J. Eugster, have caused these presents to be signed at \_\_\_\_\_, \_\_\_\_\_ on this \_\_\_\_\_, day of \_\_\_\_\_, 20\_\_.

In the presence of: \_\_\_\_\_  
Joseph P. Eugster Carol J. Eugster

STATE OF \_\_\_\_\_ )  
COUNTY \_\_\_\_\_ ) SS

Personally came before me this \_\_\_ day of \_\_\_\_\_, 20\_\_ Joseph P. Eugster and Carol J. Eugster, to me known to be the persons who executed the foregoing instrument and acknowledge the same.

(Notary Seal) \_\_\_\_\_ Notary Public, \_\_\_\_\_, \_\_\_\_\_ (State)

My commission expires \_\_\_\_\_.

### CONSENT OF CORPORATE MORTGAGEE:

Middleton Community Bank, a bank duly organized and existing under and by virtue of the laws of the State of Wisconsin, as mortgagee of the above-described land does hereby consent to the surveying, dividing, mapping, and dedication of the land described on this Certified Survey Map, and does hereby consent to the above certificate of Joseph P. Eugster and Carol J. Eugster, owners.

IN WITNESS WHEREOF, the said \_\_\_\_\_ has caused these presents to be signed by its authorized representative listed below at \_\_\_\_\_, \_\_\_\_\_ and its corporate seal affixed on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Middleton Community Bank:

By: \_\_\_\_\_ Title: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
COUNTY \_\_\_\_\_ ) SS

Personally came before me this \_\_\_ day of \_\_\_\_\_, 20\_\_, \_\_\_\_\_, its \_\_\_\_\_ of the above named corporation, to me known to be the person(s) who executed the foregoing instrument, and to me known to be such authorized representative of said corporation, and acknowledged that \_\_\_\_\_ executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

(Notary Seal) \_\_\_\_\_ Notary Public, \_\_\_\_\_, \_\_\_\_\_ (State)  
My commission expires \_\_\_\_\_.



C.S.M. No. \_\_\_\_\_

Doc. No. \_\_\_\_\_

Vol. \_\_\_\_\_ Page \_\_\_\_\_

SEE REVISED  
PRELIMINARY CSM

Drawn By: MEH  
Project # JE-03-19

# DANE COUNTY CERTIFIED SURVEY MAP # \_\_\_\_\_

**Lot 2 of Certified Survey Map 11670; being part of the NE 1/4 of the NE 1/4 of Section 9 and part of the NW 1/4 of the NW 1/4 and the SW 1/4 of the NW 1/4 of Section 10; and part of the SW 1/4 of the NW 1/4 and the NW 1/4 of the SW 1/4 of Section 10, all of T5N., R10E., Town of Rutland, Dane County, Wisconsin.**

### CONSENT OF CORPORATE MORTGAGEE:

Monona Bank, a bank duly organized and existing under and by virtue of the laws of the State of Wisconsin, as mortgagee of the above-described land, does hereby consent to the surveying, dividing, mapping, and dedication of the land described on this Certified Survey Map, and does hereby consent to the above certificate of Joseph P. Eugster and Carol J. Eugster, owners.

IN WITNESS WHEREOF, the said \_\_\_\_\_ has caused these presents to be signed by its authorized representative listed below at \_\_\_\_\_, \_\_\_\_\_ and its corporate seal affixed on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Monona Bank:

By: \_\_\_\_\_ Title: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
COUNTY \_\_\_\_\_ ) SS

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_, its \_\_\_\_\_ of the above named corporation, to me known to be the person(s) who executed the foregoing instrument, and to me known to be such authorized representative of said corporation, and acknowledged that \_\_\_\_\_ executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

(Notary Seal) \_\_\_\_\_ Notary Public, \_\_\_\_\_, \_\_\_\_\_ (State).  
My commission expires \_\_\_\_\_.

### TOWN OF RUTLAND APPROVAL CERTIFICATE:

Resolved, that this Certified Survey Map is hereby approved by the Town Board of the Town of Rutland.

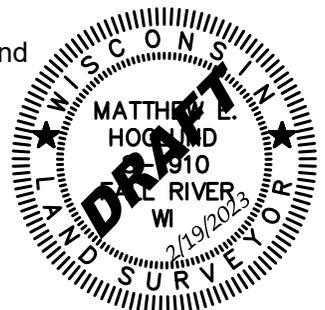
Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Dawn George, Town Clerk

### DANE COUNTY PLANNING AGENCY APPROVAL:

This Certified Survey Map is hereby approved by the Dane County Zoning and Land Regulation Committee this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Daniel Everson, Authorized Representative



### REGISTER OF DEEDS CERTIFICATE:

Received for recording this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_ M. and recorded in Volume \_\_\_\_\_ of Certified Survey Maps on Pages \_\_\_\_\_ as Document No. \_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowski, Dane County Register of Deeds



DocId:10227283

Tx:9435402

### CONTROLLED-ACCESS HIGHWAY AUTHORIZATION

Wisconsin Department of Transportation  
DT2048 6/2015 (Exempt from s.706 Wis. Stats.)

Pursuant to the provisions of s. 84.25 Wisconsin Statutes, the Department of Transportation has established a section of S.T.H. 138 in Dane County, as a Controlled-Access Highway, designated as Controlled-Access Project 5567-01-29, effective on and after April 19, 2004 as recorded in Dane County Document Number 3906023.

The Department of Transportation approves and consents to direct access between said highway and the lands of the owner(s) in the

NW 1/4 of the NW 1/4 and NE 1/4 of the NW 1/4 of Section 10; NE 1/4 of the NE 1/4 of Section 9, T5N, R 10E; Town of Rutland, Dane County, Wisconsin;

by means of 2 Private Driveway(s); 2 Joint Private Driveway(s); 0 Public Highway(s); 0 Special Crossing(s) ; 0 Trail Connection(s) located as follows:

All driveways are located on the south side of STH 138. Two private driveways (No. 55 & 57); One joint private driveway (No. 58) used jointly with parcel 39 (Joseph & Carol Jean Eugster) located on the property line, and one joint private drive (No. 49) used jointly with parcel 33 (Boyd & Janice Weber) and parcel 30 (WB Farms).

The authorized access is subject to the terms and conditions as may be set forth by the Department from time to time to document the authorized connection or for work on the controlled access highway as required by s. 84.25 Wisconsin Statutes.

This AUTHORIZATION may be revoked at any time by the Department of Transportation. This AUTHORIZATION does not create an interest in property for which compensation must be paid upon revocation or modification.

THIS AUTHORIZATION, supersedes and revokes any and all prior Authorizations and access covenants including the following: Document #3934513, is issued to the following owner(s) of the above-described property, the heirs, successors and assigns.

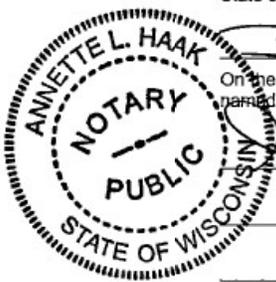
Joseph Patrick Eugster  
(Owner Name)  
3865 State Highway 138, Stoughton, WI 53589  
(Address)

\_\_\_\_\_  
(Owner Name)  
\_\_\_\_\_  
(Address)

Wisconsin Department of Transportation  
  
(Signature for Region Director)  
BRET WALLACE  
(Print or Type Name)

8/23/22

\_\_\_\_\_  
(Date)  
8/23/2022



State of Wisconsin )  
 ) ss.  
Dane County )  
On the above date, this instrument was acknowledged before me by the named person(s).  
  
(Signature, Notary Public, State of Wisconsin)  
Annette L. Haak  
(Print or Type Name, Notary Public, State of Wisconsin)  
04/05/2024  
(Date Commission Expires)

Sheet Number 4.5 Driveway No. 49, 55, 57, and 58 Parcel No. 38  
Project ID 5567-01-29 This instrument was drafted by WisDOT

[1] A SPECIAL CROSSING is to be used solely for travel between severed parcels under the same ownership; such use shall cease and the crossing shall be removed if such parcels pass into separate ownership.

# DRAFT: FOR DISCUSSION PURPOSES ONLY

IMPORTANT NOTE: ACREAGE VALUES AND OWNERSHIP HEREIN ARE DERIVED FROM HISTORICAL AND CURRENT RECORDS LOCATED AT THE DANE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT (EG. GIS, PLAT BOOKS, ZONING PERMIT DATA, CSM'S, ETC). DENSITY POLICIES VARY AMONG TOWNS AND MAY REQUIRE INTERPRETATION.

		<b>Applicant:</b>	Jacob Eugster		
<b>Town</b>	Rutland	<b>A-1EX Adoption</b>	6/7/1978	<b>Orig Farm Owner</b>	Eugster, John
<b>Section:</b>	09, 10	<b>Density Number</b>	35	<b>Original Farm Acres</b>	304.61
<b>Density Study Date</b>	1/20/2022	<b>Original Splits</b>	8.7	<b>Available Density Unit(s)</b>	4



### Reasons/Notes:

The Eugster farm was eligible for a total of 9 homesites (8 lot splits + 1 farm home site). 5 prior homesites/splits taken per CSMs 6816 and 11670 (2 lots), TDR to Shotliff, and RR zoned area on PIN 051010290010.

Note: Parcels included in the density study reflect farm ownership and acreage as of the date of town plan adoption, or other date specified. Density study is based on the original farm acreage, NOT acreage currently owned.

Parcel #	Acres	Owner Name	CSM
051010395002	40.73	JOSEPH PATRICK EUGSTER	
051010390007	40.94	JOSEPH PATRICK EUGSTER	
051010385004	41.06	JOSEPH PATRICK EUGSTER	
051010380009	40.85	JOSEPH PATRICK EUGSTER	
051010295307	30.93	JOSEPH PATRICK EUGSTER	
051010290010	34.1	JOSEPH PATRICK EUGSTER	
051010286210	7.61	JOSEPH PATRICK EUGSTER	11670
051010285010	30.32	JOSEPH PATRICK EUGSTER	
051010280804	26.65	JOSEPH PATRICK EUGSTER	
051009180510	13.52	JOSEPH PATRICK EUGSTER	11670

Note: Parcels included in the density study reflect farm ownership and acreage as of the date of town plan adoption, or other date specified. Density study is based on the original farm acreage, NOT acreage currently owned.

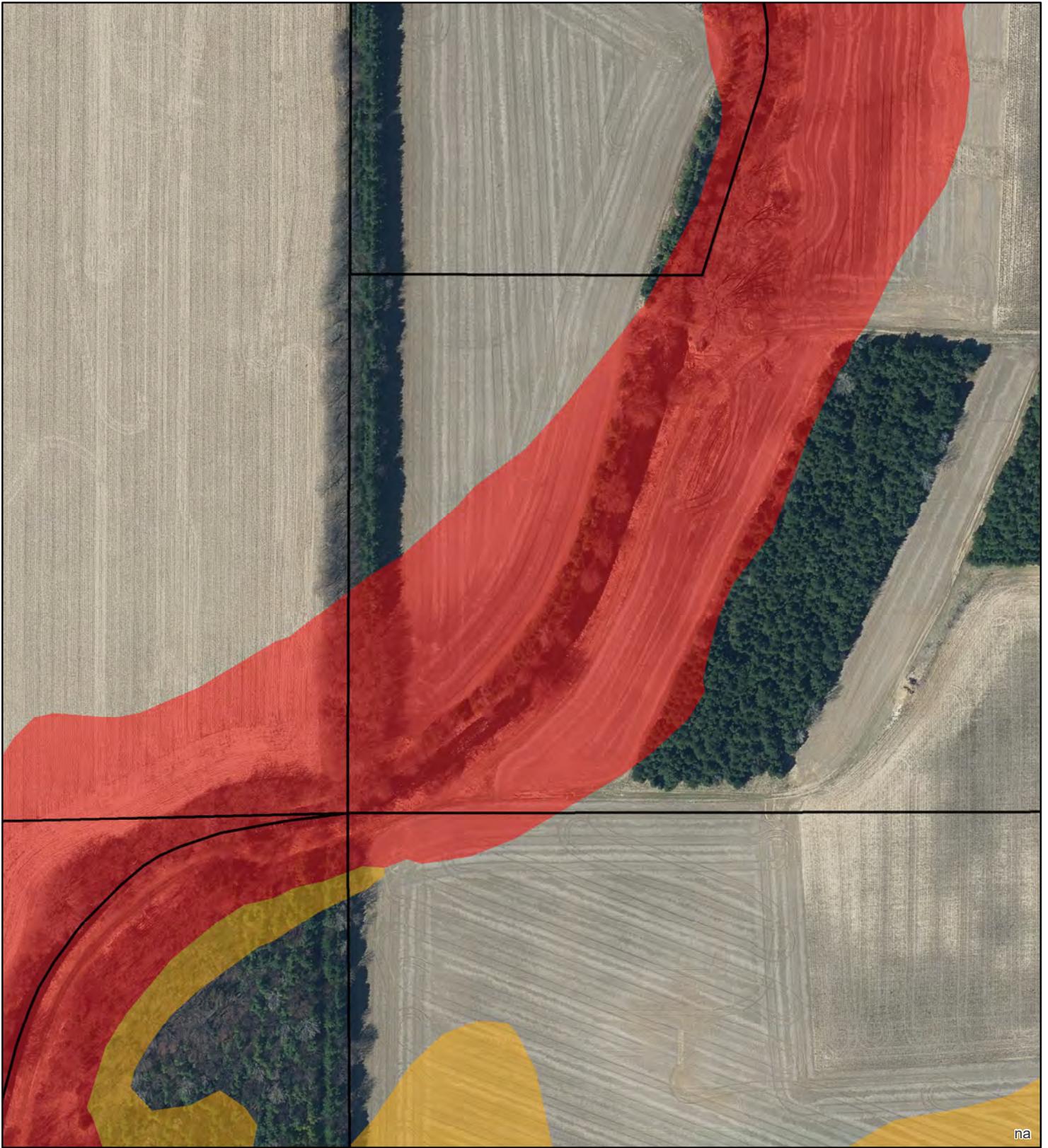
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3.08

JOSEPH PATRICK EUGSTER & CAROL JEAN EUGSTER

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**Legend**

-  Hydric or Predominantly Hydric
-  Partially Hydric or Predominantly Non-hydric
- Non-hydric or Not Rated

