

# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
02/17/2020	DCPREZ-2020-11534
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
05/12/2020	


<b>OWNER INFORMATION</b>	<b>AGENT INFORMATION</b>
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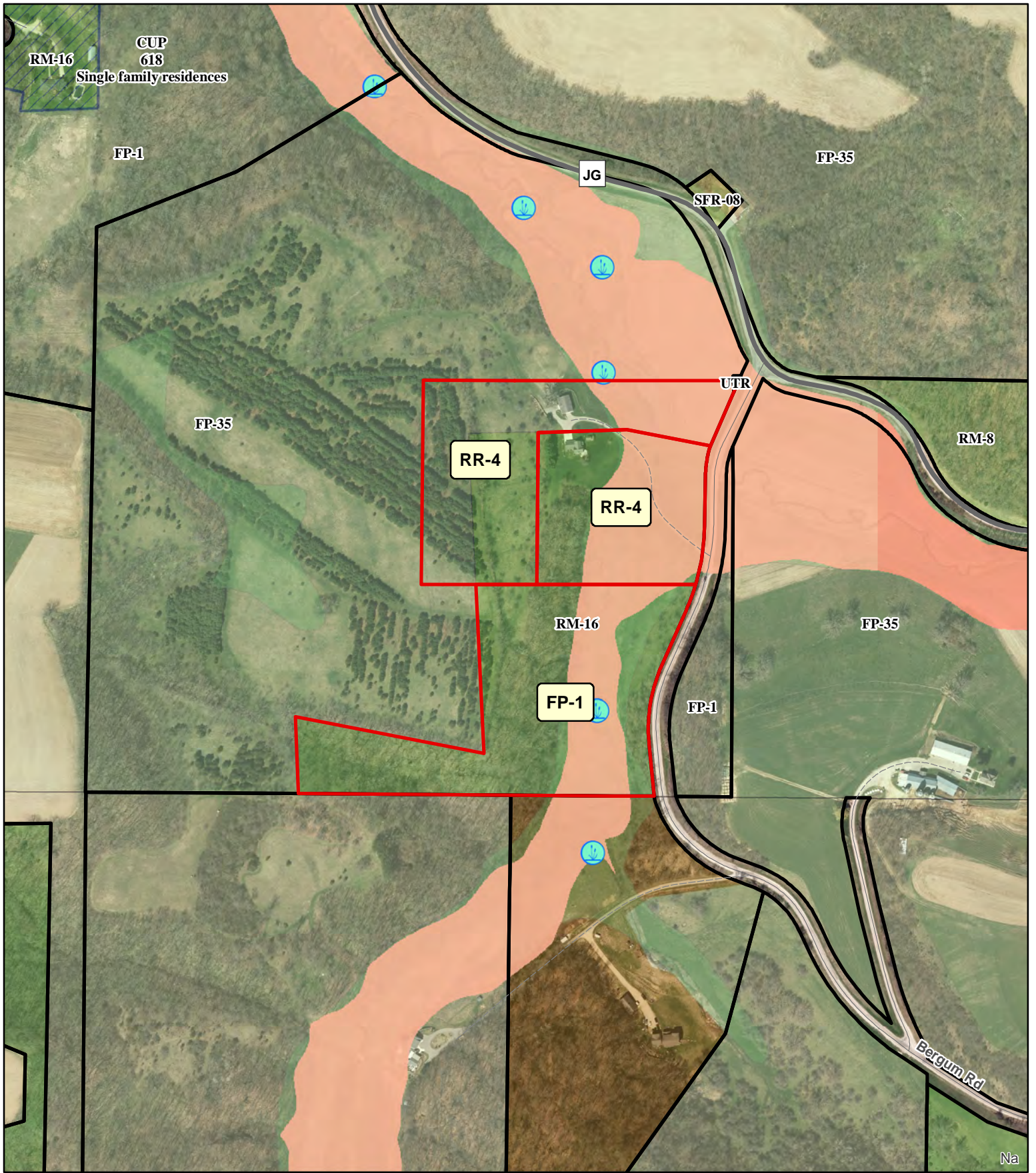
OWNER NAME KAMEYT LLC	PHONE (with Area Code) (334) 324-4905	AGENT NAME CAS4 ARCHITECTURE,LLC	PHONE (with Area Code) (608) 709-1250
BILLING ADDRESS (Number & Street) 6144 HENLEY WAY		ADDRESS (Number & Street) 4414 REGENT STREET SUITE 102	
(City, State, Zip) MONTGOMERY, AL 36117		(City, State, Zip) MADISON, WI 53705	
E-MAIL ADDRESS metahome@gmail.com		E-MAIL ADDRESS marc@cas4arch.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	
3265 BERGUM ROAD		3265 BERGUM RD		3265 BERGUM RD	
TOWNSHIP VERMONT	SECTION 35	TOWNSHIP	SECTION 34	TOWNSHIP	SECTION 35
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0706-353-9150-9		0706-344-9501-5		0706-353-9061-7	

REASON FOR REZONE	CUP DESCRIPTION
SEPARATING EXISTING RESIDENCE FROM FARMLAND AND CREATING ONE RESIDENTIAL LOT	

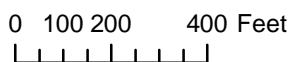
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
RM-16 (Rural Mixed-Use, 16 acres and up) District	FP-1 (Small Lot Farmland Preservation) District	11.45		
RM-16 (Rural Mixed-Use, 16 acres and up) District	RR-4 (Rural Residential, 4 to 8 acres) District	3.05		
FP-35 (General Farmland Preservation) District	RR-4 (Rural Residential, 4 to 8 acres) District	4.72		
RM-16 (Rural Mixed-Use, 16 acres and up) District	RR-4 (Rural Residential, 4 to 8 acres) District	5.5		

<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>  SSA1	<b>SIGNATURE:(Owner or Agent)</b>  <b>PRINT NAME:</b> MARC SCHELLPFEEFER
				<b>DATE:</b> 2-17-2020



**Legend**

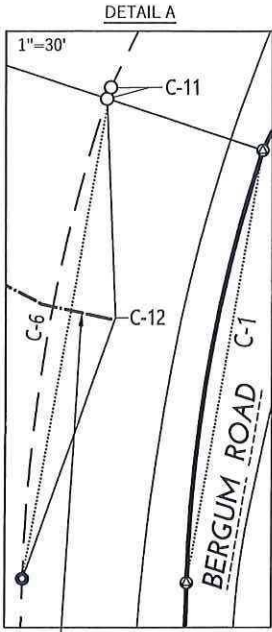
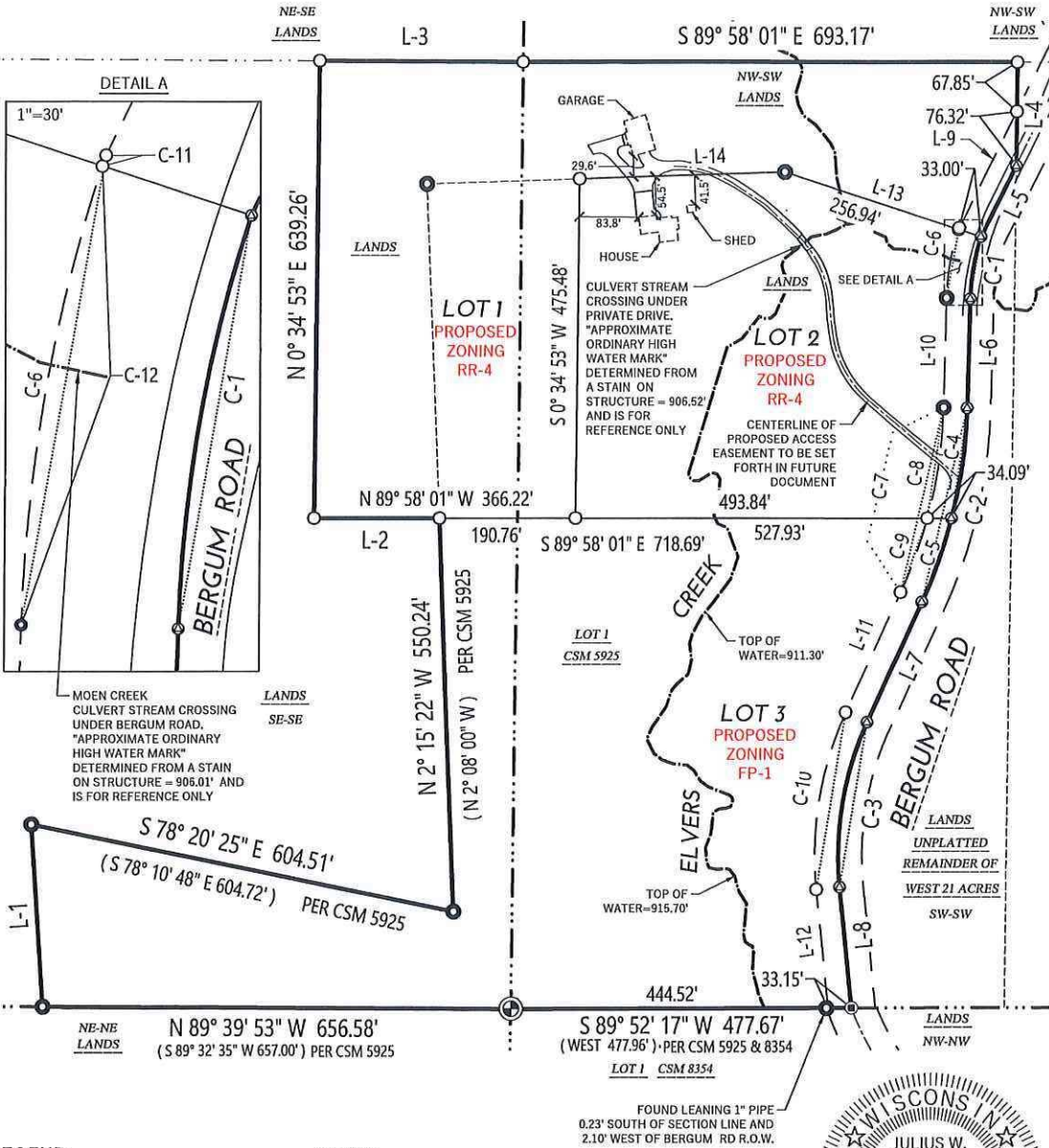
- Floodplain
- Significant Soils Class 1
- Significant Soils Class 2
- Wetland > 2 Acres
- Wetland



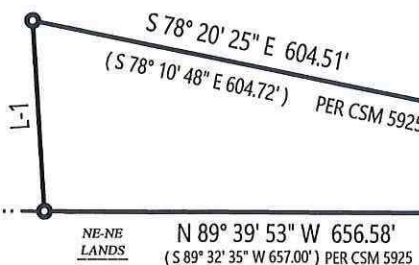
Petition 11534  
KAMEYTT LLC

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5925 RECORDED ON AUGUST 29, 1989 IN VOLUME 28 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 114-115, AS DOCUMENT NO. 2158894 AND OTHER UNPLATTED LANDS BEING LOCATED IN SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, ALL IN TOWN 7 NORTH, RANGE 6 EAST, TOWN OF VERMONT, DANE COUNTY, WISCONSIN.

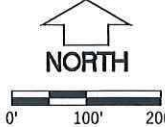
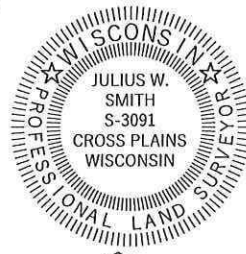


MOEN CREEK  
CULVERT STREAM CROSSING UNDER BERGUM ROAD.  
"APPROXIMATE ORDINARY HIGH WATER MARK" DETERMINED FROM A STAIN ON STRUCTURE = 906.01' AND IS FOR REFERENCE ONLY



- LEGEND**
- SECTION CORNER FOUND / RECOVERED
  - 1" IRON PIPE FOUND
  - RAILROAD SPIKE FOUND
  - 3/4" REBAR SET 2.55 LB/FT
  - MAG NAIL SET
  - CSM BOUNDARY
  - RIGHT-OF-WAY LINE
  - CENTERLINE
  - SECTION/QUARTER LINE
  - QUARTER/QUARTER LINE
  - PLATTED LINE

- NOTES:**
1. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
  2. SEE SHEET 3 OF 5 FOR SECTION CORNER MONUMENT COORDINATE TABLE, AND LINE AND CURVE TABLES.
  3. "APPROXIMATE ORDINARY HIGH WATER MARK" AND TOP OF WATER STREAM ELEVATIONS WERE SURVEYED BY WYSER ENGINEERING ON FEBRUARY 7, 2020.



File: W:\2018\180512\_004 - Town of Vermont\Map\18-0512\_CSM.dwg Layout: CSM 2 of 5 User: Zach PlotDate: Feb 17, 2020 - 8:15am

	PREPARED BY:	PREPARED FOR:	SURVEYED BY:	VOL. _____ PAGE _____
	312 EAST MAIN STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	KAMEYT, LLC 3265 BERGUM ROAD MOUNT HOREB, WI 53572	ZR/MAL	
			JWS	PROJECT NO: 180512
			JWS	SHEET NO: 2 of 5
				DOC. NO. _____
				C.S.M. NO. _____



# Zoning Change Application

Items that must be submitted with your application:

- **Written Legal Description of the proposed Zoning Boundaries**  
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.
- **Scaled Drawing of the location of the proposed Zoning Boundaries**  
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

Owner's Name	<u>KAMEYT, LLC</u>	Agent's Name	<u>CaS4 Architecture, LLC</u>
Address	<u>6144 Henley Way, Montgomery, AL 36117</u>	Address	<u>4414 Regent Street, Suite 102, Madison, WI 53705</u>
Phone	<u>334-324-4905</u>	Phone	<u>608-709-1250</u>
Email	<u>metahome@gmail.com</u>	Email	<u>marc@cas4arch.com</u>

Town: Vermont Parcel numbers affected: 070635391509, 070634495015, and 070635390617

Section: 34 and 35  Property address or location: 3265 Bergum Road, Town of Vermont

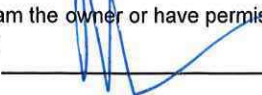
Zoning District change: (To / From / # of acres) (2) parcels to RR-4 and (1) parcel to remain FP-35; total acres between (3) parcels will be 58.85 acres.

Soil classifications of area (percentages) Class I soils:     % Class II soils:     % Other:     %  
Refer to the attached drawing

Narrative: (reason for change, intended land use, size of farm, time schedule)

- Separation of buildings from farmland
- Creation of a residential lot
- Compliance for existing structures and/or land uses
- Other:

The current owners of the existing house and land will be building a new house on the property. This rezoning is to place the existing house on an updated CSM as well as create a new zoned house parcel for their new home; both CSMs would be zoned RR-4. As part of the new boundary location for the existing CSM we would be putting a portion of that property back into the FP-1. Attached plans and descriptions will clarify this further.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.  
Submitted By:  Date: 2-17-2020

**Rezone Legal Description**  
Lots 1 and 2 of Proposed CSM

A Part of Lot 1 of Certified Survey Map No. 5925 recorded on August 29, 1989 in Volume 28 of Certified Survey Maps of Dane County on Pages 114-115, as Document No. 2158894 and other unplatted lands being located in Southeast Quarter of the Southeast Quarter of Section 34 and the Southwest Quarter of the Southwest Quarter of Section 35, all in Town 7 North, Range 6 East, Town of Vermont, Dane County, Wisconsin, more particularly described as follows:

Commencing at the South Quarter Corner of aforesaid Section 35, thence along the East line of the Southwest Quarter of said Section 35, North 00 degrees 47 minutes 14 seconds East, 1316.32 feet to the Northeast Corner of the Southeast Quarter of the Southwest Quarter of said Section 35; thence along the North line of the South Half of the Southwest Quarter of Section 35, North 89 degrees 58 minutes 01 seconds West, 1949.16 feet to the Northeast Corner of the West 21 acres of the Southwest Quarter of the Southwest Quarter of said Section 35, being the Point of Beginning; thence along the East line of said West 21 acres, South 00 degrees 38 minutes 07 seconds East, 144.17 feet to a point on the centerline of Bergum Road; thence along said centerline of Bergum Road, South 26 degrees 15 minutes 19 seconds West, 110.65 feet to the start of a non-tangent curve, also being the Northeast Corner of said Lot 1 of Certified Survey Map No. 5925; thence continuing southerly along said centerline 88.38 feet on the arc of a curve to the left having a radius of 300.00 feet, the long chord bears South 09 degrees 51 minutes 36 seconds West, 88.06 feet to a tangent line; thence continuing along said centerline South 01 degrees 25 minutes 13 seconds West, 153.16 feet to the start of a curve; thence continuing southerly along said centerline 156.51 feet on the arc of a curve to the right having a radius of 700.00 feet, the long chord bears South 07 degrees 49 minutes 32 seconds West, 156.20 feet to a non-tangent line; thence North 89 degrees 58 minutes 01 seconds West, 894.15 feet; thence North 00 degrees 34 minutes 53 seconds East 639.26 feet to a point on the North line of the Southeast Quarter of the Southeast Quarter of said Section 34; thence along said North line of the Southeast Quarter of the Southeast Quarter of Section 34, South 89 degrees 43 minutes 49 seconds East, 285.19 feet to the Northeast Corner of the Southeast Quarter of Southeast Quarter of said Section 34; thence along the North line of the Southwest Quarter of the Southwest Quarter of said Section 35, South 89 degrees 58 minutes 01 seconds East, 693.17 feet to the Point of Beginning.

Said parcel contains 596,279 square feet or 13.69 acres.

**Rezone Legal Description**  
Lot 3 of Proposed CSM

A Part of Lot 1 of Certified Survey Map No. 5925 recorded on August 29, 1989 in Volume 28 of Certified Survey Maps of Dane County on Pages 114-115, as Document No. 2158894 and other unplatted lands being located in Southeast Quarter of the Southeast Quarter of Section 34 and the Southwest Quarter of the Southwest Quarter of Section 35, all in Town 7 North, Range 6 East, Town of Vermont, Dane County, Wisconsin, more particularly described as follows:

Beginning at the Southwest Corner of aforesaid Section 35, thence along the South line of the Southeast Quarter of the Southeast Quarter of said Section 34, North 89 degrees 39 minutes 53 seconds West, 656.58 feet to the Southwest Corner of said Lot 1 of Certified Survey Map No. 5925 (CSM 5925); thence North 03 degrees 44 minutes 09 seconds West, 254.71 feet; thence South 78 degrees 20 minutes 25 seconds East, 604.51 feet; thence North 02 degrees 15 minutes 22 seconds West, 550.24 feet; Thence South 89 degrees 58 minutes 01 seconds East, 718.69 feet to a point in the centerline of Bergum Road and the start of a non-tangent curve; thence along said centerline southwesterly 124.15 on the arc of a curve to the right having a radius of 700.00 feet, the long chord bears South 19 degrees 18 minutes 42 seconds West, 124.01 feet to a tangent line; thence continuing along said centerline South 24 degrees 23 minutes 33 seconds West, 184.48 feet to the start of a curve; thence continuing southerly along said centerline 236.53 feet on the arc of a curve to the left having a radius of 450.00 feet, the long chord bears South 09 degrees 20 minutes 03 seconds West, 233.82 feet to a tangent line; thence continuing along said centerline South 05 degrees 43 minutes 26 seconds East, 169.26 feet to a point on the South line of the Southwest Quarter of said Section 35; thence along said South line of the Southwest Quarter of Section 35, South 89 degrees 52 minutes 17 seconds West 477.67 feet to the Point of Beginning.

Said parcel contains 522,481 square feet or 11.99 acres.

### 66' Wide Access Easement

Part of Lots 1 and 2 of Certified Survey Map No. \_\_\_\_\_, Recorded in Volume \_\_\_\_\_ of Certified Survey Maps of Dane County on Pages \_\_\_\_\_ as Document No. \_\_\_\_\_, being a part of the Northeast Quarter of the Southwest Quarter of Section 2, Town 7 North, Range 8 East, located in the City of Middleton, Dane County, Wisconsin, being a 6 foot wide utility easement, the centerline of which is more particularly described as follows:

Commencing at the South Quarter Corner of aforesaid Section 2, thence along the East line of aforesaid Southwest Quarter of Section 2, North 00 degrees 34 minutes 53 seconds East, 747.49 feet; thence South 89 degrees 25 minutes 07 seconds East, 620.10 feet to a point on the centerline of Bergum Road, being the Point of Beginning; thence North 49 degrees 31 minutes 49 seconds West, 168.63 feet to the start of a curve; thence 113.62 feet on the arc of a curve to the right having a radius of 150.00 feet, the chord bears North 27 degrees 49 minutes 50 seconds West, 110.92 feet to a tangent line; thence North 06 degrees 07 minutes 51 seconds West, 42.28 feet to the start of a curve; thence 106.29 feet on the arc of a curve to the left having a radius of 150.00 feet, the chord bears North 26 degrees 25 minutes 48 seconds West, 104.08 feet to a tangent line; thence North 46 degrees 43 minutes 44 seconds West, 68.26 feet to the start of a curve; thence 118.23 feet on the arc of a curve to the left having a radius of 150.00 feet, the chord bears North 69 degrees 18 minutes 32 seconds West, 115.19 feet to a tangent line; thence parallel to the North boundary of said Lot 1 of CSM No. \_\_\_\_\_, South 88 degrees 06 minutes 40 seconds West, 158.34 feet to a point on the West line of said Lot 1 of CSM No. \_\_\_\_\_, being the Point of Termination.


Said easement area covers 50,105 Square Feet or 1.15 Acres, more or less.

### Parcel Number - 060/0706-353-9150-9

Current


[← Parcel Parents](#)

[Summary Report](#)


Parcel Detail		Less —
Municipality Name	TOWN OF VERMONT	
State Municipality Code	060	
PLSS (T,R,S,QQ,Q)	07N 06E 35 SW SW (Click link above to access images for Qtr-Qtr)	
Section	07N 06E 35 (Click link above to access images for Section)	
Plat Name	CSM 05925 (Click link above to access images for Plat) CSM 05925 (Click link above to access images for Surveys within Plat)	
Block/Building		
Lot/Unit	1 (Click link above to see images for this Lot)	
Parcel Description	LOT 1 CSM 5925 CS28/114&115 R13243/41-8/29/89 DESCR AS SEC 34-7-6 PRT SE1/4SE1/4 & SEC 35-7-6 PRT SW1/4SW1/4 (20.00 ACRES) TOG WITH INGRESS & EGRESS ESMT <b>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</b>	
Current Owner	KAMEYT LLC	
Primary Address	3265 BERGUM RD	
Billing Address	6144 HENLEY WAY MONTGOMERY AL 36117	

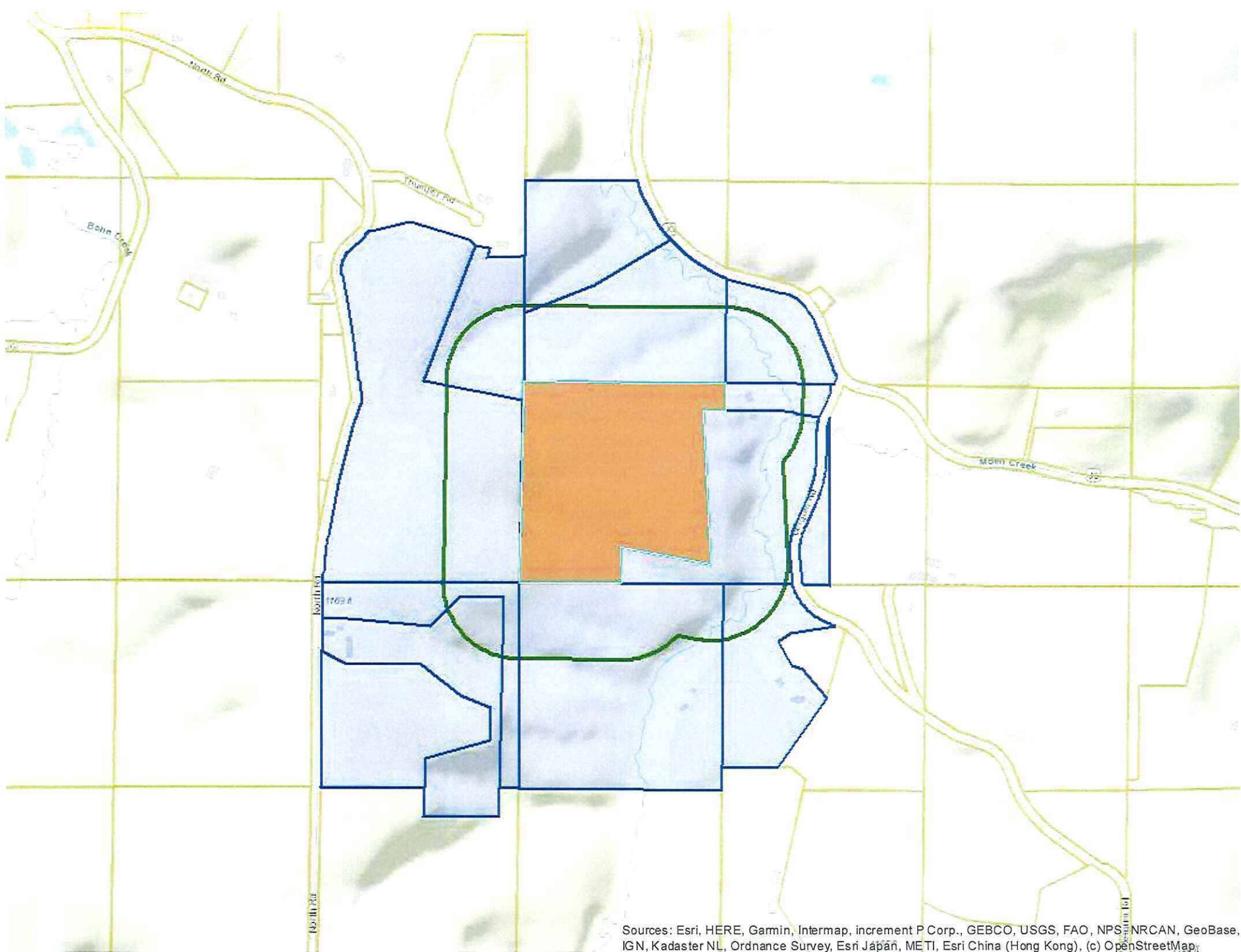


**Parcel Number - 060/0706-344-9501-5****Current**[← Parcel Parents](#)[Summary Report](#)

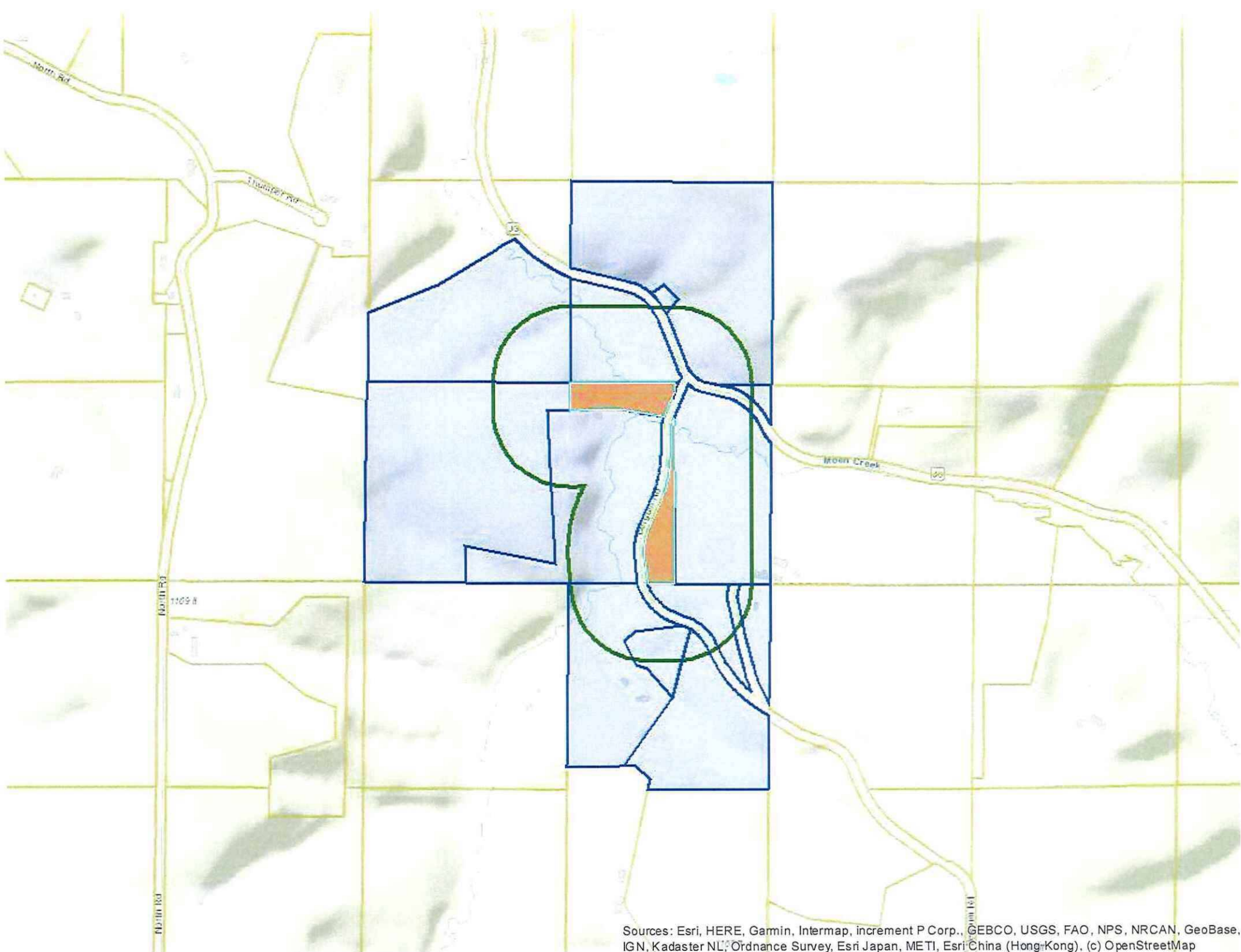
<b>Parcel Detail</b>		<b>Less —</b>
Municipality Name	TOWN OF VERMONT	
State Municipality Code	060	
PLSS (T,R,S,QQ,Q)	07N 06E 34 SE SE (Click link above to access images for Qtr-Qtr)	
Section	07N 06E 34 (Click link above to access images for Section)	
Plat Name	METES AND BOUNDS (Click link above to access images for Plat) METES AND BOUNDS (Click link above to access images for Surveys within Plat)	
Block/Building		
Lot/Unit	(Click link above to see images for this Lot)	
Parcel Description	SEC 34-7-6 SE1/4 SE1/4 EXC CSM 5925 <b>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</b>	
Current Owner	KAMEYT LLC	
Primary Address	<b>No parcel address available.</b>	
Billing Address	6144 HENLEY WAY MONTGOMERY AL 36117	

**Parcel Number - 060/0706-353-9061-7****Current**[← Parcel Parents](#)[Summary Report](#)

<b>Parcel Detail</b>		<b>Less —</b>
Municipality Name	TOWN OF VERMONT	
State Municipality Code	060	
PLSS (T,R,S,QQ,Q)	07N 06E 35 SW SW (Click link above to access images for Qtr-Qtr)	
Section	07N 06E 35 (Click link above to access images for Section)	
Plat Name	METES AND BOUNDS (Click link above to access images for Plat) METES AND BOUNDS (Click link above to access images for Surveys within Plat)	
Block/Building		
Lot/Unit	(Click link above to see images for this Lot)	
Parcel Description	SEC 35-7-6 W 21 A OF SW1/4 SW1/4 EXC CSM 5925 <b>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</b>	
Current Owner	KAMEYT LLC	
Primary Address	<b>No parcel address available.</b>	
Billing Address	6144 HENLEY WAY MONTGOMERY AL 36117	



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japán, METI, Esri China (Hong Kong), (c) OpenStreetMap,



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong-Kong), (c) OpenStreetMap

KAMEYT LLC  
6144 HENLEY WAY  
MONTGOMERY, AL 36117

KAMEYT LLC  
6144 HENLEY WAY  
MONTGOMERY, AL 36117

Current Owner  
Current Owner  
3205 BERGUM RD  
MT HOREB, WI 53572

DOUGLAS H BLANKSCHEIN  
MEG F BLANKSCHEIN  
3201 BERGUM RD  
MT HOREB, WI 53572

NATHAN MORISON  
3264 COUNTY HIGHWAY JG  
MT HOREB, WI 53572

DOUGLAS H BLANKSCHEIN  
MEG F BLANKSCHEIN  
3201 BERGUM RD  
MT HOREB, WI 53572

KAMEYT LLC  
6144 HENLEY WAY  
MONTGOMERY, AL 36117

LOSENEGGER LIVING TR, RICH...  
315 HICKORY DR  
MT HOREB, WI 53572

LOSENEGGER LIVING TR, RICH...  
315 HICKORY DR  
MT HOREB, WI 53572

LFDLS TR  
3403 COUNTY HIGHWAY JG  
MT HOREB, WI 53572

KAMEYT LLC  
6144 HENLEY WAY  
MONTGOMERY, AL 36117

KAMEYT LLC  
6144 HENLEY WAY  
MONTGOMERY, AL 36117

ROBERT J MAZANET  
SHIRLEY A MAZANET  
3210 NORTH RD  
BLUE MOUNDS, WI 53517

KAMEYT LLC  
6144 HENLEY WAY  
MONTGOMERY, AL 36117

LYLE K OPSAL  
DEANNA L OPSAL  
2967 NORTH RD  
BLUE MOUNDS, WI 53517

KAMEYT LLC  
6144 HENLEY WAY  
MONTGOMERY, AL 36117

JON C NORRIS  
10127 THUMPER RD  
BLUE MOUNDS, WI 53517

KAMEYT LLC  
6144 HENLEY WAY  
MONTGOMERY, AL 36117

Current Owner  
Current Owner  
3205 BERGUM RD  
MT HOREB, WI 53572

DOUGLAS H BLANKSCHEIN  
MEG F BLANKSCHEIN  
3201 BERGUM RD  
MT HOREB, WI 53572

KAMEYT LLC  
6144 HENLEY WAY  
MONTGOMERY, AL 36117

JON C NORRIS  
10127 THUMPER RD  
BLUE MOUNDS, WI 53517

LYLE K OPSAL  
DEANNA L OPSAL  
2967 NORTH RD  
BLUE MOUNDS, WI 53517

KAMEYT LLC  
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3264 COUNTY HIGHWAY JG  
MT HOREB, WI 53572

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MEG F BLANKSCHEIN  
3201 BERGUM RD  
MT HOREB, WI 53572

DOUGLAS H BLANKSCHEIN  
MEG F BLANKSCHEIN  
3201 BERGUM RD  
MT HOREB, WI 53572

KAMEYT LLC  
6144 HENLEY WAY  
MONTGOMERY, AL 36117

LOSENEGGER LIVING TR, RICH...  
315 HICKORY DR  
MT HOREB, WI 53572

RICHARDSON FAMILY IRREV T...  
3314 COUNTY HIGHWAY JG  
MT HOREB, WI 53572

LOSENEGGER LIVING TR, RICH...  
315 HICKORY DR  
MT HOREB, WI 53572

LFDLS TR  
3403 COUNTY HIGHWAY JG  
MT HOREB, WI 53572

KAMEYT LLC  
6144 HENLEY WAY  
MONTGOMERY, AL 36117

KAMEYT LLC  
6144 HENLEY WAY  
MONTGOMERY, AL 36117



## DANE COUNTY PLANNING & DEVELOPMENT

Room 116, City-County Building, Madison, Wisconsin 53703  
Fax (608) 267-1540

August 7, 2019

Marc Schellpfeffer  
CaS4 Architecture, LLC  
4414 Regent St., Suite 102  
Madison, WI 53705

*Planning*  
(608)266-4251, Rm. 116

*Records & Support*  
(608)266-4251, Rm. 116

*Zoning*  
(608)266-4266, Rm. 116

Dear Mr. Schellpfeffer

Attached is the Density Study Report and associated information you requested for the KAMEYT, LLC property in Sections 34 and 35 of the Town of Vermont.

Under the policies of the *Town of Vermont / Dane County Comprehensive Plan*, this property would have the potential for one additional homesite. Note that separation of the existing residence on the property would not count against this cap.

I hope this information is helpful. If you have any other questions or comments, please don't hesitate to contact me at (608) 267-4115 or via email at [standing@countyofdane.com](mailto:standing@countyofdane.com).

Sincerely,

Brian Standing, Senior Planner

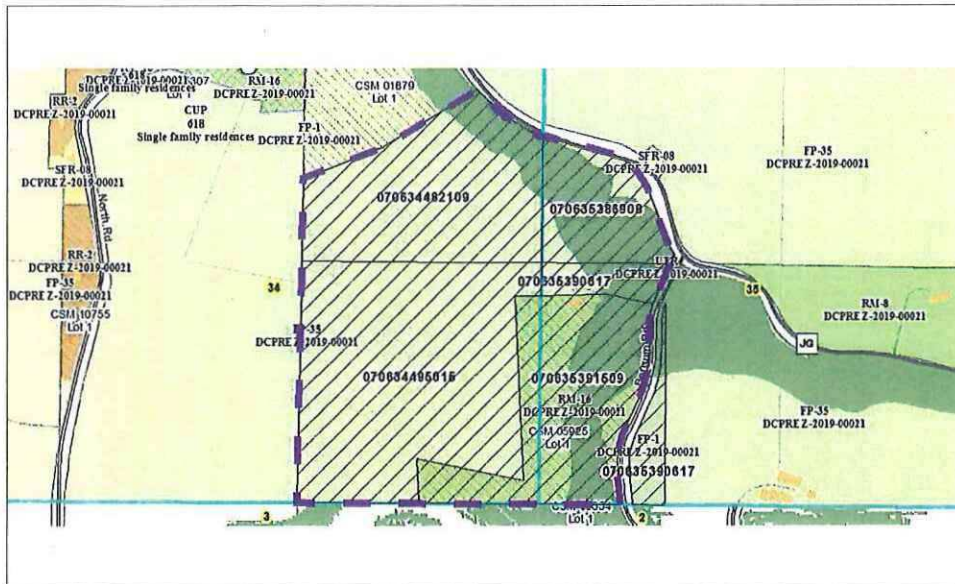
Enclosures. cc: Maggie Thompson, KAMEYT, LLC  
Chris Christian, Town of Vermont



# 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

<b>Applicant</b> KAMEYT LLC					
<b>Town</b>	Vermont	<b>A-1EX Adoption</b>	10/12/1979	<b>Orig Farm Owner</b>	Milo and Art Bergum
<b>Section:</b>	34, 35	<b>Density Number</b>	35	<b>Original Farm Acres</b>	86.29
<b>Density Study Date</b>	7/25/2019	<b>Original Splits</b>	2.47	<b>Available Density Unit(s)</b>	1



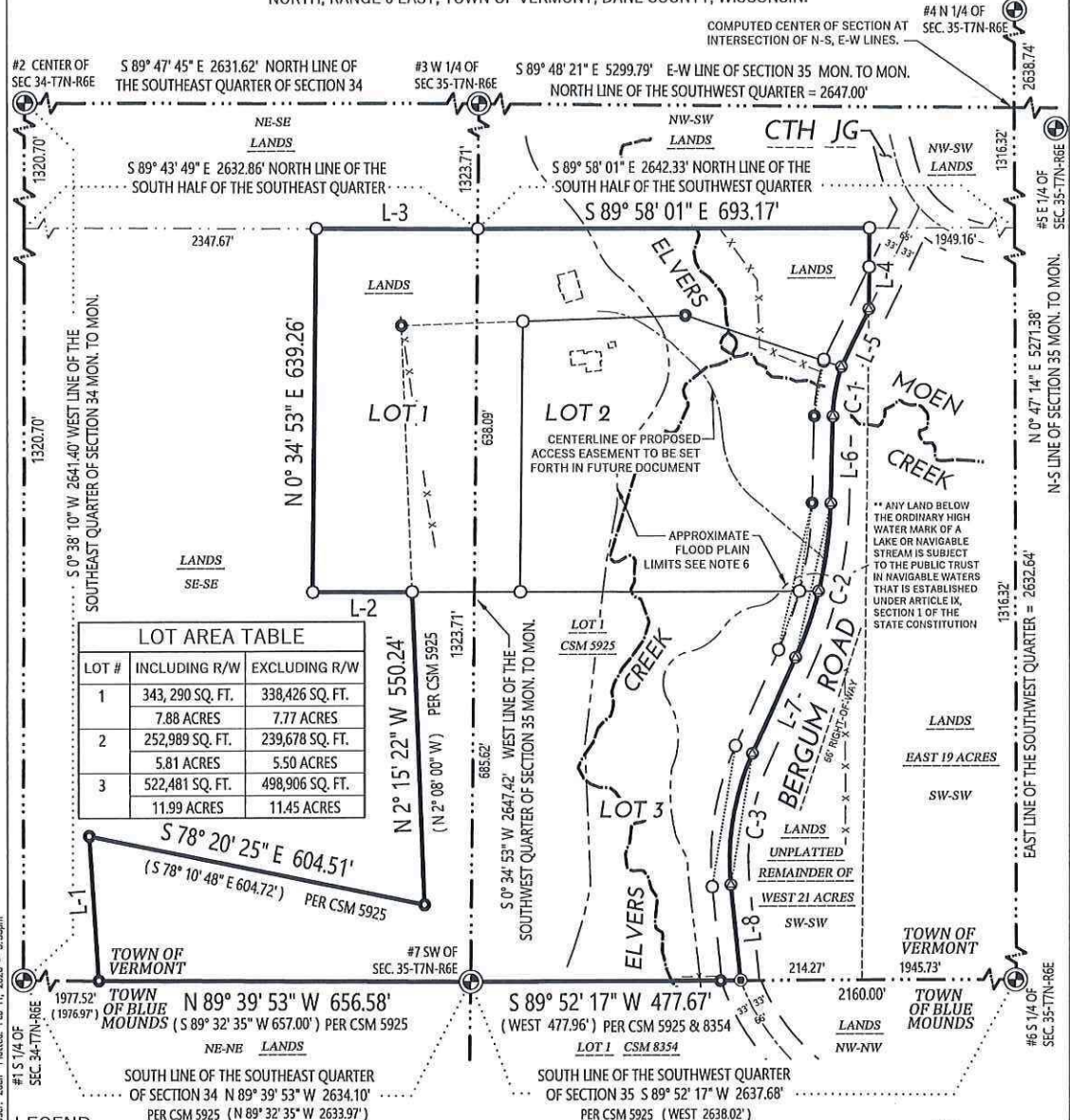
**Reasons/Note**  
 Homesites created to date; 1 per CSM 5925.  
 Separation of existing residence will not count against town density cap.

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.

<u>Parcel #</u>	<u>Acres</u>	<u>Owner Name</u>	<u>CSM</u>
070635391509	18.94	KAMEYT LLC	05925
070635390617	5.3	KAMEYT LLC	
070635386908	8.66	KAMEYT LLC	
070634495015	34.61	KAMEYT LLC	
070634482109	21.26	KAMEYT LLC	

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5925 RECORDED ON AUGUST 29, 1989 IN VOLUME 28 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 114-115, AS DOCUMENT NO. 2158894 AND OTHER UNPLATTED LANDS BEING LOCATED IN SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, ALL IN TOWN 7 NORTH, RANGE 6 EAST, TOWN OF VERMONT, DANE COUNTY, WISCONSIN.



LOT AREA TABLE		
LOT #	INCLUDING R/W	EXCLUDING R/W
1	343,290 SQ. FT. 7.88 ACRES	338,426 SQ. FT. 7.77 ACRES
2	252,989 SQ. FT. 5.81 ACRES	239,678 SQ. FT. 5.50 ACRES
3	522,481 SQ. FT. 11.99 ACRES	498,906 SQ. FT. 11.45 ACRES

- LEGEND**
- SECTION CORNER FOUND / RECOVERED
  - 1" IRON PIPE FOUND
  - RAILROAD SPIKE FOUND
  - 3/4" REBAR SET 2.55 LB/FT
  - MAG NAIL SET
  - CSM BOUNDARY
  - RIGHT-OF-WAY LINE
  - CENTERLINE
  - SECTION/QUARTER LINE
  - QUARTER/QUARTER LINE
  - PLATTED LINE
  - FENCE LINE
  - CREEK CENTERLINE
  - FLOOD PLAIN LIMITS
  - RECORDED INFORMATION

- NOTES:**
1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEKS OF JANUARY 20TH, AND 27TH, AND FEBRUARY 3RD, 2020.
  2. NORTH REFERENCE FOR THIS CERTIFIED SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 35, T7N, R6E, BEARS S 0°34' 53" E
  3. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
  4. SEE SHEETS 2 OF 5 FOR FURTHER DETAILS ON OVERALL CSM BOUNDARY, AND LOTS 1, 2 AND 3.
  5. SEE SHEET 3 OF 5 FOR SECTION CORNER MONUMENT COORDINATE TABLE, AND LINE AND CURVE TABLES.
  6. APPROXIMATE FLOOD PLAIN LIMITS, ZONE A WITHOUT BASE FLOOD ELEVATION, ARE SHOWN PER FLOOD INSURANCE RATE MAP 5502SC0345G, WITH AN EFFECTIVE DATE OF JANUARY 2, 2009.

**JULIUS W. SMITH**  
S-3091  
CROSS PLAINS  
WISCONSIN

PROFESSIONAL LAND SURVEYOR

**NORTH**

0' 125' 250'

PREPARED BY: 312 EAST MAIN STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	PREPARED FOR: KAMEYT, LLC 3265 BERGUM ROAD MOUNT HOREB, WI 53572	SURVEYED BY: ZR/MAL DRAWN BY: JWS APPROVED BY: JWS	PROJECT NO: 180512 SHEET NO: 1 of 5
VOL. _____ PAGE _____		DOC. NO. _____	
C.S.M. NO. _____			

File: W:\2018\180512\_CSM4 - Town of Vermont\dwg\18-0512\_CSM.dwg Layout: CSM 1 OF 5 User: Zash Plotdate: Feb 11, 2020 - 3:45pm

AUG 29 1989



THOM R. GRENLIE REGISTERED LAND SURVEYOR S1051 VOL 13243 PAGE 41  
114 S. MAIN STREET, VERONA, WISCONSIN 53593 PHONE 1 845-6882

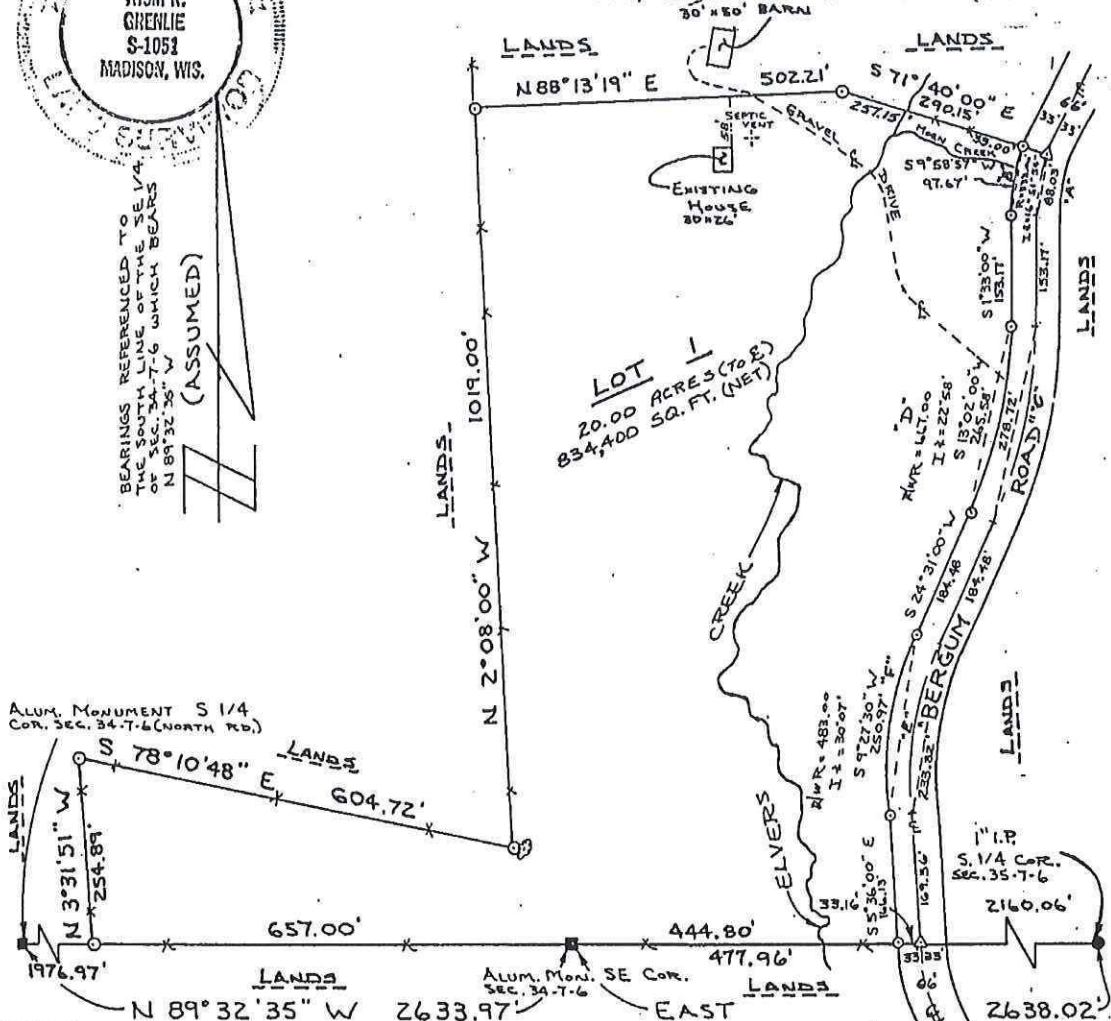
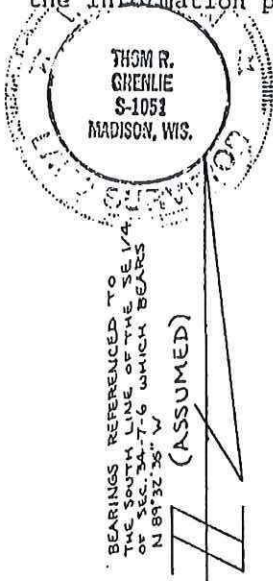
SURVEYOR'S CERTIFICATE  
State of Wisconsin )  
County of Dane ) SS.

# CERTIFIED SURVEY MAP

I, Thom R. Grenlie, hereby certify that this survey is in compliance with Chapter 236.34 of Wisconsin Statutes.

I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with the information provided.

*Thom R. Grenlie*  
Thom R. Grenlie, Registered Land Surveyor



ALUM. MONUMENT S 1/4 COR. SEC. 34-T-6 (NORTH RD.)

ALUM. MON. SE COR. SEC. 34-T-6

- LEGEND**  
 Scale: 1 inch = 200 ft.  
 ● iron stake found  
 ○ 1"x24" iron pipe set min. wt. = 1.13#/1n ft.  
 △ RAILROAD SPIKE SET  
 ( ) REC'D. A.S.  
 \*\* FENCE
- SURVEYED T.R.G., N.B.T. & E.T.P.  
 DRAWN E.T.P.  
 APPROVED T.R.G.  
 FIELD BOOK 88/62  
 DATE 8-17-89  
 TAPE/FILE 14-22

SURVEYED FOR: ART & MILO BERGUM/LYNN FAUST  
3033 BERGUM ROAD, MT. HOREB, WI  
 DESCRIPTION-LOCATION: PART OF SE 1/4, SE 1/4, SEC. 34 & SW 1/4, SW 1/4 SEC. 35, T 7 N, R 6 E, TOWN OF VERMONT, DANE COUNTY, WISCONSIN.  
 APPROVED FOR RECORDING PER DANE CO. AG. ENV. & LAND REC. COMM. action of August 29, 1989  
 REGISTER OF DEEDS CERTIFICATE N. SCRIBNER, AGENT  
 Received for recording this 29th day of AUGUST, 1989 at 10:36 o'clock A.M.  
 and recorded in Volume 28 of Certified Survey Maps of Dane County on Page 114115.  
JANE LIGHT | KAREN L. SUREKA  
 Register of Deeds  
 DEPUTY CLERK

115 6

# JEFFREY L. HAMMES

CERTIFIED SOIL TESTING  
CERTIFIED DESIGNING

# PLOT PLAN

CLIENT: KAMEYT LLC

WEST PARCEL			
SOIL	CLASS	SQ. FOOTAGE	% OF PARCEL
Or	II (hydic)	27467.2	9.46%
SmD2	IV	33895.4	11.66%
161D2	VI	51220.1	17.63%
161E	VII	175501.1	60.42%
1125F	VII	2402.9	0.83%
total		290486.7	(6.669 acres)

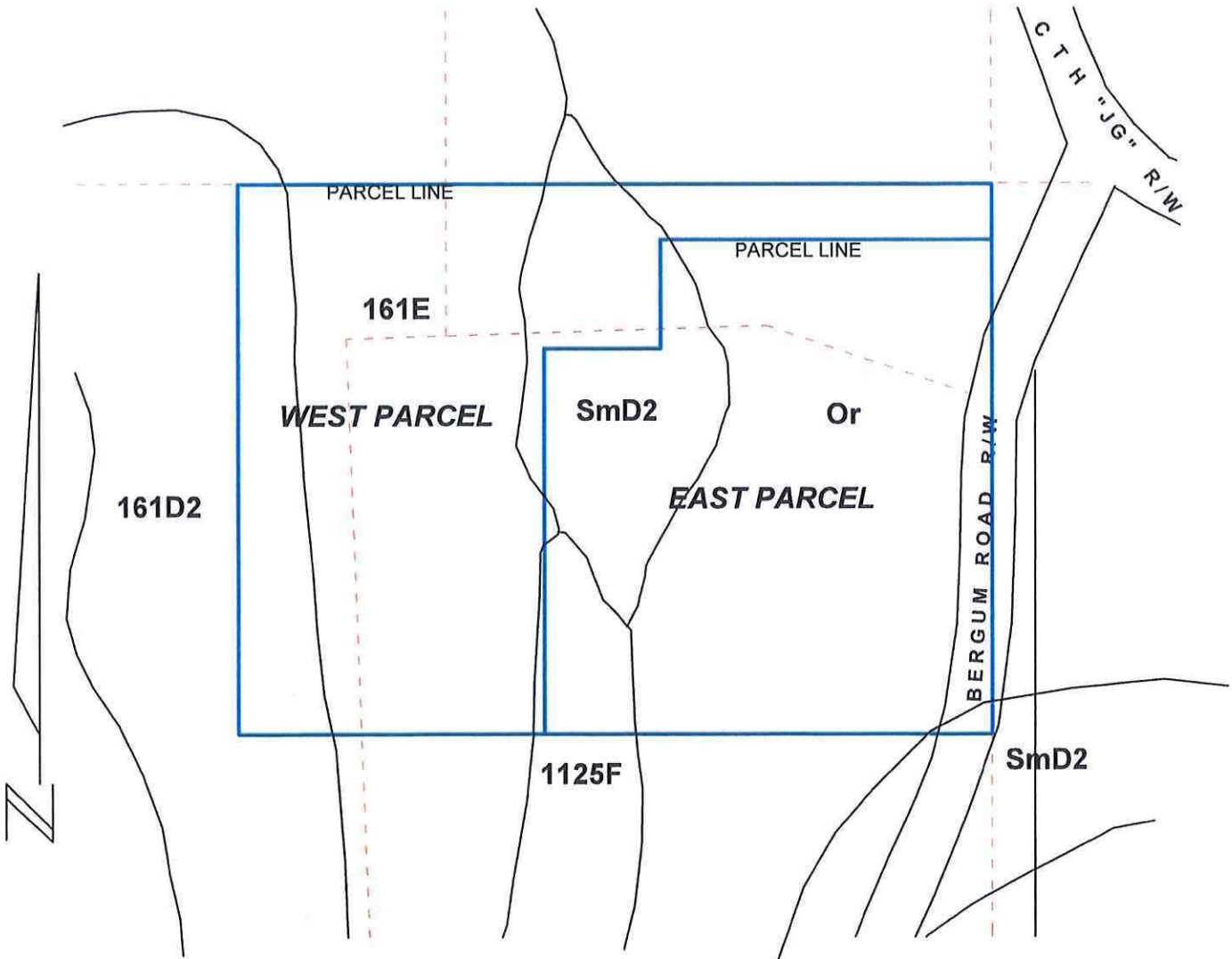
SCALE 1" = 200'

← ONE INCH →  
IF THIS BOX DOES NOT EQUAL ONE INCH ON ALL SIDES, THEN THIS DRAWING IS NOT TO SCALE

EAST PARCEL			
SOIL	CLASS	SQ. FOOTAGE	% OF PARCEL
Or	II (hydic)	217210.0	74.1%
SmD2	IV	54341.5	19%
SmD2 SE corner	IV	1485.5	
161E	VII	583.2	0.2%
1125F	VII	19700.5	6.7%
total		293,320.7	(6.734 acres)

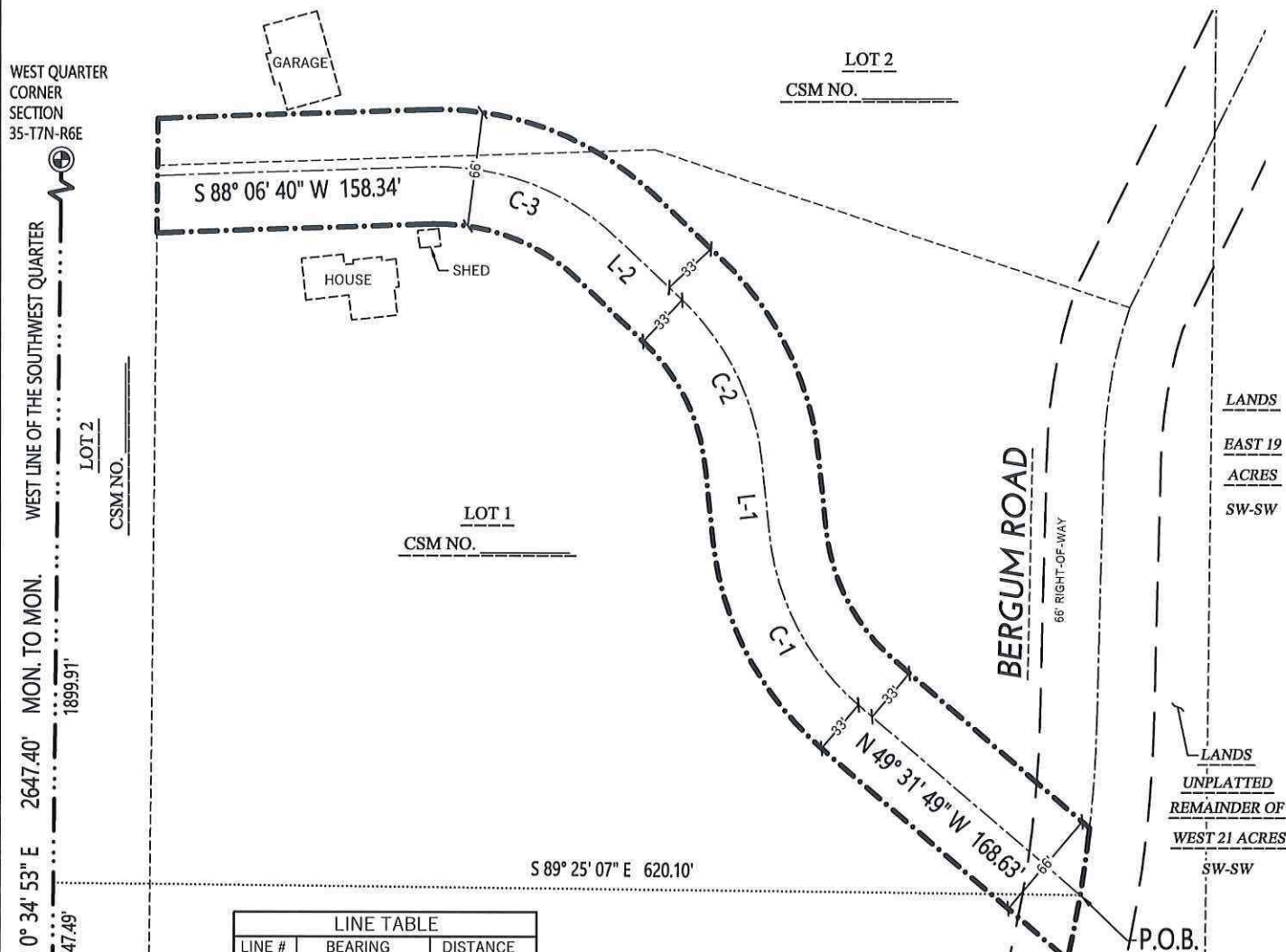


2/6/2020



# ACCESS EASEMENT

PART OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. \_\_\_\_\_ RECORDED ON \_\_\_\_\_, 2020 IN VOLUME  
 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES \_\_\_\_\_, AS DOCUMENT NO. \_\_\_\_\_, BEING  
 LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWN 7 NORTH, RANGE 6 EAST,  
 TOWN OF VERMONT, DANE COUNTY, WISCONSIN.



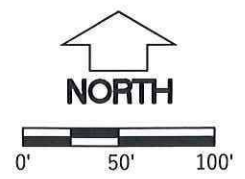
LINE TABLE		
LINE #	BEARING	DISTANCE
L-1	N 6° 07' 51" W	42.28'
L-2	N 46° 43' 44" W	52.19'

CURVE TABLE							
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C-1	113.62'	150.00'	43° 23' 58"	N 27° 49' 50" W	110.92'	N 49° 31' 49" W	N 6° 07' 51" W
C-2	106.29'	150.00'	40° 35' 53"	N 26° 25' 48" W	104.08'	N 6° 07' 51" W	N 46° 43' 44" W
C-3	118.23'	150.00'	44° 50' 24"	N 69° 18' 32" W	115.19'	N 46° 43' 44" W	S 88° 06' 40" W

- LEGEND**
- PLSS SECTION CORNER
  - RIGHT-OF-WAY LINE
  - CENTERLINE
  - SECTION/QUARTER LINE
  - EASEMENT
  - PLATTED LINE

**EASEMENT NOTES:**

1. NORTH REFERENCE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 35, T7N, R6E, BEARS N 0°34' 53" E



File: W:\2018\180512\_Cos4 - Town of Vermont\dwg\18-0512\_Driveway Easement.dwg Layout: Access Easement User: Zach Plotted: Feb 13, 2020 - 4:04pm

	PREPARED BY: 312 EAST MAIN STREET MOUNT HOREB, WI 53572 <a href="http://www.wyserengineering.com">www.wyserengineering.com</a>	PREPARED FOR: KAMEYT, LLC 3265 BERGUM ROAD MOUNT HOREB, WI 53572	SURVEYED BY: _____ DRAWN BY: ZMR APPROVED BY: JWS	PROJECT NO: 180512 SHEET NO: 1 of 1
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