

# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
08/14/2019	DCPREZ-2019-11484
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
10/22/2019	

<b>OWNER INFORMATION</b>	<b>AGENT INFORMATION</b>
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OWNER NAME TOKEN PROPERTIES LLC	PHONE (with Area Code)	AGENT NAME PAULSON & ASSOCIATES, LLC, DANIEL A. PAULSON	PHONE (with Area Code) (608) 846-2523
BILLING ADDRESS (Number & Street) PO BOX 131		ADDRESS (Number & Street) 136 W HOLUM STREET	
(City, State, Zip) DEFOREST, WI 53532		(City, State, Zip) DEFOREST, WI 53532	
E-MAIL ADDRESS TokenStorage19@gmail.com		E-MAIL ADDRESS Dan@paulsonLLC.net	


<b>ADDRESS/LOCATION 1</b>	<b>ADDRESS/LOCATION 2</b>	<b>ADDRESS/LOCATION 3</b>
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ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
6332 PORTAGE ROAD		6332 PORTAGE ROAD		6332 PORTAGE ROAD	
TOWNSHIP BURKE	SECTION 3	TOWNSHIP	SECTION 3	TOWNSHIP	SECTION 3
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0810-031-2108-3		0810-031-2321-4		0810-031-2353-6	

<b>REASON FOR REZONE</b>	<b>CUP DESCRIPTION</b>
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CREATE A COMMERCIAL LOT FOR MINI STORAGE UNITS	
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
HAM-M (Hamlet Mixed-Use) District	HC (Heavy Commercial District)	.80		
SFR-08 (Single Family Residential, small lots) District	HC (Heavy Commercial District)	.08		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>TTS</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>TTS</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>TTS</u>	INSPECTOR'S INITIALS  SSA1	SIGNATURE:(Owner or Agent) 
				PRINT NAME: <u>THOMAS H SCHULTZ</u>
				DATE: <u>08-14-2019</u>



DANE COUNTY  
**PLANNING & DEVELOPMENT**

Zoning Division  
Room 116, City-County Building  
210 Martin Luther King Jr. Blvd.  
Madison, Wisconsin 53703-3342  
Phone: (608) 266-4266  
Fax: (608) 267-1540

**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>Token Properties, LLC c/o Thomas H. Schultz</u>	Agent's Name	<u>Paulson &amp; Associates, LLC, Daniel A. Paulson</u>
Address	<u>PO Box 131</u>	Address	<u>136 W. Holum Street</u>
	<u>DeForest, WI 53532</u>		<u>DeForest, WI 53532</u>
Phone	<u>(608) 846-7368</u>	Phone	<u>(608) 846-2523</u>
Email	<u>TokenStorage19@GMail.com</u>	Email	<u>Dan@PaulsonLLC.net</u>

Town: Burke Parcel numbers affected: 0810-031-2108-3, 0810-31-4, & 0810-031-2353-6

Section: 03 Property address or location: 6332 Portage Road, DeForest, WI 53532

Zoning District change: (To / From / # of acres) 3,560 SF to HC (Heavy Commercial) from SFR-08 (Single Family Residential) and 34,760 SF to HC from Ham-M

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 90 % Other: 10 %

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

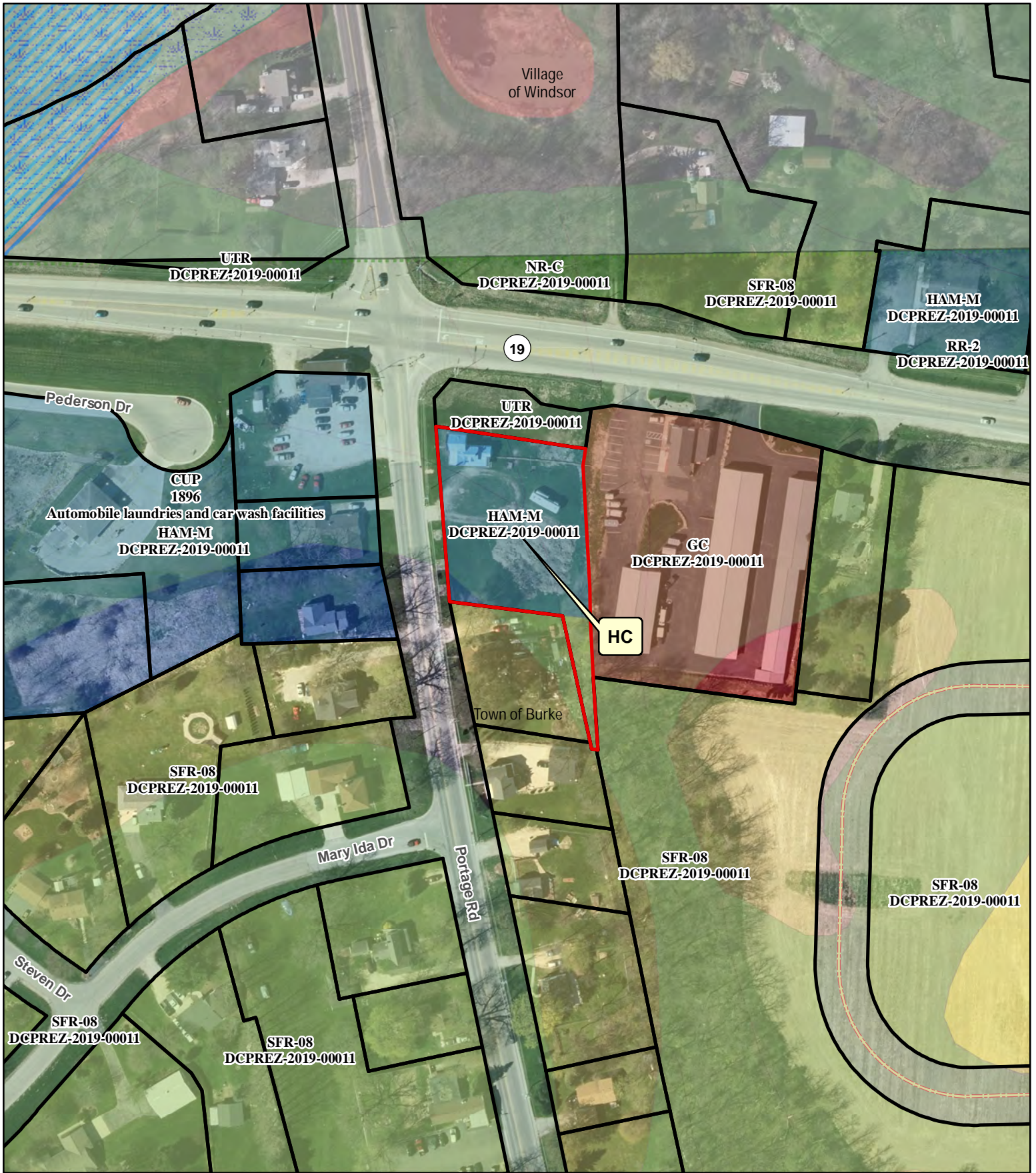
- Separation of buildings from farmland
- Creation of a residential lot
- Compliance for existing structures and/or land uses
- Other:

Consolidation of 3 existing parcels into one CSM Lot in order to develop the lot into mini storage units and out side storage for boats and campers. Similar to the existing use lying east of the subject property.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: [Signature]

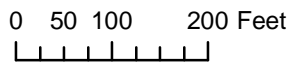
Date: <sup>19</sup>08/15/2019



**Legend**

**Wetland > 2 Acres Significant Soils**

- Wetland
- Floodplain
- Class 1
- Class 2



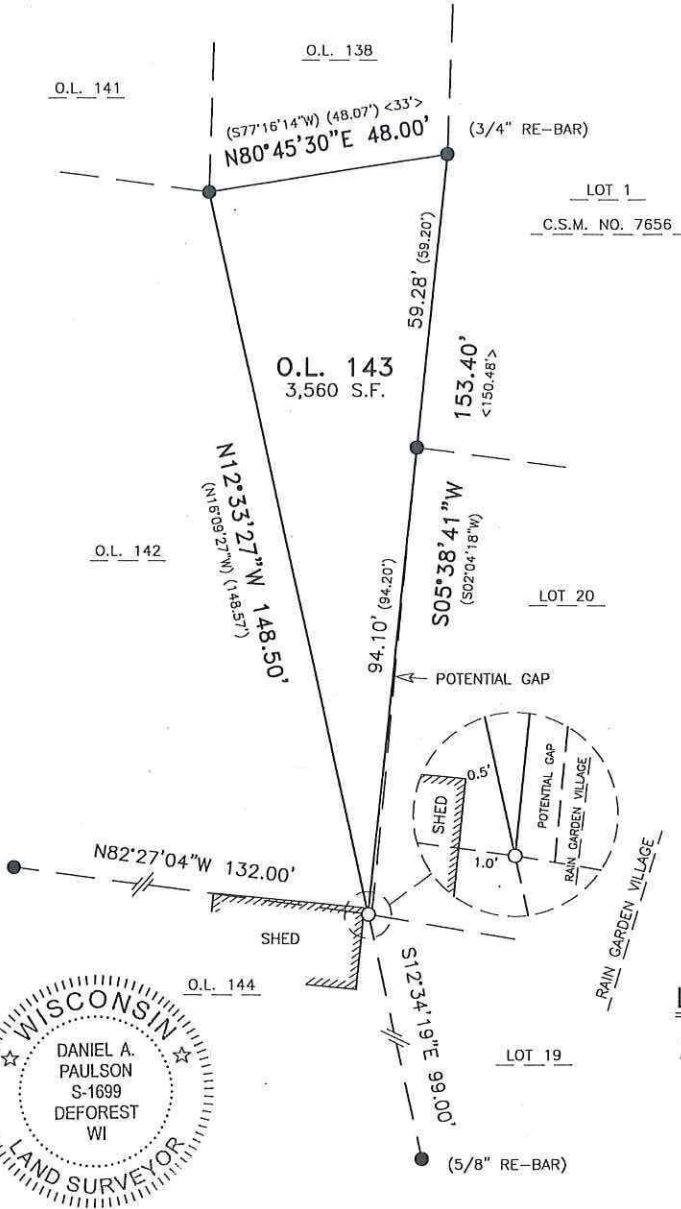
Petition 11484  
**TOKEN PROPERTIES LLC**

# SFR-08 TO HC

## SINGLE FAMILY RESIDENTIAL TO HEAVY COMMERCIAL

# PLAT OF SURVEY

OUTLOT 143, BURKE ASSESSOR'S PLAT NO. 1, LOCATED IN THE NW 1/4 OF THE NE 1/4, SECTION 3, T8N, R10E, TOWN OF BURKE, DANE COUNTY, WISCONSIN

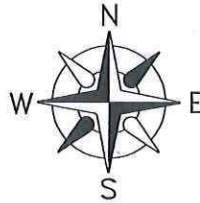


### BASIS OF BEARINGS

THE WEST LINE OF O.L. 143 IS ASSUMED TO BEAR N12°33'27\"/>

### SCALE

1" = 30'

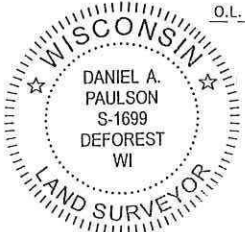


**SURVEYOR**  
 PAULSON & ASSOCIATES, LLC  
 Daniel A. Paulson  
 136 W. Holum Street  
 DeForest, WI 53532

**CLIENT**  
 TOKEN PROPERTIES, LLC  
 Tom Schultz  
 P.O. Box 131  
 DeForest, WI 53532

### LEGEND

- 1-1/2" IRON PIPE (FOUND) (UNLESS NOTED)
- 3/4" X 18" ROUND IRON RE-BAR WEIGHING 1.50 LBS/LF (SET)
- < > "RECORDED AS" INFORMATION
- ( ) "MEASURED AS" INFORMATION



### SURVEYOR'S CERTIFICATE

I, Daniel A. Paulson, Professional Land Surveyor do hereby certify that by the direction of Thomas H. Schultz, I have surveyed, monumented and mapped OUTLOT 143, Burke Assessor's Plat No. 1; located in the NW 1/4 of the NW 1/4 of Section 3, Town 8 North, Range 10 East, Town of Burke, Dane County, Wisconsin.

I do further certify that this survey is correct to the best of my information, knowledge and belief.



*Daniel A. Paulson*  
 DANIEL A. PAULSON, S-1699

10-22-18  
 Date

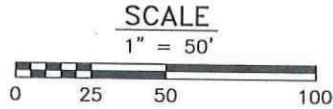
(PLOTTED 10-22-18)  
 (SURVEYED 9-27-18)

# HAM-M TO HC

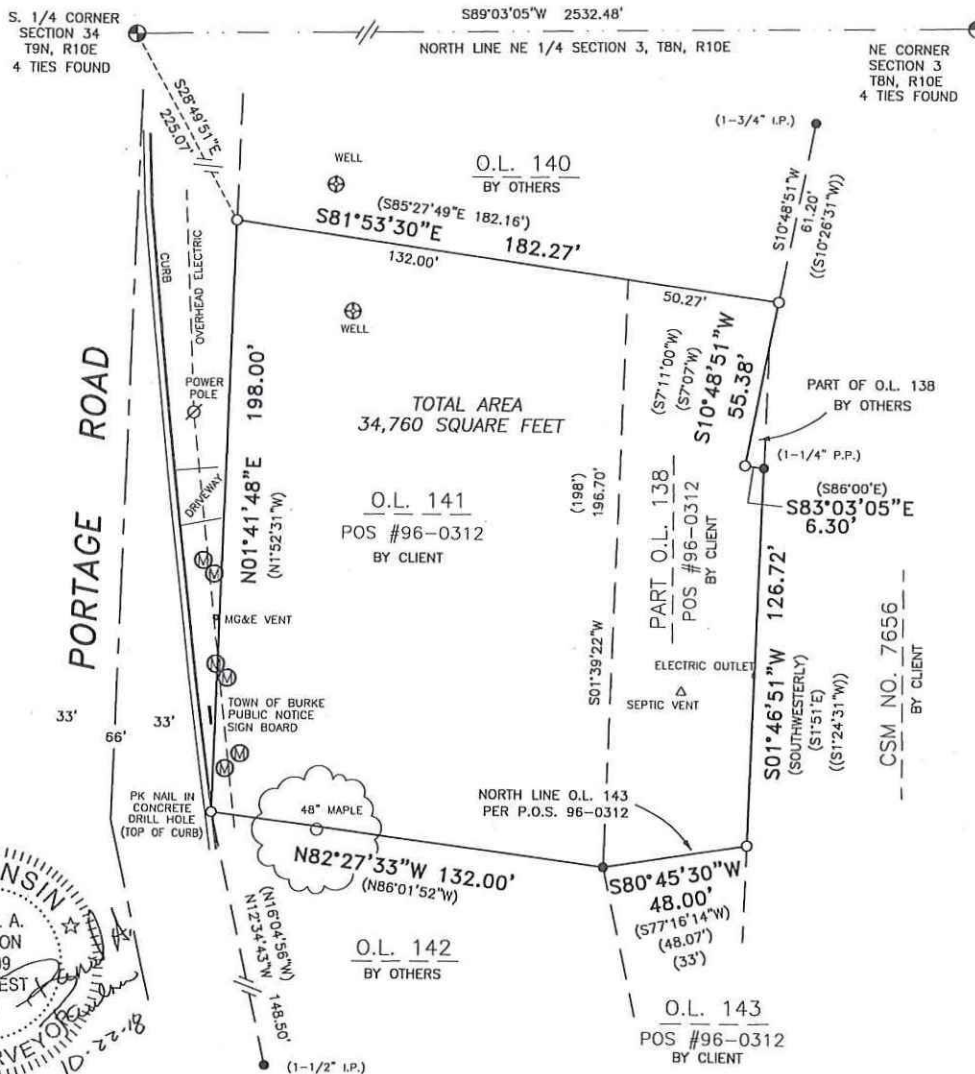
## Hamlet Mixed Use to Heavy Commercial

# PLAT OF SURVEY

BEING OUTLOT 141 AND PART OF OUTLOT BURKE ASSESSOR'S PLAT NUMBER 1,  
 LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 3,  
 T8N, R10E, TOWN OF BURKE, DANE COUNTY, WISCONSIN



**BASIS OF BEARINGS**  
 THE NORTH LINE OF THE NE 1/4 OF SECTION 3, T8N, R10E IS RECORDED TO BEAR S89°03'05"W.



**SURVEYOR**  
 PAULSON & ASSOCIATES, LLC  
 Daniel A. Paulson  
 136 W. Halum Street  
 DeForest, WI 53532

**CLIENT**  
 TOKEN PROPERTIES, LLC  
 Tom Schultz  
 P.O. Box 131  
 DeForest, WI 53532

**SURVEYOR'S CERTIFICATE**

I, Daniel A Paulson, Registered Land Surveyor DO HERBY CERTIFY that by the direction of Thomas Schultz as representative of Token Properties, LLC, I have surveyed, monumented, and mapped a part of Outlot 141 and a portion of Outlot 138, Burke Assessor's Plan Number 1, located in the NW ¼ of the NE ¼, Section 3, Town 8 North, Range 10 East, Town of Burke, Dane County, Wisconsin, described as follows:

**BEGINNING** at the northwest corner of Outlot 141, Burke Assessor's Plat Number 1;  
thence S81°53'30"E, 182.27 feet (recorded as S85°27'49"E, 182.16 feet);  
thence S10°48'51"W (recorded as S7°07'W and S7°11'00"W), 55.38 feet;  
thence S83°03'05"E (recorded as S86°00'E), 6.30 feet;  
thence S01°46'51"W (recorded as Southwesterly, S1°51'E and S1°24'31"W), 126.72 feet to the northeast corner of Outlot Number 143, Burke Assessors Plat Number 1;  
thence S80°45'30"W (recorded as S77°16'14"W), 48.00 feet (recorded as 33 feet and 48.07 feet) to the southeast corner of Outlot 141, Burke Assessor Plat Number 1;  
thence N82°27'33"W (recorded as N86°01'52"W), 132.00 feet along the south line of Outlot 141, Burke Assessor's Plat Number 1 to the southwest corner of said Outlot 141;  
thence N01°41'48"E, (recorded as N1°52'31"W), 198.00 feet along the west line of Outlot 141, Burke Assessors Plat Number 1 to the POINT OF BEGINNING.

Containing 34,760 square feet more or less. Subject to all easements of record.

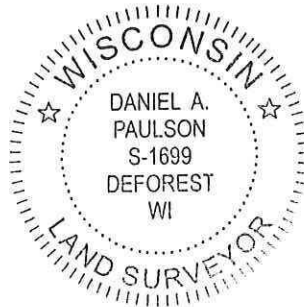
I do hereby certify that to the best of my knowledge and belief this survey is a correct representation of the boundaries of land surveyed and that I have fully complied with the provisions of Chapter AE7 of the Wisconsin Administrative Code Statues.

*Daniel A Paulson*

Daniel A. Paulson  
Professional Land Surveyor  
S-1699

10-22-18

Date:



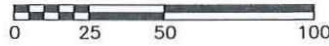
# DANE COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING OUTLOT 141, 143 AND PART OF OUTLOT 138, BURKE ASSESSOR'S PLAT NUMBER 1, LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 3, T8N, R10E, TOWN OF BURKE, DANE COUNTY, WISCONSIN

DOCUMENT NO. \_\_\_\_\_

SCALE

1" = 50'



NE CORNER SECTION 3 T8N, R10E 4 TIES FOUND

S. 1/4 CORNER SECTION 34 T9N, R10E 4 TIES FOUND

S89°03'05"W 2532.48'  
NORTH LINE NE 1/4 SECTION 3, T8N, R10E



PAULSON & ASSOCIATES, LLC  
LAND SURVEYING  
DEFORREST, WI  
608-846-2523

PORTAGE ROAD

PORTAGE ROAD

**LOT 1**  
38,320 SQUARE FEET  
0.88 ACRES

SURVEYOR  
PAULSON & ASSOCIATES, LLC  
Daniel A. Paulson  
136 W. Holum Street  
DeForest, WI 53532

OWNER / SUBDIVIDER  
TOKEN PROPERTIES, LLC  
Tom Schultz  
P.O. Box 131  
DeForest, WI 53532

BASIS OF BEARINGS

THE NORTH LINE OF THE NE 1/4 OF SECTION 3, T8N, R10E IS RECORDED TO BEAR S89°03'05"W.

LEGEND

- ⊕ DANE COUNTY SECTION CORNER
- 3/4" ROUND IRON RE-BAR (FOUND)
- 1-1/2" IRON PIPE (FOUND) (UNLESS NOTED)
- FORMER LOT LINE

( ) "RECORDED AS" OR "REPORTED AS" INFORMATION

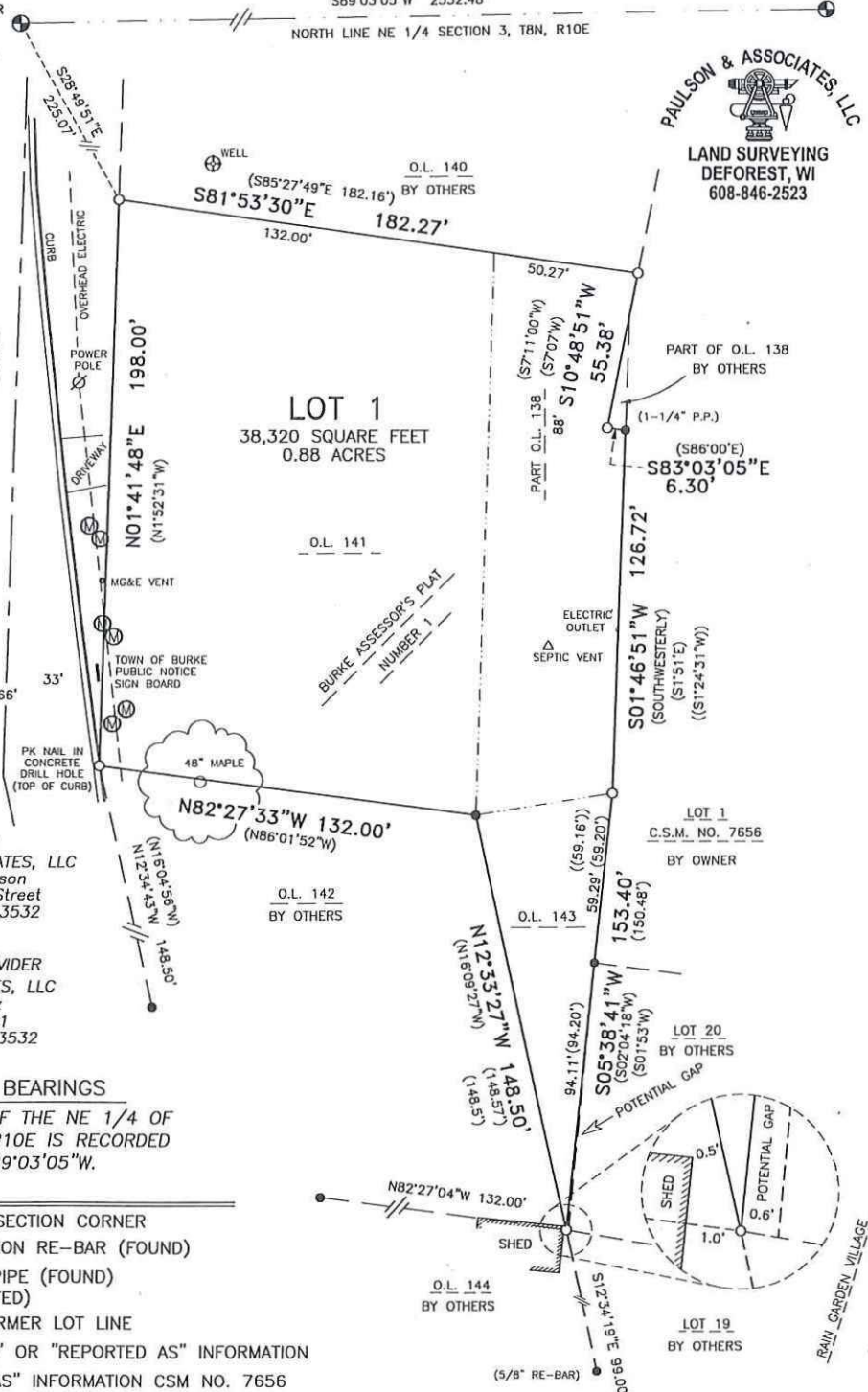
(( )) "RECORDED AS" INFORMATION CSM NO. 7656

Ⓜ MG&E MANHOLE

DRAFTED BY: T.W.P.

SHEET 1 OF 3

FILE NO. 94-006



**SURVEYOR'S CERTIFICATE**

I, Daniel A Paulson, Professional Land Surveyor **DO HEREBY CERTIFY** that by the direction of Thomas H. Schultz, as Managing Member of Token Properties, LLC, I have surveyed, monumented, and mapped Outlot 141, Outlot 143 and a part of Outlot 138, Burke Assessor's Plat Number 1; located in the NW ¼ of the NE ¼ of Section 3, Town 8 North, Range 10 East, Town of Burke, Dane County, Wisconsin, described as follows:

**BEGINNING** at the northwest corner of Outlot 141, Burke Assessor's Plat Number 1;  
thence S81°53'30"E, 182.27 feet (recorded as S85°27'49"E, 182.16 feet) along the north line of Outlot 141 and the north line of Outlot 138 Burke Assessor's Plat Number 1;  
thence S10°48'51"W (recorded as S7°07'W and S7°11'00"W), 55.38 feet;  
thence S83°03'05"E (recorded as S86°00'E), 6.30 feet;  
thence S01°46'51"W (recorded as Southwesterly, S1°51'E and S1°24'31"W), 126.72 feet to the northeast corner of Outlot 143, Burke Assessor's Plat Number 1;  
thence S05°38'41"W, 153.40 feet (recorded as S02°04'18"W, 150.48 feet) along the east line of Outlot 143, Burke Assessor's Plat Number 1 to the south corner of said Outlot 143;  
thence N12°33'27"W, 148.50 feet (recorded as N16°09'27"W, 148.57 feet) along the west line of Outlot 143, Burke Assessor's Plat Number 1 to the northwest corner of said Outlot 143;  
thence N82°27'33"W (recorded as N86°01'52"W), 132.00 feet along the south line of Outlot 141, Burke Assessor's Plat Number 1 to the southwest corner of said Outlot 141;  
thence N01°41'48"E, (recorded as N1°52'31"W), 198.00 feet along the west line of Outlot 141, Burke Assessor's Plat Number 1 to the **POINT OF BEGINNING**.

Containing 38,320 square feet more or less. Subject to all easements of record.

I do hereby certify that to the best of my knowledge and belief this survey is a correct representation of the boundaries of land surveyed and the division of that land and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes, Chapter 75.17 of Dane County Subdivision Ordinance in surveying and mapping the same.

\_\_\_\_\_  
Daniel A. Paulson PLS-1699

\_\_\_\_\_  
Date:

**DANE COUNTY APPROVAL CERTIFICATE**

Approved for recording by the Dane County Zoning and Land Regulation Committee.

\_\_\_\_\_  
Date:

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

**CERTIFICATE OF THE DANE COUNTY REGISTER OF DEEDS**

Received for recording this \_\_\_\_ day of \_\_\_\_\_, 2019, at \_\_\_\_\_ o'clock \_\_\_\_ M. and recorded in Volume \_\_\_\_\_ of Certified Survey Maps of Dane County, Pages \_\_\_\_\_.

DOCUMENT NO. \_\_\_\_\_

\_\_\_\_\_  
Dane County Register of Deeds



**TOWN OF BURKE APPROVAL CERTIFICATE**

This Certified Survey Map is approved for recording on this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Brenda M. Ayers, Town of Burke, Clerk

**CITY OF SUN PRAIRIE APPROVAL CERTIFICATE**

Approved for recording by the City of Sun Prairie this \_\_\_\_\_ day of \_\_\_\_\_, 2019 as  
Resolution No. \_\_\_\_\_

\_\_\_\_\_  
Tim Semmann, Planning Director

**OWNERS CERTIFICATE**

I, Thomas H. Schultz, as Managing Member of Token Properties, LLC, hereby certify that I caused the land described to be surveyed, divided and mapped as represented on the map. I also certify that this certified survey map is required by S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval

\_\_\_\_\_  
Thomas H. Schultz, Managing Member  
Token Properties, LLC

\_\_\_\_\_  
Date

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

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2019, the above Thomas H. Schultz to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public \_\_\_\_\_, Wisconsin  
My commission expires: \_\_\_\_\_

**CONSENT OF MORTGAGEE**

I, \_\_\_\_\_, as mortgagee of the above described land, do hereby consent to the surveying, dividing and mapping of the land described on this map.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
\_\_\_\_\_

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

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2019, the above \_\_\_\_\_ to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public \_\_\_\_\_, Wisconsin  
My commission expires: \_\_\_\_\_

VICTOR ALLEN BALCZEWSKI  
JOSEPH DONALD BALCZEWSKI  
3795 STATE HIGHWAY 19  
SUN PRAIRIE, WI 53590

DORIS KNUDTSON  
6323 PORTAGE RD  
DEFOREST, WI 53532

KLS HOLDINGS LLC  
847 HARPER DR  
MADISON, WI 53593

JOHN B HUTCHINSON  
JUDITH J HUTCHINSON  
3780 STATE HIGHWAY 19  
SUN PRAIRIE, WI 53590

ROY A ROWIN  
6327 PORTAGE RD  
DEFOREST, WI 53532

KLS HOLDINGS LLC  
847 HARPER DR  
VERONA, WI 53593

THOMAS E TOAY  
NICOLE J GARCIA  
N1431 DALMAN RD  
WATERLOO, WI 53594

SHED ENTERPRISES LLC  
6401 PORTAGE RD  
DEFOREST, WI 53532

VERA LYDIA REYNOLDS  
6367 GROSSE PARK RD  
SUN PRAIRIE, WI 53590

DOUGLAS A CLEVEN  
6288 PORTAGE RD  
DEFOREST, WI 53532

CAROL A RIEDNER  
6303 PORTAGE RD  
DEFOREST, WI 53532

SCHMELZER INCOME TR  
3840 RIEDNER CT  
DEFOREST, WI 53532

RAYSO REALTY LLC  
424 N STEVENSON  
DEFOREST, WI 53532

KLS HOLDINGS LLC  
847 HARPER DR  
VERONA, WI 53593

ROY A ROWIN  
6327 PORTAGE RD  
DEFOREST, WI 53532

DOUGLAS M HUDZINSKI  
MARY L HUDZINSKI  
3812 STATE HIGHWAY 19  
SUN PRAIRIE, WI 53590

KLS HOLDINGS LLC  
847 HARPER DR  
VERONA, WI 53593

SHED ENTERPRISES LLC  
6401 PORTAGE RD  
DEFOREST, WI 53532

WI DNR  
PO BOX 7921  
MADISON, WI 53701

KLS HOLDINGS LLC  
847 HARPER DR  
VERONA, WI 53593

VERA L REYNOLDS  
6367 GROSSE PARK RD  
SUN PRAIRIE, WI 53590

WI DOT  
2101 WRIGHT ST  
MADISON, WI 53704

KLS HOLDINGS LLC  
847 HARPER DR  
VERONA, WI 53593

JOSEPH P BARRETT  
CARRIE M BARRETT  
6301 MARY IDA DR  
DEFOREST, WI 53532

BENJAMIN LEE RAMSEY  
6304 PORTAGE RD  
DEFOREST, WI 53532

KLS HOLDINGS LLC  
847 HARPER DR  
VERONA, WI 53593

KEITEL PROPERTIES LLC  
3880 STEVEN DR  
DEFOREST, WI 53532

JILL W JACKSON  
PO BOX 607  
DEFOREST, WI 53532

KLS HOLDINGS LLC  
847 HARPER DR  
VERONA, WI 53593

WALTER J OTTO  
6339 PORTAGE RD  
DEFOREST, WI 53532

WINDSOR, VILLAGE OF  
4084 MUELLER RD  
DEFOREST, WI 53532

VICTOR ALLEN BALCZEWSKI  
JOSEPH DONALD BALCZEWSKI  
3795 STATE HIGHWAY 19  
SUN PRAIRIE, WI 53590

VERA L REYNOLDS  
6367 GROSSEPARK RD  
SUN PRAIRIE, WI 53590

THOMAS P GRAFF  
KIMBERLY A GRAFF  
6345 PORTAGE RD  
DEFOREST, WI 53532

TOKEN PROPERTIES LLC  
PO BOX 131  
DEFOREST, WI 53532

TATE ANTHONI REYNOLDS  
6289 PORTAGE RD  
DEFOREST, WI 53532

JOHN B HUTCHINSON  
JUDITH J HUTCHINSON  
3780 STATE HIGHWAY 19  
SUN PRAIRIE, WI 53590

TOKEN PROPERTIES LLC  
PO BOX 131  
DEFOREST, WI 53532

ELYSE C EASTMAN  
6319 PORTGAGE RD  
DEFOREST, WI 53532

LORI ARMSTRONG  
6351 GROSSEPARK RD  
SUN PRAIRIE, WI 53590

JOHN B HUTCHINSON  
JUDITH J HUTCHINSON  
3780 STATE HIGHWAY 19  
SUN PRAIRIE, WI 53590

KLS HOLDINGS LLC  
847 HARPER DR  
VERONA, WI 53593

JASON J GAFNER  
SUSAN J GAFNER  
6357 GROSSEPARK RD  
SUN PRAIRIE, WI 53590

TOKEN PROPERTIES LLC  
PO BOX 131  
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KLS HOLDINGS LLC  
847 HARPER DR  
VERONA, WI 53593

WI DNR  
PO BOX 7921  
MADISON, WI 53701

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PO BOX 131  
DEFOREST, WI 53532

KLS HOLDINGS LLC  
847 HARPER DR  
VERONA, WI 53593

DOUGLAS M HUDZINSKI  
MARY L HUDZINSKI  
3812 STATE HIGHWAY 19  
SUN PRAIRIE, WI 53590

THOMAS F LANGE  
SHERYL L WEDEL  
6318 PORTAGE RD  
DEFOREST, WI 53532

KLS HOLDINGS LLC  
847 HARPER DR  
VERONA, WI 53593

JOHN B HUTCHINSON  
JUDITH J HUTCHINSON  
3780 STATE HIGHWAY 19  
SUN PRAIRIE, WI 53590

JEREMY D LEER  
ELISE M LEER  
6312 PORTAGE RD  
DEFOREST, WI 53532

KLS HOLDINGS LLC  
847 HARPER DR  
VERONA, WI 53593

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JUDITH J HUTCHINSON  
3780 STATE HIGHWAY 19  
SUN PRAIRIE, WI 53590

VERA LYDIA REYNOLDS  
6367 GROSSEPARK RD  
SUN PRAIRIE, WI 53590

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847 HARPER DR  
VERONA, WI 53593

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JUDITH J HUTCHINSON  
3780 STATE HIGHWAY 19  
SUN PRAIRIE, WI 53590

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6367 GROSSEPARK RD  
SUN PRAIRIE, WI 53590

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847 HARPER DR  
VERONA, WI 53593

KLS HOLDINGS LLC  
847 HARPER DR  
VERONA, WI 53593

RAYSO REALTY LLC  
424 N STEVENSON  
DEFOREST, WI 53532

JOEL P MCDEARMON  
DENISE E MCDEARMON  
6286 MARY IDA DR  
DEFOREST, WI 53532

WI DNR  
PO BOX 7921  
MADISON, WI 53701

NICHOLAS K MCDONALD  
6290 MARY IDA DR  
DEFOREST, WI 53532

WALTER J OTTO  
MARILYN J OTTO  
6339 PORTAGE RD  
DEFOREST, WI 53532

BRIAN S ROTHENBURGER  
LINDA M ROTHENBURGER  
3830 RIEDNER CT  
DEFOREST, WI 53532

STEVEN L BISBEE  
6293 MARY IDA DR  
DEFOREST, WI 53523

GARY E SWENSON  
DEBRA K RICHARDS  
3876 STEVEN DR  
DEFOREST, WI 53532

BOWMAN FARMS INC  
2934 FISH HATCHERY RD  
MADISON, WI 53713

BOWMAN FARMS INC  
2934 FISH HATCHERY RD  
MADISON, WI 53713

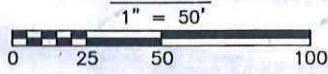
KEITEL PROPERTIES LLC  
3880 STEVEN DR  
DEFOREST, WI 53532

# SITE PLAN

BEING LOT 1, CSM NO. \_\_\_\_\_

FORMERLY OUTLOT 141, 143 AND PART OF OUTLOT 138, BURKE ASSESSOR'S PLAT NUMBER 1, LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 3, T8N, R10E, TOWN OF BURKE, DANE COUNTY, WISCONSIN

SCALE



NE CORNER SECTION 3 T8N, R10E 4 TIES FOUND

DOCUMENT NO.

S. 1/4 CORNER SECTION 34 T9N, R10E 4 TIES FOUND

S89°03'05"W 2532.48'  
NORTH LINE NE 1/4 SECTION 3, T8N, R10E



PORTAGE ROAD

N01°41'48"E 198.00'  
(N1°52'31"W)

TOWN OF BURKE PUBLIC NOTICE SIGN BOARD

PK NAIL IN CONCRETE DRILL HOLE (TOP OF CURB)

**SURVEYOR**  
PAULSON & ASSOCIATES, LLC  
Daniel A. Paulson  
136 W. Holm Street  
DeForest, WI 53532

**OWNER / SUBDIVIDER**  
TOKEN PROPERTIES, LLC  
Tom Schultz  
P.O. Box 131  
DeForest, WI 53532

**BASIS OF BEARINGS**

THE NORTH LINE OF THE NE 1/4 OF SECTION 3, T8N, R10E IS RECORDED TO BEAR S89°03'05"W.

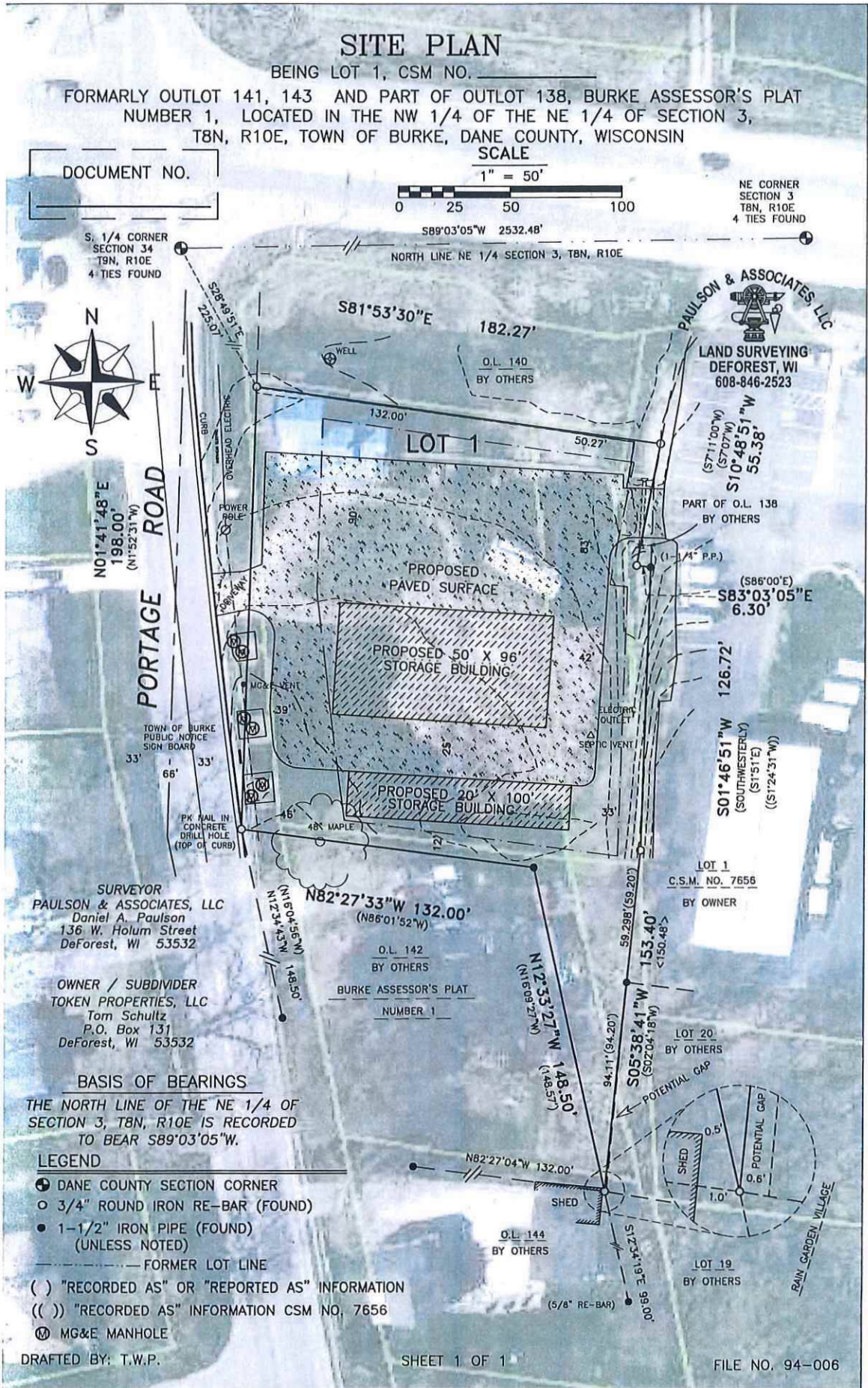
**LEGEND**

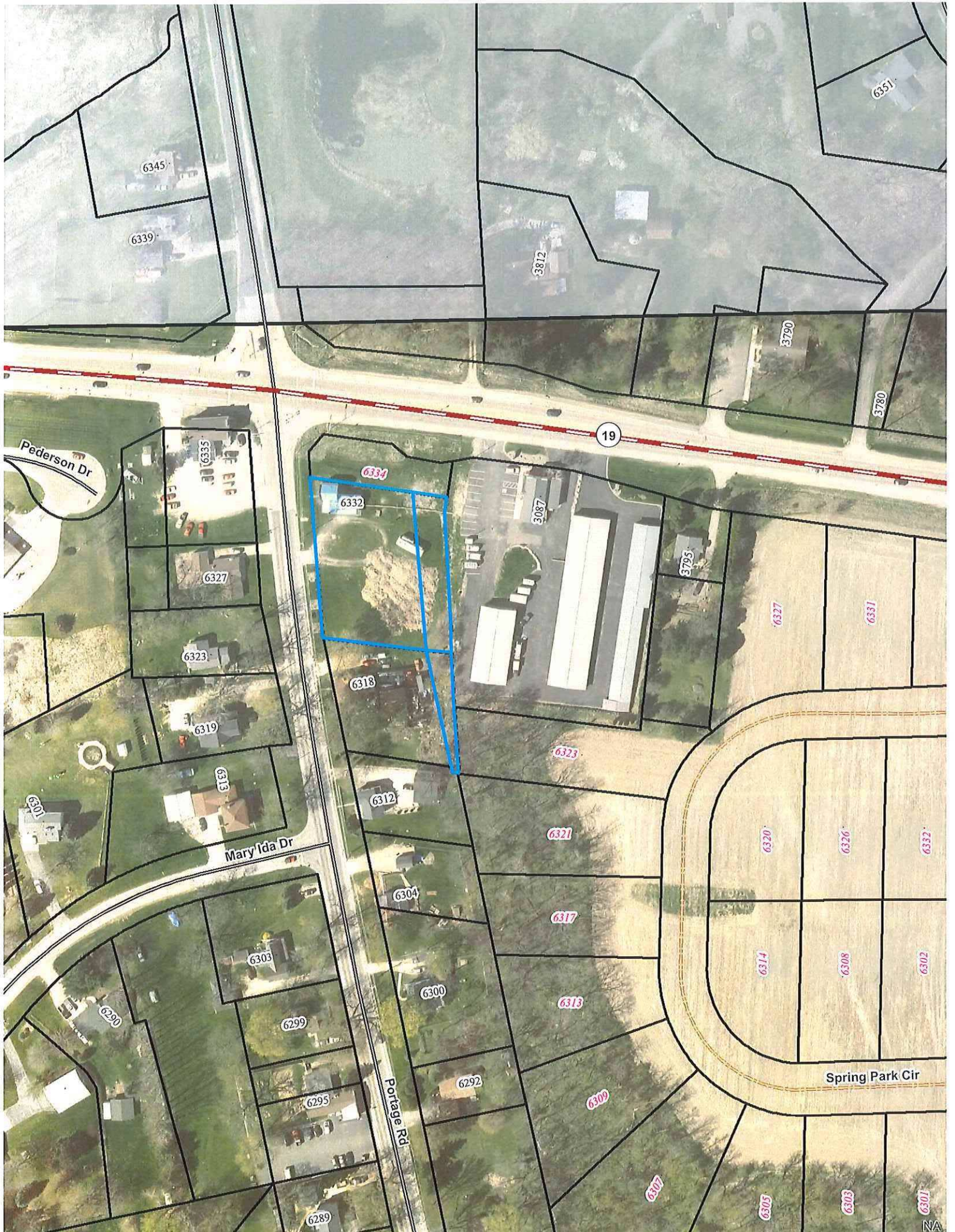
- ⊙ DANE COUNTY SECTION CORNER
- 3/4" ROUND IRON RE-BAR (FOUND)
- 1-1/2" IRON PIPE (FOUND) (UNLESS NOTED)
- FORMER LOT LINE
- ( ) "RECORDED AS" OR "REPORTED AS" INFORMATION
- (( )) "RECORDED AS" INFORMATION CSM NO. 7656
- ⊕ MG&E MANHOLE

DRAFTED BY: T.W.P.

SHEET 1 OF 1

FILE NO. 94-006





6345

6339

3812

6351

3790

3780

19

Pederson Dr

6335

6334

6332

3087

6327

3795

6323

6327

6331

6319

6318

6323

6301

6313

6312

Mary Ida Dr

6321

6320

6326

6332

6304

6317

6314

6308

6302

6303

6300

6313

Spring Park Cir

6290

6299

6292

6309

6305

6303

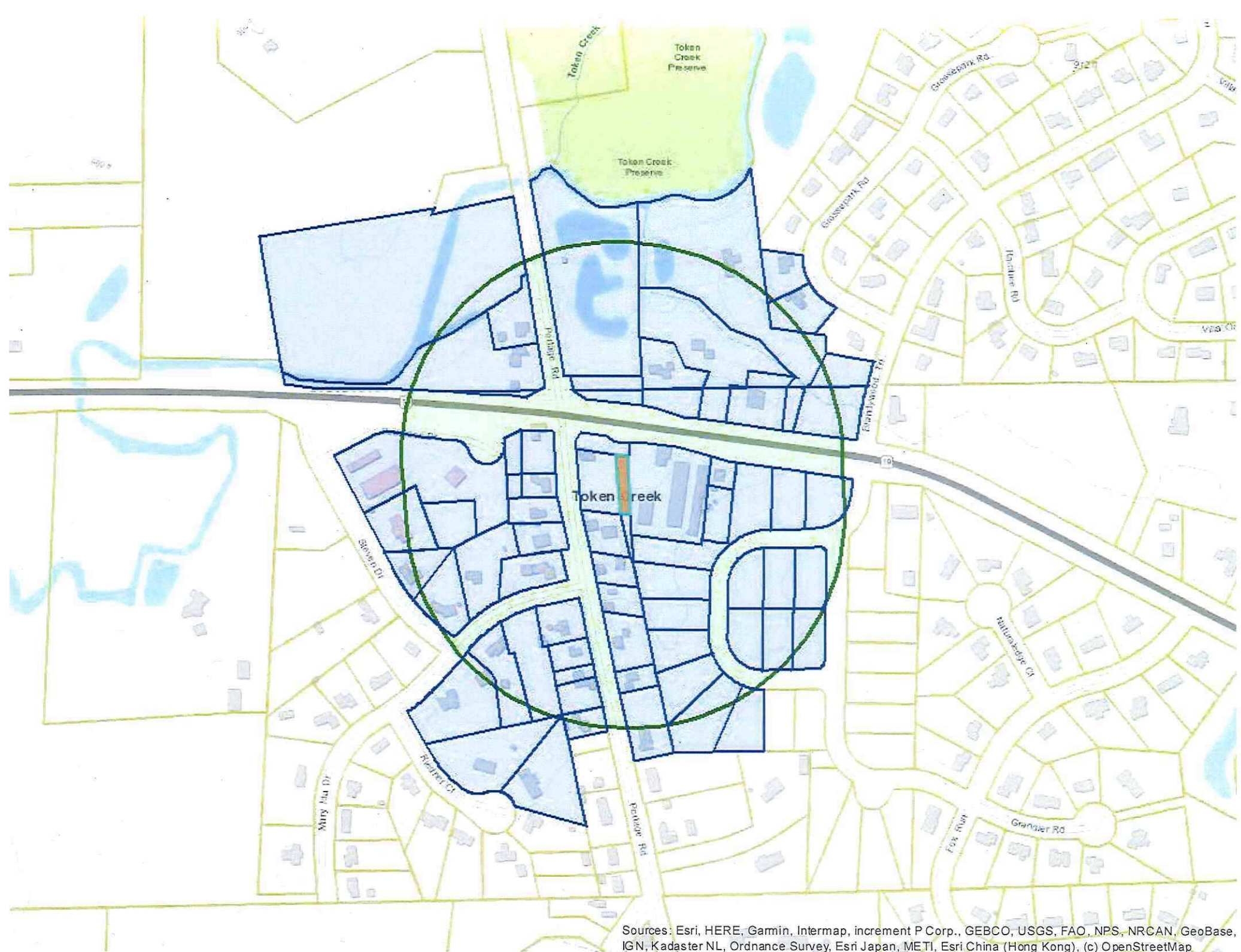
6301

6289

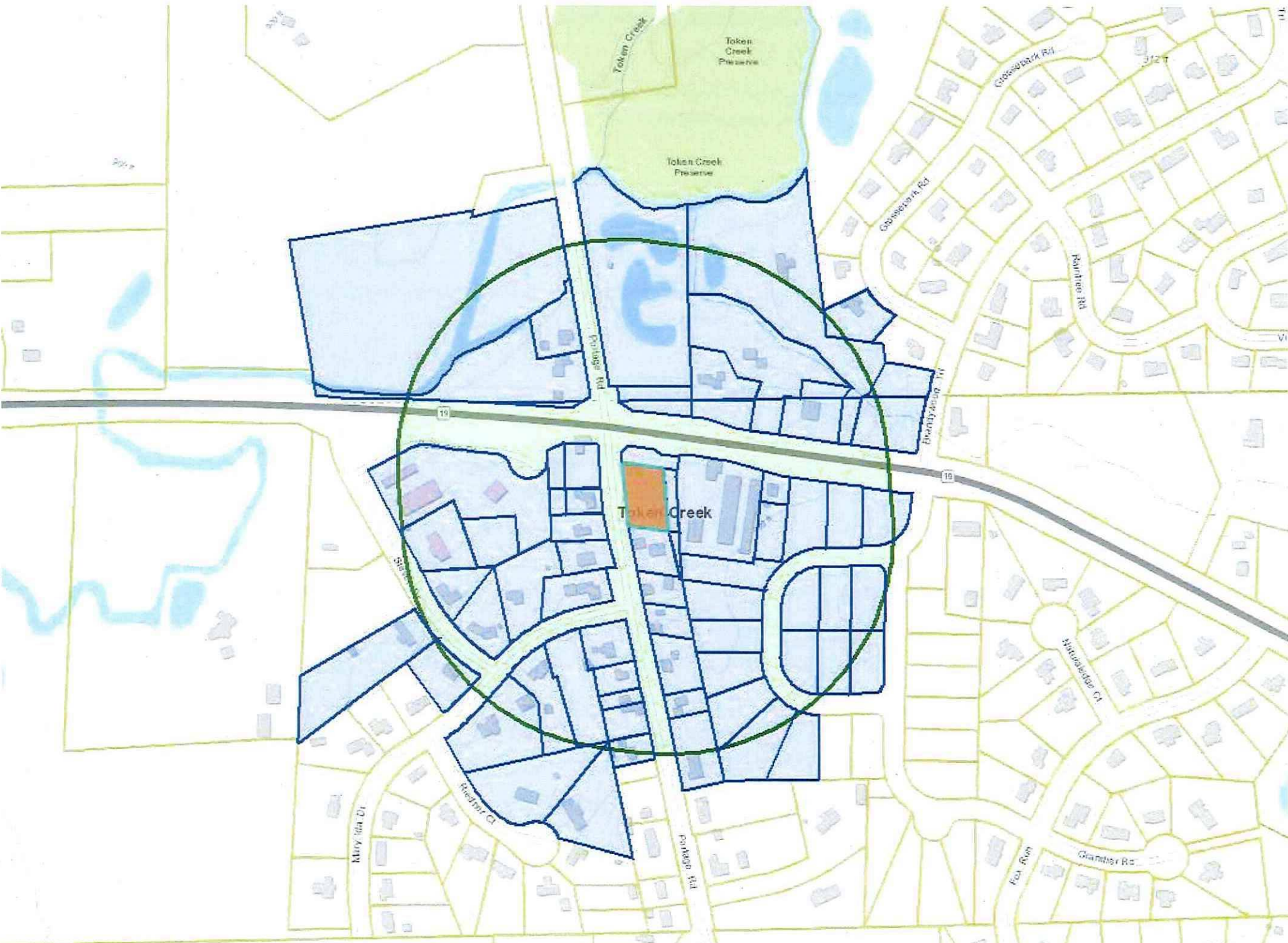
Portage Rd

6307

NA



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



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