

# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
07/18/2019	DCPREZ-2019-11469
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
09/24/2019	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME WISCONSIN ELECTRIC POWER CO	PHONE (with Area Code) (414) 221-2718	AGENT NAME JSD INC	PHONE (with Area Code) (262) 933-4188
BILLING ADDRESS (Number & Street) 231 W MICHIGAN ST		ADDRESS (Number & Street) NW238 N1610 BUSSE RD STE 100	
(City, State, Zip) MILWAUKEE, WI 53201		(City, State, Zip) WAUKESHA, WI 53188	
E-MAIL ADDRESS ARLENE.BUTTKE@WE-ENERGIES.COM		E-MAIL ADDRESS CRAIG.RILEY@JSDINC.COM	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
5635 CHERRY LN					
TOWNSHIP MEDINA	SECTION 14	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0812-144-8002-0					

REASON FOR REZONE	CUP DESCRIPTION
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DIVISION OF LAND BETWEEN ENBRIDGE AND WE ENERGIES	
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
FP-35 (General Farmland Preservation) District	UTR (Utility, Transportation and ROW) District	19.1315		
FP-35 (General Farmland Preservation) District	UTR (Utility, Transportation and ROW) District	8.7356		
FP-35 (General Farmland Preservation) District	FP-1 (Small Lot Farmland Preservation) District	13.0404		
FP-35 (General Farmland Preservation) District	FP-1 (Small Lot Farmland Preservation) District	2.4341		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	INSPECTOR'S INITIALS  HJH3	SIGNATURE:(Owner or Agent)
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		PRINT NAME:
				DATE:



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:

- o **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.
- o **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>Wisconsin Electric Power Company</u>	Agent's Name	<u>Craig Riley</u>
Address	<u>231 West Michigan Street, A252</u> <u>Milwaukee, Wisconsin 53203</u>	Address	<u>NW238 N1610 Busse Road, Ste 100</u> <u>Waukesha, Wisconsin 53188</u>
Phone	<u>(414) 221-2718</u>	Phone	<u>(262) 933-4188</u>
Email	<u>arlene.buttke@we-energies.com</u>	Email	<u>craig.riley@jsdinc.com</u>

Town: Medina Parcel numbers affected: 036/0812-144-8002-0

Section: 14/23 Property address or location: 5635 Cherry Lane, Marshall, WI 53559

Zoning District change: (To / From / # of acres) See narrative below for areas.

Soil classifications of area (percentages) Class I soils: \_\_\_\_\_% Class II soils: \_\_\_\_\_% Other: \_\_\_\_\_%

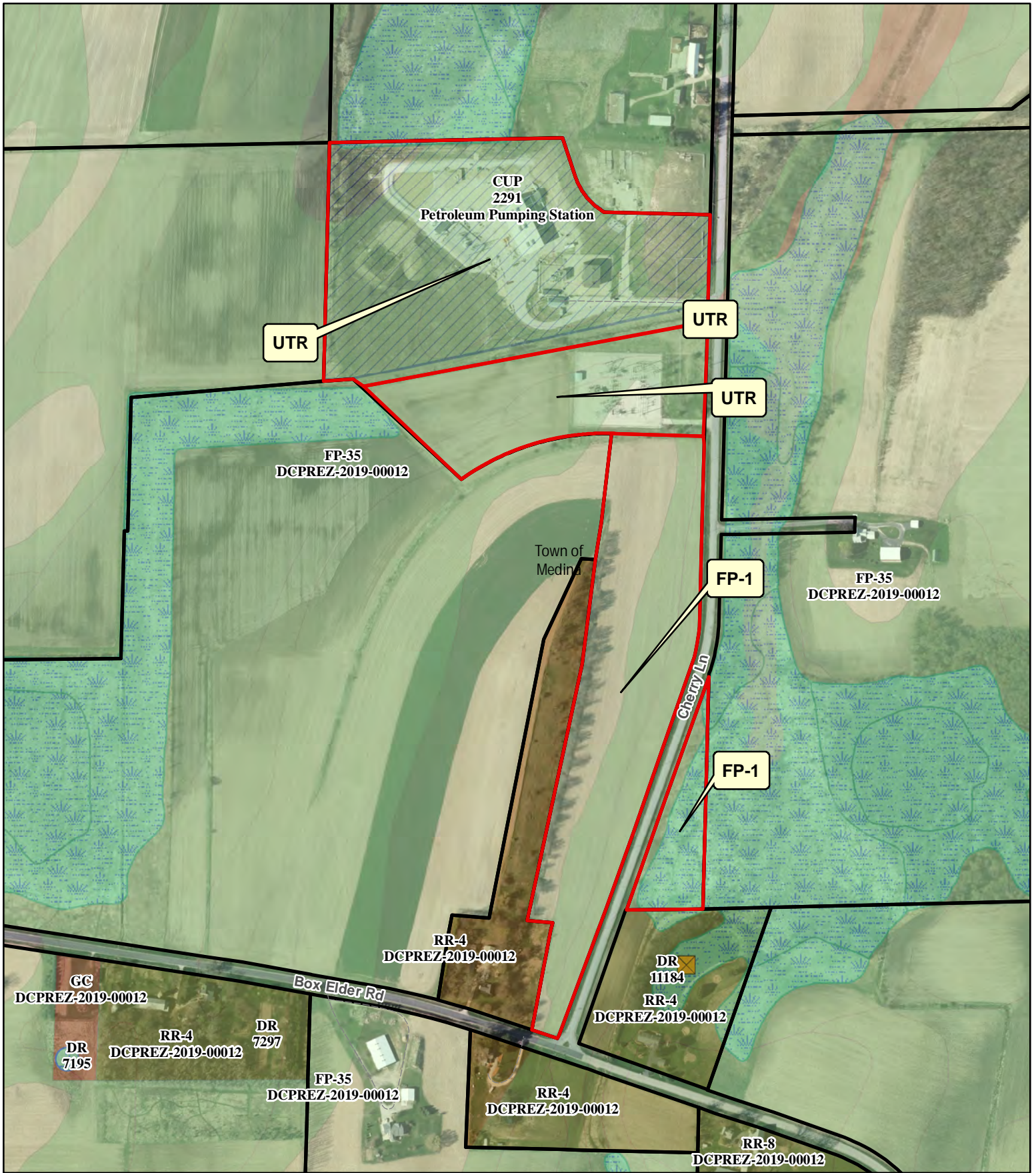
Narrative: (reason for change, intended land use, size of farm, time schedule)

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

CSM will be upcoming to split entire parcel currently zoned FP-35 into 4 Lots.  
Endbridge gas property - Lot 1 - FP35 to UTR zoning (833,368 sf/19.1315 acres)  
We Energies gas property - Lot 2 - FP 35 to UTR zoning(380,523 sf/8.7356 acres)  
Site for development - Lot 3 - FP35 to FP1 zoning (568,038 sf/13.0404 acres)  
Site for development - Lot 4 - FP35 to FP1 zoning(106,028 sf/2.4341 acres)  
The reason for change is to split off Endbridge gas parcel and We Energies gas  
parcel into separate Lots and sell off remainder Lots to undetermined buyer/usage.





I authorize that I am the owner or have permission to act on behalf of the owner of the property.  
Submitted By: Craig W Riley

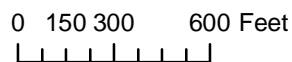
Date: 6-27-2019



**Legend**

**Wetland > 2 Acres Significant Soils**

- |   |   |
|---|---|
|  Wetland    |  Class 1 |
|  Floodplain |  Class 2 |



Petition 11469  
WISCONSIN ELECTRIC  
POWER CO



**Zoning Change Application**

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Phone	<u>(414) 221-2718</u>	Phone	<u>(262) 933-4188</u>
Email	<u>arlene.buttk@we-energies.com</u>	Email	<u>craig.riley@jsdinc.com</u>

Town: Medina Parcel numbers affected: 036/0812-144-8002-0

Section: 14/23 Property address or location: 5635 Cherry Lane, Marshall, WI 53559

Zoning District change: (To / From / # of acres) See narrative below for areas.

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

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:

CSM will be upcoming to split entire parcel currently zoned FP-35 into 4 Lots.

Endbridge gas property - Lot 1 - FP35 to UTR zoning (833,368 sf/19.1315 acres)

We Energies gas property - Lot 2 - FP 35 to UTR zoning(380,523 sf/8.7356 acres)

Site for development - Lot 3 - FP35 to FP1 zoning (568,038 sf/13.0404 acres)

Site for development - Lot 4 - FP35 to FP1 zoning(106,028 sf/2.4341 acres)

The reason for change is to split off Endbridge gas parcel and We Energies gas parcel into separate Lots and sell off remainder Lots to undetermined buyer/usage.

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

Submitted By: \_\_\_\_\_

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

# Memorandum

[www.jsdinc.com](http://www.jsdinc.com)

To: Clerk, Town of Medina  
Pam Andros, Senior Planner, Dane County Planning & Development

From: Craig Riley, P.L.S., JSD Professional Services, Inc.

Re: Wisconsin Electric Power Company (We Energies), Rezoning

JSD Project #: 17-8279B

Date: June 12, 2019

cc:

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On behalf of Wisconsin Electric Power Company (We Energies), JSD Professional Services, Inc. (JSD) is submitting the enclosed re-zone application to the Town of Medina and Dane County Planning & Development for review and consideration at the Town's next Plan Commission meeting and the County's Zoning and Land Use Committee meeting.

Enclosed please find:

- A Rezoning Petition to rezone portions of the overall project site to maintain consistency between lots, zoning, and existing uses.
- Re-zoning exhibits for each Lot
- A draft of the proposed draft CSM showing the existing boundary and proposed Lots. A final CSM will be sent in for review after getting the property properly rezoned for the existing uses.

We look forward to working with Town and Dane County staff to confirm the project details and a public hearing schedule. Please do not hesitate to contact me with any questions regarding this matter or otherwise.

## Zoning Change

Enbridge gas property	Lot 1 _ FP-35 to UTR zoning (833,368 sf/19.1315 acres)
We Energies gas property	Lot 2 _ FP-35 to UTR zoning (380,523 sf/8.7356 acres)
Site for undetermined usage	Lot 3 _ FP-35 to FP-1 zoning (568,038 sf/13.0404 acres)
Site for undetermined usage	Lot 4 _ FP-35 to FP-1 zoning (106,028 sf/2.4341 acres)

## Project Background

The project site is generally located at the northwest intersection of Cherry Lane and Box Elder Road in the Town of Medina, Dane County.

The project site is currently one parcel totaling 46.3478 acres and currently zoned FP-35.

- Utility facilities are currently being built by Enbridge on the north parcel (proposed Lot 1) and We Energies has an existing gas substation (proposed Lot 2). The south parcels have no current facilities on them. (See attached draft CSM for the Lot locations)
- Rezoning Petition that rezones portions of the overall project site to coincide with the new lots and existing uses.

The Rezoning Petition request includes two actions, each with the primary intent of creating consistency between the proposed lots, zoning designations and the current uses.

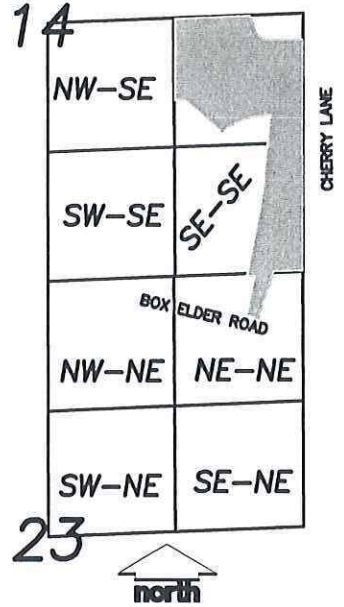
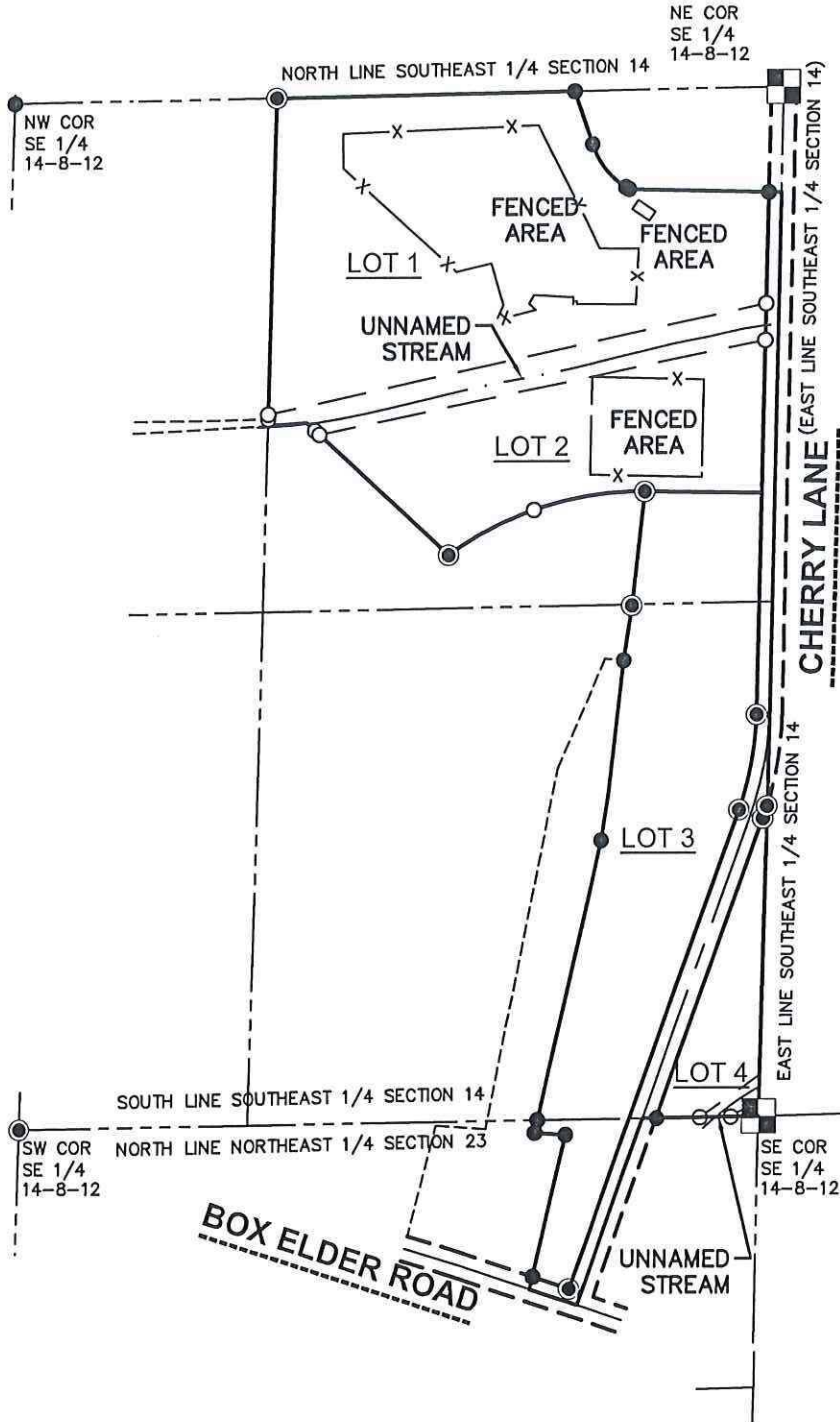
First, as it relates to the proposed Lot 1 (Enbridge) and proposed Lot 2 (We Energies), the rezoning petition rezones those areas of the newly created lot that are subject to FP-35 to UTR. The result will align the zoning accordingly with the newly created lots and existing use.

As it relates to the proposed Lots 3 & 4, the Rezoning Petition seeks to rezone from FP-35 to FP-1. The existing agricultural uses have yet to be determined. As a result, the proposed rezoning brings the existing use more into compliance with the County's zoning ordinance.

# REZONING EXHIBIT

TOWN OF MEDINA, DANE COUNTY, WISCONSIN

LOCATION SKETCH  
 SE 1/4 SEC 14, T8N, R12E  
 NE 1/4 SEC 23 T8N, R12E

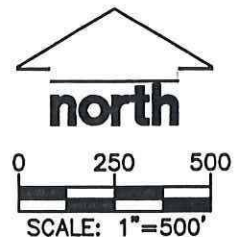


### NOTES

1. THE ORDINARY HIGH WATER MARK IS APPROXIMATE AS SHOWN HEREON,
2. ALL DISTANCES MEASURED TO 0.01 FEET
3. ALL ANGLES MEASURED TO NEAREST ONE SECOND.

### BEARING BASIS

ALL BEARINGS REFER TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 14, WHICH HAS A DANE COUNTY COORDINATE SYSTEM BEARING OF N01°17'32"E.



File: R:\2017\178279B WE - Waterloo CSM\DWG\17-8279B Rezoning.dwg Layout: REZONE 1 of 5 User: jilmon Plotted: Jun 06, 2019 - 11:34am

PREPARED BY:

**JSD** Professional Services, Inc.  
 Engineers • Surveyors • Planners  
 N238 W1810 BUSSE ROAD  
 SUITE 100  
 WAUKESHA, WISCONSIN 53188  
 PHONE: (262)513-0666

PREPARED FOR:

WE ENERGIES

PROJECT NO: 17-8279B

FILE NO: B-\*

FIELDBOOK/PG: -

SHEET NO: 1 OF X

SURVEYED BY: DDN

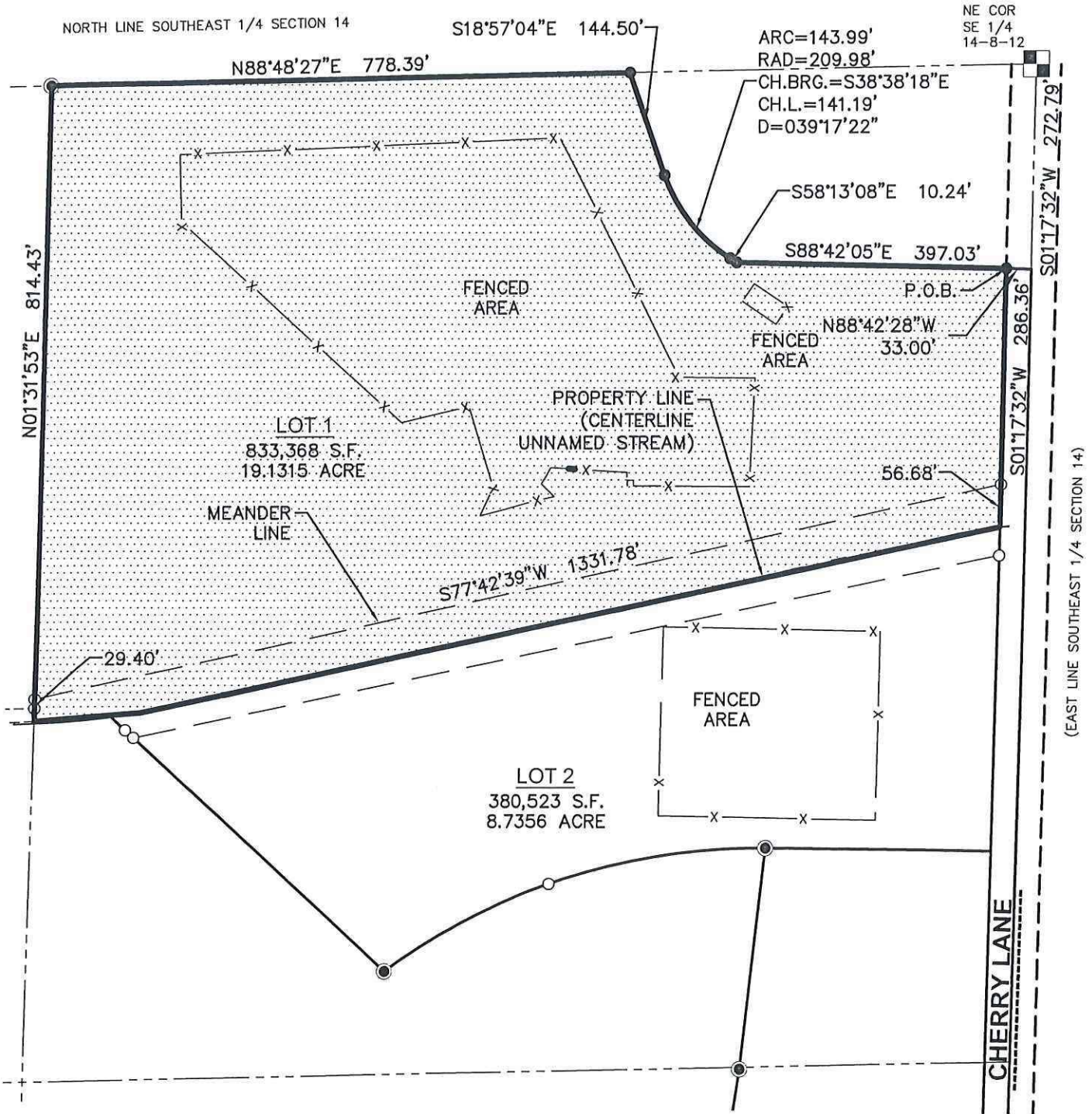
DRAWN BY: DHS

CHECKED BY: CWR

APPROVED BY: AWW

# REZONE LOT 1 (FROM FP-35 TO UTR)

TOWN OF MEDINA, DANE COUNTY, WISCONSIN



File: R:\2017\178279B WE- Waterloo CSM\DWG\17-8279B Rezoning.dwg Layout: REZONE 2 of 5 User: jsimon Plotted: Jun 06, 2019 - 11:34am

PREPARED BY:

**JSD** Professional Services, Inc.  
Engineers • Surveyors • Planners  
N238 W1810 BUSSE ROAD  
SUITE 100  
WAUKESHA, WISCONSIN 53188  
PHONE: (262)513-0888

PREPARED FOR:

WE ENERGIES

PROJECT NO: 17-8279B

FILE NO: B-\*

FIELDBOOK/PG: -

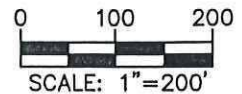
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SURVEYED BY: DDN

DRAWN BY: DHS

CHECKED BY: CWR

APPROVED BY: AWW



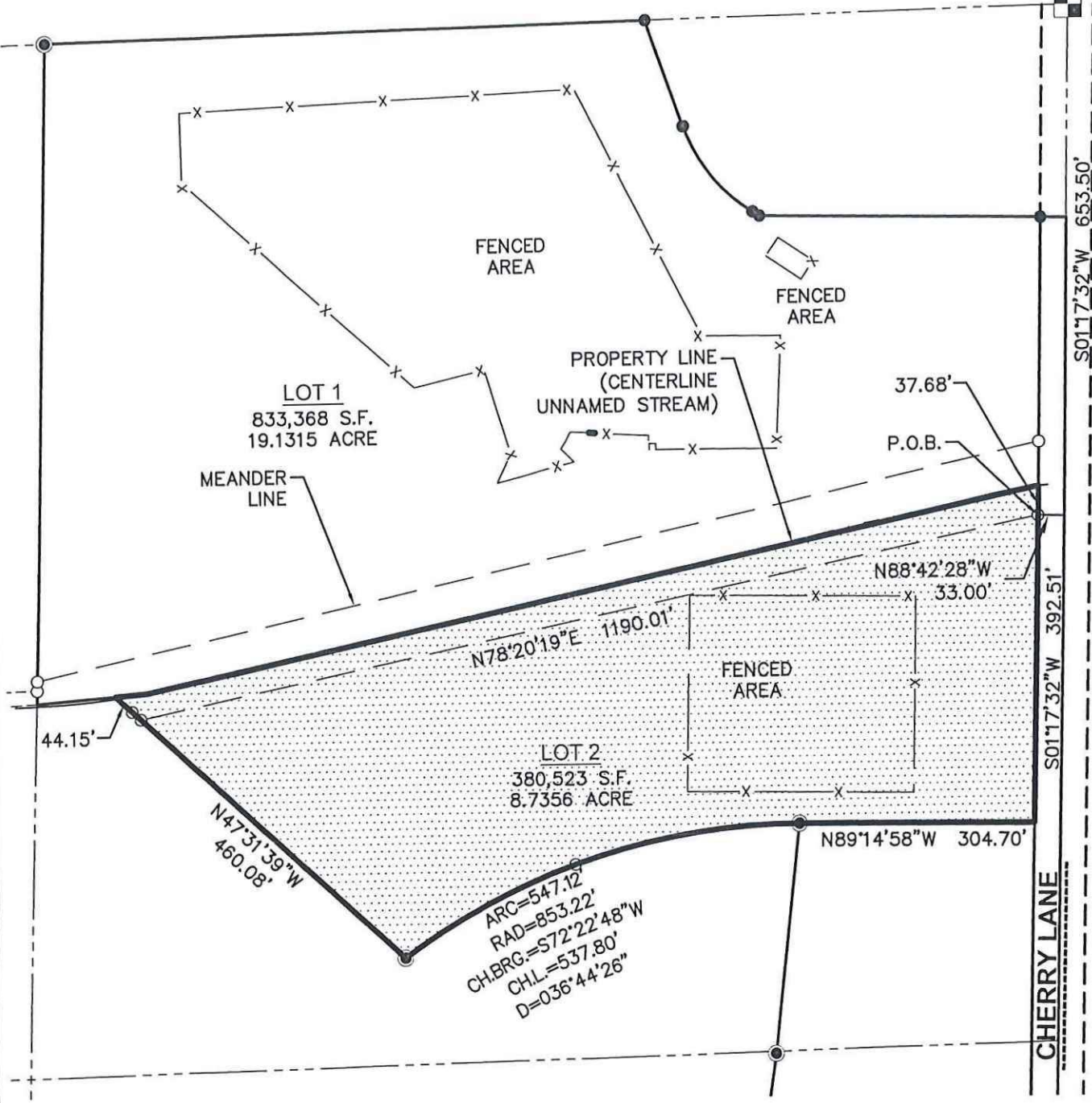


# REZONE LOT 2 (FROM FP-35 TO UTR)

TOWN OF MEDINA, DANE COUNTY, WISCONSIN

NORTH LINE SOUTHEAST 1/4 SECTION 14

NE COR  
SE 1/4  
14-8-12



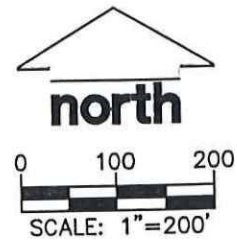
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PREPARED BY:  
**JSD** Professional Services, Inc.  
Engineers • Surveyors • Planners  
N238 W1810 BUSSE ROAD  
SUITE 100  
WAUKESHA, WISCONSIN 53188  
PHONE: (262)513-0888

PREPARED FOR:  
**WE ENERGIES**

PROJECT NO: 17-8279B  
FILE NO: B-\*  
FIELDBOOK/PG: -  
SHEET NO: 3 OF X

SURVEYED BY: DDN  
DRAWN BY: DHS  
CHECKED BY: CWR  
APPROVED BY: AWW



# REZONE LOT 3 (FROM FP-35 TO FP-1)

TOWN OF MEDINA, DANE COUNTY, WISCONSIN

LOT 2  
380,523 S.F.  
8.7356 ACRE

S89°14'58"E  
304.70'

N88°42'28"W  
33.00'

N06°30'32"E  
294.76'

P.O.B.

CHERRY LANE

N08°39'06"E  
142.77'

N06°30'16"E  
351.23'

ARC=250.56'  
RAD=818.00'  
CH.BRC=S10°25'28"W  
CH.L.=249.58'  
D=017°33'00"

DEDICATED  
TO PUBLIC  
FOR ROAD  
PURPOSES  
130,952 S.F.

LOT 3  
568,038 S.F.  
13.0404 ACRE

N09°10'12"E  
115.75'

N01°17'32"E  
1603.38'

N12°39'00"E  
771.23'

LOT 4  
106,028 S.F.  
2.4341 ACRE

EAST LINE SOUTHEAST 1/4 SECTION 14

SOUTH LINE SOUTHEAST 1/4 SECTION 14  
NORTH LINE NORTHEAST 1/4 SECTION 23

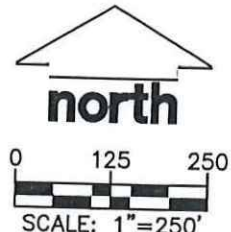
N85°59'48"W  
79.88'

N12°50'19"E  
373.58'

SE COR  
SE 1/4  
14-8-12

BOX ELDER ROAD

N71°47'44"W  
99.58'



PREPARED BY:

**JSD** Professional Services, Inc.  
• Engineers • Surveyors • Planners  
N238 W1810 BUSSE ROAD  
SUITE 100  
WAUKESHA, WISCONSIN 53188  
PHONE: (262)513-0668

File: R:\2017\178279B WE- Waterloo CSM\DWG\17-8279B Rezoning.dwg Layout: REZONE 4 of 5 User: jsimon Plotted: Jun 06, 2019 - 11:03am

# REZONE LOT 4 (FROM FP-35 TO FP-1)

TOWN OF MEDINA, DANE COUNTY, WISCONSIN

**LOT 3**  
568,038 S.F.  
13.0404 ACRE

ARC=33.92'  
RAD=884.00'  
CH.BRG.=N18°06'01"E  
CH.L.=33.92'  
D=002°11'55"

N19°33'23"E 818.28'

S01°17'32"W 799.11'

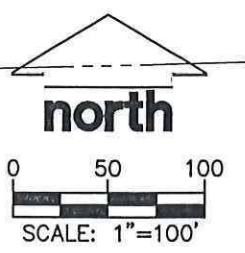
EAST LINE SOUTHEAST 1/4 SECTION 14

MEANDER LINE  
**LOT 4**  
106,028 S.F.  
2.4341 ACRE

CENTERLINE  
UNNAMED  
STREAM

S89°03'11"W  
266.46'

P.O.B. SE COR  
SE 1/4  
14-8-12



PREPARED BY:  
**JSD** Professional Services, Inc.  
• Engineers • Surveyors • Planners  
N238 W1810 BUSSE ROAD  
SUITE 100  
WAUKESHA, WISCONSIN 53188  
PHONE: (262)513-0866

File: R:\2017\178279B WE- Waterloo CSM\DWG\17-8279B Rezoning.dwg Layout: REZONE 5 of 5 User: jsimon Plotted: Jun 06, 2019 - 10:56am

**WE Energies**  
231 W. Michigan St.  
Milwaukee, WI 53203

**REZONE LOT 1  
(From FP-35 to UTR)  
Legal Description**

Commencing at the East Quarter corner of Section 14, Township 08 North, Range 12 East, Town of Medina, Dane County, Wisconsin; thence South 01 degrees 17 minutes 32 seconds West along the East line of the Southeast Quarter of said Section a distance of 272.79 feet; thence North 88 degrees 42 minutes 28 seconds West, 33.00 feet to the Point of Beginning also the west right-of-way line of Cherry Lane; thence South 01 degrees 17 minutes 32 seconds West along said west line, 286.36 feet to a meander line; thence South 77 degrees 42 minutes 39 seconds West, 1331.78 feet along said meander line; thence North 01 degrees 31 minutes 53 seconds East, 814.43 feet to the North line of said Southeast Quarter; thence North 88 degrees 48 minutes 27 seconds East along said north line, 778.39 feet; thence South 18 degrees 57 minutes 04 seconds East, 144.50 feet to a point of curve; thence Southeasterly 143.99 feet along the arc of said curve to the left whose radius is 209.98 feet and whose chord bears South 38 degrees 38 minutes 18 seconds East, 141.19 feet to a point of tangency; thence South 58 degrees 13 minutes 08 seconds East, 10.24 feet; thence South 88 degrees 42 minutes 05 seconds East, 397.03 feet to the Point of Beginning.

Said rezone area contains 833,368 square feet or 19.1315 acres, which includes all the area between the meander line and centerline of the unnamed stream.



**WE Energies**  
231 W. Michigan St.  
Milwaukee, WI 53203

**REZONE LOT 2**  
**(From FP-35 to UTR)**  
**Legal Description**

Commencing at the East Quarter corner of Section 14, Township 08 North, Range 12 East, Town of Medina, Dane County, Wisconsin; thence South 01 degrees 17 minutes 32 seconds West along the East line of the Southeast Quarter of said Section a distance of 653.50 feet; thence North 88 degrees 42 minutes 28 seconds West, 33.00 feet to the Point of Beginning also being the west right-of-way line of Cherry Lane; thence South 01 degrees 17 minutes 32 seconds West along said west line, 392.51 feet; thence North 89 degrees 14 minutes 58 seconds West, 304.70 feet to a point of curve; thence Southwesterly 547.12 feet along the arc of said curve to the left whose radius is 853.22 feet and whose chord bears South 72 degrees 22 minutes 48 seconds West, 537.80 feet to a point; thence North 47 degrees 31 minutes 39 seconds West, 460.08 feet to a meander line; thence North 78 degrees 20 minutes 19 seconds East along said meander line, 1,190.01 feet to the Point of Beginning.

Said rezone area contains 380,523 square feet or 8.7356 acres, which includes all the area between the meander line and centerline of the unnamed stream.



**WE Energies**  
231 W. Michigan St.  
Milwaukee, WI 53203

**REZONE LOT 3  
(From FP-35 to FP-1)  
Legal Description**

Commencing at the Southeast Quarter corner of Section 14, Township 08 North, Range 12 East, Town of Medina, Dane County, Wisconsin; thence North 01 degrees 17 minutes 32 seconds East along the East line of the Southeast Quarter of said Section a distance of 1,603.38 feet; thence North 88 degrees 42 minutes 28 seconds West, 33.00 feet to the Point of Beginning also being the west right-of-way line of Cherry Lane; thence South 01 degrees 17 minutes 32 seconds West along said west line, 570.03 feet to a point of curve; thence Southwesterly 250.56 feet along said west line also being the arc of said curve to the right whose radius is 818.00 feet and whose chord bears South 10 degrees 25 minutes 28 seconds West, 249.58 feet to a point of tangency; thence South 19 degrees 33 minutes 23 seconds West along said west line, 1,306.73 feet to the north right-of-way line of Box Elder Road; thence North 71 degrees 47 minutes 44 seconds West along said north line, 99.58 feet; thence North 12 degrees 50 minutes 19 seconds East, 373.58 feet; thence North 85 degrees 59 minutes 48 seconds West, 79.88 feet; thence North 12 degrees 39 minutes 00 seconds East, 771.23 feet; thence North 09 degrees 10 minutes 12 seconds East, 115.75 feet; thence North 06 degrees 30 minutes 16 seconds East, 351.23 feet; thence North 08 degrees 39 minutes 06 seconds East, 142.77 feet; thence North 06 degrees 30 minutes 32 seconds East, 294.76 feet; thence South 89 degrees 14 minutes 58 seconds East, 304.70 feet to the Point of Beginning.

Said rezone area contains 568,038 square feet or 13.0404 acres.



**WE Energies**  
231 W. Michigan St.  
Milwaukee, WI 53203

**REZONE LOT 4**  
**(From FP-35 to FP-1)**  
**Legal Description**

Beginning at the Southeast Quarter corner of Section 14, Township 08 North, Range 12 East, Town of Medina, Dane County, Wisconsin; thence South 89 degrees 03 minutes 11 seconds West, 266.46 feet to the east right-of-way line of Cherry Lane; thence North 19 degrees 33 minutes 23 seconds East along said east line, 818.28 feet to a point of curve; thence Northeasterly 33.92 feet along said east line also being the arc of said curve to the left whose radius is 884.00 feet and whose chord bears North 18 degrees 06 minutes 01 seconds East, 33.92 feet to the east line of said Southeast Quarter; thence South 01 degrees 17 minutes 32 seconds West, 799.11 feet to the Point of Beginning.

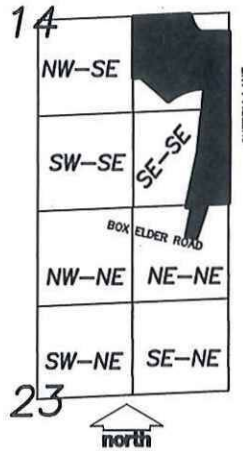
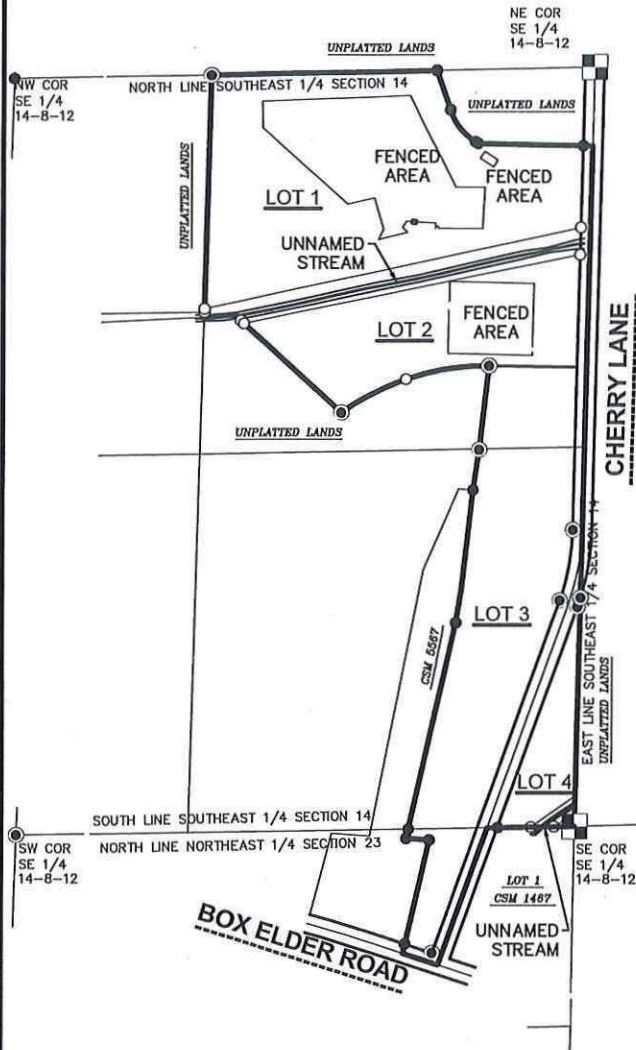
Said rezone area contains 106,028 square feet or 2.4341 acres.

# PRELIMINARY

## CERTIFIED SURVEY MAP NO.

PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWN 8 NORTH, RANGE 12 EAST, IN THE TOWN OF MEDINA, DANE COUNTY, WISCONSIN

LOCATION SKETCH  
SE 1/4 SEC 14, T8N, R12E  
NE 1/4 SEC 23 T8N, R12E



DRAFT

### NOTES

1. THE ORDINARY HIGH WATER MARK IS APPROXIMATE AS SHOWN HEREON,
2. ALL DISTANCES MEASURED TO 0.01 FEET
3. ALL ANGLES MEASURED TO NEAREST ONE SECOND.

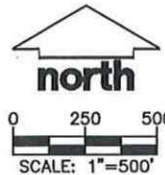
### BEARING BASIS

ALL BEARINGS REFER TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 14, WHICH HAS A DANE COUNTY COORDINATE SYSTEM BEARING OF N89°03'11"E.



THIS INSTRUMENT DRAFTED BY ANDREW W. WILKOWSKI S-3121

PREPARED BY: <b>JSD</b> Professional Services, Inc. * Engineers * Surveyors * Planners N239 W1810 BUSSE ROAD SUITE 100 WAUKESHA, WISCONSIN 53188 PHONE: (262)513-0688	PREPARED FOR:  WE ENERGIES	PROJECT NO: 17-8279B FILE NO: B-9 FIELDBOOK/PG: -- SHEET NO: 1 OF 6	SURVEYED BY: DDN DRAWN BY: DHS CHECKED BY: CWR APPROVED BY: AWW
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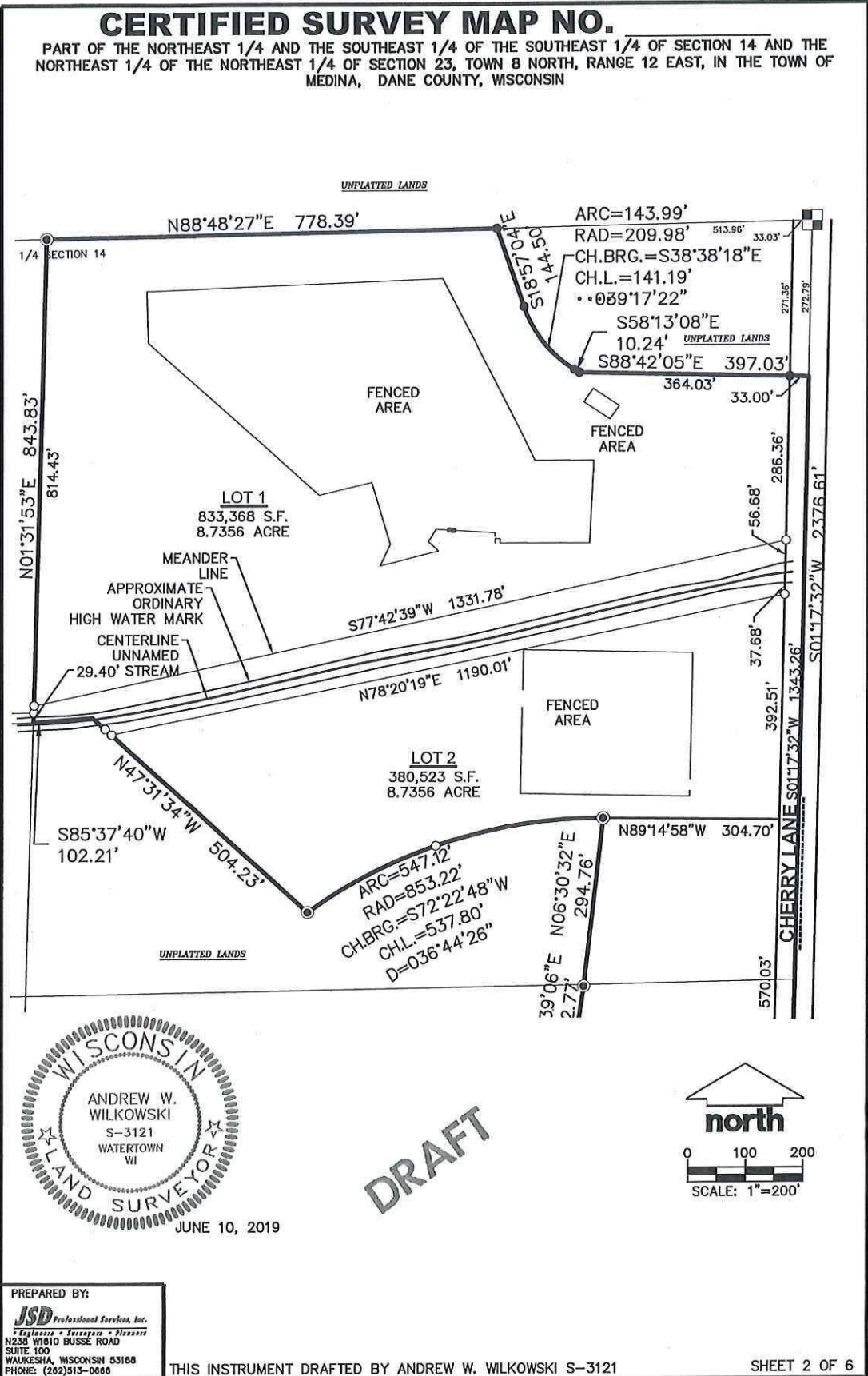




# PRELIMINARY

## CERTIFIED SURVEY MAP NO.

PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWN 8 NORTH, RANGE 12 EAST, IN THE TOWN OF MEDINA, DANE COUNTY, WISCONSIN



File: R:\2017\1782798 WE - Waterloo CSM\DWG\17-82798 CSM.dwg Layout: CSM 2 of 6 User: aspanjar Plotted: Jun 10, 2019 - 12:14pm

PREPARED BY:  
**JSD** Professional Services, Inc.  
• Engineers • Surveyors • Planners  
N238 W1810 BUSSE ROAD  
SUITE 100  
WALKESHA, WISCONSIN 53188  
PHONE: (262)513-0666

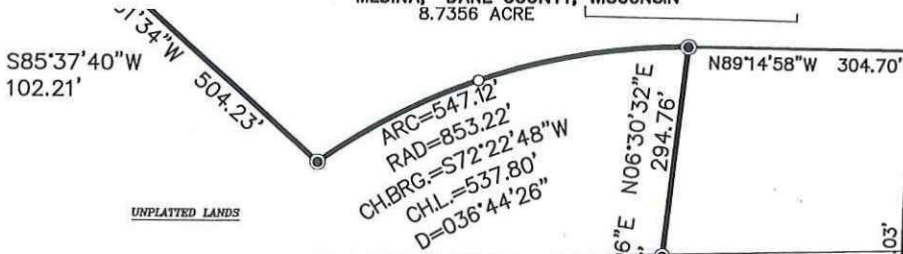
THIS INSTRUMENT DRAFTED BY ANDREW W. WILKOWSKI S-3121

SHEET 2 OF 6

# PRELIMINARY

## CERTIFIED SURVEY MAP NO.

PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWN 8 NORTH, RANGE 12 EAST, IN THE TOWN OF MEDINA, DANE COUNTY, WISCONSIN  
8.7356 ACRE



UNPLATTED LANDS

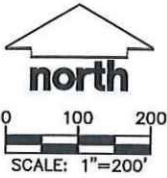


JUNE 10, 2019

DEDICATED TO PUBLIC FOR ROAD PURPOSES  
130,952 S.F.

LOT 3  
568,038 S.F.  
13.0404 ACRE

DRAFT



SOUTH LINE SOUTHEAST 1/4 SECTION 14  
NORTH LINE NORTHEAST 1/4 SECTION 23

LOT 4  
106,028 S.F.  
2.4341 ACRE  
S54°47'59"W  
188.83'

61.36'  
45.00'  
71.56'  
80.36'  
114.54'

S89°03'11"W 301.69'  
N57°32'03"E 86.01'  
SE COR SE 1/4 14-B-12

LOT 1  
CSM 1487

BOX ELDER ROAD

N85°59'48"W 79.88'

N12°50'19"E 406.73'

373.58'

N71°47'44"W 99.58'

N71°47'44"W 128.71'

N12°39'00"E 771.23'

S19°33'23"W 508.75'

S19°33'23"W 1306.73'

EAST LINE SOUTHEAST 1/4 SECTION 14

692.75'

UNPLATTED LANDS

CHERRY LANE 50'

570.03'

PREPARED BY:

JSD Professional Services, Inc.  
• Registration • Surveys • Planning  
N238 W1610 BUSSE ROAD  
SUITE 100  
WAUKESHA, WISCONSIN 53188  
PHONE: (262)513-0888

THIS INSTRUMENT DRAFTED BY ANDREW W. WILKOWSKI S-3121

SHEET 3 OF 6

File: R:\2017\1782798.WE - Waterloo.CSM\DWG\17-82798.CSM.dwg Layout: CSM 3 of 6 User: dsponjar Plotted: Jun 10, 2019 - 12:14pm

# PRELIMINARY

## CERTIFIED SURVEY MAP NO.

PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14 AND THE  
NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWN 8 NORTH, RANGE 12 EAST, IN THE TOWN OF  
MEDINA, DANE COUNTY, WISCONSIN

N09°10'12"E  
115.75'

LOT 3

568,038 S.F.  
13.0404 ACRE



JUNE 10, 2019

DRAFT

S19°33'23"W 1306.73'

LOT 4

106,028 S.F.  
2.4341 ACRE

692.75'

EAST LINE SOUTHEAST 1/4 SECTION 14

UNPLATTED LANDS

S54°47'59"W  
188.83'

APPROXIMATE  
ORDINARY  
HIGH WATER MARK  
CENTERLINE  
UNNAMED  
STREAM  
MEANDER  
LINE

61.36'

45.00'

71.56'

80.36'

114.54'

S89°03'11"W  
301.69'

SE COR  
SE 1/4  
14-8-12

N57°32'03"E  
86.01'

LOT 1  
CSM 1467

508.75'



0 50 100  
SCALE: 1"=100'

PREPARED BY:

**JSD** Professional Services, Inc.  
\* Registration # 19990000011  
N238 W1810 BUSSE ROAD  
SUITE 100  
WAUKESHA, WISCONSIN 53180  
PHONE: (262)513-0666

THIS INSTRUMENT DRAFTED BY ANDREW W. WILKOWSKI S-3121

SHEET 4 OF 6

# PRELIMINARY

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

PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWN 8 NORTH, RANGE 12 EAST, IN THE TOWN OF MEDINA, DANE COUNTY, WISCONSIN

### LEGAL DESCRIPTION

BEING PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWN 8 NORTH, RANGE 12 EAST, IN THE TOWN OF MEDINA, DANE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4, BEING THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE S89°03'11"W ALONG THE SOUTH LINE OF SAID 1/4 SECTION 301.69 FEET TO A POINT ON THE CENTERLINE OF CHERRY LANE; THENCE S19°33'23"W ALONG SAID CENTERLINE 508.75 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF BOX ELDER ROAD; THENCE N71°47'44"W ALONG SAID CENTERLINE 128.71 FEET TO THE SOUTHEAST CORNER OF CERTIFIED SURVEY MAP (CSM) NO. 5567; THENCE N12°50'19"E ALONG THE EAST LINE OF SAID CSM 406.73 FEET; THENCE N85°59'48"W 79.88 FEET; THENCE N12°39'00"E 771.23 FEET; THENCE N09°10'12"E 115.75 FEET; THENCE N06°30'06"E 351.23 FEET; THENCE N08°39'06"E 142.77 FEET; THENCE N06°30'32"E 294.76 FEET; THENCE SOUTHWEST 547.12 FEET ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CENTER LIES TO THE SOUTHEAST, WHOSE RADIUS IS 853.22 FEET AND WHOSE CHORD BEARS S72°22'48"W 537.80 FEET; THENCE N47°31'34"W 504.23 FEET; THENCE S85°37'40"W 102.21 FEET; THENCE N01°31'53"E 843.83 FEET TO A POINT ON THE NORTH LINE OF SAID 1/4 SECTION; THENCE N88°48'27"E ALONG SAID NORTH LINE 778.39 FEET; THENCE S18°57'04"E 144.50 FEET; THENCE SOUTHEASTERLY 143.99 FEET ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CENTER LIES TO THE NORTHEAST, WHOSE RADIUS IS 209.88 FEET AND WHOSE CHORD BEARS S38°38'18"E 141.19 FEET; THENCE S58°42'05"E 397.03 FEET TO A POINT ON THE EAST LINE OF SAID 1/4 SECTION, BEING THE CENTERLINE OF SAID CHERRY LANE; THENCE S01°17'32"W ALONG SAID EAST LINE AND CENTERLINE 2376.61 FEET TO THE SOUTHEAST CORNER OF SAID 1/4 SECTION AND THE POINT OF BEGINNING.

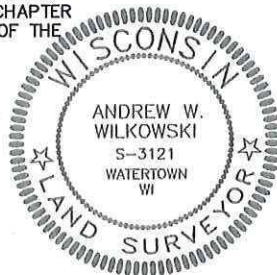
SAID PARCEL CONTAINS 2,018,909 SQUARE FEET OR 46.3478 ACRES.

### SURVEYOR'S CERTIFICATE

I, ANDREW W. WILKOWSKI, PROFESSIONAL LAND SURVEYOR S-3121, DO HEREBY CERTIFY THAT BY DIRECTION OF WE ENERGIES, I HAVE SURVEYED, DIVIDED, MAPPED AND DEDICATED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE TOWN OF MEDINA, DANE COUNTY, WISCONSIN.

ANDREW W. WILKOWSKI S-3121  
PROFESSIONAL LAND SURVEYOR

JUNE 10, 2019  
DATE



### CORPORATE OWNER'S CERTIFICATE

WE ENERGIES, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE TOWN OF MEDINA FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID WE ENERGIES HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

WE ENERGIES

BY: \_\_\_\_\_

DRAFT

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

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, THE ABOVE NAMED REPRESENTATIVE OF THE ABOVE NAMED WE ENERGIES TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, \_\_\_\_\_ COUNTY, WISCONSIN

MY COMMISSION EXPIRES \_\_\_\_\_

PREPARED BY:

**JSD** Professional Services, Inc.  
• Engineers • Surveyors • Planners  
N238 W1610 BUSSE ROAD  
SUITE 100  
WAUKESHA, WISCONSIN 53188  
PHONE: (262)513-0668

THIS INSTRUMENT DRAFTED BY ANDREW W. WILKOWSKI S-3121

SHEET 5 OF 6

KELLER LIVING TR, PHILIP A & HELEN  
5594 CHERRY LN  
MARSHALL, WI 53559

5679 CHERRY LANE LLC  
STE 200 8020 EXCELSIOR DR  
MADISON, WI 53717

ROBERT J CAMPBELL  
5721 DOSCHADIS RD  
WATERLOO, WI 53594

RODNEY W HEBEL  
6241 STATE HWY 73  
MARSHALL, WI 53559

Current Owner  
5529 BOX ELDER RD  
MARSHALL, WI 53559

DARRICK GOTTSCHALK  
5525 BOX ELDER RD  
MARSHALL, WI 53559

SUSAN M MEFFERT  
5516 BOX ELDER RD  
MARSHALL, WI 53559

ROBERT J BURBACH  
5521 BOX ELDER RD  
MARSHALL, WI 53559

LAUFENBERG REV TR, ANTHONY P & ALYCE J  
316 SLEEPY HOLLOW LN  
MARSHALL, WI 53559

JAMES M WELCH  
5524 BOX ELDER RD  
MARSHALL, WI 53559

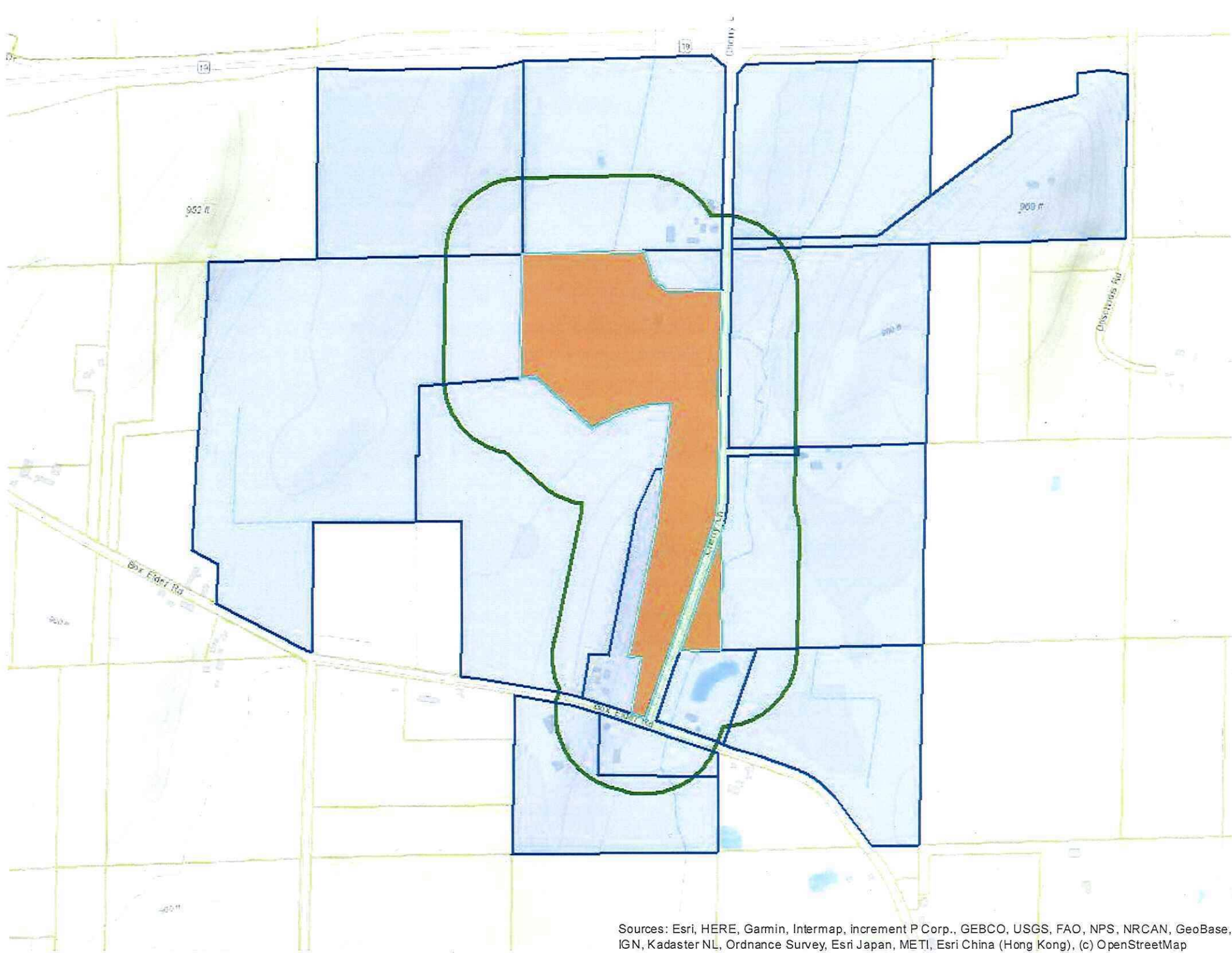
JAMES P SHEEHY  
85 E WATERLOO RD  
WATERLOO, WI 53594

KELLER LIVING TR, PHILIP A & HELEN  
5594 CHERRY LN  
MARSHALL, WI 53559

WEDEWARD FAMILY TR  
371 WATERLOO RD  
MARSHALL, WI 53559

5679 CHERRY LANE LLC  
PO BOX 2629  
ADDISON, TX 75001

WISCONSIN ELECTRIC POWER CO  
231 W MICHIGAN ST  
MILWAUKEE, WI 53201



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