

# Dane County Rezone & Conditional Use Permit


Application Date	Petition Number
01/18/2019	DCPREZ-2019-11403
Public Hearing Date	C.U.P. Number
03/26/2019	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME AMERICAN TRANSMISSION COMPANY LLC	PHONE (with Area Code) (608) 877-7130	AGENT NAME JSD PROFESSIONAL SERVICES INC	PHONE (with Area Code) (608) 848-5060
BILLING ADDRESS (Number & Street) PO BOX 47		ADDRESS (Number & Street) 161 HORIZON DR SUITE 100	
(City, State, Zip) WAUKESHA, WI 53187-0047		(City, State, Zip) VERONA, WI 53593	
E-MAIL ADDRESS PCOWELL@ATCLLC.COM		E-MAIL ADDRESS JESSICA.VAUGHN@JSDINC.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	
2489 RINDEN RD		2449 RINDEN RD		NORTH OF INTERSTATE 39	
TOWNSHIP PLEASANT SPRINGS	SECTION 9	TOWNSHIP PLEASANT SPRINGS	SECTION 9	TOWNSHIP PLEASANT SPRINGS	SECTION 9
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0611-091-8530-0		0611-091-8505-0		0611-091-9000-8	

REASON FOR REZONE	CUP DESCRIPTION
COMPLIANCE FOR EXISTING STRUCTURES AND LAND USES	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	C-1 Commercial District	7.72		
A-1Ex Exclusive Ag District	A-4 Agriculture District	34		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials: <i>JV</i>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials: <i>JV</i>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials: <i>JV</i>	INSPECTOR'S INITIALS  SLJ3	SIGNATURE (Owner or Agent) 
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PRINT NAME:  
*Jessica Vaughn*

DATE:  
*1/18/19*



# 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>Patrick Cowell</u> ATC LLC and Wisconsin Telephone Company	Agent's Name <u>Jessica Vaughn, AICP</u>
Address _____	Address <u>JSD Professional Services, Inc., 161 Horizon Drive, Suite 100, Verona, WI</u>
Phone _____ <u>(608) 877-7130</u>	Phone _____ <u>(608) 848-5060</u>
Email _____ <u>pcowell@atcllc.com</u>	Email _____ <u>jessica.vaughn@jsdinc.com</u>

Town: Pleasant Springs Parcel numbers affected: 0611-09185050 and 0611-09185300 and 0611-091-9000-8

Section: 9 Property address or location: 2449 and 2489 Rinden Road

Zoning District change: (To / From / # of acres) Roughly 14 acres from A1-EX to C-1 and roughly 34 acres from A1-EX to A-4 and roughly 1.72 acres from A1-EX to C-1.

Soil classifications of area (percentages) Class I soils: 0% Class II soils: 70% Other: 30%

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:

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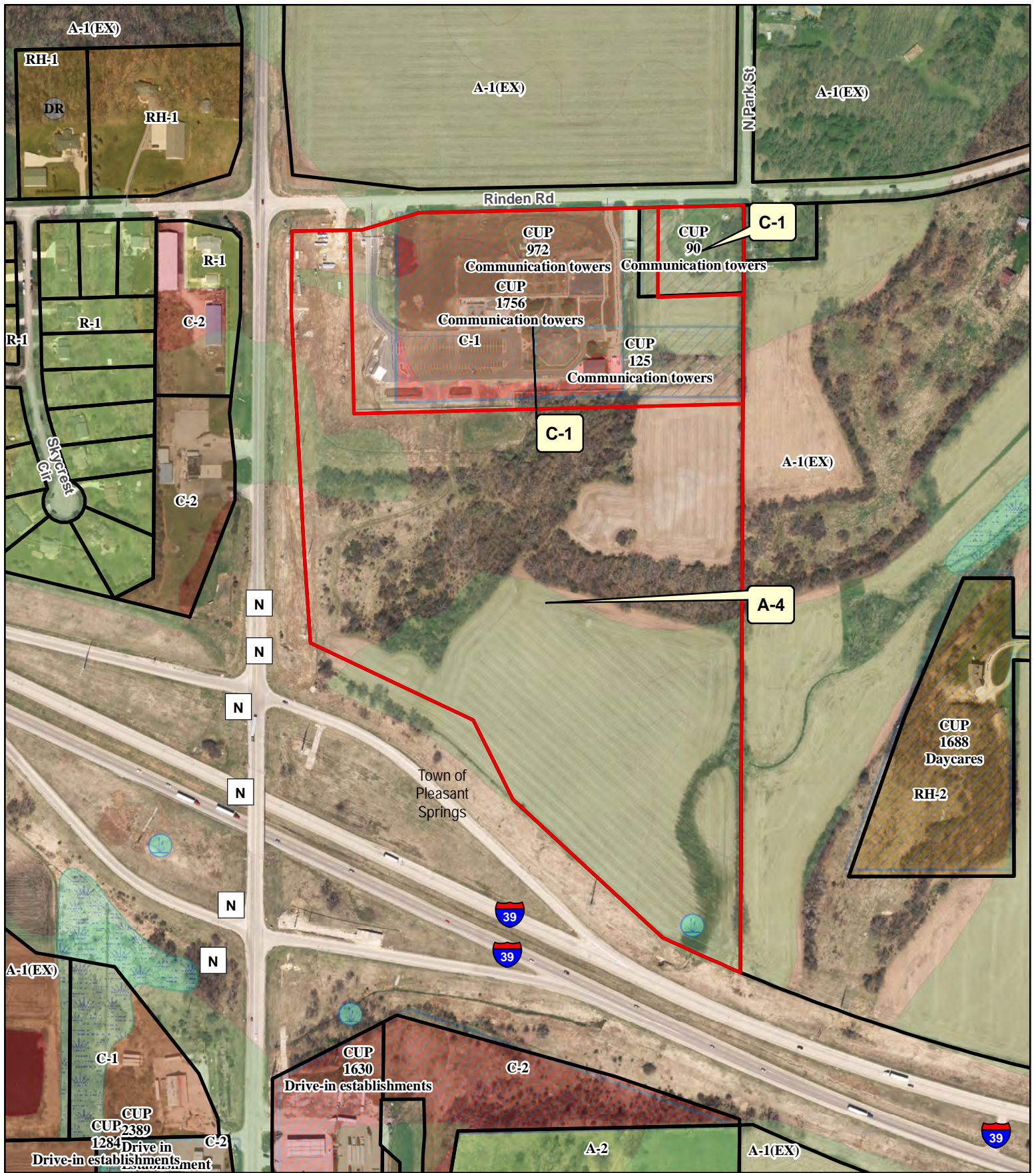
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I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: [Signature]

Date: 01/11/2019

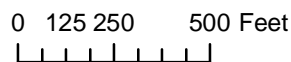




**Legend**

**Wetland > 2 Acres Significant Soils**

- Wetland
- Floodplain
- Class 1
- Class 2



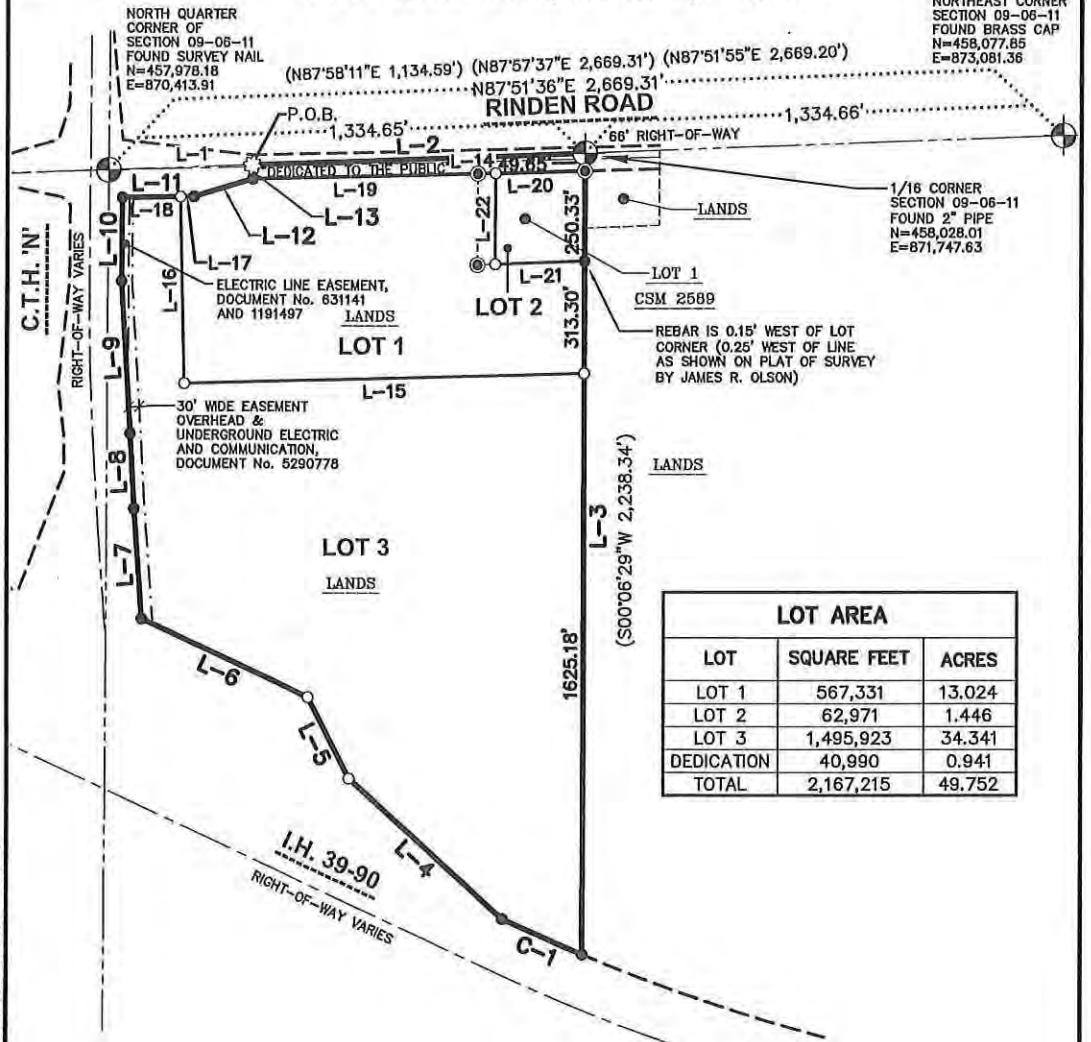
Petition 11403  
 AMERICAN  
 TRANSMISSION  
 COMPANY LLC



# PRELIMINARY

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

LOT 1, CERTIFIED SURVEY MAP NO. 2589, RECORDED IN VOLUME 10, PAGE 178-179 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AS DOCUMENT NO. 1539768 AND PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 09, TOWNSHIP 08 NORTH, RANGE 11 EAST, TOWN OF PLEASANT SPRINGS, DANE COUNTY, WISCONSIN



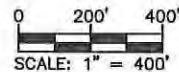
LOT AREA		
LOT	SQUARE FEET	ACRES
LOT 1	567,331	13.024
LOT 2	62,971	1.446
LOT 3	1,495,923	34.341
DEDICATION	40,990	0.941
<b>TOTAL</b>	<b>2,167,215</b>	<b>49.752</b>

### LEGEND

- GOVERNMENT CORNER
- 1" IRON PIPE FOUND
- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- COTTON SPINDLE SET
- PLAT BOUNDARY
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### NOTES

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- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, (DANE COUNTY). THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 09-06-11, RECORDED AS N87°51'36"E.



File: I:\2018\180918\DMC\180918 P--CSM.dwg Layout: Sheet 1 User: J. Plotted: Jan 14, 2019 - 9:36am

PREPARED BY:

**JSD** Professional Services, Inc.  
 Engineers • Surveyors • Planners  
 101 HORIZON DRIVE, SUITE 101  
 VERONA, WISCONSIN 53593  
 PHONE: (608)848-5080

PREPARED FOR:

AMERICAN TRANSMISSION  
 COMPANY  
 P.O. BOX 408  
 WAUKESHA, WI 53187

PROJECT NO: 18-8918

FILE NO: B-\*

FIELDBOOK/PG: -

SHEET NO: 1 OF 8

SURVEYED BY: DT

DRAWN BY: JK

CHECKED BY: TJB

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

VOL \_\_\_\_\_ PAGE \_\_\_\_\_

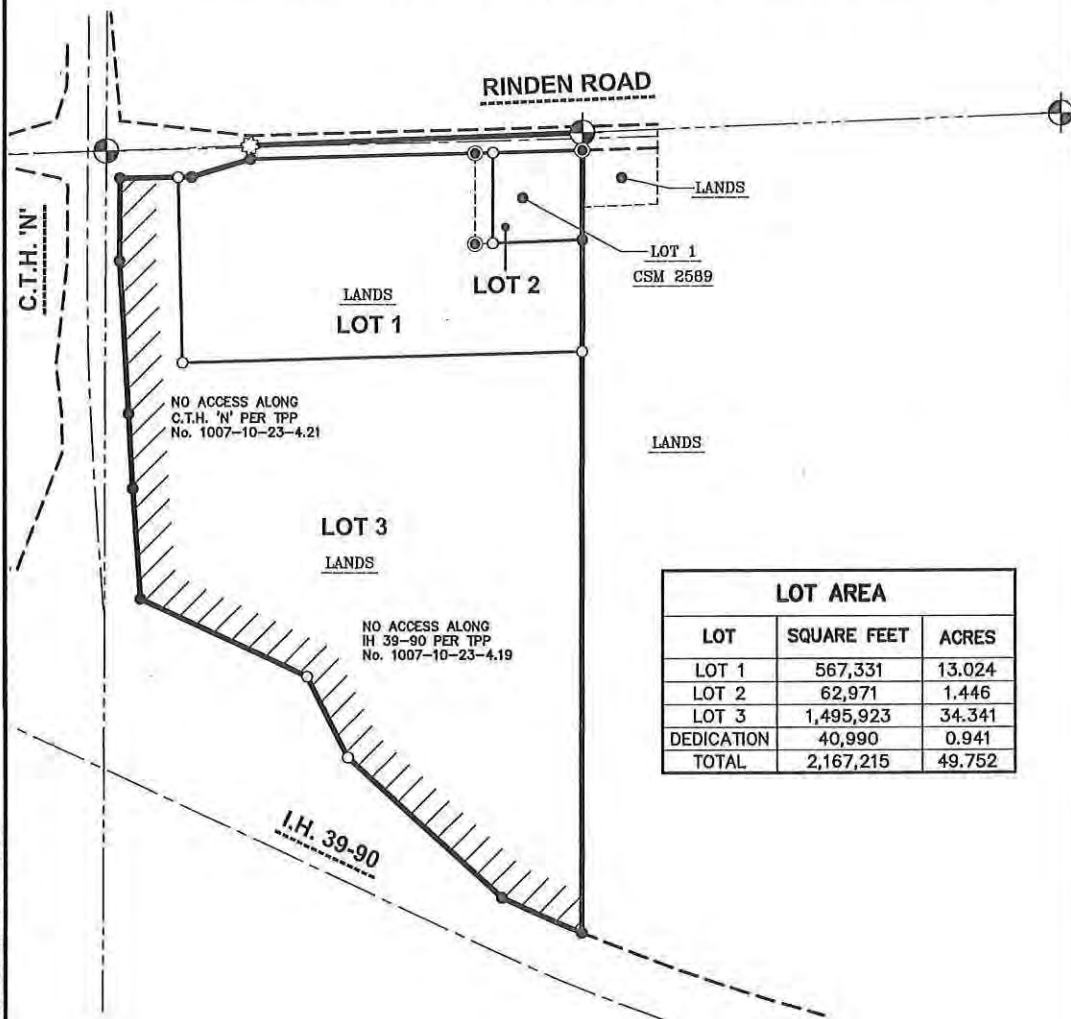
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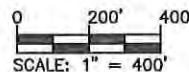
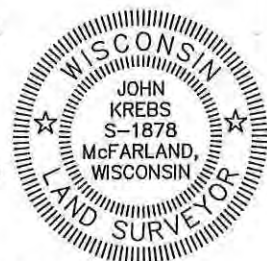
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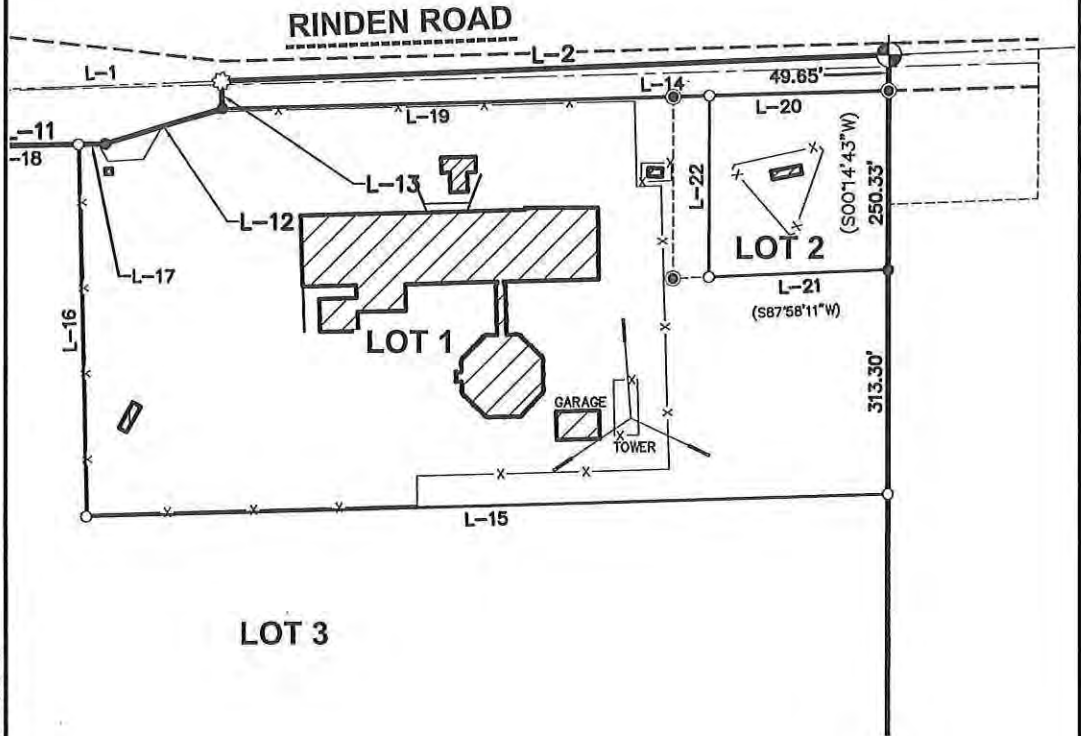
PREPARED BY: <b>JSD</b> Professional Services, Inc. <small>Engineers • Surveyors • Planners</small> 181 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5080	PREPARED FOR: AMERICAN TRANSMISSION COMPANY P.O. BOX 408 WAUKESHA, WI 53187	PROJECT NO: 18-B91B FILE NO: B-0 FIELDBOOK/PG: - SHEET NO: 3 OF 8	SURVEYED BY: DT DRAWN BY: JK CHECKED BY: TJB APPROVED BY: _____
VOL. _____ PAGE _____		DOC. NO. _____ C.S.M. NO. _____	

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EXISTING BUILDINGS

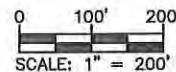


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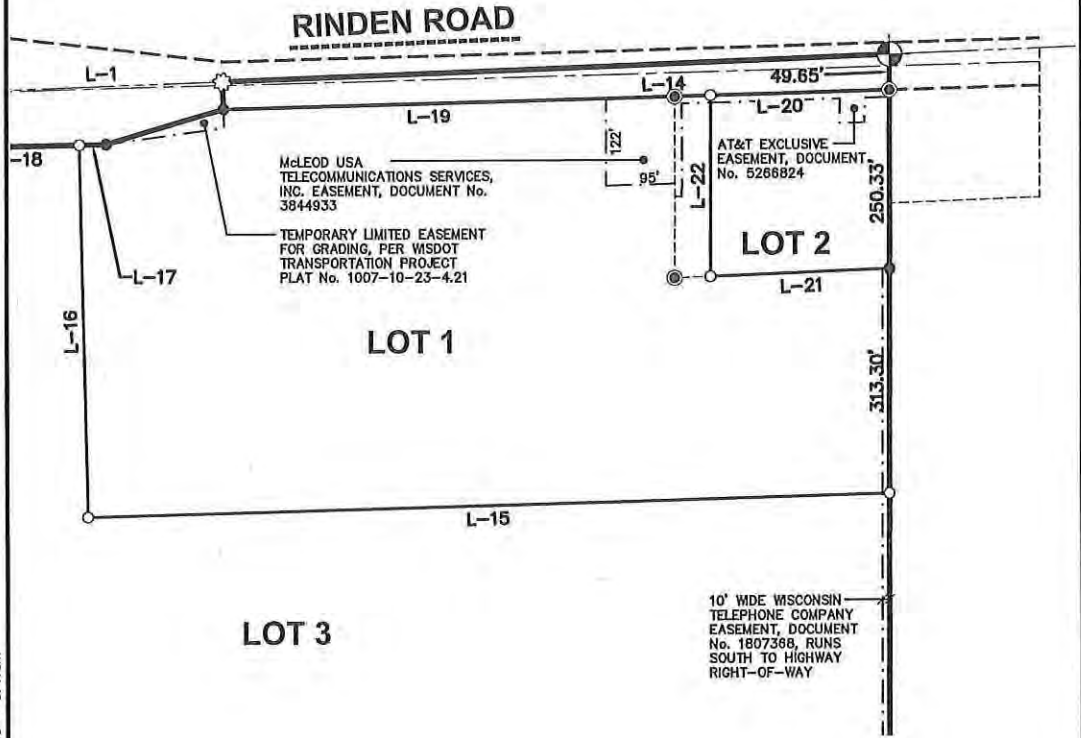
PREPARED BY: JSD Professional Services, Inc. Engineers • Surveyors • Planners 181 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5080	PREPARED FOR: AMERICAN TRANSMISSION COMPANY P.O. BOX 408 WAUKESHA, WI 53187	PROJECT NO: 18-8918 FILE NO: B-9 FIELDBOOK/PG: - SHEET NO: 4 OF 8	SURVEYED BY: DT DRAWN BY: JK CHECKED BY: TJB APPROVED BY: _____
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### EXISTING EASEMENTS



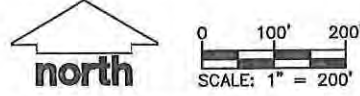
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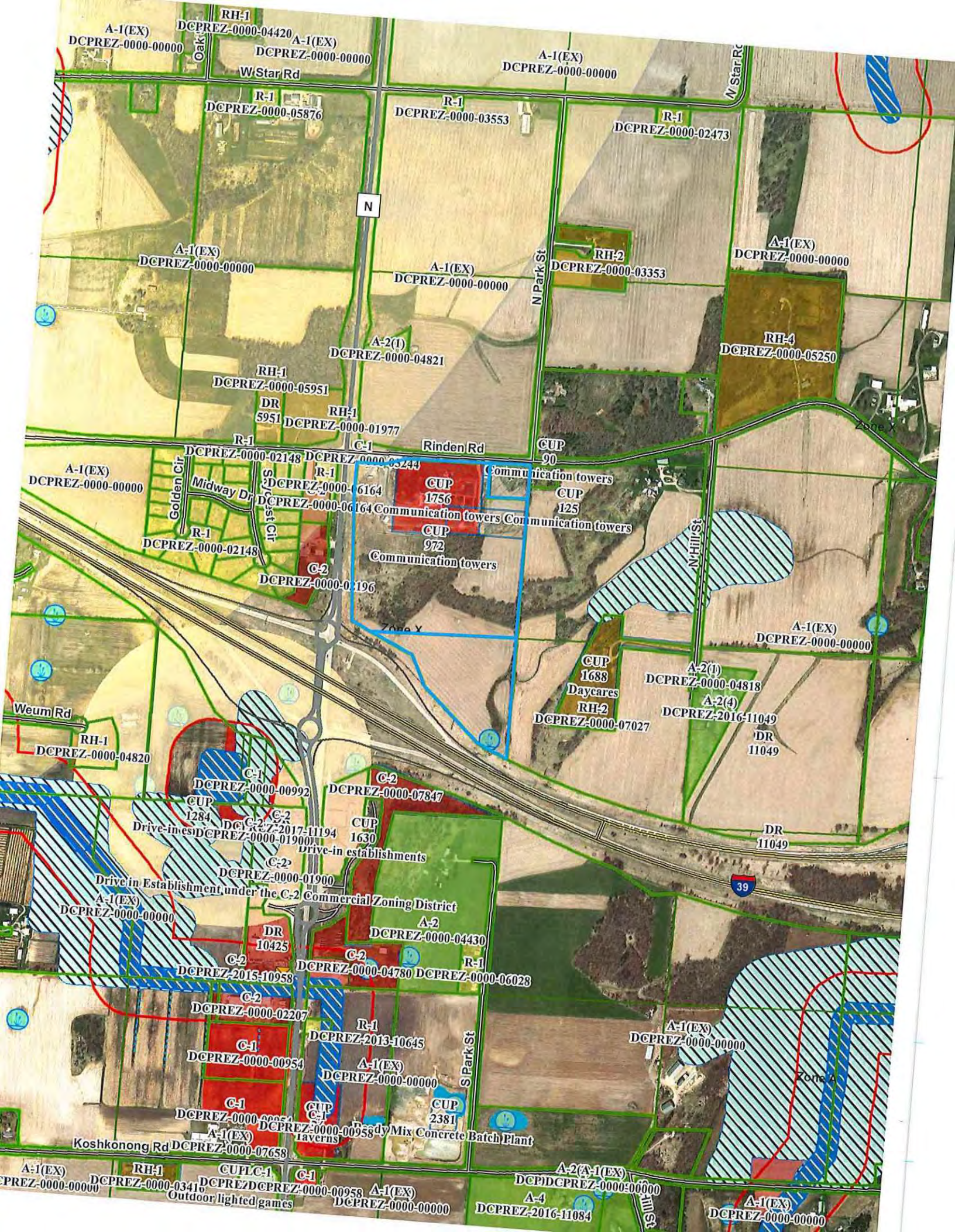
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PREPARED BY: <b>JSD</b> Professional Services, Inc. <i>Engineers • Surveyors • Planners</i> 181 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE (800)848-5080	PREPARED FOR: AMERICAN TRANSMISSION COMPANY P.O. BOX 408 WAUKESHA, WI 53187	PROJECT NO: 18-8918 FILE NO: B-* FIELDBOOK/Pg: - SHEET NO: 5 OF 8	SURVEYED BY: DT DRAWN BY: JK CHECKED BY: TJB APPROVED BY: _____
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A-1(EX) DCPREZ-0000-00000  
 DCPREZ-0000-04420 A-1(EX)  
 DCPREZ-0000-00000  
 W Star Rd  
 R-1 DCPREZ-0000-05876  
 R-1 DCPREZ-0000-03553  
 A-1(EX) DCPREZ-0000-00000  
 R-1 DCPREZ-0000-02473  
 A-1(EX) DCPREZ-0000-00000  
 RH-2 DCPREZ-0000-03353  
 A-1(EX) DCPREZ-0000-00000  
 RH-4 DCPREZ-0000-05250  
 A-2(I) DCPREZ-0000-04821  
 A-1(EX) DCPREZ-0000-00000  
 RH-1 DCPREZ-0000-05951  
 DR 5951 DCPREZ-0000-01977  
 RH-1  
 R-1 DCPREZ-0000-02148  
 C-1 DCPREZ-0000-03244  
 Rinden Rd  
 CUP 90  
 A-1(EX) DCPREZ-0000-00000  
 Golden Cir  
 Midway Dr  
 S West Cir  
 CUP 1756  
 CUP 125  
 CUP 972  
 Communication towers  
 Communication towers  
 Communication towers  
 C-2 DCPREZ-0000-0196  
 A-1(EX) DCPREZ-0000-00000  
 N Hill St  
 CUP 1688  
 Daycares  
 RH-2 DCPREZ-0000-07027  
 A-2(I) DCPREZ-0000-04818  
 A-2(4) DCPREZ-2016-11049  
 DR 11049  
 DR 11049  
 RH-1 DCPREZ-0000-04820  
 C-1 DCPREZ-0000-00992  
 C-2 DCPREZ-0000-07847  
 CUP 1284  
 C-2 DCPREZ-2017-11194  
 C-2 DCPREZ-0000-01900  
 Drive-in establishments  
 C-2 DCPREZ-0000-01900  
 Drive in Establishment, under the C-2 Commercial Zoning District  
 A-1(EX) DCPREZ-0000-00000  
 DR 10425  
 C-2 DCPREZ-2015-10958  
 C-2 DCPREZ-0000-02207  
 C-1 DCPREZ-0000-00954  
 R-1 DCPREZ-2013-10645  
 A-1(EX) DCPREZ-0000-00000  
 S Park St  
 CUP 2381  
 A-1(EX) DCPREZ-0000-00000  
 A-1(EX) DCPREZ-0000-00000  
 Zone 4  
 Koshkonong Rd  
 CUP 10425  
 C-1 DCPREZ-0000-00954  
 C-1 DCPREZ-0000-00954  
 C-1 DCPREZ-0000-00954  
 A-1(EX) DCPREZ-0000-00958  
 Ready Mix Concrete Batch Plant  
 A-1(EX) DCPREZ-0000-07658  
 A-1(EX) DCPREZ-0000-00000  
 RH-1 DCPREZ-0000-03416  
 CUP 10425  
 C-1 DCPREZ-0000-00958  
 A-1(EX) DCPREZ-0000-00000  
 Outdoor lighted games  
 A-2(A-1(EX)) DCPREZ-0000-00000  
 A-4 DCPREZ-2016-11084  
 A-1(EX) DCPREZ-0000-00000



## Memorandum

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

To: Maria Hougan, Clerk, Town of Pleasant Springs  
Majid Allan, Senior Planner, Dane County Planning & Development

From: Jessica Vaughn, AICP, JSD Professional Services, Inc.

Re: American Transmission Company LLC CSM and Rezoning

JSD Project #: 18-8918

Date: January 17, 2019

cc: Patrick Cowell (ATC), Todd Buhr (JSD), Mike Piering (JSD)

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On behalf of American Transmission Company LL (ATC), JSD Professional Services, Inc. (JSD) is submitting the enclosed land use applications to the Town of Pleasant Springs and Dane County Planning & Development for review and consideration at the Town's February 6 Plan Commission and the County's March 26 Zoning and Land Use Committee meetings.

Enclosed please find:

- A CSM to replat the existing three lots to reallocate the lands between them, resulting in a total of three lots; and
- A Rezoning Petition to rezone portions of the overall project site to maintain consistency between lots, zoning, and 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.

**Project Background**

The project site is generally located at the southeast intersection of Rinden Road and County Highway N, just north of the I39/90 and CTH N interchange.

The project site is comprised of three parcels totaling roughly 49 acres. The two larger of the three parcels, shaded in blue and orange at the right, are owned by American Transmission Company LLC, and are comprised of roughly 47 acres. The smaller parcel, shaded yellow, is owned by Wisconsin Telephone Company and is roughly 2 acres in size.

The project site is subject to Dane County zoning, including both the A1-EX and C-1 zoning districts.

Today, the project is utilized as:

- A utility tower for Wisconsin Telephone Company located on Parcel 1. The utility tower use is subject to an approved Conditional Use that is currently in place under Dane County jurisdiction although the utility tower use not a permitted use in the A1-EX zone district;
- ATC offices located on a portion of Parcel 2 along Rinden Road; and
- Agricultural use located on the remainder of Parcel 2 and Parcel 3 in its entirety.

A summary table of the project site is provided below.



**Table 1: Project Site Summary**

Parcel (as noted in the location map)	Parcel No.	Ownership	Current Use	Acreage
1	061109185050	Wisconsin Telephone Company	Utility Tower	2.06 acres
2	061109185300	American Transmission Company LLC	Utility Office/Command Center	36.12 acres
3	061109190009	American Transmission Company LLC	Agricultural	11.50 acre
<b>Total</b>				<b>49.68 acres</b>

**Development Proposal**

The development proposal includes two separate land use entitlement requests:

1. A CSM to replat the existing three lots to reallocate the lands between them to better reflect the existing uses; and



2. A Rezoning Petition that rezones portions of the overall project site to coincide with the new lots and existing uses.

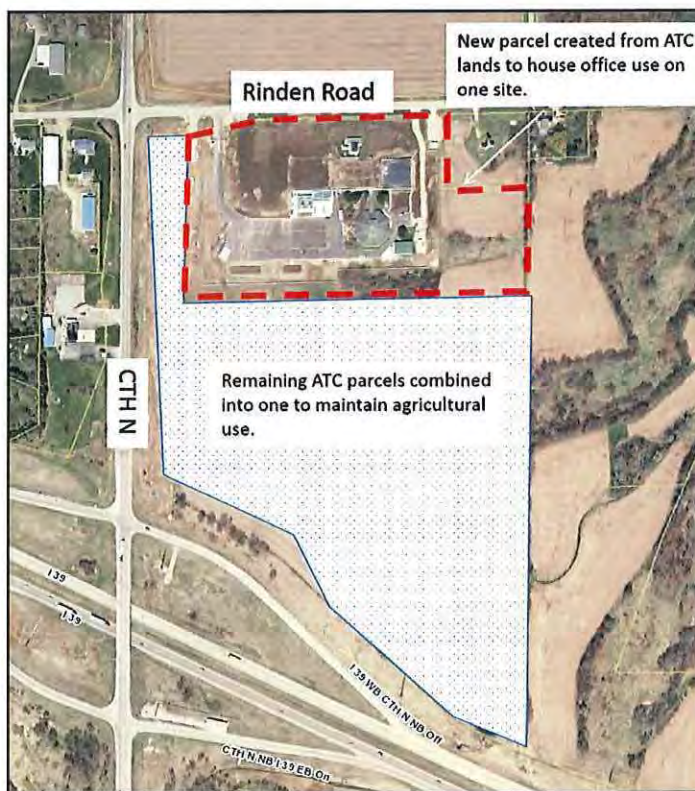
With regard to the CSM, the intent is twofold:

- (1) To transfer a 50-foot tract of land owned by Wisconsin Telephone to ATC to the proposed new driveway location for the ATC offices. To do so, the shared eastern property line between the lots owned by ATC and Wisconsin Telephone Company will be shifted approximately 50 feet to the east as noted in the image at the right.

A permit for the proposed new driveway has been submitted to the Town and was subsequently approved on November 28, 2018; and



- (2) To create an individual lot for the ATC offices. The two lots that currently comprise the ATC owned lands will be re-divided to create two new lots. One lot will be home to the existing ATC offices and the other will remain in agricultural use.



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

First, as it relates to the newly created Lot 1 (aka ATC offices), the rezoning petition rezones those areas of the newly created lot that are subject to A1-EX zoning to C-1. The result will align the zoning accordingly with the newly created lot and existing use.

As it relates to newly created Lot 2, the Rezoning Petition seeks to rezone Lot 2 from A1-EX to Commercial District (C-1). The existing use, a utility tower, is currently not permitted within the A1-EX zone district. The proposed C-1 zone district permits communication towers with Conditional Use approvals. A Conditional Use approval already exists for the use and will continue to run with the land. As a result, the proposed rezoning brings the existing use more into compliance with the County's zoning ordinance.

Lastly, the final Rezoning Petition request proposes to rezone the agricultural lands comprising Lot 3 from A1-EX to A-4. As a result of the CSM, the remaining agricultural lands do not meet the minimum lot area requirement for the A1-EX zone district (35 acres). The zoning petition requests to rezone this area to A-4, which has a minimum lot area of five acres and a maximum of 35 acres. The end result will be a lot that is in conformance with the County's zoning ordinance.

#### **Consistency with Comprehensive Plan**

The development proposal is in general compliance with Town of Springdale development goals and policies as stated in the Town's adopted Comprehensive Plan and Future Land Use Plan Map, including those related to:

- Preserving productive agricultural lands;
- The Rural Mixed Use land use recommendation, including the operation of rural businesses and character; and
- Providing and maintaining adequate utility services to Town residents.



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LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N87°51'36"E	401.82'
L-2	N87°51'36"E	932.83'
L-3	S00°06'10"W	2238.47'
L-4	N47°32'49"W	582.02'
L-5	N26°53'43"W	253.97'
L-6	N64°56'33"W	515.00'
L-7	N04°01'40"W	307.94'
L-8	N03°05'51"W	210.79'
L-9	N03°20'18"W	427.00'
L-10	N00°26'43"E	231.90'
L-11	N89°00'55"E	200.50'

LINE TABLE		
LINE	BEARING	DISTANCE
L-12	N73°07'34"E	171.16'
L-13	N02°08'24"W	38.35'
L-14	N88°33'13"E	930.95'
L-15	N88°27'52"E	1120.10'
L-16	S01°13'43"E	519.94'
L-17	N89°00'55"E	37.42'
L-18	N89°00'55"E	163.08'
L-19	N88°33'13"E	681.01'
L-20	N88°33'13"E	249.94'
L-21	S87°49'29"W	250.28'
L-22	N00°09'25"E	253.52'

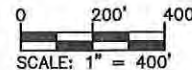
CURVE TABLE							
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC LENGTH	TANGENT IN	TANGENT OUT
C-1	5584.60'	002°30'46"	N66°11'12"W	244.91'	244.93'	N67°26'35"W	N64°55'49"W
( )	5584.6'	002°30'57"	N66°11'01"W	245.20'	245.22'		N64°55'32"W

### LEGEND

- GOVERNMENT CORNER
- 1" IRON PIPE FOUND
- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- COTTON SPINDLE SET
- PLAT BOUNDARY
- SECTION LINE
- PLATTED LOT LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENT LINE
- FENCE LINE
- BUILDING
- ( ) DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

### NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON JANUARY 04, 2019.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, (DANE COUNTY). THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 09-06-11, RECORDED AS N87°51'36"E.



File: I:\2018\188918\DWG\188918 P-CSM.dwg Layout: Sheet 2 User: J. Plotted: Jan 14, 2019 - 9:35am

PREPARED BY: 181 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-6080	PREPARED FOR: AMERICAN TRANSMISSION COMPANY P.O. BOX 408 WAUKESHA, WI 53187	PROJECT NO: 18-8918 FILE NO: B-* FIELDBOOK/PG: - SHEET NO: 2 OF 8	SURVEYED BY: DT DRAWN BY: JK CHECKED BY: TJB APPROVED BY: _____
		VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____	

# PRELIMINARY

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

LOT 1, CERTIFIED SURVEY MAP NO. 2589, RECORDED IN VOLUME 10, PAGE 178-179 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AS DOCUMENT NO. 1539768 AND PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 09, TOWNSHIP 06 NORTH, RANGE 11 EAST, TOWN OF PLEASANT SPRINGS, DANE COUNTY, WISCONSIN

### LEGAL DESCRIPTION

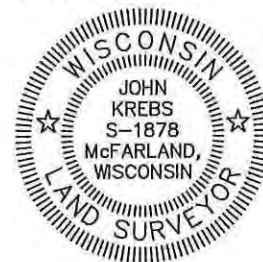
LOT 1, CERTIFIED SURVEY MAP NO. 2589, RECORDED IN VOLUME 10, PAGE 178-179 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AS DOCUMENT NO. 1539768 AND PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 09, TOWNSHIP 06 NORTH, RANGE 11 EAST, TOWN OF PLEASANT SPRINGS, DANE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 09, AFORESAID; THENCE NORTH 87 DEGREES 51 MINUTES 36 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION A DISTANCE OF 401.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 87 DEGREES 51 MINUTES 36 SECONDS EAST ALONG SAID NORTH LINE, 932.83 FEET TO THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 09, AFORESAID; THENCE SOUTH 00 DEGREES 06 MINUTES 10 SECONDS WEST ALONG SAID EAST LINE, 2238.47 FEET TO THE CURVING NORTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 39-90; THENCE NORTHWESTERLY 244.93 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 5584.60 FEET, THE CHORD BEARS NORTH 66 DEGREES 11 MINUTES 12 SECONDS WEST, 244.91 FEET; THENCE NORTH 47 DEGREES 32 MINUTES 49 SECONDS WEST, 582.02 FEET; THENCE NORTH 26 DEGREES 53 MINUTES 43 SECONDS WEST, 253.97 FEET; THENCE NORTH 64 DEGREES 56 MINUTES 33 SECONDS WEST, 515.00 FEET TO THE EAST RIGHT-OF-WAY LINE COUNTY TRUNK HIGHWAY 'N'; THENCE NORTH 04 DEGREES 01 MINUTES 40 SECONDS WEST ALONG SAID EAST LINE, 307.94 FEET; THENCE NORTH 03 DEGREES 05 MINUTES 51 SECONDS WEST ALONG SAID EAST LINE, 210.79 FEET; THENCE NORTH 03 DEGREES 20 MINUTES 18 SECONDS WEST ALONG SAID EAST LINE, 427.00 FEET; THENCE NORTH 00 DEGREES 26 MINUTES 43 SECONDS EAST ALONG SAID EAST LINE, 231.90 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF RINDEN ROAD; THENCE NORTH 89 DEGREES 00 MINUTES 55 SECONDS EAST ALONG SAID SOUTH LINE, 200.50 FEET; THENCE NORTH 73 DEGREES 07 MINUTES 34 SECONDS EAST ALONG SAID SOUTH LINE, 171.16 FEET; THENCE NORTH 02 DEGREES 08 MINUTES 24 SECONDS WEST, 38.35 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2,167,215 SQUARE FEET OR 49.752 ACRES, INCLUDING RIGHT-OF-WAY AND 2,126,225 SQUARE FEET OR 48.811 ACRES EXCLUDING RIGHT-OF-WAY.

### SURVEYOR'S CERTIFICATE

I, JOHN KREBS, PROFESSIONAL LAND SURVEYOR S-1878, DO HEREBY CERTIFY THAT BY DIRECTION OF AMERICAN TRANSMISSION COMPANY LLC, I HAVE SURVEYED, DIVIDED, AND MAPPED 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, CHAPTER 75.17 OF DANE COUNTY SUBDIVISION ORDINANCE, THE TOWN OF PLEASANT SPRINGS SUBDIVISION REGULATIONS, DANE COUNTY, WISCONSIN.



\_\_\_\_\_  
JOHN KREBS, S-1878  
PROFESSIONAL LAND SURVEYOR

\_\_\_\_\_  
DATE

### CORPORATE OWNER'S CERTIFICATE

AMERICAN TRANSMISSION COMPANY LLC, A LIMITED LIABILITY 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 PLEASANT PRAIRIE FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID AMERICAN TRANSMISSION COMPANY LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

AMERICAN TRANSMISSION COMPANY LLC

BY: \_\_\_\_\_  
PATRICK COWELL

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019,  
THE ABOVE NAMED REPRESENTATIVE OF THE ABOVE NAMED AMERICAN TRANSMISSION COMPANY LLC, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

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

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

PREPARED BY:  
**JSD** Professional Services, Inc.  
Engineers • Surveyors • Planners  
181 HORIZON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593  
PHONE: (608)848-5080

PREPARED FOR:  
AMERICAN TRANSMISSION  
COMPANY  
P.O. BOX 408  
WAUKESHA, WI 53187

PROJECT NO: 18-8918  
FILE NO: B-6  
FIELDBOOK/PG: -  
SHEET NO: 8 OF 8

SURVEYED BY: DT  
DRAWN BY: JK  
CHECKED BY: TJB  
APPROVED BY: \_\_\_\_\_

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_  
DOC. NO. \_\_\_\_\_  
C.S.M. NO. \_\_\_\_\_



PRELIMINARY

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

LOT 1, CERTIFIED SURVEY MAP NO. 2589, RECORDED IN VOLUME 10, PAGE 178-179 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AS DOCUMENT NO. 1539768 AND PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 09, TOWNSHIP 06 NORTH, RANGE 11 EAST, TOWN OF PLEASANT SPRINGS, DANE COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE

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

IN WITNESS WHEREOF, THE SAID WISCONSIN TELEPHONE COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

WISCONSIN TELEPHONE COMPANY

BY: \_\_\_\_\_ \*\*\*\*\* \*, \*\*\*\*\*\*, MANAGING MEMBER

STATE OF WISCONSIN) SS
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED WISCONSIN TELEPHONE COMPANY, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN

MY COMMISSION EXPIRES

TOWN OF PLEASANT SPRINGS APPROVAL CERTIFICATE

I HEREBY CERTIFY THAT THIS CERTIFIED SURVEY MAP WAS APPROVED BY THE TOWN BOARD OF THE TOWN OF PLEASANT SPRINGS ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019. I FURTHER CERTIFY THAT THE PUBLIC HIGHWAY DEDICATIONS AS SHOWN HEREON ARE HEREBY ACKNOWLEDGED AND ACCEPTED BY THE TOWN OF PLEASANT SPRINGS.

MARIA P. HOUGAN, TOWN CLERK



File: I:\2018\188918\DWG\188918 P-CSM.dwg Layout: Sheet 7 User: J. Plotted: Jan 14, 2019 - 9:43am

Table with 4 columns: Prepared By (JSD Professional Services, Inc.), Prepared For (AMERICAN TRANSMISSION COMPANY), Project No (18-8918), Surveyed By (DT), File No (B-\*), Drawn By (JK), Fieldbook/Pg (-), Checked By (TJB), Sheet No (7 OF 8), Approved By, Vol., Page, Doc. No., C.S.M. No.

# PRELIMINARY

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

LOT 1, CERTIFIED SURVEY MAP NO. 2589, RECORDED IN VOLUME 10, PAGE 178-179 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AS DOCUMENT NO. 1539788 AND PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 09, TOWNSHIP 06 NORTH, RANGE 11 EAST, TOWN OF PLEASANT SPRINGS, DANE COUNTY, WISCONSIN

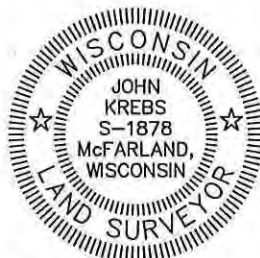
### DANE COUNTY APPROVAL

APPROVED FOR RECORDING PER DANE COUNTY ZONING AND LAND REGULATION COMMITTEE ACTION OF \_\_\_\_\_, 2019.

\_\_\_\_\_  
DANIEL EVERSON, AUTHORIZED REPRESENTATIVE

### THIS CERTIFIED SURVEY MAP IS SUBJECT TO THE FOLLOWING EASEMENTS

- 1 EASEMENT AND OTHER MATTERS CONTAINED IN DOCUMENT No. 631141.
- 2 ELECTRIC LINE EASEMENT AND OTHER MATTERS CONTAINED IN DOCUMENT No. 1191497.
- 3 FIBER OPTIC EASEMENT AGREEMENT AND OTHER MATTERS CONTAINED IN DOCUMENT No. 3844933.
- 4 EASEMENTS, RESTRICTIONS AND OTHER MATTERS SHOWN ON THE PLAT OF TRANSPORTATION PROJECT PLAT No. 1007-10-23-4.21 RECORDED AS DOCUMENT No. 5155276; AMENDED BY TRANSPORTATION PROJECT PLAT No. 1007-10-23-4.21 AMENDMENT No. 1 RECORDED AS DOCUMENT No. 5168656; AMENDED BY TRANSPORTATION PROJECT PLAT No. 1007-10-23-4.21 AMENDMENT No. 2 RECORDED AS DOCUMENT No. 5241997.
- 5 30' WIDE EASEMENT OVERHEAD & UNDERGROUND ELECTRIC AND COMMUNICATION AND OTHER MATTERS CONTAINED IN DOCUMENT No. 5290778.
- 6 10' WIDE WISCONSIN TELEPHONE COMPANY EASEMENT, DOCUMENT No. 1807368.
- 7 AT&T EXCLUSIVE EASEMENT, DOCUMENT No. 5266824.
- 8 LIMITED HIGHWAY EASEMENT SET FORTH IN AWARD OF DAMAGES AND OTHER MATTERS CONTAINED IN DOCUMENT No. 1013425.
- 9 EASEMENT ASSIGNMENT IN DOCUMENT No. 3282843.
- 10 DECLARATION AND WAIVER AND OTHER MATTERS CONTAINED IN DOCUMENT No. 3399671.
- 11 DECLARATION AND WAIVER AND OTHER MATTERS CONTAINED IN DOCUMENT No. 3399672.
- 12 EASEMENT RESERVATION AND OTHER MATTERS CONTAINED IN DOCUMENT No. 3282840.
- 13 EASEMENTS, RESTRICTIONS AND OTHER MATTERS SHOWN ON THE PLAT OF TRANSPORTATION PROJECT PLAT No. 1007-10-23-4.19 RECORDED AS DOCUMENT No. 5218371; AMENDED BY TRANSPORTATION PROJECT PLAT No. 1007-10-23-4.19 AMENDMENT No. 1 RECORDED AS DOCUMENT No. 5226531; AMENDED BY TRANSPORTATION PROJECT PLAT No. 1007-10-23-4.19 AMENDMENT No. 2 RECORDED AS DOCUMENT No. 5241996.
- 14 AGREEMENT FOR THE MAINTENANCE OF STORMWATER MANAGEMENT MEASURES AND OTHER MATTERS CONTAINED IN DOCUMENT No. 5282201.



### OFFICE OF THE REGISTER OF DEEDS

\_\_\_\_\_ COUNTY, WISCONSIN

RECEIVED FOR RECORD \_\_\_\_\_

20\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_ M

AS DOCUMENT # \_\_\_\_\_

IN VOL. \_\_\_\_\_ OF CERTIFIED

SURVEY MAPS ON PAGE(S) \_\_\_\_\_

REGISTER OF DEEDS

File: I:\2019\188918\DWG\188918 P-CSM.dwg Layout: Sheet 8 User: J. K. Plotted: Jan 14, 2019 - 9:44am

PREPARED BY:

**JSD** Professional Services, Inc.  
\* Engineers \* Surveyors \* Planners

181 HORIZON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593  
PHONE: (608)848-5060

PREPARED FOR:

AMERICAN TRANSMISSION  
COMPANY  
P.O. BOX 408  
WAUKESHA, WI 53187

PROJECT NO: 18-8918

FILE NO: B-\*

FB/PG: -

SHEET NO: 8 OF 8

SURVEYED BY: DT

DRAWN BY: JK

CHECKED BY: TJB

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



American Transmission Company  
P.O. Box 408  
Waukesha, WI 53187

**REZONE (From A-1(EX) to A4  
Legal Description**

Part of the Southwest Quarter of the Northeast Quarter and part of the Northwest Quarter of the Northeast Quarter of Section 09, Township 06 North, Range 11 East, Town of Pleasant Springs, Dane County, Wisconsin, more particularly described as follows:

Commencing at the North Quarter corner of Section 09, aforesaid; thence North 87 degrees 51 minutes 36 seconds East along the North line of the Northeast Quarter of said Section a distance of 200.17 feet; thence South 01 degrees 13 minutes 43 seconds East, 81.13 feet to the South right-of-way line of Rinden Road, also being the Point of Beginning; thence continuing South 01 degrees 13 minutes 43 seconds East, 519.94 feet; thence North 88 degrees 27 minutes 52 seconds East, 1,120.10 feet; thence South 00 degrees 06 minutes 10 seconds West, 1,625.18 feet to a point on the curving right-of-way line of Interstate Highway 39 & 90; thence Northwesterly 244.93 feet along an arc of a curve to the right, having a radius of 5,584.60 feet, the chord bears North 66 degrees 11 minutes 12 seconds West, 244.91 feet; thence North 47 degrees 32 minutes 49 seconds West, 582.02 feet; thence North 26 degrees 53 minutes 43 seconds West, 253.97 feet; thence North 64 degrees 56 minutes 33 seconds West, 515.00 feet; thence North 04 degrees 01 minutes 40 seconds West, 307.94 feet; thence North 03 degrees 05 minutes 51 seconds West, 210.79 feet; thence North 03 degrees 20 minutes 18 seconds West, 427.00 feet; thence North 00 degrees 26 minutes 43 seconds East, 231.90 feet; thence North 89 degrees 00 minutes 55 seconds East, 163.08 feet to the Point of Beginning.

Said rezone area contains 1,495,923 square feet or 34.342 acres.

NORTH QUARTER  
CORNER OF  
SECTION 09-06-11  
FOUND SURVEY NAIL  
N=457,978.18  
E=870,413.91

**RINDEN ROAD**

NORTHEAST CORNER  
SECTION 09-06-11  
FOUND BRASS CAP  
N=458,077.85  
E=873,081.36

N87°51'36"E 2,669.31'

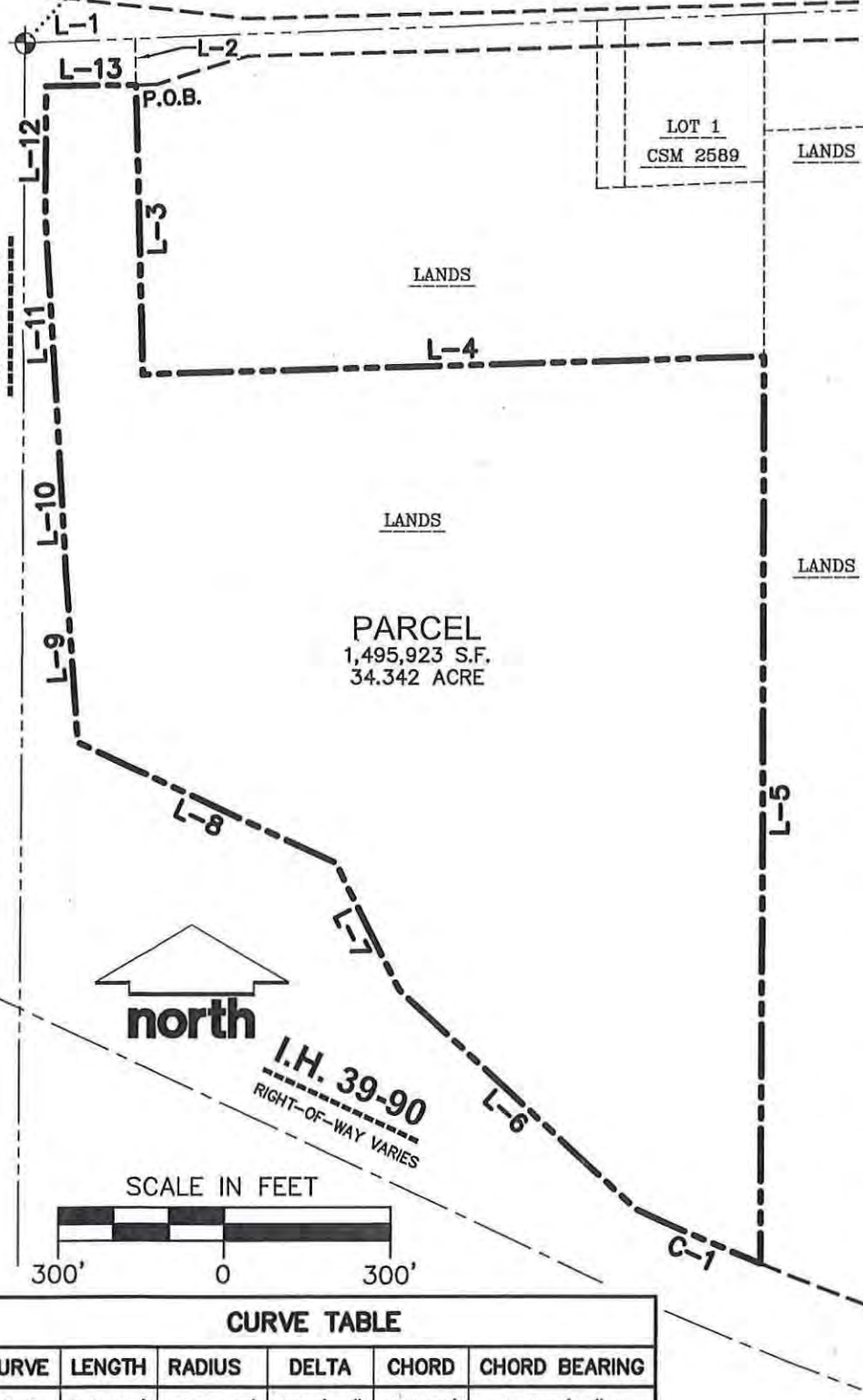
**LEGEND**

- GOVERNMENT CORNER
- PARCEL BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE

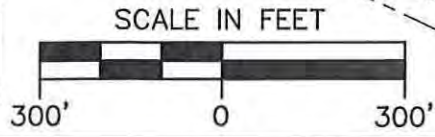
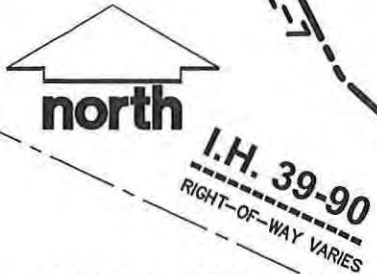
**NOTES**

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON JANUARY 4, 2019.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, (DANE COUNTY). THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 09-06-11, RECORDED AS N87°51'36"E.

C.T.H. 'N'



PARCEL  
1,495,923 S.F.  
34.342 ACRE



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N87°51'36"E	200.17'
L-2	S01°13'43"E	81.13'
L-3	S01°13'43"E	519.94'
L-4	N88°27'52"E	1120.10'
L-5	S00°06'10"W	1625.18'
L-6	N47°32'49"W	582.02'
L-7	N26°53'43"W	253.97'
L-8	N64°56'33"W	515.00'
L-9	N04°01'40"W	307.94'
L-10	N03°05'51"W	210.79'
L-11	N03°20'18"W	427.00'
L-12	N00°26'43"E	231.90'
L-13	N89°00'55"E	163.08'
C-1		

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C-1	244.93'	5584.60'	2°30'46"	244.91'	N66°11'12"W

File: I:\2018\188918\DWG\188918 Rezone Lot 3.dwg Layout: Rezone User: jk Plotted: Jan 14, 2019 - 3:55pm

**JSD Professional Services, Inc.**  
*Engineers • Surveyors • Planners*  
 MADISON REGIONAL OFFICE  
 161 HORIZON COURT  
 VERONA, WISCONSIN 53593  
 (608)848-5060 PHONE | (608)848-2255 FAX  
 www.jsdinc.com

PROJECT:  
**AMERICAN TRANSMISSION COMPANY**  
 P.O. BOX 408  
 WAUKESHW, WI 53187

SHEET TITLE:  
**REZONE**  
 FROM: A-1(EX)  
 TO: A4

JSD PROJECT NUMBER:  
 18-8918  
 DRAWN BY: JK  
 CHECKED BY: TJB  
 DATE:  
 JAN. 11, 2019

SHEET NUMBER:  
 1



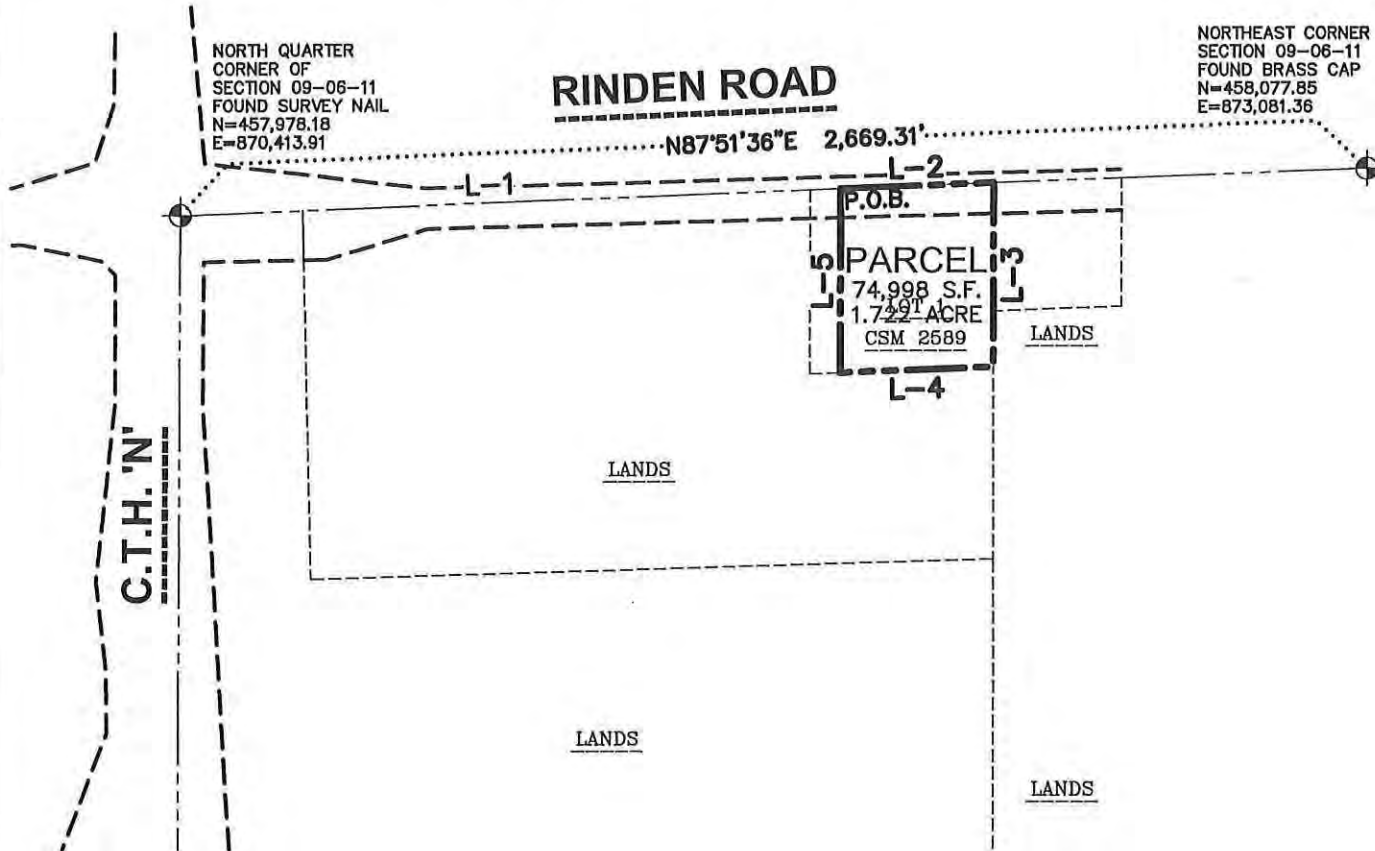
American Transmission Company  
P.O. Box 408  
Waukesha, WI 53187

**REZONE (From A-1(EX) to C-1  
Legal Description**

Part of Lot 1, Certified Survey Map No. 2589, recorded in Volume 10, on page 178-179 of Certified Survey Maps of Dane County, as Document No. 1539768, located in part of the Northwest Quarter of the Northeast Quarter of Section 09, Township 06 North, Range 11 East, Town of Pleasant Springs, Dane County, Wisconsin, more particularly described as follows:

Commencing at the North Quarter corner of Section 09, aforesaid; thence North 87 degrees 51 minutes 36 seconds East along the North line of the Northeast Quarter of said Section a distance of 1,084.66 feet to the Point of Beginning; thence continuing North 87 degrees 51 minutes 36 seconds East along said North line, 249.99 feet; thence South 00 degrees 06 minutes 10 seconds West, 299.98 feet; thence South 87 degrees 49 minutes 29 seconds West, 250.28 feet; thence North 00 degrees 09 minutes 25 seconds East, 300.15 feet to the Point of Beginning.

Said rezone area contains 74,998 square feet or 1.722 acres.



**LEGEND**

- GOVERNMENT CORNER
- PARCEL BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE

**NOTES**

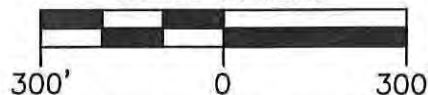
1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON JANUARY 4, 2019.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, (DANE COUNTY). THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 09-06-11, RECORDED AS N87°51'36"E.

**LINE TABLE**

LINE	BEARING	DISTANCE
L-1	N87°51'36"E	1084.66'
L-2	N87°51'36"E	249.99'
L-3	S00°06'10"W	299.98'
L-4	S87°49'29"W	250.28'
L-5	N00°09'25"E	300.15'



SCALE IN FEET



File: i:\2018\188918\DWG\188918 Rezone Lot 2.dwg Layout: Rezone User: jk Plotted: Jan 16, 2019 - 8:21am



MADISON REGIONAL OFFICE  
161 HORIZON COURT  
VERONA, WISCONSIN 53593  
(608)948-5060 PHONE | (608)948-2255 FAX

www.jsdinc.com

PROJECT:  
**AMERICAN TRANSMISSION COMPANY**  
P.O. BOX 408  
WAUKESHW, WI 53187

SHEET TITLE:  
**REZONE**  
FROM: A-1(EX)  
TO: C-1

JSD PROJECT NUMBER:  
**18-8918**  
DRAWN BY: CHECKED BY:  
JK TJB  
DATE:  
JAN. 11, 2019

SHEET NUMBER:  
**1**



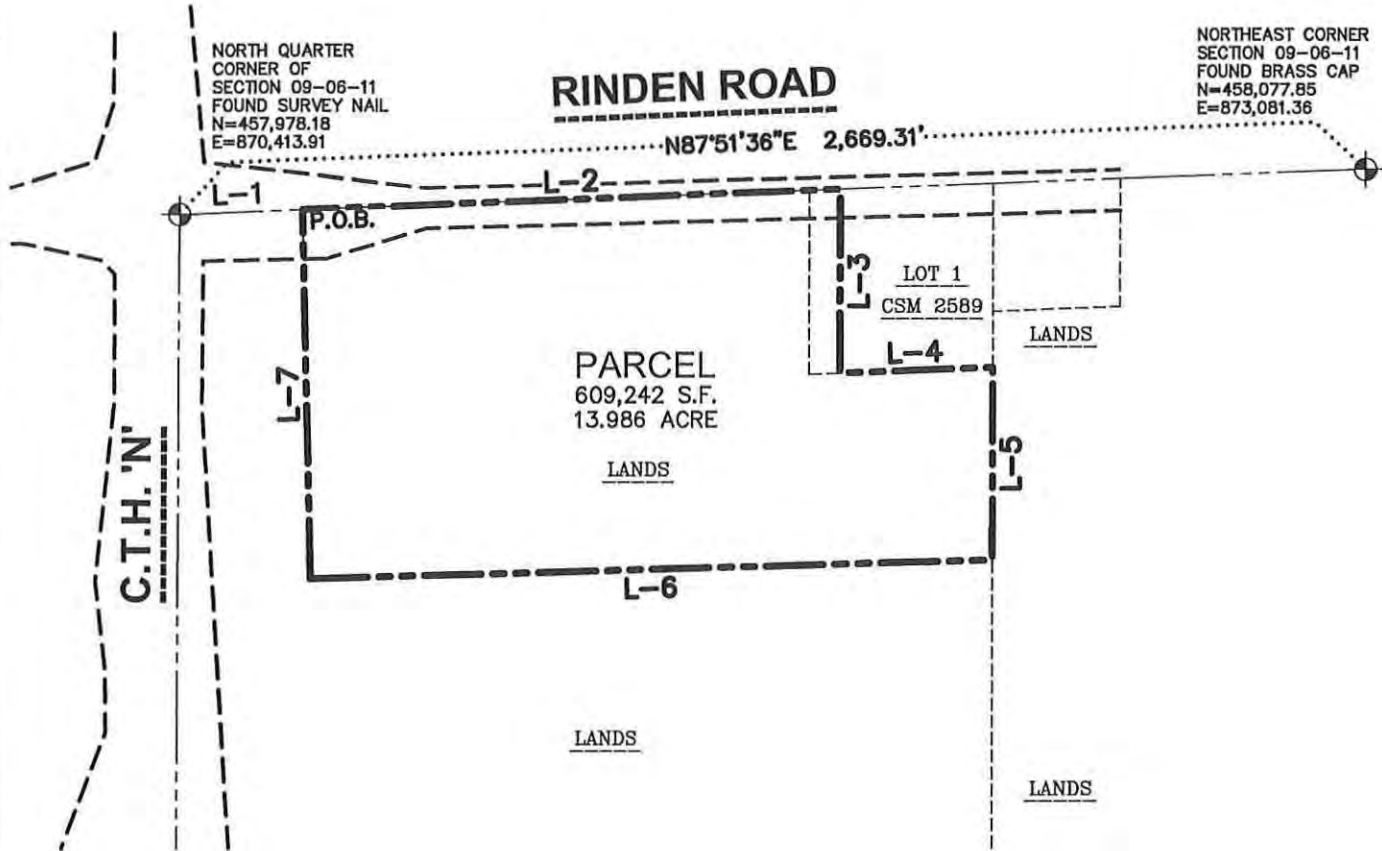
American Transmission Company  
P.O. Box 408  
Waukesha, WI 53187

**REZONE (From C-1 & A-1(EX) to C-1)**  
**Legal Description**

Part of Lot 1, Certified Survey Map No. 2589, recorded in Volume 10, on page 178-179 of Certified Survey Maps of Dane County, as Document No. 1539768, and part of the Northwest Quarter of the Northeast Quarter of Section 09, Township 06 North, Range 11 East, Town of Pleasant Springs, Dane County, Wisconsin, more particularly described as follows:

Commencing at the North Quarter corner of Section 09, aforesaid; thence North 87 degrees 51 minutes 36 seconds East along the North line of the Northeast Quarter of said Section a distance of 200.17 feet to the Point of Beginning; thence continuing North 87 degrees 51 minutes 36 seconds East along said North line, 884.49 feet; thence South 00 degrees 09 minutes 25 seconds West, 300.15 feet; thence North 87 degrees 49 minutes 29 seconds East, 250.28 feet; thence South 00 degrees 06 minutes 10 seconds West, 313.30 feet; thence South 88 degrees 27 minutes 52 seconds West, 1,120.10 feet; thence North 01 degrees 13 minutes 43 seconds West, 601.07 feet to the Point of Beginning.

Said rezone area contains 609,242 square feet or 13.986 acres.



NORTH QUARTER  
CORNER OF  
SECTION 09-06-11  
FOUND SURVEY NAIL  
N=457,978.18  
E=870,413.91

**RINDEN ROAD**

NORTHEAST CORNER  
SECTION 09-06-11  
FOUND BRASS CAP  
N=458,077.85  
E=873,081.36

N87°51'36"E 2,669.31'

PARCEL  
609,242 S.F.  
13.986 ACRE

LOT 1  
CSM 2589

LANDS

LANDS

**LEGEND**

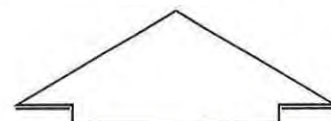
- GOVERNMENT CORNER
- PARCEL BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE

**NOTES**

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON JANUARY 4, 2019.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, (DANE COUNTY). THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 09-06-11, RECORDED AS N87°51'36"E.

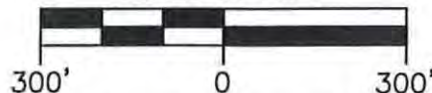
**LINE TABLE**

LINE	BEARING	DISTANCE
L-1	N87°51'36"E	200.17'
L-2	N87°51'36"E	884.49'
L-3	S00°09'25"W	300.15'
L-4	N87°49'29"E	250.28'
L-5	S00°06'10"W	313.30'
L-6	S88°27'52"W	1120.10'
L-7	N01°13'43"W	601.07'



**north**

SCALE IN FEET



File: i:\2018\188918\DWG\188918 Rezone Lot 1.dwg Layout: Rezone User: jk Plotted: Jan 14, 2019 - 9:54am

**JSD Professional Services, Inc.**  
 Engineers • Surveyors • Planners  
 MADISON REGIONAL OFFICE  
 161 HORIZON COURT  
 VERONA, WISCONSIN 53593  
 (608)848-5080 PHONE | (608)848-2255 FAX  
 www.jsdinc.com

PROJECT:  
**AMERICAN TRANSMISSION  
 COMPANY**  
 P.O. BOX 408  
 WAUKESHW, WI 53187


SHEET TITLE:  
**REZONE**  
 FROM: C-1 & A-1(EX)  
 TO: C-1

JSD PROJECT NUMBER:  
**18-8918**  
 DRAWN BY: JK  
 CHECKED BY: TJB  
 DATE:  
**JAN. 11, 2019**

SHEET NUMBER:  
**1**



**Parcel Number - 046/0611-091-8530-0****Current**[← Parcel Parents](#)[Summary Report](#)

<b>Parcel Detail</b>		<b>Less —</b>
Municipality Name	TOWN OF PLEASANT SPRINGS	
State Municipality Code	046	
PLSS (T,R,S,QQ,Q)	06N 11E 09 NW NE (Click link above to access images for Qtr-Qtr)	
Section	06N 11E 09 (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 9-6-11 NW1/4 NE1/4 EXC CSM 2589 SUBJ TO ESMT TO WIS TELE CO IN R5065/37 EXC TO WI DOT FOR RD R/W IN DOC #5237978 <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	AMERICAN TRANSMISSION COMPANY LLC	
Primary Address	2489 RINDEN RD	
Billing Address	% REAL ESTATE DEPT-PKW PO BOX 47 WAUKESHA WI 53187-0047	

<b>Assessment Summary</b>		<b>More +</b>
<b>Assessment Year</b>	<b>2018</b>	
Valuation Classification	G4 G5 G5M	
Assessment Acres	36.120	
Land Value	\$72,200.00	
Improved Value	\$0.00	
Total Value	\$72,200.00	

Show Valuation Breakout

Show Assessment Contact Information ▼

**Zoning Information**

For the most current and complete zoning information, contact the Division of Zoning.

<b>Zoning</b>
A-1(EX)
C-1 8.01 Acres DCPREZ-0000-05244

Zoning District Fact Sheets

**Parcel Maps**



- Surveyor Map
- DCiMap
- Google Map
- Bing Map



**Tax Summary (2018)****More +**[E-Statement](#)[E-Bill](#)[E-Receipt](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$72,200.00	\$0.00	\$72,200.00
<b>Taxes:</b>		\$1,107.05
<b>Lottery Credit(-):</b>		\$0.00
<b>First Dollar Credit(-):</b>		\$0.00
<b>Specials(+):</b>		\$0.00
<b>Amount:</b>		\$1,107.05

**District Information**

Type	State Code	Description
REGULAR SCHOOL	5621	STOUGHTON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE

**Recorded Documents**

Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	01/25/2001	3282840		

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By Parcel Number: 0611-091-8530-0

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**Parcel Number - 046/0611-091-8505-0****Current**[← Parcel Parents](#)[Summary Report](#)

<b>Parcel Detail</b>		<b>Less —</b>
Municipality Name	TOWN OF PLEASANT SPRINGS	
State Municipality Code	046	
PLSS (T,R,S,QQ,Q)	06N 11E 09 NW NE (Click link above to access images for Qtr-Qtr)	
Section	06N 11E 09 (Click link above to access images for Section)	
Plat Name	CSM 02589 (Click link above to access images for Plat) CSM 02589 (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	<p>LOT 1 CSM 2589 CS10/178&amp;179 DESCR AS SEC 9-6-11 PRT NW1/4NE1/4 COM SEC N1/4 COR TH N87DEGE 1034.59 FT TO POB TH CON N87DEGE 300 FT TH S 300 FT TH S87DEGW 300 FT TH N 300 FT TO POB 2.064 ACRES INCL R/W</p> <p><b>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</b></p>	
Current Owner	WISCONSIN TELEPHONE COMPANY 	
Primary Address	2449 RINDEN RD	
Billing Address	324 E WISCONSIN AVE MILWAUKEE WI 53202	

<b>Assessment Summary</b>		<b>More +</b>
<b>Assessment Year</b>	<b>2018</b>	
Valuation Classification	X4	
Assessment Acres	2.060	
Land Value	\$0.00	
Improved Value	\$0.00	
Total Value	\$0.00	

Show Valuation Breakout

Show Assessment Contact Information ▼

**Zoning Information**

For the most current and complete zoning information, contact the Division of Zoning.

<b>Zoning</b>
A-1(EX)

Zoning District Fact Sheets

**Parcel Maps**



Surveyor Map

DCiMap

Google Map

Bing Map



**Tax Summary (2018)****More +**[E-Statement](#)[E-Bill](#)[E-Receipt](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$0.00	\$0.00	\$0.00
<b>Taxes:</b>		\$0.00
<b>Lottery Credit(-):</b>		\$0.00
<b>First Dollar Credit(-):</b>		\$0.00
<b>Specials(+):</b>		\$0.00
<b>Amount:</b>		\$0.00

**District Information**

Type	State Code	Description
REGULAR SCHOOL	5621	STOUGHTON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	23CG	COTTAGE GROVE EMS
OTHER DISTRICT	23CG	COTTAGE GROVE FIRE

**Recorded Documents**

Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	12/14/1977	1551980	894	513

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By Parcel Number: 0611-091-8505-0

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**Parcel Number - 046/0611-091-9000-8****Current**[← Parcel Parents](#)[Summary Report](#)

<b>Parcel Detail</b>		<b>Less —</b>
Municipality Name	TOWN OF PLEASANT SPRINGS	
State Municipality Code	046	
PLSS (T,R,S,QQ,Q)	06N 11E 09 SW NE (Click link above to access images for Qtr-Qtr)	
Section	06N 11E 09 (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 9-6-11 SW1/4 NE1/4 EXC SLY OF I-90 SUBJ TO ESMT TO WIS TELE CO IN R5065/37 EXC TO WI DOT FOR RD R/W IN DOC #5237978 <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	AMERICAN TRANSMISSION COMPANY LLC	
Primary Address	2489 RINDEN RD	
Billing Address	% REAL ESTATE DEPT-PKW PO BOX 47 WAUKESHA WI 53187-0047	

<b>Assessment Summary</b>		<b>More +</b>
<b>Assessment Year</b>	2018	
Valuation Classification	G4	
Assessment Acres	11.500	
Land Value	\$3,600.00	
Improved Value	\$0.00	
Total Value	\$3,600.00	

Show Valuation Breakout

Show Assessment Contact Information ▼

**Zoning Information**

For the most current and complete zoning information, contact the Division of Zoning.

**Zoning**  
A-1(EX)

Zoning District Fact Sheets

**Parcel Maps**



Surveyor Map

DCiMap

Google Map

Bing Map



**Tax Summary (2018)****More +**[E-Statement](#)[E-Bill](#)[E-Receipt](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$3,600.00	\$0.00	\$3,600.00
<b>Taxes:</b>		\$55.19
<b>Lottery Credit(-):</b>		\$0.00
<b>First Dollar Credit(-):</b>		\$0.00
<b>Specials(+):</b>		\$0.00
<b>Amount:</b>		\$55.19

**District Information**

Type	State Code	Description
REGULAR SCHOOL	5621	STOUGHTON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	23CG	COTTAGE GROVE EMS
OTHER DISTRICT	23CG	COTTAGE GROVE FIRE

**Recorded Documents**

Doc. Type	Date Recorded	Doc. Number	Volume	Page
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By Parcel Number: 0611-091-9000-8

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