

# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
12/17/2019	DCPREZ-2019-11518
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
02/25/2020	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME HACKER INCOME TR	PHONE (with Area Code) (608) 444-2206	AGENT NAME KARL HACKER	PHONE (with Area Code) (608) 444-2206
BILLING ADDRESS (Number & Street) 8058 COUNTY HIGHWAY G		ADDRESS (Number & Street) 8058 COUNTY HIGHWAY G	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) VERONA, WI 53593	
E-MAIL ADDRESS KARLJUDY@TDS.NET		E-MAIL ADDRESS KARLJUDY@TDS.NET	

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	
NORTH AND EAST OF 8146 COUNTY HIGHWAY G		8122 COUNTY HIGHWAY G			
TOWNSHIP SPRINGDALE	SECTION 25	TOWNSHIP SPRINGDALE	SECTION 25	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0607-252-9190-0		0607-252-9175-0			

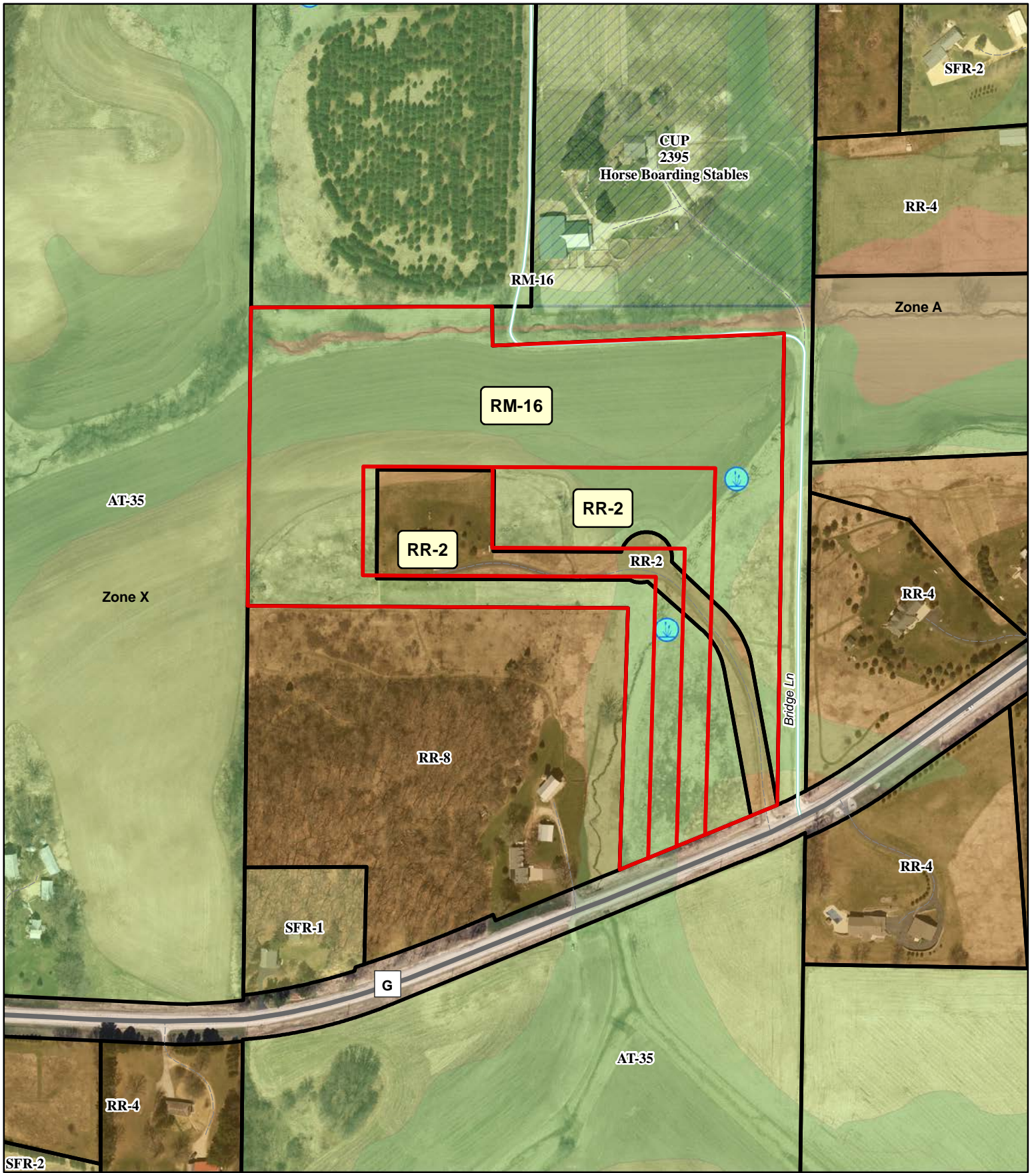
REASON FOR REZONE	CUP DESCRIPTION
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CREATION OF ADDITIONAL RESIDENTIAL LOT AND RECONFIGURATION OF EXISING LOT LINES	
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
RM-16 (Rural Mixed-Use, 16 acres and up) District	RR-2 (Rural Residential, 2 to 4 acres) District	4.07		
RR-2 (Rural Residential, 2 to 4 acres) District	RM-16 (Rural Mixed-Use, 16 acres and up) District	0.68		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <i>RT</i>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>RT</i>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS  SLJ3	SIGNATURE:(Owner or Agent) <i>Robert A. Talarczyk</i>
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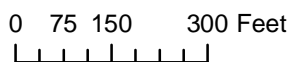
PRINT NAME: <i>Robert A. Talarczyk</i>
DATE: 12/12/19



**Legend**

**Wetland > 2 Acres**    **Significant Soils**

- Wetland
- Floodplain
- Class 1
- Class 2



Petition 11518  
HACKER INCOME TR

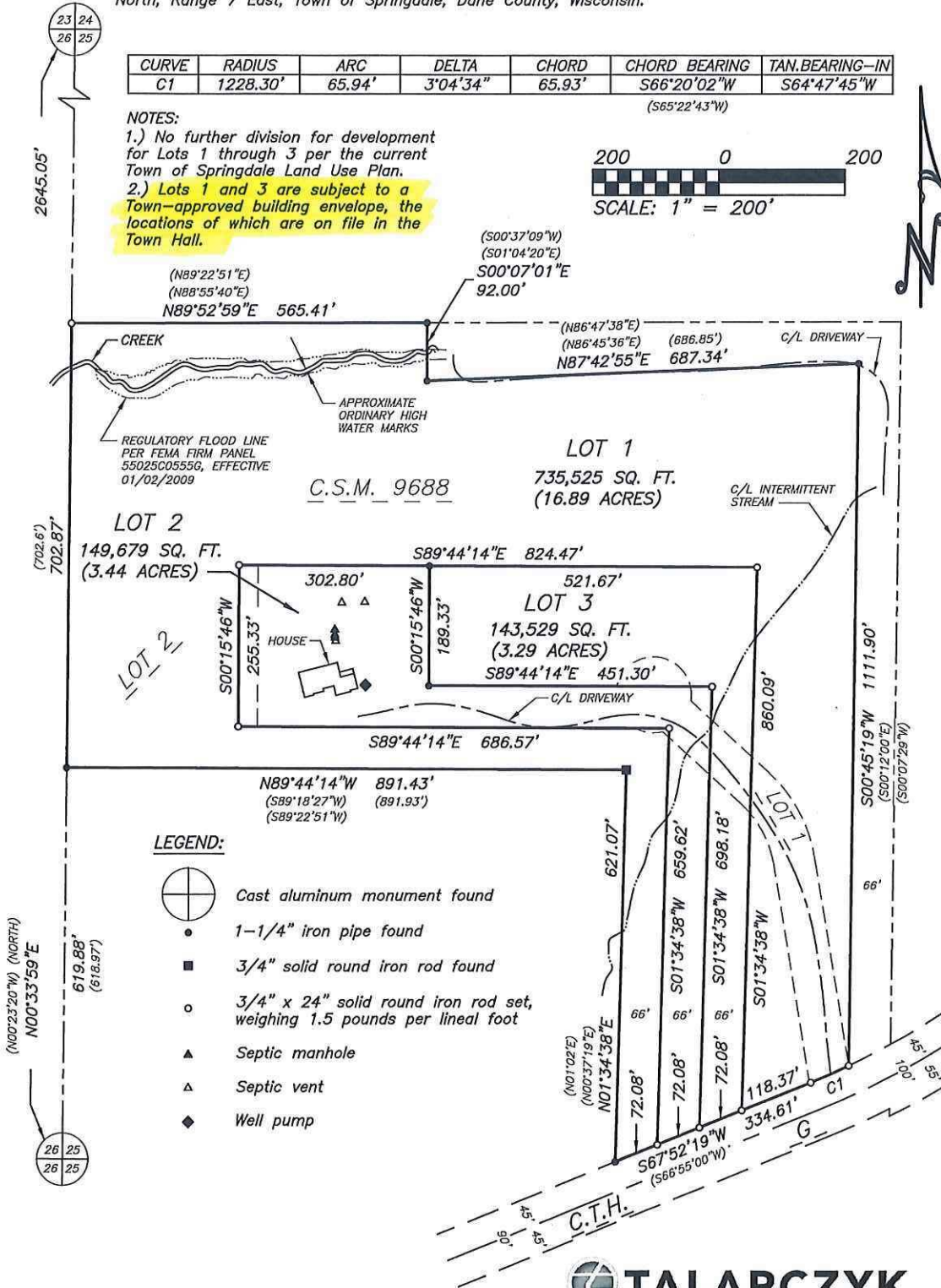
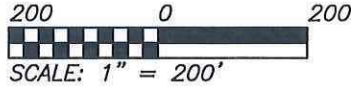
# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Lots 1 and 2 of Certified Survey Map 9688 (Vol. 56, Pages 34-35), being part of the Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 25, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin.

CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING	TAN. BEARING-IN
C1	1228.30'	65.94'	3°04'34"	65.93'	S66°20'02"W (S65°22'43"W)	S64°47'45"W

**NOTES:**

- 1.) No further division for development for Lots 1 through 3 per the current Town of Springdale Land Use Plan.
- 2.) Lots 1 and 3 are subject to a Town-approved building envelope, the locations of which are on file in the Town Hall.



**LEGEND:**

- Cast aluminum monument found
- 1-1/4" iron pipe found
- 3/4" solid round iron rod found
- 3/4" x 24" solid round iron rod set, weighing 1.5 pounds per lineal foot
- Septic manhole
- Septic vent
- Well pump

JOB NO. 19097  
 POINTS 19097  
 DRWG. 19097  
 DRAWN BY RT

**TALARCZYK**  
 LAND SURVEYS LLC  
 W5105 Kubly Road  
 New Glarus, WI 53574  
 608-527-5216  
 www.talarczyklandsurveys.com



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: Hacker Income Trust
Address: 8058 C.T.H. G
Phone: Verona, WI 53593 (608) 444-2206
Email: Karljudy@tds.net
Agent's Name: Karl Hacker
Address: 8058 C.T.H. G
Phone: Verona, WI 53593 (608) 444-2206
Email: Karljudy@tds.net

Town: Springdale Parcel numbers affected: 060725291900, 060725291750

Section: A 25 Property address or location: 8122 CTH G, Verona, WI 53593

Zoning District change: (To / From / # of acres) RM-16 to RR-2 4.07 acres and RR-2 to RM-16 0.08 Acres

Second Owner: Edward & Kristin Brand 8122 C.T.H. G Verona, WI 53593
(Daughter and son-in-law of Karl and Judy Hacker) (608) 848-4532

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:

Lot 1 of CSM 9688 is currently RR-2. Lot 2 of CSM 9688 is currently RM-16. Part of Lot 1, CSM 9688 will be rezoned to RM-16 and part of Lot 2, CSM 9688 will be rezoned to RR-2 in order to accommodate the proposed layout: Lot 1 to be RM-16, and Lots 2 and 3 to be RR-2.

(Kindly advise on the legal descriptions you will require - R.T.)

I authorize that I am the owner or have permission to act on behalf of the owner of the property. Submitted By: Robert A. Valanzky

Date: 12/12/19

*From RM-16 and RR-2* **Hacker Rezone Descriptions, Section 25-6-7**

**Lot 1 (to RM-16)**

Part of Lots 1 and 2 of Certified Survey Map 9688 (Vol. 56, Pages 34-35), being part of the Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 25, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin, bounded and described as follows:

Commencing at the West 1/4 corner of said Section 25; thence N00°33'59"E along the West line of Section 25, 619.88' to the point of beginning; thence N00°33'59"E, 702.87' to the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 25; thence N89°52'59"E along the North line of the Southwest 1/4 of the Northwest 1/4 of Section 25, 565.41'; thence S00°07'01"E, 92.00'; thence N87°42'55"E, 687.34'; thence S00°45'19"W, 1111.90' to the Northwesterly right of way line of C.T.H. G; thence Southwesterly, 65.94' along said right of way line and the arc of a curve to the right whose radius is 1228.30' and whose chord bears S66°20'02"W, 65.93'; thence S67°52'19"W along said right of way line, 118.37; thence N01°34'38"E, 860.09'; thence N89°44'14"W, 824.47'; thence S00°15'46"W, 255.33'; thence S89°44'14"E, 686.57'; thence S01°34'38"W, 659.62' to the Northwesterly right of way line of C.T.H. G; thence S67°52'19"W along said right of way line, 72.08'; thence N01°34'38"E, 621.07'; thence N89°44'14"W, 891.43' to the point of beginning.

*From RM-16 and RR-2*

**Lot 2 (to RR-2)**

Part of Lots 1 and 2 of Certified Survey Map 9688 (Vol. 56, Pages 34-35), being part of the Southwest 1/4 of the Northwest 1/4 of Section 25, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin, bounded and described as follows:

Commencing at the West 1/4 corner of said Section 25; thence N00°33'59"E, 1322.75' to the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 25; thence N89°52'59"E along the North line of the Southwest 1/4 of the Northwest 1/4 of Section 25, 565.41'; thence S00°07'01"E, 92.00'; thence N87°42'55"E, 687.34'; thence S00°45'19"W, 1111.90' to the Northwesterly right of way line of C.T.H. G; thence Southwesterly, 65.94' along said right of way line and the arc of a curve to the right whose radius is 1228.30' and whose chord bears S66°20'02"W, 65.93'; thence S67°52'19"W along said right of way line, 190.45 to the point of beginning; thence S67°52'19"W along said right of way line, 72.08'; thence N01°34'38"E, 659.62'; thence N89°44'14"W, 686.57'; thence N00°15'46"E, 255.33'; thence S89°44'14"E, 302.80'; thence S00°15'46"W, 189.33'; thence S89°44'14"E, 451.30'; thence S01°34'38"W, 698.18' to the point of beginning.

*From RM-16 and RR-2*

**Lot 3 (to RR-2)**

Part of Lots 1 and 2 of Certified Survey Map 9688 (Vol. 56, Pages 34-35), being part of the Southwest 1/4 of the Northwest 1/4 of Section 25, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin, bounded and described as follows:

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## Hacker Rezone Descriptions, Section 25-6-7

### Lot 1 (to RM-16)

Part of Lots 1 and 2 of Certified Survey Map 9688 (Vol. 56, Pages 34-35), being part of the Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 25, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin, bounded and described as follows:

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### Lot 2 (to RR-2)

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### Lot 3 (to RR-2)

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**Parcel Number - 054/0607-252-9190-0****Current**[← Parcel Parents](#)[Summary Report](#)

<b>Parcel Detail</b>		<b>Less —</b>
Municipality Name	TOWN OF SPRINGDALE	
State Municipality Code	054	
PLSS (T,R,S,QQ,Q)	06N 07E 25 SW NW (Click link above to access images for Qtr-Qtr)	
Section	06N 07E 25 (Click link above to access images for Section)	
Plat Name	CSM 09688 (Click link above to access images for Plat) CSM 09688 (Click link above to access images for Surveys within Plat)	
Block/Building		
Lot/Unit	2 (Click link above to see images for this Lot)	
Parcel Description	LOT 2 CSM 9688 CS56/34&35-5/16/2000 F/K/A LOTS 1 & 2 CSM 9336 CS53/51&52 DESCR AS SEC 25-6-7 PRT SW1/4NW1/4 (20.328 ACRES) <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	HACKER INCOME TR	
Primary Address	<b>No parcel address available.</b>	
Billing Address	8058 COUNTY HIGHWAY G VERONA WI 53593	

<b>Assessment Summary</b>		<b>More +</b>
<b>Assessment Year</b>	<b>2019</b>	
Valuation Classification	G4	
Assessment Acres	20.328	
Land Value	\$5,200.00	
Improved Value	\$0.00	
Total Value	\$5,200.00	

Show Valuation Breakout

### Open Book

Open Book dates have passed for the year

Starts: ~~07/18/2019~~ - 12:00 PM

Ends: ~~07/18/2019~~ - 02:00 PM

[About Open Book](#)

### Board Of Review

Board of Review dates have passed for the year

Starts: ~~08/06/2019~~ - 04:00 PM

Ends: ~~08/06/2019~~ - 06:00 PM

[About Board Of Review](#)

Show Assessment Contact Information ▼



### Zoning Information

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

### Zoning

RM-16 DCPREZ-2019-00023

NOTICE: Some portion of this parcel either contains or is in close proximity to sensitive environmental features (i.e. shorelands, floodplains, or wetlands), and Dane County regulations may apply. Please contact the Dane County Zoning Division at (608) 266-4266 for additional permitting information.

Zoning District Fact Sheets

### District Information

Type	State Code	Description
REGULAR SCHOOL	5901	VERONA SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	27MH	MT HOREB FIRE

### Parcel Maps



Surveyor Map

DCiMap

## Tax Information

[E-Statement](#)
[E-Bill](#)
[E-Receipt](#)
[Pay Taxes Online](#)
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[< Newer](#)
[Older >](#)
[»](#)

### Tax Year 2019

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$5,200.00	\$0.00	\$5,200.00
<b>Taxes:</b>		\$92.55
<b>Lottery Credit(-):</b>		\$0.00
<b>First Dollar Credit(-):</b>		\$0.00
<b>Specials(+):</b>		\$0.00
<b>Amount:</b>		\$92.55
2019 Tax Info Details		Tax Payment History

### Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	09/27/2010	4695706		

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## DocLink



DocLink is a feature that connects this property to recorded documents. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. [Click here for instructions.](#)

By Parcel Number: 0607-252-9190-0

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**Parcel Number - 054/0607-252-9175-0****Current**[← Parcel Parents](#)[Summary Report](#)

<b>Parcel Detail</b>		<b>Less —</b>
Municipality Name	TOWN OF SPRINGDALE	
State Municipality Code	054	
PLSS (T,R,S,QQ,Q)	06N 07E 25 SW NW (Click link above to access images for Qtr-Qtr)	
Section	06N 07E 25 (Click link above to access images for Section)	
Plat Name	CSM 09688 (Click link above to access images for Plat) CSM 09688 (Click link above to access images for Surveys within Plat)	
Block/Building		
Lot/Unit	1 (Click link above to see images for this Lot)	
Parcel Description	LOT 1 CSM 9688 CS56/34&35-5/16/2000 F/K/A LOTS 1 & 2 CSM 9336 CS53/51&52 DESCR AS SEC 25-6-7 PRT SW1/4NW1/4 (3.288 ACRES) <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	EDWARD A BRAND	
Current Co-Owner	KRISTIN L BRAND	
Primary Address	8122 COUNTY HIGHWAY G	
Billing Address	8122 COUNTY HIGHWAY G VERONA WI 53593	

<b>Assessment Summary</b>		<b>More +</b>
<b>Assessment Year</b>	<b>2019</b>	
Valuation Classification	G1	
Assessment Acres	3.288	
Land Value	\$117,500.00	
Improved Value	\$300,100.00	
Total Value	\$417,600.00	

Show Valuation Breakout

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[About Open Book](#)

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[About Board Of Review](#)

Show Assessment Contact Information ▼

**Zoning Information**

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**Zoning**

RR-2 DCPREZ-2019-00023

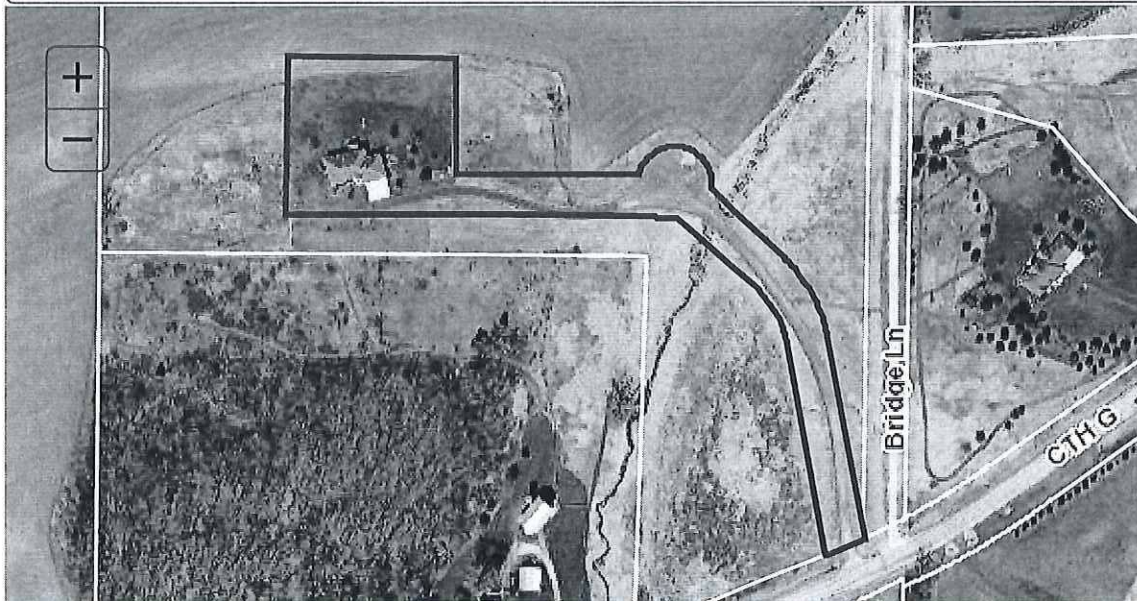
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Zoning District Fact Sheets

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TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	27MH	MT HOREB FIRE

**Parcel Maps**



Surveyor Map

DCiMap

Google Map

Bing Map

## Tax Information

[E-Statement](#)
[E-Bill](#)
[E-Receipt](#)
[Pay Taxes Online](#)
[«](#)
[< Newer](#)
[Older >](#)
[»](#)

### Tax Year 2019

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$117,500.00	\$300,100.00	\$417,600.00
<b>Taxes:</b>		\$7,432.29
<b>Lottery Credit(-):</b>		\$251.57
<b>First Dollar Credit(-):</b>		\$90.67
<b>Specials(+):</b>		\$127.92
<b>Amount:</b>		\$7,217.97
2019 Tax Info Details		Tax Payment History

## Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
QCD	04/09/2009	4529344		

[Show More ▼](#)

## DocLink

DocLink is a feature that connects this property to recorded documents. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. [Click here for instructions.](#)

By Parcel Number: 0607-252-9175-0

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MAURER LIVING TR  
385 WYNNWOOD DR  
VERONA, WI 53593

EDWARD A BRAND  
KRISTIN L BRAND  
8122 COUNTY HIGHWAY G  
VERONA, WI 53593

NATHAN D FOSE  
JILLIAN L FOSE  
2418 DAHLK CIR  
VERONA, WI 53593

BRYAN L WIERWILL  
ROSE S WIERWILL  
8146 COUNTY HIGHWAY G  
VERONA, WI 53593

HACKER INCOME TR  
8058 COUNTY HIGHWAY G  
VERONA, WI 53593

NATHAN D FOSE  
JILLIAN L FOSE  
2418 DAHLK CIR  
VERONA, WI 53593

WILLIAM D TURNIPSEED  
SANDRA J TURNIPSEED  
2128 BRIDGE LN  
VERONA, WI 53593

MICHELLE L GLASGOW  
KEVIN W GLASGOW  
8175 COUNTY HIGHWAY G  
VERONA, WI 53593

HACKER INCOME TR  
8058 COUNTY HIGHWAY G  
VERONA, WI 53593

WAYNE D HEFTY  
KATHRYN M GOGLIN  
2145 COUNTY HIGHWAY J  
VERONA, WI 53593

EUGENE J SCHROEDER  
JULIE SCHROEDER  
8088 COUNTY HIGHWAY G  
VERONA, WI 53593

HACKER INCOME TR  
8058 COUNTY HIGHWAY G  
VERONA, WI 53593

CURTIS J OBERT  
KATHLEEN K OBERT  
8087 COUNTY HIGHWAY G  
VERONA, WI 53593

MICHAEL LEE GRAVEEN  
REBECCA LYNN GRAVEEN  
8084 COUNTY HIGHWAY G  
VERONA, WI 53593

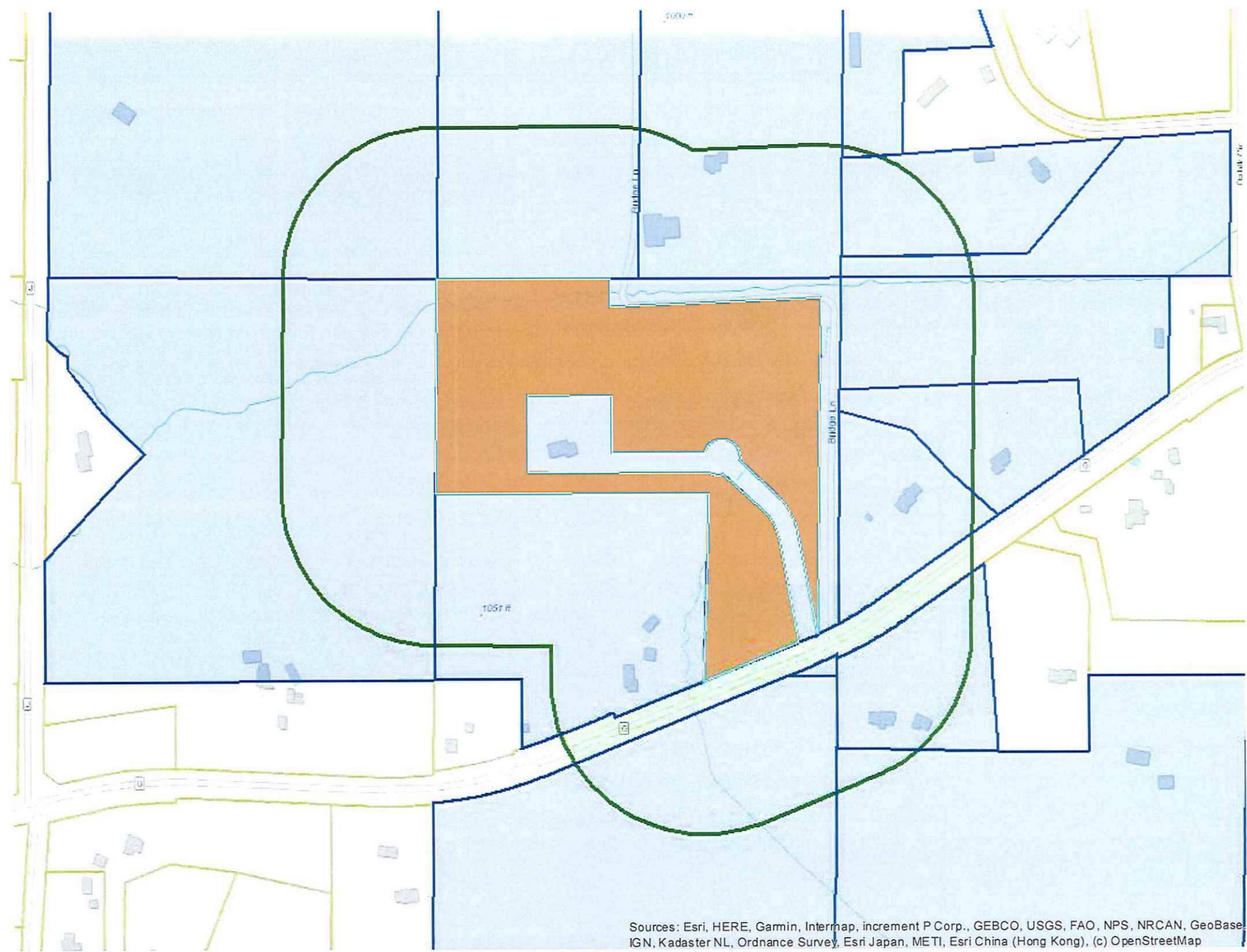
HOWARD C DAHLK  
CHRISTINE A DAHLK  
8214 COUNTY HIGHWAY G  
VERONA, WI 53593

WAYNE D HEFTY  
KATHRYN M GOGLIN  
2145 COUNTY HIGHWAY J  
VERONA, WI 53593

MICHAEL P WILLIAMS  
ALLISON E OSTING  
2440 DAHLK CIR  
VERONA, WI 53593

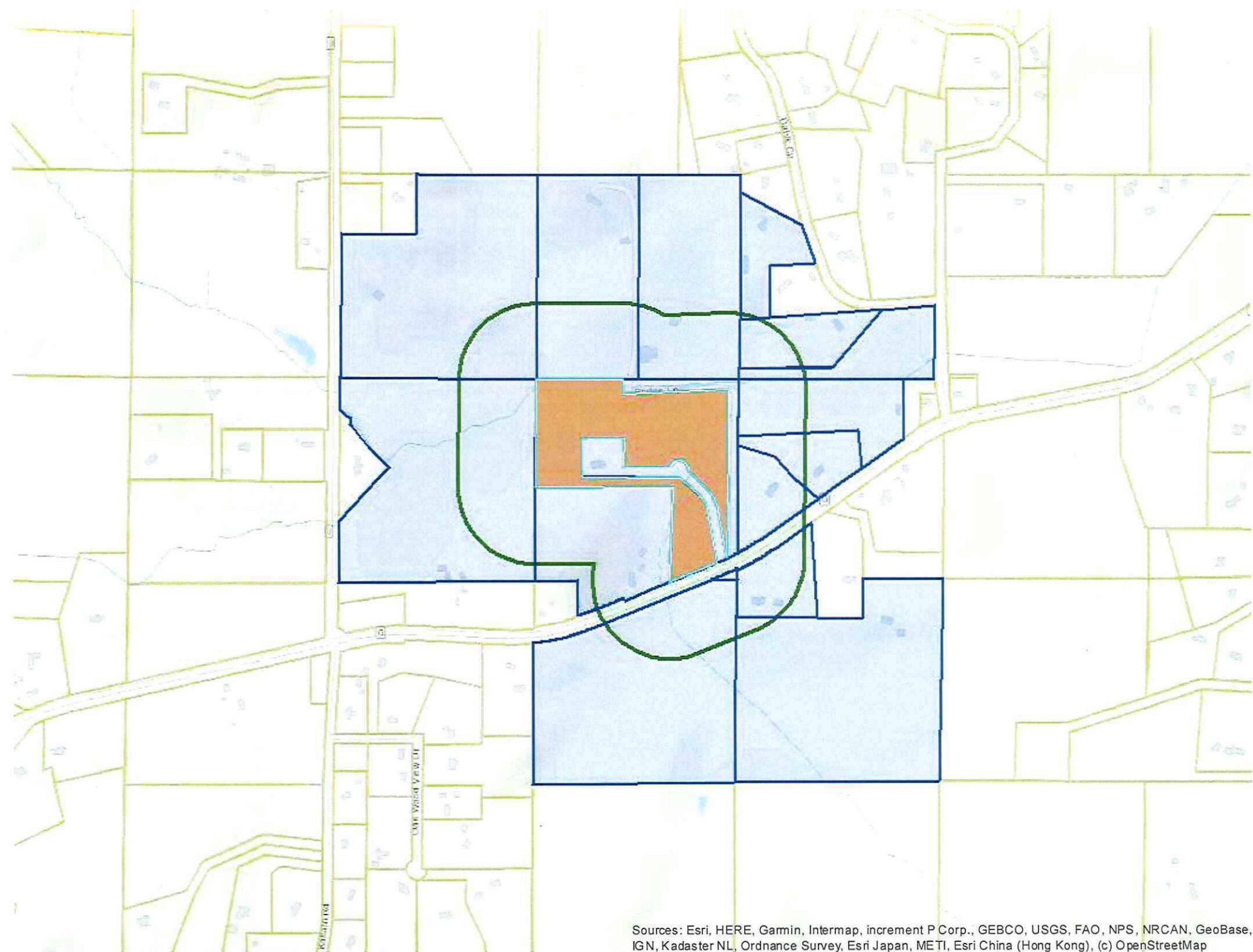
HOWARD C DAHLK  
CHRISTINE A DAHLK  
8214 COUNTY HIGHWAY G  
VERONA, WI 53593

MAURER LIVING TR  
385 WYNNWOOD DR  
VERONA, WI 53593



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





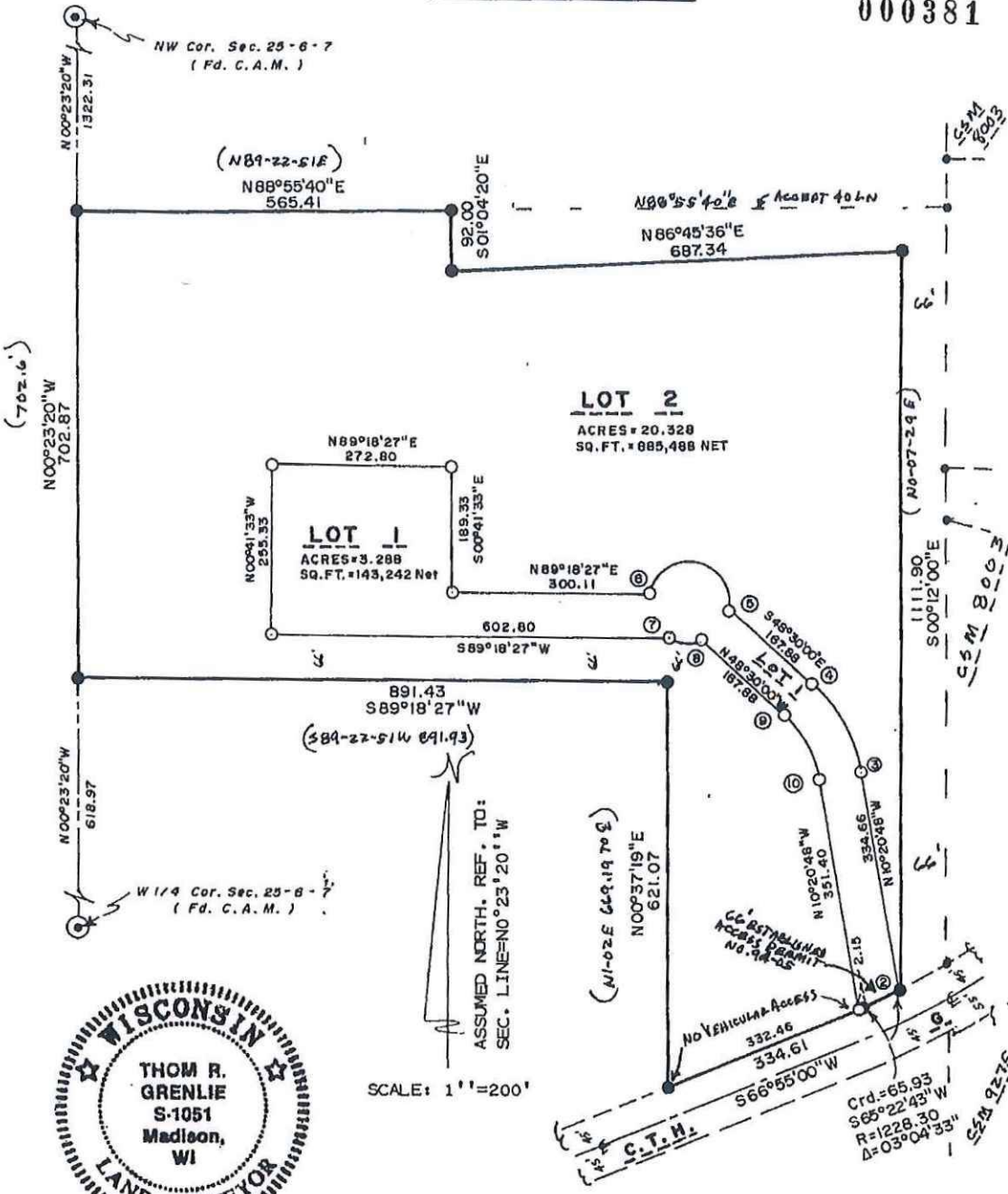
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap



Stock No. 26273

CERTIFIED SURVEY MAP

000381





THOM R. GRENLIE REGISTERED LAND SURVEYOR S1051

000380

114 S. MAIN STREET, VERONA, WISCONSIN 53593 PHONE : 845-6882

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

# CERTIFIED SURVEY MAP

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

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

Thom R. Grenlie 5-2-00  
Thom R. Grenlie, Registered Land Surveyor

### LEGAL DESCRIPTION:

BEING A REDIVISION OF LOTS 1 AND 2, CERTIFIED SURVEY MAP NO. 9336, AS RECORDED IN VOL. 53 OF CERTIFIED SURVEYS, ON PAGE 51, AS DOC. NO. 3126381, AND AS LOCATED IN PART OF THE SW1/4 OF THE NW1/4 OF SECTION 25, T6N, R7E, TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN.

REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.

OWNERS CERTIFICATE: AS OWNERS, WE HEREBY CERTIFY THAT WE CAUSED THE LANDS SHOWN HEREON TO BE SURVEYED, DIVIDED AND MAPPED AS SHOWN. WE 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 NATURAL RESOURCES COMMITTEE FOR APPROVAL.

Karl Hacken

Judy Hacken

NOTARY PUBLIC: PERSONALLY CAME BEFORE ME THIS 2ND, DAY OF MAY, 2000, THE ABOVE-NAMED OWNERS, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES. 1-26-2003

Thom R. Grenlie  
NOTARY PUBLIC

### LEGEND

- Scale: 1 inch = 200 ft.
- iron stake found
- 1"x24" iron pipe set min.wt.=1.13#/ln ft.

SURVEYED HC RT  
 DRAWN HC  
 APPROVED \_\_\_\_\_  
 FIELD BOOK 132-72  
 DATE 5-2-00  
 TAPR/FILE 29-25

PAGE 1 OF 2 PAGES

OFFICE MAP NO. 2795-A

SURVEYED FOR: ED & KRISTIN BRAND 798-4032  
2027 CONTINENTAL LANE, CROSS PLAINS, WI 53528  
 DESCRIPTION-LOCATION: LOTS 1 & 2, CSM NO. 9336,  
AS LOCATED IN THE SW1/4 OF THE NW1/4 OF SECTION 25,  
T6N, R7E, TOWN OF SPRINGDALE, DANE CO, WI  
 APPROVED FOR RECORDING PER DANE COUNTY ZONING &  
NAT RES COMM. action of May 12, 2000  
High Order # 7191  
 REGISTER OF DEEDS CERTIFICATE N. SCRIBNER, AGENT  
 Received for recording this 16th day of  
MAY, 2000 at 9:50 o'clock A.m.  
 and recorded in Volume 56 of Certified  
 Survey Maps of Dane County on Pages 34 & 35.  
Jane Kraft by Madeline Potegal Debit  
 Register of Deeds  
 DOCUMENT # 3213336  
 CERTIFIED SURVEY MAP # 9088 Vol. 56 Page 34.

2/2

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

Lots 1 and 2 of Certified Survey Map 9688 (Vol. 56, Pages 34-35), being part of the Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 25, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin, bounded and described as follows:

Commencing at the West 1/4 corner of said Section 25; thence N00°33'59"E along the West line of Section 25, 619.88' to the point of beginning; thence N00°33'59"E, 702.87' to the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 25; thence N89°52'59"E along the North line of the Southwest 1/4 of the Northwest 1/4 of Section 25, 565.41'; thence S00°07'01"E, 92.00'; thence N87°42'55"E, 687.34'; thence S00°45'19"W, 1111.90' to the Northwesterly right of way line of C.T.H. G; thence Southwesterly, 65.94' along said right of way line and the arc of a curve to the right whose radius is 1228.30' and whose chord bears S66°20'02"W, 65.93'; thence S67°52'19"W along said right of way line, 334.61'; thence N01°34'38"E, 621.07'; thence N89°44'14"W, 891.43' to the point of beginning; subject to any and all easements of record.

I hereby certify that this survey is in compliance with Chap. 236.34 of the Wis. Statutes, and that I have surveyed, monumented, and mapped the lands described hereon, and that this map is a correct representation thereof in accordance with the information provided.

November 27, 2019

\_\_\_\_\_  
Robert A. Talarczyk, P.L.S.

## OWNERS' CERTIFICATE OF DEDICATION:

As owners, we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented hereon. We also certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: Dane County and the Town of Springdale.

WITNESS the hand and seal of said owners this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. In the presence of:

\_\_\_\_\_  
Karl E. Hacker, Trustee  
Hacker Income Trust

\_\_\_\_\_  
Judith A. Hacker, Trustee  
Hacker Income Trust

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

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named Karl E. Hacker and Judith A. Hacker, to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

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

COUNTY APPROVAL: Approved for recording per Dane County Zoning and Land Regulation Committee action of \_\_\_\_\_, by \_\_\_\_\_.

\_\_\_\_\_  
Authorized Representative

TOWNSHIP APPROVAL: This Certified Survey Map and the public dedication shown hereon is approved for recording this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by the Town of Springdale.

\_\_\_\_\_  
Town Clerk

## NOTES:

- 1.) Bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone, NAD83 (2011), in which the West line of the Northwest 1/4 of Section 25 bears N00°33'59"E.
- 2.) Recorded data, when different than measured, is shown in parenthesis.
- 3.) Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.
- 4.) Approximate ordinary high water mark is shown for reference only.
- 5.) Refer to building site information contained in the Dane County Soil Survey.
- 6.) All PLSS witness monuments were found and verified.



TALARCYK  
LAND SURVEYS LLC

W5105 Kubly Road  
New Glarus, WI 53574  
608-527-5216

www.talarczyk surveys.com

JOB NO. 19097  
POINTS 19097  
DRWG. 19097  
DRAWN BY RT

SHEET 2 OF 3

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

Lots 1 and 2 of Certified Survey Map 9688 (Vol. 56, Pages 34-35), being part of the Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 25, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin.

### OWNERS' CERTIFICATE OF DEDICATION:

As owners, we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented hereon. We also certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: Dane County and the Town of Springdale.

WITNESS the hand and seal of said owners this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. In the presence of:

\_\_\_\_\_  
Edward A. Brand

\_\_\_\_\_  
Kristin L. Brand

### STATE OF WISCONSIN)

\_\_\_\_\_  
COUNTY) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named Edward A. Brand and Kristin L. Brand, to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

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

### CONSENT OF CORPORATE MORTGAGEE:

Park Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of part of the above described land, does hereby consent to the surveying, dividing and mapping of the land described on this map, and does hereby consent to the above certificate of Edward A. Brand and Kristin L. Brand, owners.

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

\_\_\_\_\_  
(Print)

\_\_\_\_\_  
(Title)

### STATE OF WISCONSIN)

\_\_\_\_\_  
COUNTY) SS

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

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

REGISTER OF DEEDS CERTIFICATE: Received for record this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_M., and recorded in Vol. \_\_\_\_\_ of Certified Survey Maps of Dane Co., on Pages \_\_\_\_\_.

\_\_\_\_\_  
Register of Deeds

PREPARED FOR:  
Karl Hacker  
805B C.T.H. G  
Verona, WI 53593  
(608) 444-2206



TALARCZYK  
LAND SURVEYS LLC  
W5105 Kubly Road  
New Glarus, WI 53574  
608-527-5216  
www.talarczyk-surveys.com

JOB NO. 19097  
POINTS 19097  
DRWG. 19097  
DRAWN BY RT

SHEET 3 OF 3



SFR-2  
DCPREZ-2019-00023  
Not Effective  
CUP2165

RR-4  
DCPREZ-2019-00023

2122  
CUP  
2395  
Horse Boarding Stables

RM-16  
DCPREZ-2019-00023

AT-35  
DCPREZ-2019-00023

2.27 ACRES RM-16 TO RR-2

8122  
RR-2  
DCPREZ-2019-00023

8038  
RR-4  
DCPREZ-2019-00023

RR-3  
DCPREZ-2019-00023

1.8 ACRES RM-16 TO RR-2

0.68 ACRES RR-2 TO RM-16

8122  
Bridge Ln

SFR-1  
DCPREZ-2019-00023  
8178

RR-4  
DCPREZ-2019-00023

G

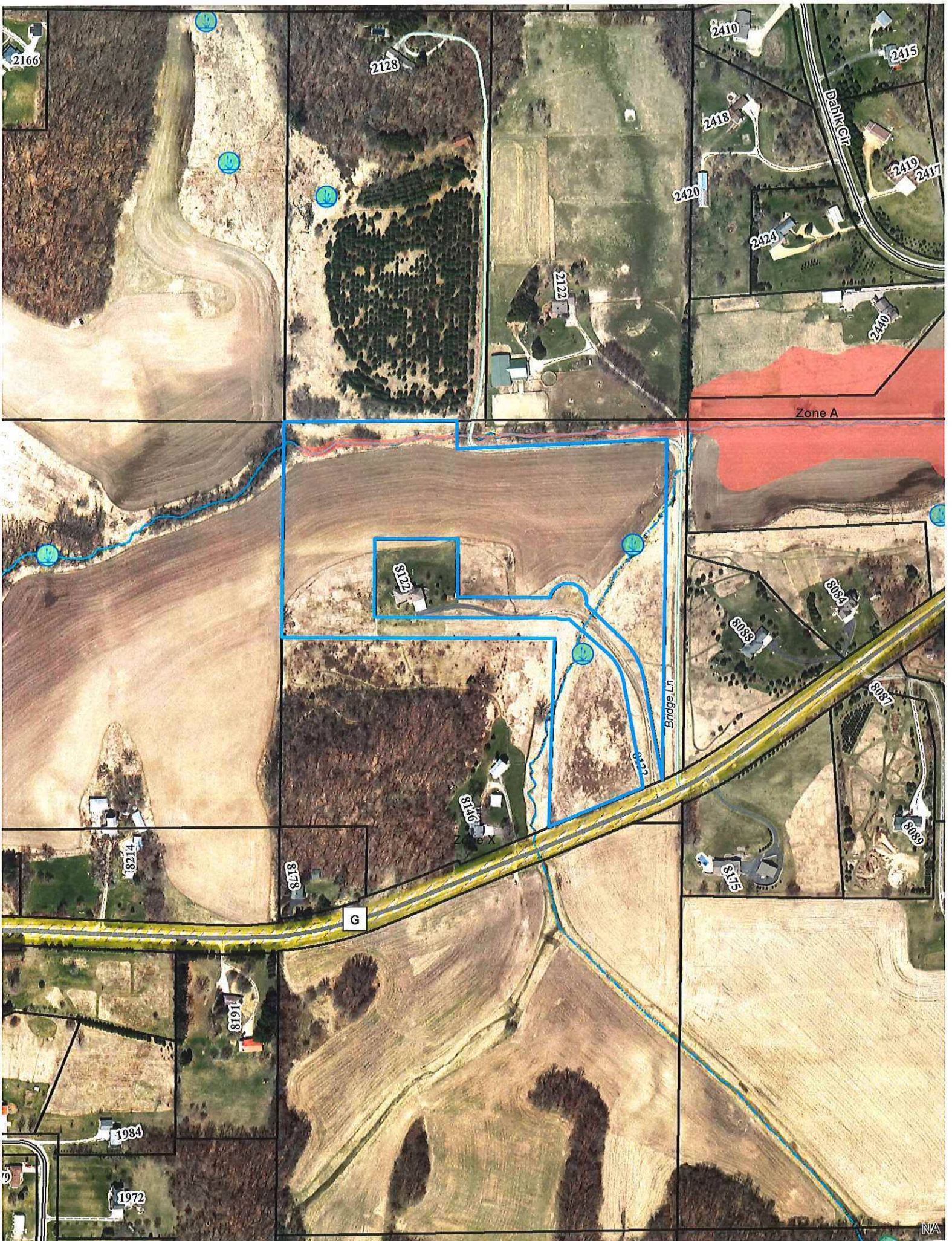
AT-35  
DCPREZ-2019-00023

8175  
RR-4  
DCPREZ-2019-00023

RR-4  
DCPREZ-2019-00023

NA





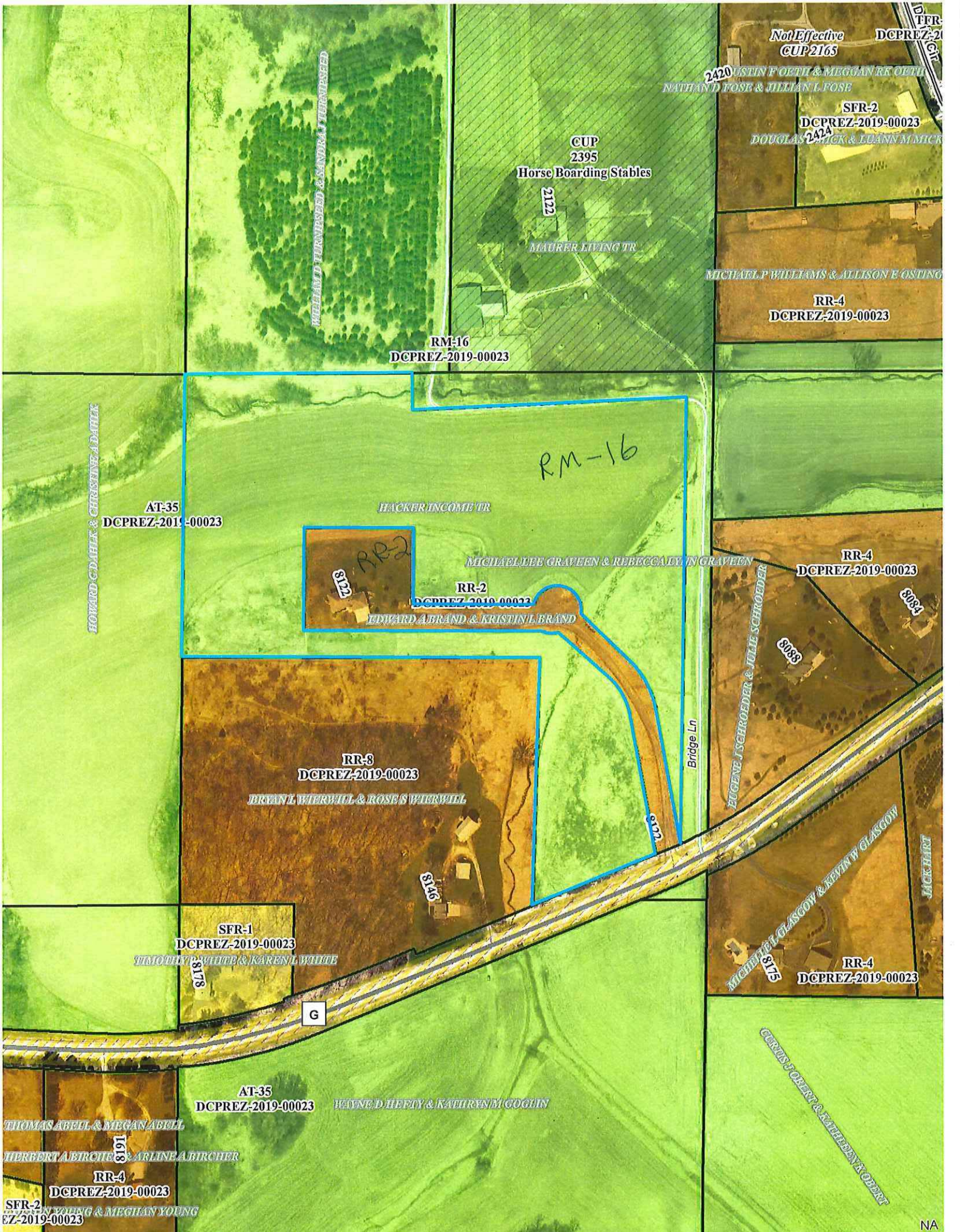
Zone A

Zone X

Bridge Ln

G





Not Effective CUP2165 DCPREZ-2019-00023

2420 JUSTIN F OETH & MEGAN R OETH  
NATHAN D FOSE & JILLIAN L FOSE

SFR-2  
DCPREZ-2019-00023  
DOUGLAS MICK & LUANN M MICK

CUP 2395  
Horse Boarding Stables  
2122

MAURER LIVING TR

MICHAEL P WILLIAMS & ALLISON E OSTING

RR-4  
DCPREZ-2019-00023

RM-16  
DCPREZ-2019-00023

WILLIAM D THOMPSON & SANDRA J THOMPSON

RM-16

HOWARD CDAMLIK & CHRISTINE A DAMLIK

AT-35  
DCPREZ-2019-00023

HACKER INCOME TR

RR-2  
8127

RR-2  
DCPREZ-2019-00023

EDWARD A BRAND & KRISTIN L BRAND

MICHAEL LEE GRAEVEN & REBECCA LYNN GRAEVEN

RR-4  
DCPREZ-2019-00023

EUGENE J SCHROEDER & JULIE SCHROEDER

8088

8084

RR-3  
DCPREZ-2019-00023

BRYAN L WIERWILL & ROSE S WIERWILL

Bridge Ln

8127

8146

MICHAEL J GLASGOW & KEVIN W GLASGOW

8175

RR-4  
DCPREZ-2019-00023

JACK HART

SFR-1  
DCPREZ-2019-00023

TIMOTHY WHITE & KAREN L WHITE

8178

G

AT-35  
DCPREZ-2019-00023

HEYNE D HEFTY & KATHARIN M COGLIN

THOMAS ABELL & MEGAN ABELL

HUBERT A BIRCHER & ARLINE A BIRCHER

8191

RR-4  
DCPREZ-2019-00023

SFR-2  
DCPREZ-2019-00023  
CHRISTIAN YOUNG & MEGHAN YOUNG

CURTIS J OBERT & RUTHEDENY OBERT

