

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
05/19/2017	DCPREZ-2017-11168
Public Hearing Date	C.U.P. Number
07/25/2017	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME HAACK TR	PHONE (with Area Code) (608) 832-6616	AGENT NAME JSD	PHONE (with Area Code) (608) 848-5060
BILLING ADDRESS (Number & Street) 1582 LIBERTY ST		ADDRESS (Number & Street) 161 HORIZON DRIVE	
(City, State, Zip) MOUNT HOREB, WI 53572-2755		(City, State, Zip) Verona, WI 53593	
E-MAIL ADDRESS		E-MAIL ADDRESS todd.buhr@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	
1582 Liberty St.		1582 Liberty St.			
TOWNSHIP PRIMROSE	SECTION 3	TOWNSHIP	SECTION 3	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0507-032-8502-5		0507-032-8150-0			

REASON FOR REZONE	CUP DESCRIPTION
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4 RESIDENTIAL LOTS	
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	RH-1 Rural Homes District	13		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS DJE1	SIGNATURE:(Owner or Agent)
				PRINT NAME:

COMMENTS: DENSITY STUDY SUBMITTED ON 5/17/2017 TO BRIAN STANDING

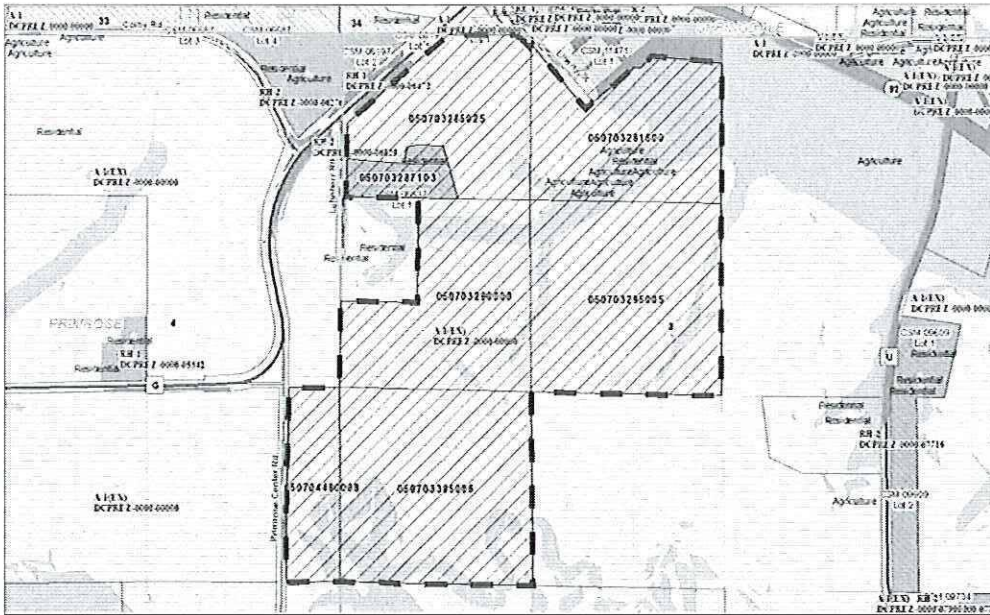
DATE:

DRAFT: FOR DISCUSSION PURPOSES ONLY

IMPORTANT NOTE: ACREAGE VALUES AND OWNERSHIP HEREIN ARE DERIVED FROM HISTORICAL AND CURRENT RECORDS LOCATED AT THE DANE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT (EG. GIS, PLAT BOOKS, ZONING PERMIT DATA, CSM'S, ETC). DENSITY POLICIES VARY AMONG TOWNS AND MAY REQUIRE INTERPRETATION.

Applicant: Haack Trust

Town	Primrose	A-1EX Adoption	12/16/1985	Orig Farm Owner	Rettenmund, Earl E.
Section:	03, 04	Density Number	35	Original Farm Acres	175.97
Density Study Date	5/19/2017	Original Splits	5.03	Available Density Unit(s)	4



Reasons/Notes:

Homesites created to date: 1 per CSM 8637
 NOTE: Based on zoning permit data, existing residence on PIN 0507-032-8150-0 was built prior to 1981, and so does not count against density cap. New development must meet town siting criteria.

Note: Parcels included in the density study reflect farm ownership and acreage as of the date of town plan adoption, or other date specified. Density study is based on the original farm acreage, NOT acreage currently owned.

Parcel #	Acres	Owner Name	CSM
050703287103	4.88	ERIK S KIMBLE	08637
050704480008	11.19	HAACK TR	
050703385006	40.28	HAACK TR	
050703295005	39.57	HAACK TR	
050703290000	30.49	HAACK TR	
050703285025	22.73	HAACK TR	
050703281500	26.82	HAACK TR	

RECEIPT

MADISON
MADISON
210 MARTIN LUTHER KING, JR. BLVD.
CITY TREASURER OFFICE

Application: DCPREZ-2017-11168
Application Type: DaneCounty/Zoning/Rezone/NA
Address:

Receipt No.	807236					
Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
Check	34425	\$486.00	05/19/2017	DJE1		
Owner Info.:	HAACK TR 1582 LIBERTY ST MOUNT HOREB, WI 53572-2755					
Work Description:	Create (4) RH-1 lots					



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>Haack Trust (Bill Haack)</u>	Agent's Name	<u>Todd Buhr, JSD Professional Services</u>
Address	<u>8696 Liberty Street, Mount Horeb, WI</u>	Address	<u>161 Horizon Drive Ste. 101, Verona, WI</u>
	<u>53572</u>		<u>53593</u>
Phone	<u>(608) 832-6616</u>	Phone	<u>(608) 848-5060</u>
Email	<u>williamhaack@outlook.com</u>	Email	<u>todd.buhr@jdsinc.com</u>

Town: Primrose Parcel numbers affected: 048/0507-032-8502-5 and 048/0507-032-8150-0

Section: 03 Property address or location: NW and NE 1/4 of the NW 1/4

Zoning District change: (To / From / # of acres) To RH-1 from A1-Exclusive, 13 acres

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

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:

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
Submitted By: William B Haack Date: 5/18/17



*William Haack
1582 Liberty Street
Mount Horeb, WI 53572*

REZONE DESCRIPTION

Part of the Northeast Quarter of the Northwest Quarter and the Northwest Quarter of the Northwest Quarter of Section 03, Township 05 North, Range 07 East, Town of Primrose, Dane County, Wisconsin more particularly described as follows:

Commencing at the North Quarter Corner of Section 03, aforesaid; thence North 89 degrees 21 minutes 02 seconds West along the North line of the Northwest Quarter, aforesaid, 36.30 feet to the South Quarter corner of Section 34, Township 06 North, Range 07 East; thence North 89 degrees 15 minutes 39 seconds West along the North line of Section 03, aforesaid, 1,386.16 feet to a point on the Southerly right-of-way line of Liberty Street, and the Point of Beginning; thence South 48 degrees 34 minutes 09 seconds East, 125.71 feet; thence North 41 degrees 25 minutes 51 seconds East, 19.46 feet; thence South 41 degrees 05 minutes 59 seconds East, 276.69 feet; thence South 53 degrees 28 minutes 18 seconds East, 302.15 feet; thence South 47 degrees 40 minutes 24 seconds East, 313.90 feet; thence South 58 degrees 04 minutes 28 seconds West, 510.96 feet; thence North 46 degrees 24 minutes 54 seconds West, 980.84 feet; thence North 75 degrees 29 minutes 25 seconds West, 310.78 feet to the southeasterly right-of-way line of County Trunk Highway 'G'; thence North 48 degrees 58 minutes 51 seconds East along the Southeasterly right-of-way line of County Trunk Highway, 290.11 feet to the North line of Section 03, aforesaid; thence South 89 degrees 15 minutes 38 seconds East along said North line, 462.29 feet to the Point of Beginning

Said parcel containing 568,026 square feet or 13.040 acres.

Letter of Transmittal	www.jsdinc.com
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To:	Roger Lane, Zoning Administrator Dane County Planning & Development City County Building, Room 116 210 Martin Luther King Jr. Blvd Madison, WI 53703	cc:	Bill Haack Hans Justeson, JSD Todd Buhr, JSD Kevin Yeska, JSD Matt Fleming, Murphy Desmond S. C.
From:	Rachel Holloway, Planner, JSD	JSD Project Name:	Haack / Liberty Street CSM
Re:	Application for Rezone	JSD Project No.	15-6833
Date:	May 18, 2017	Location:	Liberty Street, Town of Primrose, Dane County

These items have been transmitted via:

<input type="checkbox"/> US Mail	<input type="checkbox"/> DHL/FedEX/UPS	<input checked="" type="checkbox"/> Courier	<input type="checkbox"/> Other	<input type="checkbox"/> Pick-up
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We are transmitting the following:

Copies	Dated	No.	Item Description
1	5/18/17	1	County Application for Zoning Change
1	5/18/17	2	Cover Memo for Town Submittal
1	5/15/17	3	Rezone Legal Description
1	5/18/17	4	Property Exhibit (Haack Farm Tract)
1	5/18/17	5	Basemap with Aerial and Topography
1	5/18/17	6	Site Plan Exhibit A
1	5/18/17	7	Site Exhibits B, C, D (ROW Dedication/Vacation, Dedication, and Pasture Land)
1	5/18/17	8	NRCS Soil Map
1	5/18/17	9	Driveway Easement Agreement with Exhibits
1	5/18/17	10	Legal Description for Liberty Street Vacation
1	5/18/17	11	Legal Description for Liberty Street Dedication
1	5/18/17	12	Check for Rezone Fee (Check #34425, \$486)

They are transmitted as indicated:

<input type="checkbox"/> For your use	<input type="checkbox"/> For Review & Comment	<input checked="" type="checkbox"/> For Approval	<input type="checkbox"/> As Requested
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Notes:

Memorandum

www.jsdinc.com

To: Town of Primrose Plan Commission and Town Board Members
From: Rachel Holloway, Planner, JSD Professional Services
Re: Liberty Street Residential CSM
JSD Project #: 15-6833
Date: May 18, 2017
cc: Hans Justeson (JSD), Bill Haack, Matthew Fleming

On behalf of Bill Haack, JSD submits the enclosed materials for the proposed residential development on Liberty Street in the Town of Primrose. The submittal consists of the following:

1. A request to modify street right-of-way, with associated exhibits
2. Certified Survey Map (CSM)
3. Rezoning request
4. Site Plan
5. Supplemental materials (including FSA aerial imagery, private driveway easement)

This memo is intended to summarize the specifics of the proposal. We request the Town's consideration of the rezoning, CSM, and right-of-way request at the soonest possible Town Board meeting.

Overview

The owner proposes to rezone approximately 13 acres of the Haack farmstead along the south side of Liberty Street from A1-Exclusive Agricultural to the RH-1 Rural Homes zoning district. The intent is to create a 4-lot CSM on 13 acres for single family homes, and utilize the remaining splits available on the land.

The owner also wishes to address an existing street right-of-way (ROW) issue, where the unimproved section of Liberty Street is located in an area with slopes that are too steep to enable Town road construction. The street was part of the 1852 Byam's Addition to Mount Vernon plat, and currently the Haack farm driveway extends beyond the improved roadway. The platted ROW is proposed to be adjusted with a combination of vacation and dedication of lands, as detailed below. All access to and from the new residential lots would be from Liberty Street; no new access is proposed on CTH G.

Compliance with Town and County Land Regulations

The lot layout has been designed to comply with Town and County policies for farmland preservation, land divisions, and zoning. Concept plans for the site were presented to the Town in 2015 for feedback. The Site Plan layout reflects this feedback and uses the preferred layout with two "hammerhead" driveways. The residences are clustered, and a minimum distance of 500 feet is maintained from the adjacent farm residence to the northwest.

Driveways are proposed to meet the criteria of the Town's Driveway Ordinance. The location of the shared driveways minimizes impacts to the steep sloped areas to the greatest extent possible without relying on access from CTH G. The limits of steep sloped areas are represented on the Site Plan. The proposed driveways match the conceptual design approved by the Plan Commission in 2015.

Farmland Preservation and Density Allowance

Town land use policies allow for limited non-farm development, provided it is directed to areas that will not interfere with farming activities and complies with the Town density policy of 1 dwelling unit per 35 acres (following "Density Option A" in the Town Comprehensive Plan). The land has been in agricultural use for decades, and the acreage of the Haacks' "base farm tract" was approximately 177 acres in 1981, according to the Town's Comprehensive Plan. To comply with Town and County farmland preservation policies, a Density Study Report application was submitted to Dane County to confirm the number of splits remaining; review is in progress at this time.

The proposed homes comply with the Town's policy prohibiting residential homes on historically cropped lands, as they are proposed on pasture land (see Site Plan and Exhibit D). Historical FSA slides are provided with this submittal as supplemental information.

Zoning

The lots have been designed in accordance with RH-1 district standards including 150-foot minimum lot width, 2-acre minimum lot size, and minimum building setbacks (30 feet from the ROW edge or 63 feet from the centerline of the road, and side yard setbacks totaling 25 feet with at least 10 feet per side).

Proposed Right-of-Way Adjustment

As noted above, the applicant wishes to adjust the dedicated but unimproved ROW for Liberty Street in order to place the ROW in areas that are less steeply sloped. Currently, the public ROW does not align with the existing driveway and would be prohibitive for construction of a road if the Town decided to do so. The proposed combination of ROW vacation and dedication will result in a more appropriate placement of public ROW, and will align with the proposed site plan and CSM. The enclosed Site Plan and Exhibits provide more information. In Exhibit B, the area in red shows the existing Town ROW that is proposed to be vacated; the green area shows the new Town ROW proposed to be dedicated.

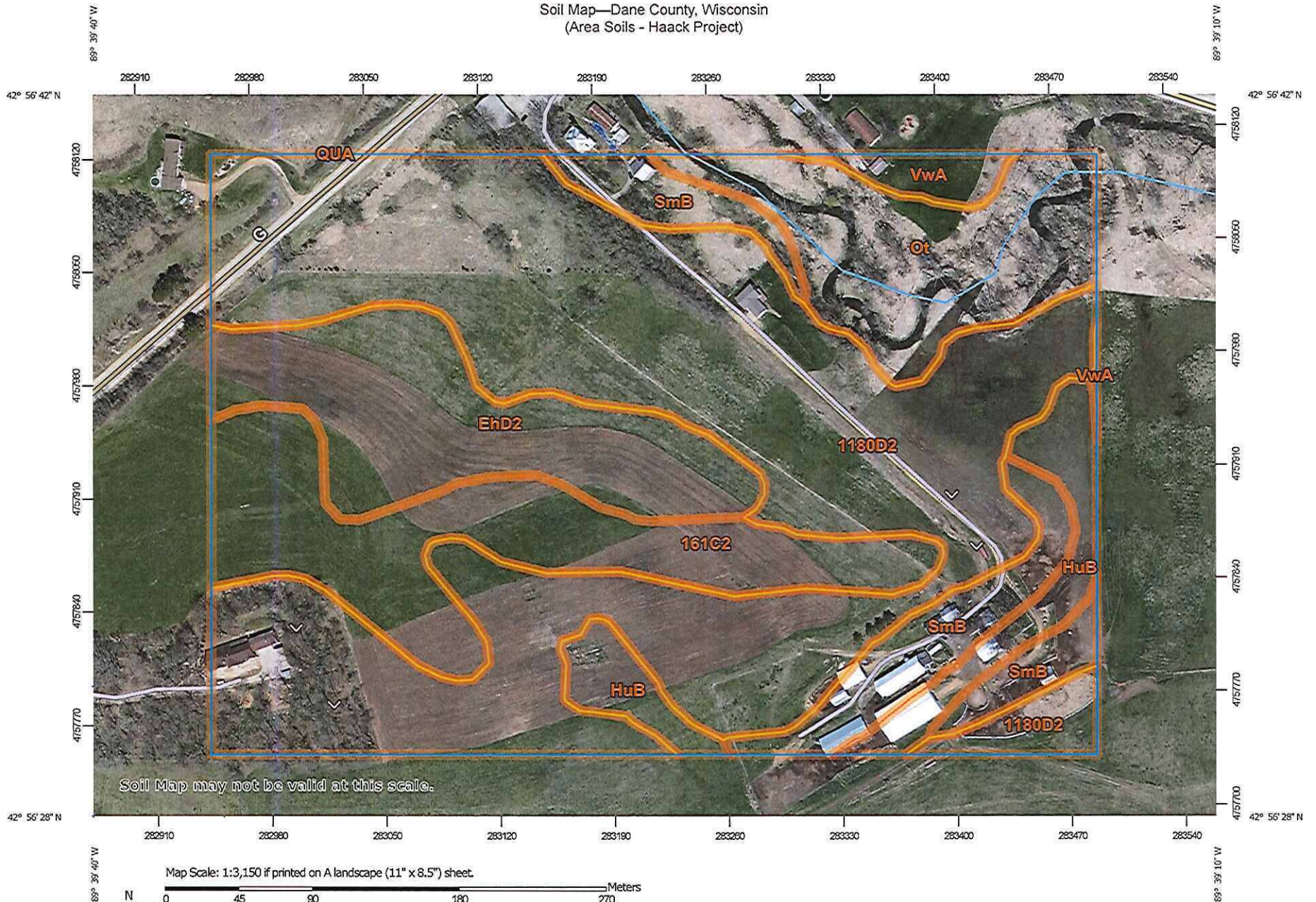
The new dedication area lies partially on land owned by the Haack Trust, and partially on Lot 1 of CSM No. 11471 which is owned by Jai Haack and Katherine Daigh. Documents with the land owners' support for this request will be submitted to the Town.

Because the existing Haack Farm driveway will lie within the Liberty Street ROW, the owner also submits for Town approval a Driveway and Easement Agreement which specifies the rights and responsibilities for access and maintenance of the private driveway.

The intent is to obtain Town approval of the ROW vacation and dedication first, followed by approval of the rezoning and CSM, because the ROW line will determine the boundaries of the private lands. For this reason, the enclosed legal descriptions and exhibits reflect the proposed property boundaries.





































We look forward to receiving the Town's feedback and approval of this development plan.

Soil Map—Dane County, Wisconsin
(Area Soils - Haack Project)



Soil Map—Dane County, Wisconsin
(Area Soils - Haack Project)

MAP LEGEND

Area of Interest (AOI)		 Spoil Area
 Area of Interest (AOI)		 Stony Spot
Soils		 Very Stony Spot
 Soil Map Unit Polygons		 Wet Spot
 Soil Map Unit Lines		 Other
 Soil Map Unit Points		 Special Line Features
Special Point Features		Water Features
 Blowout		 Streams and Canals
 Borrow Pit		Transportation
 Clay Spot		 Rails
 Closed Depression		 Interstate Highways
 Gravel Pit		 US Routes
 Gravelly Spot		 Major Roads
 Landfill		 Local Roads
 Lava Flow		Background
 Marsh or swamp		 Aerial Photography
 Mine or Quarry		
 Miscellaneous Water		
 Perennial Water		
 Rock Outcrop		
 Saline Spot		
 Sandy Spot		
 Severely Eroded Spot		
 Sinkhole		
 Slide or Slip		
 Sodic Spot		

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dane County, Wisconsin
Survey Area Data: Version 15, Sep 27, 2016

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 29, 2011—Jun 13, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Dane County, Wisconsin (WI025)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
161C2	Fivepoints silt loam, 6 to 12 percent slopes, moderately eroded	6.5	13.1%
1180D2	Newglarus-Dunbarton silt loams, 12 to 20 percent slopes, moderately eroded	25.4	50.8%
EhD2	Eleva sandy loam, 12 to 20 percent slopes, eroded	5.9	11.8%
HuB	Huntsville silt loam, 2 to 6 percent slopes	2.6	5.3%
Ot	Otter silt loam	4.9	9.9%
QUA	Quarry	0.0	0.0%
SmB	Seaton silt loam, 2 to 6 percent slopes	3.9	7.8%
VwA	Virgil silt loam, gravelly substratum, 0 to 3 percent slopes	0.7	1.3%
Totals for Area of Interest		50.0	100.0%

Comment [MSOffice1]: The reference is here for the footer. Do not delete the reference!

DRIVEWAY AND EASEMENT AGREEMENT

AGREEMENT, made this _____ day of _____, 2017, by and between **William Haack**, (“Haack”) and the **Town of Primrose**, a body corporate and politic (“Primrose”).

WITNESSETH :

WHEREAS, Haack is the fee simple owner of property legally described as set forth in Exhibit “A” attached hereto and incorporated by reference, in the Town of Primrose, Dane County, Wisconsin (the “Property”); and

Matthew J. Fleming
Murphy & Desmond, S.C.
P.O. Box 2038
Madison, WI 53701-2038

Tax Parcel Nos. 0507-032-0321-0; 0507-032-0382-0;
0507-032-8150-0; 0507-032-8502-5

WHEREAS, Primrose has previously approved a Certified Survey Map (“CSM”), which includes a dedicated but partially unimproved road described on said CSM as Liberty Street; and

WHEREAS, Liberty Street was first platted as part of the Plat of Byam’s Addition to the Village of Mount Vernon and in conjunction with the CSM, a portion of Liberty Street was relocated northeast of its original location to align with a driveway that has been used historically to access the farm on the Property; and

WHEREAS, The relocated portion of Liberty Street is hereby identified as the “Easement Area” and is more fully described in Exhibit “B” attached hereto and incorporated by reference. A map illustrating the location of Liberty Street including the Easement Area is attached hereto and incorporated by reference as Exhibit “C”; and

WHEREAS, the Property abuts the Easement Area for its entire length on the southwest side and for most of the northeast side; and

WHEREAS, Haack wishes to develop the Property and has indicated his willingness to construct a driveway in the Easement Area as an entrance to the Property; and

WHEREAS, Haack has requested that Primrose grant him a permanent non-exclusive easement over the dedicated but portion of Liberty Street for ingress and egress purposes, including vehicular and pedestrian travel to the Property; and

WHEREAS, Primrose of Primrose has acknowledged and agreed that it is responsible to maintain and improve those portions of Liberty Street outside the easement area and serving properties in addition to the Property; and

WHEREAS, Haack has offered to enter into an Agreement providing for the maintenance and improvement of the driveway which is to be constructed over the Easement Area;

NOW, THEREFORE, it is hereby agreed by and between the parties as follows:

1. Primrose hereby conveys to Haack, and to his heirs, successors and assigns, a permanent nonexclusive easement for the purpose of ingress and egress to the Property, including vehicular and pedestrian travel, said easement being granted over the entire above-described Easement Area, for the purpose of maintaining and improving a driveway in the approximate location of the existing driveway within the Easement Area (the "Private Driveway").
2. Haack hereby agrees that he and all future owners of any portion of the Property abutting or served by the Easement Area (the "Owners") shall be jointly and severally responsible for the cost of improving and maintaining the Private Driveway over its entire course. Any driveway improvements shall comply with the Town of Primrose Driveway Ordinance, and all other applicable ordinances and regulations. Once constructed, no improvement to the Private Driveway shall be made without the consent of all of the Owners as to the nature of the improvements and the cost sharing thereof; provided, however, that this paragraph shall not prevent Haack or any Owner from making any improvements to the Private Driveway at their sole expense. The Owners shall be jointly and severally responsible for the cost of any snowplowing in the Private Driveway. The Owners shall both be responsible for any damage that they, their tenants, guests, invitees, licensees or guests of tenants or licensees may cause, either intentionally or through negligence, to the Private Driveway. The party responsible for such damage shall promptly, at its sole cost and expense, make all necessary repairs, restoring the Private Driveway to the condition it was prior to such damage.
3. Haack shall not commence any improvement of the Private Driveway or the until approval of the driveway design by Primrose's Town Engineer but may undertake any reasonable repair and maintenance of the existing driveway in any manner consistent with Town of Primrose ordinances.
4. Primrose reserves the right to improve the Easement Area to town road specifications at any time if the Owners are unable to agree concerning the maintenance responsibilities for the Private Driveway; provided Primrose

gives the Owners at least 90 days' written notice of its intent to improve the Easement Area. If Primrose improves the Easement Area to town road specifications, Primrose may assess the cost of such public roadway improvements to the Owners and to any other party making use of the improvements for access to their properties as special assessments pursuant to Wis. Stats. § 66.0703, and this Easement Agreement shall terminate.

5. Unless Primrose assumes responsibility for the Easement Area as specified in paragraph 5, Primrose shall have no obligation to construct, repair, replace or maintain said Private Driveway, or to perform snow plowing in the Easement Area. Nothing contained herein shall obligate Haack or the Owners to improve the Private Driveway within the Easement Area to Town road specifications.
6. Haack hereby releases Primrose and holds Primrose harmless from any and all liability with respect to his or the Owner's use or maintenance of the Private Driveway provided for in this Easement Agreement.
7. In the event that Haack or the Owners fail to maintain the Private Driveway in the manner contemplated by this Agreement, Primrose may notify Haack and the Owners demanding performance of the required maintenance. If Haack and the Owners fail to perform any such required maintenance, Primrose may perform the maintenance and assess the cost thereof to the Property, including any lots created therefrom and served by the Private Driveway as special charges pursuant to Wis. Stats. § 66.0627.
8. Haack shall be responsible for all costs reasonably incurred by Primrose in the review and inspection of any improvements installed pursuant to this Agreement and for legal and other administrative costs in connection therewith.
9. Unless Primrose assumes responsibility for the Private Driveway as specified in paragraph 5, Haack hereby acknowledges and agrees that the portion of Liberty Street within the Easement Area will never be improved to Primrose town road standards, or otherwise opened as a public road, and Primrose will never have the obligation to do so at any time in the future. The same parties hereby forever waive and relinquish their right to petition or require Primrose to construct the portion of Liberty Street within the Easement Area to town road standards.
10. In the event that any one or more of Haack or the Owners desires to petition Primrose to vacate Liberty Street pursuant to Wis. Stats. § 66.1003 and Primrose approves the vacation, any vacated lands shall remain subject to the terms and conditions of this Agreement.

- 11. This Agreement shall constitute a covenant running with the land, and shall be binding upon the parties, their heirs, successors and assigns. In particular, this Agreement shall not be terminated or affected by the vacation or discontinuance by Primrose of the dedicated Town road upon which these Easements are located.

 William Haack

TOWN OF PRIMROSE

By: _____
 Dale Judd, Town Chairperson

ATTEST:

 Ruth Hansen, Town Clerk

STATE OF WISCONSIN)
) ss.
 COUNTY OF DANE)

Personally came before me this ____ day of _____, 2017, the above-named William Haack, to me known to be the person who executed the foregoing and acknowledged the same.

 Notary Public, State of Wisconsin
 My Commission: _____

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

Personally came before me this ____ day of _____, 2017, the above-named Dale Judd and Ruth Hansen, Town Chairperson and Town Clerk for the Town of Primrose, to me known to be the persons who executed the foregoing and acknowledged the same.

Notary Public, State of Wisconsin
My Commission: _____

This instrument drafted by:
Attorney Matthew J. Fleming



*William Haack
1582 Liberty Street
Mount Horeb, WI 53572*

PARCEL DESCRIPTION
Tax Parcel Number: 048/0507-032-0321-0

Lots One (1), Two (2), Three (3), Four (4), and those parts of Lots Five (5), Six (6), Seven (7) and Eight (8), Block Six (6) lying South of Mt. Vernon Creek, Byam's Addition to the Village of Mt. Vernon, the South 1/2 of vacated Green Street adjacent to said Lot Six (6), and the West 1/2 of vacated Penn Street adjacent to the North 1/2 of Lot Six (6), and including the vacated alley in Block Six (6), South of Mt. Vernon Creek, except that property conveyed by Document No. 3506009, all in the Town of Primrose and Springdale, Dane County, Wisconsin, all in Section Three (3), Township Five (5) North, Range Seven (7) East, Dane County, Wisconsin.

Also, excluding from the property conveyed by this deed, all of vacated Marion Street lying South and East of Mt. Vernon Creek.

Per Quit Claim Deed, Document No. 4013639 and Correction Instrument, Document No. 4864153.



*William Haack
1582 Liberty Street
Mount Horeb, WI 53572*

*PARCEL DESCRIPTION
Tax Parcel Number: 048/0507-032-0382-0*

Lots One (1), Two (2), Three (3), Four (4), and those parts of Lots Five (5), Six (6), Seven (7) and Eight (8), Block Six (6) lying South of Mt. Vernon Creek, Byam's Addition to the Village of Mt. Vernon, the South 1/2 of vacated Green Street adjacent to said Lot Six (6), and the West 1/2 of vacated Penn Street adjacent to the North 1/2 of Lot Six (6), and including the vacated alley in Block Six (6), South of Mt. Vernon Creek, except that property conveyed by Document No. 3506009, all in the Town of Primrose and Springdale, Dane County, Wisconsin, all in Section Three (3), Township Five (5) North, Range Seven (7) East, Dane County, Wisconsin.

Also, excluding from the property conveyed by this deed, all of vacated Marion Street lying South and East of Mt. Vernon Creek.

Per Quit Claim Deed, Document No. 4013639 and Correction Instrument, Document No. 4864153.



*William Haack
1582 Liberty Street
Mount Horeb, WI 53572*

*PARCEL DESCRIPTION
Tax Parcel Number: 048/0507-032-8150-0*

The Northeast 1/4 of the Northwest 1/4 of Section 3, Township 5 North, Range 7 East, in the Town of Primrose, Dane County, Wisconsin, except that part included in Byam's Addition to Mount Vernon.

Per Quit Claim Deed, Document No. 4752185.



*William Haack
1582 Liberty Street
Mount Horeb, WI 53572*

*PARCEL DESCRIPTION
Tax Parcel Number: 048/0507-032-8502-5*

The Southeast 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Northwest 1/4 of Section 3, Township 5 North, Range 7 East, in the Town of Primrose, Dane County, Wisconsin, except that part included in Byam's Addition to Mount Vernon, except Lot 1, CSM No. 8673.

Per Quit Claim Deed, Document No. 4752185.



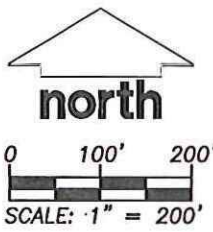
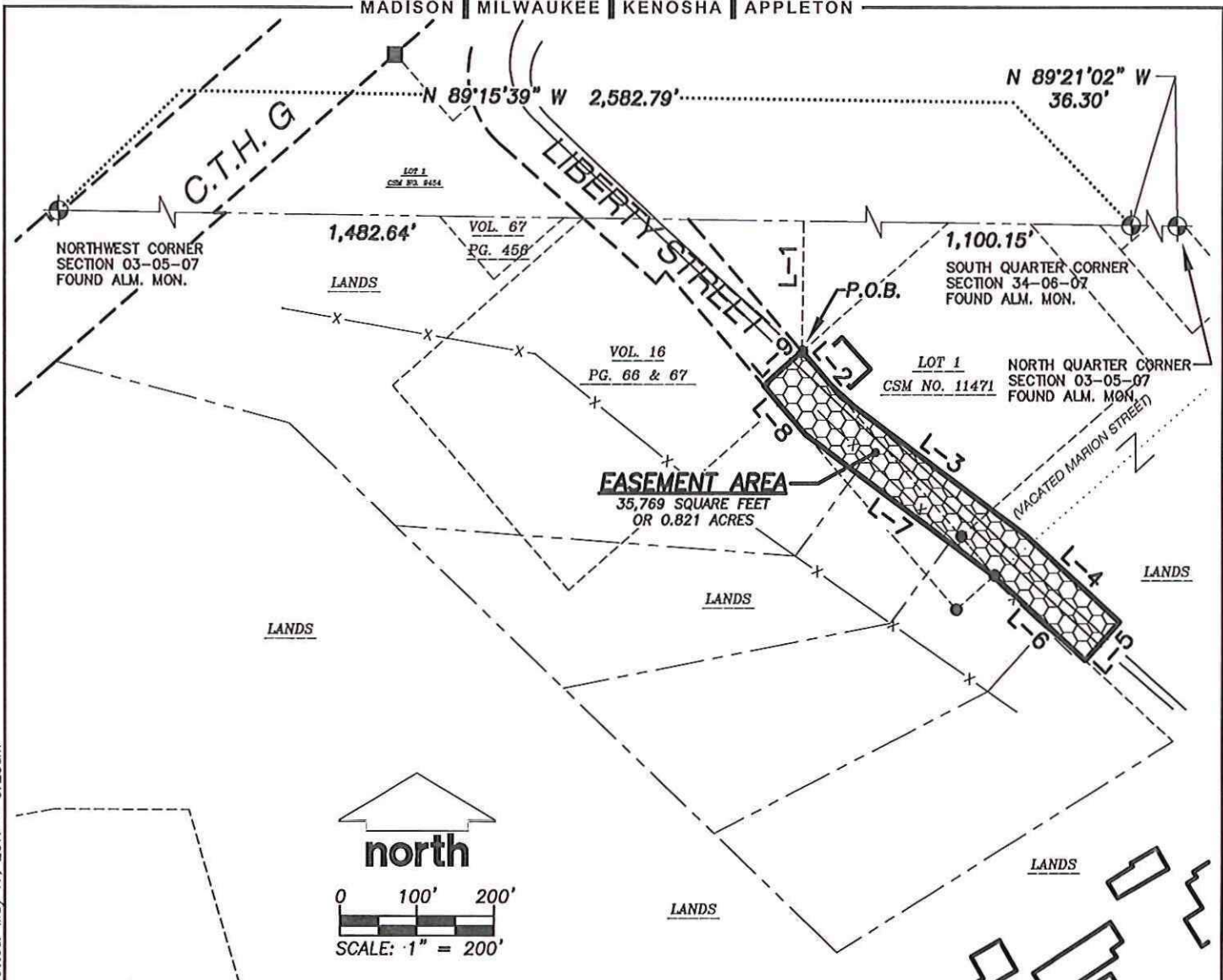
*William Haack
1582 Liberty Street
Mount Horeb, WI 53572*

***EXHIBIT 'B'
LIBERTY STREET EASEMENT***

Part of the Northeast Quarter of the Northwest Quarter of Section 03, Township 05 North, Range 07 East, Town of Primrose, Dane County, Wisconsin more particularly described as follows:

Commencing at the North Quarter Corner of Section 03, aforesaid; thence North 89 degrees 21 minutes 02 seconds West along the North line of the Northwest Quarter, aforesaid, 36.30 feet to the South Quarter corner of Section 34, Township 06 North, Range 07 East; thence North 89 degrees 15 minutes 39 seconds West along the North line of Section 03, aforesaid, 1,100.15 feet; thence South 00 degrees 44 minutes 21 seconds West, 167.05 feet to the Northerly right-of-way line of Liberty Street, being the Point of Beginning; thence South 41 degrees 05 minutes 59 seconds East along said right-of-way line 76.51 feet; thence South 53 degrees 28 minutes 18 seconds East, 298.25 feet; thence South 47 degrees 40 minutes 24 seconds East, 163.36 feet; thence South 42 degrees 19 minutes 36 seconds West, 66.00 feet; thence North 47 degrees 40 minutes 24 seconds West, 160.01 feet; thence North 53 degrees 28 minutes 18 seconds West along said right-of-way line, 302.15 feet; thence North 41 degrees 05 minutes 59 seconds West along said right-of-way line, 83.58 feet; thence North 48 degrees 54 minutes 01 seconds East, 66.02 feet to the Point of Beginning

Said parcel containing 35,769 square feet or 0.821 acres.



LEGEND

- GOVERNMENT CORNER
- EASEMENT AREA
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION LINE
- PLATTED LOT LINE
- PROPOSED LOT LINES
- EASEMENT LINE
- FENCE LINE

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON JUNE 04, 2015.
2. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY. THE NORTH LINE OF THE NORTHWEST QUARTER BEARS N 89°15'39" W.

LINE TABLE

LINE	BEARING	DISTANCE
L-1	S 00°44'21" W	167.05'
L-2	S 41°05'59" E	76.51'
L-3	S 53°28'18" E	298.25'
L-4	S 47°40'24" E	163.36'
L-5	S 42°19'36" W	66.00'
L-6	N 47°40'24" W	160.01'
L-7	N 53°28'18" W	302.15'
L-8	N 41°05'59" W	83.58'
L-9	N 48°54'01" E	66.02'

File: I:\2015\156833\DWG\156833 ROW Easement.dwg User: jk Plotted: May 17, 2017 - 9:25am

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:
HAACK'S FARM
 1582 LIBERTY STREET
 MOUNT HOREB, WI 53572

SHEET TITLE:
**EXHIBIT 'C'
 DRIVEWAY
 EASEMENT**

JSD PROJECT NUMBER:
 15-6833
 DRAWN BY: JK CHECKED BY: TJB
 DATE:
 MAY 16, 2017

SHEET NUMBER:
 1



*William Haack
1582 Liberty Street
Mount Horeb, WI 53572*

LIBERTY STREET VACATION

Part of the Northeast Quarter of the Northwest Quarter of Section 03, Township 05 North, Range 07 East, Town of Primrose, Dane County, Wisconsin more particularly described as follows:

Commencing at the North Quarter Corner of Section 03, aforesaid; thence North 89 degrees 21 minutes 02 seconds West along the North line of the Northwest Quarter, aforesaid, 36.30 feet to the South Quarter corner of Section 34, Township 06 North, Range 07 East; thence North 89 degrees 15 minutes 39 seconds West along the North line of Section 03, aforesaid, 1,093.58 feet; thence South 00 degrees 44 minutes 21 seconds West, 273.35 feet to the Southerly right-of-way line of Liberty Street, being the Point of Beginning; thence South 53 degrees 28 minutes 18 seconds East, 302.15 feet; thence South 47 degrees 40 minutes 24 seconds East, 0.61 feet to the Easterly right-of-way line of Liberty Street; thence South 48 degrees 45 minutes 55 seconds West, 64.81 feet to the Southerly right-of-way line of Liberty Street; thence North 41 degrees 05 minutes 59 seconds West along the South right-of-way line of Liberty Street, 295.89 feet to the Point of Beginning

Said parcel containing 9,597 square feet.

N 89°15'39" W 2,582.79'

N 89°21'02" W 36.30'

NORTHWEST CORNER SECTION 03-05-07 FOUND ALM. MON.

SOUTH QUARTER CORNER SECTION 34-06-07 FOUND ALM. MON.

NORTH QUARTER CORNER SECTION 03-05-07 FOUND ALM. MON.

LOT 1
CSM NO. 11471

R.O.B.

LANDS

25' HAACK FARM DRIVE EASEMENT

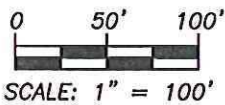
(VACATED MARION STREET)

LANDS

VACATION
9,597 SQUARE FEET
OR 0.220 ACRES

CENTERLINE OF HAACK FARM DRIVEWAY

LANDS



LEGEND

- GOVERNMENT CORNER
- PLAT BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION LINE
- PLATTED LOT LINE
- EASEMENT LINE
- FENCE LINE

NOTES

1. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY. THE NORTH LINE OF THE NORTHWEST QUARTER BEARS N 89°15'39" W.

LINE TABLE

LINE	BEARING	DISTANCE
L-1	S 53°28'18" E	302.15'
L-2	S 47°40'24" E	0.61'
L-3	S 48°45'55" W	64.81'
L-4	N 41°05'59" W	295.89'

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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:
HAACK'S FARM
 1582 LIBERTY STREET
 MOUNT HOREB, WI 53572

SHEET TITLE:
**RIGHT-OF-WAY
 VACATION**

JSD PROJECT NUMBER:
 15-6833
 DRAWN BY: JK CHECKED BY: TJB
 DATE:
 MAY 12, 2017

SHEET NUMBER:
 1



*William Haack
1582 Liberty Street
Mount Horeb, WI 53572*

LIBERTY STREET DEDICATION

Part of Lot 1, Certified Survey Map No. 11471, recorded in Volume 70 of Certified Survey Maps of Dane County, on Pages 16-17, as Document No. 4085798, and part of the Northeast Quarter of the Northwest Quarter of Section 03, Township 05 North, Range 07 East, Town of Primrose, Dane County, Wisconsin more particularly described as follows:

Commencing at the North Quarter Corner of Section 03, aforesaid; thence North 89 degrees 21 minutes 02 seconds West along the North line of the Northwest Quarter, aforesaid, 36.30 feet to the South Quarter corner of Section 34, Township 06 North, Range 07 East; thence North 89 degrees 15 minutes 39 seconds West along the North line of Section 03, aforesaid, 1,049.11 feet; thence South 00 degrees 44 minutes 21 seconds West, 224.05 feet to the Northerly right-of-way line of Liberty Street, being the Point of Beginning; thence South 53 degrees 28 minutes 18 seconds East, 242.53 feet to the East line of Lot 1, Certified Survey Map No. 11471; thence continuing South 53 degrees 28 minutes 18 seconds East, 55.72 feet; thence South 47 degrees 40 minutes 24 seconds East, 163.36 feet; thence South 42 degrees 19 minutes 36 seconds West, 66.00 feet; thence North 47 degrees 40 minutes 24 seconds West, 159.40 feet to the Easterly right-of-way line of Liberty Street; thence North 48 degrees 45 minutes 55 seconds East along the Easterly right-of-way line of Liberty Street, 1.21 feet to the Northerly right-of-way line of Liberty Street; thence North 41 degrees 05 minutes 59 seconds West along the North right-of-way line of Liberty Street, 65.98 feet to the East line of Lot 1, Certified Survey Map No. 11471; thence continuing North 41 degrees 05 minutes 59 seconds West along said right-of-way line, 236.82 feet to the Point of Beginning

Said parcel containing 20,319 square feet or 0.466 acres.

MADISON | MILWAUKEE | KENOSHA | APPLETON
 N 89°15'39" W 2,582.79'

N 89°21'02" W
 36.30'

NORTHWEST CORNER
 SECTION 03-05-07
 FOUND ALM. MON.

1,049.11'

SOUTH QUARTER CORNER
 SECTION 34-06-07
 FOUND ALM. MON.

NORTH QUARTER CORNER
 SECTION 03-05-07
 FOUND ALM. MON.

MT. VERNON
 CREEK

LOT 1
 CSM NO. 11471

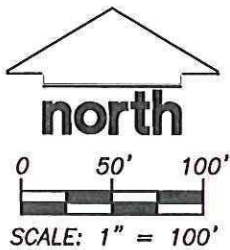
LANDS

LANDS

LANDS

DEDICATION
 20,319 SQUARE FEET
 OR 0.466 ACRES

CENTERLINE OF
 HAACK FARM
 DRIVEWAY



LEGEND

- GOVERNMENT CORNER
- PLAT BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION LINE
- PLATTED LOT LINE
- EASEMENT LINE
- FENCE LINE

NOTES

1. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY. THE NORTH LINE OF THE NORTHWEST QUARTER BEARS N 89°15'39" W.

LINE TABLE

LINE	BEARING	DISTANCE
L-1	S 53°28'18" E	242.53'
L-2	S 53°28'18" E	55.72'
L-3	S 47°40'24" E	163.36'
L-4	S 42°19'36" W	66.00'
L-5	N 47°40'24" W	159.40'
L-6	N 48°45'55" E	1.21'
L-7	N 41°05'59" W	65.98'
L-8	N 41°05'59" W	236.82'

File: I:\2015\156833\DWG\156833 ROW Exhibit.dwg Layout: 8.5x11port User: jk Plotted: May 18, 2017 - 3:30pm

JSD Professional Services, Inc.
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MADISON REGIONAL OFFICE
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PROJECT:
HAACK'S FARM
 1582 LIBERTY STREET
 MOUNT HOREB, WI 53572

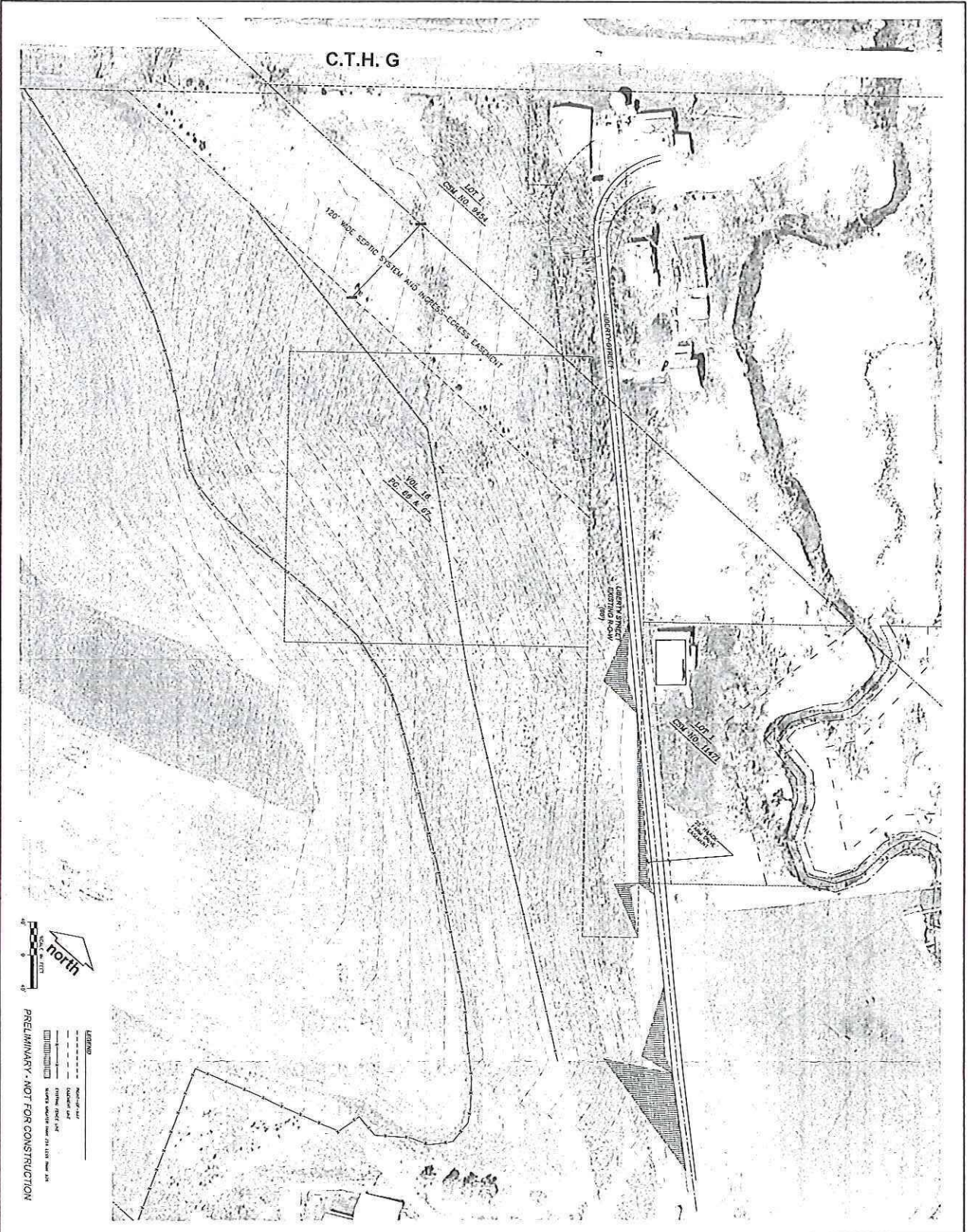
SHEET TITLE:
**RIGHT-OF-WAY
 DEDICATION**

JSD PROJECT NUMBER:
 15-6833

DRAWN BY: JK CHECKED BY: TJB

DATE:
 MAY 12, 2017

SHEET NUMBER:
 1



JSD Johnson & Sons, Inc.
 12100 W. 121st Street, Suite 100
 Overland Park, KS 66204
 Phone: 913.241.1210
 Fax: 913.241.1211
 www.johnsonandsons.com

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LIBERTY STREET PRIVATE DRIVE

BILL HANCOCK
 1881 LIBERTY STREET
 MOUNTAIN VIEW, KS 66204
 913.241.1210
 www.johnsonandsons.com

BASEMAP

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