

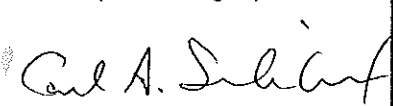
Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
12/22/2014	DCPREZ-2014-10813
Public Hearing Date	C.U.P. Number
02/24/2015	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME HOESLY LIVING TR, BETTE	PHONE (with Area Code) (608) 764-2670	AGENT NAME AXLEY BRYNELSON, LLP	PHONE (with Area Code) (608) 260-2472
BILLING ADDRESS (Number & Street) PO BOX 24		ADDRESS (Number & Street) 2 E. MIFFLIN STREET, SUITE 200	
(City, State, Zip) CAMBRIDGE, WI 53523		(City, State, Zip) MADISON, WI 53703	
E-MAIL ADDRESS HOESLY.BETTE@YAHOO.COM		E-MAIL ADDRESS CSINDERBRAND@AXLEY.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	
2998 FADNESS ROAD					
TOWNSHIP CHRISTIANA	SECTION 3	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0612-033-8501-0					

REASON FOR REZONE			CUP DESCRIPTION	
REZONE TO CREATE ADDITIONAL BUILDABLE LOTS.				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	A-2 Agriculture District	25.8		
A-1Ex Exclusive Ag District	RH-1 Rural Homes District	3.3		
A-1Ex Exclusive Ag District	RH-1 Rural Homes District	3.0		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	INSPECTOR'S INITIALS PMK2	SIGNATURE:(Owner or Agent) 
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		PRINT NAME: Carl A. Sinderbrand
COMMENTS: REZONE TO CREATE ADDITIONAL BUILDABLE LOTS.				DATE: 12/22/14



AXLEY BRYNELSON, LLP

• • • • •

CARL A. SINDERBRAND
(608) 260-2472
csinderbrand@axley.com

December 15, 2014

RECEIVED

Dane County Planning & Development
210 Martin Luther King Jr. Boulevard
Madison, WI 53703

DEC 19 2014

Re: Zoning Change Application
Bette Hoesly Living Trust (Town of Christiana)

DANE COUNTY PLANNING & DEVELOPMENT

Gentlemen:

Enclosed is a Zoning Change Application, which we are submitting on behalf of Bette Hoesly for property in the Town of Christiana. Also enclosed is a check in the amount of \$486.00 to cover the application fee.

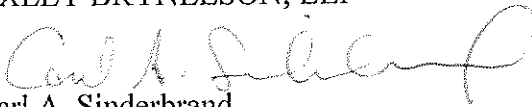
The purpose of the application is for a land division to create two splits to which the owner is entitled, and to rezone those splits from A-1 Exclusive to RH-1. The property that is the subject of this application previously was the subject of a prior application, which we understand was acceptable to Dane County but was rejected by the Town. Accordingly, there already are records regarding this property, including a density report that was prepared by Majid Allen in May 2013. A copy of that letter report also is included in this submittal.

We also are providing a copy of this application to the Town of Christiana, together with the enclosed Plan Commission Application to the Town. Therefore, each jurisdiction will have the same set of documents.

Please let me know if you need any additional information to act on this application. Thank you.

Sincerely,

AXLEY BRYNELSON, LLP


Carl A. Sinderbrand
CAS:mj

Enclosures

cc: Town of Christiana
Ms. Bette Hoesly

FAEAFDATA\19639\72746\01584050.DOC



AXLEY BRYNELSON, LLP

• • • • •

CARL A. SINDERBRAND
(608) 260-2472
csinderbrand@axley.com

December 18, 2014

Town of Christiana Planning Commission
773 Koshkonong Road
Cambridge, WI 53523

RE: Application for Rezone, Conditional Use Permit or Land Division
Bette Hoesly Living Trust

Gentlemen:

Enclosed please find a Plan Commission Application for Rezone, Conditional Use Permit or Land Division, which is being submitted on behalf of the owner of the subject property. Also enclosed is our check in the amount of \$175.00 to cover the application and hearing fee.

The purpose of this application is to obtain approval for a land division for splits to which the owner is entitled, together with a rezone of the new lots to RH-1. This property was the subject of a prior application, which we understand was acceptable to Dane County but not approved by the Town.

We understand that this application will be placed on the agenda for the next public hearing, which will be in January 2015. We will be prepared to address any issues that you may have at that time.

We also have submitted our zoning application to Dane County, and have enclosed a copy of that application with this submittal.

Please do not hesitate to contact me directly if you have any questions or need additional information.

Sincerely,

AXLEY BRYNELSON, LLP

Carl A. Sinderbrand
CAS/mj
Enclosures

cc: Ms. Bette Hoesly
Dane County Planning & Development

F:\EAFDATA\19639\72746\01584092.DOC



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 Bette Hoesly Living Trust
 Address P.O. Box 24
Cambridge, WI 53523
 Phone (608) 764-2670
 Email hoesly.bette@yahoo.com

Agent's Name Carl Sinderbrand
 Address 2 E. Mifflin St., Ste 200
Madison, WI 53703
 Phone (608) 260-2472
 Email csinderbrand@axley.com

Town: Christiana Parcel numbers affected: 016/0612-033-8501-0

Section: 03 Property address or location: Corner of SE corner of HWY 73 and Fadness Road

Zoning District change: (To / From / # of acres) See attached Exhibit A

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

See attached.

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:

See attached Exhibits A, B, and C.

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

Submitted By: Carl A. Sinderbrand

Date: 12/12/14

Exhibit A:

Owner: Bette Hoesly Living Trust

Property: Tax ID No. 016/0612-033-8501-0

Purpose: Rezoning and Land Division Application

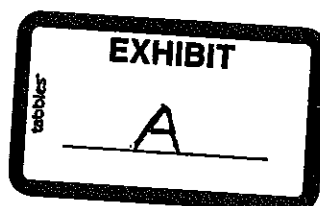
Summary: The Preliminary Certified Survey Map ("PCSM"), as set forth on Exhibit B, is the Owner's proposed plan for the use of two (2) of the three (3) splits legally allocated to the Property. Under this proposal, the Property, which is approximately thirty-five (35) acres, shall be divided to create three (3) lots, with a fourth lot to be created when the mandatory five (5) year phasing requirement expires. Therefore, future Lot 4 is shown for reference and is intended to provide context for the total site plan.

The PCSM sets forth sixty-six (66) feet of frontage on Fadness Road which is proposed as a joint driveway for all proposed and future residential lots on the Property. The placement of the lots is intended to minimize the impact on the surrounding agricultural land, preserve a large track of agricultural production land, and maintain the stated intent of the agricultural district. The Owner desires the lots on the PCSM to have the following zoning: (1) Lot 1 to A-2; (2) Lot 2 to RH-1; (3) Lot 3 to RH-1; and (4) after five years from the date of this approval, Lot 4 to RH-1. Each of these lots satisfies the acreage restrictions in Chapter 8 of the Town's Comprehensive Plan.

Intent or Purpose of Application: This application is being submitted for the rezoning of proposed Lots 2 and 3 to RH-1, and the rezoning of Lot 1 to A-2. Further, this application seeks the approval of the use of two (2) of the three (3) splits that are legally allocated to the Property. As stated above, it is the Owner's long term plan to create four (4) total lots on the Property. The legal basis for these splits is discussed in the section below entitled "Splits Allocated to the Property."

Current Use and Look of the Property: The Property is currently being farmed; and it has a two-story residence and a number of agricultural buildings with frontage on Fadness Road. Importantly, the vast majority of the acreage shall remain farm land and is consistent with the character and intent of the agricultural district. The proposed lots were intentionally clustered on the eastern property line as to leave as much tillable land as possible for the remaining farm operations. Additionally, the residential lots can enjoy and enhance the existing fence/tree line. The Owner believes its lot placement helps maintain the character of the property while staying true to the Town and County Comprehensive Plans.

Splits Allocated to the Property: The Property has an original, unused eligibility for a split, pursuant to Chapter 8 of the Town Comprehensive Plan. Further, the Property was allocated two (2) additional splits from an 80.80 acre parcel previously owned by Owner and sold to the Mikkelsons (hereinafter the "Mikkelson property"). A copy of the *Allocation of Development Rights* is attached hereto as Exhibit C and incorporated herein. In a letter dated May 21, 2013, Dane County Senior Planner Majid Allan acknowledged and recognized the transfer of those two (2) splits to the Property. Mr. Allan's letter and accompanying density study are also attached hereto as Exhibit C.



Chapter 8 of the Town Comprehensive Plan further provides that farm parcels eligible for more than one split can create only one additional lot every five years. Since the Mikkelson property was eligible for two splits, both of which have been transferred to the applicant's property, the subject property is presently eligible for its original split and one of the two Mikkelson splits, and the remaining Mikkelson split can be used to create a lot beginning five years after approval of this application.

At the time of the prior application, the Town expressed concern that it had not approved the allocation of the two splits to the subject property. Town approval is not required because this was an allocation under Town Comprehensive Plan Chapter 8, section 14.A. See attached, previously recorded "Allocation of Development Rights." Under Chapter 8, section 14.B.i, the Town "may consider transfers of splits between multiple owners on a case-by-case basis." However, under section 14.A., there is no requirement or opportunity for Town consideration for transfers "between multiple original farm units currently under single ownership." At the time of the transfer, the Bette Hoesly Living Trust was the owner of both the subject property and what is now the Mikkelson property. The two available splits were retained by the owner and transferred to the subject property at the time of the sale to Mikkelsons, *i.e.*, the splits were never part of the property owned by anyone other than Hoesly. The Town therefore had no role in the splits transfer, and no right to reject or deny the splits transfer. This is the only conclusion that is consistent with recognition of the splits by Dane County, which was instrumental in preparing the Town Comprehensive Plan.

Proposed Lots:

Lots 1 (including future Lot 4)

Parts of the NW ¼ of the SW ¼ and the SW ¼ of the SW ¼ of Section 3, T.6N., R.12E., Town of Christiana, Dane County, Wisconsin, described as follows:

Commencing at the West ¼ corner of Section 3; thence N88°28'E, 362 feet to the point of beginning; thence continue N88°28'E, 660 feet; thence South, 875 feet; thence East, 285 feet to the East line of the NW ¼ - SW ¼; thence South, 458 feet; thence S87°49'W, 980 feet; thence N0°05'E, 396 feet; thence N21°E, 168 feet; thence N0°05'E, 270 feet; thence N89°55'W, 332 feet to the East line of State Trunk Highway 73; thence N2°57'E, 295 feet; thence N0°28'E, 219 feet; thence N39°14'E, 55 feet; thence N88°15'E, 254 feet; thence North, 42 feet to the point of beginning.

The above described containing 28.8 acres more or less.

Lot 2

Part of the NW ¼ of the SW ¼ of Section 3, T.6N., R.12E., Town of Christiana, Dane County, Wisconsin, described as follows:

Commencing at the West ¼ corner of Section 3; thence N88°28'E, 1022 feet to the point of beginning; thence continue N88°28'E, 285 feet to the Northeast corner of the NW ¼ of the SW ¼; thence South along the East line of said ¼ - ¼, 511 feet; thence West, 285 feet; thence North, 499 feet to the point of beginning. The above described containing 3.3 acres more or less.

Lot 3

Part of the NW ¼ of the SW ¼ of Section 3, T.6N., R.12E., Town of Christiana, Dane County, Wisconsin, described as follows:

Commencing at the West ¼ corner of Section 3; thence N88°28'E, 1301 feet to the Northeast corner of the NW ¼ of the SW ¼; thence South along the East line of said ¼ - ¼, 511 feet to the point of beginning; thence continue South along said line, 458 feet; thence West, 285 feet; thence North, 458 feet; thence East, 285 feet to the point of beginning. The above described containing 3.0 acres more or less.

Future Split:

Lot 1

Parts of the NW ¼ of the SW ¼ and the SW ¼ of the SW ¼ of Section 3, T.6N., R.12E., Town of Christiana, Dane County, Wisconsin, described as follows:

Commencing at the West ¼ corner of Section 3; thence N88°28'E, 362 feet to the point of beginning; thence continue N88°28'E, 660 feet; thence South, 1432 feet; thence S87°49'W, 695 feet; thence N0°05'E, 396 feet; thence N21°E, 168 feet; thence N0°05'E, 270 feet; thence N89°55'W, 332 feet to the East line of State Trunk Highway 73; thence N2°57'E, 295 feet; thence N0°28'E, 219 feet; thence N39°14'E, 55 feet; thence N88°15'E, 254 feet; thence North, 42 feet to the point of beginning.

The above described containing 25.8 acres more or less.

Future: Lot 4

Parts of the NW ¼ of the SW ¼ and the SW ¼ of the SW ¼ of Section 3, T.6N., R.12E., Town of Christiana, Dane County, Wisconsin, described as follows:

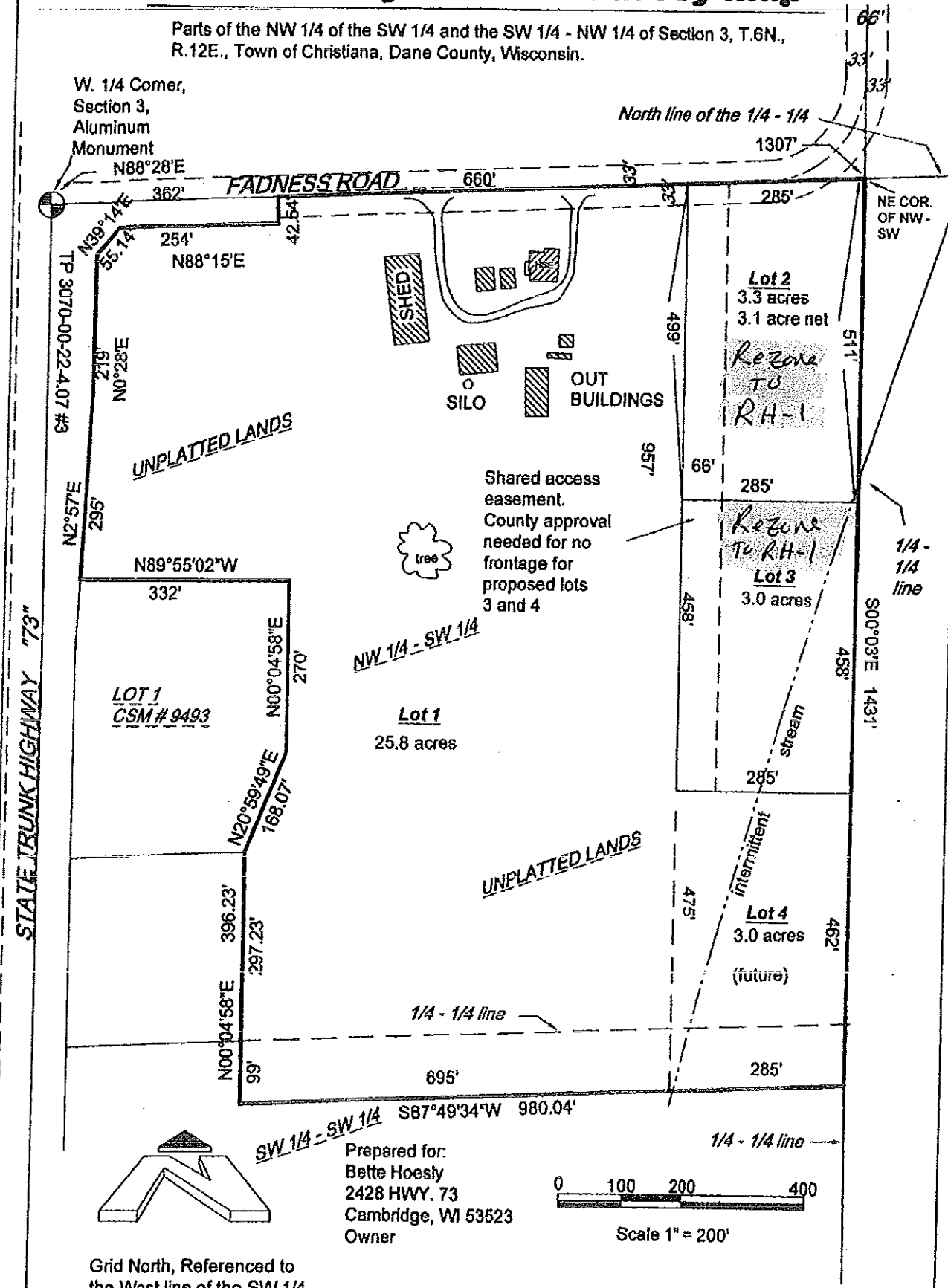
Commencing at the West ¼ corner of Section 3; thence N88°28'E, 1301 feet to the Northeast corner of the NW ¼ of the SW ¼; thence South along the East line of said ¼ - ¼, 969 feet to the point of beginning; thence continue South along said line, 462 feet; thence West, 285 feet; thence North, 458 feet; thence East, 475 feet; thence East, 285 feet to the point of beginning.

The above described containing 3.0 acres more or less.

Preliminary Certified Survey Map

Parts of the NW 1/4 of the SW 1/4 and the SW 1/4 - NW 1/4 of Section 3, T.6N., R.12E., Town of Christiana, Dane County, Wisconsin.

W. 1/4 Corner,
Section 3,
Aluminum
Monument



STATE TRUNK HIGHWAY "73"

FADNESS ROAD

LOT 1
CSM # 9493

Lot 2
3.3 acres
3.1 acre net

*Rezone
TO
RH-1*

*Rezone
TO RH-1*
Lot 3
3.0 acres

Lot 4
3.0 acres
(future)

SHED

SILO

OUT BUILDINGS

Shared access
easement.
County approval
needed for no
frontage for
proposed lots
3 and 4



NW 1/4 - SW 1/4

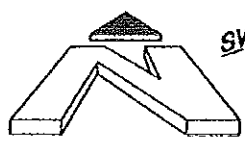
UNPLATTED LANDS

1/4 - 1/4 line

695'

S87°49'34"W 980.04'

1/4 - 1/4 line



Grid North, Referenced to
the West line of the SW 1/4

Prepared for:
Bette Hoesly
2428 HWY. 73
Cambridge, WI 53523
Owner



Scale 1" = 200'

Preliminary Certified Survey Map

Parts of the NW 1/4 of the SW 1/4 and the SW 1/4 - NW 1/4 of Section 3, T.6N., R.12E., Town of Christiana, Dane County, Wisconsin.

W. 1/4 Corner,
Section 3,
Aluminum
Monument

N88°28'E

FADNESS ROAD

F 660^{SS(R)}

North line of the 1/4 - 1/4

1307'

TP 3070-00-22-107 #3
N2°57'E
295'

N88°15'E

N0°28'E

UNPLATTED LANDS

SHED

SILO

OUT BUILDINGS

Lot 2
3.3 acres
3.1 acre net

Shared access
easement.
County approval
needed for no
frontage for
proposed lots
3 and 4

Lot 3
3.0 acres

LOT 1
CSM # 9493

Lot 1
25.8 acres

NW 1/4 - SW 1/4

1/4 - 1/4 line

S00°03'E 1431'

STATE TRUNK HIGHWAY 123

N89°55'02"W

332'

N0°28'E

LOT 1
CSM # 9493

UNPLATTED LANDS

Lot 4
3.0 acres
(future)

1/4 - 1/4 line

SW 1/4 - SW 1/4 S87°49'34"W 980.04'

Prepared for:
Belle Hoesly
2428 HWY. 73
Cambridge, WI 53523

0 100 200 400

Scale 1" = 200'

Grid North, Referenced to
the West line of the SW 1/4

tabbles

EXHIBIT

B



Dane County Planning and Development Department

Room 116, City-County Building, Madison, Wisconsin 53703
Fax (608) 267-1540

Community Development
(608)261-9781, Rm. 421

Planning
(608)266-4251, Rm. 116

Records & Support
(608)266-4251, Rm. 116

Zoning
(608)266-4266, Rm. 116

May 21, 2013

Dave Dinkel
Delivered via email

Dear Dave,

Attached is a density study report for property formerly owned by Bette Hoesly in section 15 of the Town of Christiana. The property is located in the town's Agricultural Preservation District, where the density of non-farm residential development is limited to 1 lot or non-farm use (a/k/a "split") per 35 acres of land owned as of May 3, 1979. The property was owned by Harland Hoesly, and totaled approximately 115 acres as of May 3, 1979, making the property eligible for a total of three (3) splits for non-farm development. No prior splits have been taken from the farm.

The original farm is now owned by Daniel Hoesly (35 acres, PIN# 0612-153-9000-1) and Andrew and Aaron Mikkelson (80 acres, PIN#s 0612-153-8500-8, 0612-153-8120-8, and 0612-152-9500-7). At the time the Mikkelson's purchased their 80 acres from Bette Hoesly in September 2012, the two splits that would've gone with the property were "detached" by the seller, and "allocated" to Ms. Hoesly's other property along Hwy 73 and Fadness Road in section 3 of the town. The town plan includes a provision encouraging buyers and sellers to indicate how many, if any, splits are being transferred at the time of a land sale. Register of Deeds document #4911055 accomplished the allocation of splits to Ms. Hoesly's property in section 3 (see attached).

As a result of the allocation agreement, one (1) possible split remains available to the property owned by Daniel Hoesly, and the other two (2) splits would be available for potential use on the Hoesly property in section 3.

The town plan policy regarding allocating splits doesn't specifically address retaining splits for use on an entirely different property without town oversight and approval. However, town plan policies do allow "intra-ownership" transfers of splits, provided that any such transfer furthers the town's farmland preservation goals and objectives. To fully comply with the town's policy on intra-ownership transfers, a deed restriction and/or agricultural conservation easement running in favor of the town should be recorded on the property now owned by the Mikkelsons. Another question pertains to whether or not transferred splits are subject to the town's 1 per 5 year development phasing limitation. The town policy on transfers states that they are subject to the phasing limitation.

My understanding is that Ms. Hoesly is interested in possibly amending her pending rezone petition #10477 in order to utilize one or more of the transferred splits. That petition proposes to split off an existing residence, create one new lot using the final remaining split available to the property, and also to provide zoning compliance for the remaining land. It appears that this *may* be possible under the town plan. While the only exception to the phasing requirement is for situations involving multiple owners who purchased 35+ acres between May 1979 and January 2003, the intra-ownership transfer policy states that transfers involving multiple farms are, "...limited to transferring 1 split per farm per 5-year period." This is an unusual situation, and ultimately the town plan commission and board will need to render an opinion on the issue of creating two new splits for the same owner within the same five year period. If the town were to support the proposal, a new public hearing would be required since an additional residential lot would be added to the petition.

Please note that this density analysis does not guarantee or preclude town or county approval of a particular land division, rezone, or development proposal. The Town of Christiana Plan Commission and Board of Supervisors review all applications to rezone property, and apply interpretations, standards and criteria as set

EXHIBIT

C

forth in the town land use plan to guide their decisions. Such standards include considerations for soil type, environmental features, site characteristics, compatibility with neighboring uses, proposed location of driveways and utility extensions, and proposed lot size and location. In addition, all rezones are subject to county Zoning Committee, Board, and Executive approval. A copy of this density analysis is being forwarded to the Town of Christiana.

If you have any questions about this density analysis, please contact me by phone at 267-2536, or email at allan@countyofdane.com.

Sincerely,

A handwritten signature in cursive script, appearing to read "Majid Allan".

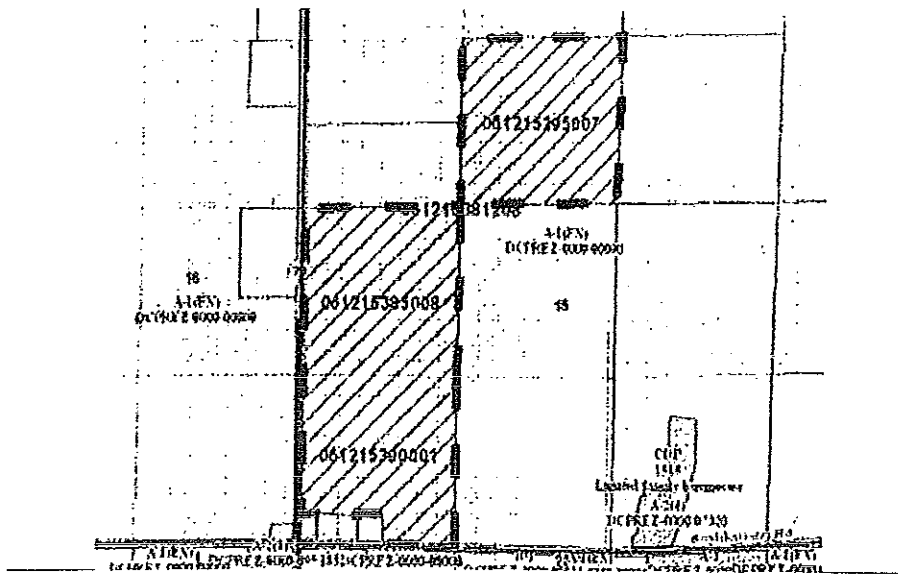
Majid Allan
Senior Planner

cc: Town of Christiana

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.

Public Hearing Date 5/28/2013		Petition Number 10549		Applicant: Dave Dinkel	
Town	Christiana	A-1EX Adoption	7/19/1979	Orig Farm Owner	Harland Hoesly
Section:	15	Density Number	35	Original Farm Acres	114.1
Density Study Date	5/17/2013	Original Splits	3.26	Available Density Unit(s)	3



Reasons/Notes:

The original 1979 farm unit remains eligible for three (3) possible splits. Please see attached correspondence for more information.

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
061215385008	39.11	ANDREW R MIKKELSON & AARON L MIKKELSON	
061215381208	0.01	ANDREW R MIKKELSON & AARON L MIKKELSON	
061215295007	40.25	ANDREW R MIKKELSON & AARON L MIKKELSON	
061215390001	34.99	DANIEL H HOESLY	



**ALLOCATION OF
DEVELOPMENT RIGHTS**
DOCUMENT NAME

DOCUMENT NUMBER

**KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS**

**DOCUMENT #
4911055**

09/11/2012 11:05 AM

Trans. Fee:

Exempt #:

Rec. Fee: 30.00

Pages: 4

RE: Bette L. Hoesly

See attached legal description for Exhibit A and
Exhibit B.

This is not a conveyance pursuant to sec. 77.21(1), Wis. Stats., and does
not, therefore, require a transfer return.

Recording area

Return to:

Mary H. Behling

P.O. Box 15

Cambridge, WI 53523

See attached PINs

Parcel Identification Number(s)

This Allocation of Development Rights is being done to comply with the Town of Christiana Comprehensive Plan, adopted by the Town Board on January 10, 2010, pursuant to the provisions of Chapter 8, "Agricultural Preservation District", "Policies and Programs", #14A, found on page 42 of said Plan.

The undersigned is the owner of the property described on Exhibit A and the property described on Exhibit B. The property described on Exhibit A contains approximately 80.8 acres and the property described on Exhibit B consists of at least 35 acres.

EXHIBIT A

HOESLY/MIKKEISON

PARCEL A:

The Southeast One-Quarter of the Northwest One-Quarter (SE1/4 NW1/4) of Section Fifteen (15), Township Six (6) North, Range Twelve (12) East, in the Town of Christiana, Dane County, Wisconsin, EXCEPTING THEREFROM a parcel of land in the Southeast corner thereof described in Volume 570 of Deeds, Page 8 as Document Number 824788.

TAX ROLL PARCEL NUMBER: 016/0612-152-9500-7
ADDRESS PER TAX ROLL: NO PARCEL ADDRESS AVAILABLE

PARCEL B:

The Northwest One-Quarter of the Southwest One-Quarter of Section Fifteen (15), Township Six (6) North, Range Twelve (12) East, in the Town of Christiana, Dane County, Wisconsin.

TAX ROLL PARCEL NUMBER: 016/0612-153-8500-8
ADDRESS PER TAX ROLL: NO PARCEL ADDRESS AVAILABLE

PARCEL C:

A parcel of land in the East One-Half of the Southwest One-Quarter (E1/2 SW1/4) of Section Fifteen (15), Township Six (6) North, Range Twelve (12) East, in the Town of Christiana, Dane County, Wisconsin, described as follows: Commencing at the Northwest corner of said E1/2 of SW1/4; thence South on the West line of said E1/2 of SW1/4 a distance of 1-1/2 rods; thence Northeasterly to a point on the North line of said E1/2 of SW1/4 which is 1-1/2 rods East of the Northwest corner of said E1/2 of SW1/4; thence West to place of beginning.

TAX ROLL PARCEL NUMBER: 016/0612-153-8120-8
ADDRESS PER TAX ROLL: NO PARCEL ADDRESS AVAILABLE

HOESLY/MIKKELSON

EXHIBIT B

The Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 3, EXCEPT the South 18 rods of the West 20 rods thereof, AND ALSO EXCEPT Certified Survey Map No. 9493. Also, the East 60 rods of the Northerly 6 rods of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$.

TAX ROLL PARCEL NUMBERS:

0612-033-3501-0

0612-033-9000-6

The undersigned does hereby allocate all development rights for future dwelling units (splits) for the parcels described on Exhibit A to her property described on Exhibit B. The parcels described on Attachment A shall retain no current development rights (splits).

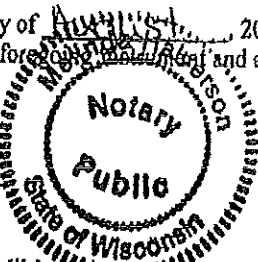
IN WITNESS WHEREOF, the undersigned has executed this Allocation this 24th day of August, 2012.

Bette L. Hoesly
BETTE L. HOESLY

STATE OF WISCONSIN)
) ss
COUNTY OF DANE)

Personally came before me this 24th day of August, 2012, the above-named Bette L. Hoesly, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Melinda Halverson
Notary Public/State of Wisconsin
My commission expires: 7/31/2016



Andrew R. Mikkelsen and Aaron L. Mikkelsen are purchasing the property described in Exhibit A and acknowledge and accept that the current development rights for future dwelling units (splits) have been transferred to other parcels owned by the seller and, therefore, these parcels currently have no development rights (splits).

DATED: 8/24/12

Andrew R. Mikkelsen
Andrew R. Mikkelsen

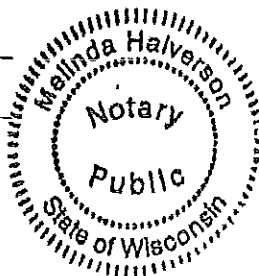
DATED: 8/24/12

Aaron L. Mikkelsen
Aaron L. Mikkelsen

STATE OF WISCONSIN)
) ss
COUNTY OF DANE)

Personally came before me this 24th day of August, 2012, the above-named Andrew R. Mikkelsen and Aaron L. Mikkelsen, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Melinda Halverson
Notary Public/State of Wisconsin
My commission expires: 7/31/2016



Names and Addresses of Landowners Within ¼ Mile

Dollie R. Birkrem (Adjacent) 2970 State Highway 73 Deerfield, WI 53531	Duane Hinchley (Adjacent) Tina Hinchley 2844 State Highway 73 Cambridge, WI 53523
Gerhard Banfi Cynthia Banfi 3028 Fadness Road Deerfield, WI 53531	Duane V. Hinchley 2844 State Highway 73 Cambridge, WI 53523
Edward G. Lovell Roxann Engelstad 3045 Clear View Road Cambridge, WI 53523	Roxann Engelstad 3045 Clear View Road Cambridge, WI 53523
Bryan L. Birkrem Diana M. Birkrem 2966 State Highway 73 Deerfield, WI 53531	Nancy E. Sheahan (Adjacent) David R. Mittlesteadt 4034 Oak Park Road Deerfield, WI 53531
Unknown Owner of Parcel No. 016/0612-044-9500-8 920 Prairie Queen Road Cambridge, WI 53523	Byron L. Buchli Sharon L. Buchli 3055 Fadness Road Deerfield, WI 53531
Edward L. Kubina, Jr. Jo Ann Kubina 3027 State Highway 73 Deerfield, WI 53531	Hoesly Living Tr, Harland and Bette (Adjacent) P.O. Box 24 Cambridge, WI 53523

A-2(1)
DCPREZ-0000-05791A-2(8)

DCPREZ-0000-09504

Not Effective
NRH-1 DCPREZ-0000-9504-2011-10342
Not Effective
R-1 DCPREZ-0000-9504-504
Limited family businesses

73

A-1(EX)
DCPREZ-0000-00000

3078

3035

Not Effective
R-1 DCPREZ-0000-5913
R-2
DCPREZ-0000-09349

3027

A-1(EX)
DCPREZ-0000-00000

Fadness Rd

CUP
3024

Not Effective
A-2 DCPREZ-0000-5913

A-2(1)
DCPREZ-0000-06374

Not Effective
A-2(1) DCPREZ-2012-10477
RH-2 DCPREZ-2012-10477

2998
11

55025C0

73

3002

Not Effective
A-0 DCPREZ-2012-10477

RTH-1
DCPREZ-0000-0762

2970

Hillcrest Rd

R-1
DCPREZ-0000-07147

2966

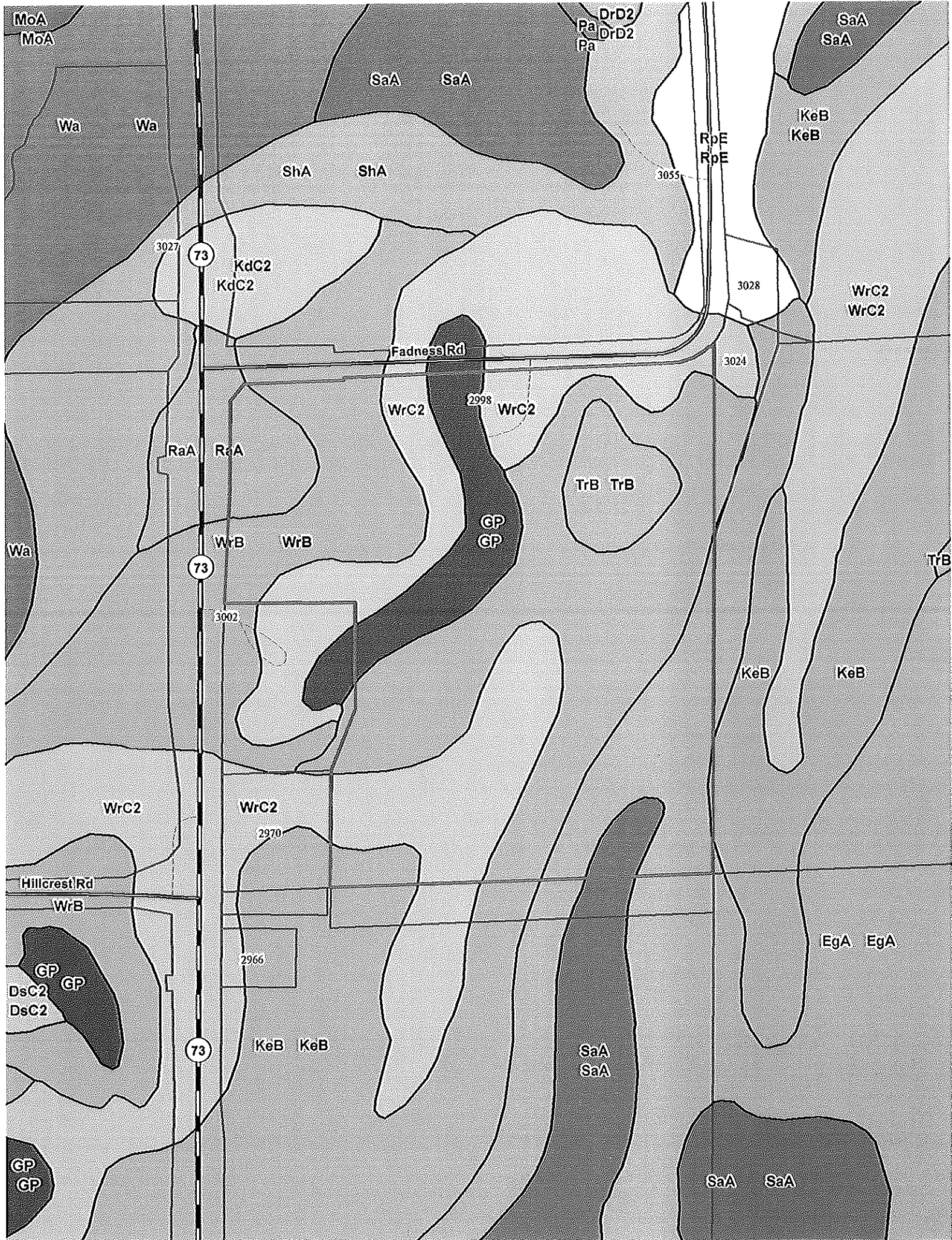
A-1(EX)
DCPREZ-0000-00000

A-1(EX)
DCPREZ-0000-00000

73

2911

CUP
1969



Parcel Number -
016/0612-033-8501-0

Current

Summary Report

← Parcel
Parents

Parcel Summary		More +
Municipality Name	TOWN OF CHRISTIANA	
Parcel Description	SEC 3-6-12 NW1/4 SW1/4 EXC COM SW COR TH...	
Owner Name	HOESLY LIVING TR, BETTE	
Primary Address	2998 FADNESS RD	
Billing Address	PO BOX 24 CAMBRIDGE WI 53523	

Parcel Maps



DCiMap

Google Map

Bing Map

Assessment Summary		More +
Assessment Year	2014	
Valuation Classification	G4 G5 G7	
Assessment Acres	34.340	
Land Value	\$50,900.00	
Improved Value	\$156,400.00	
Total Value	\$207,300.00	

Tax Summary (2014) More +

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$50,900.00	\$156,400.00	\$207,300.00
Taxes:		\$2,905.98
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$81.83
Specials(+):		\$193.67
Amount:		\$3,017.82

Show Valuation Breakout

Zoning Information

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

Zoning
A-1(EX)

Zoning District Fact Sheets

District Information

Type	State Code	Description
REGULAR SCHOOL	0896	CAMBRIDGE SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
D	11/04/2013	5035951		

Show More ▼

DocLink

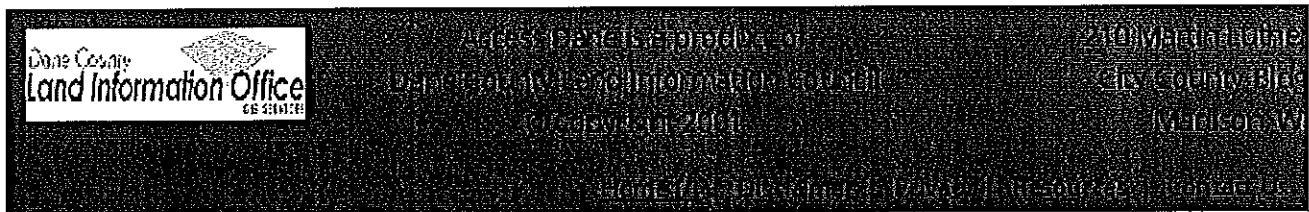
DocLink is a feature that connects this property to recorded documents. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. Click here for instructions.

By Parcel Number: 0612-033-8501-0

By Owner Name: HOESLY LIVING TR, BETTE

Document Types and their Abbreviations

Document Types and their Definitions



**TOWN OF CHRISTIANA
PLAN COMMISSION APPLICATION
REZONE, CONDITIONAL USE PERMIT OR LAND DIVISION**

Contact Person Attorney Carl Sinderbrand	Telephone number 608.260.2472
---	----------------------------------

SECTION A - GENERAL INFORMATION

Applicant's name Carl Sinderbrand	Date of application
Full address 2 E. Mifflin St., Ste 200 Madison, WI 53703	E-mail address csinderbrand@axley.com
Home telephone number	Work telephone number 608.260.2472
Owner's name (if different than applicant) Bette Hoessler Living Trust	Telephone number
Full address 3002 State Hwy 73, Deerfield, WI 53531	

I, Bette Hoessler, authorize and agree to Carl Sinderbrand submitting
(owner's name) (applicant's name)

this application pertaining to land I own in the Town of Christiana. (Owner is required to attend the first Plan Commission meeting)

12-11-12
Date

Bette S. Hoessler
Signature of owner

Agent's name Carl Sinderbrand	Address 2 E. Mifflin St., Ste 200 Madison, WI 53703	Telephone number 608.260.2472
----------------------------------	--	----------------------------------

SECTION B - PROPERTY DESCRIPTION AND INFORMATION

Section 3	1/4 section NW1/4SW1/4	Parcel number 016/0612- 0 3 3 . 8 5 0 1 . 0
--------------	---------------------------	--

Parcel address

Parcel location (if no address)
Corner of SE corner of HWY 73 and Padness Road

Total acres in parcel 35	Total acres to be rezoned ≈ 6.3	Present zoning A-1(EX)	Requested zoning RH-1
-----------------------------	------------------------------------	---------------------------	--------------------------

Intent or purpose
See Exhibit A attached hereto and incorporated herein.
Rezone to Land Division

- Is there a house or building on this parcel now? Yes No
- Have you previously submitted an application for rezone on this parcel? Yes No
- Is this the original tract of land from 1979? Yes No
- Has the property been previously rezoned? Yes No
- If yes, how many times? 1 2 3
- Are there any deed restrictions on this property? Yes No

Explain land divisions, provide dates and attach documentation.

See Exhibit A attached hereto and incorporated herein.

Please provide us with a list of names and addresses of landowners within 1/4 mile of your property and whose land is adjacent.

- Have you filled out an application with Dane County? Yes No
- Are you requesting a conditional use permit? Yes No
- Will you be requesting a variance from the Town Board? Yes No

SECTION C - SITE VISIT

Do you have any objection to a site visit by Plan Commission or Town Board members with reasonable notice? Yes No

SECTION D - APPLICANT'S STATEMENT

All the information on this form is accurate.

Date

12/12/14

Signature of applicant

Carl A. Schiefel

Proposed Lots:

Lots 1 (including future Lot 4)

Parts of the NW ¼ of the SW ¼ and the SW ¼ of the SW ¼ of Section 3, T.6N., R.12E., Town of Christiana, Dane County, Wisconsin, described as follows:

Commencing at the West ¼ corner of Section 3; thence N88°28'E, 362 feet to the point of beginning; thence continue N88°28'E, 660 feet; thence South, 875 feet; thence East, 285 feet to the East line of the NW ¼ - SW ¼; thence South, 458 feet; thence S87°49'W, 980 feet; thence N0°05'E, 396 feet; thence N21°E, 168 feet; thence N0°05'E, 270 feet; thence N89°55'W, 332 feet to the East line of State Trunk Highway 73; thence N2°57'E, 295 feet; thence N0°28'E, 219 feet; thence N39°14'E, 55 feet; thence N88°15'E, 254 feet; thence North, 42 feet to the point of beginning.

The above described containing 28.8 acres more or less.

Lot 2

Part of the NW ¼ of the SW ¼ of Section 3, T.6N., R.12E., Town of Christiana, Dane County, Wisconsin, described as follows:

Commencing at the West ¼ corner of Section 3; thence N88°28'E, 1022 feet to the point of beginning; thence continue N88°28'E, 285 feet to the Northeast corner of the NW ¼ of the SW ¼; thence South along the East line of said ¼ - ¼, 511 feet; thence West, 285 feet; thence North, 499 feet to the point of beginning. The above described containing 3.3 acres more or less.

Lot 3

Part of the NW ¼ of the SW ¼ of Section 3, T.6N., R.12E., Town of Christiana, Dane County, Wisconsin, described as follows:

Commencing at the West ¼ corner of Section 3; thence N88°28'E, 1301 feet to the Northeast corner of the NW ¼ of the SW ¼; thence South along the East line of said ¼ - ¼, 511 feet to the point of beginning; thence continue South along said line, 458 feet; thence West, 285 feet; thence North, 458 feet; thence East, 285 feet to the point of beginning. The above described containing 3.0 acres more or less.

Future Split:

Lot 1

Parts of the NW ¼ of the SW ¼ and the SW ¼ of the SW ¼ of Section 3, T.6N., R.12E., Town of Christiana, Dane County, Wisconsin, described as follows:

Commencing at the West ¼ corner of Section 3; thence N88°28'E, 362 feet to the point of beginning; thence continue N88°28'E, 660 feet; thence South, 1432 feet; thence S87°49'W, 695 feet; thence N0°05'E, 396 feet; thence N21°E, 168 feet; thence N0°05'E, 270 feet; thence N89°55'W, 332 feet to the East line of State Trunk Highway 73; thence N2°57'E, 295 feet; thence N0°28'E, 219 feet; thence N39°14'E, 55 feet; thence N88°15'E, 254 feet; thence North, 42 feet to the point of beginning.

The above described containing 25.8 acres more or less.

Future: Lot 4

Parts of the NW ¼ of the SW ¼ and the SW ¼ of the SW ¼ of Section 3, T.6N., R.12E., Town of Christiana, Dane County, Wisconsin, described as follows:

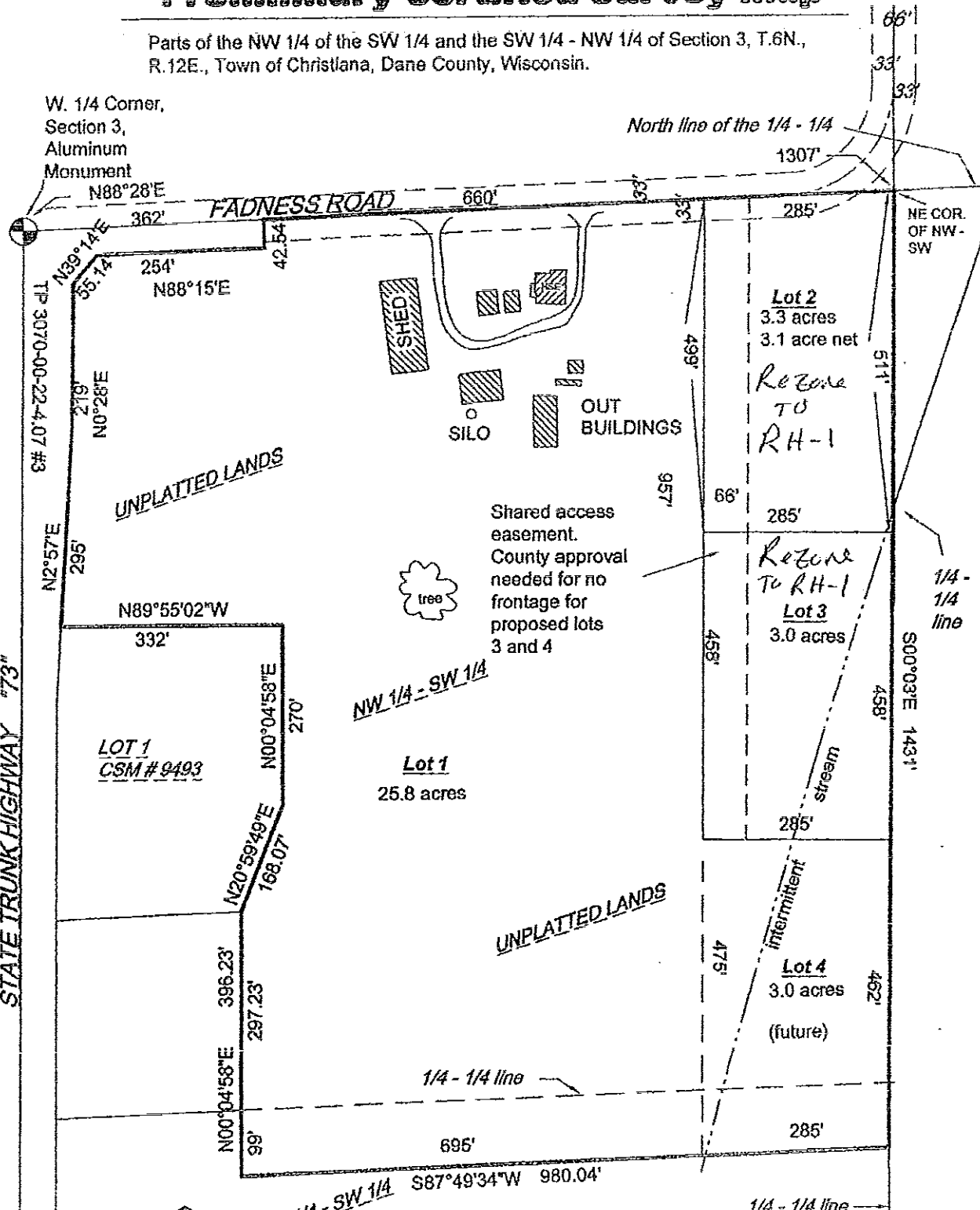
Commencing at the West ¼ corner of Section 3; thence N88°28'E, 1301 feet to the Northeast corner of the NW ¼ of the SW ¼; thence South along the East line of said ¼ - ¼, 969 feet to the point of beginning; thence continue South along said line, 462 feet; thence West, 285 feet; thence North, 458 feet; thence East, 475 feet; thence East, 285 feet to the point of beginning.

The above described containing 3.0 acres more or less.

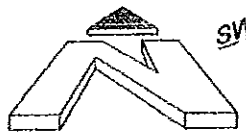
Preliminary Certified Survey Map

Parts of the NW 1/4 of the SW 1/4 and the SW 1/4 - NW 1/4 of Section 3, T.6N., R.12E., Town of Christiana, Dane County, Wisconsin.

W. 1/4 Corner,
Section 3,
Aluminum
Monument

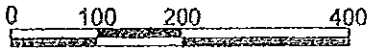


STATE TRUNK HIGHWAY "73"



Grid North, Referenced to
the West line of the SW 1/4

Prepared for:
Bette Hoesly
2428 HWY. 73
Cambridge, WI 53523
Owner



Scale 1" = 200'

Exhibit A:

Owner: Bette Hoesly Living Trust

Property: Tax ID No. 016/0612-033-8501-0

Purpose: Rezoning and Land Division Application

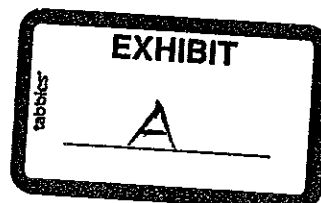
Summary: The Preliminary Certified Survey Map ("PCSM"), as set forth on Exhibit B, is the Owner's proposed plan for the use of two (2) of the three (3) splits legally allocated to the Property. Under this proposal, the Property, which is approximately thirty-five (35) acres, shall be divided to create three (3) lots, with a fourth lot to be created when the mandatory five (5) year phasing requirement expires. Therefore, future Lot 4 is shown for reference and is intended to provide context for the total site plan.

The PCSM sets forth sixty-six (66) feet of frontage on Fadness Road which is proposed as a joint driveway for all proposed and future residential lots on the Property. The placement of the lots is intended to minimize the impact on the surrounding agricultural land, preserve a large track of agricultural production land, and maintain the stated intent of the agricultural district. The Owner desires the lots on the PCSM to have the following zoning: (1) Lot 1 to A-2; (2) Lot 2 to RH-1; (3) Lot 3 to RH-1; and (4) after five years from the date of this approval, Lot 4 to RH-1. Each of these lots satisfies the acreage restrictions in Chapter 8 of the Town's Comprehensive Plan.

Intent or Purpose of Application: This application is being submitted for the rezoning of proposed Lots 2 and 3 to RH-1, and the rezoning of Lot 1 to A-2. Further, this application seeks the approval of the use of two (2) of the three (3) splits that are legally allocated to the Property. As stated above, it is the Owner's long term plan to create four (4) total lots on the Property. The legal basis for these splits is discussed in the section below entitled "Splits Allocated to the Property."

Current Use and Look of the Property: The Property is currently being farmed; and it has a two-story residence and a number of agricultural buildings with frontage on Fadness Road. Importantly, the vast majority of the acreage shall remain farm land and is consistent with the character and intent of the agricultural district. The proposed lots were intentionally clustered on the eastern property line as to leave as much tillable land as possible for the remaining farm operations. Additionally, the residential lots can enjoy and enhance the existing fence/tree line. The Owner believes its lot placement helps maintain the character of the property while staying true to the Town and County Comprehensive Plans.

Splits Allocated to the Property: The Property has an original, unused eligibility for a split, pursuant to Chapter 8 of the Town Comprehensive Plan. Further, the Property was allocated two (2) additional splits from an 80.80 acre parcel previously owned by Owner and sold to the Mikkelsons (hereinafter the "Mikkelson property"). A copy of the *Allocation of Development Rights* is attached hereto as Exhibit C and incorporated herein. In a letter dated May 21, 2013, Dane County Senior Planner Majid Allan acknowledged and recognized the transfer of those two (2) splits to the Property. Mr. Allan's letter and accompanying density study are also attached hereto as Exhibit C.



Chapter 8 of the Town Comprehensive Plan further provides that farm parcels eligible for more than one split can create only one additional lot every five years. Since the Mikkelson property was eligible for two splits, both of which have been transferred to the applicant's property, the subject property is presently eligible for its original split and one of the two Mikkelson splits, and the remaining Mikkelson split can be used to create a lot beginning five years after approval of this application.

At the time of the prior application, the Town expressed concern that it had not approved the allocation of the two splits to the subject property. Town approval is not required because this was an allocation under Town Comprehensive Plan Chapter 8, section 14.A. See attached, previously recorded "Allocation of Development Rights." Under Chapter 8, section 14.B.i, the Town "may consider transfers of splits between multiple owners on a case-by-case basis." However, under section 14.A., there is no requirement or opportunity for Town consideration for transfers "between multiple original farm units currently under single ownership." At the time of the transfer, the Bette Hoesly Living Trust was the owner of both the subject property and what is now the Mikkelson property. The two available splits were retained by the owner and transferred to the subject property at the time of the sale to Mikkelsons, *i.e.*, the splits were never part of the property owned by anyone other than Hoesly. The Town therefore had no role in the splits transfer, and no right to reject or deny the splits transfer. This is the only conclusion that is consistent with recognition of the splits by Dane County, which was instrumental in preparing the Town Comprehensive Plan.

Preliminary Certified Survey Map

Parts of the NW 1/4 of the SW 1/4 and the SW 1/4 - NW 1/4 of Section 3, T.6N., R.12E., Town of Christiana, Dane County, Wisconsin.

W. 1/4 Corner,
Section 3,
Aluminum
Monument

N88°28'E

North line of the 1/4-1/4

1307

FADNESS ROAD

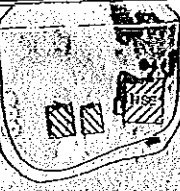
660 ss R.1

TP 3070-00-22-4-07 #3

N89°14'E
55.14
N0°28'E
219

254

N88°15'E



Lot 2
3.3 acres
3.1 acre net

UNPLATTED LANDS

Shared access
easement.
County approval
needed for no
frontage for
proposed lots
3 and 4

N89°55'02"W

332

LOT 1
CSM # 9493

NW 1/4 - SW 1/4

Lot 1
25.8 acres

Lot 3
3.0 acres

STATE TRUNK HIGHWAY 73

N2°57'E

295

N00°04'58"E

270

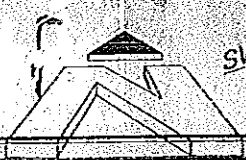
20°39'49"E

168.07

UNPLATTED LANDS

1/4 - 1/4 line

Lot 4
3.0 acres
(future)



SW 1/4 - SW 1/4

S87°49'34"W 980.04'

Prepared for:
Bette Hooley
2428 HWY 73
Cambridge, WI 53523



Scale 1" = 200'

Owner

Grid North, Referenced to
the West line of the SW 1/4

EXHIBIT
B



Dane County Planning and Development Department

Room 116, City-County Building, Madison, Wisconsin 53703
Fax (608) 267-1540

May 21, 2013

Dave Dinkel
Delivered via email

Dear Dave,

Attached is a density study report for property formerly owned by Bette Hoesly in section 15 of the Town of Christiana. The property is located in the town's Agricultural Preservation District, where the density of non-farm residential development is limited to 1 lot or non-farm use (a/k/a "split") per 35 acres of land owned as of May 3, 1979. The property was owned by Harland Hoesly, and totaled approximately 115 acres as of May 3, 1979, making the property eligible for a total of three (3) splits for non-farm development. No prior splits have been taken from the farm.

The original farm is now owned by Daniel Hoesly (35 acres, PIN# 0612-153-9000-1) and Andrew and Aaron Mikkelson (80 acres, PIN#s 0612-153-8500-8, 0612-153-8120-8, and 0612-152-9500-7). At the time the Mikkelson's purchased their 80 acres from Bette Hoesly in September 2012, the two splits that would've gone with the property were "detached" by the seller, and "allocated" to Ms. Hoesly's other property along Hwy 73 and Fadness Road in section 3 of the town. The town plan includes a provision encouraging buyers and sellers to indicate how many, if any, splits are being transferred at the time of a land sale. Register of Deeds document #4911055 accomplished the allocation of splits to Ms. Hoesly's property in section 3 (see attached).

As a result of the allocation agreement, one (1) possible split remains available to the property owned by Daniel Hoesly, and the other two (2) splits would be available for potential use on the Hoesly property in section 3.

The town plan policy regarding allocating splits doesn't specifically address retaining splits for use on an entirely different property without town oversight and approval. However, town plan policies do allow "intra-ownership" transfers of splits, provided that any such transfer furthers the town's farmland preservation goals and objectives. To fully comply with the town's policy on intra-ownership transfers, a deed restriction and/or agricultural conservation easement running in favor of the town should be recorded on the property now owned by the Mikkelsons. Another question pertains to whether or not transferred splits are subject to the town's 1 per 5 year development phasing limitation. The town policy on transfers states that they are subject to the phasing limitation.

My understanding is that Ms. Hoesly is interested in possibly amending her pending rezone petition #10477 in order to utilize one or more of the transferred splits. That petition proposes to split off an existing residence, create one new lot using the final remaining split available to the property, and also to provide zoning compliance for the remaining land. It appears that this *may* be possible under the town plan. While the only exception to the phasing requirement is for situations involving multiple owners who purchased 35+ acres between May 1979 and January 2003, the intra-ownership transfer policy states that transfers involving multiple farms are, "...limited to transferring 1 split per farm per 5-year period." This is an unusual situation, and ultimately the town plan commission and board will need to render an opinion on the issue of creating two new splits for the same owner within the same five year period. If the town were to support the proposal, a new public hearing would be required since an additional residential lot would be added to the petition.

Please note that this density analysis does not guarantee or preclude town or county approval of a particular land division, rezone, or development proposal. The Town of Christiana Plan Commission and Board of Supervisors review all applications to rezone property, and apply interpretations, standards and criteria as set

Community Development
(608)261-9781, Rm. 421

Planning
(608)266-4251, Rm. 116

Records & Support
(608)266-4251, Rm. 116

Zoning
(608)266-4266, Rm. 116

EXHIBIT

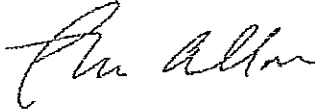
tabbles

C

forth in the town land use plan to guide their decisions. Such standards include considerations for soil type, environmental features, site characteristics, compatibility with neighboring uses, proposed location of driveways and utility extensions, and proposed lot size and location. In addition, all rezones are subject to county Zoning Committee, Board, and Executive approval. A copy of this density analysis is being forwarded to the Town of Christiana.

If you have any questions about this density analysis, please contact me by phone at 267-2536, or email at allan@countyofdane.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Majid Allan". The signature is fluid and cursive, written in a professional style.

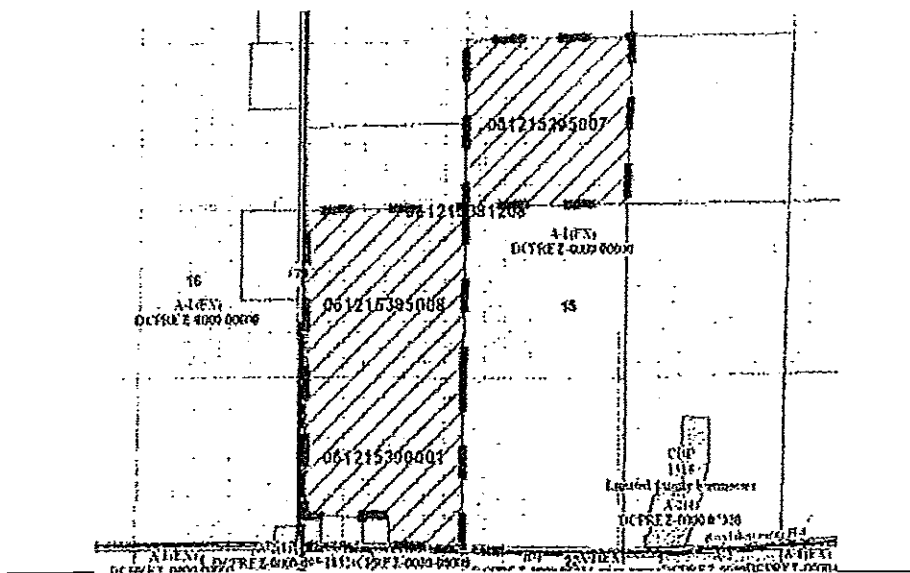
Majid Allan
Senior Planner

cc: Town of Christiana

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.

Public Hearing Date	5/28/2013	Petition Number	10549	Applicant:	Dave Dinkel
Town	Christiana	A-1EX Adoption	7/19/1979	Orig Farm Owner	Harland Hoesly
Section:	15	Density Number	35	Original Farm Acres	114.1
Density Study Date	5/17/2013	Original Splits	3.26	Available Density Unit(s)	3



Reasons/Notes:

The original 1979 farm unit remains eligible for three (3) possible splits. Please see attached correspondence for more information.

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
061215385008	39.11	ANDREW R MIKKELSON & AARON L MIKKELSON	
061215381208	0.01	ANDREW R MIKKELSON & AARON L MIKKELSON	
061215295007	40.25	ANDREW R MIKKELSON & AARON L MIKKELSON	
061215390001	34.99	DANIEL H HOESLY	



8 4 4 6 1 7 6
Tx:8385084

KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
4911055

09/11/2012 11:05 AM

Trans. Fee:

Exempt #:

Rec. Fee: 30.00

Pages: 4

DOCUMENT NUMBER

ALLOCATION OF
DEVELOPMENT RIGHTS
DOCUMENT NAME

RE: Bette L. Hoesly

See attached legal description for Exhibit A and
Exhibit B.

This is not a conveyance pursuant to sec. 77.21(1), Wis. Stats., and does
not, therefore, require a transfer return.

Recording area

Return to:

Mary H. Behling
P.O. Box 15
Cambridge, WI 53523

See attached PINs

Parcel Identification Number(s)

This Allocation of Development Rights is being done to comply with the Town of Christiana Comprehensive Plan, adopted by the Town Board on January 10, 2010, pursuant to the provisions of Chapter 8, "Agricultural Preservation District", "Policies and Programs", #14A, found on page 42 of said Plan.

The undersigned is the owner of the property described on Exhibit A and the property described on Exhibit B. The property described on Exhibit A contains approximately 80.8 acres and the property described on Exhibit B consists of at least 35 acres.

EXHIBIT A

HOESLY/MIKKELSON

PARCEL A:

The Southeast One-Quarter of the Northwest One-Quarter (SE1/4 NW1/4) of Section Fifteen (15), Township Six (6) North, Range Twelve (12) East, In the Town of Christiana, Dane County, Wisconsin, EXCEPTING THEREFROM a parcel of land in the Southeast corner thereof described in Volume 570 of Deeds, Page 8 as Document Number 824788.

TAX ROLL PARCEL NUMBER: 016/0612-152-9500-7
ADDRESS PER TAX ROLL: NO PARCEL ADDRESS AVAILABLE

PARCEL B:

The Northwest One-Quarter of the Southwest One-Quarter of Section Fifteen (15), Township Six (6) North, Range Twelve (12) East, In the Town of Christiana, Dane County, Wisconsin.

TAX ROLL PARCEL NUMBER: 016/0612-153-8500-8
ADDRESS PER TAX ROLL: NO PARCEL ADDRESS AVAILABLE

PARCEL C:

A parcel of land in the East One-Half of the Southwest One-Quarter (E1/2 SW1/4) of Section Fifteen (15), Township Six (6) North, Range Twelve (12) East, In the Town of Christiana, Dane County, Wisconsin, described as follows: Commencing at the Northwest corner of said E1/2 of SW1/4; thence South on the West line of said E1/2 of SW1/4 a distance of 1-1/2 rods; thence Northeasterly to a point on the North line of said E1/2 of SW1/4 which is 1-1/2 rods East of the Northwest corner of said E1/2 of SW1/4; thence West to place of beginning.

TAX ROLL PARCEL NUMBER: 016/0612-153-8120-8
ADDRESS PER TAX ROLL: NO PARCEL ADDRESS AVAILABLE

HOESLY/MIKKELSON

EXHIBIT B

The Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 3, EXCEPT the South 18 rods of the West 20 rods thereof, AND ALSO EXCEPT Certified Survey Map No. 9493. Also, the East 60 rods of the Northerly 6 rods of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$.

TAX ROLL PARCEL NUMBERS:

0612-033-8501-0

0612-033-9000-6

The undersigned does hereby allocate all development rights for future dwelling units (splits) for the parcels described on Exhibit A to her property described on Exhibit B. The parcels described on Attachment A shall retain no current development rights (splits).

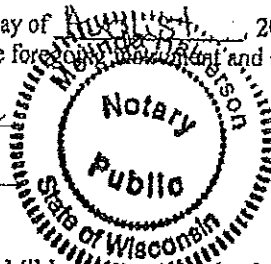
IN WITNESS WHEREOF, the undersigned has executed this Allocation this 24th day of August, 2012.

Bette L. Hoesly
BETTE L. HOESLY

STATE OF WISCONSIN)
) ss
COUNTY OF DANE)

Personally came before me this 24th day of August, 2012, the above-named Bette L. Hoesly, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Melinda Halverson
Notary Public/State of Wisconsin
My commission expires: 7/31/2016



Andrew R. Mikkelsen and Aaron L. Mikkelsen are purchasing the property described in Exhibit A and acknowledge and accept that the current development rights for future dwelling units (splits) have been transferred to other parcels owned by the seller and, therefore, these parcels currently have no development rights (splits).

DATED: 8/24/12

Andrew R. Mikkelsen
Andrew R. Mikkelsen

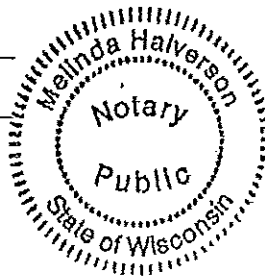
DATED: 8/24/12

Aaron L. Mikkelsen
Aaron L. Mikkelsen

STATE OF WISCONSIN)
) ss
COUNTY OF DANE)

Personally came before me this 24th day of August, 2012, the above-named Andrew R. Mikkelsen and Aaron L. Mikkelsen, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Melinda Halverson
Notary Public/State of Wisconsin
My commission expires: 7/31/2016



Names and Addresses of Landowners Within ¼ Mile

Dollie R. Birkrem (Adjacent) 2970 State Highway 73 Deerfield, WI 53531	Duane Hinchley (Adjacent) Tina Hinchley 2844 State Highway 73 Cambridge, WI 53523
Gerhard Banfi Cynthia Banfi 3028 Fadness Road Deerfield, WI 53531	Duane V. Hinchley 2844 State Highway 73 Cambridge, WI 53523
Edward G. Lovell Roxann Engelstad 3045 Clear View Road Cambridge, WI 53523	Roxann Engelstad 3045 Clear View Road Cambridge, WI 53523
Bryan L. Birkrem Diana M. Birkrem 2966 State Highway 73 Deerfield, WI 53531	Nancy E. Sheahan (Adjacent) David R. Mittlesteadt 4034 Oak Park Road Deerfield, WI 53531
Unknown Owner of Parcel No. 016/0612-044-9500-8 920 Prairie Queen Road Cambridge, WI 53523	Byron L. Buchli Sharon L. Buchli 3055 Fadness Road Deerfield, WI 53531
Edward L. Kubina, Jr. Jo Ann Kubina 3027 State Highway 73 Deerfield, WI 53531	Hoesly Living Tr, Harland and Bette (Adjacent) P.O. Box 24 Cambridge, WI 53523