

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
04/24/2017	DCPREZ-2017-11151
Public Hearing Date	C.U.P. Number
06/27/2017	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME COMPLETE PHYTOCHEMICAL SOLUTIONS LLC	PHONE (with Area Code) (608) 212-1816	AGENT NAME	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 317 SOUTH ST		ADDRESS (Number & Street)	
(City, State, Zip) CAMBRIDGE, WI 53523		(City, State, Zip)	
E-MAIL ADDRESS CKRUEGER@PHYTO-SOL.COM		E-MAIL ADDRESS	

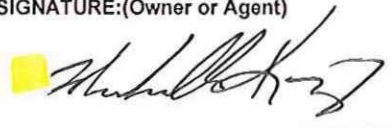
ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE/CUP	ADDRESS OR LOCATION OF REZONE/CUP	ADDRESS OR LOCATION OF REZONE/CUP
275 RODNEY ROAD		
TOWNSHIP CHRISTIANA	SECTION 2	TOWNSHIP
		SECTION
PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED
0612-024-8435-0		


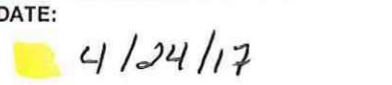
REASON FOR REZONE	CUP DESCRIPTION
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CHANGING DEED RESTRICTIONS FROM PRIOR REZONE APPROVAL.	
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
C-2 Commercial District	C-2 Commercial District	3		

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS PMK2	SIGNATURE:(Owner or Agent) 
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COMMENTS: CHANGING DEED RESTRICTIONS FROM PRIOR REZONE APPROVAL.

PRINT NAME: 
DATE: 



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	Christian G. Krueger	Agent's Name	_____
Address	317 South Street, Cambridge WI 53523	Address	_____
Phone	608-212-1816	Phone	_____
Email	ckrueger@phyto-sol.com	Email	_____

Town: Christiana Parcel numbers affected: 016/0612-024-8435-0

Section: 01 Property address or location: 275 Rodney Rd., Cambridge, WI 53523

Zoning District change (To / From / # of acres) 3 acres C-2 -> C-2 but different deed restrictions.

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:
 Remove current restrictions at 275 Rodney Road, Cambridge, WI. Replace with following new restrictions: (1) Limit use exclusively to experimental laboratories for natural products, not to exceed 5,000 square feet of floor area for laboratories and for consulting service business, (2) Prohibit outside storage of materials, and (3) Prohibit further division of the parcel.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
 Submitted By: Christian G. Krueger (Member) Date: 2017-03-21

A-2(8) DCPREZ-0000-8230
DCPREZ-0000-09724

Not Effective
C-2 DCPREZ-0000-10113
275
Not Effective
C-1 DCPREZ-0000-6365
C-2 DR
DCPREZ-2014-10810 10113
CUP
2118
Residence for a watchman or caretaker
Not Effective
C-2 DCPREZ-0000-8516

A-1(EX)
DCPREZ-0000-00000

269
C-2 DR
DCPREZ-0000-09377 9377

263

C-2
DCPREZ-0000-08516

DR
10810

A-2(8)
DCPREZ-2014-10810
Not Effective
A-1(EX) DCPREZ-0000-00000

Rodney Rd

C-2
DCPREZ-0000-09346

Zone X

Not Effective
C-1 DCPREZ-0000-6366

Not Effective
CUP 1270

282

Not Effective *Not Effective*
C-2 DCPREZ-0000-09346 C-2 DCPREZ-0000-09346

Not Effective
C-2 DCPREZ-0000-09346

Not Effective
C-2 DCPREZ-0000-09346

Not Effective *Not Effective*
C-2 DCPREZ-0000-09346 C-2 DCPREZ-0000-09346

Not Effective
C-2 DCPREZ-0000-09346

Not Effective
C-2 DCPREZ-0000-09346

Not Effective *Not Effective*
C-2 DCPREZ-0000-09346 C-2 DCPREZ-0000-08835

DR closed
107552
11101

Not Effective
C-2 DCPREZ-0000-09346

Not Effective C-2
C-2 DCPREZ-0000-09346 DCPREZ-2014-10755

Not Effective
C-2 DCPREZ-0000-09346

Not Effective
A-1(EX) DCPREZ-0000-00000

Not Effective
C-2 DCPREZ-0000-09346

Not Effective *Not Effective* *Not Effective*
C-2 DCPREZ-0000-09346 C-2 DCPREZ-0000-09346 C-2 DCPREZ-0000-09346

Not Effective
C-2 DCPREZ-0000-09346

Not Effective *Not Effective* *Not Effective*
C-2 DCPREZ-0000-09346 C-2 DCPREZ-0000-09346 C-2 DCPREZ-0000-09346

Not Effective
A-2(1) DCPREZ-0000-10285

Not Effective
A-1(EX) DCPREZ-0000-00000

RH-1
DCPREZ-2014-10810

A-1(EX)
DCPREZ-0000-00000

DR
10810
RH-1
DCPREZ-2014-10810
Not Effective
A-1(EX) DCPREZ-0000-00000

Effective: 11 / 30 / 2005

DANE COUNTY ORDINANCE AMENDMENT NO. 9346

P.C.

Amending Section 10.03 relating to Zoning Districts in the Town of Christiana.

The Dane County Board of Supervisors does ordain as follows: That the Zoning District Maps of the Town of Christiana be amended to include in the C-2 Commercial District/s the following described land:

PETITION NUMBER: 9346

Part of Lot #2, Dane County Certified Survey Map #10979, being located in part of the NE 1/4 of the SE 1/4 of Section 2, Town of Christiana, Dane County, Wisconsin being further described as follows: Beginning at the Northeast corner of said Lot #2; thence S00°22'43" East, 152.48 feet; thence S89°28'16" West, 292.39 feet; thence N00°02'00" East, 86.14 feet to a point of curvature of a curve to the right, said curve having a central angle of 89°26'16" and a radius of 67.00 feet, the long chord of which bears N44°45'08" East, 94.29 feet; thence Northeasterly along the arc of said curve, 104.59 feet to its point of tangency thereof; thence N89°28'16" East, 224.95 feet to the point of beginning.

CONDITIONAL ZONING

Conditional zoning is hereby imposed pursuant to Section 10.255(3)(a)2(b) of the Dane County Code of Ordinances. The rezoned area shall be subject to the following condition(s).

DEED RESTRICTION REQUIRED

This amendment will be effective if within 90 days of its adoption by Dane County the owner or owners of the land record the following restriction(s) on said land:

- 1) Deed Restrict the property limiting uses exclusively to a heating and cooling contractor business; repairs, storage, and service of contractor's machinery and equipment; rental of warehouse space;
- 2) Deed Restrict the property prohibiting outside storage of materials for business;
- 3) Deed Restrict the property prohibiting further division of the parcel.

Said restriction(s) shall run in favor of Dane County and the pertinent Town Board(s) as well as the owners of land within 300 feet of the site. **Failure to record the restriction(s) will cause the rezone to be null and void.**

A copy of the recorded document shall be submitted to Dane County Zoning.

CERTIFIED SURVEY REQUIRED

The above listed description/s is/are intended to describe land for which a certified survey map will be prepared for approval and recorded. This amendment will become effective, if within 90 days of its approval by Dane County, a certified survey map that describes the land to be rezoned is recorded in the office of the Dane County Register of Deeds. **Failure to record the survey will cause the rezone to be null and void. Two copies of the recorded survey shall be submitted to Dane County Zoning.**

ALSO TO C-2:

Part of Lot #1, Dane County Certified Survey Map #10639 together with part of Lot #2, Dane County Certified Survey Map #10979 being located in part of the NW 1/4 SW 1/4 of Section 1, Town of Christiana, described as

The Dane County Board of Supervisors does ordain that this amendment, based upon their findings, to be consistent with the provisions of Wisconsin State Statute 91.77 (1)(a),(b),(c).

Effective: 11 / 30 / 2005
P.C.

follows: Beginning at the Northwest corner of said Lot #1; thence N86°48'17" East, 5.31 feet; thence S75°36'35" East, 45.22 feet; thence N86°47'34" East, 201.67 feet; thence S50°33'34" East, 251.29 feet; thence S00°02'00" West, 469.49 feet; thence N89°58'00" West, 440.10 feet; thence N00°22'43" West, 628.54 feet to the point of beginning.

CONDITIONAL ZONING

Conditional zoning is hereby imposed pursuant to Section 10.255(3)(a)2(b) of the Dane County Code of Ordinances. The rezoned area shall be subject to the following condition(s).

DEED RESTRICTION REQUIRED

This amendment will be effective if within 90 days of its adoption by Dane County the owner or owners of the land record the following restriction(s) on said land:

- 1) Deed Restrict the property limiting uses exclusively to major repairs to motor vehicles; sales of new and used motor vehicles; and parking or storing of motor vehicles.
- 2) Deed Restrict the property limiting the total number of vehicles to 125 for the business (limit includes vehicles for repair & sale).
- 3) Deed Restrict the property prohibiting further division of the parcel.

Said restriction(s) shall run in favor of Dane County and the pertinent Town Board(s) as well as the owners of land within 300 feet of the site. **Failure to record the restriction(s) will cause the rezone to be null and void.**

A copy of the recorded document shall be submitted to Dane County Zoning.

CERTIFIED SURVEY REQUIRED

The above listed description/s is/are intended to describe land for which a certified survey map will be prepared for approval and recorded. This amendment will become effective, if within 90 days of its approval by Dane County, a certified survey map that describes the land to be rezoned is recorded in the office of the Dane County Register of Deeds. **Failure to record the survey will cause the rezone to be null and void. Two copies of the recorded survey shall be submitted to Dane County Zoning.**

ALSO TO C-2:

Part of Lot #2, Dane County Certified Survey Map #10979, being located in part the NE 1/4 SE 1/4 of Section 2, Town of Christiana described as follows: Commencing at the Northeast corner of said Lot #2; thence S00°22'43" East, 152.48 feet to the point of beginning of this description; thence continue S00°22'43" East, 446 feet; thence N88°55'53" West, 299.9 feet to a point of curvature of a curve left said curve having a central angle of 14°39'46" and a radius of 133.00 feet, the long chord of which bears N07°22' East, 33.95 feet; thence Northeasterly along the arc of said curve 34 feet to its point of tangency thereof; thence N00°02'00" East, 409.51 feet; thence N89°28'16" East, 292.39 feet to the point of beginning of this description.

The Dane County Board of Supervisors does ordain that this amendment, based upon their findings, to be consistent with the provisions of Wisconsin State Statute 91.77 (1)(a),(b),(c).

Effective: 11 / 30 / 2005

CONDITIONAL ZONING

Conditional zoning is hereby imposed pursuant to Section 10.255(3)(a)2(b) of the Dane County Code of Ordinances. The rezoned area shall be subject to the following condition(s).

DEED RESTRICTION REQUIRED

This amendment will be effective if within 90 days of its adoption by Dane County the owner or owners of the land record the following restriction(s) on said land:

- 1) Deed Restrict the property limiting uses exclusively to an electrical contractor business and related uses.
- 2) Deed Restrict the property prohibiting outside storage of materials.
- 3) Deed Restrict the property prohibiting further division of the parcel.

Said restriction(s) shall run in favor of Dane County and the pertinent Town Board(s) as well as the owners of land within 300 feet of the site. **Failure to record the restriction(s) will cause the rezone to be null and void.**

A copy of the recorded document shall be submitted to Dane County Zoning.

CERTIFIED SURVEY REQUIRED

The above listed description/s is/are intended to describe land for which a certified survey map will be prepared for approval and recorded. This amendment will become effective, if within 90 days of its approval by Dane County, a certified survey map that describes the land to be rezoned is recorded in the office of the Dane County Register of Deeds. **Failure to record the survey will cause the rezone to be null and void. Two copies of the recorded survey shall be submitted to Dane County Zoning.**

ALSO TO C-2:

Part of Lots 1 and 2, Dane County Certified Survey Map #10979 being further located in the NE 1/4 SE 1/4 of Section 2 and the NW 1/4 SW 1/4, Section 1, Town of Christiana, described as follows: Beginning at the Southeast corner of said Lot #2; thence N89°58'00" West, 731.08 feet; thence S00°29'43" West, 28.00 feet; thence N89°58'00" West, 173.13 feet; thence N00°29'43" East, 75.24 feet; thence N39°49'30" East, 166.67 feet to a point of curve of a curve left said curve having a central angle of 45°53'26" and a radius of 60.00 feet, the long chord of which bears N56°34'56" East, 46.78 feet; thence Northeasterly along the arc of said curve 48.06 feet to its point of tangency thereof and a point of compound curve of a curve left said curve having a central angle of 18°56'27" and a radius of 133.00 feet, the long chord of which bears N24°10' East, 43.76 feet; thence Northeasterly along the arc of said curve 44 feet to its point of tangency thereof; thence S88°55'53" East, 299.9 feet; thence S00°22'43" East, 30.00 feet; thence S89°58'00" East, 440.10 feet; thence S00°02'00" West, 211.03 feet to the point of beginning of this description.

Effective: 11 / 30 / 2005

CONDITIONAL ZONING

Conditional zoning is hereby imposed pursuant to Section 10.255(3)(a)2(b) of the Dane County Code of Ordinances. The rezoned area shall be subject to the following condition(s).

DEED RESTRICTION REQUIRED

This amendment will be effective if within 90 days of its adoption by Dane County the owner or owners of the land record the following restriction(s) on said land:

- 1) Deed Restrict the property limiting uses exclusively to repairs, storage and service of contractor's machinery and equipment; bulk fuel storage, sales and storage of lumber and building material; and parking or storing of motor vehicles.
- 2) Deed Restrict the property prohibiting outside storage.
- 3) Deed Restrict the property prohibiting further division of the parcel.

Said restriction(s) shall run in favor of Dane County and the pertinent Town Board(s) as well as the owners of land within 300 feet of the site. **Failure to record the restriction(s) will cause the rezone to be null and void.**

A copy of the recorded document shall be submitted to Dane County Zoning.

CERTIFIED SURVEY REQUIRED

The above listed description/s is/are intended to describe land for which a certified survey map will be prepared for approval and recorded. This amendment will become effective, if within 90 days of its approval by Dane County, a certified survey map that describes the land to be rezoned is recorded in the office of the Dane County Register of Deeds. **Failure to record the survey will cause the rezone to be null and void. Two copies of the recorded survey shall be submitted to Dane County Zoning.**

TOWN OF CHRISTIANA

REGULAR TOWN BOARD MEETING

MARCH 8, 2016

Town Chairman Gary Rattmann called the meeting to order and reminded attendees to sign attendance sheet.

Others present included Town Supervisor Virginia Kravik, Town Supervisor Jim Lowrey and Clerk-Treasurer Sandra Everson.

Others in attendance were Cindy Cutrano, Mike Cutrano, Gloria Salov, David Smithback, and Christian Krueger.

PROCEDURAL

The meeting had been properly posted.

PUBLIC COMMENT

None.

DISCUSSION/DECISION ITEMS

- a. Read Plan Meeting Minutes from 2/23/16.

Chairman Rattmann read the minutes.

- b. Discussion/Possible action on Mark Halverson/Jim Lowrey request for rezone at 1109 Rothie Rd to separate existing home from farm.

Supervisor Virginia Kravik made a motion to approve the rezone request of 6.8 acres from A1-EX to RH-2, for Mark Halverson/Jim Lowrey for property at 1109 Rothie Road, Deerfield. Motion seconded by Chairman Gary Rattmann.

MOTION APPROVED 2-0 Jim Lowrey abstained

- c. Discussion/Possible action on Christian Krueger request to remove restrictions at 275 Rodney Road.

Chairman Gary Rattmann made a motion to approve the request to remove the restrictions at 275 Rodney Road.

1. Limit use exclusively to experimental laboratories for natural products, not to exceed 5,000 square feet of floor area for laboratories and for consultant service business.
2. Prohibit outside storage of materials.
3. Prohibit further division of the parcel.

Motion seconded by Supervisor Virginia Kravik.

MOTION APPROVED 3-0

d. Discussion/Possible action on Utica Association Temporary Class B License.

Chairman Gary Rattmann made a motion to approve the Temporary Class B License, seconded by Supervisor Virginia Kravik.

MOTION APPROVED 3-0

e. Discussion/Possible action on Operator's Licenses for Richard Krull, Truman Harried, Sandy Vike, Dale Vike, Lynn Halverson, David Smithback, Bonnie Havey, and Carol Alme.

Supervisor Jim Lowrey made a motion to approve the license for Richard Krull, Seconded by Supervisor Virginia Kravik.

MOTION APPROVED 3-0

Jim Lowrey made a motion to approve the license for Truman Harried, seconded by Virginia Kravik.

MOTION APPROVED 3-0

Jim Lowrey made a motion to approve the license for Sandy Vike, seconded by Virginia Kravik.

MOTION APPROVED 3-0

Jim Lowrey made a motion to approve the license for Dale Vike, seconded by Virginia Kravik.

MOTION APPROVED 3-0

Jim Lowrey made a motion to approve the license for Lynn Halverson, seconded by Virginia Kravik.

MOTION APPROVED 3-0

Jim Lowrey made a motion to approve the license for David Smithback, seconded by Virginia Kravik.

MOTION APPROVED 3-0

Jim Lowrey made a motion to approve the license for Bonnie Havey, seconded by Virginia Kravik.

MOTION APPROVED 3-0

Jim Lowrey made a motion to approve the license for Carol Alme, seconded by Virginia Kravik.

MOTION APPROVED 3-0

f. Discussion/Possible Action on Plan Commission nominations.

Letters of interest were received from Cindy Cutrano, Tom Jelinek, Jim Lowrey, and Adam Travis. Chairman Rattmann made a motion to approve these 4 for 3-year terms on the Plan Commission. Motion seconded by Virginia Kravik.

MOTION APPROVED 3-0

The position opening will be posted again with a deadline prior to the April 12, 2016 meeting, for choosing a 5th Plan Commission member.

g. Discussion/Possible Action on Cambridge Fire Commission contribution.

Chairman Rattmann made a motion to approve the \$54,422.23 payment to the Fire Commission, seconded by Jim Lowrey.

MOTION APPROVED 3-0

h. CLOSED SESSION pursuant to Wisconsin State Statute 19.85(1) considering employment, promotion, compensation, or performance evaluation data of any public employee over which governmental body had jurisdiction or exercises responsibility.

Chairman Rattmann made a motion to go into CLOSED SESSION, seconded by Supervisor Virginia Kravik.

MOTION APPROVED 3-0

i. Go back into OPEN SESSION to take action on items in CLOSED SESSION if necessary.

Chairman Rattmann made a motion to go back into OPEN SESSION, seconded By Virginia Kravik.

MOTION APPROVED 3-0

Chairman Rattmann made a motion to lift Randy North's probationary period, and have a \$1.00/hour raise go into effect with the first pay period in April. His pay rate will go from \$19.00/hr to \$20.00/hr. Motion seconded by Jim Lowrey.

MOTION APPROVED 3-0

APPROVALS

a. Vouchers(bills)

Supervisor Virginia Kravik made a motion to approve bills in the amount of \$81,318.85, which includes payment to Fire Commission.. Seconded by Supervisor Jim Lowrey.

MOTION APPROVED 3-0

Supervisor Virginia Kravik made a motion to approve checks in the amount of \$1043.80, which are for tax overpayment refunds. Seconded by Jim Lowrey.

MOTION APPROVED 3-0

Supervisor Virginia Kravik made a motion to approve the bill of \$232.38 for Vermeer for parts for wood chipper. Seconded by Jim Lowrey.

MOTION APPROVED 3-0

b. Minutes from the February 9, 2016 Regular Town Board Meeting and February 18, 2016 Special Town Board Meeting.

Chairman Rattmann made a motion to approve the minutes from the February 9, 2016 Regular Town Board Meeting, seconded by Supervisor Jim Lowrey.

MOTION APPROVED 3-0

Chairman Gary Rattmann made a motion to approve the minutes from the February 18, 2016 Special Town Board Meeting, seconded by Supervisor Jim Lowrey.

MOTION APPROVED 2-0 Virginia Kravik Abstained

ADJOURNMENT

Motion to adjourn made by Supervisor Jim Lowrey, seconded by Supervisor Virginia Kravik.

MOTION APPROVED 3-0

Minutes prepared and submitted by
Sandra Everson, Clerk-Treasurer
Approved 4/12/16

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

Contact Person	Telephone number
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SECTION A - GENERAL INFORMATION

Applicant's name <i>Christian G. Krueger</i>	Date of application <i>2016-02-08</i>
Full address <i>317 South St. Cambridge, WI 53523</i>	E-mail address <i>CKrueger@phyto-sol.com</i>
Home telephone number <i>608-212-1816</i>	Work telephone number <i>608-423-1327</i>
Owner's name (if different than applicant)	Telephone number <i>608-212-1816</i>
Full address	

I, *Christian G. Krueger*, authorize and agree to *Christian G. Krueger* 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)

2016-02-08
Date

Christian G. Krueger (Member)
Signature of owner

Agent's name	Address	Telephone number
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SECTION B - PROPERTY DESCRIPTION AND INFORMATION

Section <i>Lot 3</i>	¼ ¼ section	Parcel number <i>016/0612-0248435-0</i>
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Parcel address
275 Rodney Road, Cambridge, WI 53523
Parcel location (if no address)

Total acres in parcel <i>3</i>	Total acres to be rezoned <i>3</i>	Present zoning <i>C2</i>	Requested zoning <i>Removal of Restrictions</i>
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Intent or purpose
Request removal of Restrictions: (1) Limit uses exclusively to an electrical contractor business and related uses (2) Prohibit outside storage of materials (3) prohibit further division of parcel
Intent is to operate Experimental laboratory at location.

- 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 *do not know*
- Has the property been previously rezoned? Yes No *do not know*
- 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.

*Attachments: (1) Deed Document # 5056147
 (2) Restrictions Document # 4138177
 (3) Certified Survey Map Document # 4138174*

NOTE: Communication w/ Majid Allan => No DENSITY STUDY REPORT Required

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.

2018-02-08
 Date

Christen P. Hoegel
 Signature of applicant

icensed to Dane County Title and not for sublicense, relicense or any other transfer



DOCUMENT NO.

State Bar of Wisconsin Form 6-2003

SPECIAL WARRANTY DEED

Document Name



8 6 5 7 3 3 4
Tx:8518295

KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
5056147

03/03/2014 09:36 AM
Trans. Fee: 558.00
Exempt #:
Rec. Fee: 30.00
Pages: 1

THIS DEED, made between BANK OF DEERFIELD ("Grantor", whether one or more), and COMPLETE PHYTOCHEMICAL SOLUTIONS, LLC, ("Grantee", whether one or more). Grantor for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in DANE County, State of Wisconsin ("Property")

Lot Three (3) of Certified Survey Map No. 11614 recorded in the Dane County Register of Deeds Office in Volume 71 of Certified Survey Maps, Pages 40, 41 and 42, as Document No. 4138174, in the Town of Christiana, Dane County, Wisconsin.

TAX ROLL PARCEL NUMBER: 016/0612-024-8435-0
ADDRESS PER TAX ROLL: 275 RODNEY RD

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances arising by, through, or under Grantor, except: none other.

Recording Area

Name and Return Address:

COMPLETE PHYTOCHEMICAL
SOLUTIONS, LLC
317 28 South Street
Cambridge, WI 53523

016/0612-024-8435-0

Parcel Identification Number (PIN)

This IS NOT homestead property.

Dated February 27, 2014

BANK OF DEERFIELD

(SEAL)

Sigurd A. Bringe
BY: SIGURD A. BRINGE,
PRESIDENT & CEO

AUTHENTICATION

Signature(s) _____

authenticated this ____ day of _____, 20__.

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Dane County Title Company

ATTY E. Kanikula / KC / F-14064433

Except as to manner grantee takes title

ACKNOWLEDGMENT

STATE OF WISCONSIN

COUNTY OF DANE

} SS

Personally came before me this February 27, 2014, the above named BANK OF DEERFIELD to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

* Christopher Z. Reithmeyer

Notary Public, State of WISCONSIN

My Commission expiration date: March 29, 2015

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

*Type name below signatures.

T-186,000
(558.00)

RESTRICTIONS

PETITION 9346

DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
4138177

11/30/2005 05:09PM

Trans. Fee:
Exempt #:

Rec. Fee: 15.00
Pages: 3

002659

Use black ink & print legibly

WHEREAS, Robert H. Johnson

is/are owner(s) of the following described real estate in the

Town of Christiana in Dane County,

further described as follows:

(Use reverse side if more space is needed for the complete property description.)

Property Description:

Lot 3, Certified Survey Map # 11614, recorded in the Dane County Register of Deeds Office.

Recording area

Name and return address:

Robert H. Johnson
275 Hwy 12-18
Cambridge, WI 53528

016/0612-024-8425-0

PARCEL IDENTIFICATION NUMBER(S)

WHEREAS, said owner(s) desires to place certain restrictions on the above-said real estate, to bind the owner(s) and those who may acquire title hereafter.

002660

WHEREAS, the restrictions provided herein shall be enforceable at law or equity against any party who has or acquires any interest in the land subject to these restrictions by the following who are named as grantees and beneficiaries with enforcement rights:

1. The County Government of Dane County, Wisconsin provided that the lands are under the jurisdiction of the County zoning ordinance at the time the enforcement action is commenced, and;
2. The Town Government of the Town of Christiana, Dane County, provided that the lands are within the jurisdiction of said Town at the time the enforcement action is commenced, and;
3. The owner(s) of record of any lands that are located within 300 feet of the subject property.

THEREFORE, the following restrictions are hereby imposed: *(Use reverse side or attachment if more space is needed.)*

- 1) Limit uses exclusively to an electrical contractor business and related uses.
- 2) Prohibit outside storage of materials.
- 3) Prohibit further division of the parcel.

The restrictions set forth herein may be amended or terminated in the following manner: 002661

- 1. The owner(s) of the subject property may submit a written petition calling for the amendment or termination of the restrictions. Such petition must be submitted to the Dane County Clerk who shall refer the petition to the Dane County Zoning and Natural Resources Committee (or successor committee), which shall then schedule and hold a public hearing on the petition.

The petition shall also be referred to the Town Government of the Town in which the subject property is located. The Zoning and Natural Resources Committee shall issue a written report on the petition to the County Board of Supervisors. The County Board shall, by majority vote, approve or reject the petition. Amendment or termination of the restrictions shall also require the approval of the Town Board.

- 2. Upon approval of the petition calling for amendment or termination of the restrictions, the owner(s) of the subject property shall draft the amendatory covenant instrument. The owner(s) shall then execute and record the amendatory covenant with the Dane County Register of Deeds.
- 3. A rezoning of the subject property to a different zoning district shall also act to terminate the restrictions set forth herein.

Date 11-22-05

Signature of Grantor (owner) [Handwritten Signature]

*Name printed Robert F. Johnson

Date

Signature of Grantor (owner)

*Name printed

Date

Signature of Grantor (owner)

*Name printed

Date

Signature of Grantor (owner)

*Name printed

This document was drafted by: (print or type name below)

[Handwritten Signature: Steven J. Johnson]

*Names of persons signing in any capacity must be typed or printed below their signature. P&D form 2/20/2001

STATE OF WISCONSIN, County of

Dave

Subscribed and sworn to before me on 11/22/05 by the above named person(s).

Signature of notary or other person authorized to administer an oath (as per s. 706.06, 706.07)

Print or type name:

[Handwritten Signature: Michael D. Rumpf]

Title

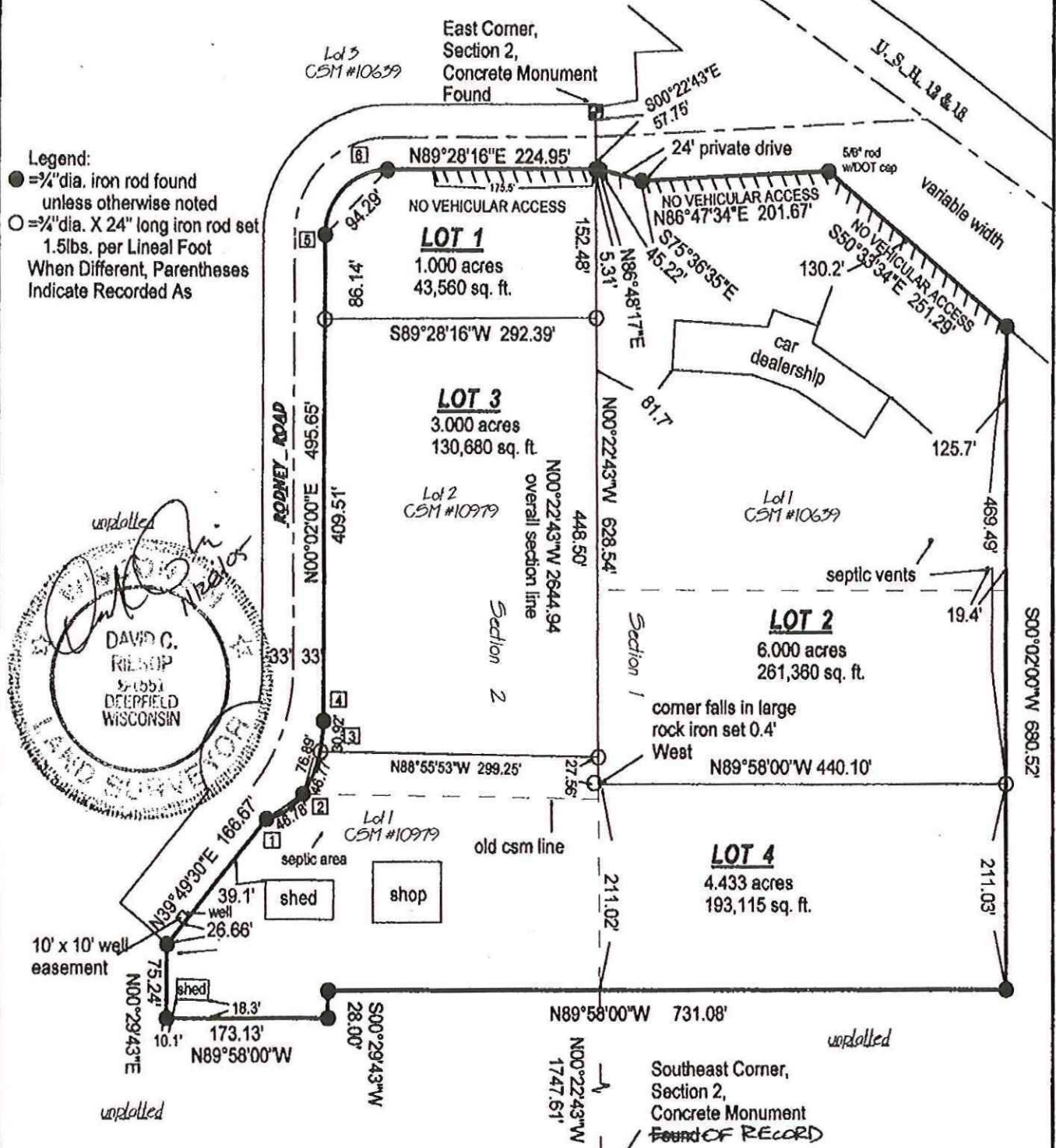
Notary Public

Date commission expires

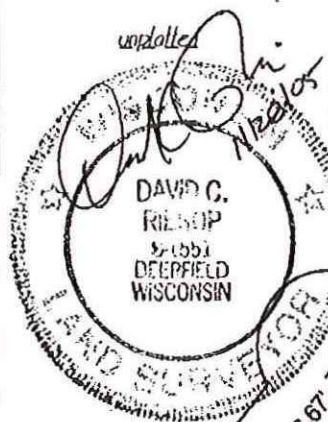
15 permanent

Certified Survey Map

Lot 1, Dane County Certified Survey Map 10639, together with Lots 1 and 2, Dane County Certified Survey Map 10979 being further located in part of the NE 1/4 of the SE 1/4 of Section 2, together with part of the NW 1/4 of the SW 1/4, Section 1, all in T.6N., R.12E., Town of Christiana, Dane County, Wisconsin



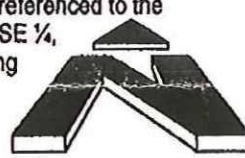
Legend:
 ● = 3/4" dia. iron rod found unless otherwise noted
 ○ = 1/2" dia. X 24" long iron rod set 1.5lbs. per Lineal Foot
 When Different, Parentheses Indicate Recorded As



CURVE	RADIUS	ARC	DELTA	LONG CHORD
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2-3	133.00'	47.02'	20°15'19"	N23°30'34"E, 46.77'
3-4	133.00'	30.98'	13°20'54"	N06°42'27"E, 30.92'
2-4	133.00'	78.00'	33°36'13"	N16°50'06"E, 76.89'
5-6	67.00'	104.59'	89°26'16"	N44°45'08"E, 94.29'

NOTES:
 1) Surveyed for:
 Jeff Levake, 110 N. Ferry St., Lake Mills, WI 53551, owner of Lot 4.
 Robert Johnson, 275 Hwy 12 & 18, Cambridge, WI 53523, owner of Lots 1 & 3
 Olson's Commercial Rental LLC, N4361 CTH G, Fort Atkinson, WI 53538, owner of Lot 2
 2) Refer to Building Site Information Contained in the Dane County Soil Survey."

GRID NORTH, referenced to the East line of the SE 1/4, Section 2 bearing N00°22'43"W



Scale 1" = 150'

Certified Survey Map

Owner's Certificate

As owner, I hereby certify that we have caused the land described on this certified survey to be surveyed, divided, mapped and dedicated as represented on this certified survey map. I also certify that this certified survey map is required by s75.17 (1) (a) Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval.


Robert H. Johnson


STATE OF WISCONSIN)
COUNTY OF DANE)ss.

Personally came before me this 22 day of Nov., 2005, the above named owner to me known to be the person who executed the foregoing instrument and acknowledged the same.


Notary Public, Dane County, Wisconsin
my commission expires 15 permanent.

Owner's Certificate

As owner, I hereby certify that we have caused the land described on this certified survey to be surveyed, divided, mapped and dedicated as represented on this certified survey map. I also certify that this certified survey map is required by s75.17 (1) (a) Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval.


Jeffery T LeVake

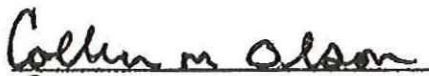
STATE OF WISCONSIN)
COUNTY OF DANE)ss.

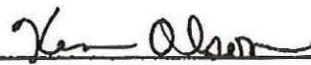
Personally came before me this 22 day of Nov., 2005, the above named owner to me known to be the person who executed the foregoing instrument and acknowledged the same.


Notary Public, Dane County, Wisconsin
my commission expires 15 permanent.

Owner's Certificate

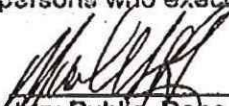
Olson's Commercial Rental, LLC, a corporation duly formed and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that it has caused the land described on this certified survey to be surveyed, divided, mapped and dedicated as represented on this certified survey map. I also certify that this certified survey map is required by s75.17 (1) (a) Dane County Code of ordinances to be submitted to the Dane County Zoning and Natural Resources Committee for approval.


Colleen M Olson, President


Ken Olson, Secretary

STATE OF WISCONSIN)
COUNTY OF DANE)ss.

Personally came before me this 22 day of Nov., 2005, the above named officers to me known to be the persons who executed the foregoing instrument and acknowledged the same.


Notary Public, Dane County, Wisconsin
my commission expires 15 permanent.

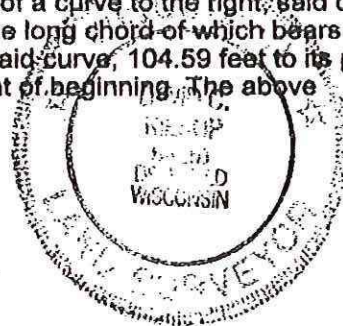
I hereby certify that in full compliance with the provisions of Chapter 236.34 of the Wisconsin Statutes and the subdivision regulations of the County of Dane, and by the direction of Steve Johnson, I have surveyed, divided and mapped the lands described hereon, and that such map correctly represents the exterior boundaries of the lands surveyed, and that this land is located within and more fully described to wit:

Lot 1, Dane County Certified Survey Map 10639, together with Lots 1 and 2, Dane County Certified Survey Map 10979 being further located in part of the NE 1/4 of the SE 1/4 of Section 2, together with part of the NW 1/4 of the SW 1/4, Section 1, all in T.6N., R.12E., Town of Christiana, Dane County, Wisconsin, being further described as follows:

Commencing at the East 1/4 Corner between Sections 1 & 2; thence S00°22'43"E along the East line of the NE 1/4 of the SE 1/4, 57.75 feet to the Northwest corner of Lot 1, Dane County Certified Survey Number 10639 and the point of beginning of this description; thence N86°48'17"E along the North line of said Lot 1, 5.31 feet to the Southerly line of a right of way for Rodney Road; thence S75°36'35"E along said Southerly line, 45.22 feet; thence N86°47'34"E, along said Southerly line, 201.67 feet to the Southerly line of U.S Highways 12 & 18; thence S50°33'34"E, 251.29 feet along said Southerly line to the Easterly line of the aforesaid Lot 1; thence S00°02'00"W along said Easterly line and the Easterly line of Lot 2, Dane County Certified Survey Map number 10979, 680.52 feet to the Southeastern Corner thereof; thence N89°58'00"W along the South line of said Lot 1, 731.08 feet; thence S00°29'43"W, 28.00 feet; thence continue along said Southerly line, N89°58'00"W, 173.13 feet to the Southwesterly corner of said Lot 1; thence N00°29'43"E, along the Westerly line thereof, 75.24 feet; thence N39°49'30"E along said Westerly line, 166.67 feet to a point of curvature of a curve to the left, said curve having a central angle of 45°53'28" and a radius of 60.00 feet, the long chord of which bears N56°34'56"E, 46.78 feet, thence Northeasterly along the arc of said curve, 48.06 feet to a point of compound curve of a curve to the left, said curve having a central angle of 33°36'13" and a radius of 133.00 feet, the long chord of which bears N16°50'08"E, 76.89 feet; thence Northeasterly along the arc of said curve, 78.00 feet to its point of tangency thereof; thence continue along the Westerly line of Lot 2 of the aforesaid Dane County Certified Survey Map number 10979, N00°02'00"E, 495.65 feet to a point of curvature of a curve to the right; said curve having a central angle of 89°26'16" and a radius of 67.00 feet, the long chord of which bears N44°45'08"E, 94.29 feet, thence Northeasterly along the arc of said curve, 104.59 feet to its point of tangency thereof; thence N89°28'16"E, 224.95 feet to the point of beginning. The above described containing 14.433 acres or 628,715 square feet.

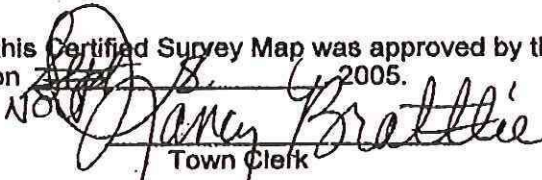

David C. Riesop S-1551

11/28/05



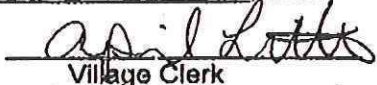
Township Approval

I hereby certify that this Certified Survey Map was approved by the Town Board of the Town of Christiana on Nov 8, 2005.


Town Clerk

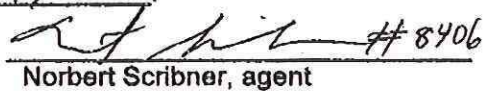
Village Approval

I hereby certify that this Certified Survey Map was approved by the Village Board of the Village of Cambridge on Nov 22, 2005.


Village Clerk

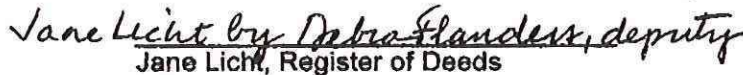
County Approval

Approved for recording per Dane County Zoning and Land Regulation Committee action of November 29, 2005.

 #8406
Norbert Scribner, agent

Register of Deeds Certificate

Received for recording this 30th day of November, 2005 at 5:09 o'clock P.M. and recorded in Volume 71 of Certified Surveys, Pages 40, 41, 42.

 by Debra Flanders, deputy
Jane Licht, Register of Deeds

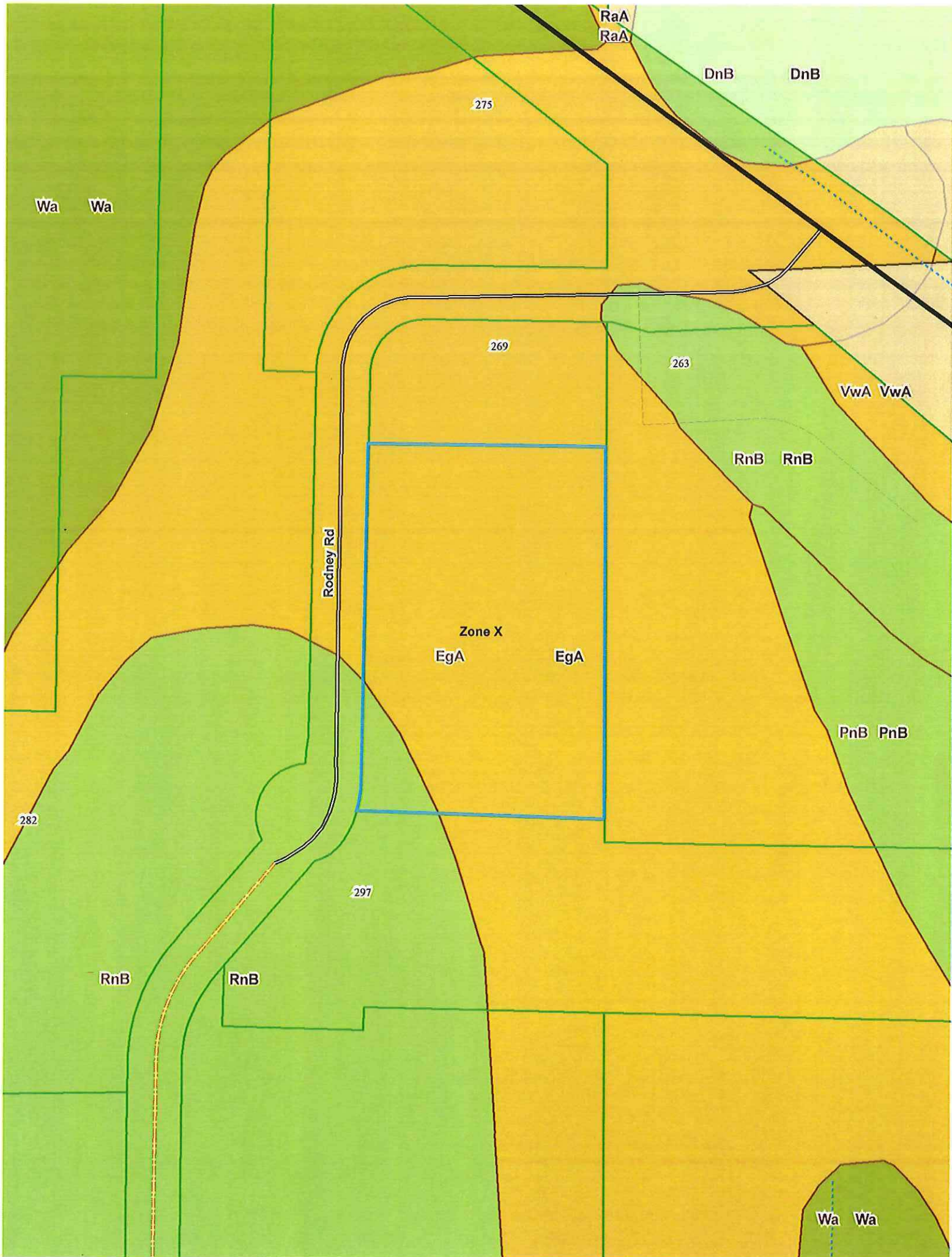
Wisconsin Mapping

surveying and mapping services

Dwg. No. 3184-05 Date 10/11/2005

Sheet 3 of 3


Document No. 4138174



Parcel Number - 016/0612-024-8435-0

Current

[← Parcel Parents](#)[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF CHRISTIANA	
State Municipality Code	016	
Township & Range	Section	Quarter/Quarter & Quarter
T06NR12E	02	NE of the SE
Plat Name	CSM 11614	
Block/Building		
Lot/Unit	3	
Parcel Description	LOT 3 CSM 11614 CS71/40-42 11-30-05 F/K/A LOT1 CSM 10639 TOG/W LOTS 1 & 2 CSM 10979 DESCR AS SEC 02-06-12 PRT OF NE1/4 SE1/4 & SEC 01-06-12 PRT NW1/4 SW1/4 (3.000 ACRE) This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	COMPLETE PHYTOCHEMICAL SOLUTIONS LLC 	
Primary Address	275 RODNEY RD	
Billing Address	317 SOUTH ST CAMBRIDGE WI 53523	

Assessment Summary		More +
Assessment Year	2017	
Valuation Classification	G2	
Assessment Acres	3.000	
Land Value	\$74,000.00	
Improved Value	\$71,300.00	
Total Value	\$145,300.00	

Show Valuation Breakout

Show Assessment Contact Information ▼

Zoning Information

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

Zoning
C-2 DCPREZ-0000-09346

Zoning District Fact Sheets

Parcel Maps



DCiMap

Google Map

Bing Map

Tax Summary (2016)**More +**[E-Statement](#)[E-Bill](#)[E-Receipt](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$74,000.00	\$71,300.00	\$145,300.00
Taxes:		\$2,137.50
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$85.87
Specials(+):		\$8.67
Amount:		\$2,060.30

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
WD	03/03/2014	5056147		

[Show More ▼](#)**DocLink**

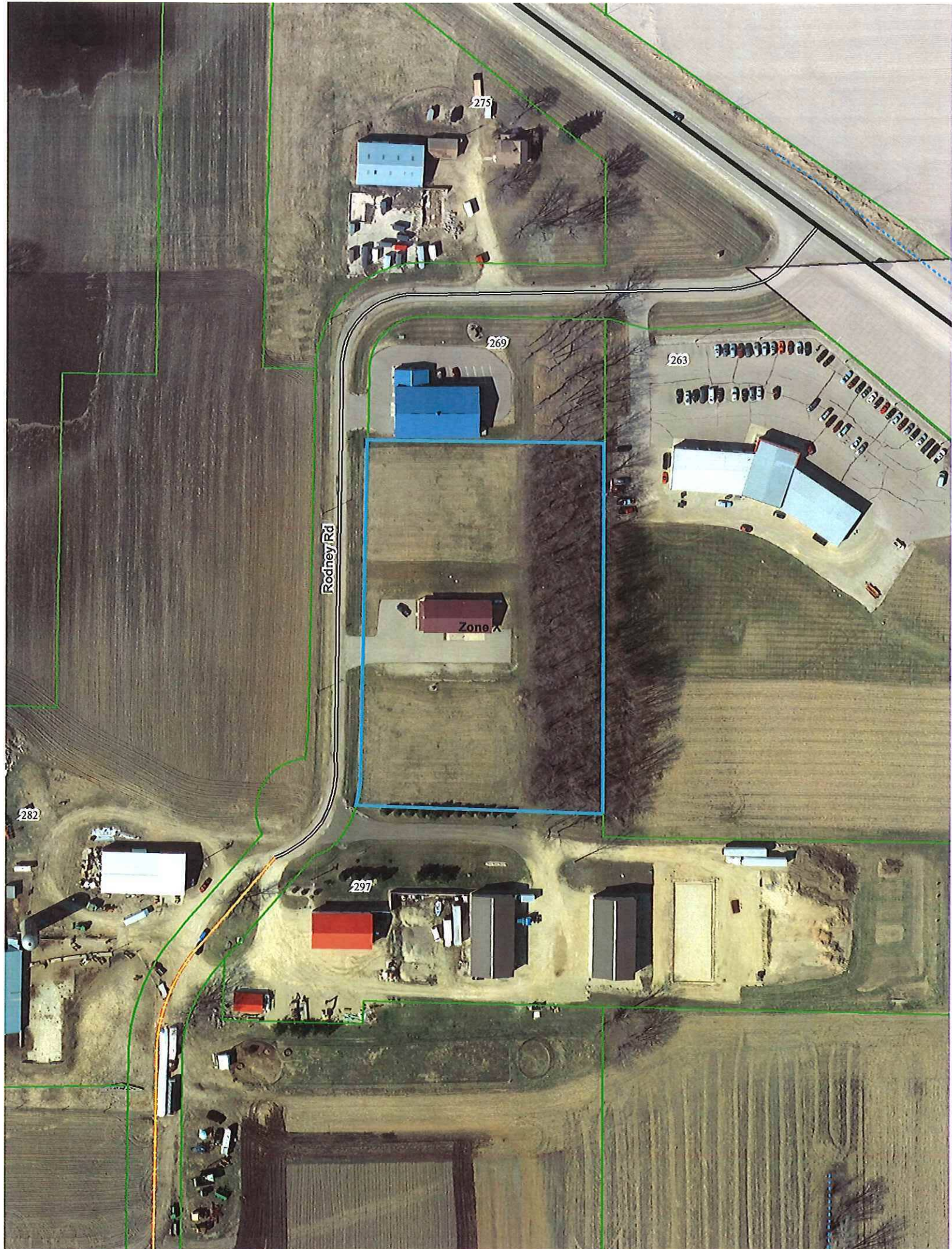
DocLink is a feature that connects this property to recorded documents. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. [Click here for instructions.](#)

By Parcel Number: 0612-024-8435-0

[Document Types and their Abbreviations](#)

[Document Types and their Definitions](#)

PLEASE TURN OFF YOUR POP UP BLOCKER TO VIEW DOCLINK DOCUMENTS. If you're unsure how to do this, please contact your IT support staff for assistance. You will be unable to view any documents purchased if your pop up blocker is on.



275

269

263

Rodney Rd

Zone A

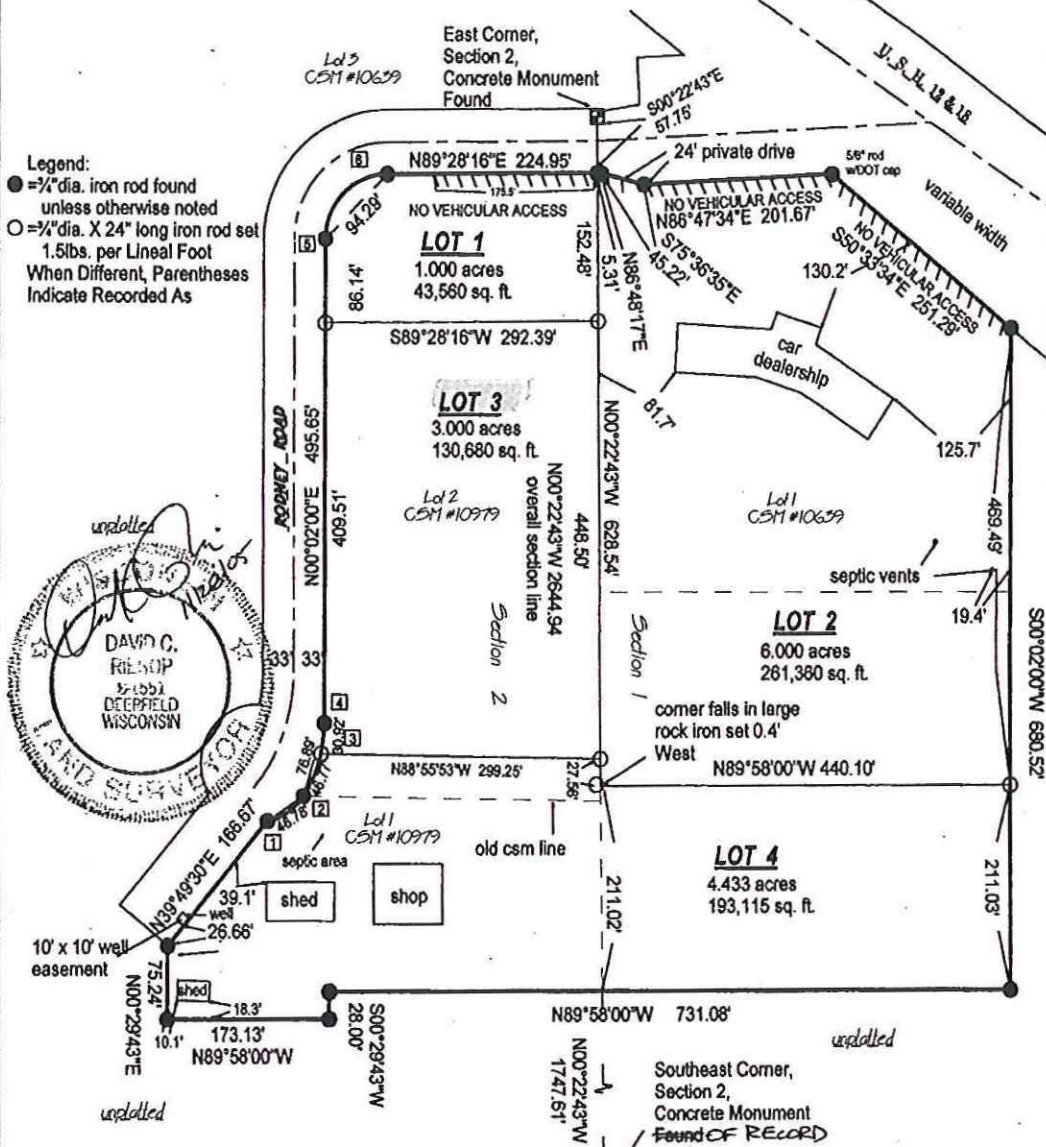
297

282

Certified Survey Map

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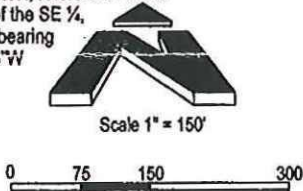
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 2) Refer to Building Site Information Contained in the Dane County Soil Survey."

GRID NORTH, referenced to the East line of the SE 1/4, Section 2 bearing N00°22'43"W



Wisconsin Mapping
 * surveying and mapping services
 306 West Quarry Street, Deerfield, Wisconsin 53531
 (608) 784-5602

Dwg. No. 3184-05 Date 10/11/2005
 Sheet 1 of 3
 Document No. 4138174
 C. S. M. No. 11614 V. 71 P. 40

Certified Survey Map

Owner's Certificate

As owner, I hereby certify that we have caused the land described on this certified survey to be surveyed, divided, mapped and dedicated as represented on this certified survey map. I also certify that this certified survey map is required by s75.17 (1) (a) Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

Robert H. Johnson
Robert H. Johnson

STATE OF WISCONSIN)
COUNTY OF DANE)ss.

Personally came before me this 22 day of Nov., 2005, the above named owner to me known to be the person who executed the foregoing instrument and acknowledged the same.

[Signature]
Notary Public, Dane County, Wisconsin
my commission expires 15 permanent

Owner's Certificate

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Jeffery T. LeVake
Jeffery T. LeVake

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COUNTY OF DANE)ss.

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Colleen M. Olson Ken Olson
Colleen M. Olson, President Ken Olson, Secretary

STATE OF WISCONSIN)
COUNTY OF DANE)ss.

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[Signature]
Notary Public, Dane County, Wisconsin
my commission expires 15 permanent

Wisconsin Mapping
surveying and mapping services
306 West Quarry Street, Deerfield, Wisconsin 53531
(808) 764-5602

Dwg. No. 3184-05 Date 10/11/2005
Sheet 2 of 3
Document No. 4138174
C. S. M. No. 11614 V. 71 P. 41

Certified Survey Map

Surveyor's Certificate

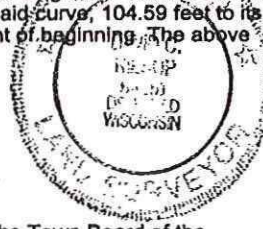
I hereby certify that in full compliance with the provisions of Chapter 236.34 of the Wisconsin Statutes and the subdivision regulations of the County of Dane, and by the direction of Steve Johnson, I have surveyed, divided and mapped the lands described hereon, and that such map correctly represents the exterior boundaries of the lands surveyed, and that this land is located within and more fully described to wit:

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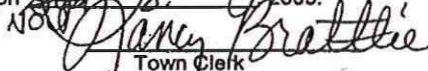

David C. Riesop S-1551

11/28/05



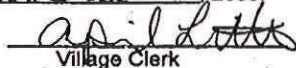
Township Approval

I hereby certify that this Certified Survey Map was approved by the Town Board of the Town of Christiana on Nov 18, 2005.


Nancy Brattlie
Town Clerk

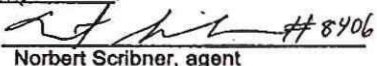
Village Approval

I hereby certify that this Certified Survey Map was approved by the Village Board of the Village of Cambridge on Nov 22, 2005.


David Little
Village Clerk

County Approval

Approved for recording per Dane County Zoning and Land Regulation Committee action of November 29, 2005.


Norbert Scribner, agent

Register of Deeds Certificate

Received for recording this 30th day of November, 2005 at 5:09 o'clock P.M.
and recorded in Volume 71 of Certified Surveys, Pages 40, 41, 42.


Jane Licht, Register of Deeds

Wisconsin Mapping

surveying and mapping services
306 West Quarry Street, Deerfield, Wisconsin 53531
(608) 764-5802

Dwg. No. 3184-05 Date 10/11/2005
Sheet 3 of 3
Document No. 4138174
C. S. M. No. 11614 V. 71 P. 42