

Dane County Conditional Use Permit Application

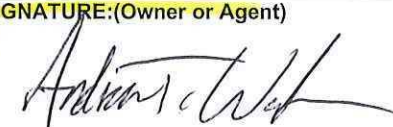
Application Date	C.U.P Number
10/11/2018	DCPCUP-2018-02444
Public Hearing Date	
12/18/2018	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME THOMAS W WATSON	Phone with Area Code (608) 513-4950	AGENT NAME ANDY WATSON	Phone with Area Code (608) 469-2319
BILLING ADDRESS (Number, Street) 1746 STATE HIGHWAY 73		ADDRESS (Number, Street) 116 N MORRIS ST	
(City, State, Zip) CAMBRIDGE, WI 53523		(City, State, Zip) STOUGHTON, WI 53589	
E-MAIL ADDRESS CHRISTOM@MACWATSON.NET		E-MAIL ADDRESS ANDY@MACWATSON.NET	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
1746 STATE HWY 73				WEST OF 1746 STATE HWY 73	
TOWNSHIP CHRISTIANA	SECTION 34	TOWNSHIP	SECTION	TOWNSHIP CHRISTIANA	SECTION 34
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0612-342-9580-1		---		0612-342-9000-2	

CUP DESCRIPTION
AGRICULTURAL ENTERTAINMENT

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.123(3)(a)8.	19.4

DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials SLJ3	SIGNATURE: (Owner or Agent) 
		PRINT NAME: Andrew T. Watson
		DATE: 10-11-18



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

Conditional Use Application

Application Fee: \$486 Mineral Extraction: \$1136

Items required to be submitted with application:

- o Written Legal Description of Conditional Use Permit boundaries
- o Scaled drawing of the property showing existing/proposed buildings, setback requirements, driveway, parking area, outside storage areas, location/type of exterior lighting, any natural features, and proposed signs.
- o Scaled map showing neighboring area land uses and zoning districts
- o Written operations plan describing the items listed below (additional items needed for mineral extraction sites)
- o Written statement on how the proposal meets the 6 standards of a Conditional Use

Owner	<u>Tom WATSON</u>	Agent	<u>ANDY WATSON</u>
Address	<u>1746 Hwy 73 Cambridge, WI 53523</u>	Address	<u>116 N. MORRIS ST. SToughton, WI 53589</u>
Phone	<u>608-513-4950</u>	Phone	<u>608-469-2319</u>
Email	<u>christom@macwatson.net</u>	Email	<u>andy@macwatson.net</u>

Parcel numbers affected: TOWN RIZE Town: Christiana Section: 34
0612-342-9580-1 Property Address: 1746 Hwy 73
0612-342-4000-2 Cambridge, WI 53523

Existing/ Proposed Zoning District : AG 1-EX

- o Type of Activity proposed: we would like to hold pizza nights on the farm where we serve homemade wood fired pizza with seasonal ingredients from our farm. we would also hold seasonal farm to table dinners occasionally as well as small weekly cooking classes.
- o Hours of Operation
- o Number of employees
- o Anticipated customers
- o Outside storage
- o Outdoor activities
- o Outdoor lighting
- o Outside loudspeakers
- o Proposed signs
- o Trash removal
- o Six Standards of CUP (see back)

The statements provided are true and provide an accurate depiction of the proposed land use. I authorize that I am the owner or have permission to act on behalf of the owner of the property.
 Submitted By: Andrew Watson Date: 10-11-18

48 -Property at 1746 Hwy 73 was surveyed with Combs ~~and~~ Survey Co. in the summer of 2018. Combs stated that they sent the survey info to Dane Co.

Sprouting Acres Pizza/Events Operational Plan

- a. Hours of operation. ²⁻³
We plan to hold 2-3 pizza nights per month from May to October in 2019 (weather permitting) on our farm. We anticipate being open only Sundays from 4:30-7:30.
- b. Number of employees.
We hope to have 6-9 employees for each night.
- c. Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
The location of the farm which is surrounded by trees on all sides with the only one neighbor adjacent to the property. Noise from the events is on the far end of the property away from that neighbor. Dust, soot and runoff are also not issues for our proposed operation.
- d. Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building.
The only operations taking place outside the enclosed proposed commercial kitchen building will be the cooking of pizzas in a wood fired oven. Customers will also be able to picnic on the lawn near the building.
- e. Compliance with county stormwater and erosion control standards under Chapter 11 or Chapter 14, Dane County Code.
Stormwater that comes off the new kitchen building (36'x48') runs into grassy areas then ultimately runs into a low field and pond area. The parking area is a mowed hayfield.
- f. Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison & Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
We have an indoor ADA bathroom and will have porta potties on site during these events. We had a septic tank system and drain field installed and inspected for the kitchen building in November, 2017. We will be getting our kitchen space licensed in April/May for processing use as well as for on farm dinners/pizza nights.
- g. Facilities for managing and removal of trash, solid waste and recyclable materials.
Since we will be asking that customers bring their own plates and silverware if needed for the pizza nights we don't anticipate much in the way of trash at the end of the events. We ask that what they bring they take home with them. We may be purchasing another recycling garbage can for the property.
- h. Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
We only anticipate increased traffic on the Sundays that we are holding the pizza events. If we do hold other events not on those pizza nights, we will follow these same protocols. We anticipate light cars with multiple occupants in them, families, carpooling, etc. We plan on having a parking attendant on duty to keep cars arriving and leaving on the proper paths to the hwy. The highway improvements a few years ago created a turn lane from the south into our first and second driveways for easy and safe access. We also don't have a lot of traffic on our Hwy on Sundays since it is not a typical work day. We will put

signage on the Hwy and at farm driveway to allow customers to slow down when they get near. Handicapped persons will have access to the main driveway and parking next to the building which is also the same level as the driveway with no steps or ramps into the building.

- i. A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken.

No other materials other than three-five gallon gas tanks and one-five gallon diesel gas tank on the premises and are stored in a tractor shed that is off limits and will have garage doors placed on them this winter.

- j. Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties.

The building has several dusk to dawn bright led flood lights on each side. The pizza nights are being held during daylight hours for most of the season. There will be a path to the larger parking area that will be lit during those three or four weeks where the daylight fades earlier.

- k. Signage.

We will have signs out at the road during the pizza nights to help guide patrons to the parking area as well as cones and flags to allow safe access to the lot.

Six Standards of a Conditional Use Permit

Provide an explanation on how the proposed land use will meet all six standards.

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

Our use is not such that it could endanger the public health, safety, comfort or general welfare.

2. The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.

The surrounding properties are corn and soybean fields,

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The surrounding properties will not be affected by our uses.

4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.

N/A

5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Turn lane to second driveway will minimize any congestion during operation as well as safe access to property

6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

We are working with Christmas township planning ~~committee~~ committee.

LEIN ACRES LLC
730 COUNTY HIGHWAY A
EDGERTON WI 53534

Current Owner
Current Owner
1746 STATE HIGHWAY 73
CAMBRIDGE WI 53523

LEIN ACRES LLC
730 COUNTY HIGHWAY A
EDGERTON WI 53534

DAVID G GUNNULSON
1813 HILLSIDE RD
CAMBRIDGE WI 53523

JACK OESTREICH
1784 STATE HIGHWAY 73
CAMBRIDGE WI 53523

TODD FURSETH
1618 STATE HIGHWAY 73
CAMBRIDGE WI 53523

JACK OESTREICH
1784 STATE HIGHWAY 73
CAMBRIDGE WI 53523

LEIN ACRES LLC
730 COUNTY HIGHWAY A
EDGERTON WI 53534

LEIN ACRES LLC
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EDGERTON WI 53534



LEIN ACRES LLC
730 COUNTY HIGHWAY A
EDGERTON WI 53534

Current Owner
Current Owner
1746 STATE HIGHWAY 73
CAMBRIDGE WI 53523

WI DOT
2101 WRIGHT ST
MADISON WI 53704

TODD R FURSETH
LEAH K FURSETH
1618 STATE HIGHWAY 73
CAMBRIDGE WI 53523

Parcel Number - 016/0612-342-9580-1**Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF CHRISTIANA	
State Municipality Code	016	
PLSS (T,R,S,QQ,Q)	06N 12E 34 SE NW (Click link above to access images for Qtr-Qtr)	
Section	06N 12E 34 (Click link above to access images for Section)	
Plat Name	METES AND BOUNDS (Click link above to access images for Plat) METES AND BOUNDS (Click link above to access images for Surveys within Plat)	
Block/Building		
Lot/Unit	(Click link above to see images for this Lot)	
Parcel Description	SEC 34-6-12 SE1/4 NW1/4 EXC R4338/34 EXC TO DOT IN 5030159 This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	THOMAS W WATSON	
Current Co-Owner	CHRISTINA WATSON	
Primary Address	1746 STATE HIGHWAY 73	
Billing Address	1746 STATE HIGHWAY 73 CAMBRIDGE WI 53523	

Assessment Summary		More +
Assessment Year	2018	
Valuation Classification	G1 G4	
Assessment Acres	15.400	
Land Value	\$90,900.00	
Improved Value	\$141,500.00	
Total Value	\$232,400.00	

Show Valuation Breakout

Open Book

Open Book dates have passed for the year

Starts: ~~05/17/2018~~ - 04:30 PM

Ends: ~~05/17/2018~~ - 06:30 PM

[About Open Book](#)

Board Of Review

Board of Review dates have passed for the year

Starts: ~~05/29/2018~~ - 05:00 PM

Ends: ~~05/29/2018~~ - 07:00 PM

[About Board Of Review](#)

Show Assessment Contact Information ▼

Zoning Information

Zoning

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

Contact your local city, village or town office for municipal zoning information.

Parcel Maps



- Surveyor Map
- DCiMap
- Google Map
- Bing Map

Tax Summary (2017) More +

- E-Statement
- E-Bill
- E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$90,700.00	\$109,400.00	\$200,100.00
Taxes:		\$2,869.07
Lottery Credit(-):		\$141.24
First Dollar Credit(-):		\$80.71
Specials(+):		\$174.67
Amount:		\$2,821.79

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
LTR	06/01/1984	1835669	5724	32

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: 0612-342-9580-1

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.



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Dane County Land Information Council

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210 Martin Luther King Jr. Blvd

City-County Bldg. Room 116

Madison, WI 53703



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8 6 1 6 7 2 9
Tx:8491781

**KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS**

DOCUMENT #

5030159

10/07/2013 4:12 PM

Trans. Fee:

Exempt #: 2R

Rec. Fee: 30.00

Pages: 2

WARRANTY DEED

Wisconsin Department of Transportation
Exempt from fee [s. 77.25(2r) Wis. Stats.]
Exempt from filing transfer form [s. 77.255 Wis. Stats.]
DT1560 12/2012

THIS DEED, made by **Thomas W. Watson and Christina E. Watson a/k/a/ Christine E. Watson, as husband and wife GRANTOR**, conveys and warrants the property described below to the State of Wisconsin, Department of Transportation, GRANTEE, for the sum of **Thirty-Eight Thousand Four Hundred and 0/100 Dollars (\$38,400.00)**.

Any person named in this deed may make an appeal from the amount of compensation within six months after the date of recording of this deed as set forth in s. 32.05(2a) Wisconsin Statutes. For the purpose of any such appeal, the amount of compensation stated on the deed shall be treated as the award, and the date the deed is recorded shall be treated as the date of taking and the date of evaluation.

Other persons having an interest of record in the property: **Cambridge State Bank,**

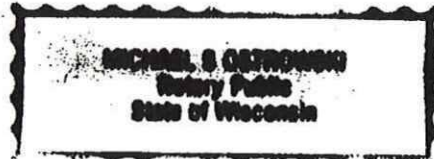
This is homestead property.

LEGAL DESCRIPTION IS ATTACHED AND MADE A PART OF THIS DOCUMENT BY REFERENCE.

This space is reserved for recording data

Return to
CORRE, Inc.
Attn: Mike Ostrowski
6510 Grand Teton Plaza, Suite 314
Madison, WI 53719

Parcel Identification Number/Tax Key Number
016-0612-342-9000-2, 016-0612-342-9580-1



Thomas W. Watson 9/23/13
Signature Date

Thomas W Watson
Print Name

September 23, 2013
Date

Christina E. Watson 09/23/2013
Signature Date

Christina E Watson
Print Name

State of Wisconsin

Dane County) ss.

On the above date, this instrument was acknowledged before me by the named person(s).

Signature Date

Print Name

Michael S. Ostrowski
Signature, Notary Public, State of Wisconsin

Michael S. Ostrowski
Print Name, Notary Public, State of Wisconsin

Signature Date

Print Name

March 27, 2017
Date Commission Expires



Q J 2 0 0 1 4 5

Project ID
3070-00-21

This instrument was drafted by
Wisconsin Department of Transportation

Parcel No.
76

9/23/13 (2)

3070-00-21- 4.10
PLOT NAME : N/A
PLOT BY : SEH
PLOT DATE : 2/29/2013
FILE NAME : P:\ADMIN\W\TSS\COMMON\STH-73042110R-09P
APPRAISAL PLAT DATE : 2-29-2013

KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS
DOCUMENT #
4965220
02/27/2013 12:06 PM
Trans. Fee
Exampl. #
Rec. Fee 35.00
Page 1

RESERVED FOR REGISTER OF DEEDS
PROJECT NUMBER 3070-00-21-4.10
AMENDMENT NO:

TRANSPORTATION PROJECT PLAT NO: 3070-00-21- 4.10

THAT PART OF LOT 1 CSM NO. 10749, LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, ALSO THAT PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, ALSO THAT PART OF THE NORTHWEST 1/4, ALL IN SECTION 34, T6N, R12E, TOWN OF CHRISTIANA, DANE COUNTY, WISCONSIN.
RELOCATION ORDER STH 73 DANE COUNTY IH39 - COLUMBUS (PIERCE ROAD - CTH B)

TO PROPERLY ESTABLISH LAY OUT, WIDTH, DILIGENCE, EXTEND, CONSTRUCT, RECONSTRUCT, IMPROVE, OR MAINTAIN A PORTION OF THE HIGHWAY DESIGNATED ABOVE, THE STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION DEEMS IT NECESSARY TO RELOCATE OR CHANGE SAID HIGHWAY AND ACQUIRE CERTAIN LANDS AND INTERESTS OR RIGHTS IN LANDS FOR THE ABOVE PROJECT.
TO EFFECT THIS CHANGE, PURSUANT TO AUTHORITY GRANTED UNDER SECTION 84.02 (3) AND 84.09, WISCONSIN STATUTES, THE DEPARTMENT OF TRANSPORTATION HEREBY ORDERS THAT:
1. THAT PORTION OF SAID HIGHWAY AS SHOWN ON THIS PLAT IS LAD OUT AND ESTABLISHED TO THE LINES AND WIDTHS AS SO SHOWN FOR THE ABOVE PROJECT.
2. THE LOTS OR INTERESTS OR RIGHTS IN LANDS AS SHOWN ON THIS PLAT ARE REQUIRED BY THE DEPARTMENT FOR THE ABOVE PROJECT AND SHALL BE ACQUIRED IN THE NAME OF THE STATE OF WISCONSIN, PURSUANT TO THE PROVISIONS OF SECTION 84.09 (1) OR (2), WISCONSIN STATUTES.

EXISTING HIGHWAY RIGHT OF WAY SHOWN HEREIN IS BASED ON THE FOLLOWING POINTS OF REFERENCE:
EXISTING HIGHWAY RIGHT OF WAY FOR STH 73 ESTABLISHED FROM CSM 10749 AND TRAVELED CENTERLINE.
EXISTING HIGHWAY RIGHT OF WAY FOR TOBACCO ROAD ESTABLISHED FROM QUIT CLAIM DEED VOL. 404, PG. 265, DOCUMENT # 633800.
ACCESS CONTROL ESTABLISHED FROM PREVIOUS ACCESS CONTROL PROJECT 3070-00-29.

FOR THE LATEST ACCESS CONTROL INFORMATION, CONTACT THE PLANNING UNIT OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION OFFICE IN MADISON.

POSITIONS SHOWN ON THIS PLAT ARE WISCONSIN COUNTY COORDINATES, DANE COUNTY, NAD 83 (2007), IN U.S. SURVEY FEET. VALUES SHOWN ARE GRID COORDINATES, GRID BEARINGS, GRID DISTANCES. GRID DISTANCES MAY BE USED AS GROUND DISTANCES.



UTILITY SCHEDULE & INTEREST REQUIRED

UTILITY NUMBER	UTILITY OWNER(S)	INTEREST REQUIRED
202	ALLIANT ENERGY (WPL) (ELECTRIC)	RELEASE OF RIGHTS
221	FRONTIER COMMUNICATIONS OF WI LLC	RELEASE OF RIGHTS
230	PAETEC / WINDSTREAM	RELEASE OF RIGHTS

ALLIANT ENERGY (WPL) (ELECTRIC)
NO RECORDED EASEMENT - PARCELS 76, 77, 78, & 79

FRONTIER COMMUNICATIONS OF WI LLC
V. 1683, P. 51, DOC. # 1658122 - PARCEL 76
NO RECORDED EASEMENT - PARCELS 34 & 77

PAETEC / WINDSTREAM
NO RECORDED EASEMENT - PARCEL 78

R/W STATION & OFFSET TABLE

STATION	STATION	STATION	STATION
1000 309+00.64	70.00' LT	1001 315+20.00	55.00' LT
1001 315+20.00	55.00' LT	1002 347+40.00	30.00' RT
1002 347+40.00	30.00' RT	1003 347+40.00	15.81' RT
1003 347+40.00	15.81' RT	1004 347+40.00	33.69' LT
1004 347+40.00	33.69' LT	1005 316+58.00	70.00' LT
1005 316+58.00	70.00' LT	1006 318+50.00	80.00' LT
1006 318+50.00	80.00' LT	1007 322+35.00	50.00' LT
1007 322+35.00	50.00' LT	1008 323+43.00	80.00' LT
1008 323+43.00	80.00' LT	1009 329+00.00	58.00' LT
1009 329+00.00	58.00' LT	1010 336+15.82	75.00' LT
1010 336+15.82	75.00' LT	1011 335+85.46	50.00' RT
1011 335+85.46	50.00' RT	1012 333+50.00	65.00' RT
1012 333+50.00	65.00' RT	1013 332+50.00	50.00' RT
1013 332+50.00	50.00' RT	1014 331+00.00	55.00' RT
1014 331+00.00	55.00' RT	1015 325+00.00	50.00' RT
1015 325+00.00	50.00' RT	1016 324+50.00	40.00' RT
1016 324+50.00	40.00' RT	1017 322+00.00	40.00' RT
1017 322+00.00	40.00' RT	1021 321+50.00	55.00' RT
1021 321+50.00	55.00' RT	1022 315+00.00	50.00' RT
1022 315+00.00	50.00' RT	1023 315+00.00	50.00' RT
1023 315+00.00	50.00' RT	1024 310+00.00	50.00' RT
1024 310+00.00	50.00' RT	1025 309+95.00	92.00' RT
1025 309+95.00	92.00' RT	1026 309+50.00	92.00' RT
1026 309+50.00	92.00' RT	1027 309+45.00	50.00' RT
1027 309+45.00	50.00' RT	1028 308+71.80	50.00' RT

TLE STATION & OFFSET TABLE

TLE	STATION	STATION	STATION
T1071	335+75.00	75.00' RT	
T1072	335+45.00	75.00' RT	
T1073	335+45.00	50.00' RT	
T1074	324+00.00	50.00' RT	
T1075	323+00.00	50.00' RT	
T1076	321+50.00	90.00' RT	
T1077	320+00.00	90.00' RT	
T1078	319+00.00	65.00' RT	
T1079	316+50.00	80.00' RT	
T1080	314+95.00	140.00' RT	
T1081	314+50.00	140.00' RT	
T1082	314+50.00	70.00' RT	
T1083	313+00.00	70.00' RT	
T1084	309+95.40	55.00' RT	

PI 348+58.02" T
Y = 435,212.902
X = 905,698.914
Δ = 8°32'05" L
D = 7°38'22" T
L = 55.97'
T = 111.73'
R = 750.00'

R/W COURSE TABLE

STATION	COURSE	DISTANCE	STATION
1000-1001	N13°38'57"W	619.54'	
1001-1002	N86°00'46"W	220.45'	
1002-1003	N01°30'02"W	14.19'	
1003-1004	N73°36'32"E	178.55'	
1004-1005	N18°01'04"W	192.26'	
1005-1006	N10°34'51"W	386.17'	
1006-1007	N30°33'38"W	112.09'	
1007-1008	N12°46'28"W	557.43'	
1008-1009	N16°23'49"W	716.02'	
1009-1010	N10°34'51"W	386.17'	
1010-1011	S15°02'11"E	235.46'	
1011-1012	S23°34'02"E	101.12'	
1012-1013	S11°13'20"E	150.33'	
1013-1014	S15°02'11"E	600.00'	
1014-1015	S01°39'46"W	52.20'	
1015-1016	S15°02'11"E	250.00'	
1016-1017	S31°44'08"E	52.20'	
1017-1021	S16°02'11"E	650.00'	
1021-1022	S16°02'11"E	5.00'	
1022-1023	S74°57'49"W	5.00'	
1023-1024	S15°02'11"E	500.00'	
1024-1025	N01°45'09"E	42.30'	
1025-1026	S15°02'11"E	45.00'	
1026-1027	S68°10'29"W	42.30'	
1027-1028	S15°02'11"E	73.20'	

SCHEDULE OF LANDS & INTERESTS REQUIRED

OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE DEPARTMENT.

PARCEL NUMBER	OWNER(S)	INTEREST REQUIRED	R/W ACRES REQUIRED			TLE ACRES
			NEW	EXISTING	TOTAL	
34	LEIN ACRES, LLC.	FEE/AR	2.418	2.016	4.434	---
75	DAVID G. GUNNULSON	FEE	0.010	0.025	0.035	---
76	THOMAS W. WATSON & CHRISTINA E. WATSON	FEE/TLE	0.534	1.003	1.537	0.631
77	HELEN M. DESTREICH, LIFE ESTATE	FEE/TLE	0.021	0.158	0.179	0.065
78	LEIN ACRES, LLC.	FEE/TLE	0.484	0.819	1.303	0.011
79	STEVEN E. KRIEDEMAN & JULIE KRIEDEMAN	FEE/TLE	0.024	0.052	0.076	0.020

ALL AREAS SHOWN IN ACRES UNLESS OTHERWISE NOTED.

I, JASON L. CANCE, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF SECTION 84.09 OF THE WISCONSIN STATUTES AND UNDER THE DIRECTION OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION SOUTHWEST REGION, HAVE SURVEYED AND MAPPED TRANSPORTATION PROJECT PLAT 3070-00-21-4.10 AND THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES OF THE SURVEYED LAND.
SIGNATURE: [Signature] DATE: 2/29/2013
PRINTED NAME: JASON L. CANCE
REGISTRATION NUMBER: RLS = 2688
THIS PLAT AND RELOCATION ORDER ARE APPROVED FOR THE WISCONSIN DEPARTMENT OF TRANSPORTATION SOUTHWEST REGION.
SIGNATURE: [Signature] DATE: 2/29/2013
PRINTED NAME: [Signature]



6" x 6" STONE MONUMENT
Y = 434,526.665
X = 904,679.144

REFER TO THE TITLE SHEET, RECORDED AS SHEET 2 OF 2, OF DOCUMENT NO. 4957014 FOR ADDITIONAL INFORMATION.

1835670

REGISTER'S OFFICE
DANE COUNTY, WIS. S:
RECORDED ON

84 JUN 1 P 3: 44

VOL 5724 PAGE 34

Charles R. Fowler
Register of Deeds

RETURN TO ~~Thomas Watson~~
~~Highway 73~~
~~Cambridge, WI 53523~~

Dorothy M. Wendt

Inez M. Gunnelson, as Special Administrator of the estate of

("Decedent"),

for a valuable consideration conveys, without warranty, to
Thomas W. Watson and Christina E. Watson a/k/a
Christine E. Watson, as husband and wife

Grantee,
the following described real estate in Dane County,
State of Wisconsin (hereinafter called the "Property"):

Tax Parcel No:

SE 1/4 NW 1/4 except the East 800 feet thereof and except the South 33 feet thereof,
That part of the SW 1/4 NW 1/4 lying East of State Trunk Highway No. 73, Section 34,
Township 6 North, Range 12 East.
Subject to highway easements, easements and rights of way of record, Dane County, Wisconsin.
The above described premises contain 19 acres, more or less.

1 FEE
3
EXEMPT

Special Administrator by this deed does convey to Grantee all of the estate and interest in the Property which the Decedent had immediately prior to Decedent's death, and all of the estate and interest in the Property which the Personal Representative has since acquired.

Dated this 29th day of MAY, 1984...

(SEAL) *Dorothy M. Wendt* (SEAL)

DOROTHY M. WENDT
Personal Representative

AUTHENTICATION

Signature(s)

authenticated this day of, 19.....

TITLE: MEMBER STATE BAR OF WISCONSIN

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

THIS INSTRUMENT WAS DRAFTED BY
PAUL F. SATTLER, ATTORNEY
Madison, Wisconsin

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

ACKNOWLEDGMENT

STATE OF WISCONSIN

Dane County, } ss.

Personally came before me this 29th day of MAY, 1984 the above named

Dorothy M. Wendt

to me known to be the person who executed the foregoing instrument and acknowledge the same.

Charles R. Fowler
Aubrey R. Fowler

Notary Public DANE County, Wis.
My Commission is permanent. (If not, state expiration date:, 19.....)

4.00 cl

*Names of persons signing in any capacity should be typed or printed below their signatures.

DOCUMENT NO.

1609165

STATE BAR OF WISCONSIN-FORM 5
PERSONAL REPRESENTATIVE'S DEED
THIS SPACE RESERVED FOR RECORDING DATA

Office of Register of Deeds
Dane County, Wisconsin } ss

Received for Record Jan 31
19.7.9... at 11:30 o'clock A.M.
and recorded in vol. 1034
of Records... on page 535

Carol R. Mahon
Register

Return To:
National Savings and Loan
P.O. Box 4106
Madison, WI 53711

Tax Key No. 08-34-761 and 762

INEZ M. GUNNELSON, a.k.a. INEZ GUNNELSON

as Personal Representative of the estate of
CARL J. GUNNELSON, also known as
CARL GUNNELSON, deceased

PURSUANT TO MISC STATUTES 860.09
for a valuable consideration conveys with ~~out~~ warranty to
THOMAS W. WATSON and CHRISTINA E. WATSON,
husband and wife

the following described real estate in Dane County,
State of Wisconsin: (hereinafter called the "Property")

The Southeast 1/4 of the Northwest 1/4 of Section 34
Township 6 North, Range 12 East (Town of Christiana),
EXCEPT the East 800 feet thereof, and also EXCEPT the
South 33 feet thereof. Together with all rights and benefits relating to
surface water drainage on and across said South 33 feet as set forth in one
land contract recorded March 27, 1973, in Vol. 425 of Records, page 334 as Doc.
#1359119, office of the Register of Deeds for Dane County, Wisconsin, the same
of which shall run with the land.

Also, all that part of the Southwest 1/4 of the Northwest 1/4 of Section 34,
Township 6 North, Range 12 East (Town of Christiana), lying East of State Trunk
Highway No. 73.

This deed is given in fulfillment of one certain land contract in which Carl J.
Gunnelsn, a.k.a. Carl Gunnelsn, and Inez M. Gunnelsn, his wife, are Vendors,
and in which Thomas W. Watson and Christina E. Watson are purchasers, dated
November 14, 1973, and recorded November 16, 1973, in Vol. 482 of Records, page
583, as Doc. #1383110, office of the Dane County Register of Deeds.

Subject to municipal and zoning ordinances and easements of record, if any.

The within conveyance is further subject to liens or encumbrances, if any,
resulting from the acts or omissions on the part of the grantees herein or
their assigns, the same of which is not included in the warranties herein,

Dated this 26th day of January, 19 79.

Personal Representative by this deed does convey to Grantee all of the estate and interest in the Property which the
Decedent had immediately prior to Decedent's death, and all of the estate and interest in the Property which the Personal
Representative has since acquired.

Inez M. Gunnelsn (SEAL)
Inez M. Gunnelsn

_____(SEAL)

Personal Representative

Personal Representative of Estate of
Carl J. Gunnelsn, a.k.a. Carl Gunnelsn

AUTHENTICATION

Signatures authenticated this 26th day of
January 19 79

Tom C. Brown
Tom C. Brown

ACKNOWLEDGMENT

STATE OF WISCONSIN } ss.

County, }
Personally came before me, this _____ day of
_____, the above named _____

TITLE: MEMBER STATE BAR OF WISCONSIN

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

This instrument was drafted by \$45.00
Tom C. Brown, atty. **FEE PAID**

to me known to be the person _____ who executed the fore-
going instrument and acknowledged the same.

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

*
Notary Public _____ County, Wis.
My Commission is permanent. (If not, state expiration
date: _____, 19 ____.)

*Names of persons signing in any capacity should be typed or printed below their signatures.

VOL 1034 PAGE 535

FURNISHED BY



DATE: 9165 JAN 31 79
200 MS

CONTRACT, by and between Carl J. Gunnelson, a.k.a. Carl Gunnelson, and Inez M. Gunnelson, his wife & in her own right, herein called Vendor, whether one or more, and Thomas W. Watson and Christina E. Watson,

herein called Purchaser, whether one or more, WITNESSETH: That the Vendor, in consideration of the payments to be made and the covenants and agreements by the Purchaser to be performed, as hereinafter set forth, hereby sells and agrees to convey unto the Purchaser, upon the prompt and full performance by the Purchaser of the covenants and agreements of this contract to be by the Purchaser performed, the following described real estate in Dane County, State of Wisconsin, to-wit:

The Southeast 1/4 of the Northwest 1/4 of Section 34, Township 6 North, Range 12 East (Town of Christiana), EXCEPT the East 800 feet thereof, and also EXCEPT the South 33 feet thereof. Together with all rights and benefits relating to surface water drainage on and across said South 33 feet as set forth in one Land Contract recorded March 27, 1973, in Vol. 425 of Records, page 334, as Doc. #1359199, office of the Register of Deeds for Dane County, Wisconsin, the same of which shall run with the land.

Also, all that part of the Southwest 1/4 of the Northwest 1/4 of Section 34, Township 6 North, Range 12 East (Town of Christiana), lying East of State Trunk Highway # 73.

(Vendors retain all right and interest in existing crops & farm personal property, but shall entirely remove same from the above premises by March 1, 1974).

together with all buildings, improvements, fixtures and appurtenances, now or hereafter erected thereon, including all screen and storm doors and windows, attached mirrors, fixtures, shades, attached floor covering, hot water heater, furnace, oil tank and light fixtures

which shall be a part of the real estate.

The Purchaser, in consideration of the covenants and agreements herein made by the Vendor, agrees to purchase the above described premises, and to pay therefor to the Vendor at 1200 N. Monroe Street, Staughton, Wisconsin, the sum of FORTY FIVE THOUSAND (\$45,000.00) Dollars,

in manner following: \$12,000.00 at the execution hereof, the receipt whereof is hereby acknowledged, and the balance of \$33,000.00 together with interest on such portions thereof as shall remain from time to time unpaid, at the rate of 6 1/2 per cent per annum, until paid in full, as follows: Said principal amount shall be payable in annual installments of not less than \$1,000.00 per year, each year, beginning on the first day of December, 1974, provided the entire purchase money and interest shall be fully paid within

Five (5) years from the date hereof. All unpaid balance shall draw interest from date hereof at the rate of 6 1/2 per cent per annum, computed and payable once annually on each principal payment date (in addition to principal payment), until paid in full.

Said payments shall be applied first to interest and then to principal at the rate herein specified. Any amount may be prepaid without premium or fee upon principal at any time, and interest shall be calculated at all times on the unpaid balance on the daily rate basis at 1/360 of the annual rate.

In the event of any prepayment, this contract shall not be treated as in default with respect to payment so long as the unpaid balance of principal, and interest (and in such case accruing interest from month to month shall be treated as unpaid principal) is less than the amount that said indebtedness would have been had the monthly payments been made as first specified above; provided that monthly payments shall be continued in the event of credit of any proceeds of insurance or condemnation, the condemned premises being thereafter excluded herefrom.

The Purchaser hereby states that he is satisfied with the title as shown by the abstract-title insurance commitment submitted to him for examination; the Vendor agrees to deliver the abstract-title insurance policy to the Purchaser when the full purchase price hereunder shall have been paid. The Purchaser agrees to pay the cost of later continuations of abstract-title insurance.

(OR) The Vendor shall furnish the Purchaser thirty days prior to the date of ultimate closing, and the Purchaser shall accept as a sufficient showing of title, either (1) a title insurance commitment for an owner's policy of title insurance in the sum of the purchase price, the Purchaser to be named as the assured, to be written by a title insurance company, and guaranteeing the Vendor's title in the condition called for by this agreement, or (2) a merchantable abstract showing the Vendor's title in the condition called for by this agreement. If an abstract is furnished, the Purchaser shall notify the Vendor, in writing, of any objections to title within ten (10) days after receipt of such abstract, and the Vendor shall then have a reasonable time within which to rectify the title or furnish a title policy as above described dwelling house on November 20, 1973 and other

The Purchaser shall be entitled to take possession of said premises on March 1, 1974. In case possession is to be obtained by the Vendor, he shall have a reasonable time after such date in which to remove any occupant. The Purchaser shall be entitled to remain in possession as long as he performs all covenants and agreements herein mentioned on his part to be performed and no longer.

- The Purchaser covenants and agrees as follows: except as provided below for 1973 taxes balance owing on land contract 1. To pay before they become delinquent all taxes and assessments, now or hereafter assessed or levied against and on the real estate described in this contract and to deliver to the Vendor receipts evidencing due payment thereof. 2. To keep said premises insured for fire and extended coverage for at least the sum of \$100,000.00 to pay the premiums thereon when due, and to comply with coinsurance provisions, if any, in insurance companies approved by the Vendor with loss payable to the Vendor as interest may appear, and all policies covering said premises shall be deposited with and held by the Vendor. 3. To keep the premises in good condition and repair. 4. To keep the premises free from liens superior to the lien of this contract, or the rights of the Vendor in the premises. 5. Not to commit waste nor suffer waste to be committed. 6. Not to do any act which shall impair the value thereof.

In case any such taxes or assessments remain unpaid after they become delinquent, or in case of failure to keep the premises so insured, the approved policies deposited, or the insurance premiums paid, or to keep the same in good condition and repair, free from liens and waste, the Vendor may cure such defaults, and all sums so paid shall immediately be repaid to the Vendor and shall, unless so repaid, be added to and deemed part of the purchase price, and bear interest at the rate aforesaid.

The Vendor hereby agrees that in case the aforesaid purchase price with the interest and other moneys shall be fully paid and all the conditions herein provided shall be fully performed at the times and in the manner above specified, he will on demand, thereafter cause to be executed and delivered to the Purchaser, a good and sufficient Warranty Deed, in fee simple, of the premises above described, free and clear of all legal liens and encumbrances, except taxes and assessments, any liens or encumbrances created by the act or default of the Purchaser, municipal and zoning ordinances and recorded easements and restrictions, and except:

The Purchaser hereby covenants and agrees that time shall be deemed to be of the essence of this contract and in case of default in the payment of any principal or interest when the same shall become due, or in the performance of any of the conditions, covenants, or promises by the Purchaser herein to be kept or performed, and such default shall continue for a period of sixty (60) days, then the Vendor may, at his option, declare the contract at an end, all rights of the Purchaser under this agreement cancelled, and the amounts paid by the Purchaser hereunder forfeited, the same to remain the Vendor's property as rental of said premises and as liquidated damages for the failure completely to fulfill this agreement; and the Vendor shall forthwith and without notice have the right of re-entry; or, at the option of the Vendor and without notice to the Purchaser, notice being hereby expressly waived, the whole amount of unpaid principal shall be deemed to have become due and payable; in case such option shall be exercised, the unpaid principal and interest together with all sums which may be or have been paid by the Vendor as herein authorized with interest on such disbursements at the rate aforesaid shall be collectible in a suit at law, or by foreclosure of this contract in the same manner as if the whole of said unpaid principal had been due at the time when any such default occurred, and the indebtedness shall embrace, with said unpaid principal and interest, all the sums so disbursed with interest as aforesaid.

In case of legal proceedings in enforcement of any remedy hereunder, whether abated or not, all expenses, including reasonable attorney's fees, shall be added to the principal, become due as incurred, and in case of judgment shall be included therein.

Upon the commencement or during the pendency of any action of foreclosure of this contract, the court may appoint a receiver of the premises, including homestead interest, and may empower the receiver to collect the rents, issues, and profits of said premises during the pendency of such action, and may order such rents, issues, and profits when so collected, to be held and applied as the court shall, from time to time, direct.

All terms, conditions, covenants, warranties and promises herein shall be binding upon and inure to the benefit of the heirs, legal representatives, successors, and assigns of the Vendor and the Purchaser; the wife of the Vendor for a valuable consideration, joins herein to bar her dower and homestead rights and agrees to join in the execution of the deed to be made in fulfillment hereof.

IN WITNESS WHEREOF, this land contract has been executed and delivered this 14th day of November, 1973.

SIGNED AND SEALED IN PRESENCE OF

Kenneth H. Buhrow
Bonni G. Fuelleman
Kenneth H. Buhrow
Bonni G. Fuelleman

Carl J. Gunnelson (SEAL)
Carl J. Gunnelson
Inez M. Gunnelson (SEAL)
Inez M. Gunnelson
Thomas W. Watson (SEAL)
Thomas W. Watson
Christina E. Watson (SEAL)
CHRISTINA E. WATSON

STATE OF WISCONSIN,
Rock County, ss.

Personally came before me, this 14th day of November, A. D., 1973, the above named Carl J. Gunnelson and Inez M. Gunnelson, his wife, and Thomas A. Watson and Christina E. Watson, his wife

to me known to be the person who executed the foregoing instrument and acknowledged the same.



Kenneth H. Buhrow
Notary Public, Rock County, Wis.
My Commission Expires (Permanent)

This instrument drafted by
Tom C. Brown, atty.

(Section 59:51 (1) of the Wisconsin Statutes provides that all instruments to be recorded shall have plainly printed or typewritten thereon the names of the grantors, grantees, witnesses and notary).



FURNISHED BY Dane County Title Company
TITLE INSURANCE • ABSTRACTS • MICROFILM

Land Contract

This instrument should be immediately placed on file to avoid trouble and litigation.

This space reserved for Register of Deeds

Office of Register of Deeds
Dane County, Wisconsin

Received for Record 14 Nov 73 at 12 o'clock - M.

and recorded in vol. 482

of Records on page 583
of Record R-19-110

Register

Return to
Bethie Buhrow + Roche
P.O. # 151
Wausau
54983
Pd 302

TYPED
COMP
INIT
No. 383/110
447
TO
Nov 11

PLAT OF SURVEY

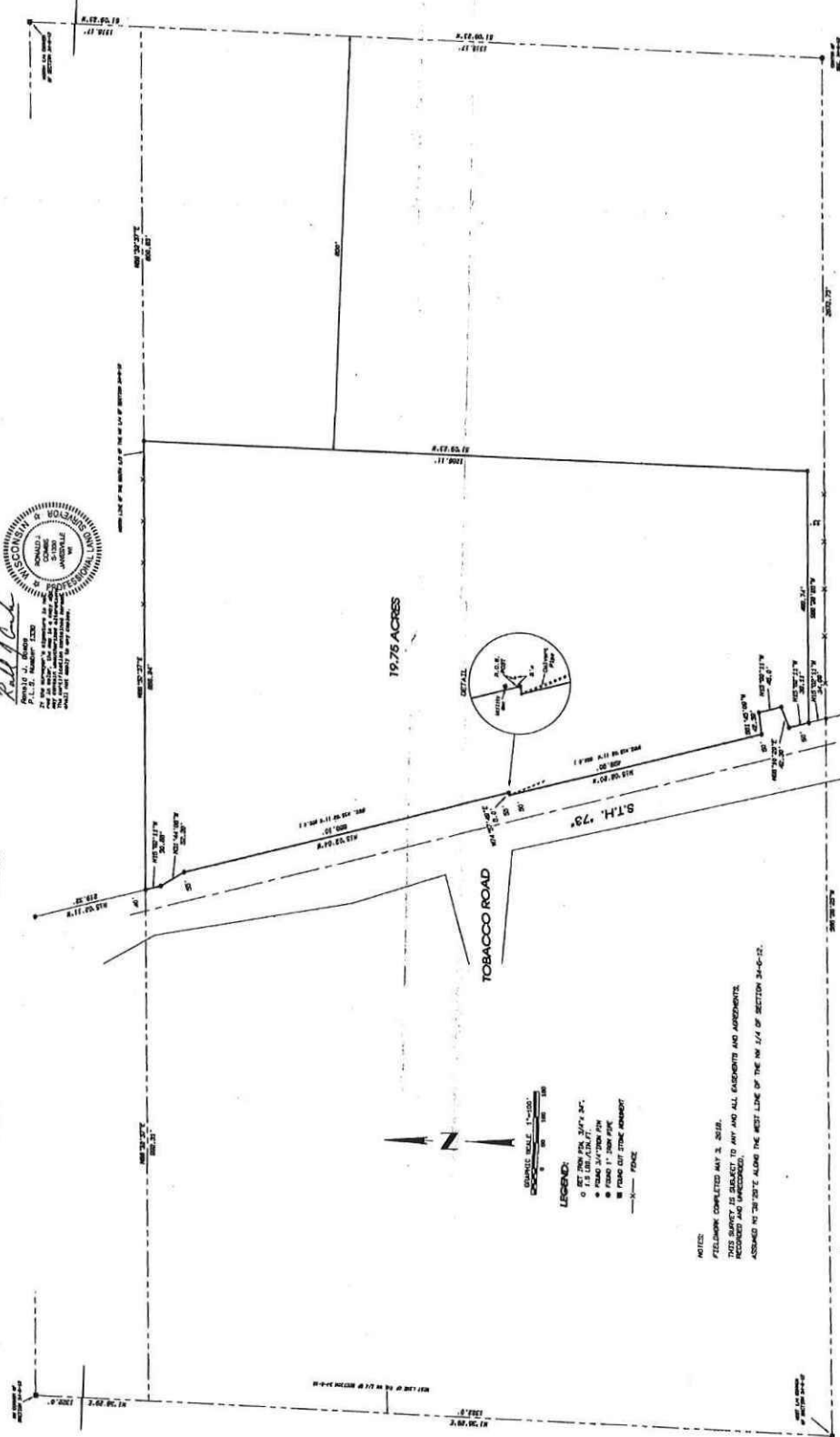
THE SW 1/4 OF THE NW 1/4 OF SECTION 3A, T. 2N., R. 12E., S. 10E., OF THE 2ND 1/4, TOWNSHIP 2 NORTH, RANGE 12 EAST, COUNTY OF DANE, WISCONSIN, EXCEPTING THE EAST 100 FEET THEREOF, ALSO CARRYING THE 300' BY 100' TRAIL, AND ALL THAT PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 3A, LYING EAST OF STATE TRUNK HIGHWAY 73, EXCEPTING LANDS CONVEYED HEREON UNDER FOR HIGHWAY PURPOSES AS RECORDED IN DOCUMENT NO. 2003126.

I HEREBY CERTIFY THAT I HAVE SUPERVISED THE SURVEY OF THE PROPERTY DESCRIBED HEREON AND THE CALCULATIONS OF THE SURVEY, AND THAT THE CORNERS AND POINTS ARE CORRECTLY REPRESENTED SAID SURVEY AND ITS LOCATION BY THE MARKS SHOWN THEREON, AND THAT THE SURVEY WAS MADE AND COMPLETED WITH CARE AND ACCURACY.

ATTEST: THIS 15TH DAY OF APRIL, 2018, AT JANESVILLE, WISCONSIN.



Paul J. J. [Signature]
 Paul J. J. [Name]
 Surveyor General
 State of Wisconsin
 Janesville, WI



- LEGEND:**
- SET 200 PINS, 3/4" P, 3/4"
 - SET 100 PINS, 1/2" P, 1/2"
 - SET 1" 2000 PINS
 - SET 1" 2000 PINS
 - PINE CUT STONE MONUMENT
 - FENCE

NOTES:
 FIELDWORK COMPLETED MAY 3, 2018.
 THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS,
 RECORDS AND UNRECORDED.
 ASSUMED IN 20' WIDTH ALONG THE WEST LINE OF THE NW 1/4 OF SECTION 3A-0-12.

Crumba ASSOCIATES
 LAND SURVEYING & LAND PLANNING
 211 WEST 7TH STREET
 JANESVILLE, WI 53539
 TEL: 608-785-2525 FAX: 608-785-2526
 WWW.CRUMBA.COM

DATE: 05/03/18
 REV: 05/03/18
 PROJECT: S11
 CLIENT: MATSON
 DRAWING: 218-101

2018-00799



- 1. Greenhouse
- 2. Greenhouse
- 3. Greenhouse
- 4. Greenhouse
- 5. House
- 6. Pond



Google

1746 Wisconsin 73

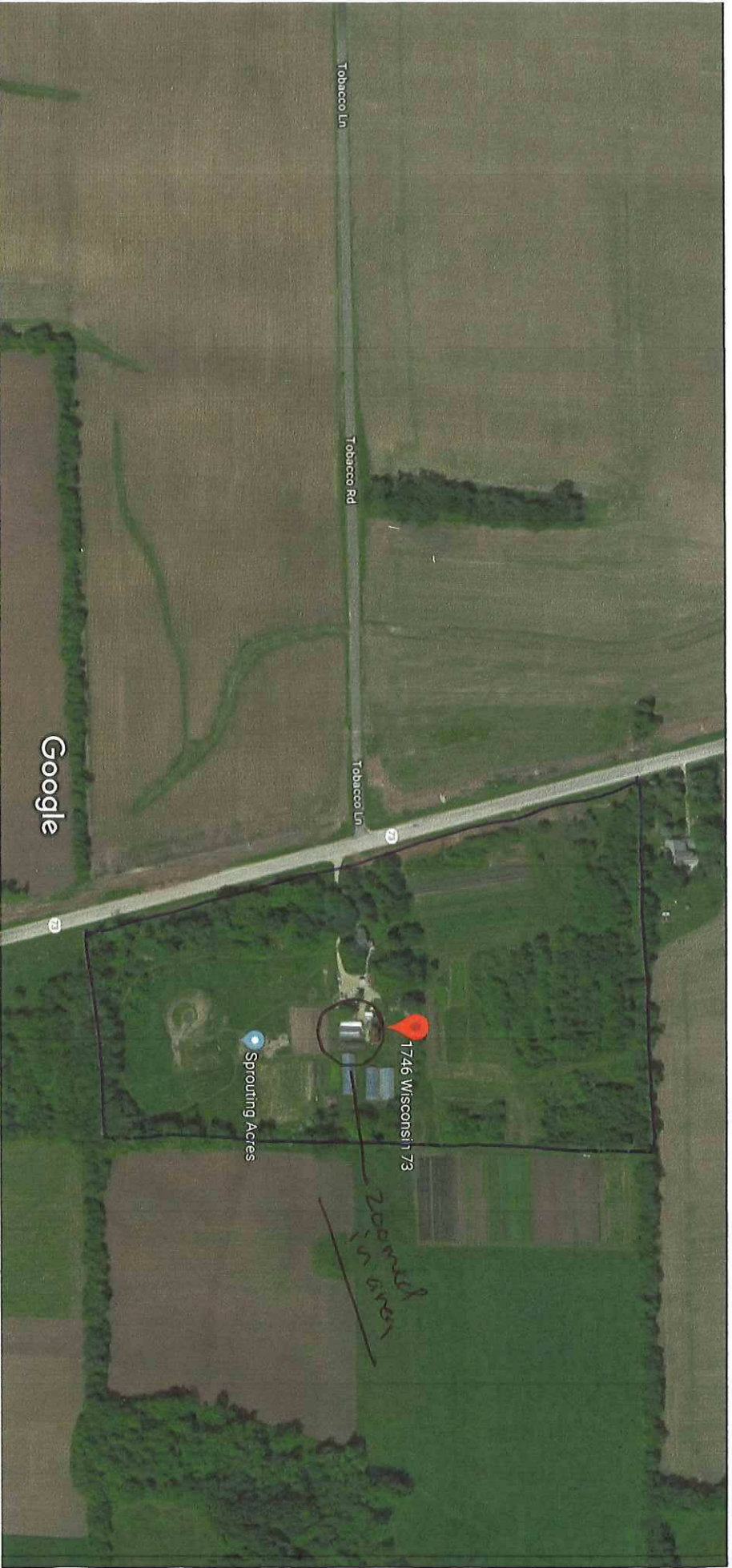
2

3

4

Imagery ©2018 Google, Map data ©2018 Google 50 ft

Commercial Kitchen/Indoor Space



Handwritten note: 200' in front

STEVEN E. KRIDDEMAN & JULIE KRIDDEMAN

1842
RD-1

DCPREZ-0000-08468

73

LDIN ACRES, LLC

DAVID GUNNELSON

A-1(EX)
DCPREZ-0000-00000

JACK CHESTNUT
1784

A-1(EX)
DCPREZ-0000-00000

Tobacco Rd

1746

THOMAS W. HANSON & CHRISTINA HANSON

DAVID G. GUNNELSON

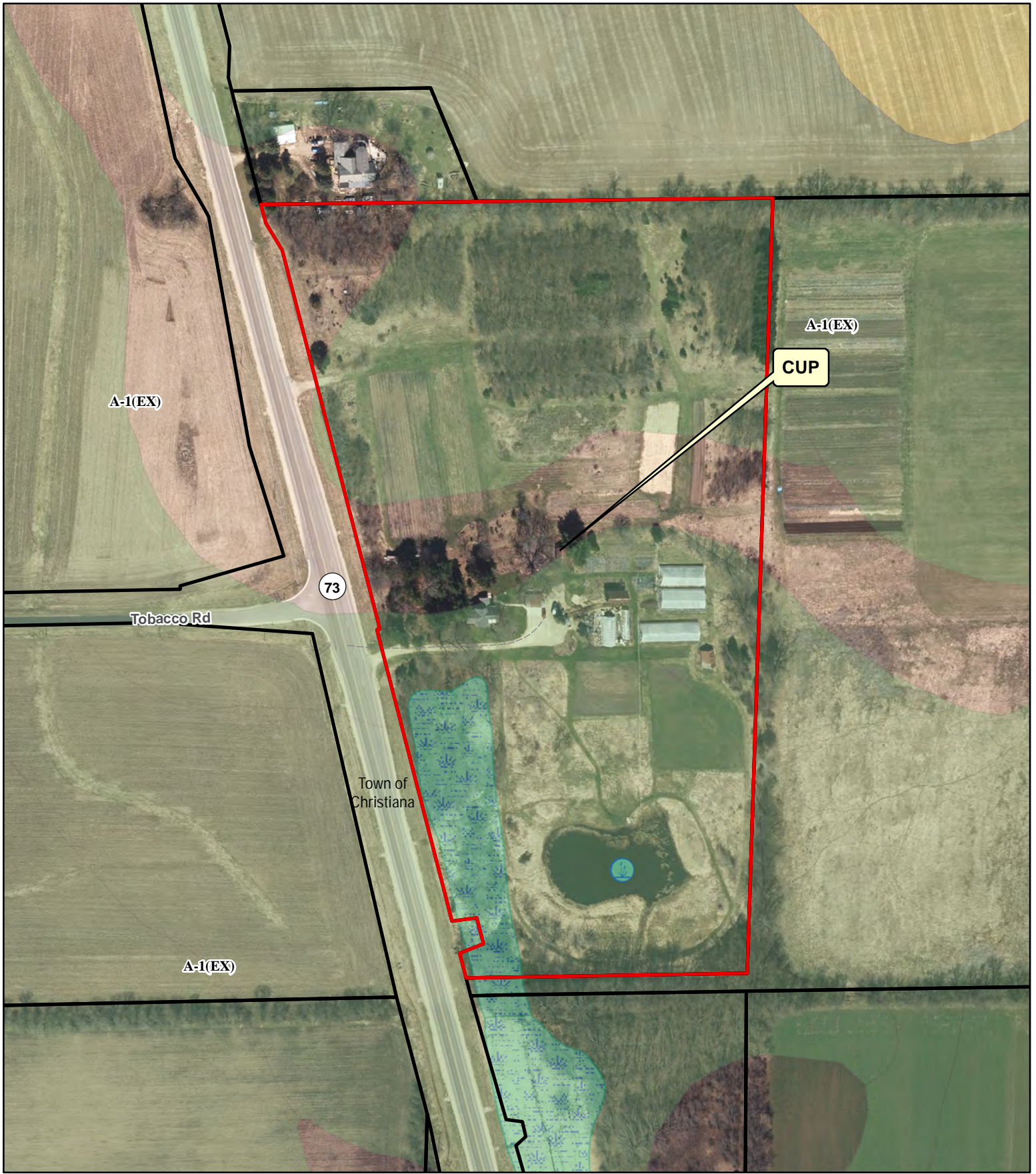
A-1(EX)
DCPREZ-0000-00000

TODD R. FURSETH & DEAN K. FURSETH



WIDOT

TODD FURSETH



Not Effective
A-2(2) DCPREZ-2013-10564

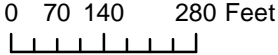


Legend

-  Wetland
-  Floodplain

Significant Soils

-  Class 1
-  Class 2



CUP 02444
 THOMAS W WATSON