

Dane County Rezone & Conditional Use Permit


Application Date	Petition Number
12/10/2019	DCPREZ-2019-11516
Public Hearing Date	C.U.P. Number
02/25/2020	

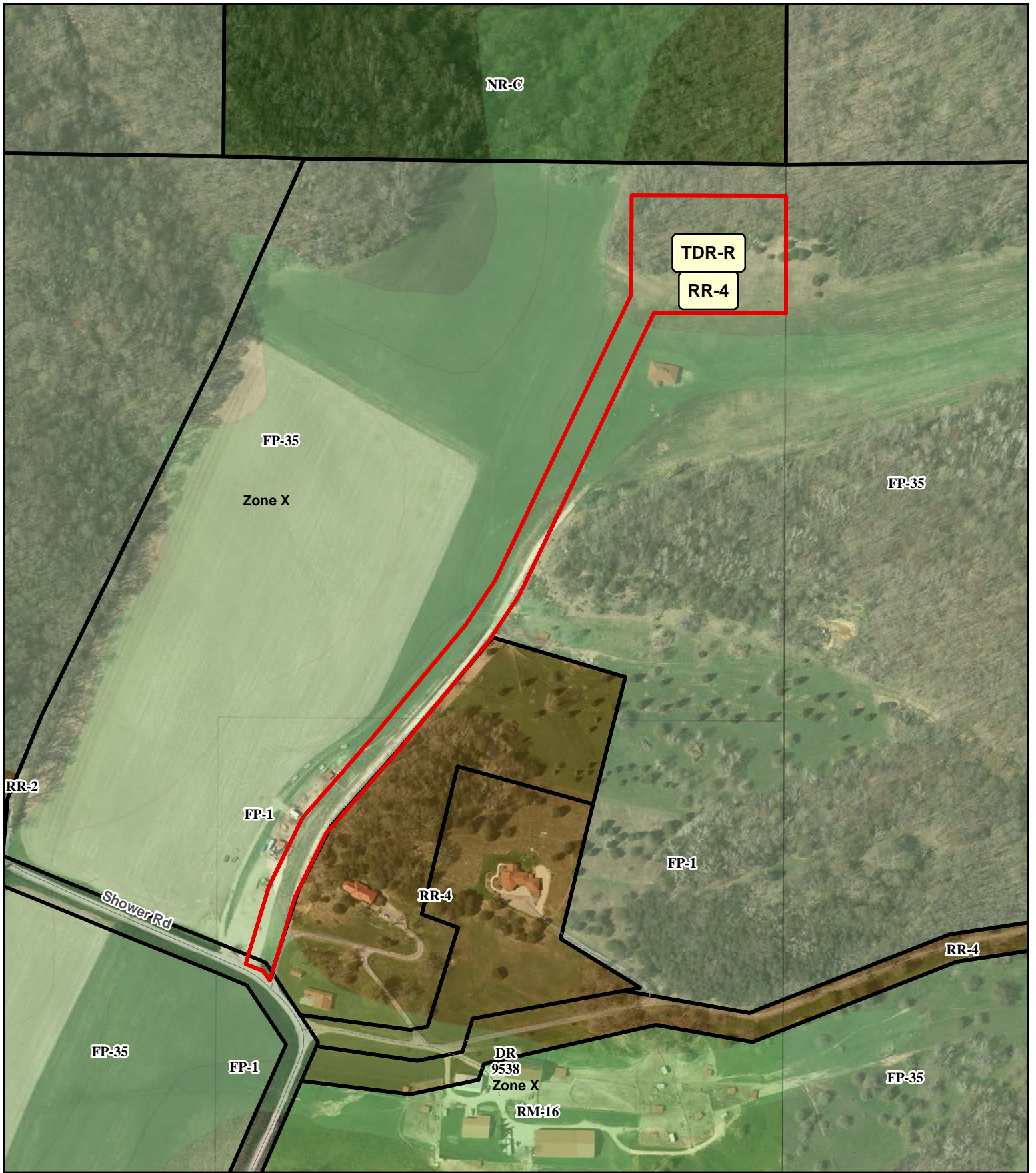
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DENNIS R KIRCH	PHONE (with Area Code) (608) 513-4964	AGENT NAME DENNIS KIRCH	PHONE (with Area Code) (608) 513-4964
BILLING ADDRESS (Number & Street) 6604 SHOWER RD		ADDRESS (Number & Street) 6604 SHOWER RD	
(City, State, Zip) MAZOMANIE, WI 53560		(City, State, Zip) MAZOMANIE, WI 53560	
E-MAIL ADDRESS KIRCHCONSTRUCTION@YAHOO.COM		E-MAIL ADDRESS KIRCHCONSTRUCTION@YAHOO.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	
NORTH OF 6612 SHOWER RD		9916 DUNLAP HOLLOW RD			
TOWNSHIP MAZOMANIE	SECTION 25	TOWNSHIP MAZOMANIE	SECTION 2	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0906-254-9502-0		0806-022-8430-0			

REASON FOR REZONE	CUP DESCRIPTION
CREATING ONE RESIDENTIAL LOT	





FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
FP-35 (General Farmland Preservation) District	RR-4 (Rural Residential, 4 to 8 acres) District	5.02		
FP-35 (General Farmland Preservation) District	TDR-R Transfer of Development Rights Receiving Area Overlay District (Receiving Area)	5.02		
RR-4 (Rural Residential, 4 to 8 acres) District	TDR-S Transfer of Development Rights Sending Area Overlay District (Sending Area)	4.1		

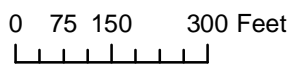
C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>DRK</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>DRK</u>	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>DRK</u>	INSPECTOR'S INITIALS SLJ3	SIGNATURE:(Owner or Agent) 
COMMENTS: THIS REZONE INVOLVES A TRANSFER OF DEVELOPMENT RIGHTS				PRINT NAME: Dennis Kirch
				DATE: 12/10/19



Legend

Wetland > 2 Acres Significant Soils

- | | |
|---|---|
|  Wetland |  Class 1 |
|  Floodplain |  Class 2 |



Petition 11516
DENNIS R KIRCH

TOR-R / RR-4



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the Southeast 1/4 of the Southeast 1/4 of Section 25 and the Northeast 1/4 of the Northeast 1/4 of Section 36, all in T9N, R6E, Town of Mazomanie, Dane County, Wisconsin.

PREPARED FOR:

DENNIS KIRCH
6608 SHOWER RD.
MAZOMANIE, WI, 53560

NE 1/4
OF THE
SE 1/4

EAST 1/4 CORNER
SECTION 25-9-6
FOUND 1 1/4" REBAR

DETAIL

NOT TO SCALE

NW 1/4
OF THE
SW 1/4

NE CORNER OF
THE SE 1/4 OF
THE SE 1/4

REBAR TO REBAR = 1150.03
REBAR TO FORTY CORNER = 1149.36

NOTES:

1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.

2.) WETLANDS AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.

3.) SEE SHEET 2 FOR LINE TABLE.

SE 1/4
OF THE
SE 1/4

LIMITS OF JOINT
ACCESS EASEMENT
PER OTHER DOCUMENT.

LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- ⊙ = FOUND 1 1/4" PIPE
- ⊕ = FOUND DANE COUNTY
SECTION CORNER
(AS NOTED)

SOUTHEAST CORNER
SECTION 25-9-6
FOUND 3/4" REBAR

NW 1/4
OF THE
NW 1/4

SHOWER
ROAD

LOT 1
C.S.M. No.
10532

SCALE 1" = 300'



DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

WCCS-DANE COUNTY
BEARINGS ARE REFERENCED TO THE EAST
LINE OF THE SE 1/4 OF SECTION 25-9-6
LINE TO BEAR N 00°16'21" E

SURVEYORS SEAL

PRELIMINARY ONLY
FOR REVIEW

RR-4 / TDR-R



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	DENNIS R KIRCH	Agent's Name	DENNIS R KIRCH
Address	6604 SHOWER RD MAZOMANIE WI 53560	Address	SAME
Phone	608-513-4964 OR 608-795-4964	Phone	
Email	KIRCHCONSTRUCTION@YAHOO.COM	Email	

Town: Mazomanie Parcel numbers affected: 0906-254-9502-0

Section: 01 25 Property address or location: 0806-022-8430-0
North of 6612 Shower Rd

Zoning District change: (To / From / # of acres)
RR-4 / TDR-S (4.10) RR-4 / FP-35 5.02
TDR-R / FP-35 5.02

Soil classifications of area (percentages) Class I soils: C% Class II soils: 0% Other: 100%

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:

APPROVAL OF TDR HAS BEEN RECEIVED BY THE TOWN OF MAZOMANIE. ATTACHED CERTIFIED SURVEY MAP SHOWS THE PARCEL LOCATION

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
Submitted By: [Signature]

Date: 12/10/19

A parcel of land being part of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 25 and the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 36, all in T9N, R6E, Town of Mazomanie, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Southeast corner of said Section 25; thence N $00^{\circ}16'21''$ E along the East line of the said Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, 956.91 feet to the point of beginning.

Thence continue N $00^{\circ}16'21''$ E along said East line of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, 275.00 feet; thence N $89^{\circ}51'55''$ W, 362.00 feet; thence S $00^{\circ}16'21''$ W, 232.12 feet; thence S $25^{\circ}27'16''$ W, 743.65 feet; thence S $33^{\circ}26'35''$ W, 123.57 feet; thence S $39^{\circ}33'30''$ W, 339.00 feet; thence S $41^{\circ}08'27''$ W, 254.97 feet; thence S $26^{\circ}01'46''$ W, 177.65 feet; thence S $16^{\circ}47'05''$ W, 190.12 feet to a point on the North right-of-way of Shower Road; thence along said North right-of-way for the next two course S $68^{\circ}21'47''$ E, 45.78 feet; thence S $33^{\circ}40'14''$ E, 26.44 feet to the west-southwest corner of Lot 1 Certified Survey Map No. 10532; thence along the West side of said Lot 1 Certified Survey Map No. 10532 for the next 4 courses N $16^{\circ}47'05''$ E, 205.49 feet; thence N $26^{\circ}01'46''$ E, 163.56 feet; thence N $41^{\circ}08'27''$ E, 247.13 feet; thence N $39^{\circ}33'30''$ E, 343.44 feet; thence N $33^{\circ}26'35''$ E, 131.70 feet; thence N $25^{\circ}27'16''$ E, 732.04 feet; thence S $89^{\circ}51'55''$ E, 309.17 feet to the point of beginning. This parcel contains 218,599 sq. ft. or 5.02 acres thereof.

Parcel Number - 034/0906-254-9502-0

Current

[← Parcel Parents](#)

[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF MAZOMANIE	
State Municipality Code	034	
Township & Range	Section	Quarter/Quarter & Quarter
T09NR06E	25	SE of the SE
Plat Name	METES AND BOUNDS	
Block/Building		
Lot/Unit		
Parcel Description	SEC 25-9-6 SE1/4 SE1/4 EXC R11671/75 & ALSO EXC CSM 10532 This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	DENNIS R KIRCH	
Primary Address	No parcel address available.	
Billing Address	6604 SHOWER RD MAZOMANIE WI 53560	

Assessment Summary		More +
Assessment Year	2019	
Valuation Classification	G4 G5 G5M	
Assessment Acres	38.700	
Land Value	\$54,100.00	
Improved Value	\$0.00	
Total Value	\$54,100.00	

Show Valuation Breakout

Open Book

Open Book dates have passed for the year

Starts: ~~05/02/2019~~ 04:00 PM

Ends: ~~05/02/2019~~ 06:00 PM

[About Open Book](#)

Board Of Review

Board of Review dates have passed for the year

Starts: ~~05/20/2019~~ 06:00 PM

Ends: ~~05/20/2019~~ 08:00 PM

[About Board Of Review](#)

Show Assessment Contact Information ▼

Zoning Information

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

Zoning

FP-35 DCPREZ-2019-00009

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

[Zoning District Fact Sheets](#)

District Information

Type	State Code	Description
REGULAR SCHOOL	0469	WIS HEIGHTS SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	17BE	BLACK EARTH FIRE

Parcel Maps



DCiMap

Tax Information

E-Statement

E-Bill

E-Receipt

Pay Taxes Online

« < Newer Older > »

Tax Year 2018		
Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$53,800.00	\$0.00	\$53,800.00
Taxes:		\$860.59
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$860.59
2018 Tax Info Details		Tax Payment History

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
QCD	08/27/2008	4463231		

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: 0906-254-9502-0

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 210 Martin Luther King Jr. Blvd
 City-County Bldg. Room 116
 Madison, WI 53703





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Parcel Number - 034/0806-022-8430-0

Current

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

Parcel Detail		Less —
Municipality Name	TOWN OF MAZOMANIE	
State Municipality Code	034	
PLSS (T,R,S,QQ,Q)	08N 06E 02 NE NW (Click link above to access images for Qtr-Qtr)	
Section	08N 06E 02 (Click link above to access images for Section)	
Plat Name	CSM 02807 (Click link above to access images for Plat) CSM 02807 (Click link above to access images for Surveys within Plat)	
Block/Building		
Lot/Unit	1 (Click link above to see images for this Lot)	
Parcel Description	<p>LOT 1 CSM 2807 CS11/128-5/12/78 DESCR AS SEC 2-8-6 PRT NE1/4NW1/4 & PRT NW1/4NE1/4 (4.17 ACRES INCL R/W)</p> <p>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</p>	
Current Owner	JOSHUA M KOIS	
Current Co-Owner	FRANTSESKA M KOIS	
Primary Address	9916 DUNLAP HOLLOW RD	
Billing Address	9916 DUNLAP HOLLOW RD MAZOMANIE WI 53560	

Assessment Summary		More +
Assessment Year	2019	
Valuation Classification	G1	
Assessment Acres	4.170	
Land Value	\$91,700.00	
Improved Value	\$154,600.00	
Total Value	\$246,300.00	

Show Valuation Breakout

Open Book

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Starts: ~~05/02/2019~~ - 04:00 PM

Ends: ~~05/02/2019~~ - 06:00 PM

[About Open Book](#)

Board Of Review

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[About Board Of Review](#)

Show Assessment Contact Information ▼

Zoning Information

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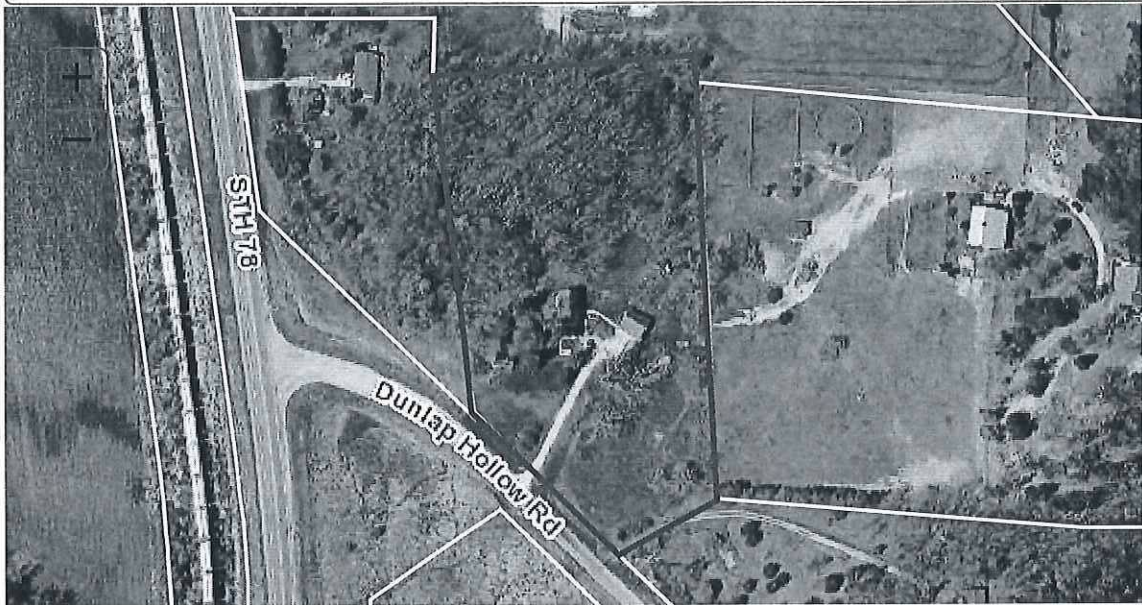
Zoning

RR-4 DCPREZ-2019-00009

[Zoning District Fact Sheets](#)

District Information		
Type	State Code	Description
REGULAR SCHOOL	0469	WIS HEIGHTS SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	17BE	BLACK EARTH FIRE

Parcel Maps



[Surveyor Map](#)

[DCiMap](#)

[Google Map](#)

[Bing Map](#)

Tax Information

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

Tax Year 2018

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$91,700.00	\$154,600.00	\$246,300.00
Taxes:		\$3,939.79
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$78.54
Specials(+):		\$158.67
Amount:		\$4,019.92
2018 Tax Info Details		Tax Payment History

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	05/09/2016	5232770		

[Show More ▼](#)

DocLink

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By Parcel Number: 0806-022-8430-0

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COOKE REV LIVING TR, DIANE ...
6547 COOKE RD
MAZOMANIE, WI 53560

HORNER VAHLDIECK REV LIVI...
6612 SHOWER RD
MAZOMANIE, WI 53560

Current Owner
6613 SHOWER RD
MAZOMANIE, WI 53560

DENNIS R KIRCH
6604 SHOWER RD
MAZOMANIE, WI 53560

DENNIS R KIRCH
6604 SHOWER RD
MAZOMANIE, WI 53560

DENNIS R KIRCH
6604 SHOWER RD
MAZOMANIE, WI 53560

DENNIS R KIRCH
6604 SHOWER RD
MAZOMANIE, WI 53560

PETER A SUCHOMEL
MICHELLE M SUCHOMEL
6856 TAYLOR RD
SAUK CITY, WI 53583

DENNIS R KIRCH
6604 SHOWER RD
MAZOMANIE, WI 53560

WI DNR
PO BOX 7921
MADISON, WI 53701

DENNIS R KIRCH
6604 SHOWER RD
MAZOMANIE, WI 53560

GOODWIN 2005 REV TR, ELIZA...
6614 SHOWER RD
MAZOMANIE, WI 53560

DENNIS L GREIBER
MARY L GREIBER
8350 COUNTY HIGHWAY V
SAUK CITY, WI 53583

WI DOT
2101 WRIGHT ST
MADISON, WI 53704

ANDREW EGOFSKE
BETSY EGOFSKE
6378 STATE HIGHWAY 78
MAZOMANIE, WI 53560

Current Owner
Current Owner
6396 STATE HIGHWAY 78
MAZOMANIE, WI 53560

NATHAN HENSEN
6392 STATE HIGHWAY 78
MAZOMANIE, WI 53560

THOMAS B MUCKLER
9888 DUNLAP HOLLOW RD
MAZOMANIE, WI 53560

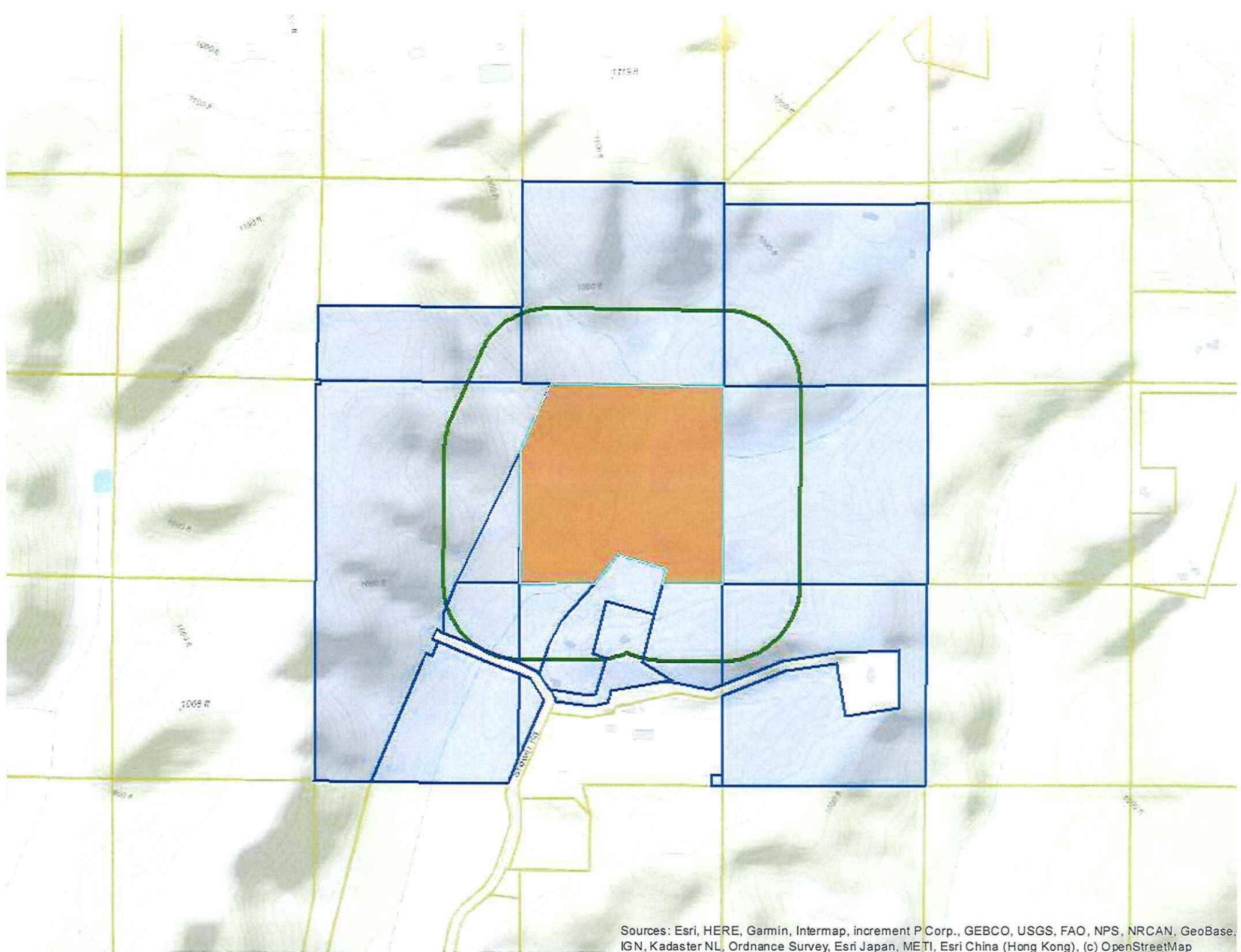
GRANT L NESHEIM
LINDA M NESHEIM
9838 DUNLAP HOLLOW RD
MAZOMANIE, WI 53560

DENNIS L GREIBER
MARY L GREIBER
8350 COUNTY HIGHWAY V
SAUK CITY, WI 53583

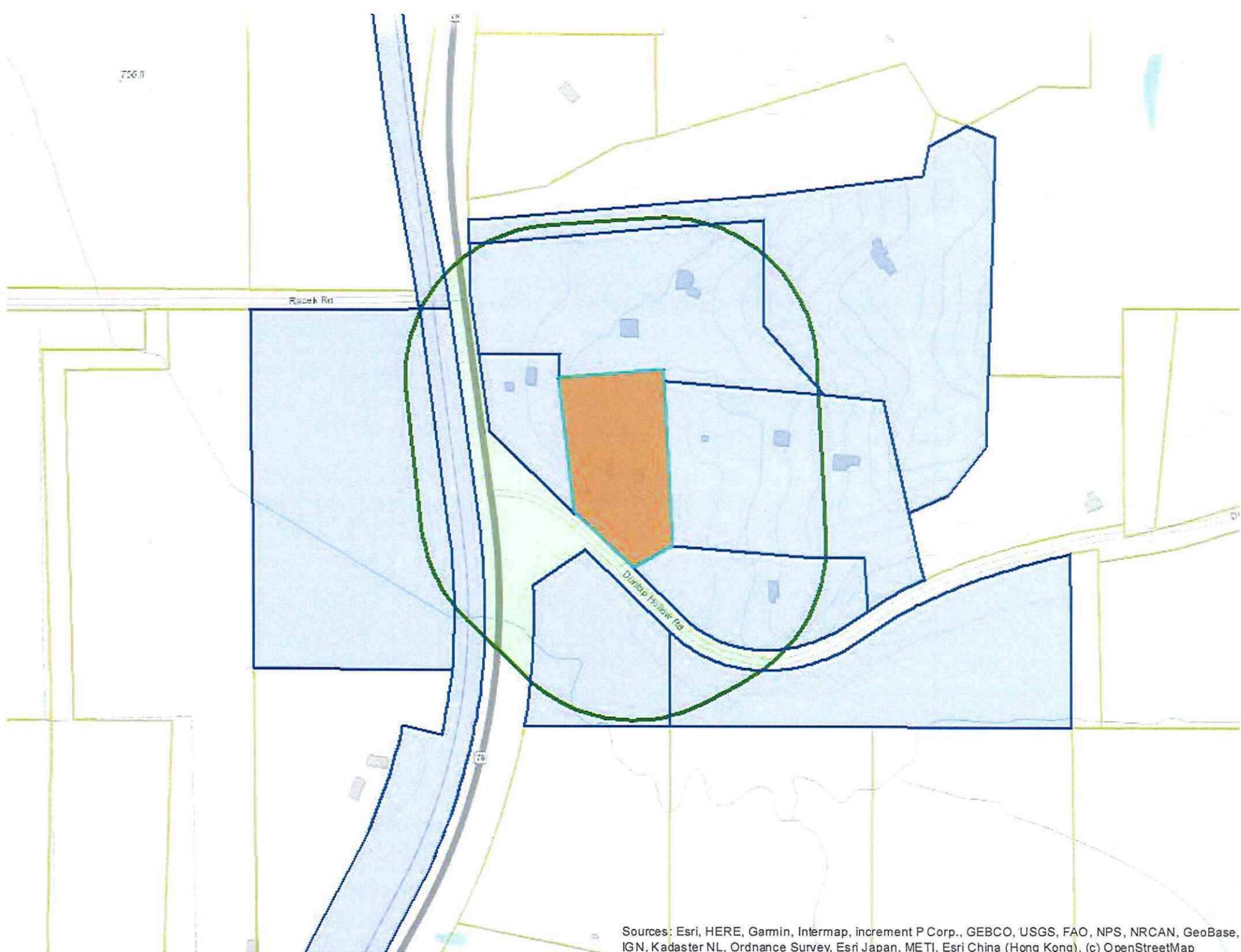
WI DOT
2101 WRIGHT ST
MADISON, WI 53704

JOSHUA M KOIS
FRANTSESKA M KOIS
9916 DUNLAP HOLLOW RD
MAZOMANIE, WI 53560

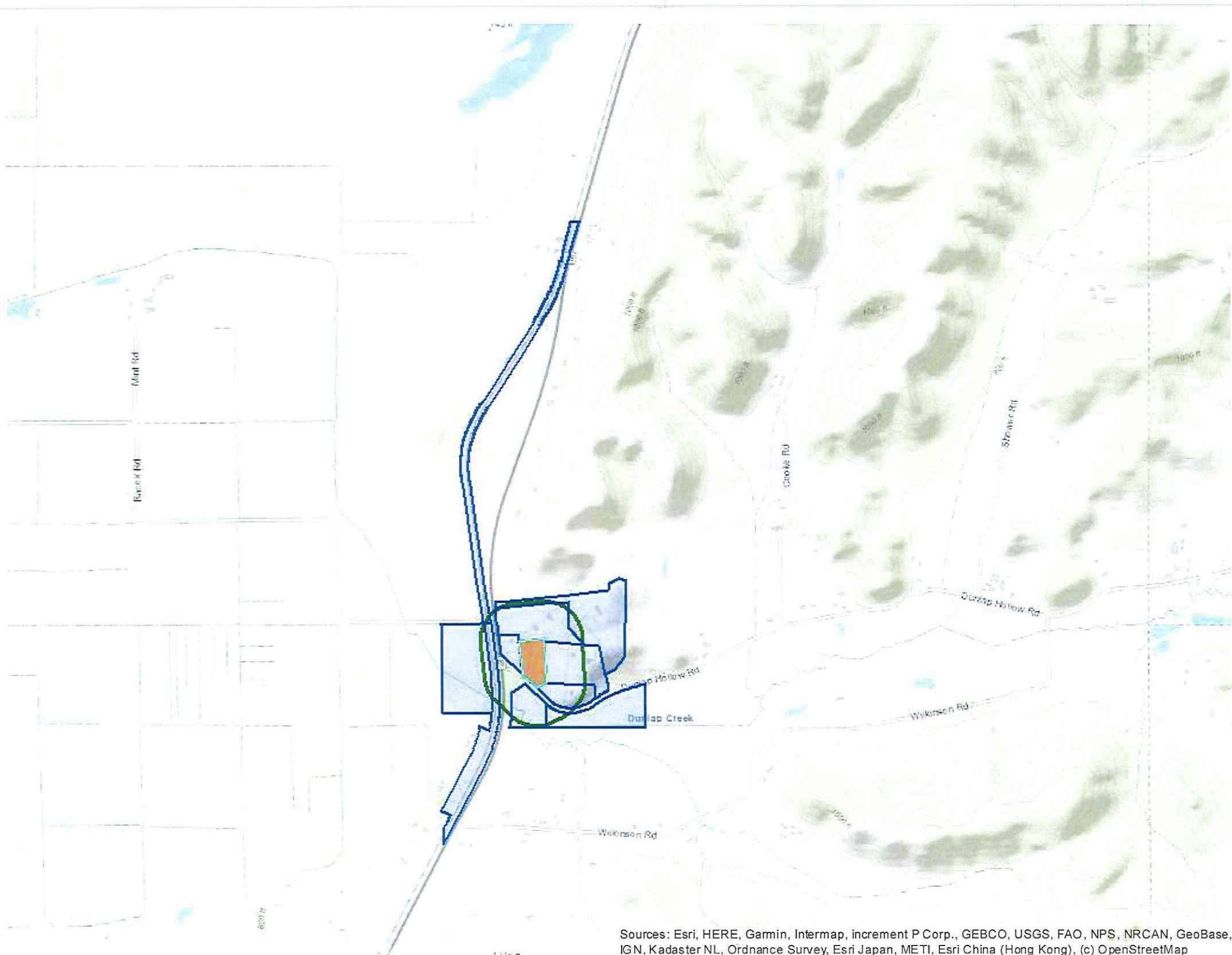
DENNIS L GREIBER
MARY L GREIBER
8350 COUNTY HIGHWAY V
SAUK CITY, WI 53583



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



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



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WILLIAMSON SURVEYING & ASSOCIATES, LLC

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.

NOA T. PRIEVE & CHRIS W. ADAMS

REGISTERED LAND SURVEYORS

PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

SITE PLAN

DESCRIPTION:

LOT 1 CERTIFIED SURVEY MAP 2807, LOCATED IN PART OF THE NE 1/4 OF THE NW 1/4 AND NW 1/4 OF THE NE 1/4 SECTION 2, T8N, R6E, TOWN OF MAZOMANIE, DANE COUNTY, WISCONSIN.

LOT 4 C.S.M. No. 12241

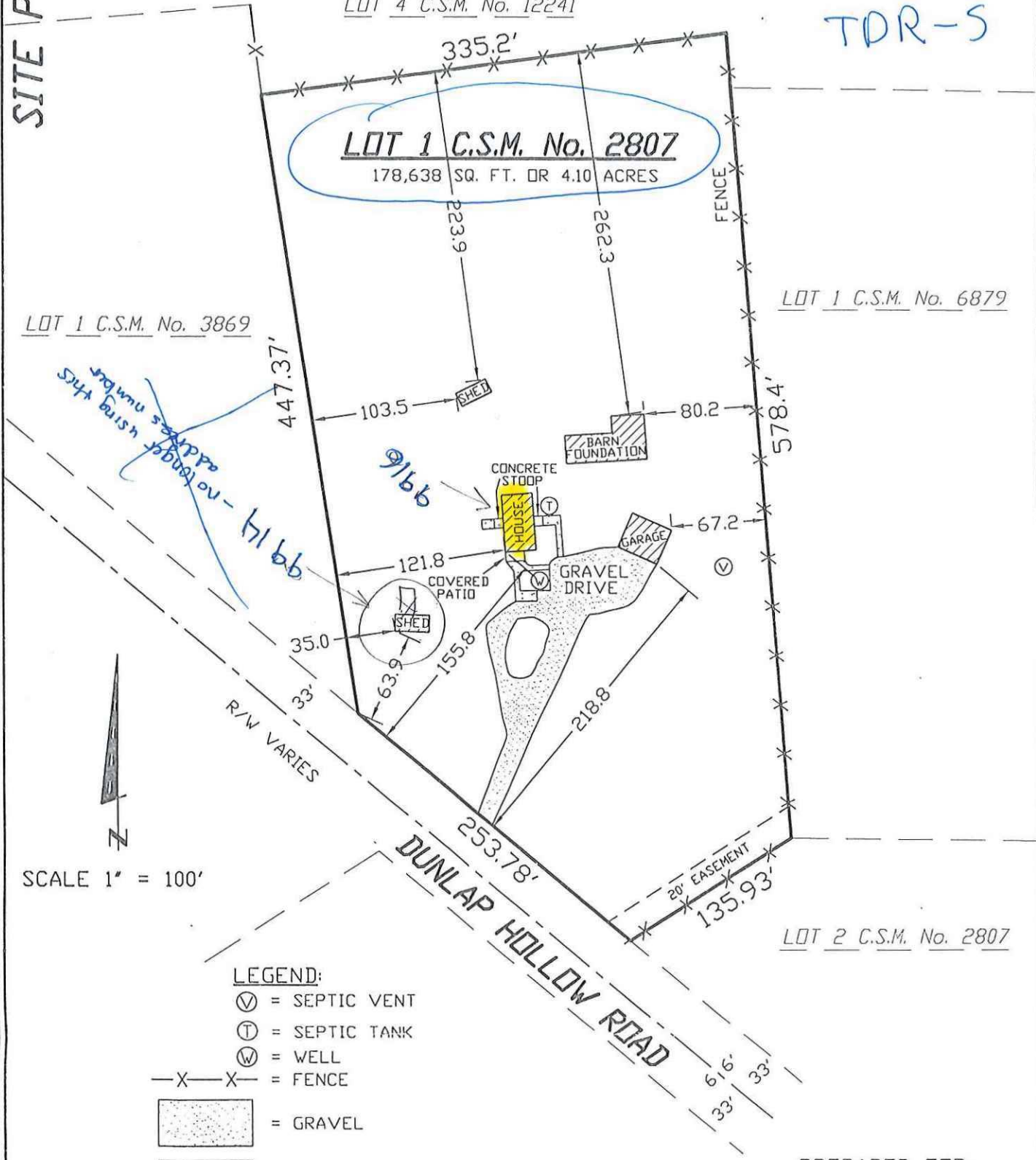
TDR-5

LOT 1 C.S.M. No. 2807

178,638 SQ. FT. OR 4.10 ACRES

LOT 1 C.S.M. No. 3869

LOT 1 C.S.M. No. 6879



Handwritten notes:
no longer using this address number
9/16/16



SCALE 1" = 100'

LEGEND:

- ⊙ = SEPTIC VENT
- ⊕ = SEPTIC TANK
- ⊗ = WELL
- X-X- = FENCE
- [Stippled Box] = GRAVEL
- [Dotted Box] = CONCRETE

NOTES:

1.) THE WITHIN PLAT AND SURVEY WERE PREPARED WITHOUT BENEFIT OF CURRENT EVIDENCE OF SOURCE OF TITLE FOR THE SUBJECT TRACT OR

PREPARED FOR:
DENNIS KIRCH
6608 SHOWER ROAD
MAZOMANIE, WI 53560

Town of Mazomanie

Name of Property Owner:	Dennis Kirch		
Name of Representative (if not the owner):	Same		
Property Address:	6604 Shower Rd ⁵³⁵⁶⁰ Mazom ^{WI}		
Property Parcel Number:	X	090625495020	X
		090636180040	
Mailing Address (if different):			
Phone Number:	608 513-4964 Home 795 4964 Cell		
E-mail Address:	Kirch Construction @ Yahoo . Com		
Issue to be discussed (be specific, include dimensions, size, etc):	T.D.R.		
Applications Accepted By:			
E-mail:	twnmazo@gmail.com		Mail:
Subject Line:	Attention: Land Plan/Board Agenda Request		Mazomanie Town Hall
			Attn: Clerk Melissa Lohre
			711 W Hudson St
			Mazomanie, WI 53560
Items Needed:			
<p>Bring 6 copies of your <u>site plan</u> to both the <u>Town Board</u> and <u>Land Plan Commission Meetings</u></p> <p>Your site plan does not need to be professionally drawn but it should be to scale. Include: Lot lines, House, Well, Septic System, Driveway, Other structures (buildings) currently located on property, location and dimensions of proposed addition or new construction.</p> <p>If property owner will not be present for the meetings, please bring signed approval for representation.</p>			
To be completed by clerk:			
You are scheduled to appear at the following meetings:			
Land Plan Commission Date:		Time:	7:00 P.M.
Board Date:		Time:	6:30 P.M.



WILLIAMSON SURVEYING & ASSOCIATES, LLC

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.

NOA T. PRIEVE & CHRIS W. ADAMS

REGISTERED LAND SURVEYORS

PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

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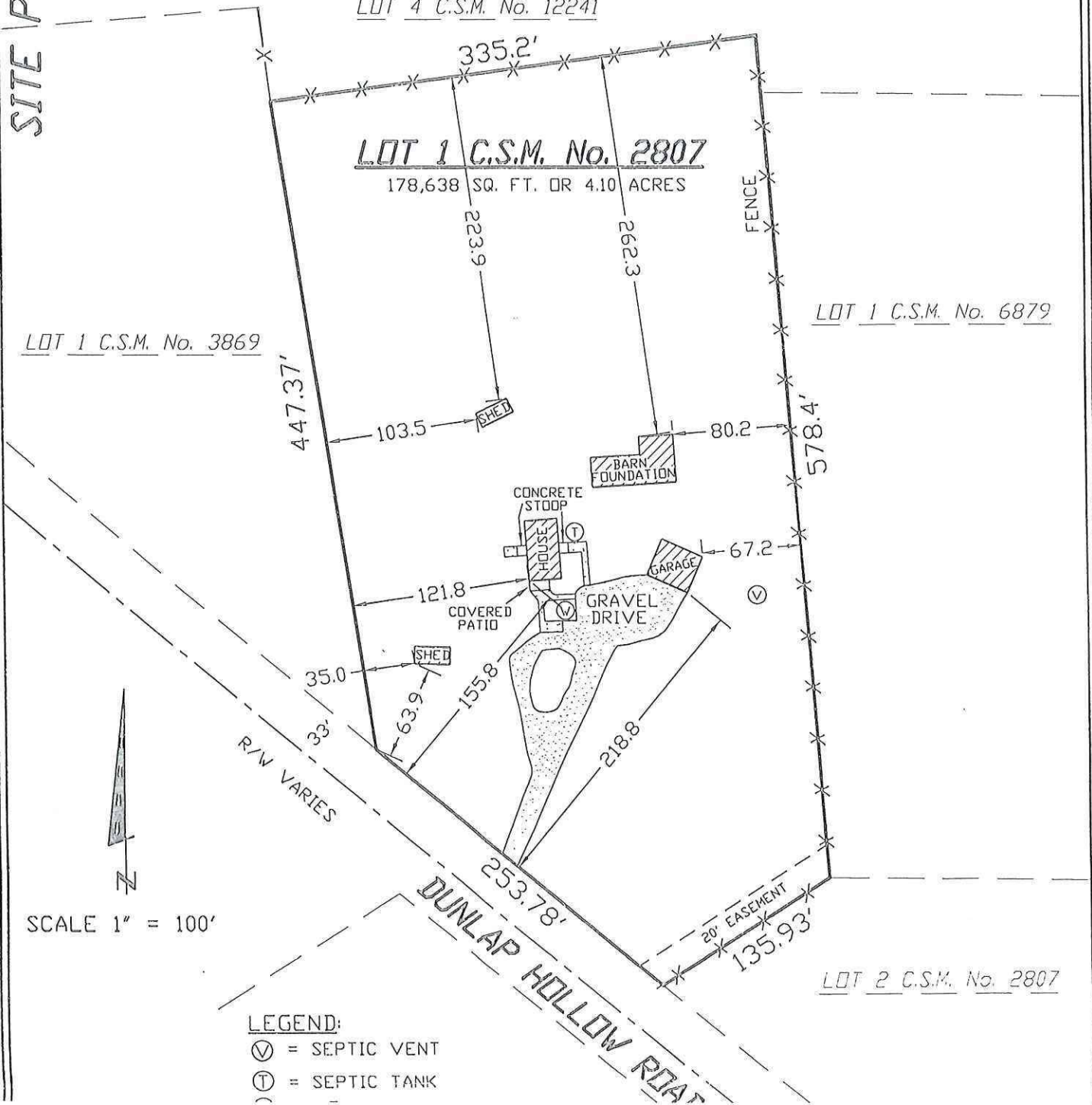
LOT 4 C.S.M. No. 12241

LOT 1 C.S.M. No. 2807

178,638 SQ. FT. OR 4.10 ACRES

LOT 1 C.S.M. No. 6879

LOT 1 C.S.M. No. 3869



SCALE 1" = 100'

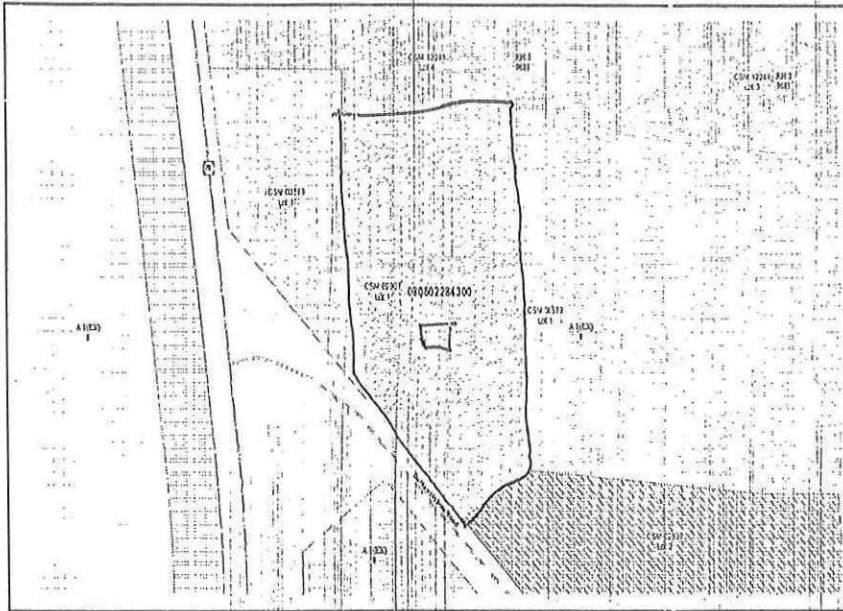
LEGEND:

- ⊙ = SEPTIC VENT
- ⊕ = SEPTIC TANK

DRAFT: FOR DISCUSSION PURPOSE ONLY

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

Applicant: Dennis Kirch (Agent for Peter Smith)			
Town: Mazomanie	A1-EX Adoption: 3/29/1979	Orig. Farm Owner:	F.S.
Section: 02	1 Split Per 40 Acres Owned	Original Farm Acres:	4.28
Previous Density Study: 7/19/2010	Original Splits: [4.28 / 40 = 0.11]	Available Splits:	0



Reasons/Notes:

Parcel has 2 residential structures.

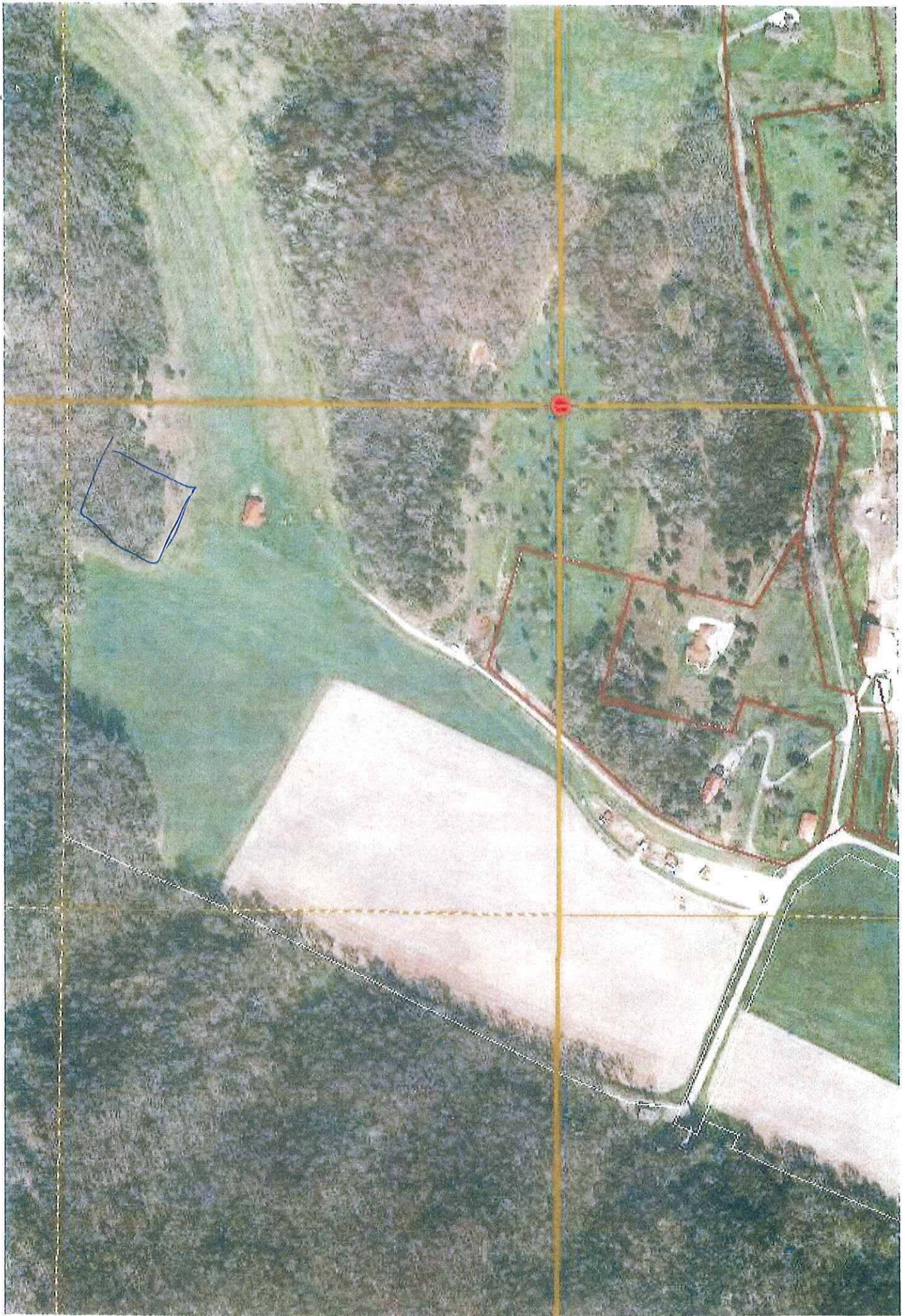
Refer to DCCO 10.04 (1)(a) *Principal buildings*. There shall not be more than one (1) principal building on a lot...

Property could possibly be split and reconfigured for 2 lots with 1 house each. (subject to Town and County approval)

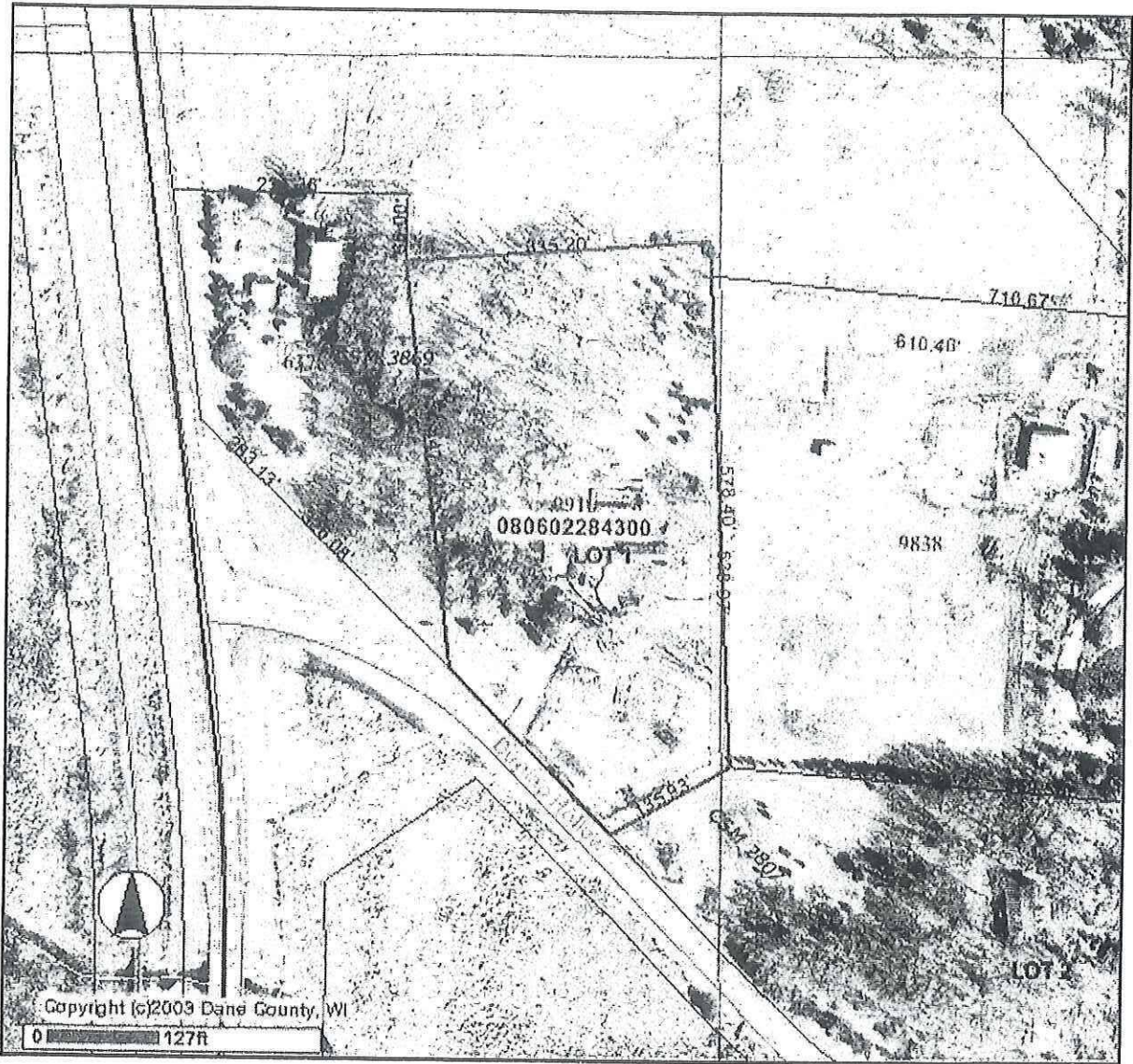
Any reconfigurations would have to meet current Town Policy and County Plan and County Ordinance standards.

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 this original farm acreage, *not* acreage currently owned.

Parcel #	Acres	Owner Name	CSM
080602284300	4.28	PETER A SMITH	02607



Dane County DCiMap



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ADDENDUM A

This Addendum A is made part of the Warranty Deed from:

Dennis Kirch Construction, Inc. as "Grantor," to:

Michael A. Engen and Christina M. Engen, husband and wife, as marital survivorship property, as "Grantee"

It is acknowledged and agreed by Grantor and Grantee that the subject property currently has two Development Rights under existing Dane County zoning and land use regulations, and under the current Land Use plan adopted, or anticipated to be adopted, by the Town of Mazomanie, and as hereafter amended. Grantor and Grantee have agreed that Grantor retains the right to transfer one development right from the subject property to such parcel and location located within the Town of Mazomanie, Dane County, Wisconsin, as Grantor, or Grantor's assigns, upon Grantor's request.

Grantee, their heirs successors and assigns, shall not take any action or construct any improvements upon the subject property that would jeopardize the additional development right that has been retained by Grantor, and shall take no action to further subdivide or develop the subject property that would in any way or manner restrict the transferability of the development right retained by Grantor from the subject property to such parcel and location as requested and directed by Grantor. Grantee further agrees to cooperate with the process and application of the Transfer of Development Rights Sending Area Overlay District (TDR-S), Dane County Ordinance Section 10.158, or as hereafter amended, for the subject property. *All costs arising from Grantee's cooperation*

shall be borne by Grantor.

Following the transfer of the one Development Right from the described parcel to Grantor, or Grantor's assigns, the subject property shall be restricted to one Development Right under current Dane County Ordinances and Town of Mazomanie Land Use Plan, and Grantee, their heirs, successors and assigns, are prohibited from further development without the approval of the Town of Mazomanie and Dane County.

NRB
DRK

10

Approved by Wisconsin Department of Regulation and Licensing
11-1-09 (Optional Use Date) 3-3-10 (Mandatory Use Date)

WB-44 COUNTER-OFFER

Counter-Offer No. 1 by (Buyer/Seller) **STRIKE ONE**

1 The Offer to Purchase dated 2.20.2012 and signed by Buyer Michael A Engen Christina M Engen
2 for purchase of real estate at 9916 Dunlap Hollow Rd Town of Mazomanie
3 is rejected and the following Counter-Offer is hereby made. All terms and conditions remain the same as stated in the
4 Offer to Purchase except the following: [CAUTION: This Counter-Offer does not include the terms or conditions in
5 any other Counter-Offer unless incorporated by reference.]

6
7 Purchase price will be \$288,500.00
8 Seller agrees to... 1) cut back walnut tree hanging over power line; 2) remove chicken coop and dog kennels;
9 3) remove stone foundation, level and grade land; 4) provide UPM home warranty @ \$425.00;
10 5) provide GAP endorsement; 6) provide at seller expense... well water test including nitrates;
11 well system inspection; and septic inspection including pumping 6) flag all lot corners
12 price includes Lot CSM 2807 approximately 4.10 acres, known as 9916 Dunlap Hollow Rd Mazomanie WI
13 including all buildings and residence
14 and seller/owner will retain ownership of the additional building right... to wit recorded deed will reflect
15 seller Dennis Kirch Construction retains ownership of said additional building right to be used only in another
16 location is not on subject land

17
18 Buyer accepts studio in "as is" condition.
19 Any personal property included in sale is left at the convenience of the seller and adds no value to the real estate.
20 Seller will not provide additional buyer broker compensation of \$295.00.

21
22 Real estate condition report and amendment to real estate condition report attached.


23
24 Buyer is aware premises are occupied by tenant whose lease expires May 31 2012.
25 Deadlines expressed as number of days are calculated... day one being the first day after the day of acceptance
26 expiring midnight on the last day.

27
28
29 Listing agent is related to seller.

30 Any warranties, covenants and representations made in this Counter-Offer survive the closing of this transaction.
31 This Counter-Offer is binding upon Seller and Buyer only if a copy of the accepted Counter-Offer is delivered to the Party
32 making the Counter-Offer on or before 2. 24 2012 (Time is of the
33 Essence). Delivery of the accepted Counter-Offer may be made in any manner specified in the Offer to Purchase, unless
34 otherwise provided in this Counter-Offer.

35 NOTE: The Party making this Counter-Offer may withdraw the Counter-Offer prior to acceptance and delivery as
36 provided at lines 31-34.

37 This Counter-Offer was drafted by Linda L. Kirch First Weber Group on 2.22.2012
38 Licensee and Firm A Date A

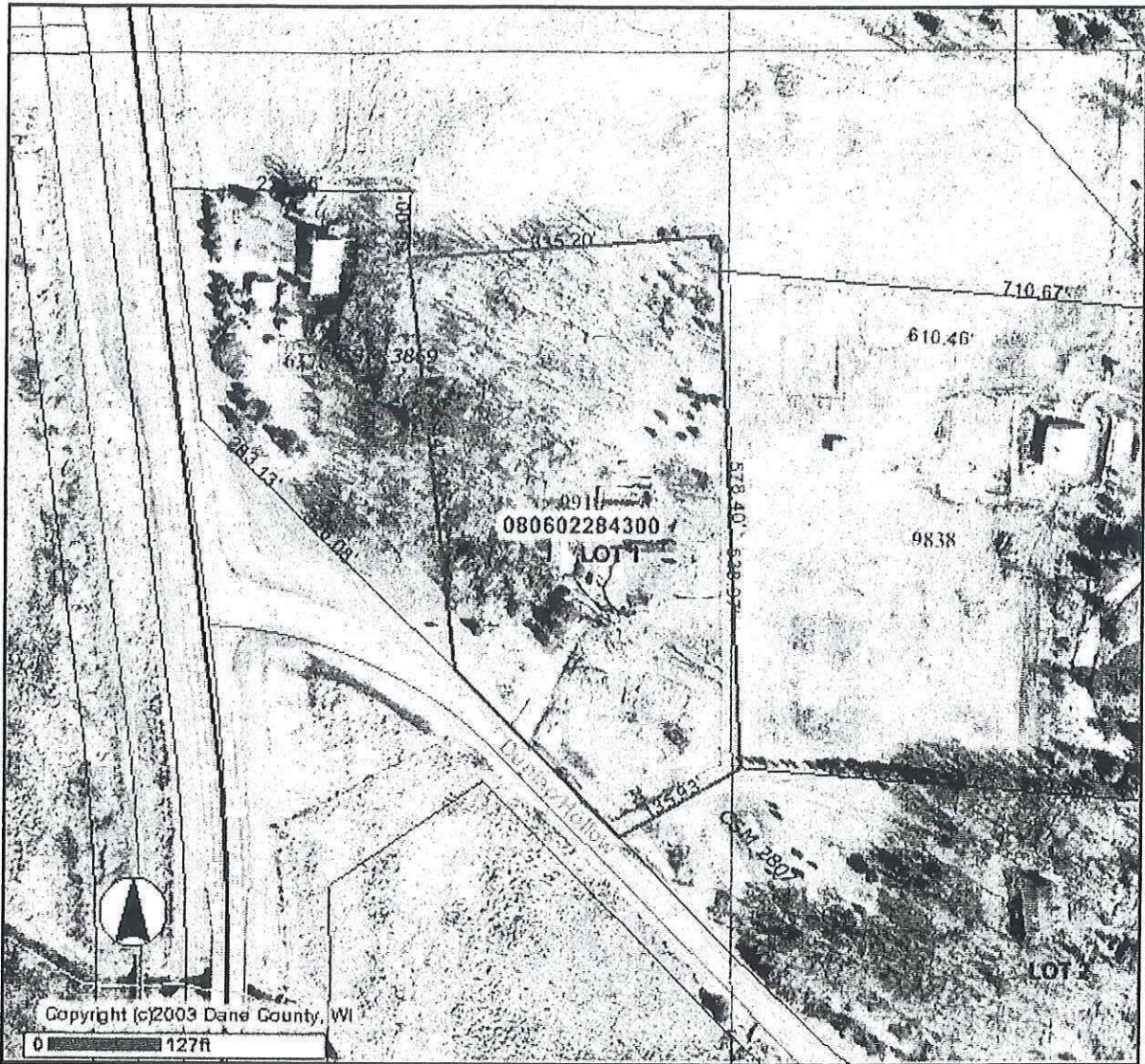
39  2/22/12
40 Signature of Party Making Counter-Offer A Date A
41 Print name B

42  2/23/12
43 Signature of Party Accepting Counter-Offer A Date A
44 Print name B

45 This Counter-Offer was presented by A. Cardinale on 2/23/12
46 Licensee and Firm A Date A

47 This Counter-Offer is (rejected) (countered) **STRIKE ONE** (Party's Initials) _____ (Party's Initials) _____
48 NOTE: Provisions from a previous Counter-Offer may be included by reproduction of the entire provision or
49 incorporation by reference. Provisions incorporated by reference may be indicated in the subsequent Counter-Offer
50 by specifying the number of the provision or the lines containing the provision. In transactions involving more than
51 one Counter-Offer, the Counter-Offer referred to should be clearly specified.
52 NOTE: Number this Counter-Offer sequentially, e.g. Counter-Offer No. 1 by Seller, Counter-Offer No. 2 by Buyer, etc.

Dane County DCiMap



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9916

9916 Dunlap Hollow Rd

Town Mazomanie





090636

090625



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the Southeast ¼ of the Southeast ¼ of Section 25 and the Northeast ¼ of the Northeast ¼ of Section 36, all in T9N, R6E, Town of Mazomanie, Dane County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Noa T. Prleve, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Dane County, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being part of the Southeast ¼ of the Southeast ¼ of Section 25 and the Northeast ¼ of the Northeast ¼ of Section 36, all in T9N, R6E, Town of Mazomanie, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Southeast corner of said Section 25; thence N 00°16'21" E along the East line of the said Southeast ¼ of the Southeast ¼, 956.91 feet to the point of beginning.

Thence continue N 00°16'21" E along said East line of the Southeast ¼ of the Southeast ¼, 275.00 feet; thence N 89°51'55" W, 362.00 feet; thence S 00°16'21" W, 232.12 feet; thence S 25°27'16" W, 743.65 feet; thence S 33°26'35" W, 123.57 feet; thence S 39°33'30" W, 339.00 feet; thence S 41°08'27" W, 254.97 feet; thence S 26°01'46" W, 177.65 feet; thence S 16°47'05" W, 190.12 feet to a point on the North right-of-way of Shower Road; thence along said North right-of-way for the next two courses S 68°21'47" E, 45.78 feet; thence S 33°40'14" E, 26.44 feet to the west-southwest corner of Lot 1 Certified Survey Map No. 10532; thence along the West side of said Lot 1 Certified Survey Map No. 10532 for the next 4 courses N 16°47'05" E, 205.49 feet; thence N 26°01'46" E, 163.56 feet; thence N 41°08'27" E, 247.13 feet; thence N 39°33'30" E, 343.44 feet; thence N 33°26'35" E, 131.70 feet; thence N 25°27'16" E, 732.04 feet; thence S 89°51'55" E, 309.17 feet to the point of beginning. This parcel contains 218,599 sq. ft. or 5.02 acres thereof.

Williamson Surveying and Associates, LLC
by Noa T. Prleve & Chris W. Adams

Date _____

Noa T. Prleve S-2499
Professional Land Surveyor

LINE TABLE:

L-#	BEARING	DISTANCE
L-1	N 00°16'21" E	275.00
L-2	N 89°51'55" W	362.00
L-3	S 00°16'21" W	232.12
L-4	S 25°27'16" W	743.65
L-5	S 33°26'35" W	123.57
L-6	S 39°33'30" W	339.00
L-7	S 41°08'27" W	254.97
L-8	S 26°01'46" W	177.65
L-9	S 16°47'05" W	190.12
L-10	S 68°21'47" E	45.78
L-11	S 33°40'14" E	26.44
L-12	N 16°47'05" E (N 16°38'24" E)	205.49 (205.38)
L-13	N 26°01'46" E (N 25°53'00" E)	163.56 (163.52)
L-14	N 41°08'27" E (N 40°54'44" E)	247.13 (247.01)
L-15	N 39°33'30" E (N 39°23'04" E)	343.44 (343.59)
L-16	N 33°26'35" E	131.70
L-17	N 25°27'16" E	732.04
L-18	S 89°51'55" E	309.17

SURVEYORS SEAL

PRELIMINARY ONLY
FOR REVIEW



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC
NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

OWNERS' CERTIFICATE:

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. I also certify that this certified survey map is required by sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

WITNESS the hand seal of said owners this _____ day of _____, 20__.

STATE OF WISCONSIN
DANE COUNTY)

Dennis R. Kirch

Personally came before me this _____ day of _____, 20__ the above named Dennis R. Kirch to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____ County, Wisconsin.

Notary Public

My commission expires _____

Print Name

TOWN BOARD RESOLUTION

Resolved that this certified survey map is hereby acknowledged and approved by the Town of Mazomanie on this _____ day of _____, 20__.

Courtney Beuthln - Town Clerk

NOTE:

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

DANE COUNTY APPROVAL

Approved for recording per Dane County Zoning and Land Regulation Committee action on _____.

Daniel Everson
Assistant Zoning Administrator

REGISTER OF DEEDS:

Received for recording this ___ day of _____, 20__ at ___ o'clock ___M. and recorded in Volume _____ of Dane County Certified Surveys on pages _____ through _____.

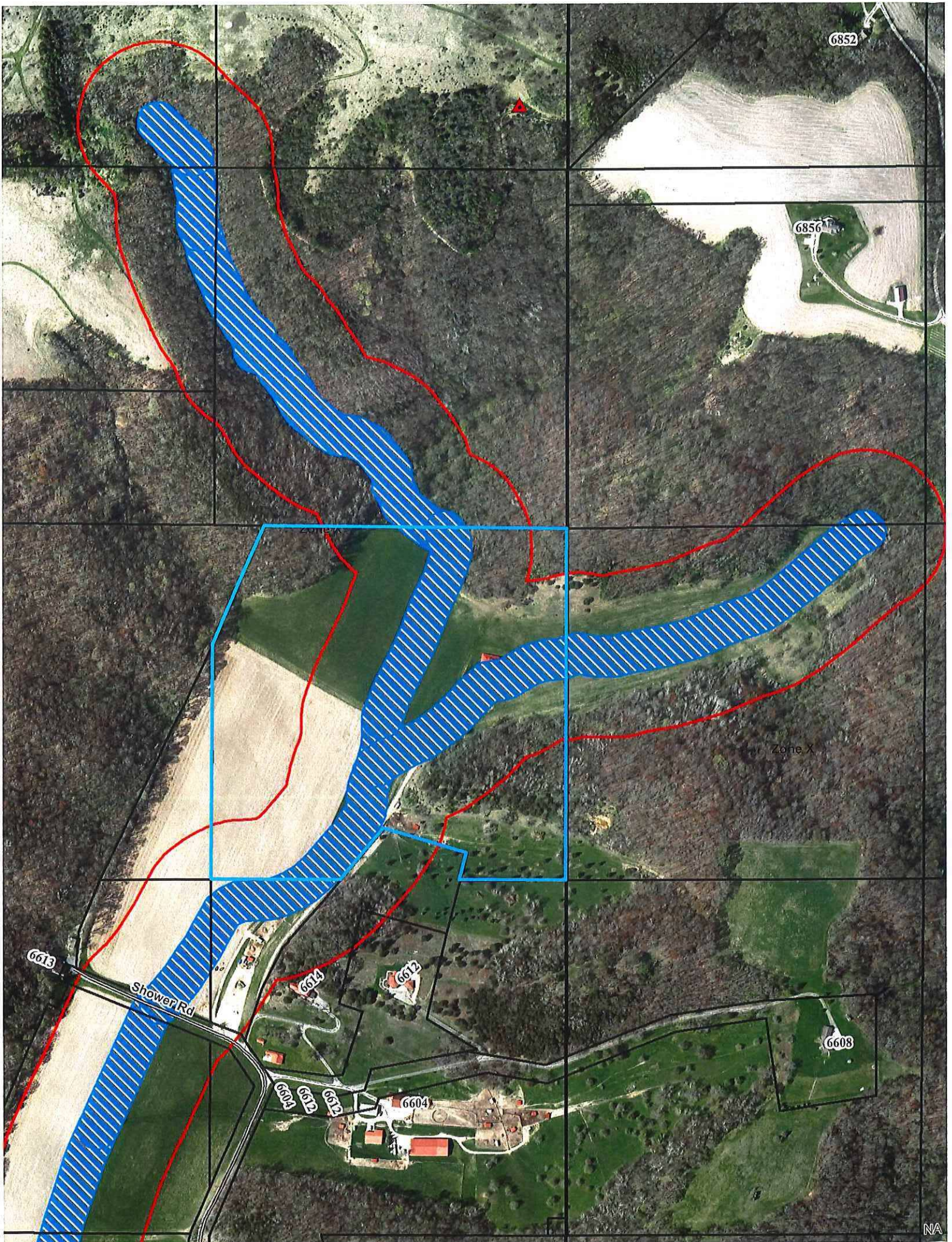
Kristi Chlebowski
Register of Deeds

SURVEYORS SEAL

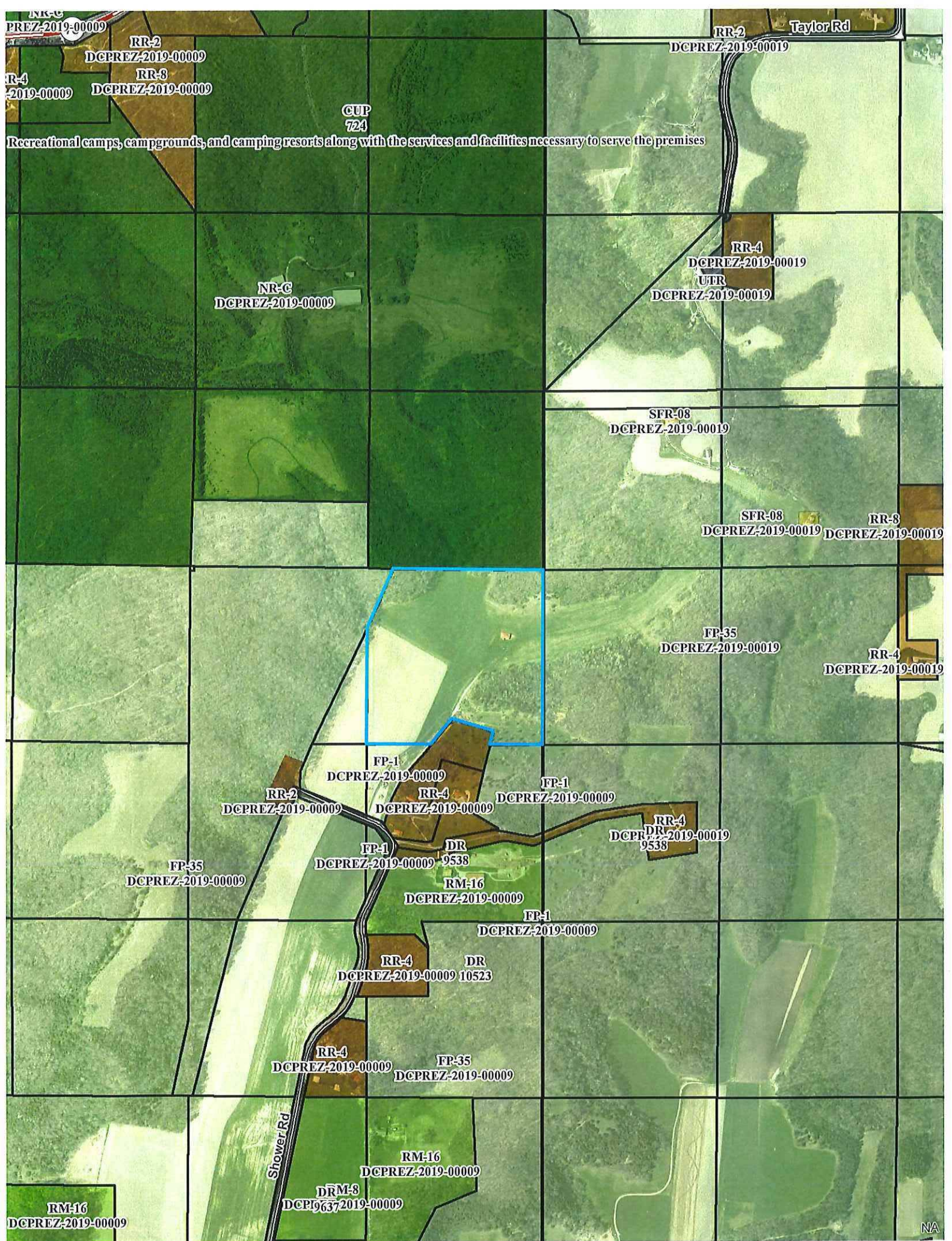
PRELIMINARY ONLY
FOR REVIEW

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____



Zone X



NR-C
DCPREZ-2019-00009
RR-2
DCPREZ-2019-00009
RR-3
DCPREZ-2019-00009
RR-4
DCPREZ-2019-00009

CUP
724

Recreational camps, campgrounds, and camping resorts along with the services and facilities necessary to serve the premises

NR-C
DCPREZ-2019-00009

RR-2
DCPREZ-2019-00019
Taylor Rd

RR-4
DCPREZ-2019-00019
UTR
DCPREZ-2019-00019

SFR-08
DCPREZ-2019-00019

SFR-08
DCPREZ-2019-00019
RR-8
DCPREZ-2019-00019

FP-35
DCPREZ-2019-00019

RR-4
DCPREZ-2019-00019

FP-1
DCPREZ-2019-00009
RR-2
DCPREZ-2019-00009
RR-4
DCPREZ-2019-00009
FP-1
DCPREZ-2019-00009
RR-4
DCPREZ-2019-00019
DR
DCPREZ-2019-00019
9538

FP-35
DCPREZ-2019-00009

FP-1
DCPREZ-2019-00009
DR
DCPREZ-2019-00009
9538
RM-16
DCPREZ-2019-00009

FP-1
DCPREZ-2019-00009

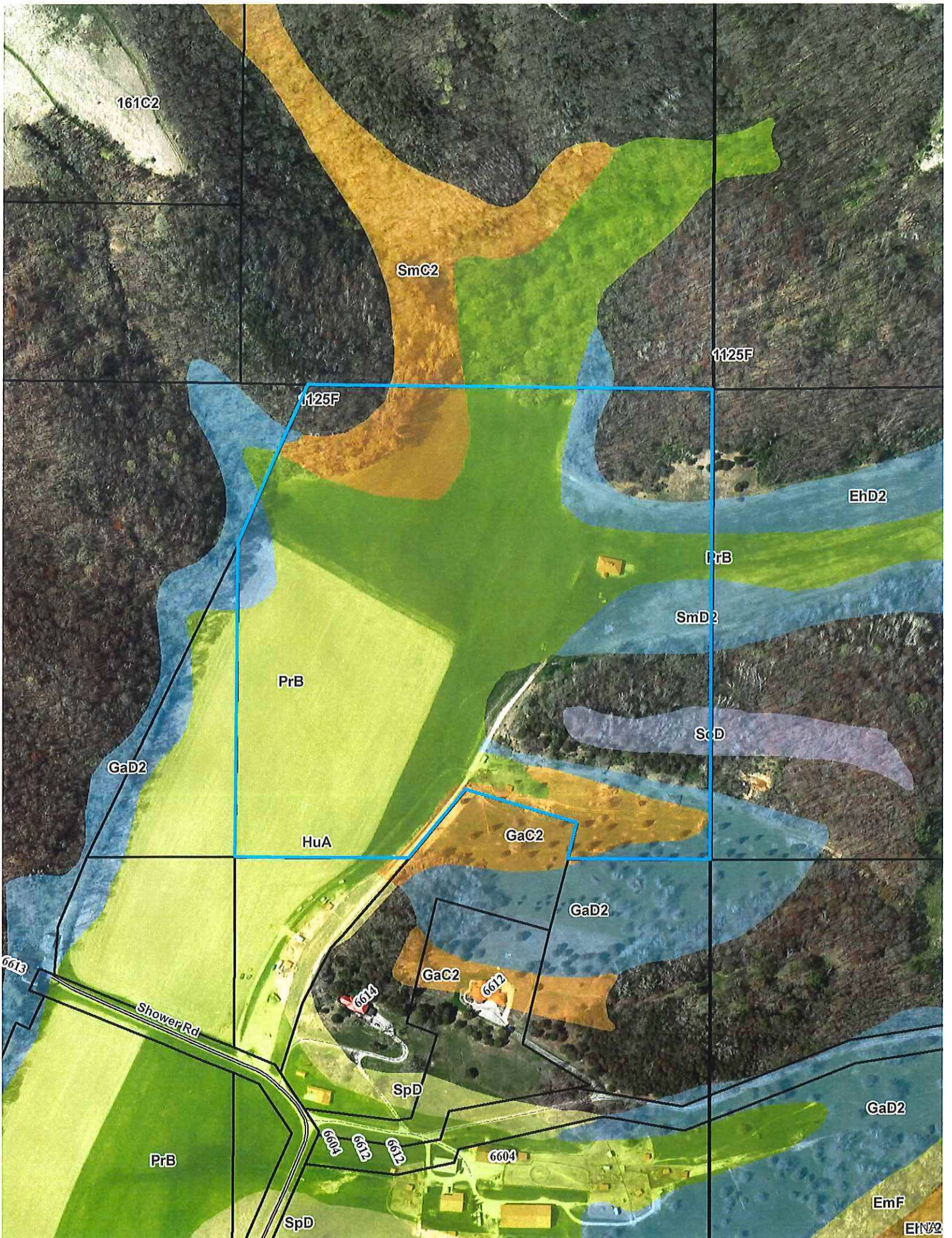
RR-4
DCPREZ-2019-00009
DR
DCPREZ-2019-00009
10523

RR-4
DCPREZ-2019-00009
FP-35
DCPREZ-2019-00009

RR-4
DCPREZ-2019-00009
RM-16
DCPREZ-2019-00009
DRM-3
DCPREZ-2019-00009
9637

RR-16
DCPREZ-2019-00009

NA



161C2

SmC2

1125F

1125F

EhD2

PrB

SmD2

PrB

SoD

GaD2

HuA

GaC2

GaD2

GaC2

6614

6612

SpD

6604

6602

6601

6604

6613

Shower Rd

PrB

GaD2

EmF

EN2