

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
05/22/2020	DCPREZ-2020-11570
Public Hearing Date	C.U.P. Number
07/28/2020	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JDJ RIPP FARMS LLC	PHONE (with Area Code) (608) 576-4596	AGENT NAME WILLIAMSON SURVEYING AND ASSOCIATES	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 6756 OLD 113 RD		ADDRESS (Number & Street) 104A W MAIN ST	
(City, State, Zip) DANE, WI 53529		(City, State, Zip) WAUNAKEE, WI 53597	
E-MAIL ADDRESS N/A		E-MAIL ADDRESS CHRIS@WILLIAMSONSURVEYING.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	
7812 Benson Road		7812 Benson Road			
TOWNSHIP DANE	SECTION 1	TOWNSHIP	SECTION 1	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0908-013-8730-0		0908-013-8001-0			

REASON FOR REZONE			CUP DESCRIPTION	
SEPARATING EXISTING RESIDENCE AND BUILDINGS FROM FARMLAND				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
FP-35 Farmland Preservation District	RM-8 Rural Mixed-Use District	14.04		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: PROPOSED LOT DOES NOT HAVE FRONTAGE ON A PUBLIC RIGHT-OF-WAY.



Dane County
Department of Planning and Development
 Zoning Division
 Room 116, City-County Building
 210 Martin Luther King Jr. Blvd.
 Madison, Wisconsin 53703
 (608) 266-4266

Application Fees	
General:	\$395
Farmland Preservation Area:	\$495
Commercial:	\$545
<ul style="list-style-type: none"> • PERMIT FEES DOUBLE FOR VIOLATIONS. • ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION. 	

REZONE APPLICATION

APPLICANT INFORMATION	
Property Owner Name: JDJ RIPP FARMS, LLC (DIANE)	Agent Name:
Mailing Address: 6756 OLD 113 RD, DANE, WI	Mailing Address:
Email Address:	Email Address:
Phone#: 608-576-4596	Phone#:

PROPERTY INFORMATION	
Township: DANE	Parcel Number(s): 0908-013-8730-0 & 0908-013-8001-0
Section: 1	Property Address or Location: 7612 BENSON RD

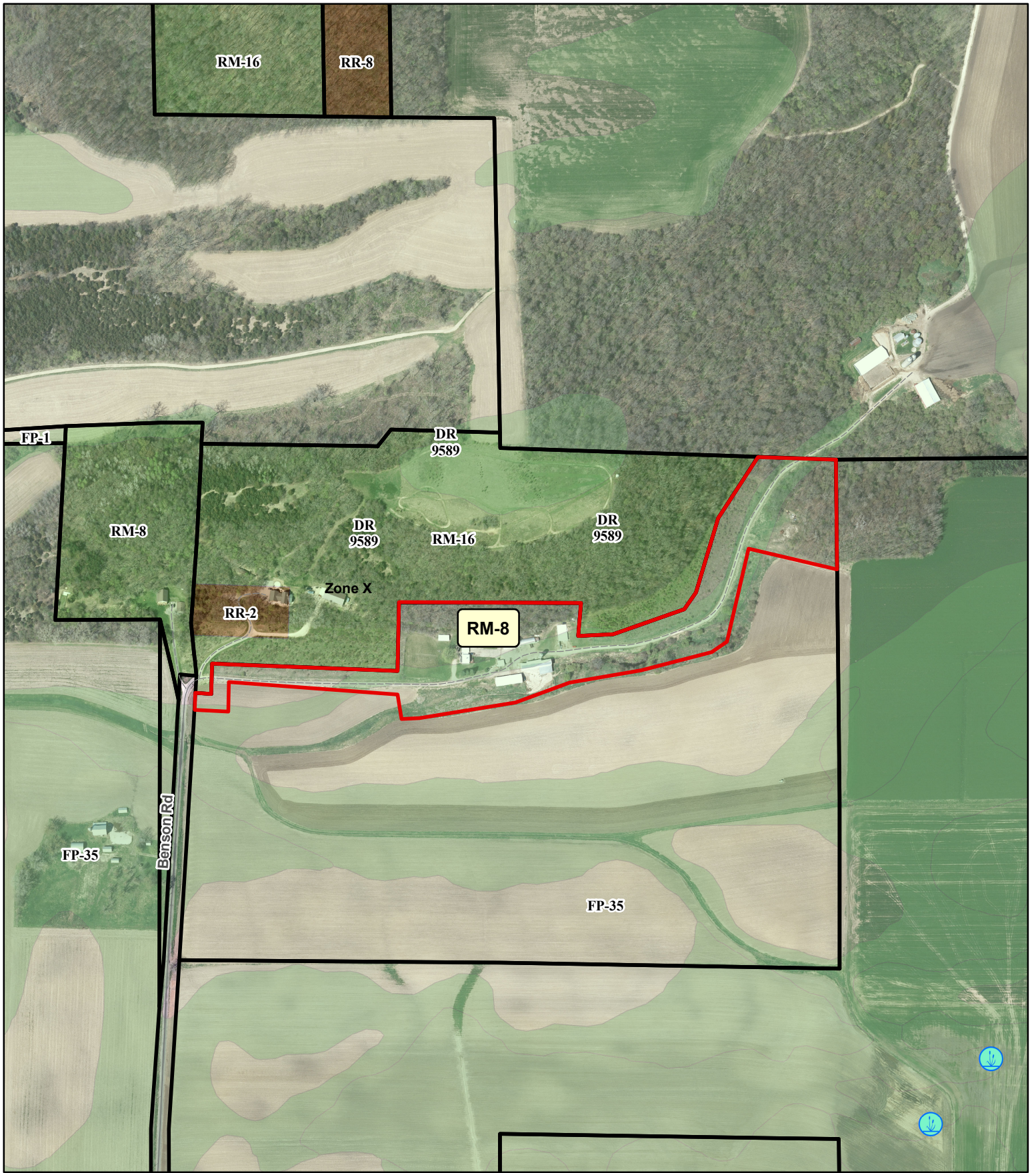
REZONE DESCRIPTION		
<p>Reason for the request. In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.</p>	<p>Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	
<p>The Ripp family owns approximately 81.4 consecutive acres in this area and would like to separate the existing farm buildings and non-agricultural lands (woods and slopes) from the land that they can farm. They plan to sell the new parcel and keep the farm land for their farming business.</p>		
Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RM-8	14.04

<p>Applications will not be accepted until the applicant has met with department staff to review the application and determine that all necessary information has been provided. <u>Only complete applications will be accepted.</u> All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.</p>			
<input checked="" type="checkbox"/> Scaled drawing of proposed property boundaries	<input checked="" type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input checked="" type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer

I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I hereby give permission for staff of the Dane County Department of Planning and Development to enter my property for the purpose of collecting information to be used as part of the review of this application. I acknowledge that submittal of false or incorrect information may be grounds for denial of this application.

Owner/Agent Signature

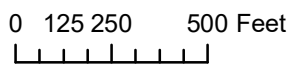
Date 5-21-2020



Legend

Wetland > 2 Acres Significant Soils

- Wetland
- Floodplain
- Class 1
- Class 2



**Petition 11570
JDJ RIPP FARMS LLC**



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 NW 1/4 of the SW 1/4 and the NE 1/4 of the SW 1/4 of Section 1, T9N, R8E, Town of Dane, Dane County, Wisconsin

FD. 1" PIPE CENTER COR. SECTION 1 T9N, R8E
LANDS S 01°15'41" W 2645.01

PREPARED FOR:

JDJ RIPP FARMS LLC
6756 OLD 113 RD
DANE, WI 53529
FD. 2" PIPE SOUTH 1/4 COR. SECTION 1 T9N, R8E

SCALE 1" = 300'



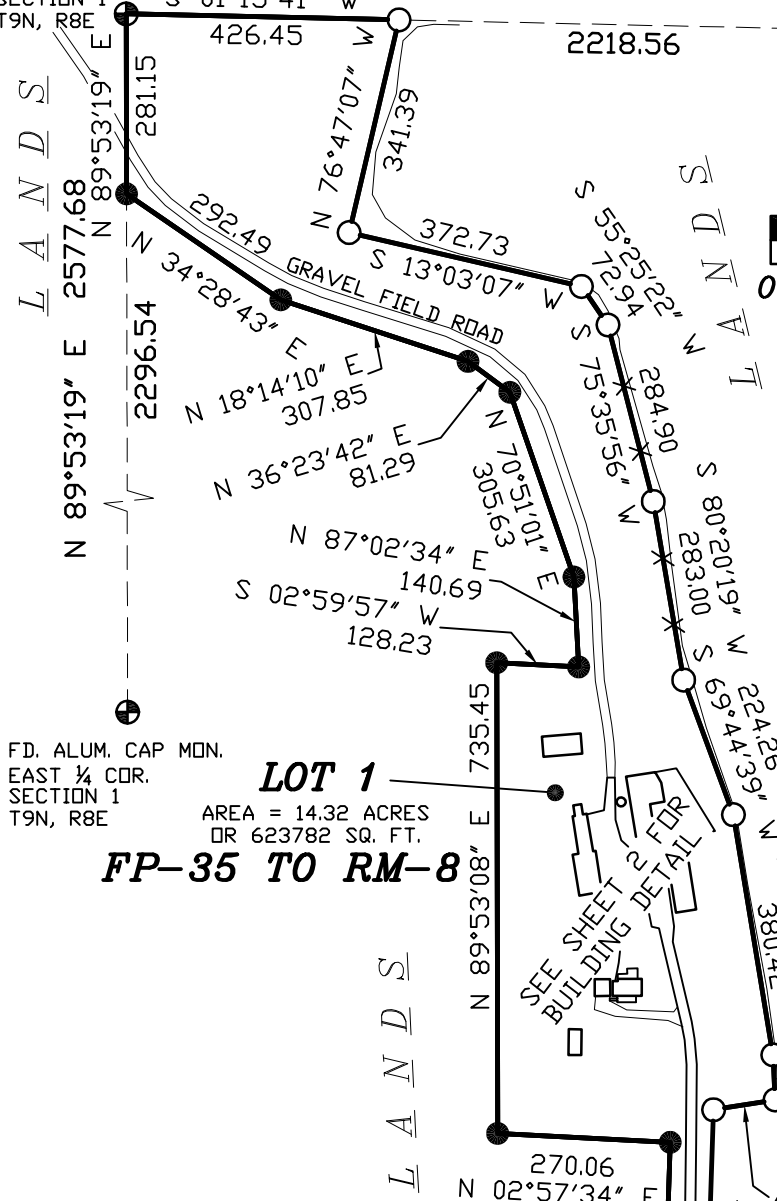
BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE SW 1/4 OF SECTION 1-9-8 LINE TO BEAR N 89°53'19" E

W.C.C.S. - DANE ZONE



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 LOCATED OR SHOWN AS PART OF THIS SURVEY.
- 3.) ALL TIES FOR THE EAST 1/4, SOUTHEAST, CENTER AND SOUTH 1/4 CORNERS OF THIS SECTION WHERE VERIFIED IN GOOD CONDITION PER THE LATEST TIE SHEETS ON FILE.



FD. ALUM. CAP MON. EAST 1/4 COR. SECTION 1 T9N, R8E

LEGEND

- = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
- = FOUND 1" PIPE
- ⊕ = GAS VALVE
- ⊙ = WATER VALVE
- X— = EXISTING FENCE

DETAIL
SEE SHEET 3

SURVEYORS SEAL

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____



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T9N, R8E, Town of Dane, Dane County, Wisconsin

SCALE 1" = 100'

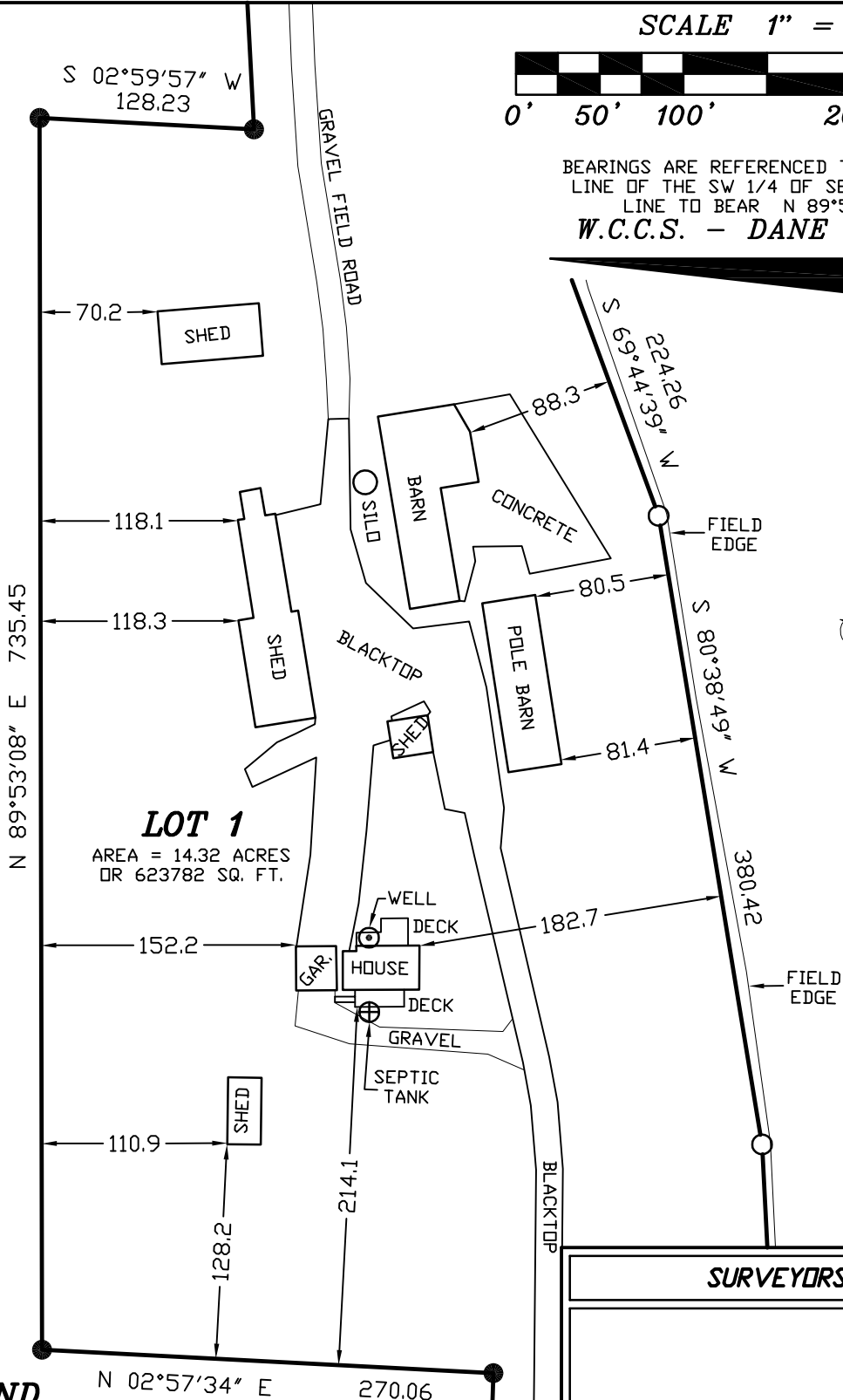


BEARINGS ARE REFERENCED TO THE NORTH
LINE OF THE SW 1/4 OF SECTION 1-9-8
LINE TO BEAR N 89°53'19" E
W.C.C.S. - DANE ZONE



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LOT 1
AREA = 14.32 ACRES
OR 623782 SQ. FT.

SURVEYORS SEAL

LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
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CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the NW 1/4 of the SW 1/4 and the NE 1/4 of the SW 1/4 of Section 1, T9N, R8E, Town of Dane, Dane County, Wisconsin

SCALE 1" = 60'



BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE SW 1/4 OF SECTION 1-9-8
LINE TO BEAR N 89°53'19" E
W.C.C.S. - DANE ZONE



L A N D S

L A N D S

LOT 1

AREA = 14.32 ACRES
OR 623782 SQ. FT.

EXISTING DRIVEWAY EASEMENT
PER DDC. 4265698

60' TEMPORARY TURN AROUND
(PER CSM 2548)

FD. ALUM. CAP MON.
EAST 1/4 COR.
SECTION 1
T9N, R8E

C. S. M. 1 2 5 4 8

FOUND IRON IS 0.7'
SOUTH OF DESCRIBED
RIGHT OF WAY

FD. 1" IP
SOUTHEAST COR.
SECTION 1
T9N, R8E

DEDICATED TO THE PUBLIC
FOR ROAD RIGHT OF WAY
PURPOSES

LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
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- ⊙ = WATER VALVE
- X— = EXISTING FENCE

SURVEYORS SEAL



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 NW ¼ of the SW ¼ and the NE ¼ of the SW ¼ of Section 1,
T9N, R8E, Town of Dane, Dane County, Wisconsin

SURVEYOR'S CERTIFICATE

I, Chris W. Adams, 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 NW ¼ of the SW ¼ and the NE ¼ of the SW ¼ of Section 1, T9N, R8E, Town of Dane, Dane County, Wisconsin, more particularly described as follows:

Commencing at the East ¼ corner of said Section 1; thence N 89°53'19" E along the north line of said SW ¼, 2296.54 feet to a found iron pipe and the point of beginning.

thence continue N 89°53'19" E along said north line, 281.15 feet to a found 1 inch pipe at the Center of said Section 1; thence S 01°15'41" W along the east line of the NE ¼ of the SW ¼, 426.45 feet; thence N 76°47'07" W, 341.39 feet; thence S 13°03'07" W, 372.73 feet; thence S 55°25'22" W, 72.94 feet; thence S 75°35'56" W, 284.90 feet; thence S 80°20'19" W, 283.00 feet; thence S 69°44'39" W, 224.26 feet; thence S 80°38'49" W, 380.42 feet; thence S 87°07'17" W, 70.33 feet; thence N 09°05'04" W, 97.58 feet; thence N 88°07'57" W, 738.31 feet; thence S 03°14'38" W, 120.82 feet; thence N 86°54'24" W, 172.45 feet to the west line of said NE ¼ of the SW ¼ of Section 1; thence N 02°57'09" E along said west line, 131.90 feet to the southerly line of Certified Survey Map No. 2548; thence S 87°02'51" E along said southerly line, 40.70 feet; thence S 02°57'09" W, 66.00 feet to a found 1" iron pipe; thence S 86°54'24" E, 66.08 feet to a found 1" iron pipe; thence N 03°14'38" E, 119.42 feet to a found 1" iron pipe; thence S 88°07'57" E, 749.67 feet to a found iron pipe; thence N 02°57'34" E, 270.06 feet to a found iron pipe; thence N 89°53'08" E, 735.45 feet to a found iron pipe; thence S 02°59'57" W, 128.23 feet to a found iron pipe; thence N 87°02'34" E, 140.69 feet to a found iron pipe; thence N 70°51'01" E, 305.63 feet to a found iron pipe; thence N 36°23'42" E, 81.29 feet to a found iron pipe; thence N 18°14'10" E, 307.85 feet to a found iron pipe; thence N 34°28'43" E, 292.49 feet to the point of beginning. This parcel contains 14.44 acres there of.

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

Date _____

Chris W. Adams S-2748
Professional Land Surveyor

OWNERS' CERTIFICATE:

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated 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)

Jared Ripp - JDJ RIPP FARMS LLC

Personally came before me this _____ day of
_____, 20____ the above named Jared
Ripp to me known to be the person who
executed the foregoing instrument and
acknowledge the same.

_____ County, Wisconsin.

My commission expires _____

Notary Public

Print Name

SURVEYORS SEAL



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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Located in the NW 1/4 of the SW 1/4 and the NE 1/4 of the SW 1/4 of Section 1,
T9N, R8E, Town of Dane, Dane County, Wisconsin

TOWN BOARD RESOLUTION

Resolved that this certified survey map and the road right of way
dedication is hereby accepted and approved by the Town of Dane on this
_____day of _____, 20__.

Angie Volkman
Town Clerk

DANE COUNTY APPROVAL:

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

NOTE:

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

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

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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FD. 1" PIPE CENTER COR. SECTION 1 T9N, R8E

L A N D S S 01°15'41" W 2645.01

PREPARED FOR:

JDJ RIPP FARMS LLC
6756 OLD 113 RD
DANE, WI 53529

FD. 2" PIPE SOUTH 1/4 COR. SECTION 1 T9N, R8E

SCALE 1" = 300'



BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE SW 1/4 OF SECTION 1-9-8 LINE TO BEAR N 89°53'19" E

W.C.C.S. - DANE ZONE



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.
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SEE REVISED

FD. ALUM. CAP MON. EAST 1/4 COR. SECTION 1 T9N, R8E

LOT 1

AREA = 14.04 ACRES OR 611496 SQ. FT.

FP-35 TO RM-8

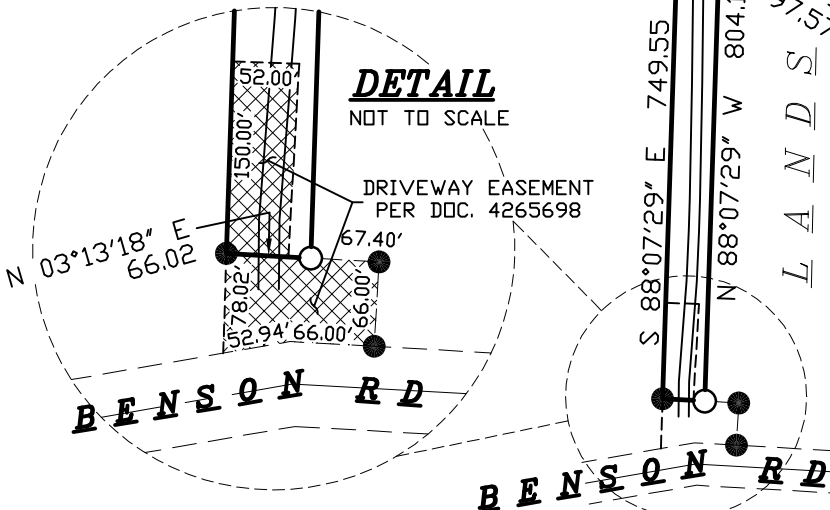
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DETAIL

NOT TO SCALE

DRIVEWAY EASEMENT PER DDC. 4265698



SURVEYORS SEAL

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____



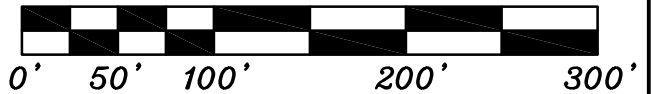
CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

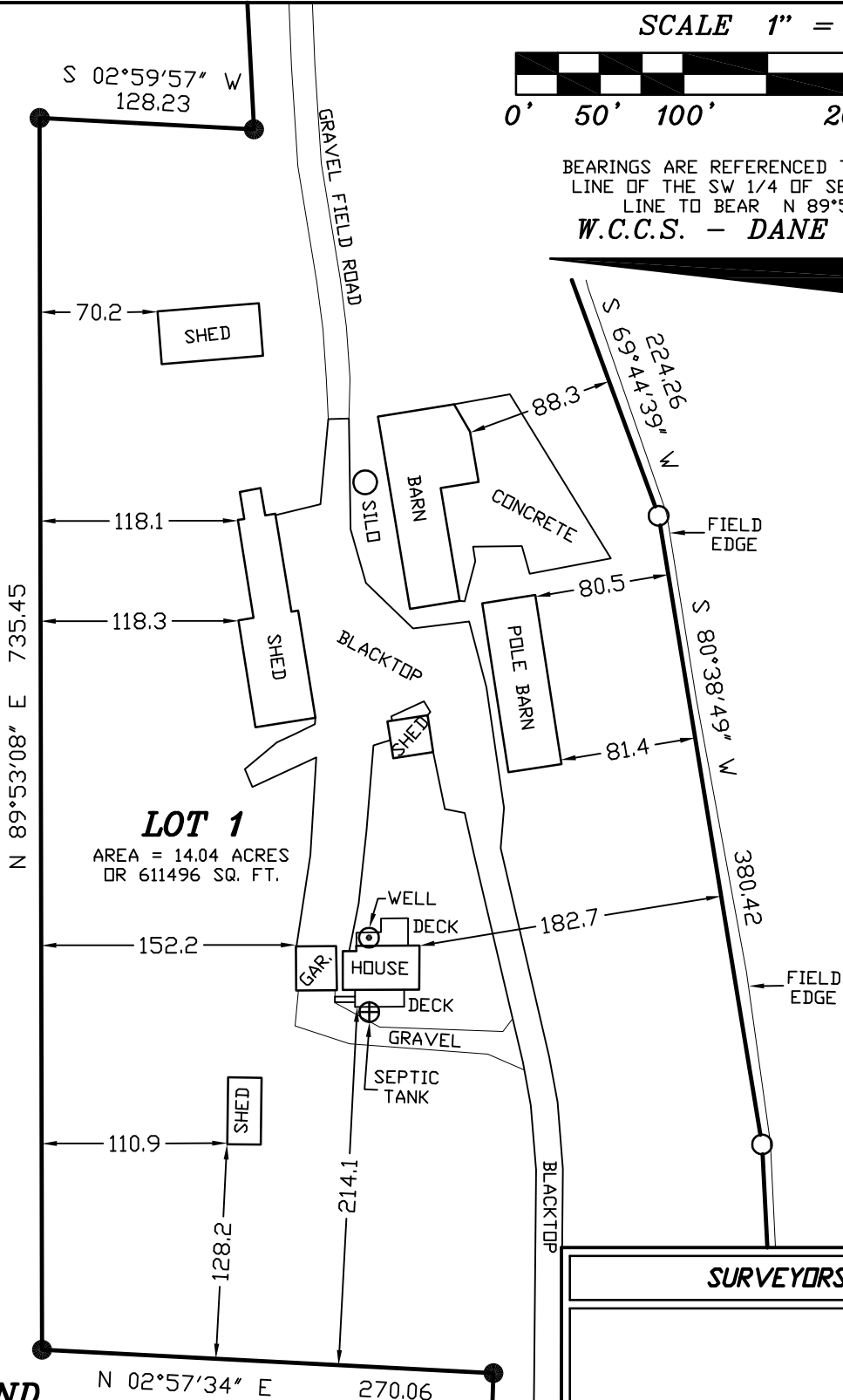
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LINE TO BEAR N 89°53'19" E
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thence continue N 89°53'19" E along said north line, 281.15 feet to a found 1 inch pipe at the Center of said Section 1; thence S 01°15'41" W along the east line of the NE ¼ of the SW ¼, 426.45 feet; thence N 76°47'07" W, 341.39 feet; thence S 13°03'07" W, 372.73 feet; thence S 55°25'22" W, 72.94 feet; thence S 75°35'56" W, 284.90 feet; thence S 80°20'19" W, 283.00 feet; thence S 69°44'39" W, 224.26 feet; thence S 80°38'49" W, 380.42 feet; thence S 87°07'17" W, 70.33 feet; thence N 09°05'04" W, 97.57 feet; thence N 88°07'29" W, 804.18 feet to the east line of a recorded Driveway Easement per Document 4265698; thence N 03°13'18" E along said easement line, 66.02 feet to a found iron pipe; thence S 88°07'29" E, 749.55 feet to a found iron pipe; thence N 02°57'34" E, 270.06 feet to a found iron pipe; thence N 89°53'08" E, 735.45 feet to a found iron pipe; thence S 02°59'57" W, 128.23 feet to a found iron pipe; thence N 87°02'34" E, 140.69 feet to a found iron pipe; thence N 70°51'01" E, 305.63 feet to a found iron pipe; thence N 36°23'42" E, 81.29 feet to a found iron pipe; thence N 18°14'10" E, 307.85 feet to a found iron pipe; thence N 34°28'43" E, 292.49 feet to the point of beginning. This parcel contains 14.04 acres there of.

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

Date _____

Chris W. Adams S-2748
Professional Land Surveyor

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)

Jared Ripp - JDJ RIPP FARMS LLC

Personally came before me this _____ day of
_____, 20____ the above named Jared
Ripp to me known to be the person who
executed the foregoing instrument and
acknowledge the same.

_____ County, Wisconsin.

My commission expires _____

Notary Public

Print Name

Sheet 3 of 4

SURVEYORS SEAL

20W-128



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
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Located in the NW ¼ of the SW ¼ and the NE ¼ of the SW ¼ of Section 1,
T9N, R8E, Town of Dane, Dane County, Wisconsin

TOWN BOARD RESOLUTION

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

Angie Volkman
Town Clerk

DANE COUNTY APPROVAL:

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

NOTE:

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

Daniel Everson
Assistant Zoning Administrator

REGISTER OF DEEDS:

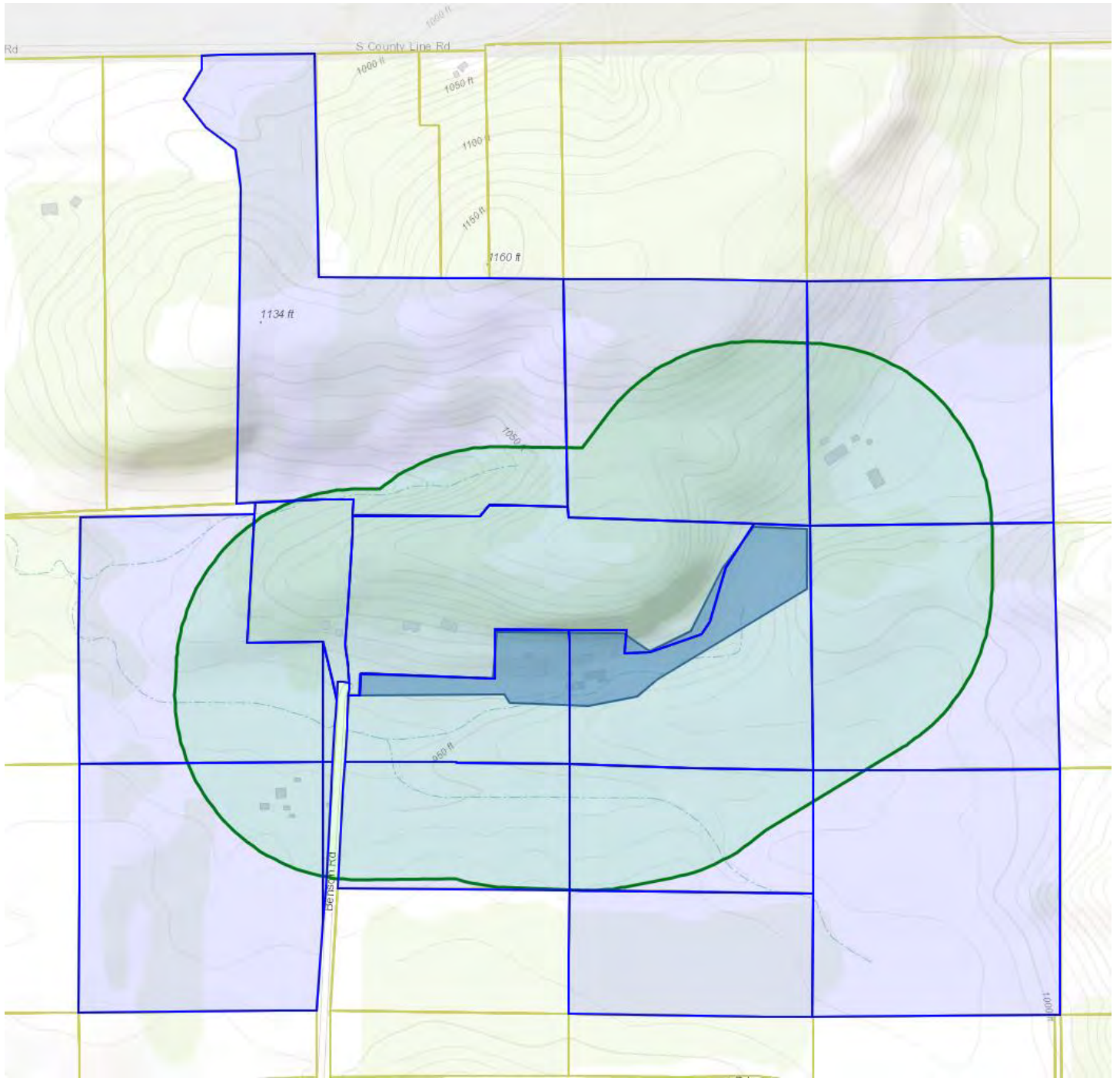
Received for recording this ___ day of _____, 20__ at ___ o'clock ___M. and recorded in Volume _____ of Dane County Certified Surveys on pages _____ through _____.

Kristi Chlebowski
Register of Deeds

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL



ROBERT H BENSON
ANNE N BENSON
606 SEVENTH ST
WAUNAKEE, WI 53597

DANIEL S BREUNIG
KAY A BREUNIG
6469 VIADUCT RD
DANE, WI 53529

MAIER LE, ROMAN A
MAIER LE, LINDA J
6705 MEEK RD
LODI, WI 53555

PAUL V KARLS
DIANA L KARLS
7815 BENSON RD
DANE, WI 53529

ROBERT H BENSON
ANNE N BENSON
606 SEVENTH ST
WAUNAKEE, WI 53597

MILLARD J KNUDSON
KNUDSON REV TR, JAMES P
2249 PLEASANT VIEW DR
NEW BRIGHTON, MN 55112

Current Owner
6756 OLD 113 RD
DANE, WI 53529

MILLARD J KNUDSON
KNUDSON REV TR, JAMES P
2249 PLEASANT VIEW DR
NEW BRIGHTON, MN 55112

JOHN J PERSIKE
JENNIFER A BUSHNELL-PERSI...
7814 BENSON RD
DANE, WI 53529

Current Owner
6756 OLD 113 RD
DANE, WI 53529

Current Owner
6756 OLD 113 RD
DANE, WI 53529

DANIEL S BREUNIG
KAY A BREUNIG
6469 VIADUCT RD
DANE, WI 53529

DANIEL S BREUNIG
KAY A BREUNIG
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Current Owner
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DANE, WI 53529