

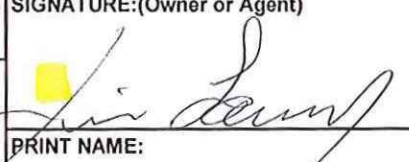

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
01/08/2018	DCPREZ-2018-11254
Public Hearing Date	C.U.P. Number
03/27/2018	


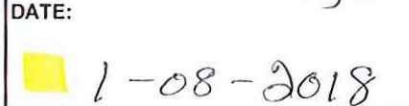
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ROBERT H JOHNSON	PHONE (with Area Code) (608) 576-8677	AGENT NAME JIM LOWREY	PHONE (with Area Code) (608) 334-5376
BILLING ADDRESS (Number & Street) 275 US HIGHWAY 12 & 18		ADDRESS (Number & Street) 2316 BERGE HINNY ROAD	
(City, State, Zip) CAMBRIDGE, WI 53523		(City, State, Zip) CAMBRIDGE, WI 53523	
E-MAIL ADDRESS		E-MAIL ADDRESS JIMSREALFARM@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	
275 US HIGHWAY 12 & 18					
TOWNSHIP CHRISTIANA	SECTION 2	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0612-021-9836-0					

REASON FOR REZONE			CUP DESCRIPTION	
SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-2 (8) Agriculture District	C-2 Commercial District	2		
A-2 (8) Agriculture District	A-2 (4) Agriculture District	7.1		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>JH</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>SL</u>	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>SL</u>	INSPECTOR'S INITIALS PMK2	SIGNATURE:(Owner or Agent) 
				PRINT NAME: 

COMMENTS: LOT LINE ADJUSTMENT TO ENLARGE COMMERCIAL PROPERTY.

DATE: 


AMENDMENT OF RESTRICTIONS

DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
4631034

01/28/2010 2:39 PM

Exempt #:

Rec. Fee: 23.00
Pages: 7

PETITION 10113

Use black ink & print legibly

This Amendment of Restrictions Agreement is made by and between the County of Dane, the Town of Christiana, Dane County Wisconsin, and _____

the owner(s) of the following described real estate:

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

Recording area

Name and return address:

Robert H. Johnson
275 Hwy 12, 18
Cambridge, WI 53523

0612-021-9836-0

PARCEL IDENTIFICATION NUMBER(S)

Property Description:

Lot 3, Certified Survey Map 10639, located in part of the SE ¼ of the NE ¼ and the NE ¼ of the SE ¼ of Section 2, all in T6N, R12E, Town of Christiana, Dane County, Wisconsin.

7/23

WHEREAS, pursuant to Dane County zoning ordinance amendment #8516 the owner(s) of the above described land placed certain restrictions limiting the use(s) of said property, binding the owner(s) and those who may have acquired title thereafter.

WHEREAS, the restrictions were recorded in the office of the Dane County Register of Deeds as document #3626114, on January 7, 2003.

WHEREAS, the owner(s) of the subject property submitted written petition #10113 calling for the amendment of the restrictions, which was referred to the Dane County Zoning and Land Regulation Committee.

WHEREAS, petition #10113 was also referred to the Town of Christiana in which the subject property is located.

WHEREAS, the Zoning and Land Regulation Committee, following consideration at a public hearing, issued a written report on petition #10113 to the County Board of Supervisors recommending that the restrictions be amended.

WHEREAS, the Town Board approved petition #10113 calling for the amendment of the restrictions.

WHEREAS, the County Board, by majority vote, approved petition #10113 calling for the amendment of the restrictions on Lot 3, CSM #10639 included in document #3626114.

WHEREAS, the other restrictions included in document #3626114, section III, #2, and applying to the car dealership located on lot 2, Certified Survey Map #11614 remain in full force and effect.

THEREFORE, the restrictions on the use of the above described property recorded in document #3626114, section III, #1, and attached hereto as Exhibit A, are hereby amended and replaced by the following restrictions: *(Use reverse side or attachment if more space is needed.)*

1. The uses of the above described C-2 zoned property are limited exclusively to a trailer sales business and a residence for the business owner.

Signature of County Clerk

By: Robert Ohlsen
Robert Ohlsen, Dane County Clerk



STATE OF WISCONSIN, County of Dane

Subscribed and sworn to before me on 12-17-09 by the above named person(s).

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

Print or type name: Dolores J. Ace

Title Deputy Clerk Date commission expires: 4-22-12

Signature of Town Clerk

By: Nancy Brattlie
Nancy Brattlie, Town Clerk

STATE OF WISCONSIN, County of Dane

Subscribed and sworn to before me on 1/28/2010 by the above named person(s).

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

Print or type name: Susan M. Gaertner

Title Notary Public Date commission expires: 9/1/2013

Signature of Owner(s)

1-28-10
Date

Date

Robert H. Johnson
Signature of Grantor (owner)

Signature of Grantor (owner)

*Name printed

*Name printed

Date

Date

Signature of Grantor (owner)

Signature of Grantor (owner)

*Name printed

*Name printed

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

Robert H. Johnson

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

STATE OF WISCONSIN, County of Dane

Subscribed and sworn to before me on 1/28/2010 by the above named person(s).

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

Print or type name: Susan M. Gaertner

Title Notary Public Date commission expires: 9/1/2013

EXHIBIT A

DEED RESTRICTION
PAGE 1

DADE COUNTY
REGISTER OF DEEDS
DOCUMENT #
3026114
01/07/2003 10:02:18AM

Trans. Fee:
Exempt #:

Rec. Fee: 17.00
Pages: 4

003534

RETURN TO:

David Riesop
300 W. Quincy
Deerfield, WI 53531

Pet. No.: #8516

PIN: -

061202198351

061202484158

RESTRICTIONS

I. WHEREAS, Robert H. Johnson is/are
the owner/s of the following described land in the Town
of Christiana Dane County, Wisconsin,
to-wit:

Part of Lot #2, Certified Survey Map #8076, also being part of the NW 1/4 of the SW 1/4, Section 1, Town of Christiana described as follows: Commencing at the West quarter corner of said Section 1; thence S00°23'43" East along the West line of the NW 1/4 of the SW 1/4, 57.75 feet to the South line of Rodney Road and the point of beginning of this description; thence N88°48'17" East, 2.77 feet; thence continue along said South line, S75°36'35" East, 47.78 feet; thence continue along said line, N88°48'17" East, 201.74 feet to the Southerly line of US Highway 12 and 18; thence S50°33'34" East, 250.92 feet; thence S00°02'00" West, 269.70 feet; thence N89°58'00" West, 441.48 feet to the aforesaid West line of the NW 1/4 of the SW 1/4; thence N00°22'43" West along said West line, 436.36 feet to the point of beginning.

LOT #3: Part of the SE 1/4 NE 1/4 and NE 1/4 SE 1/4 Section 2, Town of Christiana described as follows: Lot #1, Certified Survey Map #8076, found in Volume 43, Page 112 Certified Survey Maps Dane County Register of Deeds Office.

24
X7

II. WHEREAS said owner desires to place certain restrictions thereon, to bind the owner and those who may acquire title hereafter.

III. NOW, THEREFORE, in consideration of the mutual benefits passing to and from the owner and those who may hereafter purchase said land and the parties named as beneficiaries of these restrictions, the following restrictions are hereby imposed:

1. The only C-2 uses that shall be allowed on Lot 1 of the C-2 rezoned area are 10.14 (1) (b) (c) (q) and that there shall be a maximum number of vehicles of 50 exclusively for business (does not include personal vehicles) and a screened in area for vehicles under repair.

AMENDED
RESTRICTION

2. The only C-2 uses that shall be allowed on Lot 2 of the C-2 rezoned area are 10.14 (1) (b) (c) (q) and a maximum number of 50 vehicles for sale in front of the building and an additional 25 vehicles behind building.

These restrictions shall constitute covenants running with the land and shall be binding upon all parties now owning any part of said land, their successors, heirs and assigns, and all parties

holding under them unless, pursuant to paragraphs V or VI of this instrument, said restrictions are amended or terminated.

IV. The restrictions provided for herein shall be enforceable at law or equity against any party who has or acquires an interest in the land subject to the restriction by the following parties who are named as grantees, promisees and beneficiaries with enforcement rights:

(a) The County Government of Dane County, Wisconsin provided that the lands are under the jurisdiction of zoning ordinance of said County at the time the enforcement action is commenced; and

(b) The Town Government of the Town Christiana Dane County, Wisconsin provided that the lands are within the governmental jurisdiction of said Town at the time the enforcement action is commenced.

(c) The owner(s) of record of any land/s which are located within 300 feet of the subject site.

V. The restrictions set forth in paragraph 3 above may be amended in the following manner:

- (a) A written petition calling for the amendment of the restrictions may be made by the persons who are, at the time of the petition, owner/s of the lands subject to the restriction. Such petition shall be submitted to the Dane County Clerk who shall refer the petition to the Dane County Zoning & Natural Resources Committee (or successor committee) which committee shall schedule and hold a public hearing on the petition in the same manner as public hearings for zoning amendment petitions are noticed and scheduled.

Following such hearing, the committee shall issue a written report on the petition to the County Board of Supervisors which shall, by majority vote, approve or reject the petition. If approved, the petitioner/s shall draft the amendatory covenant instrument, have same executed by the owner/s of the lands subject to the restrictions and record same.

- (b) Such amendment shall also require approval of the Town Board.

VI. The restrictions set forth in Paragraph 3 above may be terminated in the following manner:

- (a) Termination may be accomplished through County Board approval of a petition for termination of the restrictions. The procedures for introducing and processing the petition shall be as provided in Paragraph V(a) hereof, except that the petition shall call for termination rather than amendment of the restrictions and the instrument which is recorded shall be an instrument of termination. Such termination shall also require approval of the Town Board.

- (b) A rezone of the property to a different zoning district shall also act to repeal the covenant controls.

IN WITNESS WHEREOF, the said grantor/s have hereunder set their seal/s this 24th day of December 2002

003537

DEED RESTRICTION

PAGE 4

*SIGNATURE: Robert J. Johnson

*PRINT NAME: _____

*SIGNATURE: _____

*PRINT NAME: _____

*SIGNATURE: _____

*PRINT NAME: _____

STATE OF WISCONSIN)

) SS.

COUNTY OF DANE)

SIGNED AND SEALED IN THE PRESENCE OF:

Personally came before me, this 24th day of Dec.
2002 the above named, known to be the person/s who executed the
foregoing instrument, and acknowledged the same.

NOTARY PUBLIC *

April Smithback

April Smithback

MY COMMISSION EXPIRES

1/22/06

20

This document is drafted by:

Dane Co. Zoning

P&D Deed Restriction Form 6/2001 PLEASE DO NOT ALTER THIS FORM

Use black ink

NOTICE

WHEREAS, DANE COUNTY, pursuant to approval of rezoning petition #10810, hereby gives notice that the following described property in the Town of Christiana ("receiving property") received two (2) development rights from the original Johnson farm ("sending property") located in sections 2 and 11 of the Town of Christiana, a portion of said sending property described in a deed restriction recorded as document

5164620

As specified under the town of Christiana comprehensive plan, residential development and further division of the receiving property is subject to the town's 5 year phasing policy.

Receiving property:

Part of the SE ¼ of the NE ¼ and the NE ¼ of the SE ¼, all in Section 2, T.6N., R.12E., Town of Christiana, Dane County,

Wisconsin, described as follows::

Lot 1 of Certified Survey Map No. 14005



8 8 7 4 9 9 1
Tx:8677229

KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
5164621

07/01/2015 3:25 PM
Trans. Fee:
Exempt #:
Rec. Fee: 30.00
Pages: 1

Recording area

Name and return address:

Robert Johnson
275 USH 12*18
Cambridge, WI 53531

0612-024-8052-0

PARENT PARCEL IDENTIFICATION NUMBER(S)

This Notice provides information regarding the status of the described property for residential development under Town/County policies in effect as of the filing date of this document. Please be advised that future development on the described property may be subject to provisions of the Town of Christiana Comprehensive Plan, the Dane County Farmland Preservation Plan, the Dane County Comprehensive Plan, and/or the Dane County Code of Ordinances.

Upon approval of the appropriate governmental unit(s), cancellation of this Notice may be accomplished by filing a Cancellation of Notice form with the Dane County Register of Deeds Office. The Cancellation of Notice form is available from the Planning & Development office and requires the following:

- 1) Signature of the County/Town official listed on the original Notice, or an equivalent office-holder.
- 2) Reference document number of original Notice.
- 3) Legal description of property.
- 4) Explanation of reason for cancellation.

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

Dane County Zoning Administrator

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

Daniel Everson
Signature of County/Town official

JULY 1, 2015
Date

DANIEL EVERSON
Name printed

ASSISTANT ZONING ADM.
Title

STATE OF WISCONSIN, County of Dane

Subscribed and sworn to before me on 7/1/15 by the above named person(s).

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

Angela Vellardito

Print or type name:

Angela Vellardito

Title

RE Specialist

Date commission expires:

8/24/18

(1)



DANE COUNTY
PLANNING & DEVELOPMENT

Zoning Change Application

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

Items that must be submitted with your application:

o **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.

o **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 Robert Johnson
Address 275 US Hwy 12418
Phone Cambridge Wi 53523
608-596-8677
Email _____

Agent's Name Jim Lowrey
Address 2316 Beech Henny Rd
Phone Cambridge Wi 53523
608-334-5376
Email JimsRealFarm@yahoo.com

Town: Christiana Parcel numbers affected: 0612-021-9836-0 / 0612-024-8285-0

Section: 01 2 Property address or location: 275 US Hwy 12418

Zoning District change: (To / From / # of acres) C-2 From A-2 (8) - 2 +/- Acres;
A-2 (8) To A-2 (4)

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

See attached

Narrative: (reason for change, intended land use, size of farm, time schedule)

- ☐ Separation of buildings from farmland
☐ Creation of a residential lot
☐ Compliance for existing structures and/or land uses
☒ Other:

See Attached

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

Date: 1-08-18

Parcel Number - 016/0612-024-8285-0**Current**[< Parcel Parents](#)[Summary Report](#)

Parcel Detail			Less —
Municipality Name	TOWN OF CHRISTIANA		
State Municipality Code	016		
Township & Range	Section	Quarter/Quarter & Quarter	
T06NR12E	02	NE of the SE	
Plat Name	CSM 14005		
Block/Building			
Lot/Unit	1		
Parcel Description	LOT 1 CSM 14005 CS93/271&273-7/1/2015 F/K/A LOT 1 CSM 13134 CS84/172&173-7/11/11 & ALSO INCL & DESCR AS SEC 2-6-12 PRT SE1/4NE1/4 & PRT NE1/4SE1/4 (9.100 ACRES) This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.		
Current Owner	ROBERT H JOHNSON		
Primary Address	No parcel address available.		
Billing Address	275 US HIGHWAY 12 & 18 CAMBRIDGE WI 53523		

Assessment Summary		More +
Assessment Year	2017	
Valuation Classification	G4 G7	
Assessment Acres	9.100	
Land Value	\$25,900.00	
Improved Value	\$19,300.00	
Total Value	\$45,200.00	

Show Valuation Breakout

Show Assessment Contact Information ▼

Zoning Information

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

Zoning

A-2(8) DCPREZ-2014-10810

Zoning District Fact-Sheets

Parcel Maps



DCiMap

Tax Summary (2017)**More +****E-Statement****E-Bill****E-Receipt**

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$25,900.00	\$19,300.00	\$45,200.00
Taxes:		\$648.10
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$80.71
Specials(+):		\$0.00
Amount:		\$567.39

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
QCD	07/15/1994	2617400	27959	33

Show More ▼

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

By Parcel Number: 0612-024-8285-0

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Madison, WI 53703



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Parcel Number - 016/0612-021-9836-0**Current**[◀ Parcel Parents](#)[Summary Report](#)

Parcel Detail			Less —
Municipality Name	TOWN OF CHRISTIANA		
State Municipality Code	016		
Township & Range	Section	Quarter/Quarter & Quarter	
T06NR12E	01	NW of the SW	
Plat Name	CSM 10639		
Block/Building			
Lot/Unit	3		
Parcel Description	LOT 3 CSM 10639 CS63/116-118 1/7/03 F/K/A LOTS 1 & 2 CSM 8076 CS43/112-114 R31835/11&13-1/19/96 DESCR AS SEC 1-6-12 PRT NW1/4SW1/4 & SEC 2-6-12 PRT SE1/4NE1/4 & PRT NE1/4SE1/4 (3.108 ACRES EXCL R/W) This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.		
Current Owner	ROBERT H JOHNSON		
Primary Address	275 US HIGHWAY 12 & 18		
Billing Address	275 US HIGHWAY 12 & 18 CAMBRIDGE WI 53523		

Assessment Summary		More +
Assessment Year	2017	
Valuation Classification	G1 G4 G5	
Assessment Acres	3.108	
Land Value	\$60,400.00	
Improved Value	\$119,500.00	
Total Value	\$179,900.00	

Show Valuation Breakout

Show Assessment Contact Information ▼

Zoning Information

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

Zoning

C-2 DCPREZ-2014-10810

Zoning District Fact Sheets

Parcel Maps



DCiMap

Google Map

Bing Map

Tax Summary (2017)**More +****E-Statement****E-Bill****E-Receipt**

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$60,400.00	\$119,500.00	\$179,900.00
Taxes:		\$2,579.45
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$80.71
Specials(+):		\$174.67
Amount:		\$2,673.41

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
QCD	05/24/2004	3917828		

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: 0612-021-9836-0

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Madison, WI 53703



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January 8, 2018

To whom it may concern,

Robert Johnson of 275 US Highway 12&18 would like to rezone 2 acres from the current A-2 (8) parcel, and add it to the 3.1 acre C-2 parcel, this would make the C-2 parcel a total of 5.1 acres +/- leaving 7.1 acres +/- to be rezoned to the A-2 (4)

The rezone we are asking for is to make the C-2 parcel more attractive for any potential Buyer, as it gives them more room for building, and expansion in the future.

Should you have any questions please feel free to contact me, either by phone or email.

Thank you,
Jim Lowrey / Agent
Badger Realty Group
jimsrealfarm@yahoo.com
608-334-5376

January 8, 2018

NEIGHBORS TO JOHNSON PROPERTY
275 US HWY 12 & 18

JDC PROPERTIES	263 RODNEY RD.	CAMBRIDGE
RCRH INVESTMENTS	269 RODNEY RD	CAMBRIDGE
COMPLETE PHYTOCHEMICALS		
SOLUTIONS LLC	275 RODNEY RD	CAMBRIDGE
JCL RENTALS	PO BOX 568 LAKE MILLS WI 53551	
MIKE CUTRANO	282 US HWY 12&18	CAMBRIDGE
KENT KARBERG	355 US HWY 12&18	CAMBRIDGE
DUANE HINCHLEY	2844 ST. HWY 73	CAMBRIDGE
G&L ACRES	1231 W. EVERGREEN DR.	CAMBRIDGE

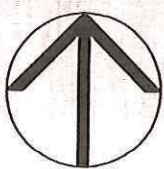
Preliminary Certified Survey Map

Lot 3, Dane County Certified Survey Map number 10639, Lot 1, Dane County Certified Survey Map number 14005, being in parts of the SE 1/4 of the NE 1/4 and the NE 1/4 of the SE 1/4, all in Section 2, T.6N., R.12E., Town of Christiana, Dane County, Wisconsin

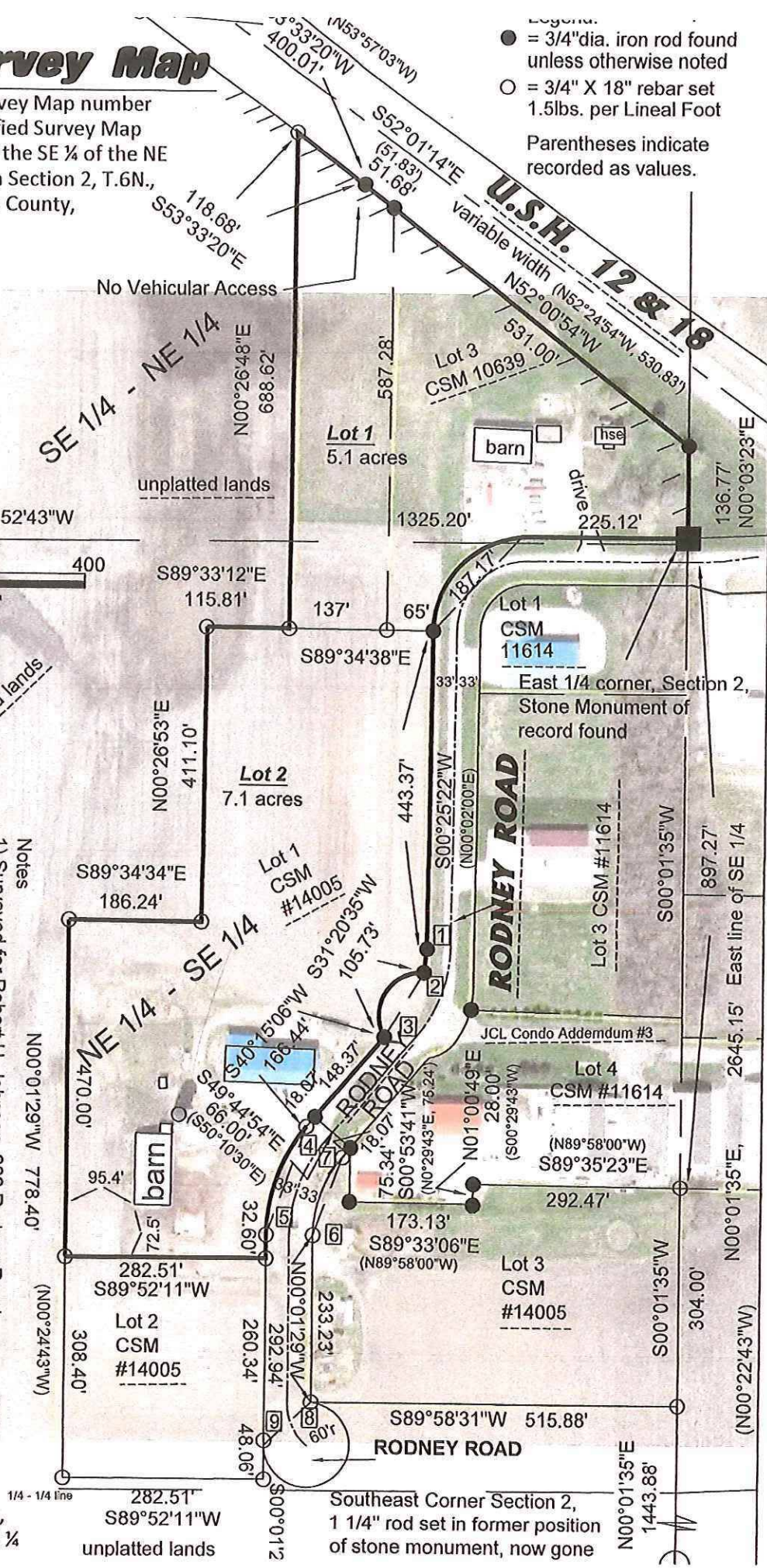
- Legend:
- = 3/4" dia. iron rod found unless otherwise noted
 - = 3/4" X 18" rebar set 1.5lbs. per Lineal Foot
- Parentheses indicate recorded as values.

Line	Radius	Arc	Delta Angle	Long Chord	Tangent Bearings
1-2	150.00'	33.05'	12°37'23"	506°14'35"W, 32.98'	S00°04'06"E, S12°33'17"W
2-3	60.00'	129.39'	123°33'27"	S31°20'35"W, 105.74'	S86°52'42"E, S30°26'09"W
4-5	233.00'	163.79'	40°16'35"	S20°06'48"W, 160.44'	S40°15'06"E, S00°01'29"E
6-7	167.00'	117.39'	40°16'35"	N20°06'48"E, 114.99'	S00°01'29"E, S40°15'06"E
8-9	60.00'	276.73'	264°15'39"	S47°50'42"W, 88.99'	S84°17'08"E, N00°01'29"W

Notes
1) Surveyed for Robert H. Johnson, 282 Rodney Road, Cambridge, Wisconsin. 53523



Referenced to the Dane County Coordinate System, with the East line of the SE 1/4



Certified Survey Map

Lot 1, Dane County Certified Survey Map number 13134, and parts of the SE 1/4 of the NE 1/4 and the NE 1/4 of the SE 1/4, all in Section 2, T.6N., R.12E., Town of Christiana, Dane County, Wisconsin



Swing
4/30/2015

No Vehicular Access

SE 1/4 - NE 1/4

unplatted lands

1" pipe

S89°52'43"W

0 100 200 400
Scale 1" = 200'

Line	Radius	Arc	Delta Angle	Long Chord	Tangent Bearings
1-2	150.00'	33.05'	12°37'23"	S06°14'35"W, 32.98'	S00°04'06"E, S12°33'17"W
2-3	60.00'	129.39'	123°33'27"	S31°20'35"W, 105.74'	S86°52'42"E, S30°26'09"W
4-5	233.00'	163.79'	40°16'35"	S20°06'48"W, 160.44'	S40°15'06"E, S00°01'29"E
6-7	167.00'	117.39'	40°16'35"	N20°06'48"E, 114.99'	S00°01'29"E, S40°15'06"E
8-9	60.00'	276.73'	264°15'39"	S47°50'42"W, 88.99'	S84°17'08"E, N00°01'29"W

unplatted lands

Notes
1) Surveyed for Robert H. Johnson, 282 Rodney Road, Cambridge, Wisconsin, 53523
2) Refer to building site information contained in the Dane County Soil Survey."



Referenced to the Dane County Coordinate System, with the East line of the SE 1/4 bearing S00°01'35"W

1/4 - 1/4 line

282.51'
S89°52'11"W
unplatted lands

LOT 1
9.100 acres, or
396,401 square feet

NE 1/4 - SE 1/4

barn

LOT 2
2.000 acres, or
87,126 sq. ft.

LOT 3
3.523 acres, or
153,470 sq. ft.

RODNEY ROAD
dedicated to the public
Southeast Corner Section 2,
1 1/4" rod set in former position
of stone monument, now gone
due to tree removal

Legend:
● = 3/4" dia. iron rod found
unless otherwise noted
○ = 3/4" X 18" rebar set
1.5lbs. per Lineal Foot
Parentheses indicate
recorded as values.

U.S.H. 12 & 18
variable width (N52°24'54"W, 530.83')
N52°00'54"W
531.00'

Lot 3
CSM 10639
East 1/4 corner, Section 2,
Stone Monument of
record found

Lot 1
CSM 11614

RODNEY ROAD

Lot 3
CSM #11614

Lot 4
CSM #11614

JCL Condo Addendum #3

LOT 3
3.523 acres, or
153,470 sq. ft.

RODNEY ROAD
dedicated to the public

Southeast Corner Section 2,
1 1/4" rod set in former position
of stone monument, now gone
due to tree removal

Wisconsin Mapping, LLC

* surveying and mapping services
306 West Quarry Street, Deerfield, Wisconsin 53531
(608) 764-5602

Dwg. No. 4591C-14 Date 5/11/2015
Sheet 1 of 3 6/15/15
Document No. 5164619
C.S.M. No. 14005 V. 93 P.271

Certified Survey Map

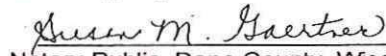
Owner's Certificate

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


Robert H. Johnson

STATE OF WISCONSIN)
COUNTY OF DANE)ss.

Personally came before me this 30th day of June, 2015, the above named owner to me known to be the person who executed the foregoing instrument and acknowledged the same.


Notary Public, Dane County, Wisconsin
my commission expires 9/10/2017



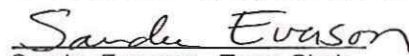
Village of Cambridge Approval (extraterritorial)

I hereby certify that this Certified Survey Map was approved by the Village Board of the Village of Cambridge, action dated the 9 day of June, 2015.


Lisa Moen, Village Clerk

Township Approval

This Certified Survey Map is approved for recording and the Town Road dedications as shown hereon are hereby acknowledged and accepted per Town of Christiana action this 16th day of June, 2015.


Sandra Evenson, Town Clerk



Wisconsin Mapping, LLC

* *surveying and mapping services*
306 West Quarry Street, Deerfield, Wisconsin 53531
(608) 764-5602

Dwg. No. 4591C-14 Date 5/11/2015
Sheet 2 of 3 6/15/15
Document No. 5164619
C. S. M. No. 14005 V. 93 P 272

Certified Survey Map

Surveyor's Certificate

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

Lot 1, Dane County Certified Survey Map number 13134, and parts of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, all in Section 2, T.6N., R.12E., Town of Christiana, Dane County, Wisconsin, being more fully described as follows:

Commencing at the Southeast corner of Section 2; thence N00°01'35"E along the East line of said section, 1443.88 feet to the point of beginning; thence S89°58'31"W, 515.88 feet to the point of curvature of a curve to the right, said curve having a central angle of 264°15'39" and a radius of 60.00 feet, the long chord of which bears S47°50'42"W, 88.99 feet; thence Southerly to Northwesterly along the arc of said curve, 276.73 feet to its point of tangency thereof; thence S00°01'29"E, 48.06 feet; thence S89°52'11"W, 282.51 feet; thence N00°01'29"W, 778.40 feet; thence S89°34'34"E, 186.24 feet; thence N00°26'53"E, 411.10 feet; thence S89°33'12"E, 115.81 feet; thence N00°26'48"E, 688.62 feet to the Southerly line of United States Highways 12 and 18; thence S53°33'20"E along said line, 118.68 feet; thence S52°01'14"E along said line, 51.68 feet to the Northwest corner of Lot 1 of Dane County Certified Survey Map number 10639; thence S00°26'48"W, 587.28 feet to the Southwest corner of said lot; thence S89°34'38"E along the South line of said lot, 65.00 feet to the West line of Rodney Road; thence S00°25'22"W along said line, 443.37 feet to the point of curvature of a curve to the left, said curve having a central angle of 12°37'23" and a radius of 150.00 feet, the long chord of which bears S06°14'35"W, 32.98 feet; thence Southwesterly along the arc of said curve, 33.05 feet to a point of reverse curvature of a curve to the left, said curve having a central angle of 123°33'27" and a radius of 60.00 feet, the long chord of which bears S31°20'35"W, 105.74 feet; thence Southerly along the arc of said curve, 129.39 feet; thence S40°15'06"W along the aforesaid West line of Rodney Road, 148.37 feet; thence S49°44'54"E, 66.00 feet to the West line of Lot 4 of Dane County Certified Survey Map number 11614; thence S00°53'41"W along said line, 75.34 feet; thence S89°33'06"E along the Southerly line of said lot, 173.13 feet; thence N01°00'49"E along said line, 28.00 feet; thence S89°35'23"E along said line, 292.47 feet; thence S00°01'35"W, 304.00 feet to the point of beginning. The above described containing 15.549 acres, or 677,307 square feet, being subject to the dedication for Rodney Road as mapped hereon.


David C. Riesop S-1551



County Approval

Approved for recording per Dane County Zoning and Land Regulation Committee
action of JULY 1, 2015


Daniel Everson, Authorized Representative
EVERSON # 9743

Register of Deeds Certificate

Received for recording this 1st day of July, 2015 at 3:25 o'clock P.M. and
recorded in Volume 93 of Certified Surveys, Pages 271-273.

Bristi Chlebowski, Cy,
Chaplain Meyer, Deputy
Kristi Chlebowski, Register of Deeds

Received 7/1/15 at 11:30am

Wisconsin Mapping, LLC

* surveying and mapping services
306 West Quarry Street, Deerfield, Wisconsin 53531
(608) 764-5602

Dwg. No. 4591C-14 Date 5/11/2015
Sheet 3 of 3 6/15/15
Document No. 5164619
C. S. M. No. 14005 V. 93 P 273

Certified Survey Map

Lot 1 and Lot 2, Dane County Certified Survey Map 8076,
being further located in part of the NW 1/4 of the SW 1/4 of
Section 1, and parts of the SE 1/4 of the NE 1/4 and the NE 1/4 of the
SE 1/4 of Section 2, all in T.6N., R.12E., Town of Christiana, Dane County, Wisconsin

Highway Setback Line

No improvements or structures are allowed between the right of way line and the highway setback line. Improvements and structures include, but are not limited to, signs, parking areas, driveways, wells, septic systems, drainage facilities, buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the County Highway Department."

"The lots of this land division may experience noise at levels exceeding levels in S.Trans 405.04 Table 1. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the department to the highway's through-lane capacity."

SEE DETAIL
ON PAGE 2

NOTES:

- 1) Prepared for:
Robert H. Johnson
275 Hwy 12 & 18
Cambridge, WI 53523
2) "Refer to Building
Site Information
Contained in the
Dane County
Soil Survey."
3) See Sheet 2 for
curve information

LOT 2

10.407 acres or
453,312 square feet

LOT 1

4.000 acres or
174,240 square feet

Legend:

- =3/4"dia. iron rod found
unless otherwise noted
○ =3/4"dia. X 24" long iron rod set
1.5lbs. per Lineal Foot
When Different, Parentheses
Indicate Recorded As
□ =NO VEHICULAR ACCESS
"ACCESS IS CONTROLLED BY
WIS-DOT PROJECT ID 3080-00-22"

**State of Wisconsin D.O.T. Approval
Number 13-012-0243-02**

Wisconsin Mapping

* *surveying and mapping services*
306 West Quarry Street, Deerfield, Wisconsin 53531
(608) 764-5602

Dwg. No. 2646-02 Date 12/09/02

Sheet 1 of 3

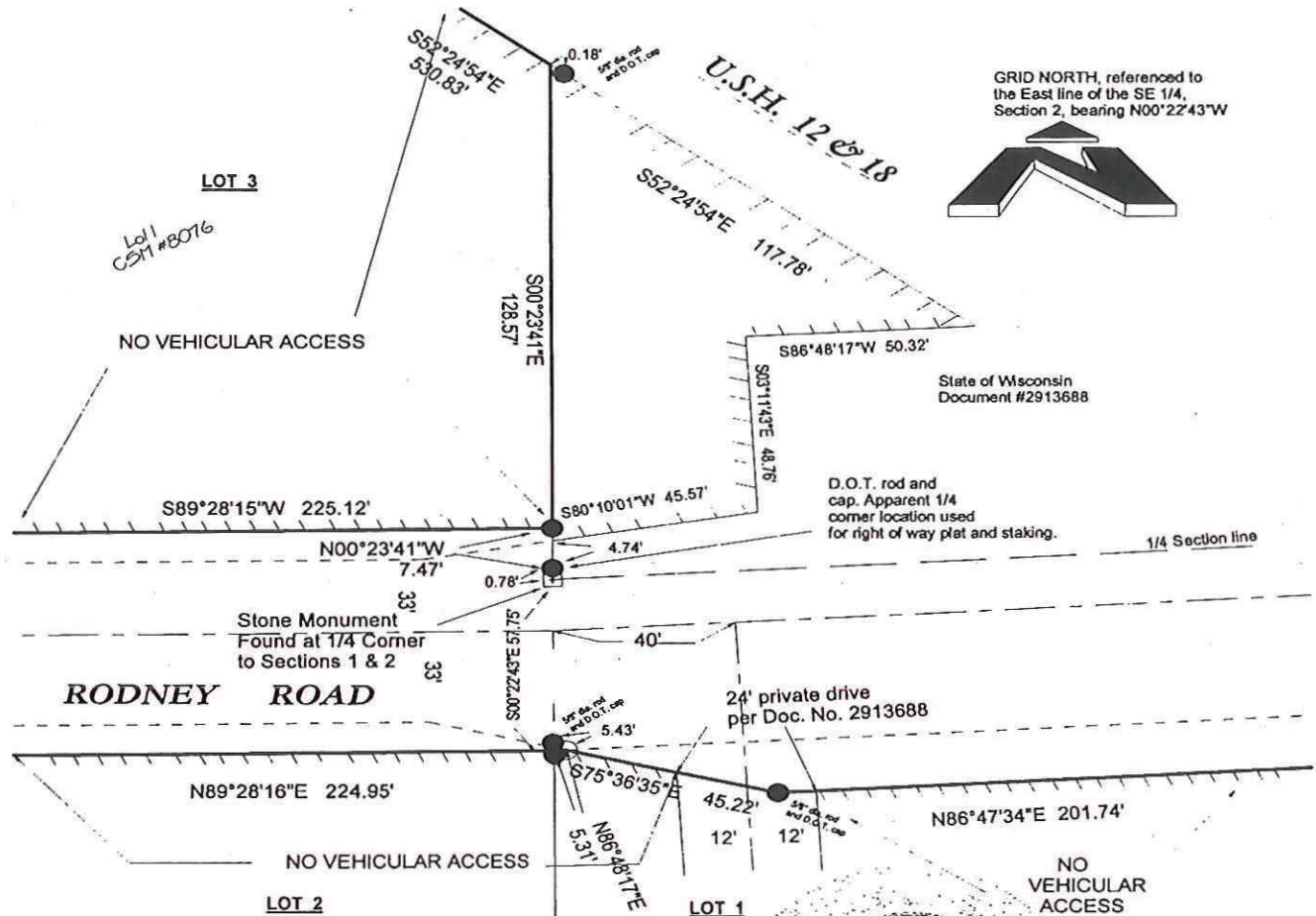
Document No. 3626115

C. S. M. No. 10639 V. 63 P. 116

$$\frac{3}{15}$$

Certified Survey Map

Lot 1 and Lot 2, Dane County Certified Survey Map 8076, being further located in part of the NW 1/4 of the SW 1/4 of Section 1, and parts of the SE 1/4 of the NE 1/4 and the NE 1/4 of the SE 1/4 of Section 2, all in T.6N., R.12E., Town of Christiana, Dane County, Wisconsin



Lot 2
CSM #8076
DETAIL 1" = 40'

CURVE	RADIUS	ARC	DELTA	LONG CHORD
1-2	133.00'	207.61'	89°26'16"	S44°45'08"W, 187.17'
3-4	67.00'	104.59'	89°26'16"	N44°45'08"E, 94.29'
5-6	60.00'	105.09'	100°21'04"	N83°48'45"E, 92.16'
6-7	133.00'	78.00'	33°36'13"	N16°50'06"E, 76.89'

Wisconsin Mapping

surveying and mapping services
306 West Quarry Street, Deerfield, Wisconsin 53531
(608) 764-5602

Dwg. No. 2646-02 Date 12/09/02

Sheet 2 of 3

Document No. 3626115

C. S. M. No. 10639 V.63 P.117

Certified Survey Map

Owner's Certificate

As owner, I hereby certify that we have caused the land described on this certified survey to be surveyed, divided, mapped and dedicated as represented on this certified survey map. I also certify that this certified survey map is required by s75.17 (1) (a) Dane County Code of ordinances to be submitted to the Dane County Zoning and Natural Resources Committee for approval. "I also hereby restrict all lots so that no owner, possessor, user, licensee or other persons may have any right of direct vehicular ingress or egress to any highway lying within the right of way or U.S. Highways 12 and 18, as shown on the land division map; it is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in s236.293, Stats., and shall be enforceable by the Department or its assigns."

Robert H. Johnson
Robert H. Johnson

STATE OF WISCONSIN)
COUNTY OF DANE)ss.

Personally came before me this 24th day of Dec., 2002, the above named owner of said company to me known to be the person who executed the foregoing instrument and acknowledged the same.

Aphie Smithbach
Notary Public, Dane County, Wisconsin
my commission expires 1/22/06.

Surveyor's Certificate

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

Lot 1 and Lot 2, Dane County Certified Survey Map 8076, being further located in part of the NW 1/4 of the SW 1/4 of Section 1, and parts of the SE 1/4 of the NE 1/4 and the NE 1/4 of the SE 1/4 of Section 2, all in T.6N., R.12E., Town of Christiana, Dane County, Wisconsin, being further described as follows:

Commencing at the E 1/4 corner of Section 2; thence S00°22'43"E, 57.75 feet to the North line of Lot 2 of Dane County Certified Survey Map number 8076 and the point of beginning; thence N86°48'17"E along said North line, 5.31 feet; thence S75°36'35"E, 45.22 feet; thence N86°47'34"E, 201.74 feet to the Southerly line of United States Highways 12 & 18; thence S50°33'34"E along said Southerly line, 251.29 feet; thence S00°02'00"W, 680.52 feet; thence N89°58'00"W, 843.28 feet; thence N00°02'00"E, 22.00 feet; thence N89°58'00"W, 50.00 feet; thence N00°29'43"E, 125.00 feet; thence N43°59'17"E, 61.27 feet to the Southerly line of Rodney Road and the point of curvature of a curve to the left, said curve having a central angle of 100°21'04" and a radius of 60.00 feet, the long chord of which bears N83°48'45"E, 92.16 feet; thence Northeasterly along the arc of said curve, 105.09 feet to the point of compound curvature of a curve to the left, said curve having a central angle of 33°36'13" and a radius of 133.00 feet, the long chord of which bears N16°50'06"E, 76.89 feet; thence Northeasterly along the arc of said curve, 78.00 feet to its point of tangency thereof; thence N00°02'00"E along the Easterly line of Rodney Road, 495.65 feet; thence N89°58'00"W, 131.00 feet; thence N00°02'00"E, 587.30 feet to the aforesaid South line of United States Highways 12 and 18; thence S52°24'54"E along said South line, 530.83 feet to the East line of the SE 1/4 of the NE 1/4 of Section 2; thence S00°23'41"E along said East line, 128.57 feet to the North line of Rodney Road; thence S89°28'15"W along said North line, 225.12 feet to the point of curvature of a curve to the left, said curve having a central angle of 89°26'16" and a radius of 133.00 feet, the long chord of which bears S44°45'08"W, 187.17 feet; thence Southwesterly along the arc of said curve, 207.61 feet to its point of tangency thereof; thence S89°58'00"E, 66.00 feet to the point of curvature of a curve to the right, said curve having a central angle of 89°26'16" and a radius of 67.00 feet, the long chord of which bears N44°45'08"E, 94.29 feet; thence Northeasterly along the arc of said curve, 104.59 feet to its point of tangency thereof; thence N89°28'16"E along the South line of Rodney Road, 224.95 feet to the point of beginning. The above described containing 17.514 acres, or 762,923 square feet.

David C. Riesop 12/24/02
David C. Riesop S-1551

County Approval

Approved for recording per Dane County Zoning and Natural Resources Committee action of January 3, 2003.

Norbert Scribner #7794
Norbert Scribner, agent

Register of Deeds Certificate

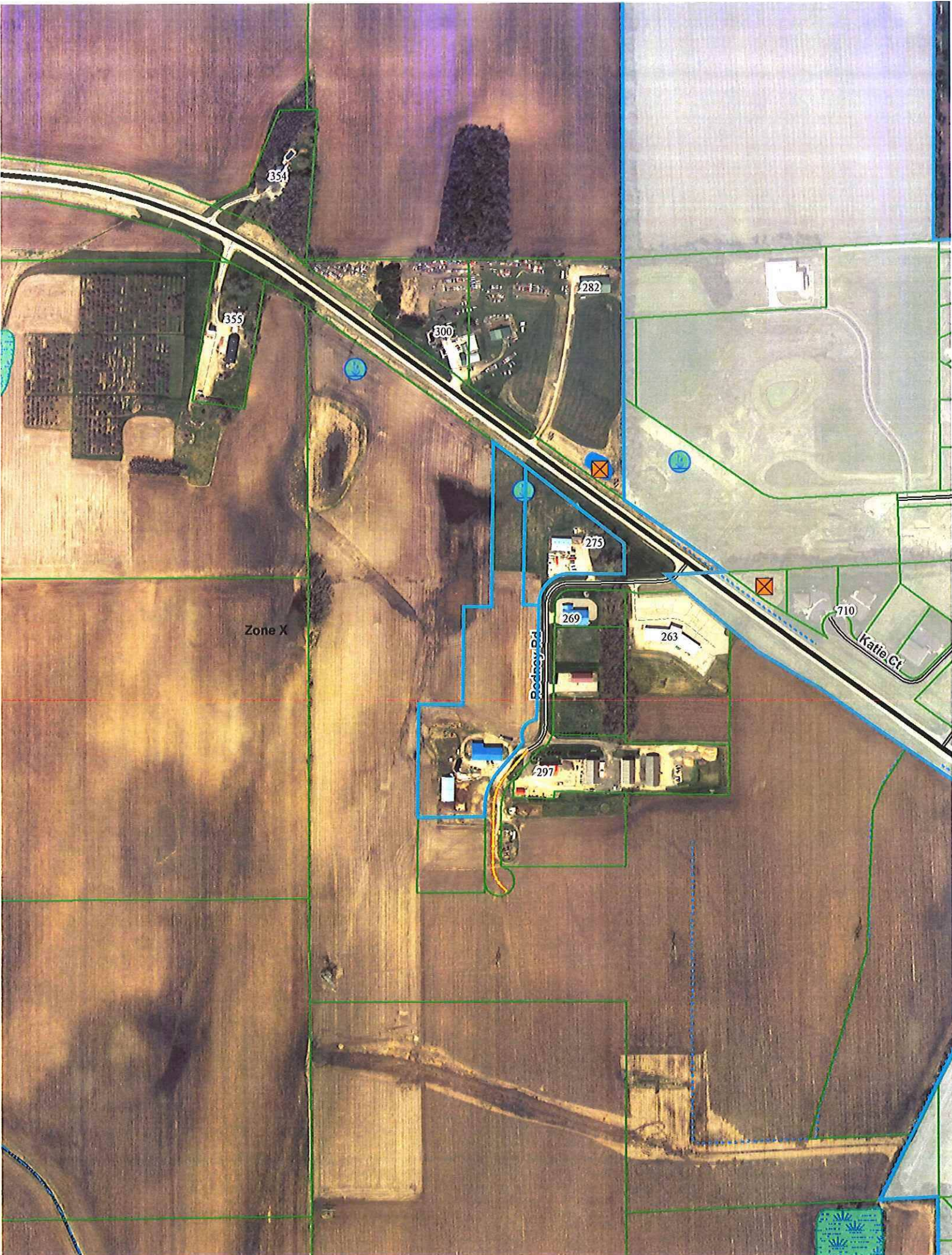
Received for recording this 7th day of January, 2003 at 10:02 o'clock A.M. and recorded in Volume 103 of Certified Surveys, Pages 116-118.

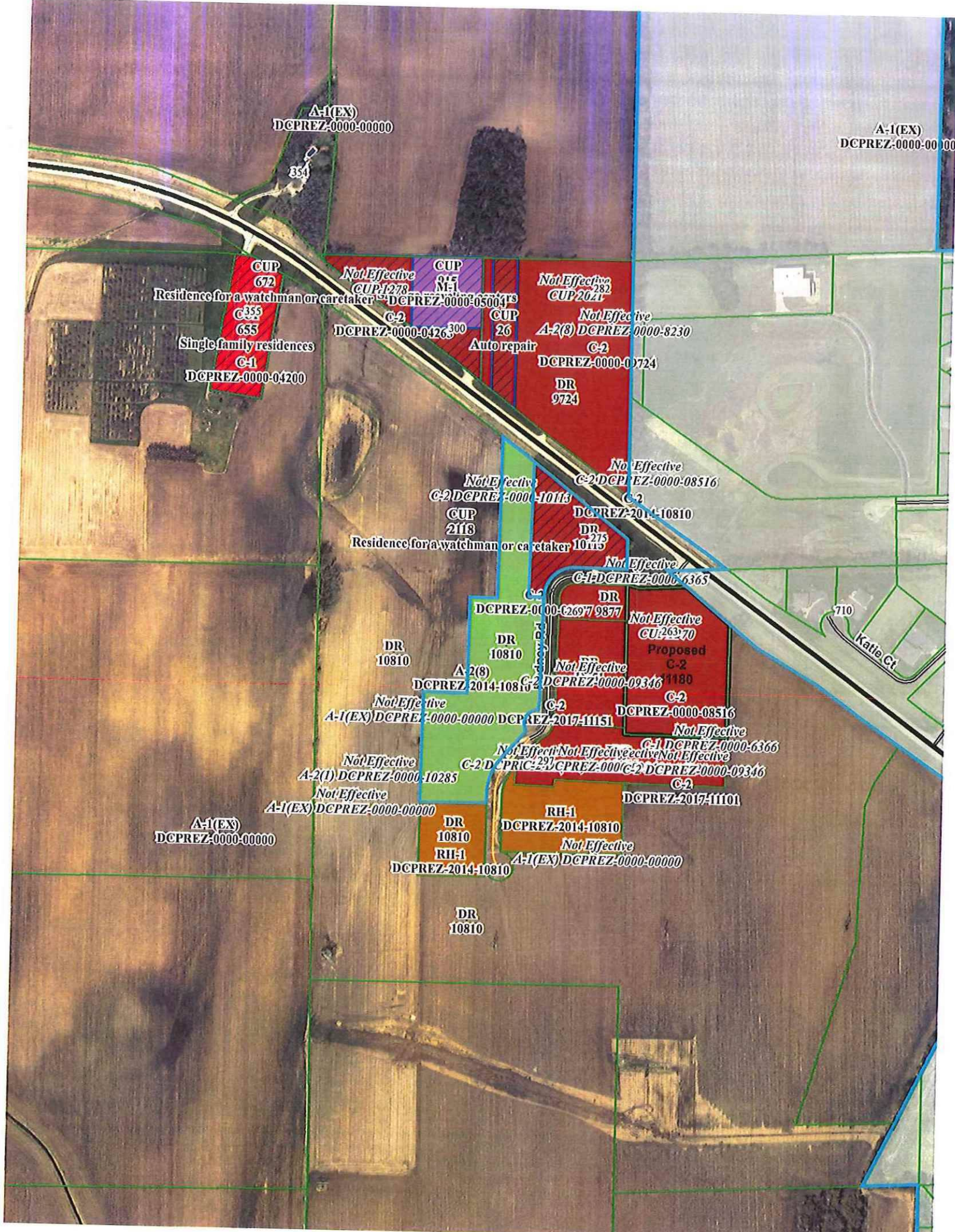
Jane Licht by *Kurt Chlebowski*
Jane Licht, Register of Deeds Deputy

Wisconsin Mapping

* surveying and mapping services
306 West Quarry Street, Deerfield, Wisconsin 53531
(608) 764-5602

Dwg. No. 2646-02 Date 12/09/02
Sheet 3 of 3
Document No. 3026115
C. S. M. No. 10639 V. 63 P. 118





A-1(EX)
DCPREZ-0000-00000

A-1(EX)
DCPREZ-0000-00000

CUP
672
Residence for a watchman or caretaker
C-355
655
Single family residences
C-1
DCPREZ-0000-04200

Not Effective
CUP 1278
DCPREZ-0000-05004
C-2
DCPREZ-0000-04263
CUP
26
Auto repair
C-2
DCPREZ-0000-0724

Not Effective
CUP 282
CUP 2021
Not Effective
A-2(8) DCPREZ-0000-8230
C-2
DCPREZ-0000-0724
DR
9724

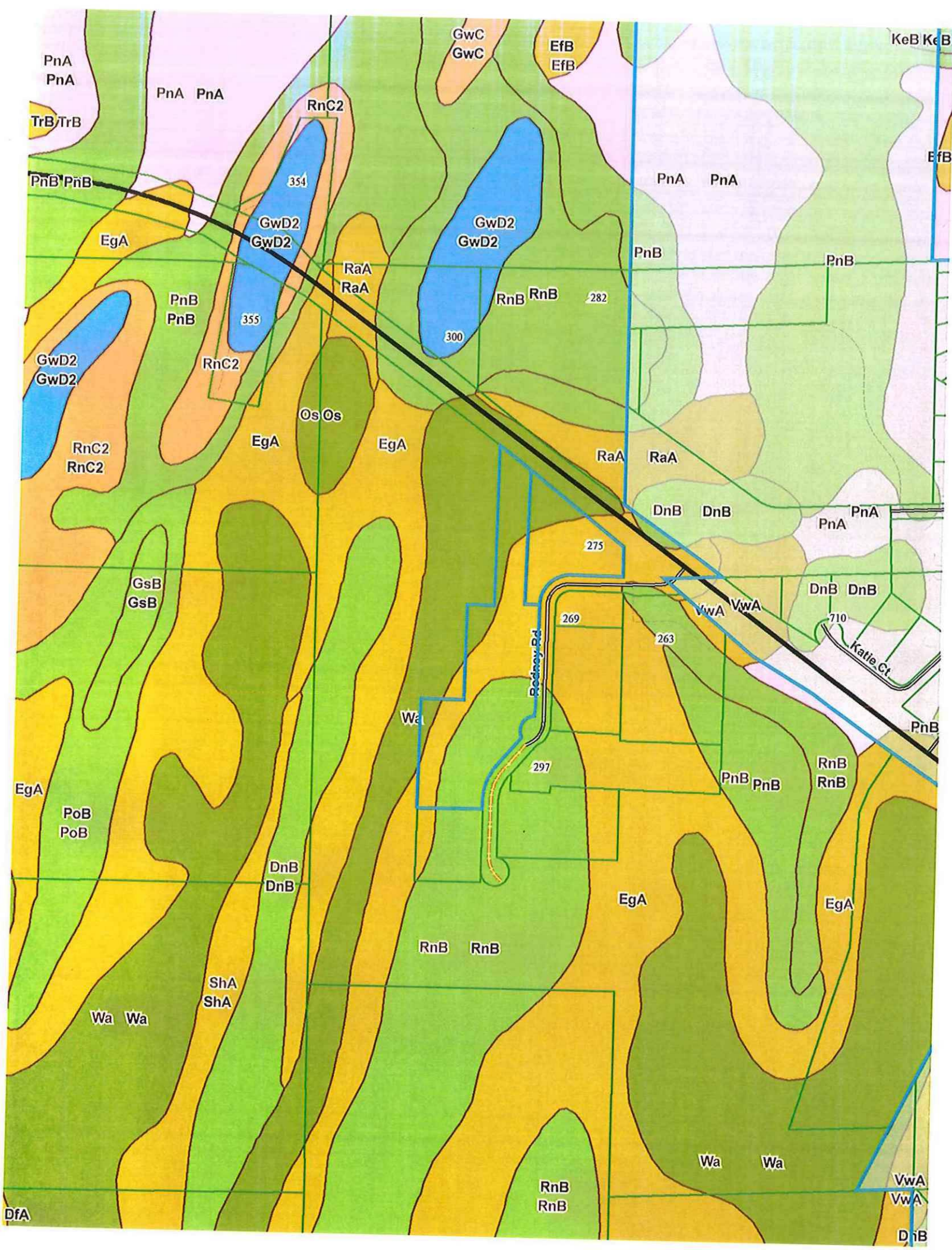
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CUP
2118
Residence for a watchman or caretaker
DR
275
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C-2
DCPREZ-2014-10810

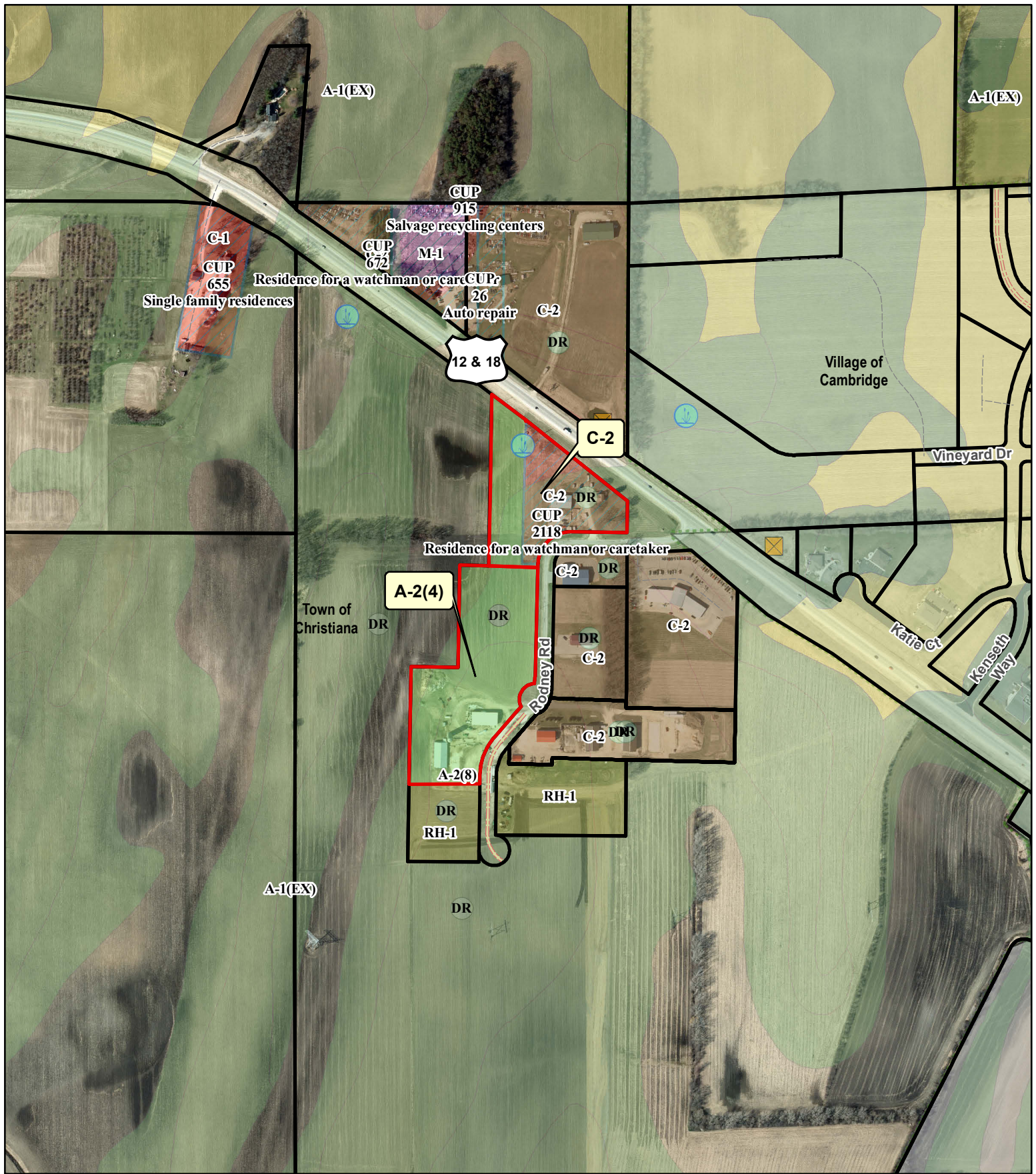
DR
10810
DR
10810
A-2(8)
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A-1(EX) DCPREZ-0000-00000
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C-1 DCPREZ-0000-6365
DR
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Proposed
C-2
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C-2
DCPREZ-0000-08516
Not Effective
C-1 DCPREZ-0000-6366
Not Effective
C-2 DCPREZ-0000-09346
C-2
DCPREZ-2017-11101
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C-2
DCPREZ-2017-11101

A-1(EX)
DCPREZ-0000-00000

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

DR
10810





Legend

Significant Soils

Class

Class 1

Class 2

Floodplain

Wetland



0 175 350 700 Feet



Petition 11254
ROBERT H JOHNSON