

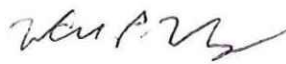
# Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
01/18/2018	DCPREZ-2018-11262
Public Hearing Date	C.U.P. Number
03/27/2018	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME HELEN M JAGGI / WEISENSEL	PHONE (with Area Code) (608) 845-8084	AGENT NAME WYSER ENGINEERING, LLC	PHONE (with Area Code) (608) 437-1980
BILLING ADDRESS (Number & Street) 1645 FRITZ RD		ADDRESS (Number & Street) 312 E MAIN ST	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) MT HOREB, WI 53572	
E-MAIL ADDRESS shipboyglf@aol.com		E-MAIL ADDRESS wade.wyse@wyserengineering.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	
WEST OF 1627 FRITZ RD		WEST OF FRITZ RD			
TOWNSHIP MONTROSE	SECTION 6	TOWNSHIP	SECTION 6	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0508-062-8530-0		0508-062-8061-1			

REASON FOR REZONE			CUP DESCRIPTION	
CREATING ONE RESIDENTIAL LOT AND ONE AGRICULTURE LOT AND ONE RECREATIONAL LOT				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
RH-4 Rural Homes District	RH-2 Rural Homes District	5.50		
RH-4 Rural Homes District	A-1Ex Exclusive Ag District	25.55		
A-1Ex Exclusive Ag District	RE-1 Recreational District	14.47		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	INSPECTOR'S INITIALS  SSA1	SIGNATURE:(Owner or Agent)  
Applicant Initials <u>WJV</u>			Applicant Initials <u>WJV</u>	
				PRINT NAME:  Wade P. Wyse
				DATE:  01/18/2018





## 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	<u>Jaggi / Weisensel</u>	Agent's Name	<u>Wyser Engineering, LLC</u>
Address	<u>1645 Fritz RD</u>	Address	<u>312 E. Main St.</u>
	<u>Verona, WI 53593</u>		<u>Mt. Horeb, WI 53572</u>
Phone	<u>(608) 845-8084</u>	Phone	<u>(608) 437-1980</u>
Email	<u>shipboyglf@aol.com</u>	Email	<u>wade.wyse@wyserengineering.com</u>

Town: Montrose Parcel numbers affected: 050806280611, 050806285300

Section: 06 Property address or location: School RD - Fritz RD

Zoning District change: (To / From / # of acres) Lot 1 to RH-2 from RH-4; Lot 2 to A-1(ex) from RH-4; Lot 3 to RE-1 from A-1(ex)

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

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:

The Owner desires to create a parcel (Lot 3) for sale to Madison Metropolitan School District. The size of Lot 3 triggers a zoning change. Subsequently the remnant of Lot 2 CSM 4600 in combination with lands from CSM 12818 creates a new Lot 2 which will require consistent, new zoning for this Lot. Lot 1 CSM 12818 is currently zoned R-4. The owner desires to retain a residential development parcel (Lot 1) but has downsized the acreage thus requiring Lot 1 to be rezoned to RH-2.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: *[Signature]*

Date: 01/18/2018



**DANE COUNTY ORDINANCE AMENDMENT NO: 10079      EFFECT: DEC. 7, 2009**

Internal Tracking Number: RFCU25577

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

The Dane County Board of Supervisors does ordain as follows: That the Zoning District Maps of the Town of Montrose be amended to include in the RH-4 Rural Homes and A-1EX Exclusive Agricultural district(s) following described land:

**PETITION NUMBER: 10079**

Part of Section 06, Town of Montrose described as follows:

**A-1EX to RH-4**

A PART OF THE NW1/4 OF THE NW1/4 OF SECTION 6, T5N, R8E, TOWN OF MONTROSE, DANE COUNTY, WI. MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE EAST 1100 FEET; THENCE SOUTH 1260 FEET; THENCE WEST 100 FEET; THENCE NORTH 1260 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 28 ACRES.

**RH-3 to A-1EX**

LOT 2 CERTIFIED SURVEY MAP NO. 4600, RECORDED IN VOL. 20 OF DANE COUNTY CERTIFIED SURVEYS ON PAGES 122-125, AS LOCATED IN THE TOWN OF MONTROSE, DANE COUNTY, WI.

**CONDITIONAL ZONING**

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

**DEED RESTRICTION REQUIRED**

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

1. The land zoned A-1 Exclusive on parcel 0508-062-8061-1 shall be prohibited from residential development.

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

**CERTIFIED SURVEY REQUIRED**

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

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





THOM R. GRENLIE REGISTERED LAND SURVEYOR S1051  
400 S NINE MOUND RD. VERONA, WISCONSIN 53593 PHONE: (608) 845-6882

# SURVEYOR'S CERTIFICATE

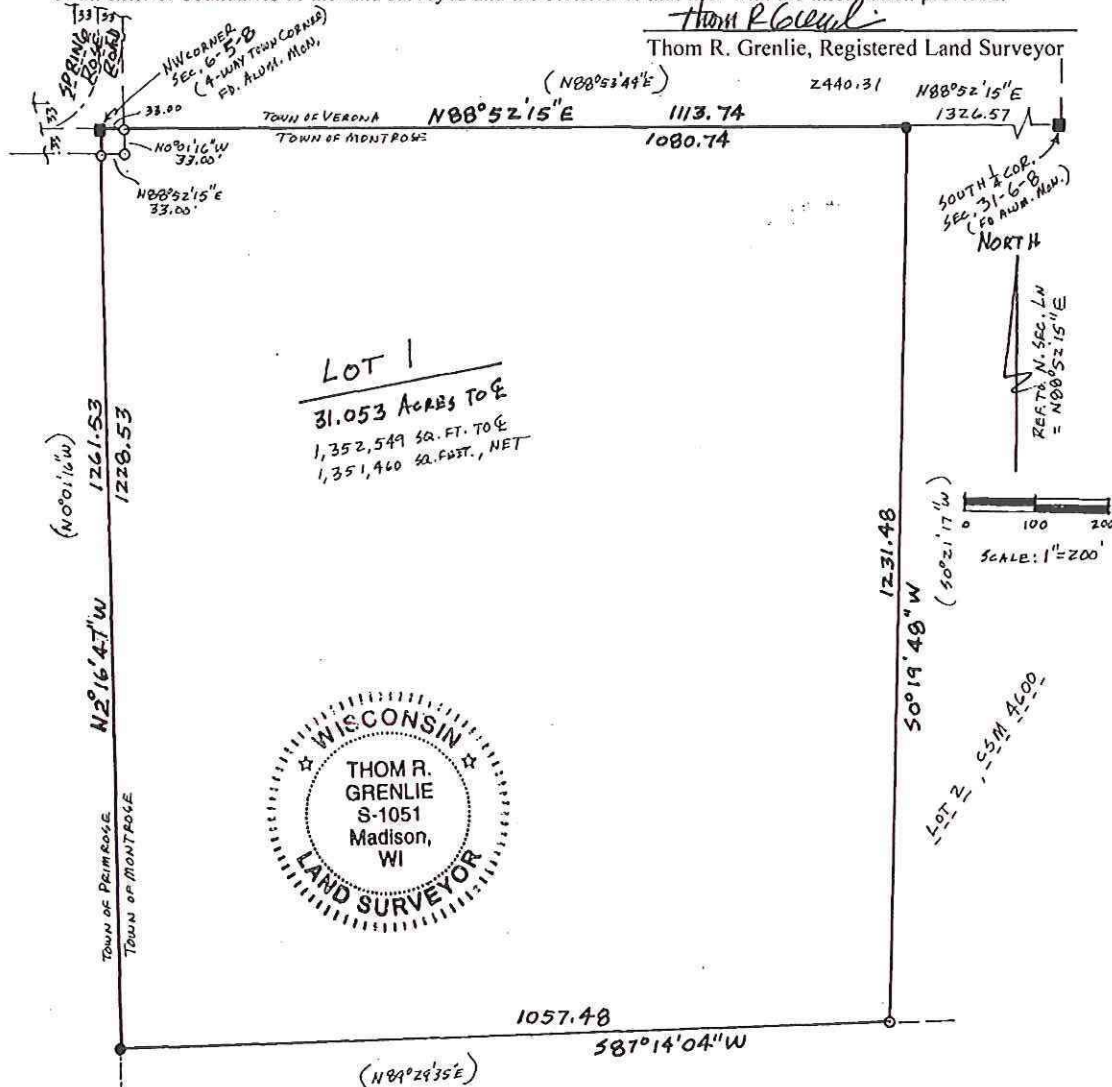
State of Wisconsin )

County of Dane ) SS.

## CERTIFIED SURVEY MAP

A PART OF THE NW1/4 OF THE NW1/4, OF SECTION 6, T5N, R8E, TOWN OF MONTROSE, DANE COUNTY, WISCONSIN.

I, Thom R. Grenlie, hereby certify that this survey is in compliance with Chapter 236.34 of Wisconsin Statutes. I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation of all exterior boundaries of the land surveyed and the division of that land with the information provided.



### LEGEND

- Scale: 1 inch = 200 ft.
- iron stake found = 1" IRON PIPE
  - 1"x24" iron pipe set min. wt. = 1.13#/ln ft.

SURVEYED TO E.H.  
DRAWN ETE  
APPROVED -  
FIELD BOOK FILE  
DATE 10-23-09 REV. 11-20-09  
TAPE/FILE

PAGE 1 OF 2 PAGES

OFFICE MAP NO. 3682

SURVEYED FOR: RICK JAGGI, ET AL 345-8084

1645 FRITZ ROAD, VERONA, WI 53593

DESCRIPTION-LOCATION: PRT OF NW1/4, NW1/4, SEC. 6  
T5N, R8E, TOWN OF MONTROSE, DANE COUNTY, WI

APPROVED FOR RECORDING PER DANE COUNTY ZONING & LAND  
REG. COMM. action of November 25, 2009

### REGISTER OF DEEDS CERTIFICATE

Received for recording this 7th day of  
December, 2009 at 1:31 o'clock p.m.  
and recorded in Volume 81 of Certified Survey  
Maps of Dane County on Pages 146-147

Kristi Chlebowski by Peter Chlebowski, deputy  
Register of Deeds

DOCUMENT # 4617433  
CERTIFIED SURVEY MAP # 12818 Vol. 81 Page 146.

Received 12-7-2009 9:58 am

2/13





Stock No. 26273

GRENLIE OFFICE MAP NO. 3682

PAGE 2 OF 2 PAGES

CERTIFIED SURVEY MAP

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

LEGAL DESCRIPTION: A PART OF THE NW1/4 OF THE NW1/4 OF SECTION 6, T5N, R8E, TOWN OF MONTROSE, DANE COUNTY, WI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SAID SECTION 6; THENCE N88°52'15"E 1113.74 FEET; THENCE S0°19'48"W ALONG THE WESTERLY LINE OF LOT 2, CSM NO. 4600, 1231.48 FEET; THENCE S87°14'04"W 1057.48 FEET; THENCE N2°16'47"W 1261.53 FEET TO THE POINT OF BEGINNING.  
SUBJECT TO SPRINGROSE ROAD AS SHOWN.

OWNERS CERTIFICATE: AS OWNERS, WE HEREBY CERTIFY THAT WE CAUSED THE ABOVE LANDS TO BE SURVEYED, DIVIDED AND MAPPED AS SHOWN. WE 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 & LAND REGULATION COMMITTEE FOR APPROVAL.

Richard M. Jaggi  
RICHARD M. JAGGI

Helen M. Jaggi  
HELEN M. JAGGI

Lawrence A. Weisensel  
LAWRENCE A. WEISENSEL

Mary L. Weisensel  
MARY L. WEISENSEL

Marie L. Jaggi  
MARIE L. JAGGI

NOTARY PUBLIC: PERSONALLY CAME BEFORE ME Nov 9, 2009, THE ABOVE-NAMED OWNERS, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT.

MY COMM. EXPIRES: 2-13-11

Thom R. Greulie  
NOTARY PUBLIC

TOWN OF MONTROSE: APPROVED BY THE TOWN BOARD OF THE TOWN OF MONTROSE.

DATE:

11-4-09

Julie L. Bigler  
JULIE L. BIGLER, TOWN CLERK

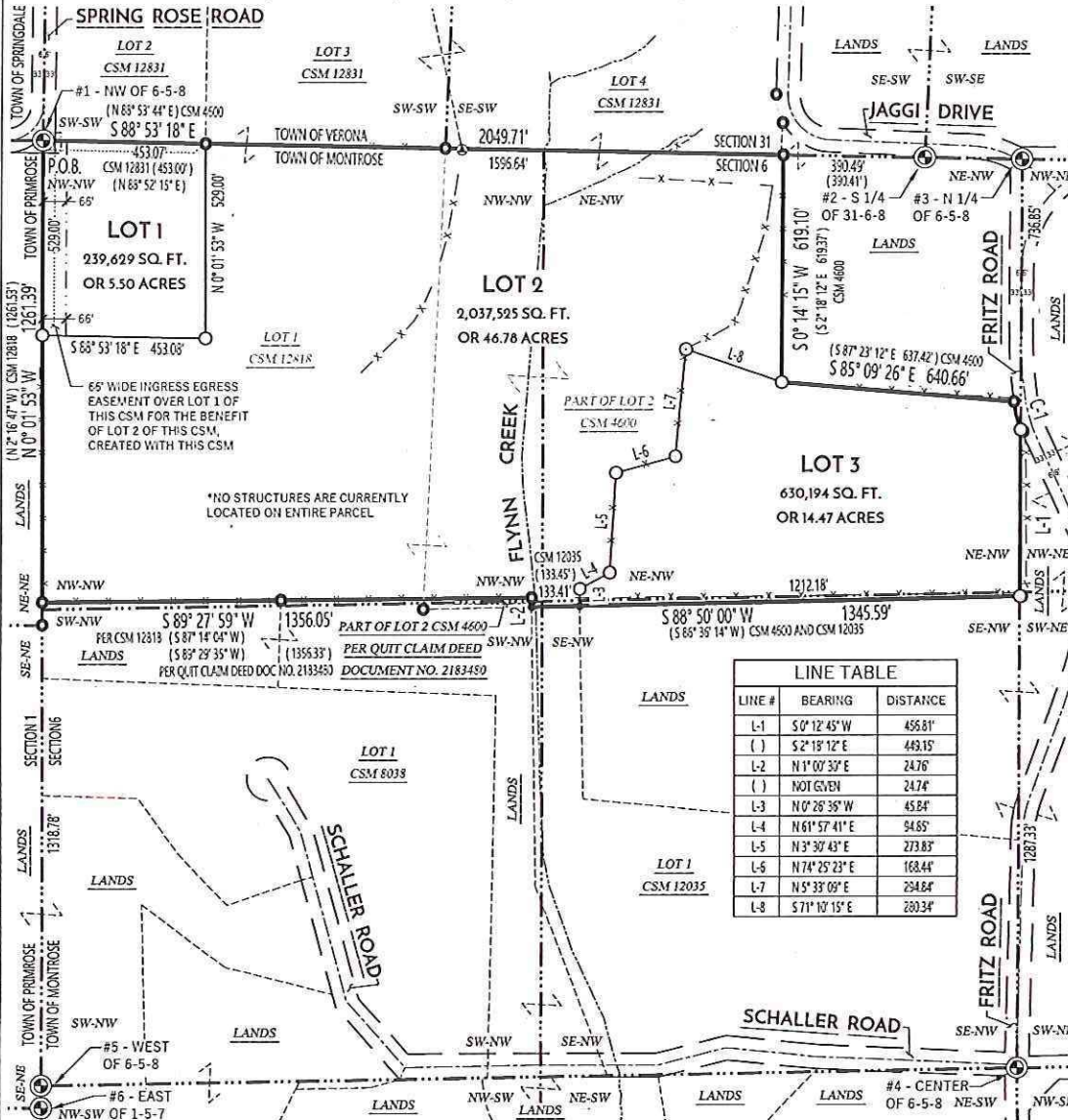


CERTIFIED SURVEY MAP NO. 12818 VOL. 81 PAGE 147



# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

ALL OF LOT 1 CERTIFIED SURVEY MAP NO. 12818 AND PART OF LOT 2 CERTIFIED SURVEY MAP NO. 4600, EXCLUDING THE PORTION DESCRIBED IN QUIT CLAIM DEED RECORDED AS DOCUMENT NO. 2189480, ALL BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 6, TOWN 5 NORTH, RANGE 8 EAST, TOWN OF MONTROSE, DANE COUNTY, WISCONSIN.



LINE TABLE		
LINE #	BEARING	DISTANCE
L-1	S 0° 12' 45" W	456.81'
( )	S 2° 18' 12" E	449.15'
L-2	N 1° 00' 30" E	24.76'
( )	NOT GIVEN	24.74'
L-3	N 0° 26' 38" W	45.24'
L-4	N 61° 57' 41" E	94.85'
L-5	N 3° 30' 43" E	273.83'
L-6	N 74° 25' 23" E	168.44'
L-7	N 5° 33' 09" E	234.84'
L-8	S 71° 10' 15" E	280.34'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C-1	78.87'	445.13'	17° 09' 29"	S 13° 58' 20" E	78.75'
( )	87.12'		11° 12' 44"	N 17° 17' 42" W	86.55'

## NOTES:

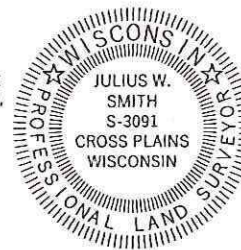
- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEK OF NOVEMBER 13TH, 2017.
- NORTH REFERENCE FOR THIS PLAT OF SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE WESTERLY PORTION OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 6, T5N, R8E, BEARS S 88° 53' 18" E
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
- SEE SHEETS 2 AND 3, OF 6 FOR MONUMENT TABLES, AND FURTHER DETAILS ON LOTS 1 AND 3

## LEGEND

- SECTION CORNER FOUND
- 3/4" REBAR FOUND
- FOUND 60 PENNY NAIL
- 1-1/4" IRON PIPE FOUND
- 1" REBAR SET 2.55 LB/FT
- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- CHORD LINE
- SECTION LINE
- PLATTED LINE
- EXISTING EASEMENT
- EASEMENT CREATED PER THIS CSM
- ( ) RECORDED INFORMATION



0' 200' 400'



PREPARED BY:  
312 EAST MAIN STREET  
MOUNT HOREB, WI 53572  
www.wyserengineering.com

PREPARED FOR:  
PLUNKETT RAYSCH ARCHITECTS, LLP  
2310 CROSSROADS DRIVE, SUITE 2000  
MADISON, WI 53718

SURVEYED BY: JWS  
DRAWN BY: JWS  
APPROVED BY: JWS

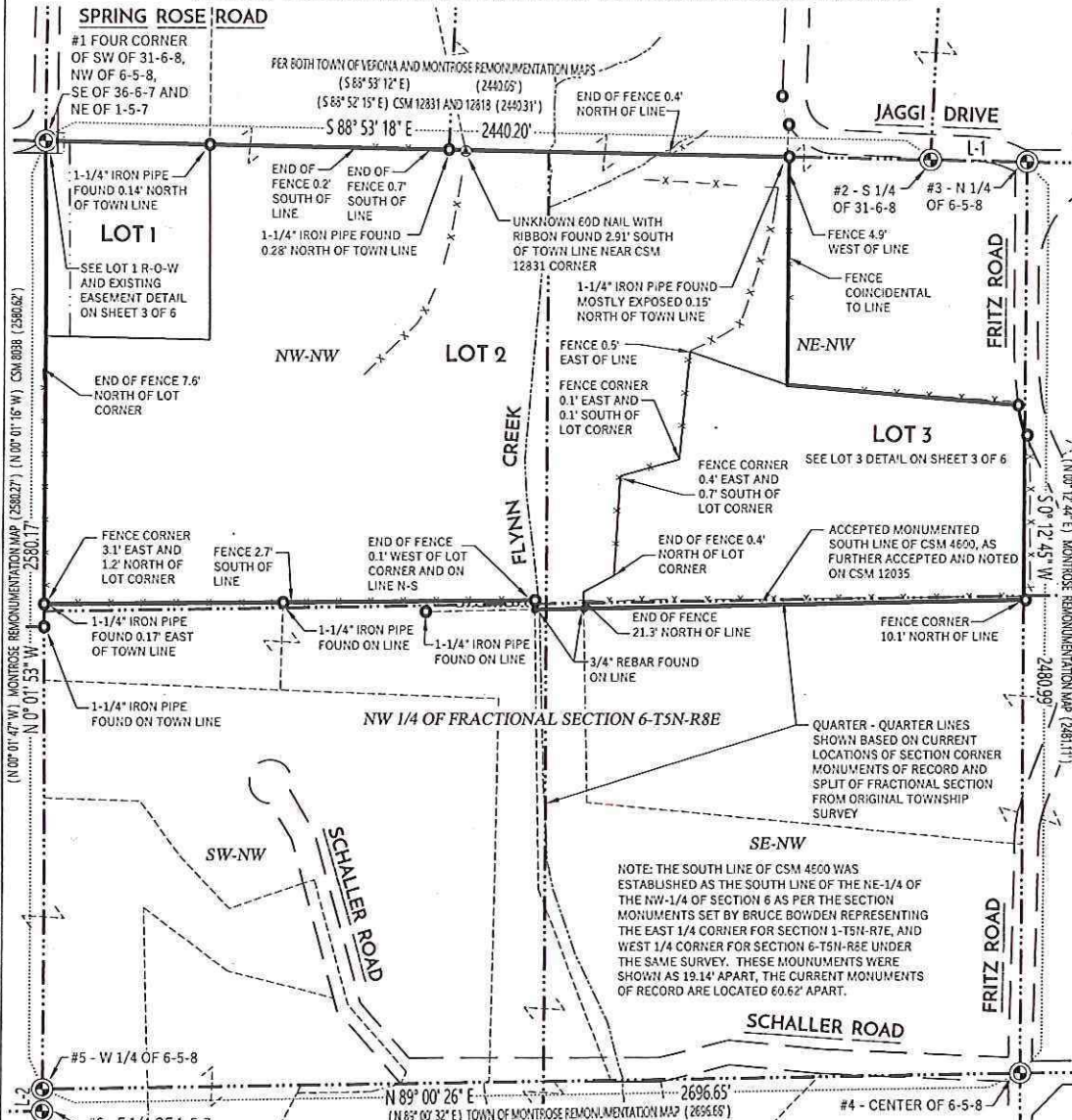
PROJECT NO: 170453  
SHEET NO: 1 of 6

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_  
DOC. NO. \_\_\_\_\_  
C.S.M. NO. \_\_\_\_\_



# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

ALL OF LOT 1 CERTIFIED SURVEY MAP NO. 12818 AND PART OF LOT 2 CERTIFIED SURVEY MAP NO. 4600, EXCLUDING THE PORTION DESCRIBED IN QUIT CLAIM DEED RECORDED AS DOCUMENT NO. 2189480, ALL BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 6, TOWN 5 NORTH, RANGE 8 EAST, TOWN OF MONTROSE, DANE COUNTY, WISCONSIN.



LINE TABLE		
LINE #	BEARING	DISTANCE
L-1	S 88° 54' 05" E	267.17
( )	S 88° 54' 05" E	267.24
L-2	N 0° 01' 35" W	60.62
( )	N 0° 00' 07" E	

LEGEND	
	SECTION CORNER FOUND
	3/4" REBAR FOUND
	FOUND 60 PENNY NAIL
	1-1/4" IRON PIPE FOUND
	CSM BOUNDARY
	RIGHT-OF-WAY LINE
	SECTION LINE
	PLATTED LINE
	FENCE LINE
	RECORDED INFORMATION

PLSS SECTION CORNER MONUMENT TABLE		
MON. #	DESCRIPTION	DANE COUNTY COORDINATES NAD 83 (2011)
1	FOUND 1-3/4" IRON PIPE (1-1/4" REBAR)	N: 435,387.84 E: 762,613.01
( )	NORTHWEST CORNER OF SECTION 6-T5N-R8E	(N: 435,387.84 E: 762,613.07)
2	FOUND DANE COUNTY ALUMINUM MONUMENT	N: 435,340.50 E: 765,052.75
( )	SOUTH 1/4 CORNER OF SECTION 31-T5N-R8E	(N: 435,340.54 E: 765,052.65)
3	FOUND DANE COUNTY ALUMINUM MONUMENT	N: 435,335.38 E: 765,319.87
( )	NORTH 1/4 CORNER OF SECTION 6-T5N-R8E	(N: 435,335.41 E: 765,319.85)
4	FOUND 3/4" REBAR	N: 432,854.40 E: 765,310.67
( )	CENTER OF SECTION 6-T5N-R8E	(N: 432,854.32 E: 765,310.65)
5	FOUND 1-1/4" IRON PIPE	N: 432,807.68 E: 762,614.42
( )	WEST 1/4 CORNER OF SECTION 6-T5N-R8E	(N: 432,807.67 E: 762,614.40)
6	FOUND 3/4" REBAR	N: 432,747.06 E: 762,614.45
( )	EAST 1/4 CORNER OF SECTION 1-T5N-R7E	(N: 432,747.05 E: 762,614.40)

(PER DANE COUNTY TOWNSHIP REMONUMENTATION MAPS FOR VERONA T5N-R8E AND MONTROSE T5N-R8E)

NORTH

0' 200' 400'

WISCONSIN

JULIUS W. SMITH

S-3091

CROSS PLAINS

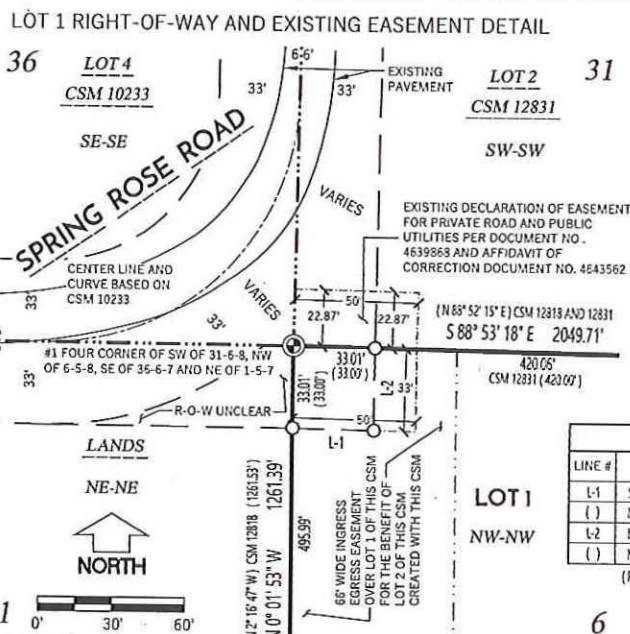
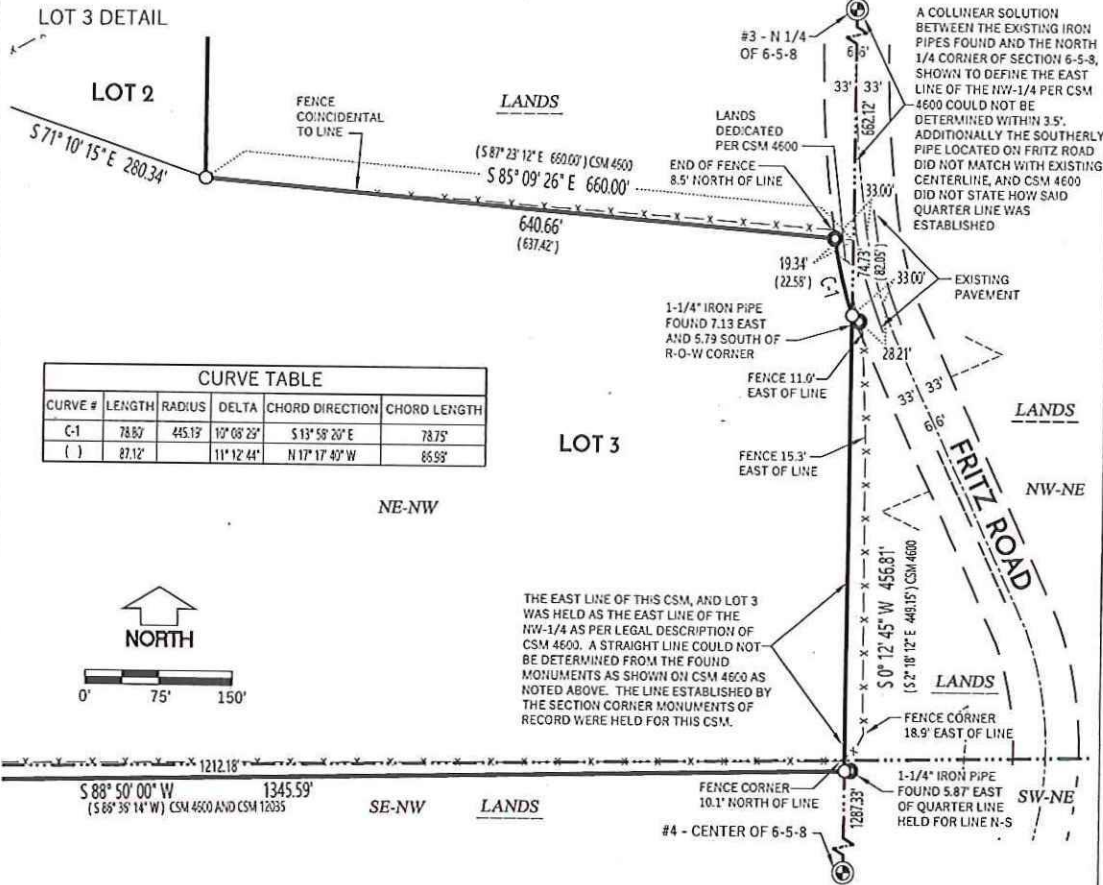
WISCONSIN

PROFESSIONAL LAND SURVEYOR



# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

ALL OF LOT 1 CERTIFIED SURVEY MAP NO. 12818 AND PART OF LOT 2 CERTIFIED SURVEY MAP NO. 4600, EXCLUDING THE PORTION DESCRIBED IN QUIT CLAIM DEED RECORDED AS DOCUMENT NO. 2189480, ALL BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 6, TOWN 5 NORTH, RANGE 8 EAST, TOWN OF MONTROSE, DANE COUNTY, WISCONSIN.

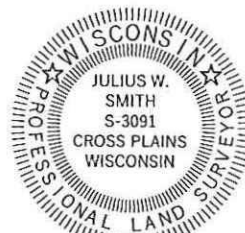


## LEGEND

- ⊙ SECTION CORNER FOUND
- 1-1/4" IRON PIPE FOUND
- 1" REBAR SET 2.55 LB/FT
- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- SECTION LINE
- PLATTED LINE
- CENTER LINE
- EXISTING EASEMENT
- EASEMENT CREATED PER THIS CSM
- x-x- FENCE LINE
- ( ) RECORDED INFORMATION

LINE TABLE		
LINE #	BEARING	DISTANCE
L-1	S 68° 53' 18" E	33.01'
( )	N 85° 52' 15" E	33.00'
L-2	N 0° 01' 53" W	33.01'
( )	N 0° 01' 16" W	33.00'

(PER CSM 12818)



6



PREPARED BY:  
312 EAST MAIN STREET  
MOUNT HOREB, WI 53572  
www.wysersurveying.com

PREPARED FOR:  
PLUNKETT RAYSICH ARCHITECTS, LLP  
2310 CROSSROADS DRIVE, SUITE 2000  
MADISON, WI 53718

SURVEYED BY: JWS  
DRAWN BY: JWS  
APPROVED BY: JWS

PROJECT NO: 170459  
SHEET NO: 3 of 6

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_  
DOC. NO. \_\_\_\_\_  
C.S.M. NO. \_\_\_\_\_



## CERTIFIED SURVEY MAP NO. \_\_\_\_\_

ALL OF LOT 1 CERTIFIED SURVEY MAP NO. 12818 AND PART OF LOT 2 CERTIFIED SURVEY MAP NO. 4600, EXCLUDING THE PORTION DESCRIBED IN QUIT CLAIM DEED RECORDED AS DOCUMENT NO. 2189480, ALL BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 6, TOWN 5 NORTH, RANGE 8 EAST, TOWN OF MONTROSE, DANE COUNTY, WISCONSIN.

### LEGAL DESCRIPTION

CONSOLIDATION AND RE-DIVISION OF ALL OF LOT 1 CERTIFIED SURVEY MAP NO. 12818 (CSM 12818) RECORDED ON DECEMBER 7, 2009 IN VOLUME 81 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 146-147, AS DOCUMENT NO. 4617433 AND PART OF LOT 2 CERTIFIED SURVEY MAP NO. 4600 (CSM 4600) RECORDED MARCH 18, 1985 IN VOLUME 20 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 122-125, AS DOCUMENT NO. 1871499, EXCLUDING THE PORTION DESCRIBED IN QUIT CLAIM DEED RECORDED MARCH 19, 1990 IN VOLUME 13960 PAGE 43 DANE COUNTY REGISTRY AS DOCUMENT NO. 2189480, ALL BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 6, TOWN 5 NORTH, RANGE 8 EAST, TOWN OF MONTROSE, DANE COUNTY, WISCONSIN.

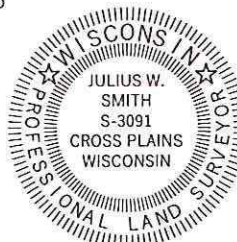
### DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF AFORESAID SECTION 6, ALSO BEING THE POINT OF BEGINNING;  
THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6, SOUTH 88 DEGREES 53 MINUTES 18 SECONDS EAST, 2049.71 FEET TO THE NORTHERLY SEGMENT OF THE EASTERLY LINE OF THE AFORESAID LOT 2 OF CSM 4600;  
THENCE ALONG SAID EASTERLY LINE OF LOT 2 SOUTH 00 DEGREES 14 MINUTES 15 SECONDS WEST, 619.10 FEET;  
THENCE CONTINUING ALONG SAID LOT 2 SOUTH 85 DEGREES 09 MINUTES 26 SECONDS EAST, 640.66 FEET TO A POINT ON THE CURVING SOUTHWESTERLY RIGHT-OF-WAY OF FRITZ ROAD;  
THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY 78.80 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 445.19 FEET, AND A CHORD BEARING SOUTH 13 DEGREES 58 MINUTES 20 SECONDS EAST, FOR 78.75 FEET TO EAST LINE OF THE AFORESAID NORTHWEST QUARTER OF SECTION 6;  
THENCE ALONG SAID EAST LINE OF THE NORTHWEST QUARTER SOUTH 00 DEGREES 12 MINUTES 45 SECONDS WEST, 456.81 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 6 AS ESTABLISHED IN SAID CSM 4600;  
THENCE ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER SOUTH 88 DEGREES 50 MINUTES 00 SECONDS WEST, 1345.59 FEET TO THE EAST LINE OF THE LANDS DESCRIBED IN THE AFORESAID QUIT CLAIM DEED DOCUMENT NO. 2189480;  
THENCE ALONG SAID EAST LINE OF QUIT CLAIM DEED NORTH 01 DEGREES 00 MINUTES 30 SECONDS EAST, 24.76 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED IN QUIT CLAIM DEED;  
THENCE ALONG SAID NORTH LINE OF QUIT CLAIM DEED SOUTH 89 DEGREES 27 MINUTES 59 SECONDS WEST, 1356.05 FEET TO THE SOUTHWEST CORNER OF AFORESAID CSM 12818 AND THE WEST LINE OF THE AFORESAID NORTHWEST QUARTER OF SECTION 6;  
THENCE ALONG SAID WEST LINE OF THE NORTHWEST QUARTER NORTH 00 DEGREES 01 MINUTES 53 SECONDS WEST, 1261.39 FEET BACK TO THE POINT OF BEGINNING.  
SUBJECT TO SPRING ROSE ROAD AS SHOWN.

SAID PARCEL CONTAINS 2,907,348 SQUARE FEET OR 66.74 ACRES.

### SURVEYOR'S CERTIFICATE

I, JULIUS W. SMITH, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3091, DO HEREBY CERTIFY THAT BY DIRECTION OF PLUNKETT RAYSICH ARCHITECTS, LLP, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE TOWN OF MONTROSE AND DANE COUNTY, WISCONSIN.



JULIUS W. SMITH, S-3091  
WISCONSIN PROFESSIONAL LAND SURVEYOR

DATE \_\_\_\_\_

### OWNER'S CERTIFICATE

HELEN JAGGI, 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 THIS 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 NATURAL RESOURCES COMMITTEE.

BY: \_\_\_\_\_  
HELEN JAGGI

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018,

THE ABOVE NAMED OWNER, HELEN JAGGI, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

WYSER

PREPARED BY:  
312 EAST MAIN STREET  
MOUNT HOREB, WI 53572  
www.wyserengineering.com

PREPARED FOR:  
PLUNKETT RAYSICH ARCHITECTS, LLP  
2310 CROSSROADS DRIVE, SUITE 2000  
MADISON, WI 53718

SURVEYED BY: JWS  
DRAWN BY: JWS  
APPROVED BY: JWS

PROJECT NO: 170459  
SHEET NO: 4 of 6

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_  
DOC. NO. \_\_\_\_\_  
C.S.M. NO. \_\_\_\_\_



### CERTIFIED SURVEY MAP NO. \_\_\_\_\_

ALL OF LOT 1 CERTIFIED SURVEY MAP NO. 12818 AND PART OF LOT 2 CERTIFIED SURVEY MAP NO. 4600, EXCLUDING THE PORTION DESCRIBED IN QUIT CLAIM DEED RECORDED AS DOCUMENT NO. 2189480, ALL BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 6, TOWN 5 NORTH, RANGE 8 EAST, TOWN OF MONTROSE, DANE COUNTY, WISCONSIN.

#### OWNER'S CERTIFICATE CONTINUED

LAWRENCE A. WEISENSEL AND MARY L. WEISENSEL, AS OWNERS WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP. WE 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 NATURAL RESOURCES COMMITTEE.

BY: \_\_\_\_\_  
LAWRENCE A. WEISENSEL AND MARY L. WEISENSEL

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018,

THE ABOVE NAMED OWNERS, LAWRENCE A. WEISENSEL AND MARY L. WEISENSEL, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF WISCONSIN

\_\_\_\_\_  
MY COMMISSION EXPIRES

#### OWNER'S CERTIFICATE CONTINUED

RICHARD M. JAGGI AND MARIE L. JAGGI, AS OWNERS WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP. WE 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 NATURAL RESOURCES COMMITTEE.

BY: \_\_\_\_\_  
RICHARD M. JAGGI AND MARIE L. JAGGI

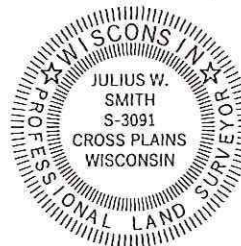
STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018,

THE ABOVE NAMED OWNERS, RICHARD M. JAGGI AND MARIE L. JAGGI, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF WISCONSIN

\_\_\_\_\_  
MY COMMISSION EXPIRES



VOL. \_\_\_\_\_ PAGE \_\_\_\_\_

DOC. NO. \_\_\_\_\_

C.S.M. NO. \_\_\_\_\_

PREPARED BY:  
312 EAST MAIN STREET  
MOUNT HOREB, WI 53572  
www.wyserengineering.com

PREPARED FOR:  
PLUNKETT RAY/SCH ARCHITECTS, LLP  
2310 CROSSROADS DRIVE, SUITE 2000  
MADISON, WI 53718

SURVEYED BY: JWS  
DRAWN BY: JWS  
APPROVED BY: JWS

PROJECT NO: 170459  
SHEET NO: 5 of 6



**CERTIFIED SURVEY MAP NO.** \_\_\_\_\_

ALL OF LOT 1 CERTIFIED SURVEY MAP NO. 12818 AND PART OF LOT 2 CERTIFIED SURVEY MAP NO. 4600, EXCLUDING THE PORTION DESCRIBED IN QUIT CLAIM DEED RECORDED AS DOCUMENT NO. 2189480, ALL BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 6, TOWN 5 NORTH, RANGE 8 EAST, TOWN OF MONTROSE, DANE COUNTY, WISCONSIN.

**CONSENT OF MORTGAGEE**

THE BANK OF NEW GLARUS, INC. A BANKING ASSOCIATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEY, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP AND DOES HEREBY CONSENT TO THE OWNER'S CERTIFICATE.

BY: \_\_\_\_\_  
AUTHORIZED MEMBER

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, THE ABOVE  
NAMED BANKING ASSOCIATION, BANK OF NEW GLARUS, INC.

AUTHORIZED MEMBER \_\_\_\_\_ TO ME KNOWN TO BE THE PERSON WHO  
EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF WISCONSIN

\_\_\_\_\_  
MY COMMISSION EXPIRES

**TOWN OF MONTROSE APPROVAL**

APPROVED FOR RECORDING PER TOWN BOARD OF THE TOWN OF MONTROSE ACTION OF \_\_\_\_\_, 2018

\_\_\_\_\_  
JULIE BIGLER  
CLERK, TOWN OF MONTROSE

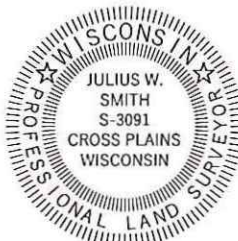
\_\_\_\_\_  
DATE

**DANE COUNTY APPROVAL CERTIFICATE**

APPROVED FOR RECORDING PER DANE COUNTY ZONING AND LAND REGULATION COMMITTEE ACTION,  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
DANIEL EVERSON  
AUTHORIZED REPRESENTATIVE

\_\_\_\_\_  
PRINT NAME



PREPARED BY:  
312 EAST MAIN STREET  
MOUNT HOREB, WI 53572  
www.wyserengineering.com

PREPARED FOR:  
PLUNKETT RAYSICH ARCHITECTS, LLP  
2310 CROSSROADS DRIVE, SUITE 2000  
MADISON, WI 53718

SURVEYED BY: JWS  
DRAWN BY: JWS  
APPROVED BY: JWS

PROJECT NO: 170459  
SHEET NO: 6 of 6

**OFFICE OF THE REGISTER OF DEEDS**

\_\_\_\_\_  
COUNTY, WISCONSIN

RECEIVED FOR RECORD \_\_\_\_\_

20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M AS

DOCUMENT # \_\_\_\_\_

IN VOL. \_\_\_\_\_ OF CERTIFIED SURVEY

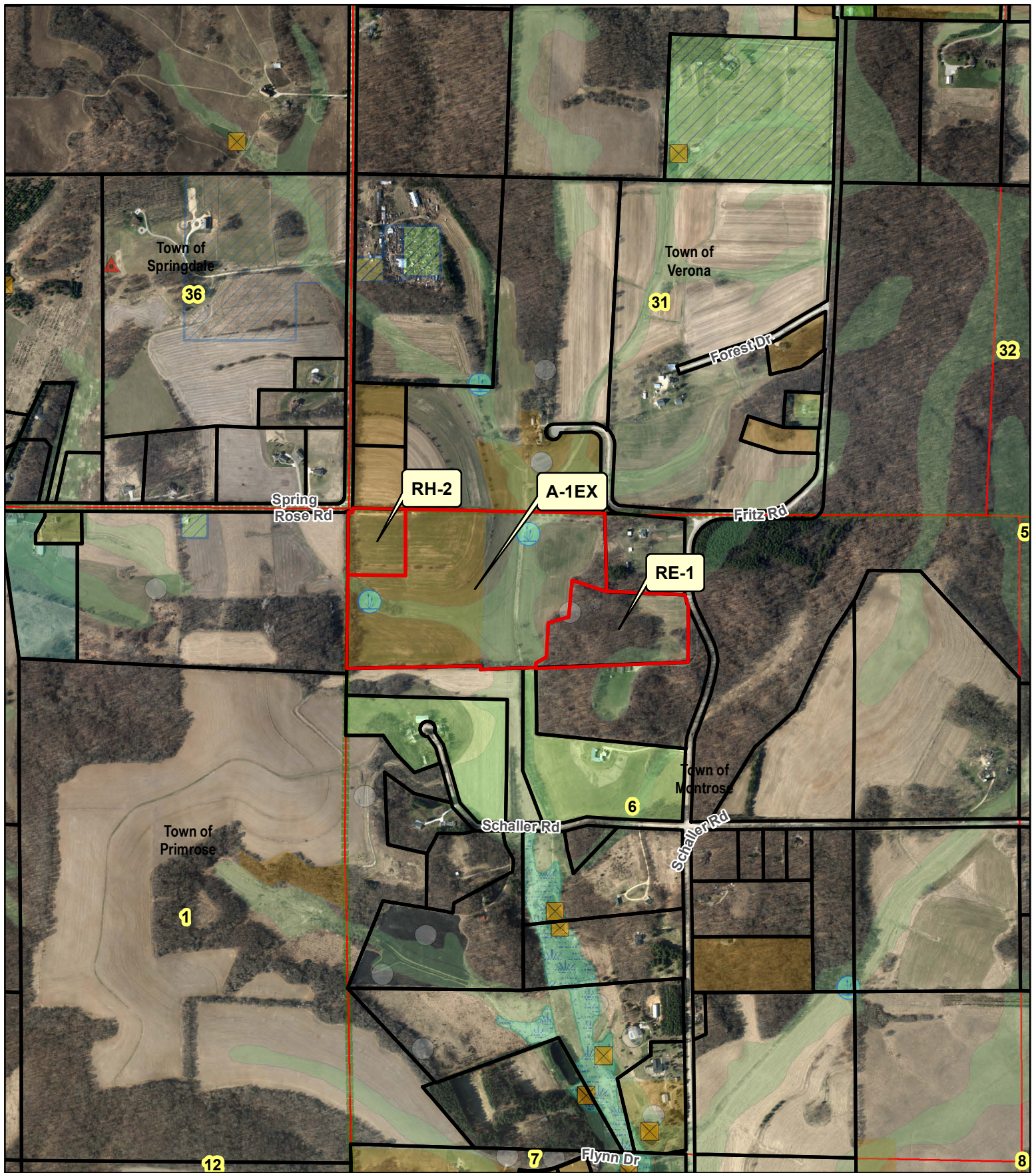
MAPS ON PAGE(S) \_\_\_\_\_

\_\_\_\_\_  
KRISTI CHLEBOWSKI, REGISTER OF DEEDS









## Legend

**Significant Soils**

**Class**

Class 1

Class 2

Floodplain

Wetland



0 335 670 1,340 Feet



Petition 11262  
HELEN M JAGGI /  
WEISENSEL