

Dane County Rezone Petition

Application Date	Petition Number
07/07/2021	DCPREZ-2021-11734
Public Hearing Date	
09/28/2021	

OWNER INFORMATION AGENT INFORMATION

OWNER NAME MINDY S WETZEL	PHONE (with Area Code) (608) 234-0609	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 701 STONEFIELD WAY		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) MOUNT HOREB, WI 53572		(City, State, Zip)	
E-MAIL ADDRESS MINDYSUEWETZEL@GMAIL.COM		E-MAIL ADDRESS	

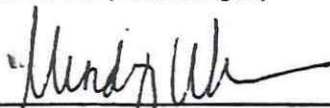
ADDRESS/LOCATION 1 ADDRESS/LOCATION 2 ADDRESS/LOCATION 3

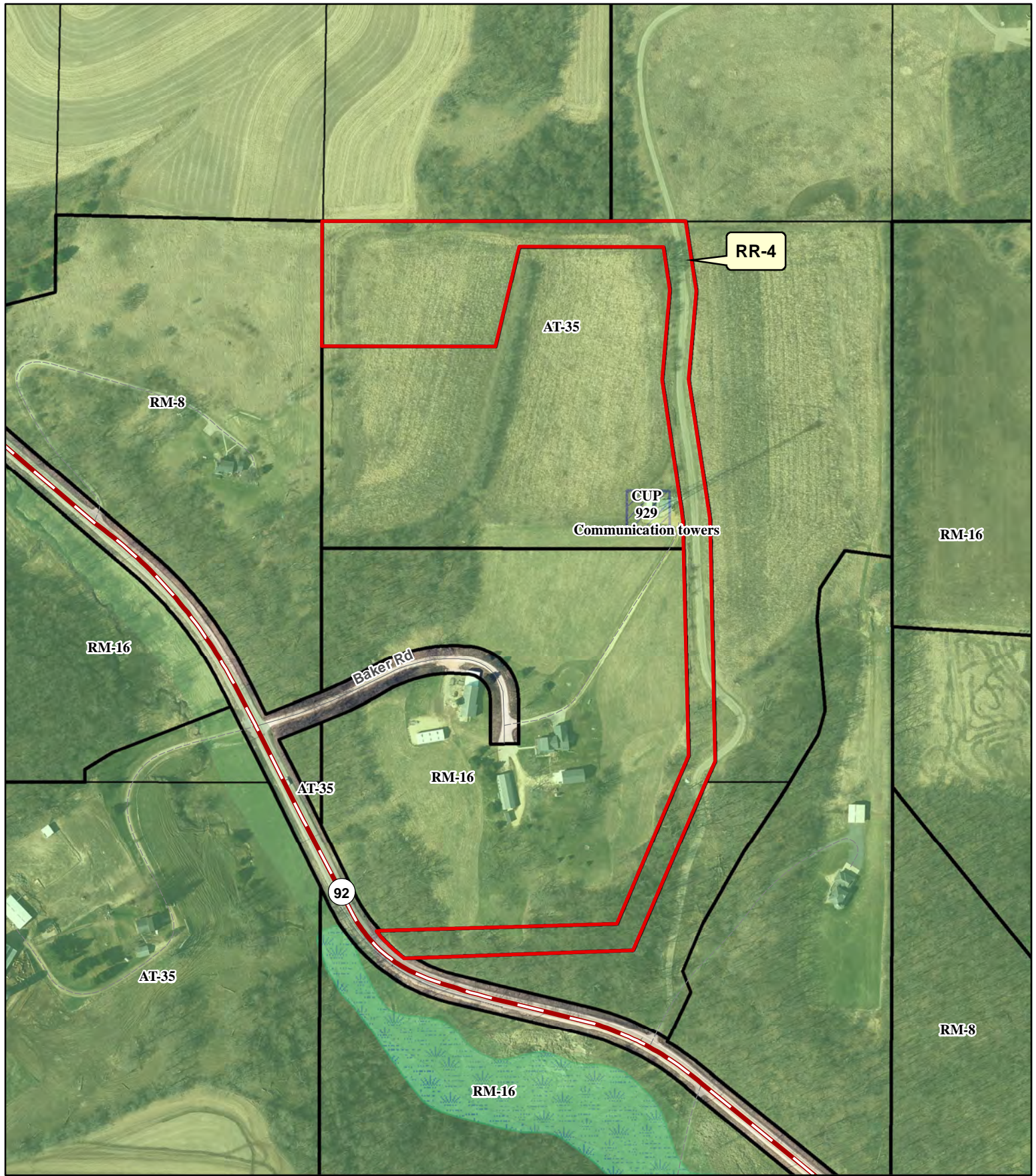
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
NORTH OF 2410 STATE HIGHWAY 92					
TOWNSHIP SPRINGDALE	SECTION 18	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0607-184-9140-0					

REASON FOR REZONE




CREATING ONE RESIDENTIAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
AT-35 Agriculture Transition District	RR-4 Rural Residential District	6.94


C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials	INSPECTOR'S INITIALS PMK2	SIGNATURE:(Owner or Agent)  PRINT NAME: Mindy Wetzel DATE: 7/7/21
--------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------	----------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------



Legend

	Wetland	Significant Soils
	Floodplain	 Class 1
		 Class 2



0 75 150 300 Feet


Petition 11734
MINDY S WETZEL

11734

AT-35 to RR-4

Lot 1 of Certified Survey Map No. 15089, located in part of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 18, and the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 19, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin.



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:	\$495
Commercial:	\$545
• 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:	Christiaan & Mindy Wetzel	Agent Name:	Ashley Malinowski
Address (Number & Street):	701 Stonefield Way	Address (Number & Street):	217 E Main St
Address (City, State, Zip):	Mt. Horeb, WI 53572	Address (City, State, Zip):	Mt. Horeb, WI 53572
Email Address:	mindysuewetzel@gmail.com	Email Address:	ashley@restainohomes.com
Phone#:	608-234-0609	Phone#:	608-316-0713

PROPERTY INFORMATION	
Township:	Springdale
Parcel Number(s):	0607-184-9140-0
Section:	18
Property Address or Location:	Highway 92

REZONE DESCRIPTION	
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.	Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Rezone to residential in order to build a 4 bedroom, 3 bathroom home

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
AT-35	RR-4 (Rural Residential)	7.01

Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. 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.

<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 type="checkbox"/> Pre-application consultation with town and department staff	<input type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer
------------------------------------------------------------------------------------	----------------------------------------------------------------------------	---------------------------------------------------------------------------------	--------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------

I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Owner/Agent Signature

Date



7/6/24

Parcel Number - 054/0607-184-9140-0

Current

◀ Parcel Parents

Summary Report

Parcel Detail			Less —
Municipality Name	TOWN OF SPRINGDALE		
State Municipality Code	054		
Township & Range	Section	Quarter/Quarter & Quarter	
T06NR07E	18	SW of the SE	
Plat Name	CSM 15089		
Block/Building			
Lot/Unit	1		
Plat Name	CSM 15089 (Click link above to access images for Plat)		
Parcel Description	LOT 1 CSM 15089 CS106/327&330-4/2/2019 F/K/A LOT 1 CSM 11852 CS72/299&300-7/13/2006 DESCR AS SEC 18-6-7 PRT SW1/4SE1/4 & SEC 19-6-7 PRT NW1/4NE1/4 (7.01 ACRES INCL R/W) SUBJ TO & TOG W/SHARED ESMT & DRIVEWAY AGRMT IN DOC #5485482 This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.		
Current Owner	CHRISTIAAN WETZEL		
Current Co-Owner	MINDY S WETZEL		
Primary Address	No parcel address available.		
Billing Address	701 STONEFIELD WAY MOUNT HOREB WI 53572		

Assessment Summary		More +
Assessment Year	2020	
Valuation Classification	G4 G5 G5M	
Assessment Acres	7.010	
Land Value	\$9,800.00	
Improved Value	\$0.00	
Total Value	\$9,800.00	

- Show Valuation Breakout
- Show Assessment Contact Information ▼

Zoning Information

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

Zoning
AT-35
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	3794	MOUNT HOREB SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	27MH	MT HOREB FIRE

Parcel Maps



DCiMap

Tax Information

E-Statement

E-Bill

E-Receipt

Pay Taxes Online

« < Newer Older > »

Tax Year 2020		
Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$9,800.00	\$0.00	\$9,800.00
Taxes:		\$127.37
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$127.37
2020 Tax Info Details		Tax Payment History

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	05/06/2019	5485481		

Show More ▼

DocLink

DocLink is a feature that connects this property to recorded documents listed above. 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.

NOTE: Searching by the documents listed above will only result in that recorded document. For a more comprehensive search, please try searching by legal description and/or Parcel Number: 0607-184-9140-0. Tapestry searches by PIN or legal description are more comprehensive back through approximately 1995.

PLEASE TURN OFF YOUR POP UP BLOCKER TO VIEW DOCLINK DOCUMENTS. If you're unsure how to do this, please contact your IT support staff for assistance. You will be unable to view any documents purchased if your pop up blocker is on.

Dane County

Land Information Office

GIS SERVICES



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Dane County Land Information Council

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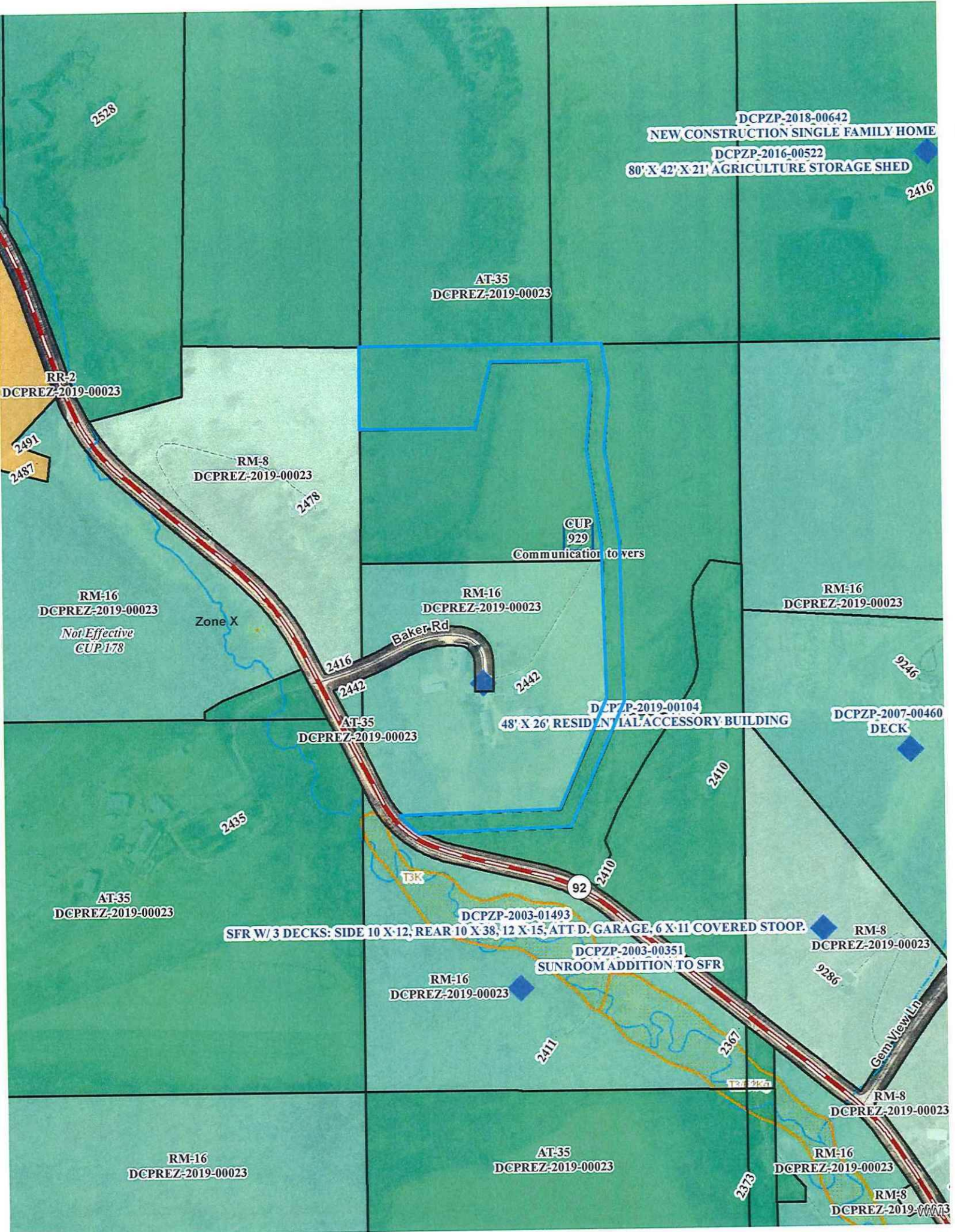
210 Martin Luther King Jr. Blvd

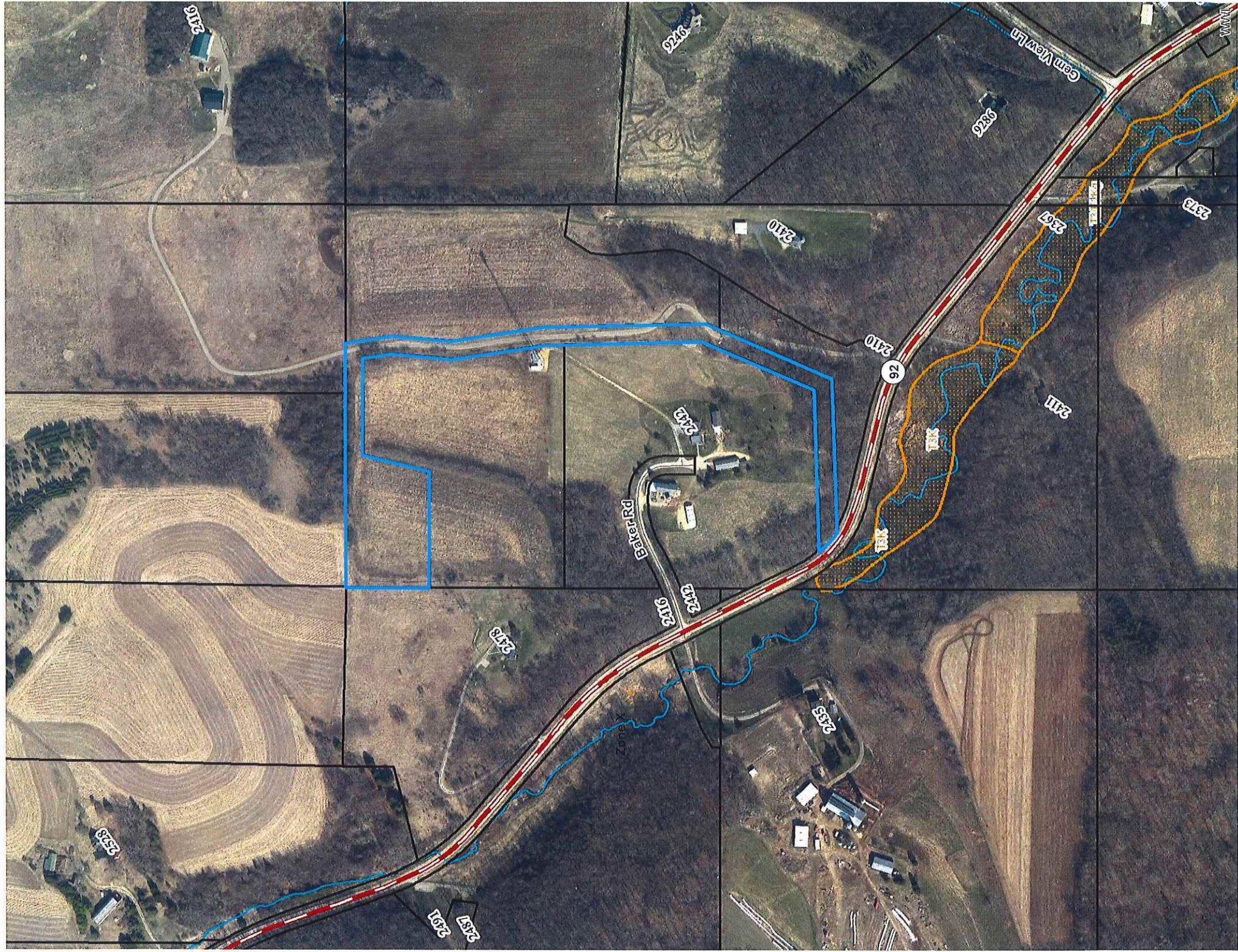
City-County Bldg. Room 116

Madison, WI 53703



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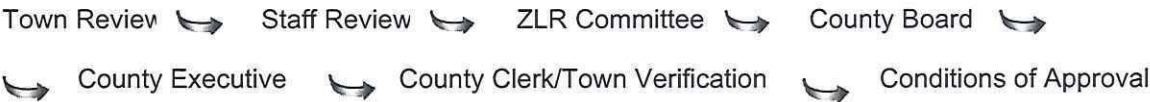
Dane County Planning and Development Department
Zoning Division

Room 116, City-County Building, 210 MLK Jr Boulevard, Madison, Wisconsin 53703
(608) 266-4266 Fax (608) 267-1540

ZONING MAP AMENDMENT
(Rezoning Petition)
&
CONDITIONAL USE PERMIT PROCESS

Zoning Petition No:	DCPREZ-2021-11734	Conditional Use Permit No:	NONE
Public Hearing Date:	09/28/2021	Time:	<u>6:30 PM</u>
Committee: Dane County Zoning and Land Regulation Committee			
Location: City-County Building, Room 354, 210 Martin Luther King, Jr., Blvd.			

Please follow these steps to ensure your application is processed in a timely manner.



1. TOWN REVIEW

All petitions require a formal review by the town’s Plan Commission and Board. Please contact the town as soon as possible to notify them that you have submitted a CUP and/or Rezone Petition with Dane County Zoning. A copy of your application will be sent to the Town, approximately one week after the deadline date as noted on the ZLR meeting schedule.

Please note that the town may have specific procedures or fees to process your proposal. In order for the Dane County Zoning and Land Regulation (ZLR) Committee to act on your petition, the Town Clerk must submit a formal Town Action Report by the Thursday prior to the public hearing date. The ZLR Committee will not take action until it has received a Town Action Report.

2. STAFF REVIEW

Dane County staff will begin a review of your application approximately one month prior to the public hearing. Your proposal will be reviewed for consistency against the Town Land Use/Comprehensive Plan and the Dane County Comprehensive Plan. If your proposal involves the creation of new residential lot, a housing density study will be performed to determine the housing density rights associated with the original farm. In addition, the property will be reviewed

for environmentally sensitive areas. You will be contacted if any conflicts arise with your petition. A staff report will be prepared for the ZLR Committee and you will be provided with a copy of this report approximately one week prior to the meeting. All proposed land use changes, rezones, and land divisions must be consistent with the Dane County Comprehensive Plan.

3. ZONING AND LAND REGULATION COMMITTEE PUBLIC HEARING

A public hearing will be held in front of the ZLR Committee. The staff will publish notices in the Wisconsin State Journal approximately two weeks prior to the ZLR public hearing. In addition, all property owners within 300 feet of the property will be notified by mail of your request.

An agenda will be sent to you and your agent approximately one week prior to the meeting. This meeting is an opportunity for individuals to speak in support, opposition, or raise concerns about your proposal.

At the public hearing, the ZLR Chairperson will announce your petition and request that you or your agent speak on behalf of your petition. You will need to approach the podium and state your name, location of your property, the current zoning district of the property, the change request, and reason for the change of zoning. After hearing testimony, The ZLR Committee may recommend approval, postponement, or denial of your petition.

Actions by the Zoning and Land Regulation Committee

Approval: If the Committee received a timely Town Action Report, a favorable Staff report, no public opposition, and no unresolved issues/questions by the committee, the ZLR Committee may recommend approval of your petition to the County Board. See ZLR schedule sheet.

Postponement: If the Committee did not receive a Town Action Report, or if concerns are raised, the petition will be postponed until the next ZLR work meeting. This meeting (called the work meeting) will be held 2 weeks after the public hearing. The delay provides an opportunity for the applicant and staff to address concerns. Staff will contact you to review your options.

Denial: If the Committee recommends denial of your petition, the petition will be sent to the County Board. See ZLR schedule sheet. Proposals which are not consistent with adopted Town or County Comprehensive Plans may be denied.

4. COUNTY BOARD

After the ZLR Committee acts on your petition, it is then placed on the next County Board agenda. At the Board meeting, all zoning petitions on the agenda are generally acted upon in one action. Your attendance is generally not needed. However, if your petition was controversial or if the ZLR Committee did not pass the petition unanimously, you should plan to attend the

County Board meeting in case questions arise. Conditional Use Permits do not require approval of the County Board.

5. COUNTY EXECUTIVE

All zoning petitions approved by the ZLR Committee and County Board are sent to the County Executive for approval. The Executive may approve or veto your petition and are generally acted upon within 10 days of County Board action. Conditional Use Permits do not require approval by the County Executive.

6. COUNTY CLERK / TOWN CONFIRMATION

If your petition was amended or conditions placed on it, such as the recording a Certified Survey Map or a Deed Restrictions, the County is required to send the petition back to the town to confirm the set conditions. The town is given 40 days to act. Please contact the Town

Clerk to see if any additional town meetings require your attendance. Final approval may begin when County receives the town confirmation or the 40 days expires.

7. FINAL APPROVAL

The final step in the process is to meet the conditions imposed on the petition. A letter will be sent to you and your surveyor informing you of all actions that are needed to make the zoning change effective. **You are generally given a 90-day period in which to complete the actions (called the “Delayed Effective Date”).** Failure to complete the actions in the designated time frame will render the petition **VOID**.

Contact your Surveyor as soon as possible to submit any required Certified Survey Map (CSM). Please note that the Town or a neighboring municipality may need to approve the CSM as a separate action. Further, signatures may be needed from the owners, mortgage holder, Town Official, neighboring municipality, Dane County Highway Department, and Dane County Land Division Officer, in order to record the CSM.

If a deed restriction is required, a form will be provided to you by Dane County Staff. Please note that your surveyor may need to provide a suitable property description for the deed restriction document.

When all conditions are satisfied, the Zoning Division will notify you by mail that the zoning change or Conditional Use Permit has become effective. Once the zoning becomes effective, a zoning permit for construction may be issued for the property.



Dane County Planning and Development Department Zoning Division

Room 116, City-County Building, 210 MLK Jr Boulevard, Madison, Wisconsin 53703
(608) 266-4266 Fax (608) 267-1540

NOTICE

REZONE / CUP DIGITAL LEGAL DESCRIPTIONS REQUIRED

Effective immediately, legal descriptions for Rezone and/or Conditional Use Permit (CUP) applications must be submitted electronically via email to Dane County Zoning in text or word format. If email submission is not possible, legal descriptions can be submitted on CD-ROM. When making application for a Rezone or CUP, please provide zoning staff with a hardcopy of the legal description(s). **Email submissions of legal descriptions must be made within two (2) weeks of the date you applied for the rezone / CUP with Dane County.** Failure to provide the digital copy in a timely manner may result in delays processing your rezone or CUP.

The email submission should contain:

- Applicant's name & Petition/CUP Number in the subject heading.
- Attached legal descriptions in MS Word compatible format.

The legal description should include:

- Proposed new zoning district(s) followed by description(s).
- The total acreage or square footage in each description.

Please email the legal description to zonelegals@countyofdane.com. Please contact Roger Lane at (608) 266-9078 if you have any questions regarding this procedure.

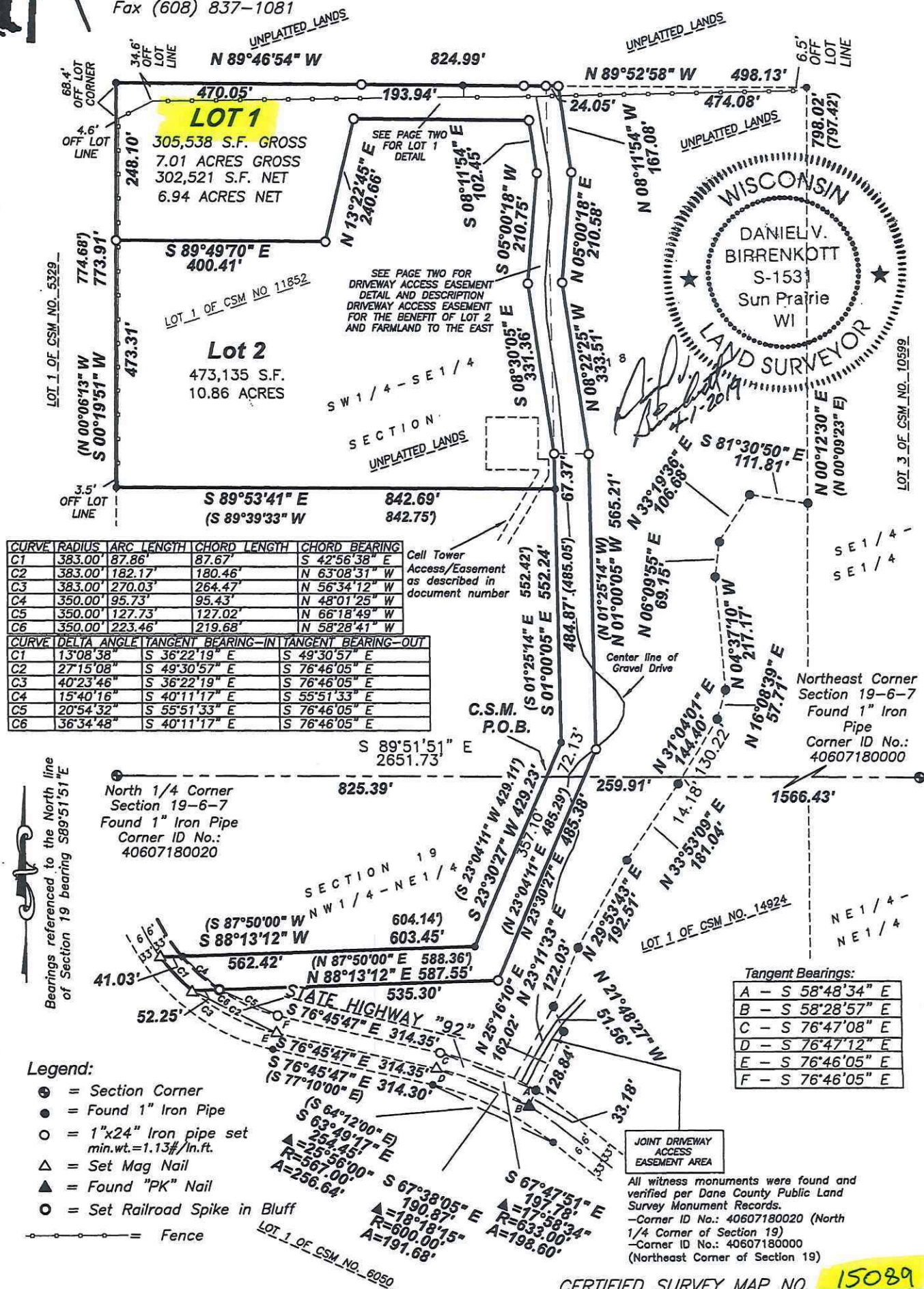
report version: 01.03.00

15089



P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

**ALL OF LOT 1, CERTIFIED SURVEY MAP NO. 18852 AND PART OF
THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, AND
THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 SECTION 19, T6N,
R7E, TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN**



SHEET 1 OF 4
Office Map No. **180911**

CERTIFIED SURVEY MAP NO. 15089
VOLUME 106 PAGE 327
DOCUMENT NO. 5478295

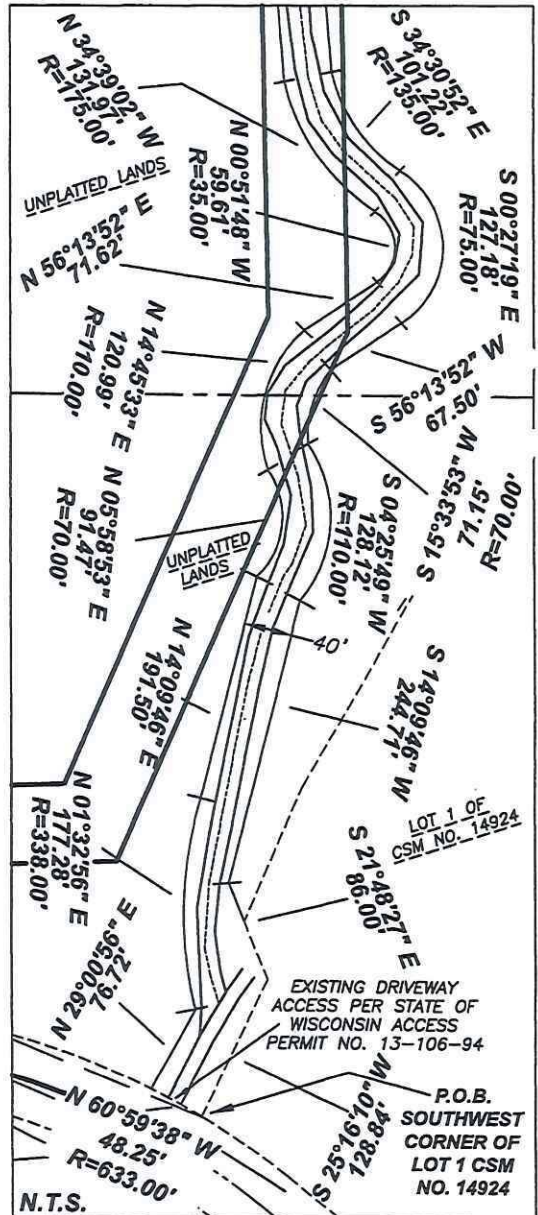
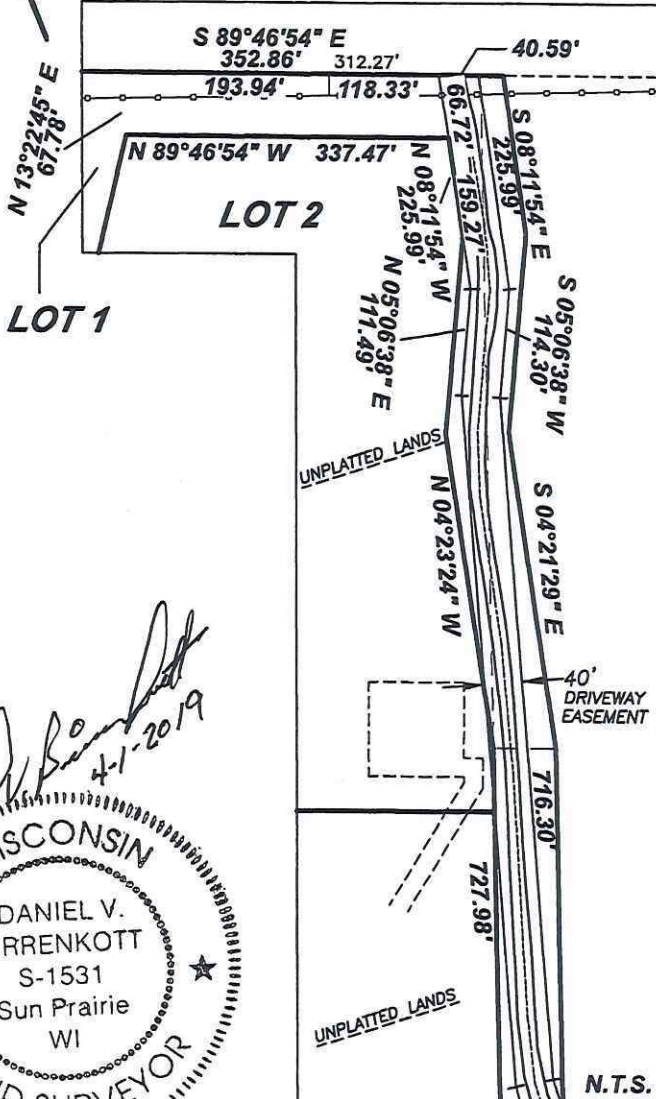


**BIRRENKOTT
SURVEYING, INC.**

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463

CERTIFIED SURVEY MAP

ALL OF LOT 1, CERTIFIED SURVEY MAP NO. 18852 AND PART OF
THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, AND
THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 SECTION 19, T6N,
R7E, TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN



DRIVEWAY EASEMENT DESCRIPTION:

Located in the Southwest 1/4 of the Southeast 1/4 of Section 18, and the Northwest 1/4 of the Northeast 1/4, Section 19, T6N, R7E, Town of Springdale, Dane County, Wisconsin, more fully described as follows. Beginning at the Southwesterly right-of-way corner of said Lot 1, Certified Survey Map No. 14924 thence along the arc of a curve to the left having a radius of 633.00 feet and a long chord bearing and distance of N60°59'38"W, 48.25 feet; thence N29°00'56"E, 76.72 feet; thence along the arc of a curve to the right having a radius of 338.00 feet and a long chord bearing and distance of N01°32'56"E, 177.28 feet; thence N14°09'46"E, 191.50 feet; thence along the arc of a curve to the left having a radius of 70.00 feet and a long chord bearing and distance of N05°58'53"E, 91.47 feet; thence along the arc of a curve to the right having a radius of 110.00 feet and a long chord bearing and distance of N14°45'33"E, 120.99 feet; thence N56°13'52"E, 71.62 feet; thence along the arc of a curve to the left having a radius of 35.00 feet and a long chord bearing and distance of N00°51'48"W, 59.61 feet; thence along the arc of a curve to the right having a radius of 175.00 feet and a long chord bearing and distance of N34°39'02"W, 131.97 feet; thence N04°23'24"W, 727.98 feet; thence N05°06'38"E, 111.49 feet; thence N08°11'54"W, 225.99 feet; thence S89°46'54"E, 40.59 feet; thence S08°11'54"E, 225.99 feet; thence S05°06'38"W, 114.30 feet; thence S04°21'29"E, 716.30 feet; thence along the arc of a curve to the left having a radius of 135.00 feet and a long chord bearing and distance of S34°30'52"E, 101.22 feet; thence along the arc of a curve to the right having a radius of 75.00 feet and a long chord bearing and distance of S00°27'19"E, 127.18 feet; thence S56°13'52"W, 67.50 feet; thence along the arc of a curve to the left having a radius of 70.00 feet and a long chord bearing and distance of S15°33'53"W, 71.15 feet; thence along the arc of a curve to the right having a radius of 110.00 feet and a long chord bearing and distance of S04°25'49"W, 128.12 feet; thence S14°09'46"W, 244.71 feet; thence S21°48'27"E, 86.00 feet along the West line of Lot 1 of Certified Survey Map No. 14924; thence S25°16'10"W, 128.84 feet along the West line of Lot 1 of Certified Survey Map No. 14924 to the point of beginning. Containing 82,974 square feet or 1.90 acres.

CERTIFIED SURVEY MAP NO. 15089

VOLUME 106 PAGE 328

DOCUMENT NO. 5478295



CERTIFIED SURVEY MAP


DATED: March 22, 2019

Birrenkott Surveying, Inc.

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, Wisconsin 53590
Phone (608) 837-7463
Fax (608) 837-1081

Surveyor's Certificate:

I, Daniel V. Birrenkott, hereby certify that this survey is in full compliance with Chapter 236.34 of Wisconsin Statutes. I also certify that by the direction of the owners listed hereon, I have surveyed and mapped the lands described hereon and that the map is a correct representation of all the exterior boundaries of the land surveyed and the division of that land, in accordance with the information provided.

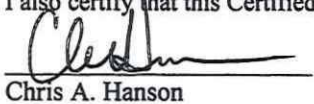

Daniel V. Birrenkott, Registered Land Surveyor No. S-1531 4-1-2019

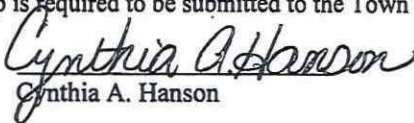
Description:

All of Lot 1, Certified Survey Map No. 18852 and Part of the Southwest 1/4 of the Southeast 1/4 of Section 18, and part of the Northwest 1/4 of the Northeast 1/4 Section 19, all in T6N, R7E, Town of Springdale, Dane County, Wisconsin more fully described as follows: Commencing at the North 1/4 Corner of Section 19; thence S89°51'51"E along the North line of Section 19, 825.39 feet to the point of beginning; thence S23°30'27"W (recorded as S23°04'11"W) along the West line of Certified Survey Map No. 11852, 357.10 feet; thence S88°13'12"W (recorded as S87°50'00"W) along the North line of Certified Survey Map No. 11852, 603.45 feet (recorded as 604.14 feet) to the centerline of State Highway 92; thence along the arc of a curve to the left having a radius of 383.00 feet and a long chord bearing and distance of S42°56'38"E, 87.67 feet along the centerline of State Highway 92; thence N88°13'12"E (recorded as N87°50'00"E) along the South line of Certified Survey Map No. 11852, 587.55 feet (recorded as 588.36 feet); thence N23°30'27"E (recorded as N23°04'11"E) along the East line of Certified Survey Map No. 11852, 485.38 feet (recorded as 485.29 feet); thence N01°00'05"W (record as N01°25'14"W) along the East line of Certified Survey Map No. 11852, 565.21 feet; thence N08°22'25"W, 333.51 feet; thence N05°00'18"E, 210.58 feet; thence N08°11'54"W, 167.08 feet; thence N89°52'58"W, 24.05 feet; thence N89°46'54"W, 824.99 feet; thence S00°19'51"W (recorded as N00°06'13"W) along the West line of Certified Survey Map No. 11852, 773.91 feet (recorded as 774.68 feet); thence S89°53'41"E (recorded as S89°39'33"W) along the South line of Certified Survey Map No. 11852, 842.69 feet (recorded as 842.75 feet); thence S01°00'05"E (recorded as S01°25'14"E) along the West line of Certified Survey Map No. 11852, 484.87 feet (recorded as 485.05 feet); thence S23°30'27"W (recorded as S23°04'11"W) along the West line of Certified Survey Map No. 11852, 72.13 feet to the point of beginning; Containing 778,674 square feet or 17.87 acres gross (775,656 square feet or 17.80 acres net).

Owner Certificate:

As owners, Chris A. and Cynthia A. Hanson hereby certify that I have caused the lands described on this Certified Survey Map to be surveyed, divided, and mapped as represented on this Certified Survey Map. I also certify that this Certified Survey Map is required by S.75.17 (1)(a), Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval. I also certify that this Certified Survey Map is required to be submitted to the Town of Springdale for approval.


Chris A. Hanson


Cynthia A. Hanson

State of Wisconsin)

Dane County) ss Personally came before me this 2nd day of April, 2019, the above-named Chris A. and Cynthia A. Hanson, to me known to be the person who executed the foregoing instrument and acknowledged the same.


Notary Public, Dane County, Wisconsin.

10/23/2021
My Commission Expires

Jacob Kraus
Printed name

JACOB KRAUS
Notary Public
State of Wisconsin



Surveyed for Owner/Divider:

Chris A and Cynthia A Hanson
2410 State Hwy 92
Mount Horeb, WI 53572
608-576-9985

Approved for recording per Dane County Zoning and Land Regulation Committee

action of APRIL 2, 2019 by Daniel Everson
Daniel Everson, Authorized Representative
#10251

Register of Deeds Certificate:

Received for recording this 2 day of APRIL, 2019

at 12:01 o'clock P m and recorded in Volume 106 of Certified Survey

Maps of Dane County on Pages 327-330.

Kristi Chlebowski BY
Dawn McCarthy, DEPUTY
Kristi Chlebowski, Register of Deeds

Document No. 5478295

Received 4-2-19 10:41 am

Certified Survey Map No. 15089, Volume 106, Page 329

Surveyed: TAS
Drawn: BTS
Checked: DVB
Approved: DVB
Field book: 371/1-2
Tape/File: J:2018\Carlson

Sheet 3 of 4
Office Map No.: 180911



CERTIFIED SURVEY MAP

DATED: March 22, 2019

**Birrenkott
Surveying, Inc.**

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, Wisconsin 53590
Phone (608) 837-7463
Fax (608) 837-1081

Town of Springdale Approval Certificate

This Certified Survey Map, is hereby acknowledged, accepted and approved for recording by the Town of Springdale Board action of 2/18, 2019.

Susan Duerst Severson, Clerk
Town of Springdale

Dated 4/2/19

Village of Mount Horeb Approval Certificate

This Certified Survey Map, is hereby acknowledged, accepted and approved for recording by the Village of Mount Horeb Board action of February 16, 2019.

Alyssa Gross, Clerk
Village of Mount Horeb

Dated 4/02/19

Notes:

- Refer to the building site information contained in the Dane County Soil Survey.
- Wetlands, if present, have not been delineated
- This survey is subject to any and all easements and agreements both recorded and unrecorded.
- This survey shows above-ground improvements only; no guarantee is made for below-ground structures.
- There is no further division of this lot for development per the current Town of Springdale Land Use Plan.
- Land Division file 2018 LD-044 was granted by the Dane County Zoning & Land Regulation Committee on March 12, 2019 to allow lot 1 to have no frontage along a public road.

Surveyed for Owner/Divider:

Chris A and Cynthia A Hanson
2410 State Hwy 92
Mount Horeb, WI 53572
608-576-9985

Surveyed: TAS
Drawn: BTS
Checked: DVB
Approved: DVB
Field book: 371/1-2
Tape/File: J:2018\Carlson

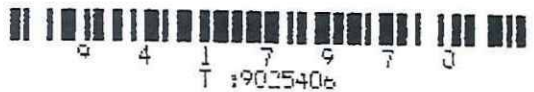


4-1-2019

Document No. 5478295

Sheet 4 of 4
Office Map No.: 180911

Certified Survey Map No. 15089, Volume 106, Page 330



Correction Affidavit

KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

State of Wisconsin)
County of Dane) ss

DOCUMENT #
5490674
05/28/2019 09:29 AM
Trans Fee:
Exempt #:
Rec. Fee: 30.00
Pages: 1

I, Daniel V. Birrenkott, Professional Land Surveyor No. 1531, being first duly sworn state:

1.) That the Certified Survey Map No. 15089 is recorded in Volume 106 of Plats on Pages 327-330 as Document No. 5478295 in the Dane County Register of Deeds office;

2.) That said Note stating: Land Division file 2018 LD-044 was granted by the Dane County Zoning & Land Regulation Committee on March 12, 2019 to allow lot 1 to have no frontage along a public road shown on sheet 4 of 4.

3.) That this affidavit is made to correct said note to state lot 2.

4.) That said Note stating: There is no further division of this lot for development per the current town of Springdale Land Use Plan shown on sheet 4 of 4.

5.) That this affidavit is made to correct said note to state: There is no further division of Lot 1, Lot 2, and unplatted lands for development per the Current Town of Springdale Land Use Plan. Lot 2 shall be used for Agricultural purposes only.

6.) That this affidavit is made to correct the Title to said Real Estate in accordance with Sec. 236.295 of the Wisconsin statutes.

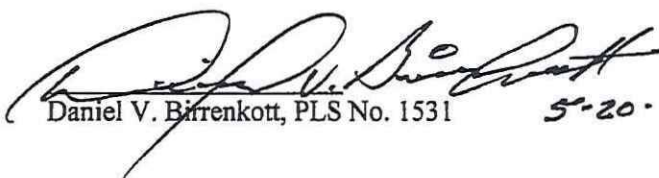
Recording Area

Birrenkott Surveying Inc.
P.O. Box 237
Sun Prairie, WI 53590

Name and Return Address

054/0607-184-9060-0

Parcel Identification Number(s)


Daniel V. Birrenkott, PLS No. 1531 5-20-2019



State of Wisconsin)
County of Dane) ss

Personally came before me this 20th day of May 2019, the above-named Daniel V. Birrenkott, to me known to be the person who executed the above instrument and acknowledged the same.


Notary Public, Dane County, Wisconsin

Amy C. Harrison
Printed name



This instrument drafted by Bryan Stueck, Birrenkott Surveying, Inc.

Office Map No. 180911-Aff1

①

Correction Affidavit

KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

State of Wisconsin)
County of Dane) ss

DOCUMENT #
5479941
04/10/2019 02:26 PM
Trans Fee:
Exempt #:
Rec. Fee: 30.00
Pages: 1

I, Daniel V. Birrenkott, Professional Land Surveyor No. 1531, being first duly sworn state:

1.) That the Certified Survey Map No. 15089 is recorded in Volume 106 of Plats on Pages 327-330 as Document No. 5478295 in the Dane County Register of Deeds office;

2.) That said Certified Survey Map 18852 shows in the first line of the legal description of sheet 1 of 4 and that said Certified Survey Map 18852 shows in the first line of the legal description of sheet 2 of 4. That said Certified Survey Map 18852 shows in the first line of the legal description of sheet 3 of 4.

3.) That this affidavit is made to correct the Certified Survey Map No. to 11852.

4.) That the Westerly line of Lot 1 of said Certified Survey Map shows a distance of 248.10 feet.

5.) That this affidavit is made to correct the distance to 300.60 feet.

6.) That this affidavit is made to correct the Title to said Real Estate in accordance with Sec. 236.295 of the Wisconsin statutes.

Recording Area

Birrenkott Surveying Inc.
P.O. Box 237
Sun Prairie, WI 53590

Name and Return Address

054/0607-184-9060-0

Parcel Identification Number(s)


Daniel V. Birrenkott, PLS No. 1531



State of Wisconsin)
County of Dane) ss

Personally came before me this 9th day of April 2019, the above-named Daniel V. Birrenkott, to me known to be the person who executed the above instrument and acknowledged the same.


Notary Public, Dane County, Wisconsin

My commission expires 8-28-2020

Amy Scott
Printed name

This instrument drafted by Bryan Stueck, Birrenkott Surveying, Inc.

Office Map No. 180911-Aff

①