

Dane County Rezone Petition

Application Date	Petition Number
03/21/2024	DCPREZ-2024-12050
Public Hearing Date	
05/28/2024	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME MATTHEW AND JADRIAN HOFELDT, TOM KRETSCHMAN	PHONE (with Area Code) (608) 332-6110	AGENT NAME EXETER DESIGN (ED SHORT)	PHONE (with Area Code) (608) 712-1040
BILLING ADDRESS (Number & Street) 4918 LANTERN HOLLOW LN		ADDRESS (Number & Street) □	
(City, State, Zip) WAUNAKEE, WI 53593		(City, State, Zip)	
E-MAIL ADDRESS matthofeldt@gmail.com		E-MAIL ADDRESS exeterdesign@yahoo.com	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
7535 & 7550 Sugar Ridge Rd					
TOWNSHIP VERONA	SECTION 29	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-293-8465-2		0608-293-8500-8		0608-293-8000-3	

REASON FOR REZONE

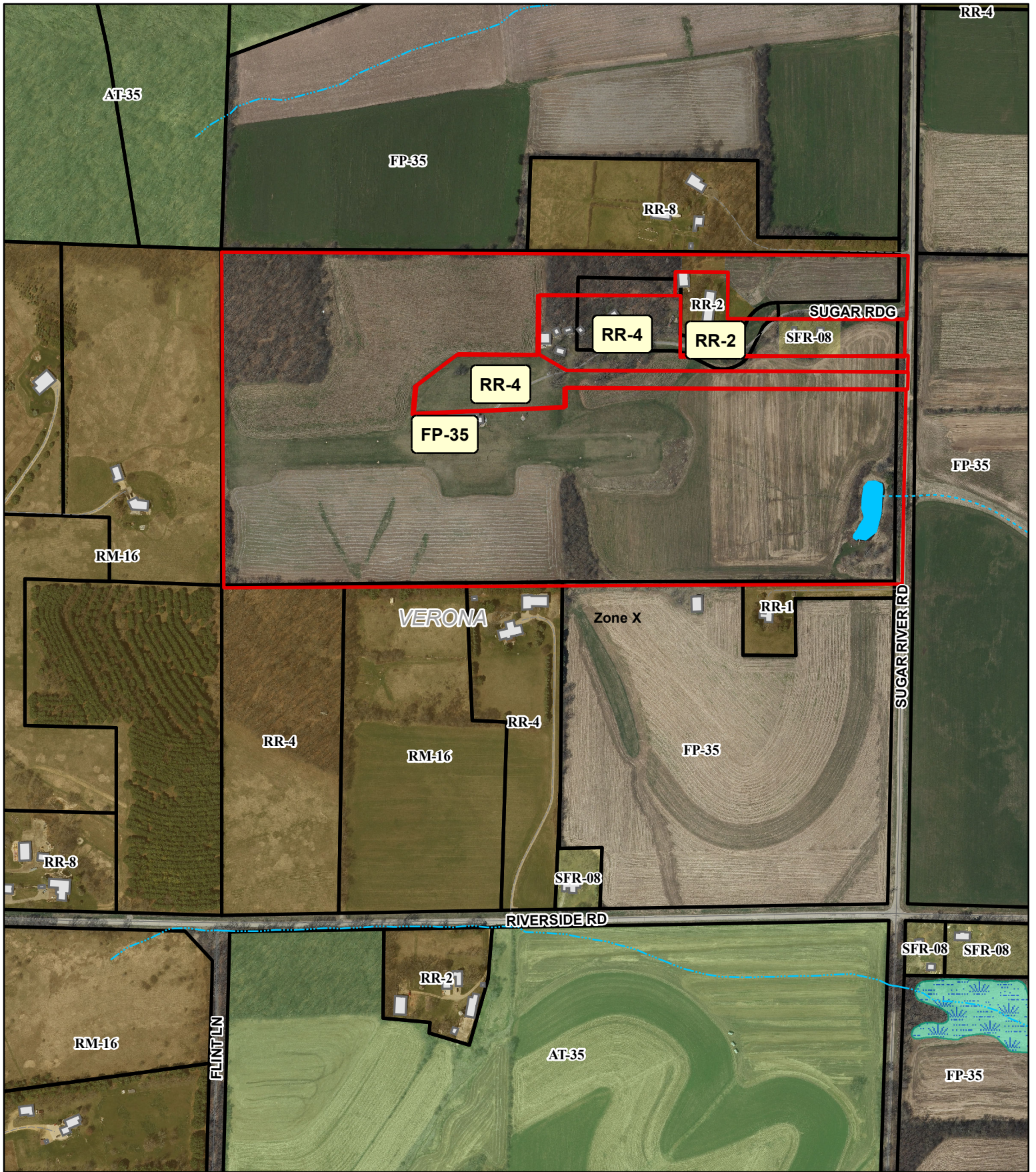
CREATE ONE NEW RESIDENTIAL LOT AND RECONFIGURE EXISTING LOTS

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-4 Rural Residential District	9.6
RR-2 Rural Residential District	FP-35 Farmland Preservation District	1.8
SFR-08 Single Family Residential District and FP-35 Farmland Preservation District	RR-1 Rural Residential District	1.6




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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent)
Applicant Initials_____	Applicant Initials_____	Applicant Initials_____		PRINT NAME:

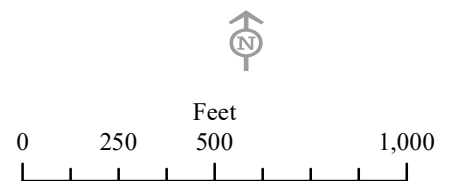
COMMENTS: PETITION IS RE-ALLOCATING SPLITS ON THE PROPERTY AND ALSO CORRECTING PAST ILLEGAL LAND DIVISIONS

DATE:



REZONE 12050

-  Wetland
-  Floodway Areas in Zone AE
-  Floodplain





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
<ul style="list-style-type: none"> • PERMIT FEES DOUBLE FOR VIOLATIONS. • ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION. 	

REZONE APPLICATION

APPLICANT INFORMATION			
Property Owner Name:	M & J Hofeldt and Tom Kretschman	Agent Name:	Ed Short
Address (Number & Street):	4918 Lantern Hollow Lane	Address (Number & Street):	
Address (City, State, Zip):	Waunakee, WI	Address (City, State, Zip):	
Email Address:	matthofeldt@gmail.com	Email Address:	exeterdesign@yahoo.com
Phone#:	608-332-6110	Phone#:	608-712-1040

PROPERTY INFORMATION			
Township:	Verona	Parcel Number(s):	0628-293- (8465-2), (8070-9), (8000-3) & (8140-4)
Section:	29	Property Address or Location:	7535 & 7550 Surgar Ridge Road

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"/>

A new 4 lot Certified Survey Map revising existing lot lines. Three of the lots will need a rezone from current zoning. Proposed Lot 1 will need to change from SFR-08 to RR-1. Proposed Lot 2 (Kritschman) will need to change from RR-2 to RR-4. Proposed new Lot 3 will be taking current RR-2 lot (Hofeldt on barn and shed) a moving near to the existing hangar on property, with a change to RR-4. The previously mentioned barn and shed will be absorbed back into the proposed Lot 4 which will remain FP-35.

Existing Sugar Ridge Road is proposed to be vacated. All new lots to have a shared driveway agreement with new Ingress/Egress easement recorded.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
SRF-08 & FP-35	RR-1	1.66
FP-35 RR-2 (Kretschman)	RR-4	4.96
FP-35 RR-2 (Hofeldt barn/shed)	RR-4 New House	4.67
RR-2 (Hofeldt barn/shed)	FP-35	1.8

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
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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 _____

Dane County Map - Current Parcels and Zoning

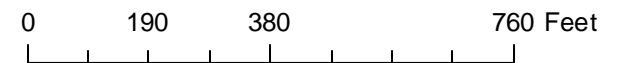


February 14, 2024

Rural Zoning

- Farmland Preservation
- Agricultural Transition
- Residential

- Rural Residential and Rural Mixed Use
- Rural Residential and Rural Mixed Use
- Rural Residential and Rural Mixed Use
- Rural Residential and Rural Mixed Use
- Parcels



W Quarter Corner
Section 29, T6N, R8E
Found Alum Mon

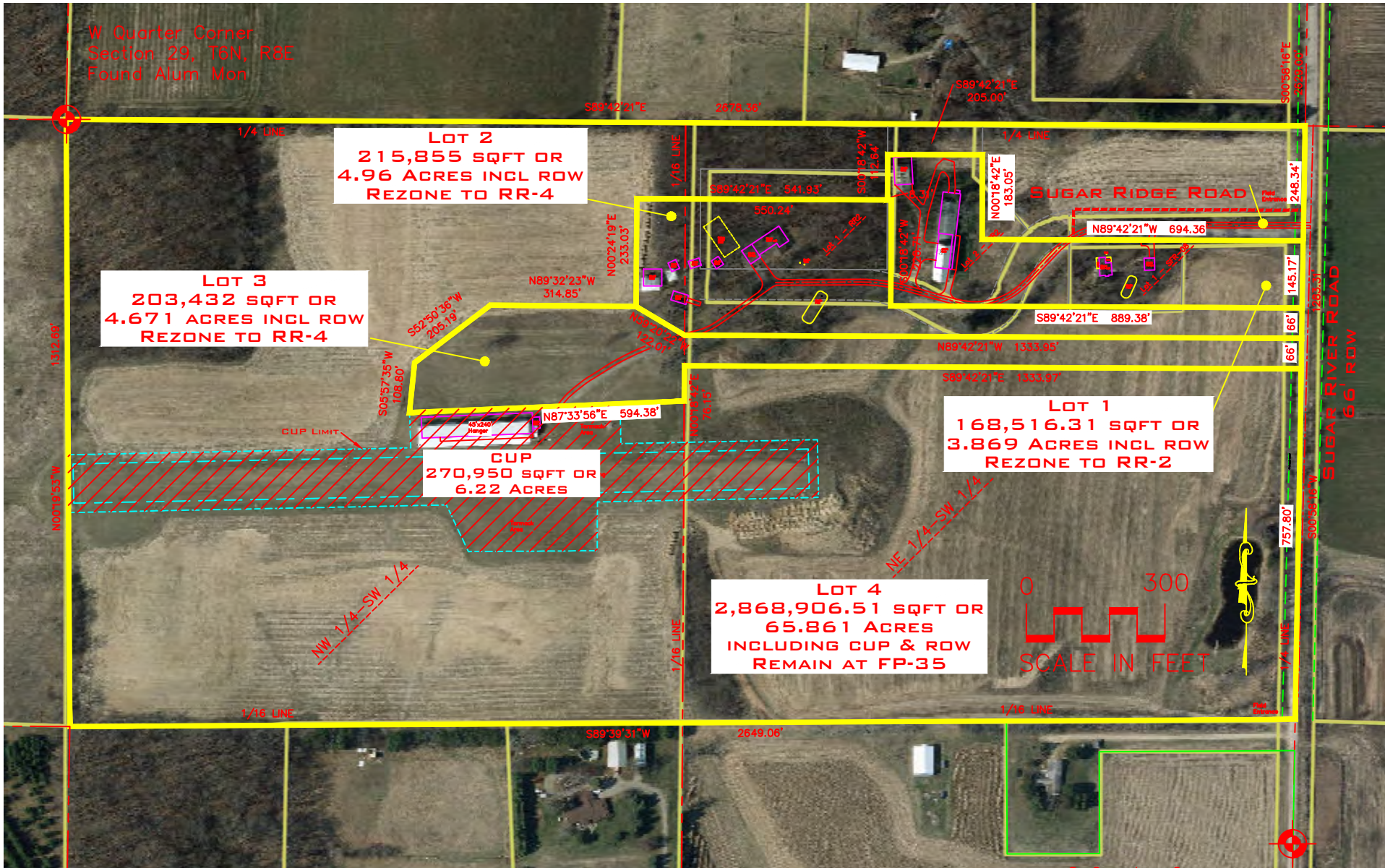
LOT 2
215,855 SQFT OR
4.96 ACRES INCL ROW
REZONE TO RR-4

LOT 3
203,432 SQFT OR
4.671 ACRES INCL ROW
REZONE TO RR-4

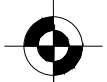
CUP
270,950 SQFT OR
6.22 ACRES

LOT 1
168,516.31 SQFT OR
3.869 ACRES INCL ROW
REZONE TO RR-2

LOT 4
2,868,906.51 SQFT OR
65.861 ACRES
INCLUDING CUP & ROW
REMAIN AT FP-35



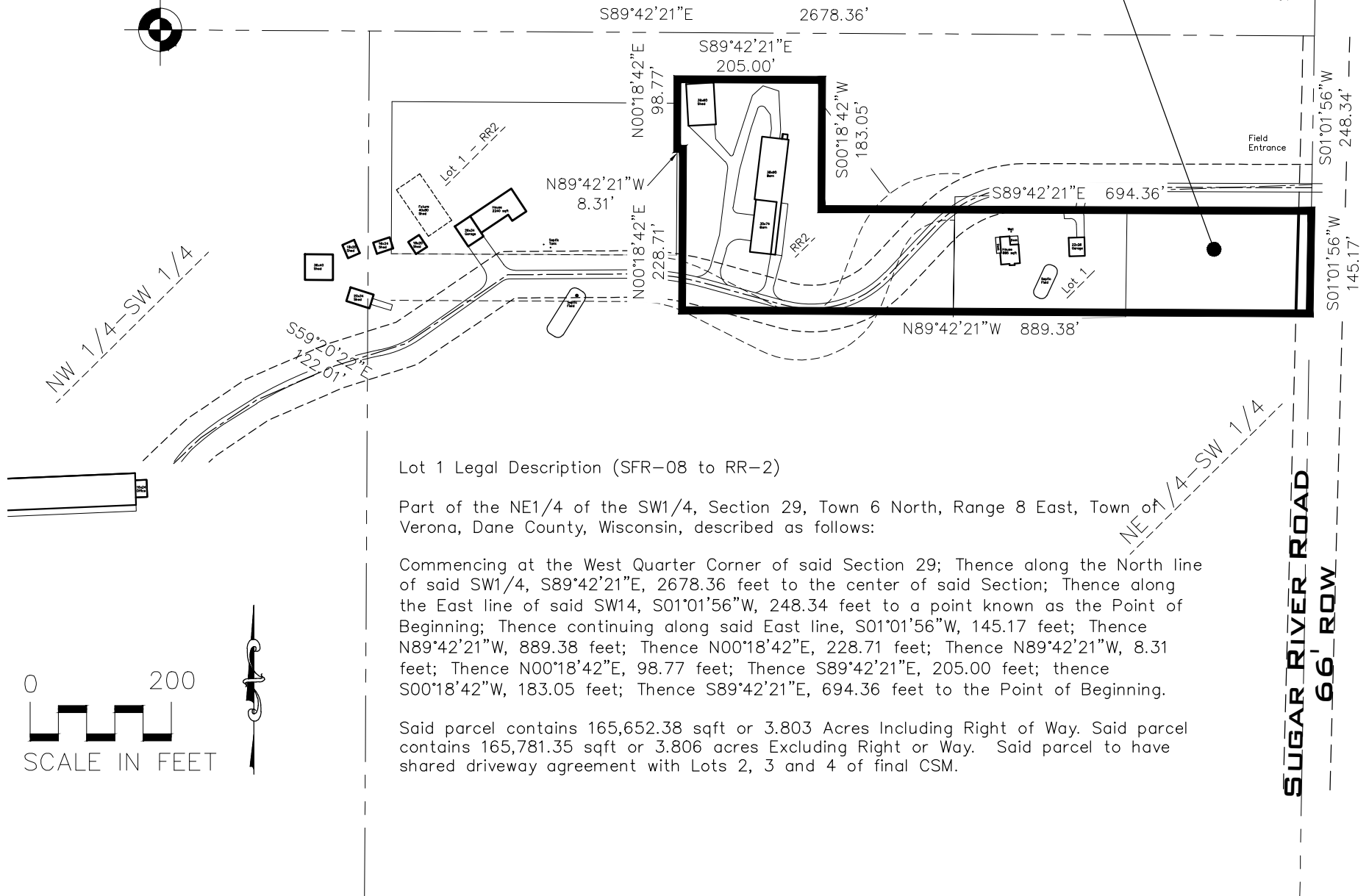
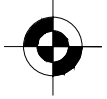
N Quarter Corner
Section 29, T6N, R8E
Found Alum Mon



LOT 1 REZONE FROM SFR-08 TO RR-2

LOT 1
165,652.38 SQFT OR
3.803 ACRES INCL ROW
REZONE TO RR-2

W Quarter Corner
Section 29, T6N, R8E
Found Alum Mon



Lot 1 Legal Description (SFR-08 to RR-2)

Part of the NE1/4 of the SW1/4, Section 29, Town 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin, described as follows:

Commencing at the West Quarter Corner of said Section 29; Thence along the North line of said SW1/4, S89°42'21"E, 2678.36 feet to the center of said Section; Thence along the East line of said SW1/4, S01°01'56"W, 248.34 feet to a point known as the Point of Beginning; Thence continuing along said East line, S01°01'56"W, 145.17 feet; Thence N89°42'21"W, 889.38 feet; Thence N00°18'42"E, 228.71 feet; Thence N89°42'21"W, 8.31 feet; Thence N00°18'42"E, 98.77 feet; Thence S89°42'21"E, 205.00 feet; thence S00°18'42"W, 183.05 feet; Thence S89°42'21"E, 694.36 feet to the Point of Beginning.

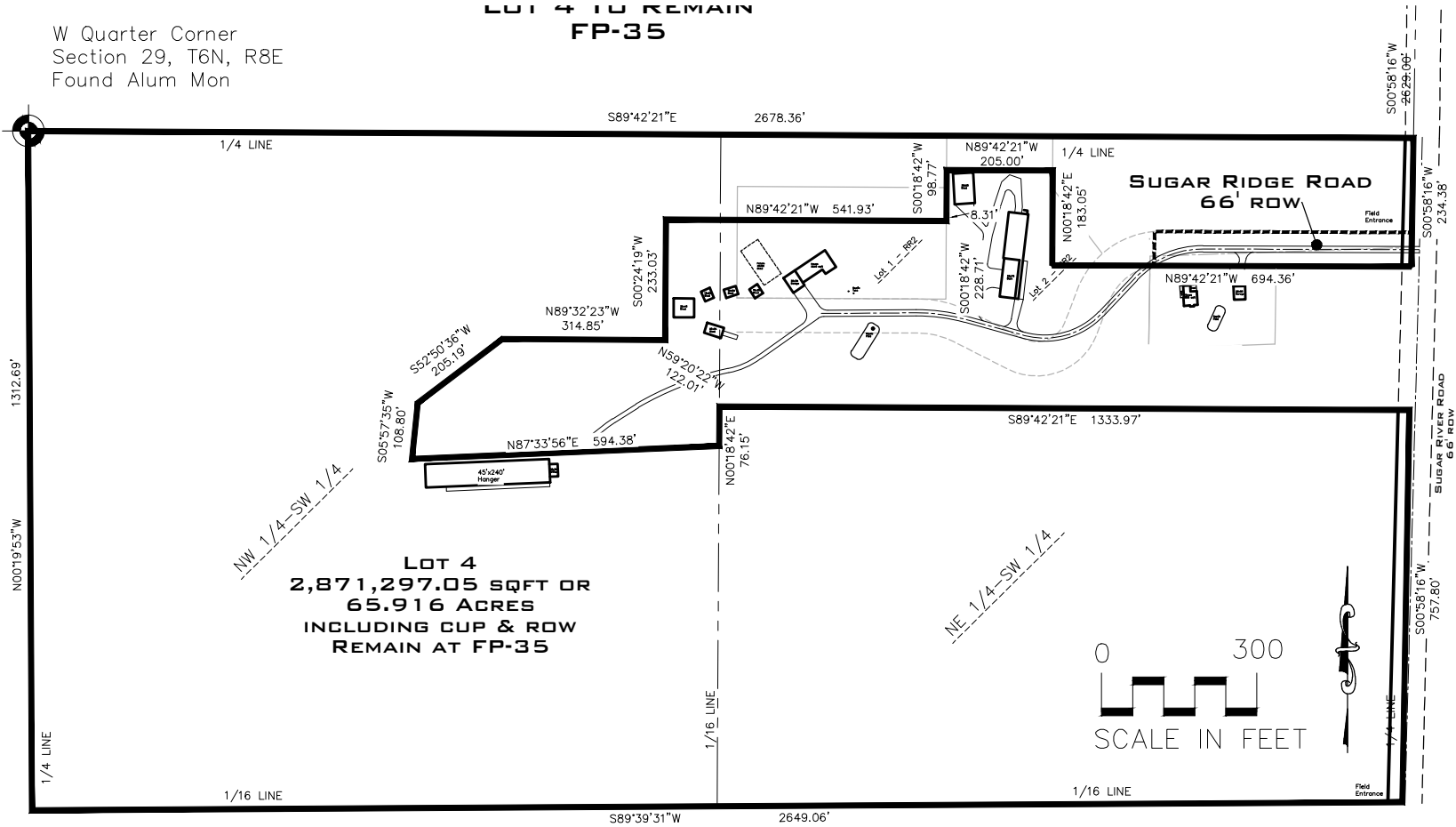
Said parcel contains 165,652.38 sqft or 3.803 Acres Including Right of Way. Said parcel contains 165,781.35 sqft or 3.806 acres Excluding Right of Way. Said parcel to have shared driveway agreement with Lots 2, 3 and 4 of final CSM.



SUGAR RIVER ROAD
66' ROW

**LOT 4 TO REMAIN
FP-35**

W Quarter Corner
Section 29, T6N, R8E
Found Alum Mon



Lot 4 Legal Description (FP-35)

Part of the NW1/4 of the SW1/4 and Part of the NE1/4 of the SW1/4, Section 29, Town 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin, described as follows:

Commencing at the West Quarter Corner of said Section 29 also known as the Point of Beginning; Thence along the North line of said SW1/4, S89°42'21"E, 2678.36 feet to the center of said Section; Thence along the East line of said SW1/4, S00°58'16"W, 234.38 feet; Thence N89°42'21"W, 694.36 feet; Thence N00°18'42"E, 183.05 feet; Thence N89°42'21"W, 205.00 feet; Thence S00°18'42"W, 98.77 feet; Thence S89°42'21"W, 541.93 feet; Thence S00°24'19"W, 233.03 feet; Thence N89°32'23"W, 314.85 feet; Thence S52°50'36"W, 205.19 feet; Thence S05°57'35"W, 108.80 feet; Thence T33°56"E, 594.38 feet; Thence N00°18'42"E, 76.15 feet; Thence S89°42'21"E, 1333.97 feet to the East line of said SW1/4; Thence along said East line, S00°58'16"W, 757.80 feet; Thence the 1/16th line, N89°39'31"W, 2649.06 feet to the West line of said SW1/4; Thence along said West line, N00°19'53"W, 1312.69 feet to the Point of Beginning.

Said parcel contains 2,871,297.05 sqft or 65.916 Acres Including Right of Way. Said parcel contains 2,845,960.18 sqft or 65.334 acres Excluding Right or Way. Said parcel to have shared driveway agreement with Lots 1, 2, and 3 of final CSM.

VACATION OF SUGAR RIDGE ROAD

W Quarter Corner
Section 29, T6N, R8E
Found Alum Mon

S89°42'21"E

2662.60'

VACATION OF
SUGAR RIDGE ROAD
31,653 SQFT

0 100
SCALE IN FEET

S01°30'40"W
182.40'

S89°42'21"E 480.02'

S00°58'16"W
66.00'

S89°42'21"E 479.40'

N01°30'40"E
66.00'



EXISTING DRIVE/ROAD
WITH NEW 66' WIDE
EASEMENT

SUGAR RIVER ROAD
66' ROW

Vacation of Sugar Ridge Road

Part of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 29, Town 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin, described as follows:

Commencing at the West Quarter Corner of said Section 29; Thence along the North line of said SW $\frac{1}{4}$, S89°42'21"E, 2662.60 to the West Right of Way line of Sugar River Road; Thence along said West Right of Way, S01°30'40"W, 128.40 feet to a point known as the Point of Beginning; Thence N89°42'21"W, 480.02 feet; Thence S00°58'16"W, 66.00 feet; Thence S89°42'21"E, 479.40 feet to said West Right of Way line; Thence along said West Right of Way line, N01°30'40"E, 66.00 feet to the Point of Beginning.

Said vacated Right of Way contains 31,653 sqft or 0.727 Acres

Lot 1 Legal Description (SFR-08 to RR-2)

Part of the NE1/4 of the SW1/4, Section 29, Town 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin, described as follows:

Commencing at the West Quarter Corner of said Section 29; Thence along the North line of said SW1/4, S89°42'21"E, 2678.36 feet to the center of said Section; Thence along the East line of said SW1/4, S01°01'56"W, 248.34 feet to a point known as the Point of Beginning; Thence continuing along said East line, S01°01'56"W, 145.17 feet; Thence N89°42'21"W, 889.38 feet; Thence N00°18'42"E, 228.71 feet; Thence N89°42'21"W, 8.31 feet; Thence N00°18'42"E, 112.64 feet; Thence S89°42'21"E, 205.00 feet; Thence S00°18'42"W, 197.14 feet; Thence S89°42'21"E, 694.36 feet to the Point of Beginning.

Said parcel contains 168,516.31 sqft or 3.869 Acres Including Right of Way. Said parcel contains 165,781.35 sqft or 3.806 acres Excluding Right of Way. Said parcel to have shared driveway agreement with Lots 2, 3 and 4 of final CSM.

Lot 2 Legal Description (FP-35 to RR-4)

Part of the NW1/4 of the SW1/4 and Part of the NE1/4 of the SW1/4, Section 29, Town 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin, described as follows:

Commencing at the West Quarter Corner of said Section 29; Thence along the North line of said SW1/4, S89°42'21"E, 2678.36 feet to the N-S quarter line of said Section; Thence along the East line of said SW1/4, S01°01'56"W, 393.51 feet to a point known as the Point of Beginning; Thence N89°42'21"W, 889.38 feet; Thence N00°18'42"E, 228.71 feet; Thence N89°42'21"W, 550.24 feet; Thence S00°24'19"W, 233.03 feet; Thence S59°20'22"E, 122.01 feet; Thence S89°42'21"E, 1333.95 feet to the said East line; Thence along said East line, N01°01'56"E, 66.00 feet to the Point of Beginning.

Said parcel contains 215,855 sqft or 4.96 Acres Incl Right of Way. Said parcel contains 214,546 sqft or 4.92 acres Excl Right of Way. Said parcel to have shared driveway agreement with Lots 1, 3 and 4 of final CSM.

Lot 3 Legal Description (FP-35 to RR-4)

Part of the NW1/4 of the SW1/4 and Part of the NE1/4 of the SW1/4, Section 29, Town 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin, described as follows:

Commencing at the West Quarter Corner of said Section 29; Thence along the North line of said SW1/4, S89°42'21"E, 2678.36 feet to the N-S quarter line of said Section; Thence along the East line of said SW1/4, S01°01'56"W, 459.52 feet to a point known as the Point of Beginning; Thence N89°42'21"W, 1333.95 feet; Thence N59°20'22"W, 122.01 feet; Thence N89°32'23"W, 314.85 feet; Thence S52°50'36"W, 205.19 feet; Thence S05°57'35"W, 108.80 feet; Thence N87°33'56"W, 594.38 feet; Thence N00°18'42"E, 76.15 feet; Thence S89°42'21"E, 1333.97 feet to the said East line; Thence along said East line, N01°01'56"E, 66.00 feet to the Point of Beginning.

Said parcel contains 203,432 sqft or 4.67 Acres Incl Right of Way. Said parcel contains 202,056 sqft or 4.64 acres Excl Right or Way. Said parcel to have shared driveway agreement with Lots 1, 2, and 4 of final CSM.

Lot 4 Legal Description (FP-35)

Part of the NW1/4 of the SW1/4 and Part of the NE1/4 of the SW1/4, Section 29, Town 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin, described as follows:

Commencing at the West Quarter Corner of said Section 29 also known as the Point of Beginning; Thence along the North line of said SW1/4, S89°42'21"E, 2678.36 feet to the center of said Section; Thence along the East line of said SW1/4, S00°58'16"W, 234.38 feet; Thence N89°42'21"W, 694.36 feet; Thence N00°18'42"E, 183.05 feet; Thence N89°42'21"W, 205.00 feet; Thence S00°18'42"W, 98.77 feet; Thence S89°42'21"W, 541.93 feet; Thence S00°24'19"W, 233.03 feet; Thence N89°32'23"W, 314.85 feet; Thence S52°50'36"W, 205.19 feet; Thence S05°57'35"W, 108.80 feet; Thence N00°18'42"E, 76.15 feet; Thence S89°42'21"E, 1333.97 feet to the East line of said SW1/4; Thence along said East line, S00°58'16"W, 757.80 feet; Thence the 1/16th line, N89°39'31"W, 2649.06 feet to the West line of said SW1/4; Thence along said West line, N00°19'53"W, 1312.69 feet to the Point of Beginning.

Said parcel contains 2,871,297.05 sqft or 65.916 Acres Including Right of Way. Said parcel contains 2,845,960.18 sqft or 65.334 acres Excluding Right or Way. Said parcel to have shared driveway agreement with Lots 1, 2, and 3 of final CSM.

SHARED DRIVEWAY ALIGNMENT INGRESS/EGRESS WITH AGREEMENT 66' WIDE

N Quarter Corner
Section 29, T6N, R8E
Found Alum Mon



SEE REVISED

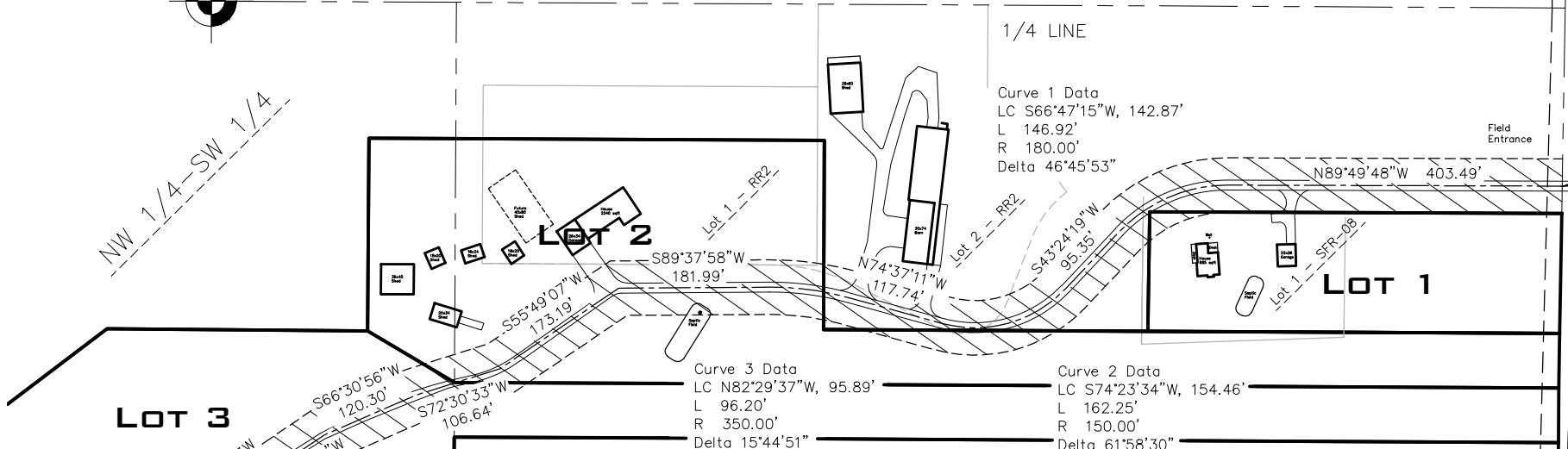
W Quarter Corner
Section 29, T6N, R8E
Found Alum Mon



S89°42'21"E 2678.36'

S00°58'16"E
2629.00'

S01°01'56"W
215.34'



Driveway Legal Description

A 66-foot wide strip of land being Part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ and Part of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 29, Town 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin, with the centerline being described as follows:

Commencing at the West Quarter Corner of said Section 29; Thence along the North line of said SW $\frac{1}{4}$, S89°42'21"E, 2678.36 feet to the N-S quarter line of said Section; Thence along the East line of said SW $\frac{1}{4}$, S01°01'56"W, 215.34 feet to a point known as the Point of Beginning; Thence N89°49'48"W, 403.49 feet; Thence on a curve left 146.92 feet, said curve having a radius of 180.00 feet and a long chord of S66°47'15"W, 142.87 feet; Thence S43°24'19"W, 95.35 feet; Thence on a curve right 162.25 feet, said curve having a radius of 150.00 feet and a long chord of S74°23'34"W, 154.46 feet; Thence N74°37'11"W, 117.74 feet; Thence on a curve left 96.20 feet, said curve having a radius of 350.00 feet and a long chord of N82°29'37"W, 95.89 feet; Thence S89°37'58"W, 181.99 feet; Thence S55°49'07"W, 173.19 feet; Thence S72°30'35"W, 106.64 feet; Thence S66°30'56"W, 120.30 feet; Thence S55°52'32"W, 95.56 feet; Thence S46°23'23"W, 53.40 feet to the a point known as the Point of Termination.

CUP
170,950 SQFT OR
6.22 ACRES



LOT 4

16 LINE

NE 1/4-SW 1/4

SEE REVISED

Lot 1 Legal Description (Rezone from SFR-08 and FP-35 to RR-1)

Part of the NE^{1/4} of the SW^{1/4}, Section 29, Town 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin, described as follows:

Commencing at the West Quarter Corner of said Section 29; Thence along the North line of said SW^{1/4}, S89°42'21"E, 2678.36 feet to the N-S quarter line of said Section; Thence along the East line of said SW^{1/4}, S01°01'56"W, 248.34 feet to a point known as the Point of Beginning; Thence N89°42'21"W, 497.56 feet; Thence S00°58'16"W, 144.65 feet; Thence S89°42'21"E, 497.55 feet to said East line; Thence along said East line, N01°01'56"E, 145.17 feet to the Point of Beginning.

Said parcel contains 72,094 sqft or 1.66 Acres Incl Right of Way. Said parcel contains 69,359 sqft or 1.59 acres Excl Right or Way. Said parcel to have shared driveway agreement with Lots 2, 3 and 4 of final CSM.

Lot 2 Legal Description (FP-35 to RR-4)

Part of the NW^{1/4} of the SW^{1/4} and Part of the NE^{1/4} of the SW^{1/4}, Section 29, Town 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin, described as follows:

Commencing at the West Quarter Corner of said Section 29; Thence along the North line of said SW^{1/4}, S89°42'21"E, 2678.36 feet to the N-S quarter line of said Section; Thence along the East line of said SW^{1/4}, S01°01'56"W, 393.51 feet to a point known as the Point of Beginning; Thence N89°42'21"W, 889.38 feet; Thence N00°18'42"E, 228.71 feet; Thence N89°42'21"W, 550.24 feet; Thence S00°24'19"W, 233.03 feet; Thence S59°20'22"E, 122.01 feet; Thence S89°42'21"E, 1333.95 feet to the said East line; Thence along said East line, N01°01'56"E, 66.00 feet to the Point of Beginning.

Said parcel contains 215,855 sqft or 4.96 Acres Incl Right of Way. Said parcel contains 214,546 sqft or 4.92 acres Excl Right or Way. Said parcel to have shared driveway agreement with Lots 1, 3 and 4 of final CSM.

SEE REVISED

Lot 3 Legal Description (FP-35 to RR-4)

Part of the NW1/4 of the SW1/4 and Part of the NE1/4 of the SW1/4, Section 29, Town 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin, described as follows:

Commencing at the West Quarter Corner of said Section 29; Thence along the North line of said SW1/4, S89°42'21"E, 2678.36 feet to the N-S quarter line of said Section; Thence along the East line of said SW1/4, S01°01'56"W, 459.52 feet to a point known as the Point of Beginning; Thence N89°42'21"W, 1333.95 feet; Thence N59°20'22"W, 122.01 feet; Thence N89°32'23"W, 314.85 feet; Thence S52°50'36"W, 205.19 feet; Thence S05°57'35"W, 108.80 feet; Thence N87°33'56"W, 594.38 feet; Thence N00°18'42"E, 76.15 feet; Thence S89°42'21"E, 1333.97 feet to the said East line; Thence along said East line, N01°01'56"E, 66.00 feet to the Point of Beginning.

Said parcel contains 203,432 sqft or 4.67 Acres Incl Right of Way. Said parcel contains 202,056 sqft or 4.64 acres Excl Right or Way. Said parcel to have shared driveway agreement with Lots 1, 2, and 4 of final CSM.

Lot 4 Legal Description (FP-35 and RR-2 to FP-35)

Part of the NW1/4 of the SW1/4 and Part of the NE1/4 of the SW1/4, Section 29, Town 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin, described as follows:

Commencing at the West Quarter Corner of said Section 29 also known as the Point of Beginning; Thence along the North line of the SW1/4, S89°42'21"E, 2678.36 feet to the N-S quarter line of said Section; Thence along the East line of said SW1/4, S01°01'56"W, 248.34 feet; Thence N89°42'21"W, 497.56 feet; Thence S00°58'16"W, 144.65 feet; Thence N89°42'21"W, 391.83 feet; Thence N00°18'42"E, 228.71 feet; Thence N89°42'221"W, 550.24 feet; Thence S00°24'19"W, 233.03 feet; Thence N89°32'23"W, 314.85 feet; Thence S52°50'36"W, 205.19 feet; Thence S05°57'35"W, 108.80 feet; Thence N87°33'56"E, 594.38 feet; Thence N00°18'42"E, 76.15 feet; Thence S89°42'21"E, 1333.97 feet to said East Line; Thence along said East line, S01°01'56"W 757.80 feet; Thence along the E-W 16th line of the said SW1/4, S89°39'31"W, 2649.06 feet to the West line of said SW1/4; Thence along said West line, N00°19'53"W, 1312.69 feet to the Point of Beginning.

Said parcel contains 2,965,329 sqft or 68.07 Acres Incl Right of Way. Said parcel contains 2,942,383 sqft or 67.55 acres Excl Right or Way. Said parcel to have shared driveway agreement with Lots 1, 2, and 3 of final CSM.

Driveway Legal Description

A 66-foot wide strip of land being Part of the NW_{1/4} of the SW_{1/4} and Part of the NE_{1/4} of the SW_{1/4}, Section 29, Town 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin, with the centerline being described as follows:

Commencing at the West Quarter Corner of said Section 29; Thence along the North line of said SW_{1/4}, S89°42'21"E, 2678.36 feet to the N-S quarter line of said Section; Thence along the East line of said SW_{1/4}, S01°01'56"W, 215.34 feet to a point known as the Point of Beginning; Thence N89°49'48"W, 403.49 feet; Thence on a curve left 146.92 feet, said curve having a radius of 180.00 feet and a long chord of S66°47'15"W, 142.87 feet; Thence S43°24'19"W, 95.35 feet; Thence on a curve right 162.25 feet, said curve having a radius of 150.00 feet and a long chord of S74°23'34"W, 154.46 feet; Thence N74°37'11"W, 117.74 feet; Thence on a curve left 96.20 feet, said curve having a radius of 350.00 feet and a long chord of N82°29'37"W, 95.89 feet; Thence S89°37'58"W, 181.99 feet; Thence S55°49'07"W, 173.19 feet; Thence S72°30'35"W, 106.64 feet; Thence S66°30'56"W, 120.30 feet; Thence S55°52'32"W, 95.56 feet; Thence S46°23'23"W, 53.40 feet to a point known as the Point of Termination.

Vacation of Sugar Ridge Road

Part of the NE_{1/4} of the SW_{1/4}, Section 29, Town 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin, described as follows:

Commencing at the West Quarter Corner of said Section 29; Thence along the North line of said SW_{1/4}, S89°42'21"E, 2662.60 to the West Right of Way line of Sugar River Road; Thence along said West Right of Way, S01°30'40"W, 128.40 feet to a point known as the Point of Beginning; Thence N89°42'21"W, 480.02 feet; Thence S00°58'16"W, 66.00 feet; Thence S89°42'21"E, 479.40 feet to said West Right of Way line; Thence along said West Right of Way line, N01°30'40"E, 66.00 feet to the Point of Beginning.

Said vacated Right of Way contains 31,653 sqft or 0.727 Acres

SHARED DRIVEWAY EASMENT AGREEMENT
LOTS 1,2,3 & 4; CSM _____

Parcel Numbers
0608-293-8465.2
0608-293-8070-9
0608-293-8000-3
0608-293-81404

Legal Description:

Lot One, Two, Three and Four, (1,2,3&4) of Certified Survey Map # _____ recorded the Dane County Register of Deeds Office in Volume ____ of Certified Survey Maps, Page ____ as Document No _____ in the Town of Verona, all of the NW1/4 of the SW1/4 and all of the NE1/4 of the SW1/4, Section 29, Town 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin (as shown and described on attached exhibit).

WITNESSETH:

WHEREAS, the parties (hereinafter Owners, whether present or future), which presently own Lots 1,2,3&4 of Certified Survey Map # _____, all of the NW1/4 of the SW1/4 and all of the NE1/4 of the SW1/4, Section 29, Town 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin (as shown and described on attached exhibit) hereto presently have, or will have, an ownership interest in and to the above referenced Lots 1,2,3&4:

WHEREAS, Lots 1,2,3&4 described being all of the NW1/4 of the SW1/4 and all of the NE1/4 of the SW1/4, Section 29, Town 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin (as shown and described on attached exhibit) will use a Shared Driveway Easement for ingress and egress to the respective parcels; and

WHEREAS, it is the intended purpose of the Owners, for and in consideration of the benefits each will mutually receive, to enter into this written Shared Driveway Easement Agreement (hereinafter "*Driveway Agreement") for the purpose of defining the respective rights and obligations of the Owners; and

WHEREAS, this Driveway Agreement shall become binding upon execution of this document by the undersigned;

NOW THEREFORE, for good and valuable consideration, and the benefits to be derived from this Driveway Agreement by each of the Owners, the Owners mutually do agree and grant to the other, their heirs, successors, and assigns the rights, title, and interest in their lands as is required and is necessary in order to create a Shared Driveway Easement over and across the following described parcel, to wit:

A 66' or wider area of vacant land entirely containing the now existing shared gravel driveway as shown on the attached map, which map is derived from Certified Survey Map # _____ and with the existing driveway depicted upon it, and as per the attached legal description.

Said existing shared gravel driveway was constructed to applicable Town of Verona standards, and complies with applicable Town of Verona provision at the access onto the town road.

The Owners do mutually covenant and agree for themselves, their heirs, executors, administrators, personal representatives, successors, and assigns forever that said Shared Driveway Easement shall be subject to the following conditions:

That each of them, together with their tenants, servants, visitors, and agents, assigns and licensees, in common with all others having the like rights at all times hereafter, with or without automobile or other vehicles or on foot shall have free and unrestricted access in, to, and upon said area and the right to use of said Shared Driveway Easement as an appurtenance to their respective lands for the purposes of ingress and egress to and from the property owned by them, and to pass and re-pass along and over the Shared Driveway Easement as above described.

That the Owners will at all times keep the Shared Driveway Easement free and clear of blockages of any kind that would otherwise prevent the free and unrestricted use of the area by the others.

That the Owners will equally pay all the expenses or be responsible for the maintenance of the surface of said Shared Driveway Easement that services their property, including such surfacing, and removal of snow and ice therefrom as shall be from time to time required including mowing of the grass.

That the decision of when to repair or maintain the existing gravel driveway and the Shared Driveway Easement upon which it is sited shall be by the agreement of at least two of the Owners. If any party to this Driveway Agreement wishes to further improve the surface (such as blacktop) it must be done at that party's sole expense, or as per a future agreement between the then Owners.

That the sharing of the expenses as explained in the paragraph above shall begin when the owners of any lots have taken out their respective building permits, or otherwise utilize the property so as to merit sharing of said cost. until such time, the expenses shall be borne solely by the Owner(s) actively utilizing the driveway.

That none of the parties, their heirs, successors, agents, or assigns, shall do anything, without the written consent of the other parties, which would cause any rights of the public to attach to said Shared Driveway Easement, and said parties, for themselves, their heirs and assigns, shall do any and all things reasonably necessary in order to prevent said Shared Driveway Easement from being subservient to any rights of the public therein. However, all parties with an interest in the four lots served by the Shared Driveway Easement consent to the dedication of a future town road right-of-way within the Shared Driveway Easement, at any time if the Town of Verona, in its sole discretion, accepts it.

Other Provisions:

- a) The Shared Driveway Easement shall be maintained to provide access to emergency vehicles, school buses and other equipment as determined by the Town of Pleasant Springs Engineer, Local fire department, and EMS Service.

- b) Either the Town of Verona, at its sole discretion, or Dane County is authorized to inspect and conduct repair work on the Shared Driveway Easement, at the expense of the property Owners, if such Owners fail to adequately maintain the Shared Driveway Easement.
- c) Building constructed on the parcel(s) served by this Shared Driveway Easement shall be set back from the Shared Driveway Easement as specified in Section 10.17(3)(b) of the Dane County Ordinances.
- d) Permanent, unimpeded access to the lots served by the Shared Access Agreement is granted to emergency service responders, utility services, and other access which could had by a public road.
- e) Modifications to the Shared Driveway Easement Agreement are prohibited without written pre-approval of the Town of Verona and the Dane County Zoning and Land Regulation committee.
- f) Gates, fences, or other obstructions are prohibited on the Shared Driveway Easement.

ET IS FURTHER AGREED by and between the Owners that this Driveway Agreement shall be binding upon and inure to the benefit of the Owners, and upon their respective heirs, executors, administrators, personal representatives, successors, and assigns until amended or revoked in writing with the same formality as the execution hereof. It is also further agreed that both the Town of Pleasant Springs and Dane County are co-holders of this Shared Driveway Access Agreement and have full enforcement rights.

IN WITNESS WHEREOF, the parties have hereunto set the hands and seal on this _____ day of _____.

Matt Hofeldt

Jadrian Hofeldt

Tom Kretshman

STATE OF WISCONSIN }
 } SS,
DANE COUNTY)

Personally came before me, this day of _____, the above named Mark A Bakken and Jan S Bakken, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin
My Commission Expires _____

Document Drafted by:
Ed Short