

Dane County Rezone Petition

Application Date	Petition Number
12/20/2024	DCPREZ-2024-12144
Public Hearing Date	
02/25/2025	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME TIMOTHY J KREFT AND SARAH ROWE	PHONE (with Area Code) (608) 333-8878	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 2447 COUNTY HIGHWAY AB		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) MCFARLAND, WI 53558		(City, State, Zip)	
E-MAIL ADDRESS tjkreft@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	
2447 County Highway AB					
TOWNSHIP DUNN	SECTION 14	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0610-144-9530-5		0610-144-9555-6			

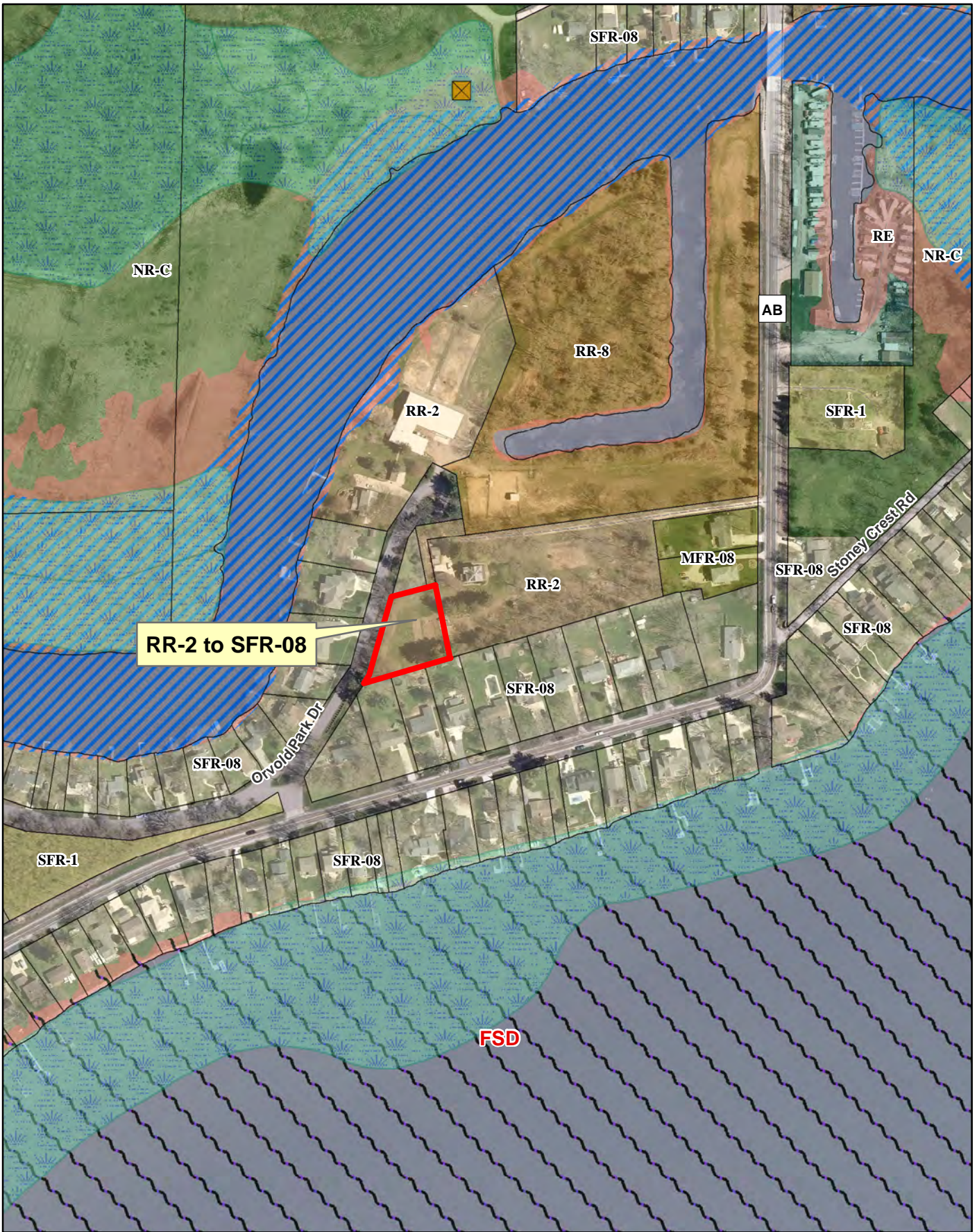
REASON FOR REZONE

ADJUSTING THE INTERIOR BOUNDARY OF TWO RESIDENTIAL LOTS OWNED BY APPLICANT

FROM DISTRICT:	TO DISTRICT:	ACRES
RR-2 Rural Residential District	SFR-08 Single Family Residential District	0.58

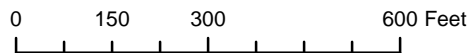
C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
---	--	--	---	---

COMMENTS: LOT 1 BOUNDARY WILL NEED ADJUSTMENT TO PROVIDE THE MINIMUM 10' SETBACK FOR THE ACCESSORY BUILDING ON LOT 2.



Legend

-  Wetland
-  Floodplain



Petition 12144
Kreft / Rowe



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:	Timothy Kreft and Sarah Rowe	Agent Name:	
Address (Number & Street):	2447 County Road AB	Address (Number & Street):	
Address (City, State, Zip):	McFarland, WI 53558	Address (City, State, Zip):	
Email Address:	tjkreft@gmail.com	Email Address:	
Phone#:	608.333.8878	Phone#:	

PROPERTY INFORMATION			
Township:	Dunn	Parcel Number(s):	0610-144-9555-6
Section:	14	Property Address or Location:	

REZONE DESCRIPTION		
<p>Reason for the request. In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.</p>	<p>Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	
<p>Current zoning for this parcel is not accurate given size of parcel. Zoning adjustment requested as part of a lot line adjustment.</p>		
Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RR-2	SFR-08	

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 checked="" type="checkbox"/> Pre-application consultation with town and department staff	<input checked="" 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 12/19/24

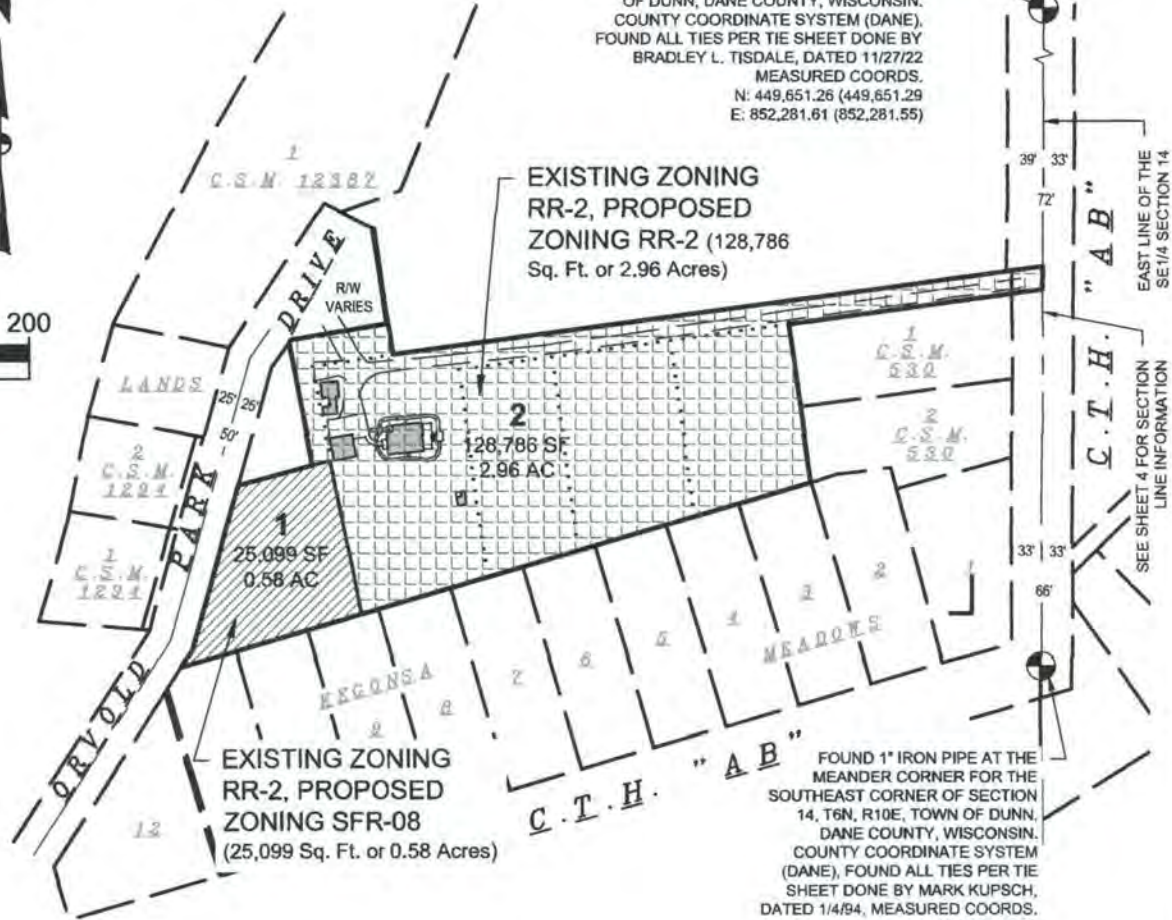
REZONE EXHIBIT

PART OF GOVERNMENT LOT 1, BEING FRACTIONAL OF THE EAST 1/2 OF THE SOUTHEAST 1/4, SECTION 14, TOWNSHIP 6 NORTH, RANGE 10 EAST, IN THE TOWN OF DUNN, DANE COUNTY, WISCONSIN.

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN (NAD83(2011), THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 14, T6N, R10E, MEASURED AS S00°16'59"W



FOUND PK NAIL AT THE EAST QUARTER CORNER OF SECTION 14, T6N, R10E, TOWN OF DUNN, DANE COUNTY, WISCONSIN. COUNTY COORDINATE SYSTEM (DANE). FOUND ALL TIES PER TIE SHEET DONE BY BRADLEY L. TISDALE, DATED 11/27/22. MEASURED COORDS.
N: 449,651.26 (449,651.29)
E: 852,281.61 (852,281.55)



FOUND 1" IRON PIPE AT THE MEANDER CORNER FOR THE SOUTHEAST CORNER OF SECTION 14, T6N, R10E, TOWN OF DUNN, DANE COUNTY, WISCONSIN. COUNTY COORDINATE SYSTEM (DANE), FOUND ALL TIES PER TIE SHEET DONE BY MARK KUPSCH, DATED 1/4/94, MEASURED COORDS.
N: 447,943.29
E: 852,273.17

SFR-08 Legal Description

Part of Government Lot 1, being fractional of the East 1/2 of the Southeast 1/4 of Section 14, Township 6 North, Range 10 East, Town of Dunn, Dane County, Wisconsin, more fully described as follows:

Commencing at the East Quarter corner of said Section 14; thence S00°16'59"W along the easterly line of the Southeast Quarter of said Section 14, 1305.35'; thence S82°20'56"W along the northerly line of Lot 1, Certified Survey Map Number 530, Dane County Registry, 273.33'; thence S07°49'54"E along the westerly line of said Certified Survey Map Number 530, 170.70' to the northwesterly line of the plat of Kegonsa Meadows, Dane County Registry; thence S73°41'03"W along said northwesterly line, 498.43'; to the point of beginning; thence continuing along said northwesterly line, S73°41'03"W, 202.02', to the easterly right-of-way line of Orvold Park Drive; thence along said easterly right-of-way line, N32°25'14"E, 22.00'; thence continuing along said easterly right-of-way line, N15°52'24"E, 183.00'; thence N75°12'04"E, 102.56'; thence S11°20'00"E, 167.30' to the point of beginning. This description contains approximately 25,099 square feet or 0.58 acres.

RR-2 Legal Description

Part of Government Lot 1, being fractional of the East 1/2 of the Southeast 1/4 of Section 14, Township 6 North, Range 10 East, Town of Dunn, Dane County, Wisconsin, more fully described as follows:

Commencing at the East Quarter corner of said Section 14; thence S00°16'59"W along the easterly line of the Southeast Quarter of said Section 14, 1280.36' to the point of beginning; thence continuing along said easterly line S00°16'59"W, 24.99'; thence S82°20'56"W along the northerly line of Lot 1, Certified Survey Map Number 530, Dane County Registry, 273.33'; thence S07°49'54"E along the westerly line of said Certified Survey Map Number 530, 170.70' to the northwesterly line of the plat of Kegonsa Meadows, Dane County Registry; thence S73°41'03"W along said northwesterly line, 498.43'; thence N11°20'00"W, 167.30'; thence S75°12'04"W, 20.31'; thence N10°55'29"W, 133.72' to the easterly right-of-way line of said Orvold Park Drive, thence along said easterly right-of-way line, N34°46'59"E, 3.80'; thence N80°21'16"E, along the southerly right-of-way line of said Orvold Park Drive, 105.46'; thence N08°58'22"W along the easterly right-of-way line of said Orvold Park Drive, 103.18'; thence S63°14'15"E, 1.36' to the westerly line of Lot 2, Certified Survey Map Number 12387, Dane County Registry; thence along said westerly line, S09°05'27"E, 136.29'; thence N82°20'56"E along the southerly line of said Lot 2, 697.39 feet to the East line of the Southeast Quarter of said Section 14 and the point of beginning. This description contains approximately 128,786 square feet or 2.96 acres.



SURVEYED FOR:
Tim Kreft
2447 County Hwy AB
McFarland, WI 53558

SURVEYED BY:
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
(608) 838-0444
www.snyder-associates.com

FN: 124.1239.30
DATE: 10-15-24
REVISIONS:
REV1
REV2
REV3

SHEET 1 OF 1

CERTIFIED SURVEY MAP No. _____

PART OF GOVERNMENT LOT 1, BEING FRACTIONAL OF THE EAST 1/2 OF THE SOUTHEAST 1/4, SECTION 14, TOWNSHIP 6 NORTH, RANGE 10 EAST, IN THE TOWN OF DUNN, DANE COUNTY, WISCONSIN.

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN NAD83(2011), THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 14, T6N, R10E, MEASURED AS S00°15'59"W



FOUND PK NAIL AT THE EAST QUARTER CORNER OF SECTION 14, T6N, R10E, TOWN OF DUNN, DANE COUNTY, WISCONSIN. COUNTY COORDINATE SYSTEM (DANE). FOUND ALL TIES PER TIE SHEET DONE BY BRADLEY L. TISDALE, DATED 11/27/22. MEASURED COORDS. N: 449,851.26 (449,851.29) E: 852,281.61 (852,281.55)

FOUND 1" IRON PIPE AT THE MEANDER CORNER FOR THE SOUTHEAST CORNER OF SECTION 14, T6N, R10E, TOWN OF DUNN, DANE COUNTY, WISCONSIN. COUNTY COORDINATE SYSTEM (DANE). FOUND ALL TIES PER TIE SHEET DONE BY MARK KUPSCH, DATED 1/4/94, MEASURED COORDS. N: 447,943.29 E: 852,273.17

TOTAL PLATTED AREA = 154,710 SQ. FT. (3.552 ACRES)

LEGEND	
●	3/4" SOLID IRON REBAR W/CAP FOUND (UNLESS OTHERWISE NOTED)
●	1-1/4" SOLID IRON REBAR FOUND
⊙	1" IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
○	3/4" x 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
⊙	SECTION MONUMENT
()	INDICATES RECORDED AS
DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT	

NOTES:

- This survey was prepared without benefit of a title report for the subject tract or adjoiners and is therefore subject to any easements, agreements, restrictions and statement of facts revealed by examination of such documents.
- See sheet 2-4 for additional details.
- Lands within this Certified Survey Map are currently zoned RR-2 (Rural Residential Zoning District per Access Dane website)

C.S.M. NO. _____
 DOC. NO. _____
 VOL. _____ PAGE _____



SURVEYED FOR:
 Tim Kreff
 2447 County Hwy AB
 McFarland, WI 53598

SURVEYED BY:
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 5010 Voges Road
 Madison, WI 53718
 (608) 838-0444
 www.snyder-associates.com

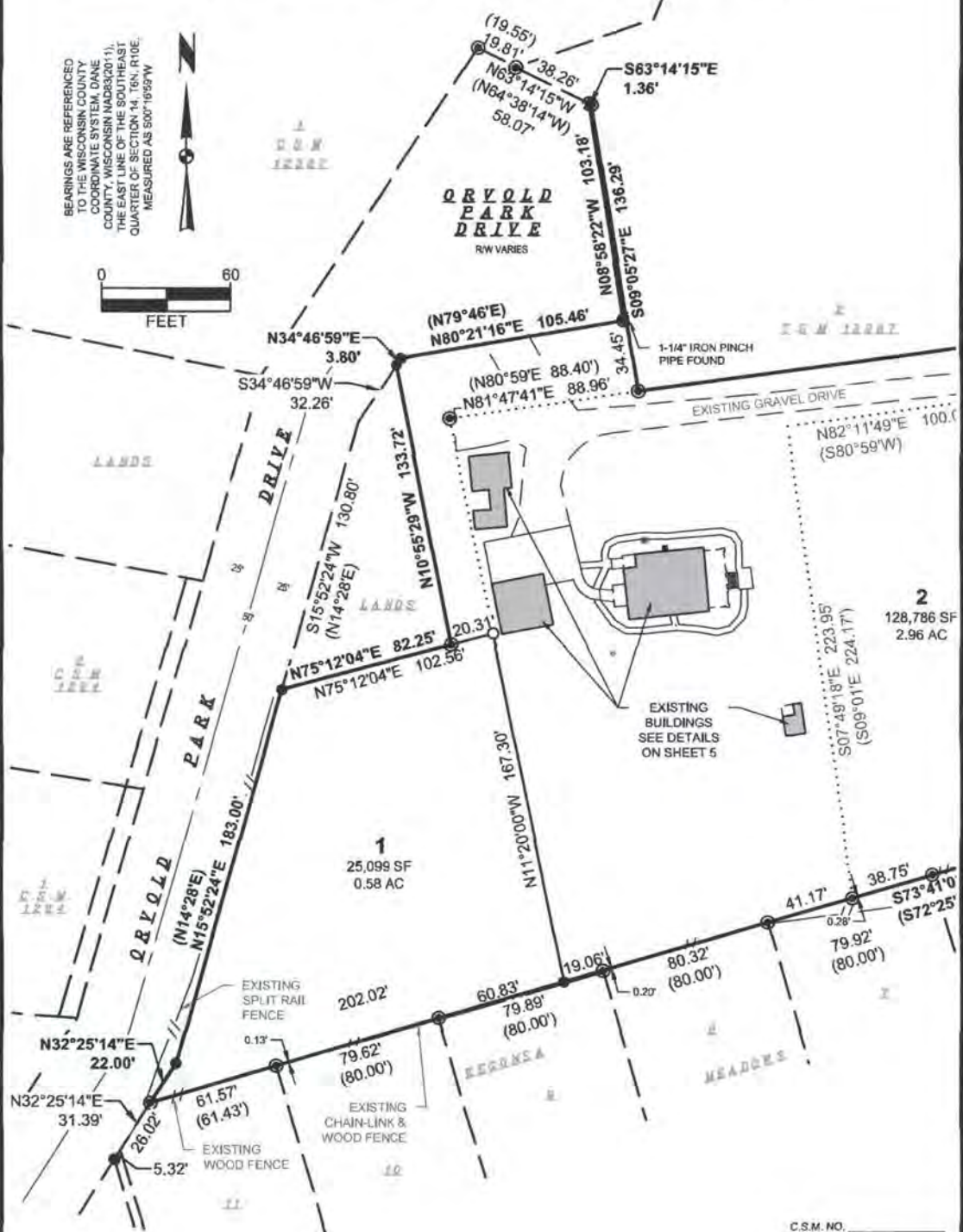
FN: 124.1238.30
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REV1
REV2
REV3

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BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE COUNTY, WISCONSIN) AND TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 14, TEN R10E, MEASURED AS S00°16'59"W



C.S.M. NO. _____
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SURVEYED FOR:
 Tim Kraft
 2447 County Hwy AB
 McFarland, WI 53558

SURVEYED BY:
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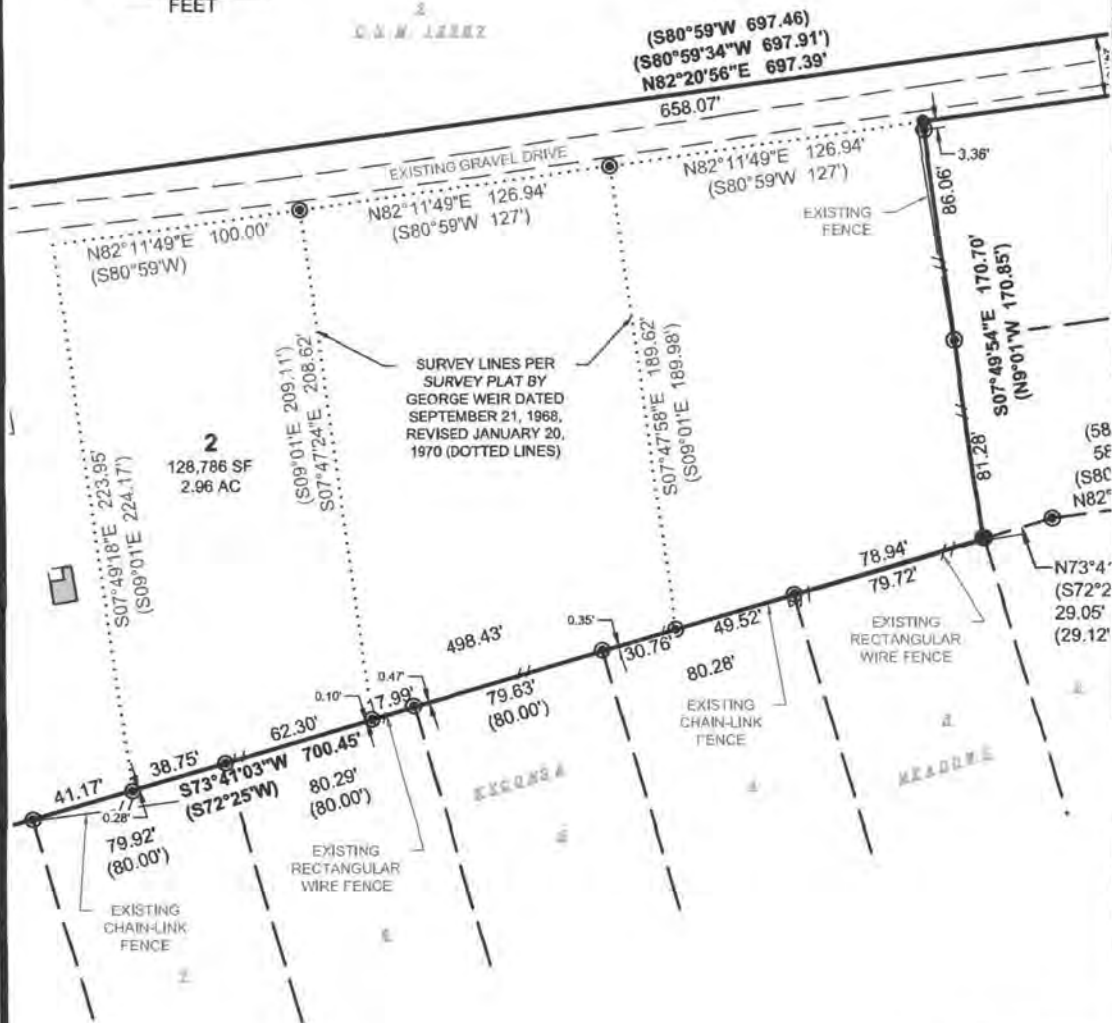
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BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN (NAD83/2011). THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 14, T8N, R10E, MEASURED AS S00°16'59"W



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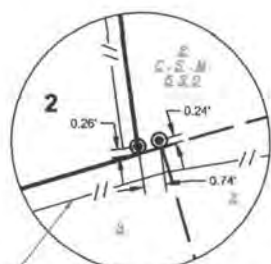
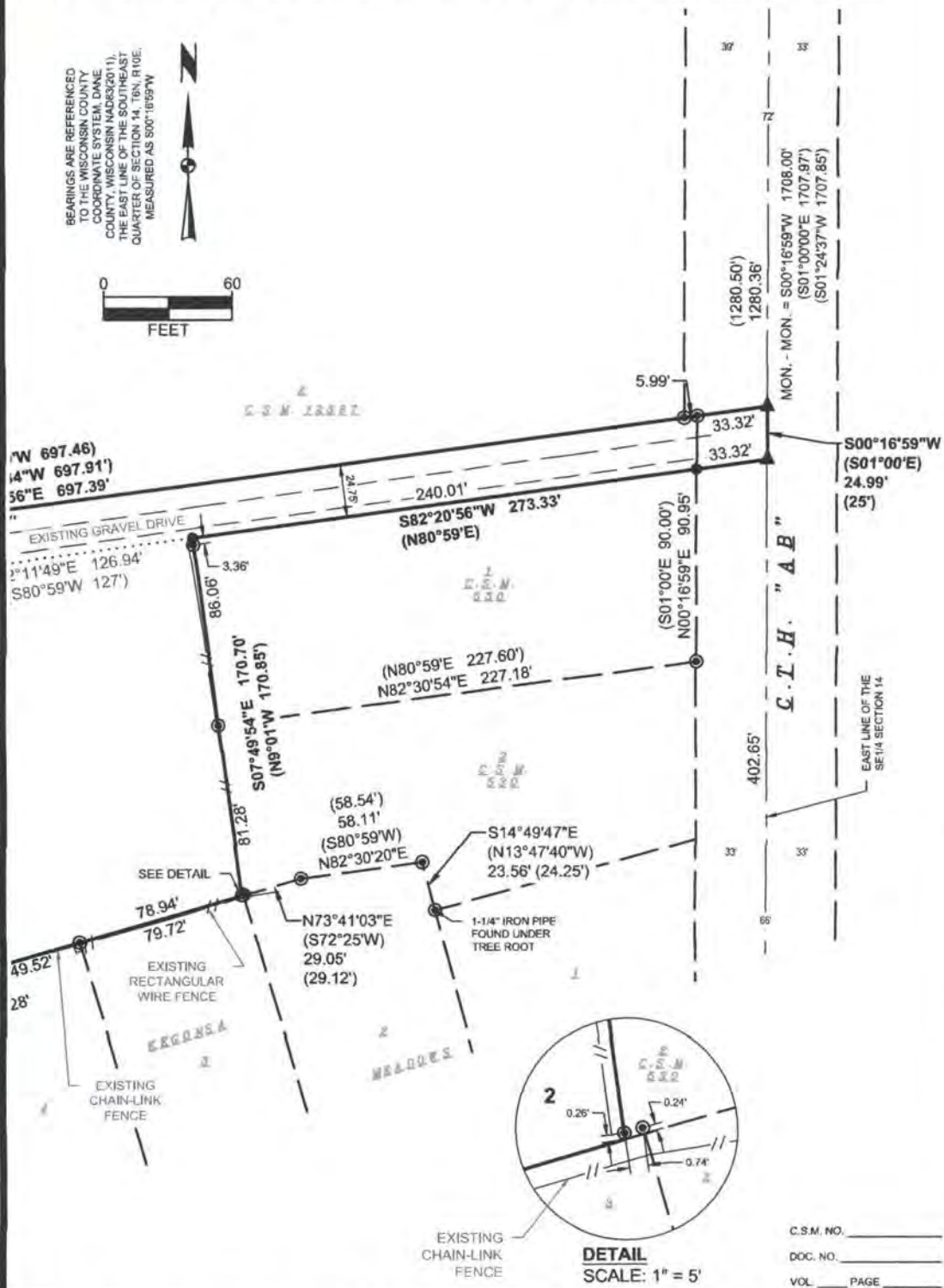
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BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN (NAD83/2011). THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 14, T8N, R10E, MEASURED AS S00°16'59"W.



DETAIL
SCALE: 1" = 5'

C.S.M. NO. _____
DOC. NO. _____
VOL. _____ PAGE _____



SURVEYED FOR:
Tim Kraft
2447 County Hwy AB
McFarland, WI 53558

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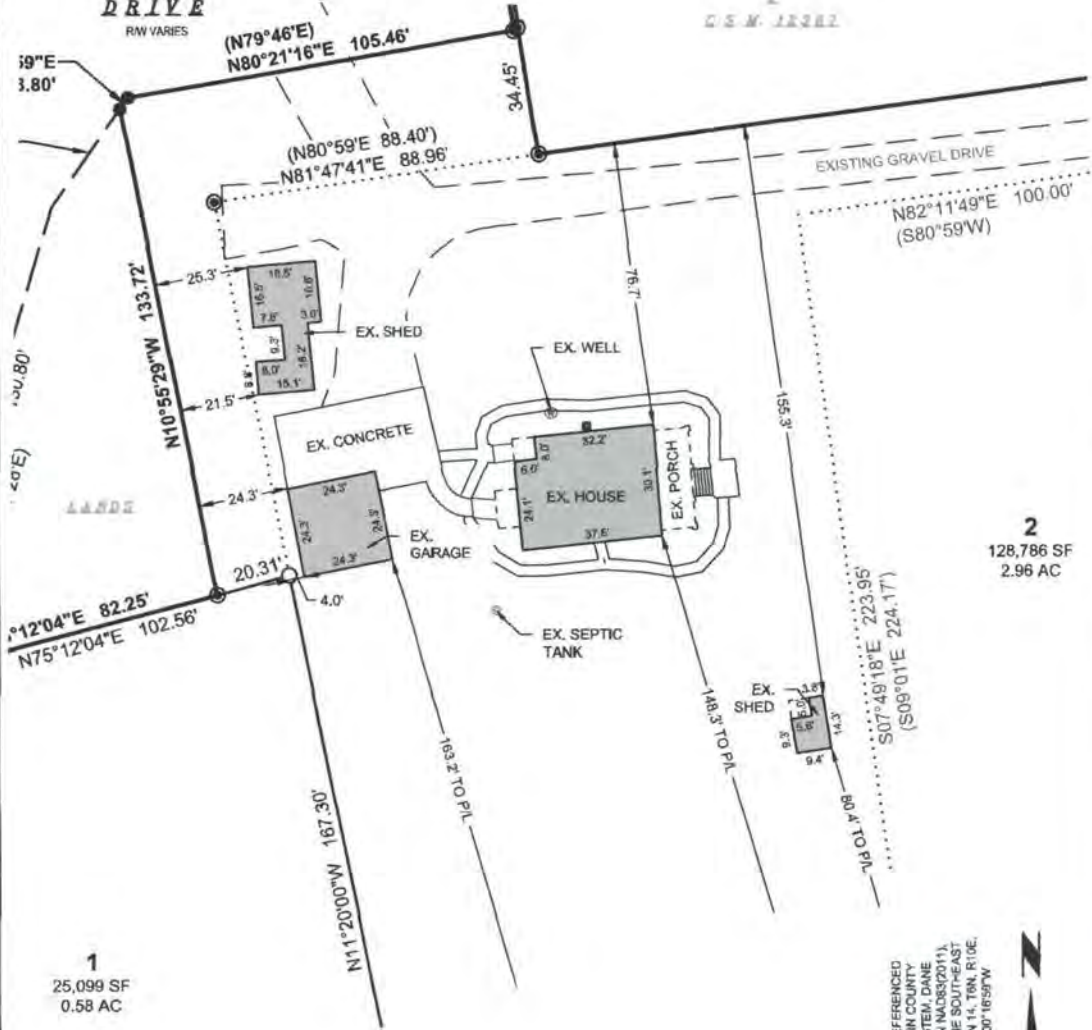
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**ORYOLD
PARK
DRIVE**
RW VARIES

C.S.M. 12282



1
25,099 SF
0.58 AC

2
128,786 SF
2.96 AC

BEARINGS ARE REFERENCED
TO THE WISCONSIN COUNTY
COORDINATE SYSTEM, DANE
COUNTY, WISCONSIN N4383(2011),
THE EAST LINE OF THE SOUTH-EAST
QUARTER OF SECTION 14, T9N, R10E,
MEASURED AS S00°16'59"W



C.S.M. NO. _____
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REV1 _____
REV2 _____
REV3 _____

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CERTIFIED SURVEY MAP No. _____

PART OF GOVERNMENT LOT 1, BEING FRACTIONAL OF THE EAST 1/2 OF THE SOUTHEAST 1/4, SECTION 14, TOWNSHIP 6 NORTH, RANGE 10 EAST, IN THE TOWN OF DUNN, DANE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

Tim J. Kreft & Sarah M. Rowe, 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 the map hereon. We further certify that this Certified Survey map is required by S236.34 to be submitted to the Town of Dunn for approval. Witness the hand and seal of said owner this _____ day of _____, 20__.

Tim J. Kreft & Sarah M. Rowe

By: _____ By: _____
Tim J. Kreft Sarah M. Rowe

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 20__, the above named Tim J. Kreft & Sarah M. Rowe to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My Commission expires: _____
Notary Public, State of Wisconsin

CONSENT OF MORTGAGEE

University of Wisconsin Credit Union, 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 surveying, dividing, mapping, and dedicating of the land described on this Certified Survey Map and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said University of Wisconsin Credit Union, has caused these presents to be signed by _____, its _____ (title), at _____, Wisconsin, on this ____ day of _____, 20__.

University of Wisconsin Credit Union

By: _____

State of Wisconsin)
)ss.
County of _____)

Personally came before me this ____ day of _____, 20__, _____ of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ of said banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.

My Commission expires: _____
Notary Public, State of Wisconsin

C.S.M. NO. _____
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SURVEYOR'S CERTIFICATE

I, Adam R. Gross, Professional Land Surveyor, hereby certify that in full compliance with the provisions of Chapter 236.34 of the Wisconsin Statutes, Chapter A-E7 of the WI Admin. Code and the subdivision regulations of Dane County and under the direction of Tim J. Krefl and Sarah M. Rowe, owners of said land, I have surveyed, divided and mapped this Certified Survey Map; that such Certified Survey Map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is more fully described as follows:

Part of Government Lot 1, being fractional of the East 1/2 of the Southeast 1/4 of Section 14, Township 6 North, Range 10 East, in the Town of Dunn, Dane County, Wisconsin, more fully described as follows:

Commencing at the East Quarter corner of said Section 14; thence S00°16'59"W along the easterly line of the Southeast Quarter of said Section 14, 1280.36' to the point of beginning; thence continuing along said easterly line S00°16'59"W, 24.99 feet; thence S82°20'56"W along the northerly line of Lot 1, Certified Survey Map Number 530, Dane County Registry, 273.33'; thence S07°49'54"E along the westerly line of said Certified Survey Map Number 530, 170.70' to the northwesterly line of the plat of Kegonsa Meadows, Dane County Registry; thence S73°41'03"W along said northwesterly line, 700.45' to the easterly right-of-way line of Orvold Park Drive; thence along said easterly right-of-way line, N32°25'14"E, 22.00'; thence continuing along said easterly right-of-way line, N15°52'24"E, 183.00'; thence N75°12'04"E, 82.25'; thence N10°55'29"W, 133.72' to the easterly right-of-way line of said Orvold Park Drive; thence along said easterly right-of-way line, N34°46'59"E, 3.80'; thence N80°21'16"E, along the southerly right-of-way line of said Orvold Park Drive, 105.46'; thence N08°58'22"W along the easterly right-of-way line of said Orvold Park Drive, 103.18'; thence S63°14'15"E, 1.36' to the westerly line of Lot 2, Certified Survey Map Number 12387, Dane County Registry; thence along said westerly line, S09°05'27"E, 136.29'; thence N82°20'56"E along the southerly line of said Lot 2, 697.39 feet to the East line of the Southeast Quarter of said Section 14 and the point of beginning. This description contains approximately 154,710 square feet or 3.552 acres.

Dated this _____ day of _____, 2024.

Signed:

Adam R. Gross, P.L.S. No. 3017
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
608-838-0444
agross@snyder-associates.com

TOWN OF DUNN APPROVAL CERTIFICATE:

Resolved that this Certified Survey Map is hereby acknowledged and approved by the Town of Dunn on this _____ day of _____, 2024.

By: _____ Date: _____
Cathy Hasslinger, Town Clerk/Treasurer

DANE COUNTY APPROVAL CERTIFICATE:

Approved for recording by the Dane County Zoning and Land Regulation Committee on this _____ day of _____, 2024.

By: _____ Date: _____
Authorized Representative

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2024, at _____ o'clock _____m, and recorded in Volume _____ of Certified Survey Maps on pages _____, as Doc. No. _____

Kristi Chlebowski, Dane County Register of Deeds

C.S.M. NO. _____
DOC. NO. _____
VOL. _____ PAGE _____



SURVEYED FOR:
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2447 County Hwy AB
McFarland, WI 53558

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REV2
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RR-2 to SFR-08

Part of Government Lot 1, being fractional of the East ½ of the Southeast 1/4 of Section 14, Township 6 North, Range 10 East, Town of Dunn, Dane County, Wisconsin, more fully described as follows:

Commencing at the East Quarter corner of said Section 14; thence S00° 16'59"W along the easterly line of the Southeast Quarter of said Section 14, 1305.35'; thence S82°20'56"W along the northerly line of Lot 1, Certified Survey Map Number 530, Dane County Registry, 273.33'; thence S07°49'54"E along the westerly line of said Certified Survey Map Number 530, 170.70' to the northwesterly line of the plat of Kegonsa Meadows, Dane County Registry; thence S73°41'03"W along said northwesterly line, 498.43', to the point of beginning; thence continuing along said northwesterly line, S73°41'03"11W, 202.02', to the easterly right-of-way line of Orvold Park Drive; thence along said easterly right-of-way line, N32°25'14"E, 22.00'; thence continuing along said easterly right-of-way line, N15°52'12"E, 183.00'; thence N75°12'10"E, 102.56'; thence S11 °20'00"E, 167 .30'to the point of beginning.

This description contains approximately 25,099 square feet or 0.58 acres.