

Dane County Rezone Petition

Application Date	Petition Number
06/08/2026	DCPREZ-2026-12312
Public Hearing Date	
08/25/2026	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME THE NATURE CONSERVANCY	PHONE (with Area Code) (863) 732-6961	AGENT NAME ADDISON KALISH	PHONE (with Area Code) (608) 831-5676
BILLING ADDRESS (Number & Street) 4245 N FAIRFAX DR STE 100		ADDRESS (Number & Street) 7365 DARLIN DRIVE	
(City, State, Zip) ARLINGTON, VA 22203		(City, State, Zip) Dane, WI 53529	
E-MAIL ADDRESS [REDACTED]		E-MAIL ADDRESS [REDACTED]	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
West of 9262 Moen Rd					
TOWNSHIP CROSS PLAINS	SECTION 19	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0707-191-9012-0		0707-191-9001-0		0707-191-8502-0	

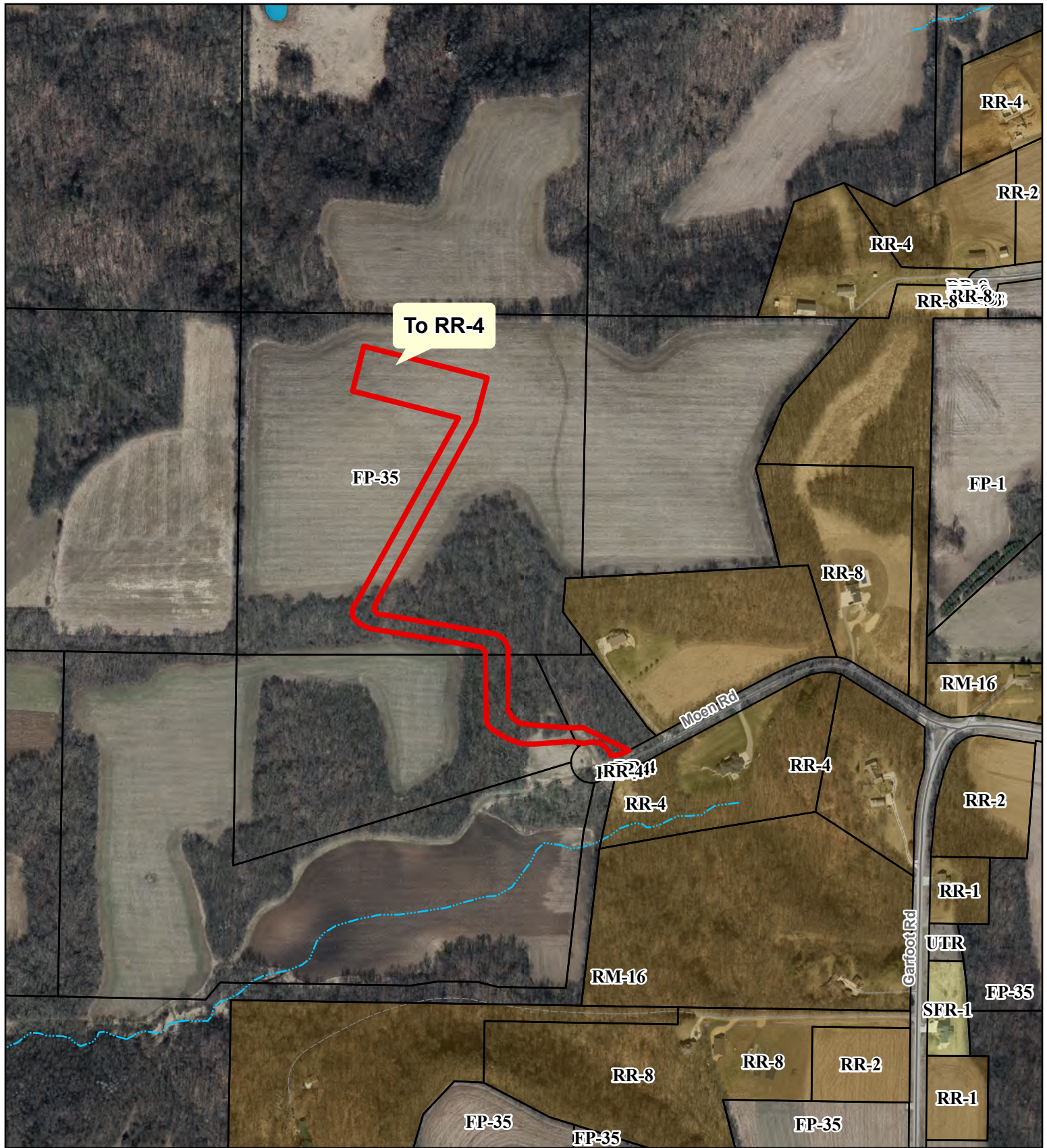
REASON FOR REZONE

CREATING ONE RESIDENTIAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-4 Rural Residential District	5.25

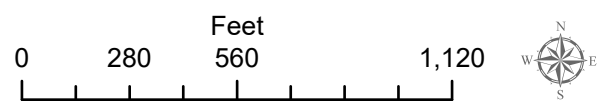
C.S.M REQUIRED? ☒ Yes ☐ No Applicant Initials _____	PLAT REQUIRED? ☐ Yes ☒ No Applicant Initials _____	DEED RESTRICTION REQUIRED? ☐ Yes ☒ No Applicant Initials _____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: THE LONG DRIVEWAY IS LIKELY TO REQUIRE A STORMWATER MANAGEMENT PERMIT FROM DANE CO. LAND AND WATER RESOURCES.



- Proposed Zoning
- Municipal Boundary
- Tax Parcel
- Zoning District**
- Residential
- Rural Residential and Rural Mixed Use
- Special Use
- Farmland Preservation

PETITION 12312
THE NATURE CONSERVANCY





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:	The Nature Conservancy a District of Columbia nonprofit corporation	Agent Name:	Addison Kalish (under accepted offer to purchase)
Address (Number & Street):	4245 N Fairfax Dr, Suite 100	Address (Number & Street):	7365 Darlin Drive
Address (City, State, Zip):	Arlington, VA 22203	Address (City, State, Zip):	Dane, WI 53529
Email Address:	[REDACTED]	Email Address:	[REDACTED]
Phone#:	DIRECT 863.732.6961 MAIN 703.841.5300	Phone#:	608-831-5676

PROPERTY INFORMATION

Township:	T07NR07E	Parcel Number(s):	020/0707-191-9012-0, 020/0707-191-9001-0 020/0707-191-9502-0 020/0707-191-8502-0
Section:	19	Property Address or Location:	NW Corner at End of Moen Rd, Town of Cross Plains

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 ☐ No ☒

Rezone approximately 5.25 acres from FP-35 (General Farmland Preservation) to RR-4 (Rural Residential), record a 1-lot CSM and then build a home. The Agent will become the landowner of approximately 60 acres +/- remainder parcel will remain FP-35 (General Farmland Preservation). Driveway access to the home site from Moen Road will be built on the 5.25 acre lot and within the Town of Cross Plains Moen Road right of way with Townships approval.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-4	5.25

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.

☒ Scaled drawing of proposed property boundaries	☒ Legal description of zoning boundaries	☐ Information for commercial development (if applicable)	☒ Pre-application consultation with town and department staff	☒ 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 Janine Russ
THE NATURE CONSERVANCY, a District of Columbia nonprofit corporation
By: Janine Russ, Senior Dispositions Manager

Date May 19, 2026

FARMLAND PRESERVATION DENSITY STUDY

Note: Density policies vary by town. Farmstead ownership is based on the date farmland preservation zoning. This report is based on the best property information available to staff. Please contact staff with questions at (608) 266-4266. Learn about density studies at <https://danecountyplanning.com/Permits-Applications/Density-Study>

Applicant: Robert Talarczyk

Accela ID: 2026-0004

Density Study Date: 1/12/2026

Town: Cross Plains

Section(s): 19

Farmstead Owner: Moen, Norton

Farmland Preservation Enacted: 12/25/1981

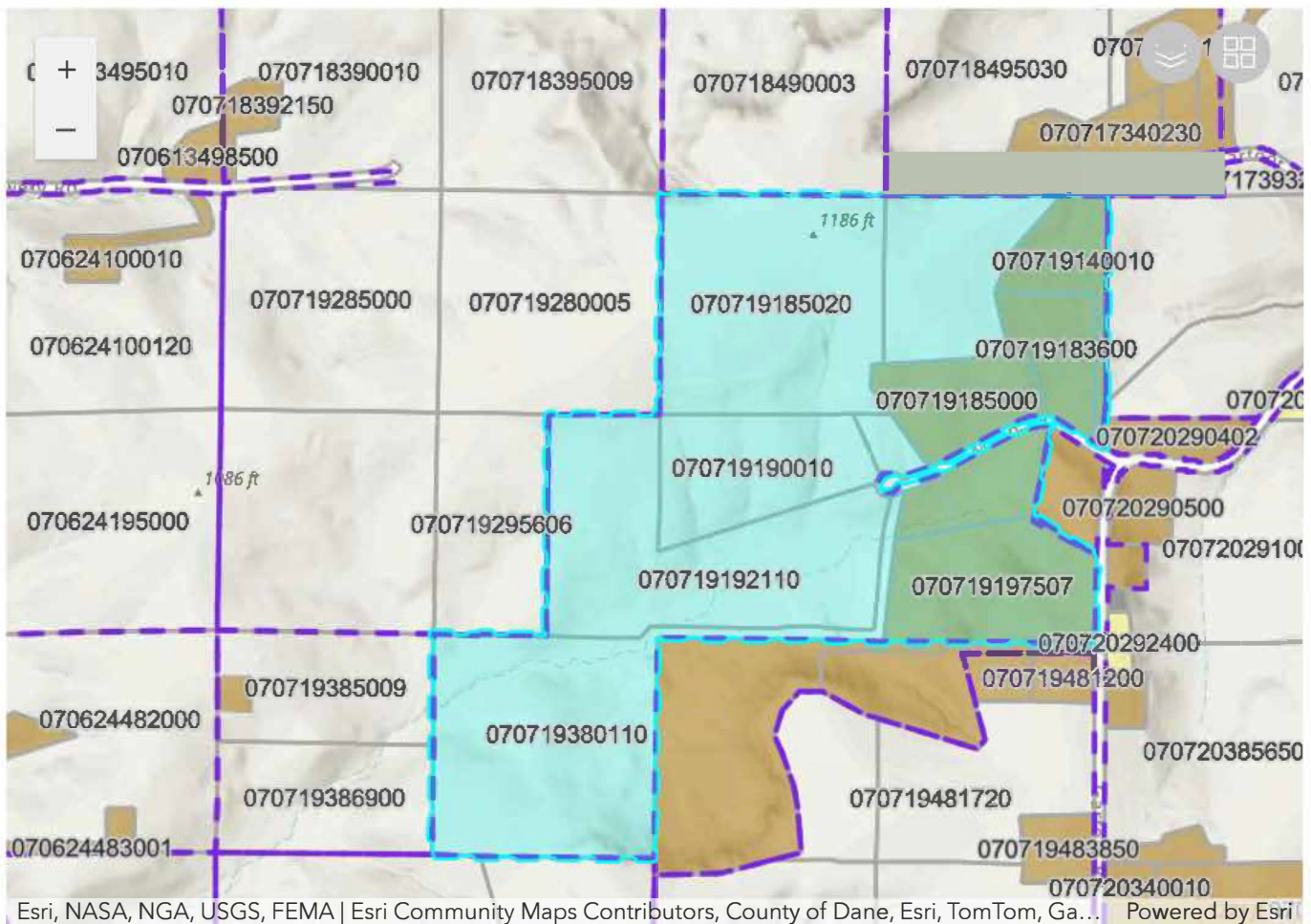
Density Factor: 1:35acres

Farmstead Acres: 215.58

Available Density Unit(s): 2

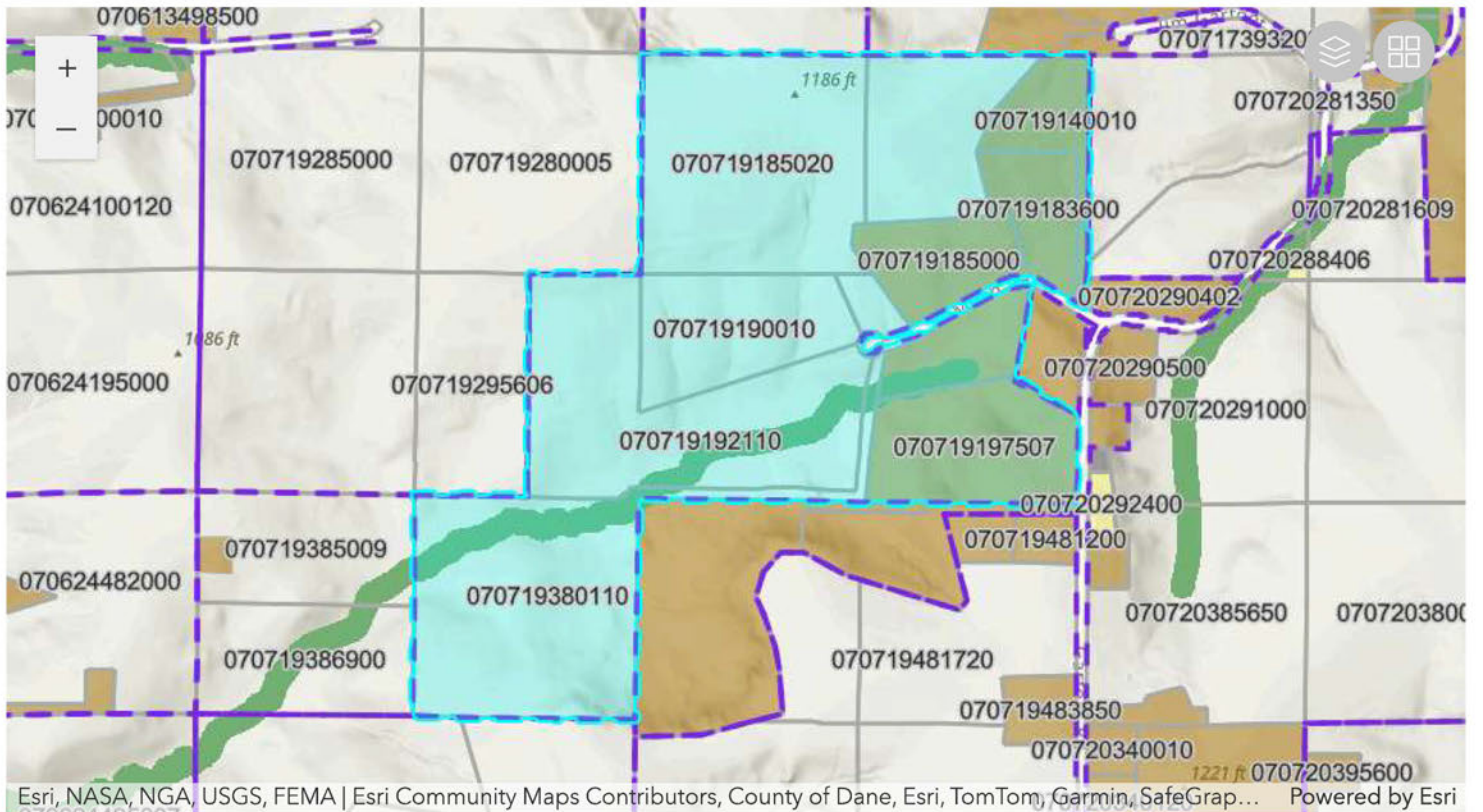
Original Splits: 6.16

Justification: Two farm homes existed on the Moen property as of 12/26/81. Separation of such homes does not count as a split. Four new lots have been created, leaving 2 splits remaining for K. Mead (formally Alexander and Esser Pine Hill Trust, each with 1 unit).



FARMLAND PRESERVATION DENSITY STUDY

Applicant: Robert Talarczyk



Parcel Number	Acres	Owner	CSM
070719190010	17.81	KATHERINE A MEAD	
070719192110	40.53	KATHERINE A MEAD	
070719140010	9.04	MIKE AUSTIN & DIANE AUSTIN	16698
070719160110	7.92	Current Owner	16177
070719180030	17.7	KATHERINE A MEAD	
070719183600	8.12	Current Owner	12697
070719185000	10.19	ZACHARY R VAN GORDEN & AMANDA M VAN GORDEN	14076
070719185020	39.89	KATHERINE A MEAD	
070719190120	2.23	KATHERINE A MEAD	
070719197507	19.1	KRUEGER REV LIVING TR, KARL R & BEVERLY A	04177
070719380110	43.86	KATHERINE A MEAD	

DANE COUNTY
CERTIFIED SURVEY MAP #

A part of: the SE 1/4 of the NE 1/4, the SW 1/4 of the NE 1/4 and the NW 1/4 of the NE 1/4; all of Section 19, T.7N., R.7E., Town of Cross Plains, Dane County, Wisconsin.

C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____

DRAFT

CURVE DATA TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	192.01'	24°15'24"	81.29'	S73°56'57"W - 80.68'
C2	192.01'	05°11'39"	17.41'	S64°25'04"W - 17.40'
C3	192.01'	19°03'45"	63.88'	S76°32'46"W - 63.59'
C4	60.00'	87°14'51"	91.37'	N80°54'48"W - 82.79'
C5	17.00'	33°41'04"	9.99'	N80°10'02"W - 9.85'
C6	113.00'	58°38'21"	115.65'	N67°41'24"W - 110.67'
C7	113.00'	38°28'40"	75.89'	N19°07'54"W - 74.47'
C8	17.00'	80°08'15"	23.78'	N39°57'42"W - 21.89'
C9	113.00'	108°54'39"	214.80'	N25°34'29"W - 183.89'
C10	47.00'	108°54'39"	89.34'	S25°34'29"E - 76.48'
C11	83.00'	80°08'15"	116.09'	S39°57'42"E - 106.86'
C12	47.00'	38°28'40"	31.56'	S19°07'54"E - 30.97'
C13	47.00'	58°38'21"	48.10'	S67°41'24"E - 46.03'
C14	83.00'	33°41'04"	48.80'	S80°10'02"E - 48.10'
C15	60.00'	48°51'07"	51.16'	S31°02'13"W - 49.62'

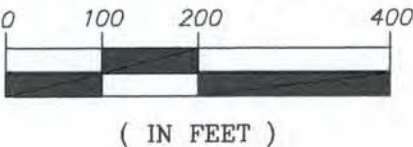
COURSE DATA TABLE

#	COURSE
L1	S61°49'15"W - 111.63'
L2	N63°19'30"W - 47.52'
L3	S82°59'26"W - 125.37'
L4	N38°22'14"W - 69.04'
L5	N00°06'26"E - 240.23'
L6	N14°07'26"E - 177.61'
L7	S14°07'26"W - 177.61'
L8	S00°06'26"W, 240.23'
L9	S38°22'14"E - 69.04'
L10	N82°59'26"E - 125.37'
L11	S63°19'30"E - 175.06'

LEGEND

- Found 3/4" Iron Rebar
- Set 3/4" by 24" Iron Rebar Weighing 1.5 lbs./ft.
- (115.25') Record Data (if different)
- Boundary Line
- Deed/Survey Line of Record
- R/W Line
- Sectional Subdivision Line
- Centerline
- - - Existing Easement Line

GRAPHIC SCALE



NE Cor.
Sec. 19-7-7
Fd. 1" Iron Pipe.
Dane Co. Coords.
N=483,245.34
E=736,696.10

Notes:

1. Date of field survey: May 11, 2026.
2. This is a partial retracement survey of Parcel 3 of Plat of Survey 2026-00177 on file with the Dane County Surveyor's Office.
3. Refer to Building Site Information contained in the Dane County Soil Survey.

DRAFT



Owner/Subdivider:
Addison Kalish
7365 Darlin Drive
Dane, WI 53529

QUAM ENGINEERING, LLC

4604 SIGGLEKOW ROAD - SUITE A McFARLAND, WI 53558
608-838-7750 www.quamengineering.com
Project # KM-06-26

DANE COUNTY
CERTIFIED SURVEY MAP #

*A part of: the SE 1/4 of the NE 1/4, the SW 1/4 of the NE 1/4 and the NW 1/4 of the NE 1/4;
all of Section 19, T.7N., R.7E., Town of Cross Plains, Dane County, Wisconsin.*

SURVEYOR'S CERTIFICATE:

I, Matthew E. Hoglund, Professional Land Surveyor, do hereby certify to the best of my knowledge and belief that I have surveyed, divided, and mapped the following Certified Survey, being a part of: the Southeast 1/4 of the Northeast 1/4, the Southwest 1/4 of the Northeast 1/4 and the Northwest 1/4 of the Northeast 1/4; all of Section 19, Township 7 North, Range 7 East, Town of Cross Plains, Dane County, Wisconsin, being more particularly described as follows:

COMMENCING the Northeast corner of said Section 19; thence, along the East line of said Northeast one-quarter, South 01°03'31" West, 1630.48 feet; thence North 88°56'29" West, 1036.37 feet to the most Southerly corner of Lot 1 of Certified Survey Map (CSM) No. 14076, recorded as Document No. 5184715, lying on the Northerly right-of-way line of Moen Road;

thence, along said Northerly right-of-way line, South 61°49'15" West, 111.63 feet to the beginning of a tangent curve, being concave Northerly, having a radius of 192.01 feet and a chord which bears South 64°25'04" West, 17.40 feet;

thence, continuing along said Northerly right-of-way line, Westerly, 17.41 feet along the arc of said curve through a central angle of 05°11'39" to the **POINT OF BEGINNING**;

thence, continuing along said right-of-way line and said curve, Westerly, 63.88 feet along the arc of said curve, whose chord which bears South 76°32'46" West, 63.59, through a central angle of 19°03'45" to a Point of Cusp with a non-tangent curve, being concave Southerly, having a radius of 66.00 feet and a chord which bears North 80°54'48" West, 82.79 feet;

thence, continuing along said Northerly right-of-way line and the Northerly line of CSM No. 9407, recorded as Document No. 3144690, Westerly, 91.37 feet along the arc of said curve through a central angle of 87°14'51";

thence, leaving said Northerly right-of-way line, North 63°19'30" West, 47.52 feet to the beginning of a tangent curve, being concave Southerly, having a radius of 17.00 feet and a chord which bears North 80°10'02" West, 9.85 feet;

thence Westerly, 9.99 feet along the arc of said curve through a central angle of 33°41'04" to the Point of Tangency thereof;

thence South 82°59'26" West, 125.37 feet to the beginning of a tangent curve, being concave Northeasterly, having a radius of 113.00 feet and a chord which bears North 67°41'24" West, 110.67 feet;

thence Northwesterly, 115.65 feet along the arc of said curve through a central angle of 58°38'21" to the Point of Tangency thereof;

thence, North 38°22'14" West, 69.04 feet to the beginning of a tangent curve, being concave Northeasterly, having a radius of 113.00 feet and a chord which bears North 19°07'54" West, 74.47 feet;

thence Northwesterly, 75.89 feet along the arc of said curve through a central angle of 38°28'40" to the Point of Tangency thereof;

thence North 00°06'26" East, 240.23 feet to the beginning of a tangent curve, being concave Southwesterly, having a radius of 17.00 feet and a chord which bears North 39°57'42" West, 21.89 feet;

thence Northwesterly, 23.78 feet along the arc of said curve through a central angle of 80°08'15" to the Point of Tangency thereof;

thence, North 80°01'49" West, 409.92 feet to the beginning of a tangent curve, being concave Northeasterly, having a radius of 113.00 feet and a chord which bears North 25°34'29" West, 183.89 feet;

thence Northwesterly, 214.80 feet along the arc of said curve through a central angle of 108°54'39" to the Point of Tangency thereof;

thence, North 28°52'50" East, 787.66 feet;

thence, North 75°52'34" West, 422.25 feet;

thence, North 14°07'26" East, 177.61 feet;

thence, South 75°52'34" East, 490.50 feet;

thence, South 14°07'26" West, 177.61 feet;

thence, South 28°52'50" West, 805.04 feet to the beginning of a tangent curve, being concave Northeasterly, having a radius of 47.00 feet and a chord which bears South 25°34'29" East, 76.48 feet;

thence Southeasterly, 89.34 feet along the arc of said curve through a central angle of 108°54'39" to the Point of Tangency thereof;

thence, South 80°01'49" East, 409.92 feet to the beginning of a tangent curve, being concave Southwesterly, having a radius of 83.00 feet and a chord which bears South 39°57'42" East, 106.86 feet;

thence Southeasterly, 116.09 feet along the arc of said curve through a central angle of 80°08'15" to the Point of Tangency thereof;

thence South 00°06'26" West, 240.23 feet to the beginning of a tangent curve, being concave Northeasterly, having a radius of 47.00 feet and a chord which bears South 19°07'54" East, 30.97 feet;

thence Southeasterly, 31.56 feet along the arc of said curve through a central angle of 38°28'40" to the Point of Tangency thereof;

(CONTINUED ON SHEET 3)



Drawn By: MEH
Project # KM-06-26

DANE COUNTY CERTIFIED SURVEY MAP

*A part of: the SE 1/4 of the NE 1/4, the SW 1/4 of the NE 1/4 and the NW 1/4 of the NE 1/4;
all of Section 19, T.7N., R.7E., Town of Cross Plains, Dane County, Wisconsin.*

SURVEYOR'S CERTIFICATE:

(CONTINUED FROM SHEET 2)

thence, South 38°22'14" East, 69.04 feet to the beginning of a tangent curve, being concave Northeasterly, having a radius of 47.00 feet and a chord which bears South 67°41'24" East, 46.03 feet;

thence Southeasterly, 48.10 feet along the arc of said curve through a central angle of 58°38'21" to the Point of Tangency thereof;

thence, North 82°59'26" East, 125.37 feet to the beginning of a tangent curve, being concave Southerly, having a radius of 83.00 feet and a chord which bears South 80°10'02" East, 48.10 feet;

thence Easterly, 48.80 feet along the arc of said curve through a central angle of 33°41'04" to the Point of Tangency thereof;

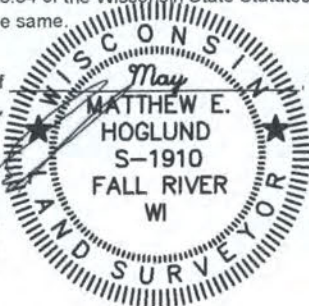
thence, South 63°19'30" East, 175.06 feet to the POINT OF BEGINNING.

Said parcel contains 228,485 square feet or 5.2453 acres, more or less, and is subject to all easements and agreements, if any, of record and/or fact.

I further certify, to the best of my knowledge and belief, that this map is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made; that I have made such survey, land division, and map by the direction of Addison Kalish, the owner of said land; that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the Land Division Ordinance of Dane County and the Town of Cross Plains in surveying, dividing, and mapping the same.

Dated this 15th day of May, 2026.

Quam Engineering, LLC
By: Matthew E. Heglund
P.L.S. S-1910



OWNER'S CERTIFICATE:

I, Addison Kalish, as owner, do 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 Land Regulation Committee for approval.

We further certify that this map is required by s.236.10 or s.236.12 and Sec. 75.17(1)(a), Dane County Code of Ordinances to be submitted to the following for approval or objection:

Dane County
Town of Cross Plains

IN WITNESS WHEREOF, the owner, has caused these presents to be signed at

_____, Wisconsin, on this _____, day of _____, 20__.

In the presence of: _____
Addison Kalish

STATE OF WISCONSIN)
COUNTY DANE) SS

Personally came before me this ____ day of _____, 20__, Addison Kalish, to me known to be the persons who executed the foregoing instrument and acknowledge the same.

(Notary Seal) _____ Notary Public, _____, Wisconsin

My commission expires _____.

C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____

Drawn By: _____
Project # KM-06-26

**DANE COUNTY
CERTIFIED SURVEY MAP # _____**

***A part of the SW, NW, NE, SE 1/4 of the NE 1/4 of Section 19,
T.7N., R.7E., Town of Cross Plains, Dane County, Wisconsin.***

CONSENT OF CORPORATE MORTGAGEE:

_____, a bank duly organized and existing under and by virtue of the laws of the State of Wisconsin, as mortgagee of the above-described land, does hereby consent to the surveying, dividing, mapping, and dedication of the land described on this Certified Survey Map, and does hereby consent to the above certificate of Addison Kalish, owner.

IN WITNESS WHEREOF, the said _____ has caused these presents to be signed by its authorized representative listed below at _____, Wisconsin on the ____ day of _____, 20__.

By: _____
(Print Name)

Print Title: _____

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this ____ day of _____, 20__, _____, its _____ of the above named corporation, to me known to be the person(s) who executed the foregoing instrument, and to me known to be such authorized representative of said corporation, and acknowledged that _____ executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

(Notary Seal) _____ Notary Public, _____, Wisconsin

My commission expires _____.

TOWN OF CROSS PLAINS BOARD CERTIFICATE:

Resolved, that this Certified Survey Map is hereby approved by the Town Board of the Town of Cross Plains.

Dated this ____ day of _____, 20__.

(Print Name)

Town Clerk

DANE COUNTY PLANNING AGENCY APPROVAL:

This Certified Survey Map is hereby approved by the Dane County Zoning and Land

Regulation Committee this ____ day of _____, 20__.

Daniel Everson, Authorized Representative



REGISTER OF DEEDS CERTIFICATE:

Received for recording this ____ day of _____, 20__, at _____ o'clock __M. and

recorded in Volume ____ of Certified Survey Maps on Pages _____

as Document No. _____.

Kristi Chlebowski, Dane County Register of Deeds

C.S.M. No. _____

Doc. No. _____

Vol. ____ Page ____

PLAT OF SURVEY

Part of the Northeast 1/4 of the Southwest 1/4, the Southeast 1/4 of the Northwest 1/4, and the Southwest, Northwest, Northeast and Southeast 1/4s of the Northeast 1/4 of Section 19, Town 7 North, Range 7 East, Town of Cross Plains, Dane County, Wisconsin

PARCEL 1

That part of the Northeast 1/4 of the Southwest 1/4, the Southeast 1/4 of the Northwest 1/4, and the Southwest and Southeast 1/4s of the Northeast 1/4 of Section 19, Town 7 North, Range 7 East, Town of Cross Plains, Dane County, Wisconsin, bounded and described as follows: Commencing at the West 1/4 corner of said Section 19; thence S89°12'15"E (recorded as N89°44'15"E), 1303.41' to the Northwest corner of the Northeast 1/4 of the Southwest 1/4 of Section 19 and the point of beginning; thence S89°12'15"E (recorded as N89°44'15"E) along the North line of the Southwest 1/4 of Section 19, 1216.52'; thence N39°42'51"E, 86.15' (recorded as N38°32'E, 86.00'); thence S89°10'29"E, 735.50' (recorded as N89°46'E, 735.46'); thence N81°23'10"E, 109.76' (recorded as N80°21'E, 110.00'); thence S89°10'29"E (recorded as N89°46'E), 150.00'; thence S76°11'04"E, 80.08' (recorded as S77°14'E, 80.00'); thence S89°10'29"E, 262.11' (recorded as N89°46'E, 262.16'); thence N06°18'47"E, 584.13' (recorded as N05°51'52"E, 584.77'); thence N12°53'40"E, 207.17' (recorded as N11°45'45"E, 206.02') to the Southerly right of way line of Moen Road; thence Northeastly, 70.31' along said right of way line and the arc of a curve to the left whose radius is 60.00' and whose chord bears N63°01'00"E, 66.36'; thence Northeastly, 22.04' along said right of way line and the arc of a curve to the left whose radius is 258.01' and whose chord bears N83°37'49"E, 22.03'; thence S12°47'18"W, 298.89' (recorded as S11°45'45"W and S12°47'26"W, 298.71'); thence S06°18'47"W, 595.09' (recorded as S06°44'58"W, 594.94' and S05°15'52"W, 594.90') to the South line of the Northeast 1/4 of Section 19; thence N89°10'29"W, 1346.81' (recorded as N88°46'W and S89°46'W, 1346.75') to the center of Section 19; thence S00°48'13"W, 1328.57' (recorded as S01°05'47"W and S00°15'21"E, 1328.53') to the Southeast corner of the Northeast 1/4 of the Southwest 1/4 of Section 19; thence N88°45'00"W, 1319.29' (recorded as N89°48'27"W, 1319.38') to the Southwest corner of the Northeast 1/4 of the Southwest 1/4 of Section 19; thence N00°49'55"E, 1318.11' (recorded as N00°13'26"W, 1318.05') to the point of beginning; subject to any and all easements of record.

PARCEL 2

That part of the Southeast 1/4 of the Northwest 1/4, and the Southwest and Southeast 1/4s of the Northeast 1/4 of Section 19, Town 7 North, Range 7 East, Town of Cross Plains, Dane County, Wisconsin, bounded and described as follows: Commencing at the North 1/4 corner of said Section 19; thence S00°50'13"W (recorded as S00°13'14"E), 1320.11' to the Northeast corner of the East 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 19 and the point of beginning; thence S00°50'13"W (recorded as S00°13'14"E) along the East line of the Northwest 1/4 of Section 19, 803.26'; thence N74°06'18"E, 1390.12' (recorded as N73°02'E, 1390.18') to the Westerly right of way line of Moen Road; thence Southeastly, 94.27' along said right of way line and the arc of a curve to the left whose radius is 60.00' and whose chord bears S38°24'00"E, 84.87'; thence S12°53'40"W, 206.02' (recorded as S11°45'45"W, 206.02'); thence S06°18'47"W, 584.13' (recorded as S05°51'52"W, 584.77'); thence N89°10'29"W, 262.11' (recorded as S89°46'W, 262.16'); thence N76°11'04"W, 80.08' (recorded as N77°14"W, 80.00'); thence N89°10'29"W (recorded as S89°46'W), 150.00'; thence S81°23'10"W, 109.76' (recorded as S80°21'W, 110.00'); thence N89°10'29"W, 735.50' (recorded as S89°46'W, 735.46'); thence S39°42'51"W, 86.15' (recorded as S38°32'W, 86.00') to the South line of the Northwest 1/4 of Section 19; thence N89°12'15"W, 557.24' (recorded as S89°44'15"W, 557.26') to the Southwest corner of the East 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 19; thence N00°49'55"E, 1320.33' (recorded as N00°13'32"W, 1320.21') to the Northwest corner of the East 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 19; thence S89°11'06"E, 659.40' (recorded as N89°45'27"E, 659.41') to the point of beginning; subject to any and all easements of record.

PARCEL 3

That part of the Southwest, Northwest, Northeast and Southeast 1/4s of the Northeast 1/4 of Section 19, Town 7 North, Range 7 East, Town of Cross Plains, Dane County, Wisconsin, bounded and described as follows: Beginning at the North 1/4 corner of said Section 19; thence S89°25'10"E along the North line of Section 19, 1999.41'; thence S16°35'42"W (recorded as S16°10'07"W), 15.11'; thence N89°19'15"E (recorded as N88°56'36"E), 367.61'; thence S41°13'52"W, 432.85' (recorded as S40°09'45"W, 432.87'); thence S22°49'22"W (recorded as S21°46'32"W), 273.15'; thence S13°54'53"E, 389.49' (recorded as S15°00'17"E, 389.75'); thence S86°46'54"W, 827.66' (recorded as S85°42'44"W, 827.83'); thence S04°12'22"W (recorded as S03°20'36"W), 129.85'; thence S36°15'08"E, 580.02' (recorded as S37°18'50"E, 580.05'); thence S63°30'59"E, 19.12' (recorded as S64°36'58"E, 19.11') to the Northerly right of way line of Moen Road; thence N61°49'15"E (recorded as N60°45'44"E) along said right of way line, 80.91'; thence S28°10'45"E (recorded as S29°14'16"E), 33.00' to the centerline of Moen Road; thence S61°49'15"W (recorded as S60°45'44"W) along said centerline, 45.69'; thence S13°49'00"E (recorded as S14°56'14"E), 34.06' to the Southerly right of way line of Moen Road; thence S61°49'15"W (recorded as S61°48'18"W and S60°45'44"W) along said right of way line, 138.40'; thence Southwestly, 109.23' along said right of way line and the arc of a curve to the right whose radius is 258.01' and whose chord bears S73°56'57"W, 108.42'; thence N03°55'21"W (recorded as N04°58'38"W), 66.00' to the Northerly right of way line of Moen Road; thence Southwestly, 142.52' along said right of way line and the arc of a curve to the left whose radius is 60.00' and whose chord bears S74°39'39"W, 111.30'; thence S74°06'18"W, 1390.12' (recorded as S73°02'W, 1390.18') to the West line of the Northeast 1/4 of Section 19; thence N00°50'13"E (recorded as N00°13'14"W), 2123.37' to the point of beginning; subject to a public road right of way for Moen Road and to any and all easements of record.

I hereby certify that this survey complies with Chapter A-E 7 of the Wisconsin Administrative Code, that I have surveyed, monumented, and mapped the lands described hereon, and that this map is a correct representation thereof in accordance with the information provided.

January 13, 2026

Robert A. Talarczyk
Robert A. Talarczyk, P.L.S.



200 0 200
SCALE: 1" = 200'

PREPARED FOR:
The Nature Conservancy
c/o Janine Russ
Senior Dispositions Manager, Trade Lands
4245 N. Fairfax Dr., Suite 100
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JOB NO. 25303
POINTS 25303
DRWG. 25303_1
DRAWN BY MST

PARCEL 1
43.63 ACRES

CORNER LOCATION AS ESTABLISHED
BY CLEW L. NORTHRUP AND
PERPETUATED BY ROSS A. MICHAELS

PARCEL 2
39.56 ACRES

PARCEL 3
77.68 ACRES

ADDISON
KALISH
608-445-9961

LINE	BEARING	DISTANCE
L1	S63°30'59"E (S64°36'58"E)	19.12' (19.11')
L2	N61°49'15"E (N60°45'44"E)	80.91' (80.91')
L3	S28°10'45"E (S29°14'16"E)	33.00' (33.00')
L4	S61°49'15"W (S60°45'44"W)	45.69' (45.69')
L5	S13°49'00"E (S14°56'14"E)	34.06' (34.06')
L6	S61°49'15"W (S61°48'18"W)	138.40' (138.40')
L7	N03°55'21"W (N04°58'38"W)	66.00' (66.00')

CURVE	RADIUS	ARC	DELTA	CHORD	CH. BEARING
C1	60.00'	70.31'	67°08'40"	66.36'	N63°01'00"E
C2	258.01'	22.04'	4°53'40"	22.03'	N83°37'49"E
C3	60.00'	94.27'	90°01'20"	84.87'	S38°24'00"E
C4	258.01'	109.23'	24°15'24"	108.42'	S73°56'57"W
C5	60.00'	142.52'	136°05'58"	111.30'	S74°39'39"W

NOTES:

1.) Bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone, NAD83 (2011), in which the North line of the Northeast 1/4 of Section 19 bears S89°25'10"E.

2.) Recorded data, when different than measured, is shown in parenthesis.

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