

Dane County Rezone Petition

Application Date	Petition Number
02/18/2026	DCPREZ-2026-12260
Public Hearing Date	
05/05/2026	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME PREMIER COOPERATIVE (C/O MATT SEVERSON)	PHONE (with Area Code) (608) 575-8146	AGENT NAME EDGE CONSULTING	PHONE (with Area Code) (608) 644-1449
BILLING ADDRESS (Number & Street) 501 W MAIN ST		ADDRESS (Number & Street) 624 WATER ST	
(City, State, Zip) MT HOREB, WI 53572		(City, State, Zip) Prairie du Sac, WI 53578	
E-MAIL ADDRESS		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	
10216 US Hwy 14					
TOWNSHIP MAZOMANIE	SECTION 15	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0806-154-9200-0		0806-154-9280-1			

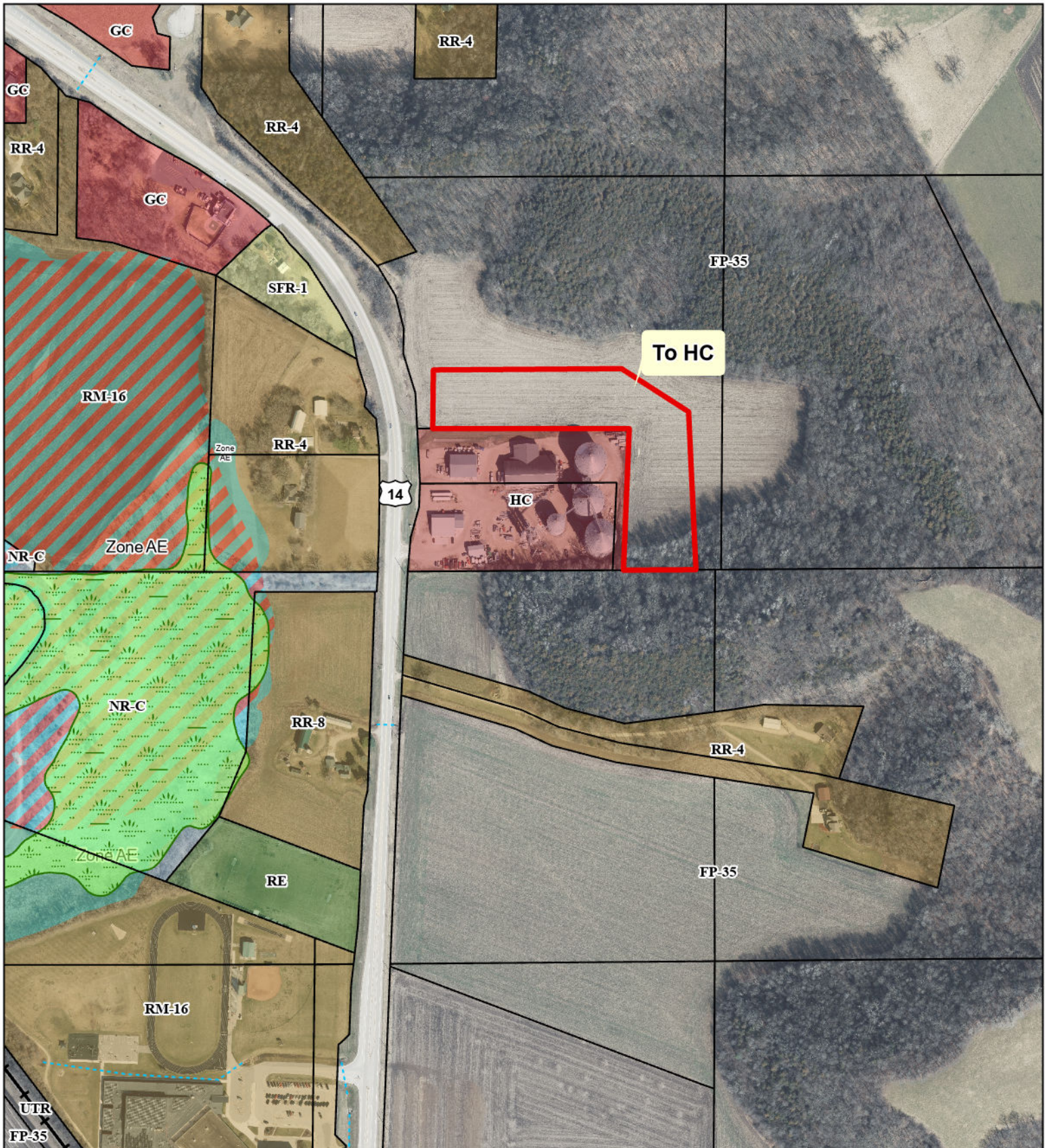
REASON FOR REZONE

ZONING TO EXPAND EXISTING CO-OP FACILITY

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	HC Heavy Commercial District	5.55

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: LIGHTING PLAN WILL NOT MEET COUNTY ORDINANCE REQUIREMENTS, REVISIONS NEEDED. EXISTING DEED RESTRICTION (DOC #4248012) WILL NEED TO BE UPDATED WITH REZONE.



**PETITION 12260
PREMIER COOPERATIVE (C/O
MATT SEVERSON)**



- Proposed Zoning Boundary
- Tax Parcel Boundary
- Wetland Class Areas
- 1% Annual Chance Flood Hazard
- Regulatory Floodway

SUPPLEMENTAL INFORMATION FOR COMMERCIAL DEVELOPMENT

A scaled site plan and detailed operations plan must be submitted for commercial rezone applications. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach the relevant maps and plans listed below to your application form.

SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:

- Scale and north arrow
- Date the site plan was created
- Existing subject property lot lines and dimensions
- Existing and proposed wastewater treatment systems and wells
- All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
- All dimension and required setbacks, side yards and rear yards
- Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
- Location and dimensions of any existing utilities, easements or rights-of-way
- Parking lot layout in compliance with s. [10.102\(8\)](#)
- Proposed loading/unloading areas
- Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
- All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade
- Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area
- Any lighting, signs, refuse dumpsters, and possible future expansion areas.

NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties.

- Provide a brief written statement explaining the current use(s) of the property on which the rezone is proposed.
- Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

OPERATIONAL NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:

- Hours of operation
- Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time
- Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building
- Compliance with county stormwater and erosion control standards under [Chapter 11](#) of [Chapter 14](#), Dane County Code
- Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
- Facilities for managing and removal of trash, solid waste and recyclable materials.
- Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken
- Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties
- Signage, consistent with section [10.800](#)

ADDITIONAL PROPERTY OWNERS. Provide contact information for additional property owners, if applicable.

Additional Property Owner Name(s):	
Address (Number & Street):	
Address (City, State, Zip):	
Email Address:	
Phone Number:	



PARCEL NO.: 0806-153-9551-0
 OWNER: WILLIAM FISH,
 MORGAN FISH
 ZONING: SFR-1
 1.84 ACRES

PARCEL NO.: 0806-153-9841-3
 OWNER: BEHRINGER REV LIVING TR
 ZONING: RR-4
 5.69 ACRES

PARCEL NO.: 0806-153-9872-6
 OWNER: ROBERT E DANIEL,
 MARIAN J DANIEL
 ZONING: RR-4
 5.24 ACRES

PARCEL NO.: 0806-154-9002-0
 OWNER: DIANNE ROELKE,
 DONNA DRAGER, DARCIE DUHR
 ZONING: FP-35
 24.21 ACRES

PARCEL NO.: 0806-154-9200-0
 OWNER: PREMIER COOPERATIVE
 ZONING: HC
 3.13 ACRES

PARCEL NO.: 0806-154-9280-1
 OWNER: PREMIER COOPERATIVE
 ZONING: HC
 4.60 ACRES

PARCEL NO.: 0806-221-8504-0
 OWNER: BALLWEG IRREV TR,
 KEVIN & SUSAN
 ZONING: FP-35
 35.62 ACRES

CONSULTANT:

 624 WATER STREET
 PRAIRIE DU SAC, WI 53578
 608.644.1449 VOICE
 608.644.1549 FAX
 www.edgeconsult.com

CLIENT:

SITE PLAN
PREMIER COOP (MAZOMANIE EXPANSION)
USH 14
DANE COUNTY, WISCONSIN

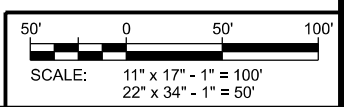
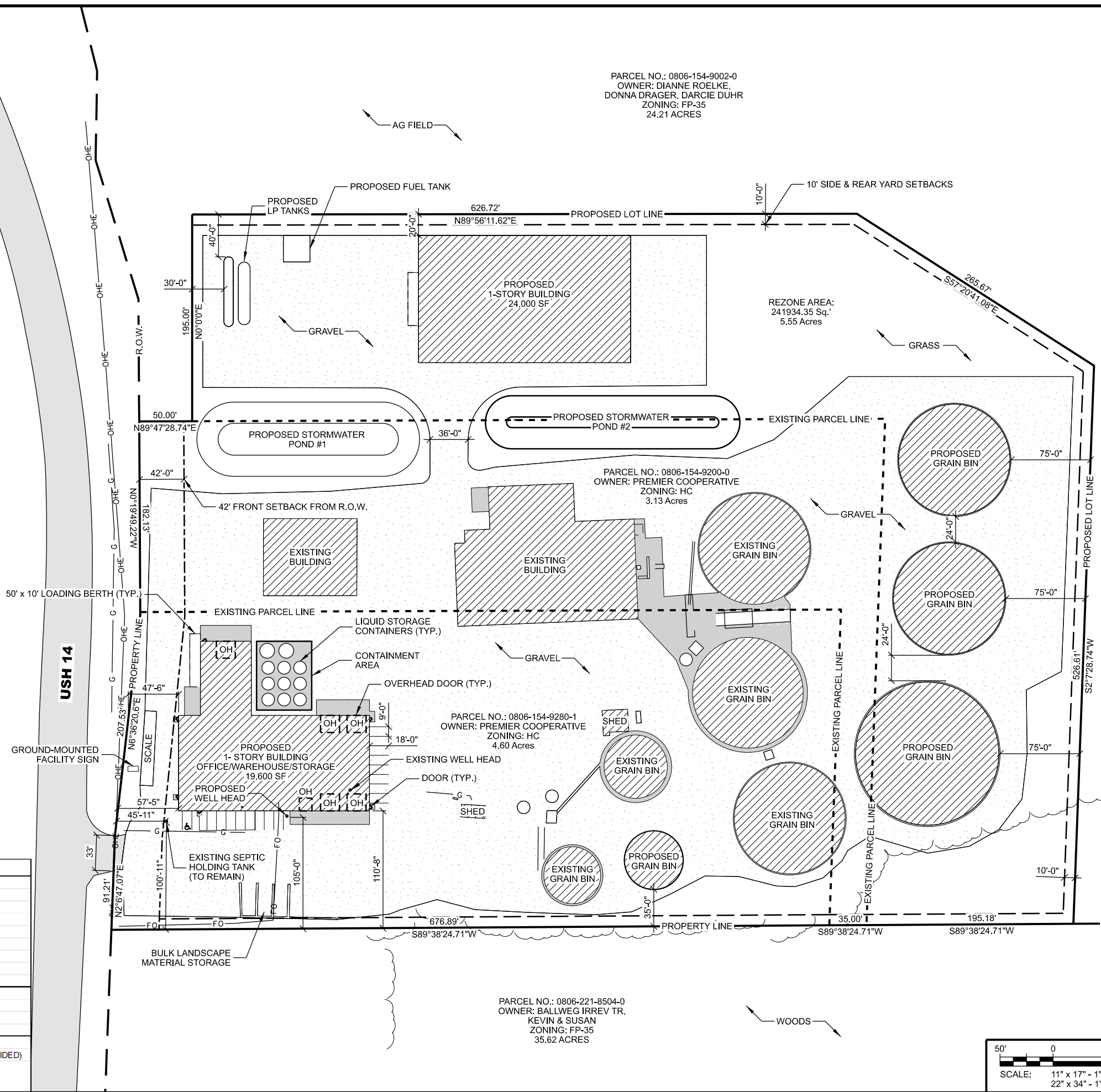
SHEET TITLE:

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:

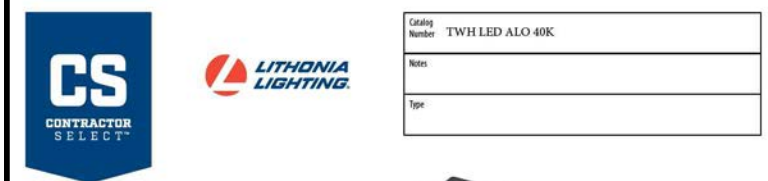
DRAWN BY	HNW
CHECKED BY	AJO
PLOT DATE	2/17/2026
PROJECT NUMBER	45831
SET TYPE	PR
SHEET NUMBER	C-101

SITE AREA SUMMARY		
SITE AREAS:	SF	%
EXISTING PARCEL (NORTH)	136,234	24%
EXISTING PARCEL (SOUTH)	200,377	35%
PROPOSED PARCEL	241,934	42%
TOTAL SITE (SF):	578,544	
EXISTING ROOFS (SF):	65,307	11%
EXISTING GRAVEL (SF):	193,055	33%
EXISTING PAVEMENT (SF):	19,495	3%
EXISTING IMPERVIOUS AREA (SF):	277,857	48%
EXISTING PERVIOUS AREA (SF):	300,686	52%
PROPOSED ROOFS (SF):	134,316	23%
PROPOSED GRAVEL (SF):	270,634	47%
PROPOSED PAVEMENT (SF):	24,830	4%
PROPOSED IMPERVIOUS AREA (SF):	429,780	74%
PROPOSED PERVIOUS AREA (SF):	148,764	26%

SITE INFORMATION BLOCK	
BUILDING ADDRESS:	10216 US HWY 14
PARCEL IDS:	0806-154-9200-0, 0806-154-9280-1
NUMBER OF STORIES ABOVE GRADE:	ONE
BUILDING HEIGHT:	
CONSTRUCTION TYPE:	
ZONING:	HC - HEAVY COMMERCIAL
USE OF PROPERTY:	AGRICULTURAL COOP
SITE AREA (ACRES):	13.28
EMPLOYEES:	20 (PEAK)
SETBACKS:	
FRONT:	42' FROM R.O.W.
SIDE:	10'
REAR:	10'
PARKING REQUIREMENTS:	
OFF-STREET:	MIN. - 1 STALL PER 1.3 EMPLOYEES (16 MIN., 17 PROVIDED)
LOADING SPACES:	1 10' x 50' (MIN.) LOADING BERTH FOR BUILDINGS OVER 10,000 SQUARE FEET FLOOR AREA



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Contractor Select™ TWH/TWP LED Wall Pack

Cast in a traditional dayform, the TWH LED wall pack luminaires come standard with adjustable light output allowing the distributors to reduce inventory, adjust to customers' needs and save energy compared to traditional light sources. The TWH LED luminaire provide two choices in wall pack construction. The TWH's glass refractor provides a long-life solution with great optical control.

- FEATURES:**
- Replaces up to 400W MH for TWH and 250W for TWP, saves 83% energy
 - Traditional form factor, and payback within two years
 - Available with glass for TWH or polycarbonate lens for TWP

Catalog Number	UPC	Description	Replaces Up To	Lumens	Wattage	CCT	Voltage	Finish	Palet Qty
TWH LED ALO 40K	19184835251	WALL PACKS	70W - 400W METAL HALIDE	2,074 - 9,214	16 - 78W	4000K	120-277V	TEXTURED DARK BRONZE	30
TWH LED ALO 50K	19184835252	WALL PACKS	70W - 400W METAL HALIDE	2,074 - 9,214	16 - 78W	5000K	120-277V	TEXTURED DARK BRONZE	30
TWP LED ALO 50K	19184835312	WALL PACKS	70W - 250W METAL HALIDE	1,166 - 5,174	11 - 48W	5000K	120-277V	TEXTURED DARK BRONZE	30

TWH LED				TWP LED					
ALO Setting	System Watts	4000K / 5000K, 70 CRI	Replaces (Metal Halide)	ALO Setting	System Watts	4000K / 5000K, 70 CRI	Replaces (Metal Halide)		
Step 8 (default)	78	9,214	110	400W	Step 8 (default)	48	5,174	108	250W
Step 7	73	8,704	119		Step 7	45	4,888	109	
Step 6	63	7,659	122	250W	Step 6	39	4,301	110	175W
Step 5	54	6,590	122		Step 5	34	3,701	111	150W
Step 4	44	5,498	125	150/175W	Step 4	28	3,087	111	100W
Step 3	34	4,381	129		Step 3	22	2,460	112	70W
Step 2	25	3,241	130	100W	Step 2	16	1,820	112	70W
Step 1	16	2,074	130	70W	Step 1	11	1,166	112	CL

VS SLIM WALL PACK LED ADJUSTABLE WALL PACK

- FEATURES:**
- Low profile die-cast aluminum housing
 - Bronze polyester powder coat finish (std.)
 - Custom and factory select colors available*
 - Isolated optical compartment with tempered glass lens and silicone gaskets
 - 90° adjustable Type IV distribution or Optional IDA fixed mode†
 - Quick mount bracket standard for easy surface mount installation
 - Three ½" coin plugs on sides for conduit or electronic photocell
 - 120-277V Universal Voltage or 347V-480V High Voltage*
 - Achieve code compliance with a fixed down PIR sensor with fully adjustable distribution aiming
 - 0-10V Dimmable Driver (std.)
 - Deep box 10W CEC Title 20 compliant battery backup & cold weather battery†
 - Optional Field Adjustable Output device (FAO) allows individual luminaire lumen output control
 - 3000K, 4000K & 5000K CCT Selectable via Integral selector
 - >70 Color Rendering Index (CRI)
 - Calculated Lvg - 100,000 hrs @ 25°C per TM 21-11
 - IP65 Rated Luminaire
 - 5 Year Warranty (std.); 10 Year Warranty Optional
 - ETL Listed for Wet Locations
 - Designlights Consortium® Premium Qualified Luminaire



- SUITABLE APPLICATIONS:**
- Pedestrian Walkways
 - Building Entrances
 - Multi-use Facilities
 - Industrial Facilities
 - Parking Lots
 - Storage Facilities
 - Institutions
 - Schools
 - Loading Docks

ORDERING GUIDE:

SERIES	LUMENS	DRIVER	CCT	FINISH	WARRANTY
SWP Slim Wall Pack	2L	U 120-277V	CCIS Selectable CCT (5000K, 4000K, 3000K)	BRZ Bronze	BLANK 5 Year
	3L	HV 347-480V	30°	BLK Black	10YR* 10 Year
	5L			WHI White	
	10L			SLV Silver	

OPTIONS:

Factory Installed	Ship with Accessories
SP14 10KA Max Unimol Surge Protection	FAO10V Field Adjustable Output via 0-10V Wires
SP24 20KA Max 120-277V Surge Protector	SWP-ARM3-xxx Pole Mount Arm Kit, 3" long (BRZ, BLK, WHI, SLV)
IDA* Dark Sky IDA Fixture Seal of Approval	SWP-BPS-xxx 18x9 Beauty Plate Kit, Small (BRZ, BLK, WHI, SLV)
LEDBB 10W UNIV Battery Backup (12V - 100%)	SWP-BPL-xxx 18x9 Beauty Plate Kit, Large (BRZ, BLK, WHI, SLV)
LEDBBCT 14W UNIV CT Battery Backup (14V - 122%)	+PCU Electronic UNIV Photocell (120-277V)
PCU** Electronic UNIV Photocell (120-277V)	
FAOP† Field Adjustable Output via 0-10V Wires	
USB0Lx334** Bluetooth Laser Select (8-Level Dim. Ctrl., Sensor, (x) Mounting height: 2'-0", 3'-0")	

LIGHT FIXTURE AND POLE SCHEDULE

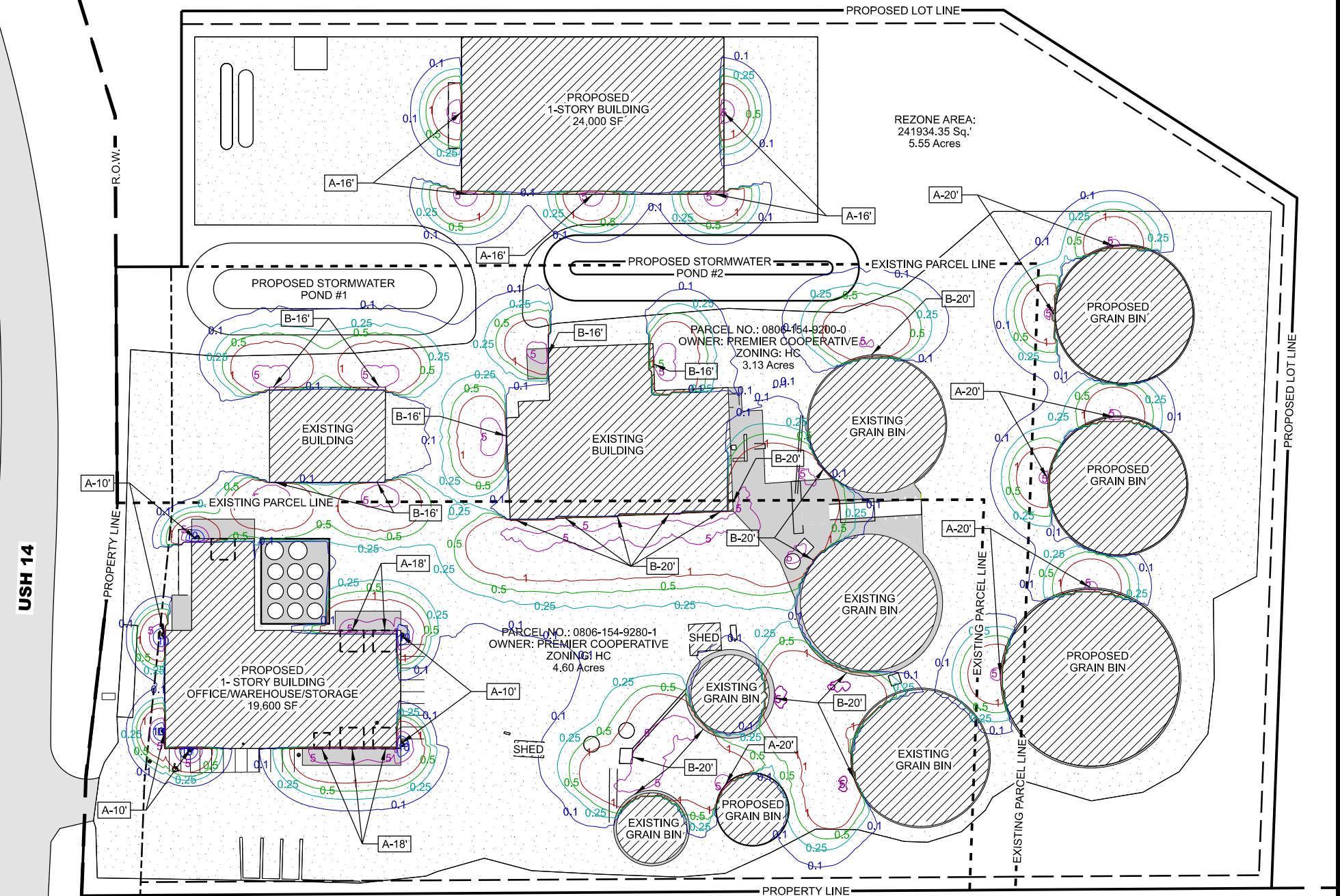
TYPE	DESCRIPTION	QUANTITY	MODEL #	LUMENS	WATTS	LAMP TYPE	LAMPING	MANUFACTURER
A	LED ADJUSTABLE WALL PACK	23	SWP-5L-CCT-LEDBBCT	5,000	39	LED	4000K	INDUSTRIAL LIGHTING PRODUCTS
B	LED ADJUSTABLE WALL PACK	22	TWH-LED-ALO-40K	9,214	78	LED	4000K	LITHONIA LIGHTING

- ### GENERAL NOTES: (THIS SHEET)
- MANUFACTURER NAME AND CATALOG NUMBERS ARE USED FOR QUALITY AND PERFORMANCE ONLY. LIGHT FIXTURES AND OTHER ELECTRICAL DEVICES MANUFACTURED BY OTHERS SHALL BE EQUALLY ACCEPTABLE PROVIDED ANY FIXTURE OTHER THAN THOSE LISTED IN THE 'LIGHT FIXTURE AND POLE SCHEDULE' ON THIS SHEET ARE FIRST VERIFIED BY THE VILLAGE ZONING ADMINISTRATOR TO COMPLY WITH VILLAGE LIGHTING REQUIREMENTS.
 - MOUNTING HEIGHT IS THE DISTANCE ABOVE FINISH GRADE.
 - ALL LUMINAIRES SHALL BE LED.
 - ALL BURIED ELECTRIC TRENCHES SHALL BE THOROUGHLY COMPACTED AFTER BACKFILLING WITH SELECT MATERIALS TO PREVENT SETTLEMENT.
 - ALL CONTOUR MEASUREMENTS ARE IN FOOT-CANDLES.

CONSULTANT:

624 WATER STREET
PRAIRIE DU SAC, WI 53578
608.644.1449 VOICE
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www.edgeconsult.com

CLIENT:



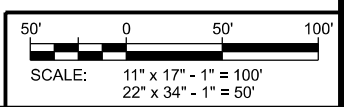
SITE LIGHTING PLAN (MAZOMANIE EXPANSION) USH 14 DANE COUNTY, WISCONSIN

SHEET TITLE:

SUBMITTAL:

INT.	DATE:	DESCRIPTION:

DRAWN BY	HNW
CHECKED BY	AJO
PLOT DATE	2/17/2026
PROJECT NUMBER	45831
SET TYPE	PR
SHEET NUMBER	E-101



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Supplemental Information:

Site Plan:

1. Wastewater Treatment:
 - a. The proposed site utilizes on-site wastewater storage via holding tanks. This type of system will continue for the proposed site.
2. Water System:
 - a. The existing site utilizes a water well located west of the existing office building. This well will be replaced with a new well that will be outside the proposed building footprint.
3. Zoning District Boundaries:
 - a. The zoning of the parcels immediately north, south and east of the site are Farmland Preservation. The zoning of parcels west of the site (across USH 14) are Rural Residential and Rural Mixed Use.
4. Natural Features:
 - a. Navigable & non-navigable waters: No navigable or non-navigable waterways were found within the project area (see attached exhibit).
 - b. Floodplain Boundaries: No floodplain boundaries were found within the project area (see attached exhibit).
 - c. Delineated Wetlands: No delineated wetlands were found within the project area (see attached exhibit).
 - d. Natural Drainage Patterns: The natural drainage pattern is east to west through the site along the existing north edge with discharge on the west side to the USH 14 Right of Way
 - e. Archaeological Features: No archaeological features were found within the project area (see attached exhibit).
 - f. Slopes over 12%: The majority of the project area consists of slopes under 12%. The southeast edge of the existing site has slopes in excess of 20% which include exposed bedrock faces.
5. Screening from Residential Areas:
 - a. Natural screening exists to the north, south and east of the site which includes woodland areas. The USH 14 corridor exists between the site and rural residential areas to the west. No proposed screening changes are proposed on the west side of the property.
6. Site Lighting:
 - a. See attached Site Lighting plan.

7. Signs:
 - a. Proposed signage will be similar to what currently exists. It will include a ground mounted sign along USH 14 and building mounted signage.
8. Refuse Dumpsters:
 - a. Proposed refuse dumpsters will be placed on the east side of the new office building on a concrete pad and away from public view.
9. Future Expansions:
 - a. The plans for future expansion include the addition of a new larger (19,600 SF) office/warehouse/storage building which will replace the current (6,800 SF) office/warehouse. An additional future warehouse/storage building and multiple grain bins will be installed incrementally as demand increases.

Neighborhood Characteristics:

1. The current land use of the property to be rezoned is Farmland Preservation. The proposed land use is Heavy Commercial which aligns with the adjacent property (current site) to the south. Once rezoned, the rezoned property will be sold to Premier Coop and added to their current parcel via CSM.
2. The surrounding land uses to north and east are agricultural fields. To the south is heavy commercial (COOP) and to the west across USH 14 is rural residential farmland.

Operation Narrative:

1. Hours of Operation:
 - a. Monday – Friday 7:30 – 4:30 During off peak season (Typically: Dec, Jan, Feb, Mar, Jul, Aug, Sept)
 - i. Peak season operations could be 7:00am – 7:00pm (typically: Apr, May, Jun, Oct, Nov)
2. Number of Employees:
 - a. 15 – 20
3. Anticipated Noise:
 - a. Normal auto and semi traffic
 - b. Grain handling equipment (grain fans and dryer – November/December)
 - i. No more than currently exists at site today
4. Anticipated dust:
 - a. Grain and dust from gravel (traffic)

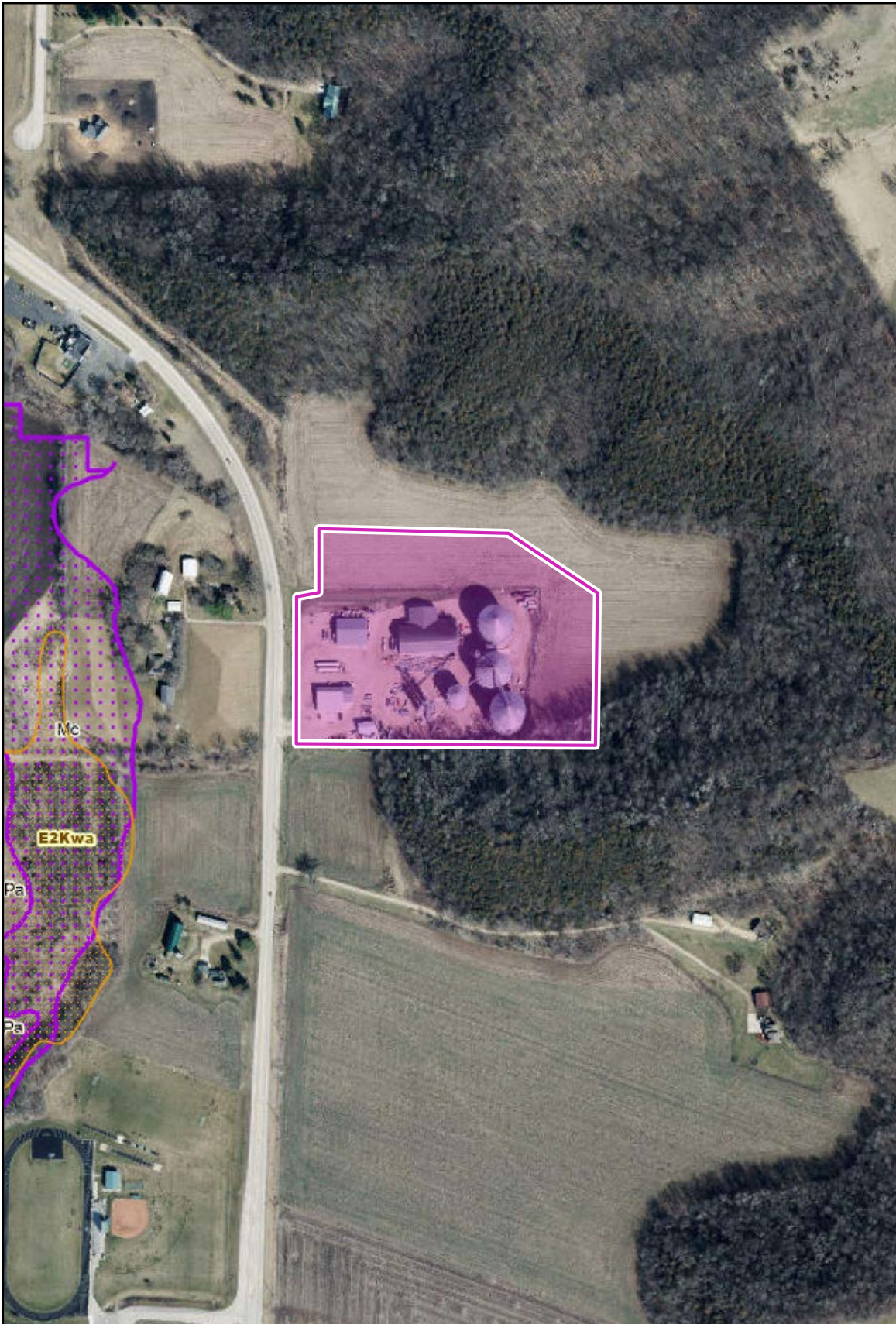
- i. No more than currently exists at site today
- 5. Outside Storage and Activities:
 - a. Bulk landscape materials to be sold are stored south of the office building within concrete wall bins.
 - b. Outside bulk tank storage of liquid fertilizers will be conducted on the northeast side of the proposed building. These storage tanks will include secondary containment.
 - c. Other outside storage includes agricultural equipment and trailers used for bulk agricultural product transport.
 - d. No outside material processing takes place on site. All processing is contained within buildings/structures.
- 6. Stormwater Compliance:
 - a. The exiting stormwater pond and facilities which exist along the existing north side of the site will be expanded as part of future development. It is understood that any new development at the site will require compliance with new development stormwater standards and requirements.
- 7. Sanitary Facilities:
 - a. The existing site utilizes septic holding tanks for sanitary waste storage. A similar system will be utilized for new development. No new sanitary facilities or treatment systems are anticipated.
- 8. Trash, Solid Waste & Recycle:
 - a. Trash and solid waste will be stored in outside dumpsters out of view from the public.
- 9. Anticipated Daily Traffic:
 - a. Daily traffic is not expected to change
 - i. Possible future grain storage is 1.5 million bushels. If added, this will increase annual inbound semi traffic by 1,500 trucks concentrated primarily over the harvest season of October – December. Outbound of the same 1,500 trucks will occur over the course of the year.
 - b. Based on preliminary feedback from WDOT, no driveway intersection improvements are anticipated. However, WDOT has requested a formal “initial review” of the project be submitted to confirm.
- 10. Hazardous Materials and Spill Containment:
 - a. The proposed new warehouse building will include indoor tanks for bulk storage of herbicides and pesticides. Outdoor tanks adjacent to the building will store liquid fertilizer products. All tanks will include 110% secondary containment facilities.

11. Outdoor Lighting:

- a. See included Site Lighting Plan. All outdoor lighting will be limited to downward facing LED wall pack lights mounted to building exteriors and grain bins. Light levels at property lines will be within allowed limits.

12. Signage:

- b. Proposed signage will be similar to what currently exists. It will include a ground mounted sign along USH 14 and building mounted signage.



Legend: (some map layers may not be displayed)

-  Watersheds
-  Wetland Class Areas
-  Wetland Indicators
-  Latest Leaf Off Index
- Latest Leaf Off Imagery

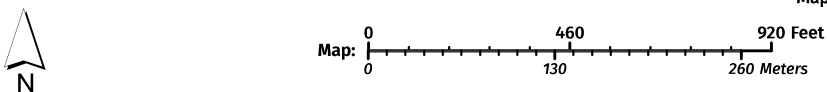
Notes:

Search also included navigable & non-navigable waters with none identified in search area.

Service Layer Credits:
 Wetland Indicators & Soils[^]: Surface Water Data Viewer Team, DNR Basic Feature VTL (WTM): Wisconsin Department of Natural Resources, GIS Section, Latest Leaf Off: , Priority Navigable Waterways: Waterway Protection, WDNR, Surface Water (Cached): WiDNR, USGS, and other data, Wetland Inventory NWI (Dynamic): Calvin Lawrence, Dennis Weise, Nina Rihn



Map projection: NAD 1983 HARN Wisconsin TM



This map is a product generated by a DNR web mapping application.

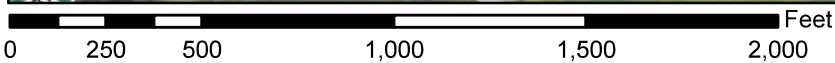
This map is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The user is solely responsible for verifying the accuracy of information before using for any purpose. By using this product for any purpose user agrees to be bound by all disclaimers found here: <https://dnr.wisconsin.gov/legal>

Date Printed: 2/16/2026 1:13 PM

National Flood Hazard Layer FIRMMette



89°46'18"W 43°10'N



1:6,000

89°45'41"W 43°9'34"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

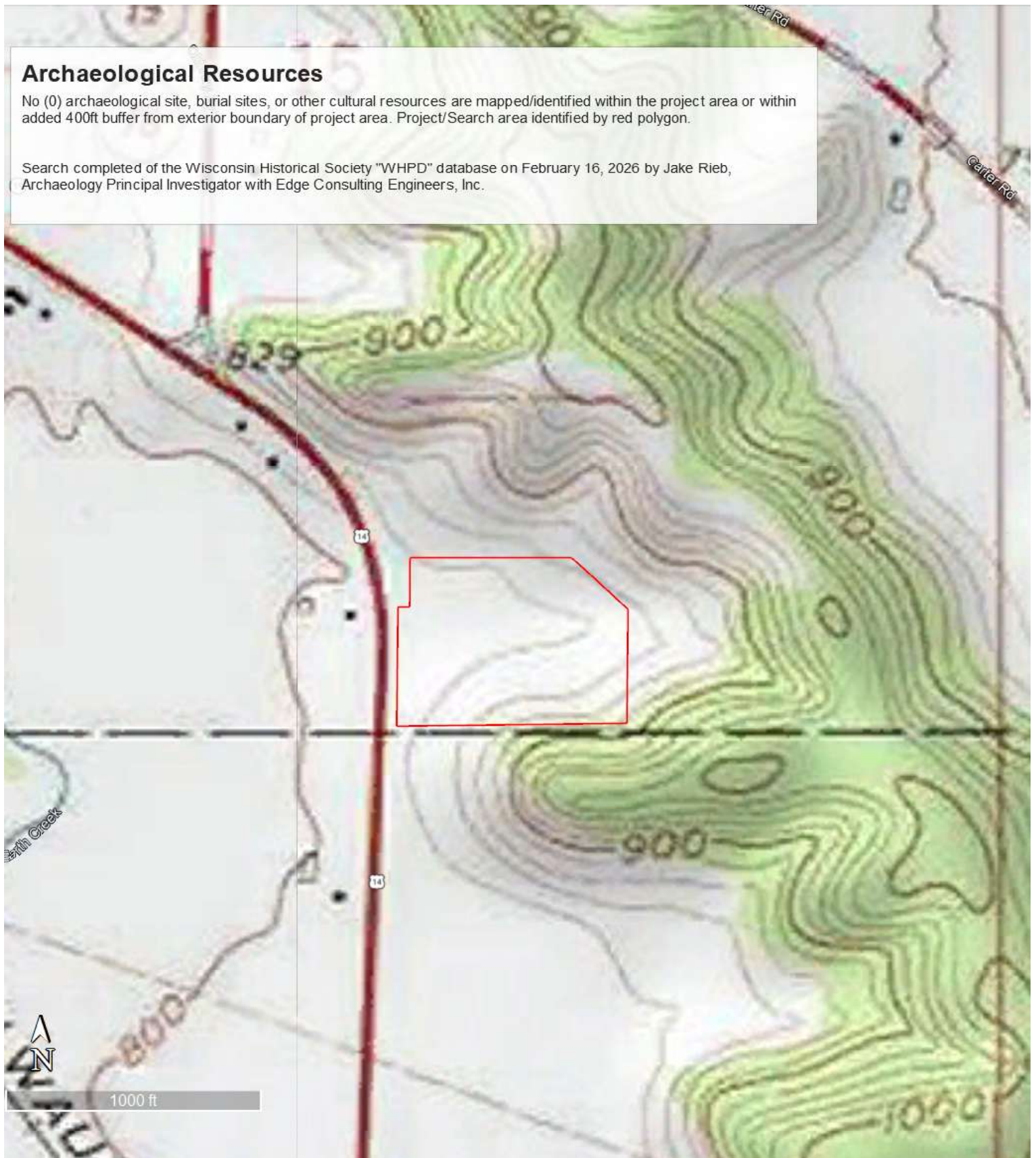
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **2/16/2026 at 7:25 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

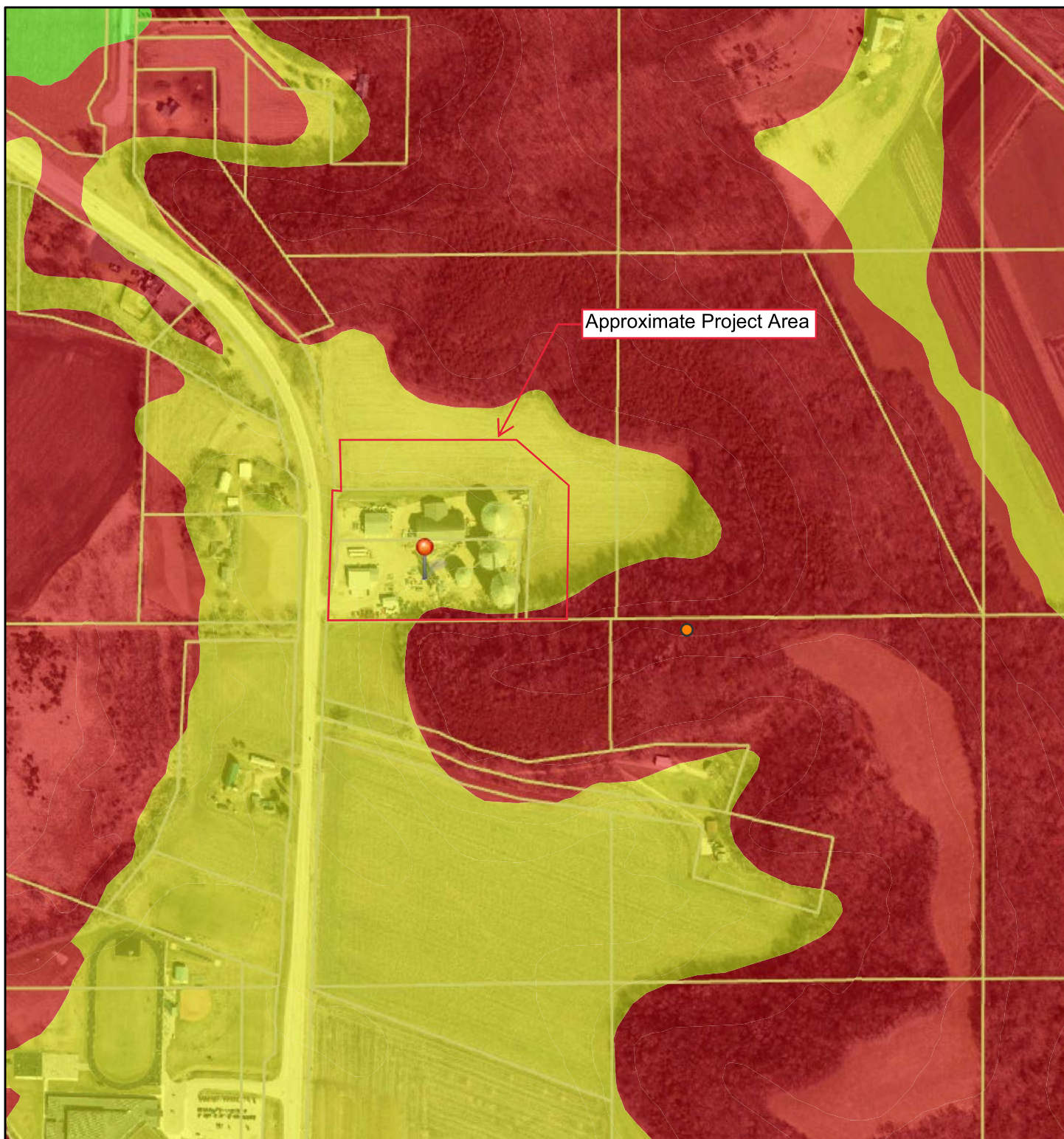
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Archaeological Resources

No (0) archaeological site, burial sites, or other cultural resources are mapped/identified within the project area or within added 400ft buffer from exterior boundary of project area. Project/Search area identified by red polygon.

Search completed of the Wisconsin Historical Society "WHPD" database on February 16, 2026 by Jake Rieb, Archaeology Principal Investigator with Edge Consulting Engineers, Inc.

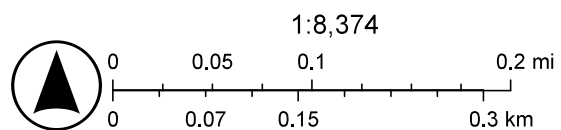




2/16/2026, 1:36:27 PM

- Parcels
- Slope & Building Site Potential**
- 20-30% Very Limited
- 2-12% Somewhat Limited
- Not Limited

- ColorOrtho3Inch2024Web**
- Red: Red
 - Green: Green
 - Blue: Blue



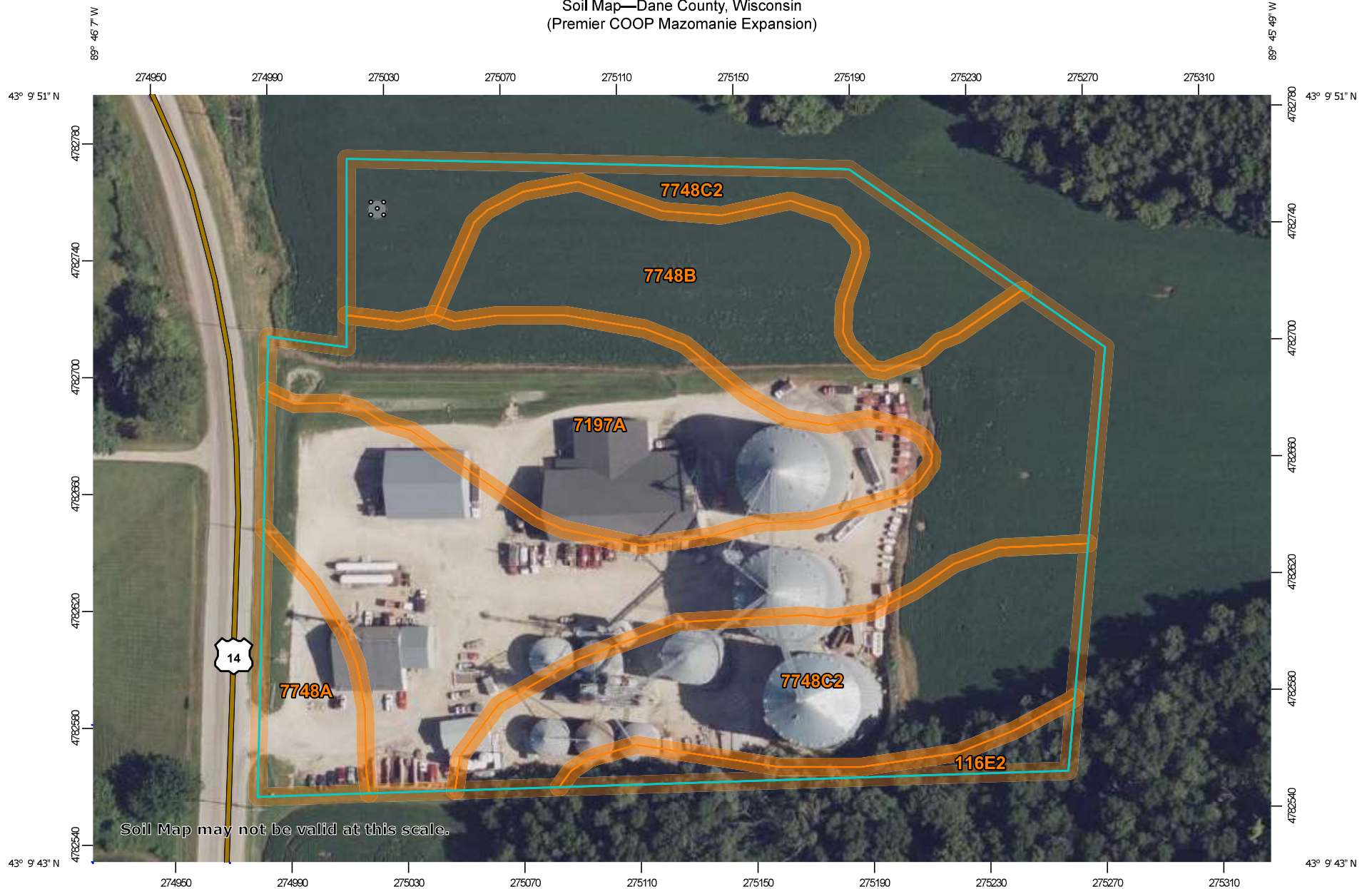
Map Unit Legend -NRCS Web Soil Survey for Surface Slope

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
116E2	Churchtown silt loam, 20 to 30 percent slopes, moderately eroded	0.4	2.8%
7197A	Troxel silt loam, 0 to 3 percent slopes	2.6	18.7%
7748A	Plano silt loam, gravelly substratum, 0 to 2 percent slopes	0.6	4.5%
7748B	Plano silt loam, gravelly substratum, 2 to 6 percent slopes	6.2	45.0%
7748C2	Plano silt loam, gravelly substratum, 6 to 12 percent slopes, eroded	4.0	29.0%
Totals for Area of Interest		13.8	100.0%

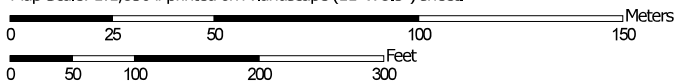
Premier COOP Mazomanie Expansion Ground Surface Slope Projections

See map on following page for USDA soil series projections across the project area. Soil series "116E2" and "7748C2" are of interest as they are projected to meet or exceed 12% threshold.

Soil Map—Dane County, Wisconsin
(Premier COOP Mazomanie Expansion)



Map Scale: 1:1,850 if printed on A landscape (11" x 8.5") sheet.




Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84




MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dane County, Wisconsin

Survey Area Data: Version 24, Sep 10, 2025

Soil map units are labeled (as space allows) for map scales

1:50,000 or larger.

Date(s) aerial images were photographed: May 13, 2020—Aug

16, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

RESTRICTIONS

PETITION 9575

Use black ink & print legibly

WHEREAS, PREMIER COOPERATIVE

is/are owner(s) of the following described real estate in the

Town of MAZOMANIE in Dane County,

further described as follows:

(Use reverse side if more space is needed for the complete property description.)

Property Description:

- A part of the SW 1/4 SE 1/4 of Section 15, Town of Mazomanie described as follows: Commencing at the South quarter corner of the said Section 15; thence due East 2.0 feet; thence East 240.0 feet to the centerline of US Highway 14; thence East 726.60 feet to the point of beginning; thence N02°20' East 300.0 feet; thence West 676.60 feet; thence N02°20' East 180.0 feet; thence East 711.60 feet; thence S02°20' West 480.0 feet; thence West 35.0 feet to the point of beginning.

Note: Property description submitted by applicant for petition #9575.

DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
4248012

10/26/2006 07:29AM

Trans. Fee:
Exempt #:

Rec. Fee: 15.00
Pages: 3

000025

Recording area

Name and return address:

PREMIER COOPERATIVE
501 W. MAIN ST.
MT. HOREB, WI 53572

PART OF 034/0806-154-9000-9

PARCEL IDENTIFICATION NUMBER(S)

3/15

WHEREAS, said owner(s) desires to place certain restrictions on the above-said real estate, to bind the owner(s) and those who may acquire title hereafter.

000026

WHEREAS, the restrictions provided herein shall be enforceable at law or equity against any party who has or acquires any interest in the land subject to these restrictions by the following who are named as grantees and beneficiaries with enforcement rights:

1. The County Government of Dane County, Wisconsin provided that the lands are under the jurisdiction of the County zoning ordinance at the time the enforcement action is commenced, and;
2. The Town Government of the Town of Mazomanie, Dane County, provided that the lands are within the jurisdiction of said Town at the time the enforcement action is commenced, and;
3. The owner(s) of record of any lands that are located within 300 feet of the subject property.

THEREFORE, the following restrictions are hereby imposed: *(Use reverse side or attachment if more space is needed.)*

1. Uses of the C-2 zoning lot are limited exclusively to grain, agricultural, and agronomy product storage, sales, processing and related uses, including parking and storage of vehicles associated with the grain facility, and sales and storage of landscape materials, and bulk propane.

The restrictions set forth herein may be amended or terminated in the following manner: 000027

1. The owner(s) of the subject property may submit a written petition calling for the amendment or termination of the restrictions. Such petition must be submitted to the Dane County Clerk who shall refer the petition to the Dane County Zoning and Natural Resources Committee (or successor committee), which shall then schedule and hold a public hearing on the petition.

The petition shall also be referred to the Town Government of the Town in which the subject property is located. The Zoning and Natural Resources Committee shall issue a written report on the petition to the County Board of Supervisors. The County Board shall, by majority vote, approve or reject the petition. Amendment or termination of the restrictions shall also require the approval of the Town Board.

2. Upon approval of the petition calling for amendment or termination of the restrictions, the owner(s) of the subject property shall draft the amendatory covenant instrument. The owner(s) shall then execute and record the amendatory covenant with the Dane County Register of Deeds.
3. A rezoning of the subject property to a different zoning district shall also act to terminate the restrictions set forth herein.

OCTOBER 25, 2006
Date

Andrew J. Fiene
Signature of Grantor (owner)

ANDREW J. FIENE
*Name printed (GEN. MGR./TREASURER, PREMIER COOPERATIVE)

Date

Signature of Grantor (owner)

*Name printed

Date

Signature of Grantor (owner)

*Name printed

Date

Signature of Grantor (owner)

*Name printed

This document was drafted by:
(print or type name below)

ANDREW J. FIENE

*Names of persons signing in any capacity must be typed or printed below their signature.
P&D form 2/20/2001

STATE OF WISCONSIN, County of DANE

Subscribed and sworn to before me on October 25, 2006 by the above named person(s).

Signature of notary or other person authorized to administer an oath James R. Thirion
(as per s. 706.06, 706.07)

Print or type name: JAMES R. THIRION

Title Controller Date commission expires: 8-16-2009

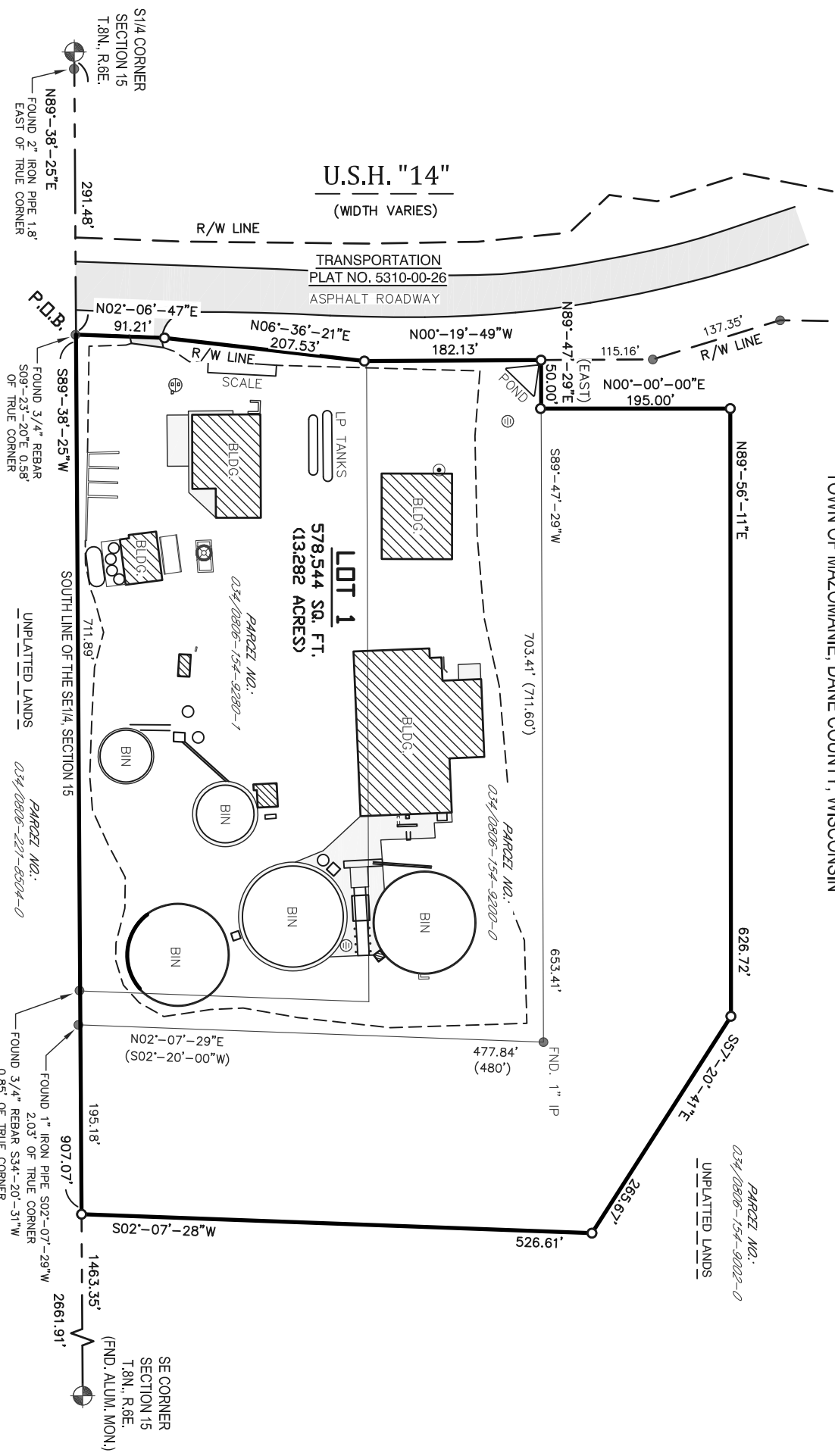
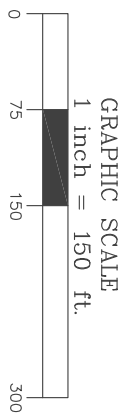
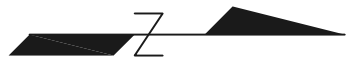
CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE SW1/4 OF THE SE1/4, SECTION 15, T.8N., R.6E.,
TOWN OF MAZOWANIE, DANE COUNTY, WISCONSIN

-LEGEND-

- = 1" X 1.8" IRON PIPE SET (1.130 LB./FT.)
- = 3/4" REBAR FOUND
- () = RECORDED INFORMATION
- ⊙ = COUNTY MONUMENT FOUND
- P.O.B. = POINT OF BEGINNING
- ⊕ = WELL HEAD
- ⊖ = SEPTIC COVER
- ⊗ = STORM INLET
- ⊘ = 4" DRAIN

BEARINGS REFERENCED TO THE DANE COUNTY COORDINATE SYSTEM AND THE SOUTH LINE OF THE SE1/4, SECTION 15, T.8N., R.6E., WHICH BEARS N89°-38'-25"E



SURVEYED FOR:
EDGE CONSULTING
ENGINEERS, INC.
624 WATER ST.
PRAIRIE DU SAC, WI 53578

MERIDIAN
SURVEYING, LLC

19637 Friendship Drive
Kaukauna, WI 54130

Office: 920-993-0881
Fax: 920-273-6037

THIS INSTRUMENT WAS DRAFTED BY:	J.B.	FIELD WORK DATE:	12-3-25
CHECKED BY:	D.A.S.	FIELD BOOK:	X
JOB NO.:	16891	SHEET	1 OF 5

CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE SW1/4 OF THE SE1/4, SECTION 15,
T.08N., R.06E., TOWN OF MAZOMANIE, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, DAVID A. SPIELBAUER, WISCONSIN PROFESSIONAL LAND SURVEYOR OF MERIDIAN SURVEYING, LLC., CERTIFY THAT I SURVEYED, DIVIDED AND MAPPED UNDER THE DIRECTION OF EDGE CONSULTING ENGINEERS A PARCEL OF LAND BEING A PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION FIFTEEN (15), TOWNSHIP EIGHT (8) NORTH, RANGE SIX (6) EAST, TOWN OF MAZOMANIE, DANE COUNTY, WISCONSIN CONTAINING 578,544 SQUARE FEET (13.282 ACRES) OF LAND AND BEING DESCRIBED BY:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 15; THENCE N89°-38'-25"E 291.48 FEET ALONG THE SOUTH LINE OF THE SE1/4 OF SAID SECTION 15 TO A POINT ON THE EAST RIGHT OF WAY LINE OF STATE HIGHWAY 14 AND THE POINT OF BEGINNING; THENCE N02°-06'-47"E 91.21 FEET ALONG SAID EAST LINE; THENCE N06°-36'-21"E 207.53 FEET ALONG SAID EAST LINE; THENCE N00°-19'-49"W 182.13 FEET ALONG SAID EAST LINE TO A POINT; THENCE N89°-47'-29"E 50.00 FEET; THENCE N00°-00'-00"E 195.00 FEET; THENCE N89°-56'-11"E 626.72 FEET; THENCE S57°-20'-41"E 265.67 FEET; THENCE S02°-07'-28"W 526.61 FEET TO THE SOUTH LINE OF THE SE1/4 OF SAID SECTION 15; THENCE S89°-38'-25"W 907.07 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

THAT SUCH IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE LAND SUBDIVISION ORDINANCE OF DANE COUNTY IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS ____ DAY OF _____, 2026

WISCONSIN PROFESSIONAL LAND SURVEYOR, S-3247
DAVID A. SPIELBAUER

SURVEY NOTES:

- THIS SURVEY IS CONTAINED WHOLLY WITHIN PARCEL NO. 0806-154-9002-0, 0806-154-92000, AND 0806-154-92801
- THIS SURVEY IS CONTAINED WHOLLY WITHIN DOCUMENT NO. 1312512, 5884956 AND 4241112
- OWNER(S) OF RECORD: DIANNE L. ROELKE, DONNA L. DRAGER, DARCIE L. DUHR, PREMIERE COOPERATIVE, AND PATRONS MERCANTILE COOPERATIVE