

Dane County Rezone Petition

Application Date	Petition Number
05/29/2025	DCPREZ-2025-12187
Public Hearing Date	
08/26/2025	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME CREEK RIDGE FARM LLC	PHONE (with Area Code) (815) 543-3115	AGENT NAME ROBERT FREDRICKSON	PHONE (with Area Code) (815) 543-3115
BILLING ADDRESS (Number & Street) 1934 BARBER DR		ADDRESS (Number & Street) 1934 BARBER DRIVE	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip) Stoughton, WI 53589	
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	
4543 Schneider Drive					
TOWNSHIP DUNN	SECTION 30	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0610-301-8021-0					

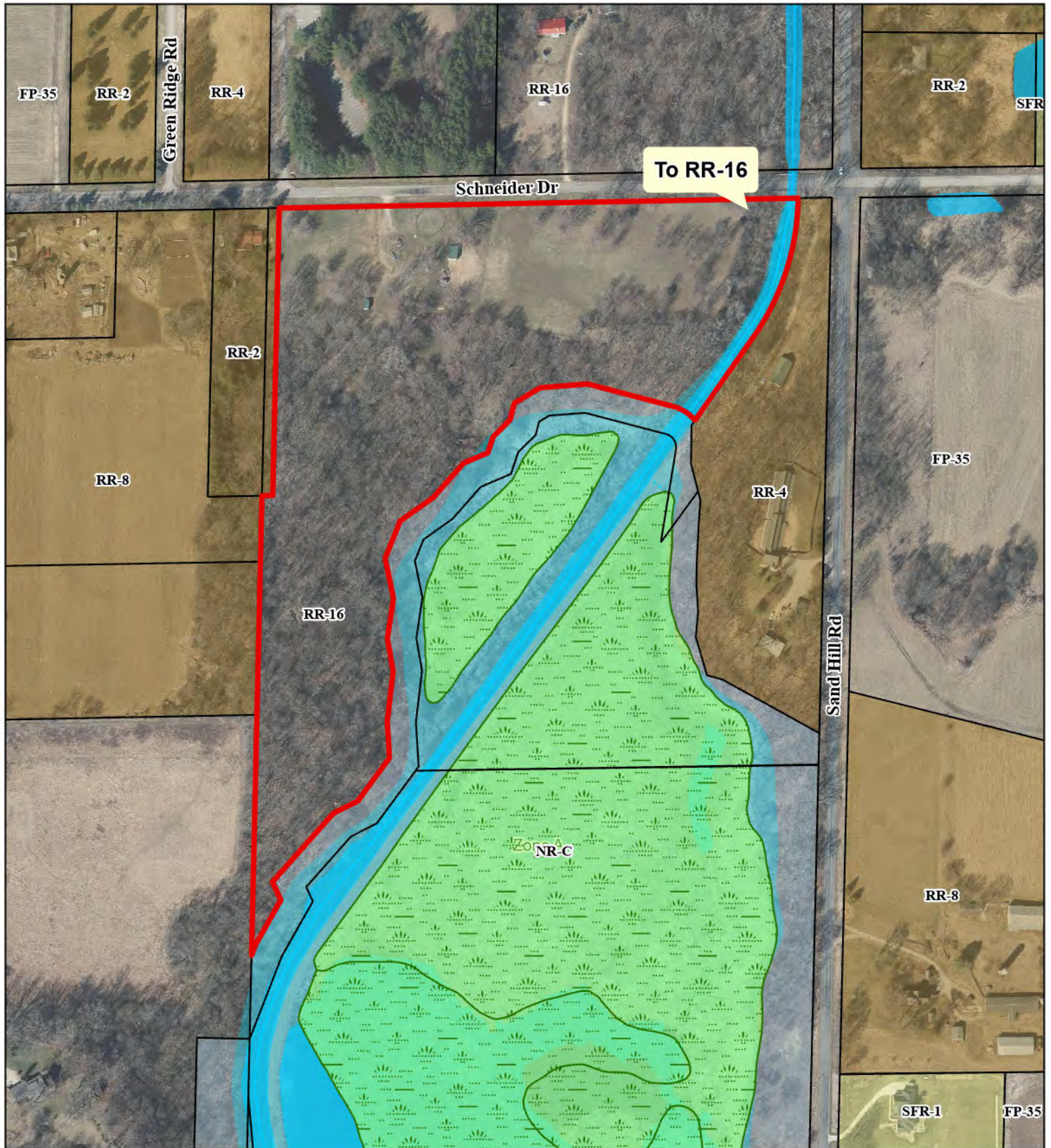
REASON FOR REZONE
AMENDING A ZONING-RELATED DEED RESTRICTION TO RELOCATE A FUTURE HOME SITE

FROM DISTRICT:	TO DISTRICT:	ACRES
RR-16 Rural Residential District	RR-16 Rural Residential District	21

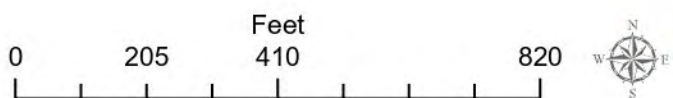
C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials_____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials_____	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials_____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent)
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COMMENTS: DEVELOPMENT MUST COMPLY WITH SHORELAND AND FLOODPLAIN RESTRICTIONS, AS APPLICABLE

PRINT NAME:
DATE:



Rezone 12187 CREEK RIDGE FARM LLC



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



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:	Creek Ridge Farm, LLC	Agent Name:	Robert & Carol Fredrickson, owners
Address (Number & Street):	4543 Schneider Road	Address (Number & Street):	1934 Barber Drive
Address (City, State, Zip):	Oregon, WI 53575	Address (City, State, Zip):	Stoughton, WI 53589
Email Address:		Email Address:	
Phone#:	815-543-3115	Phone#:	815-543-3115

PROPERTY INFORMATION	
Township: Dunn	Parcel Number(s): 06-10-301-8021-0
Section:	Property Address or Location: 4543 Schneider Rd., Town of Dunn

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"/>	
Property presently has a deed restriction designating the residence building envelope of approximately two acres within the 22 acre parcel. Applicant is requesting the deed restriction for the building envelope to be moved east 291.14 feet to comprise a 291.14 square area of approximately two acres per map attached hereto. Town of Dunn planning commission have informally recommended, and town planner has recommended, approval of this change to the deed restriction. Also attached are the maps showing the prior deed restriction in relationship to the new building envelope (Exhibits 1 and 2) and the prior survey and legal description (Exhibit 3). The surveyors are preparing a survey generated drawing with the legal description of the proposed new building envelope which will be sent to you under separate cover as soon as it is obtained.		
Existing Zoning District(s)	Proposed Zoning District(s)	Acres

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 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 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 By: Robert A. Fredrickson
Creek Ridge Farm, LLC
Robert A. Fredrickson, owner

Date 5/20/25

ROBERT A. FREDRICKSON

May 20, 2025

VIA EMAIL

holloway.rachel@danecounty.gov

Ms. Rachel Holloway
Dane County Zoning Assistant
Zoning Administrator
City County Building, Room 116
210 Martin Luther King Jr. Blvd.
Madison, WI 53703

Re: 4543 Schneider Road, Oregon, WI

Dear Ms. Holloway:

Thank you for speaking with me today concerning the above. Please find enclosed to be filed by email the rezone application which seeks only to amend the building envelope description that was contained in the previous deed restriction. Basically, this change moves the building area east by 291.14 feet and going back to the corner of the previous deed restriction, which is 291.14 feet from the edge of the property and 324.14 feet from the center line of Schneider Road.

As you will note from the diagram, the new area is a square and only goes back from the road 291.14 feet distance. This suggested new building envelope was recommended and drawn by Kelsey Shepperd at Town of Dunn planning and was informally approved at a meeting of the Town of Dunn trustees.

Let me know if you need anything further and also the amount and where I should send the application fee. My phone numbers are 815-543-3115 (cell) and 815-987-4050 (office). It is my understanding in the normal course this would probably go through the process and, if everything goes smoothly, have approval around the end of August or early September. Thank you.

Very truly yours,



Robert A. Fredrickson

RAF:plf

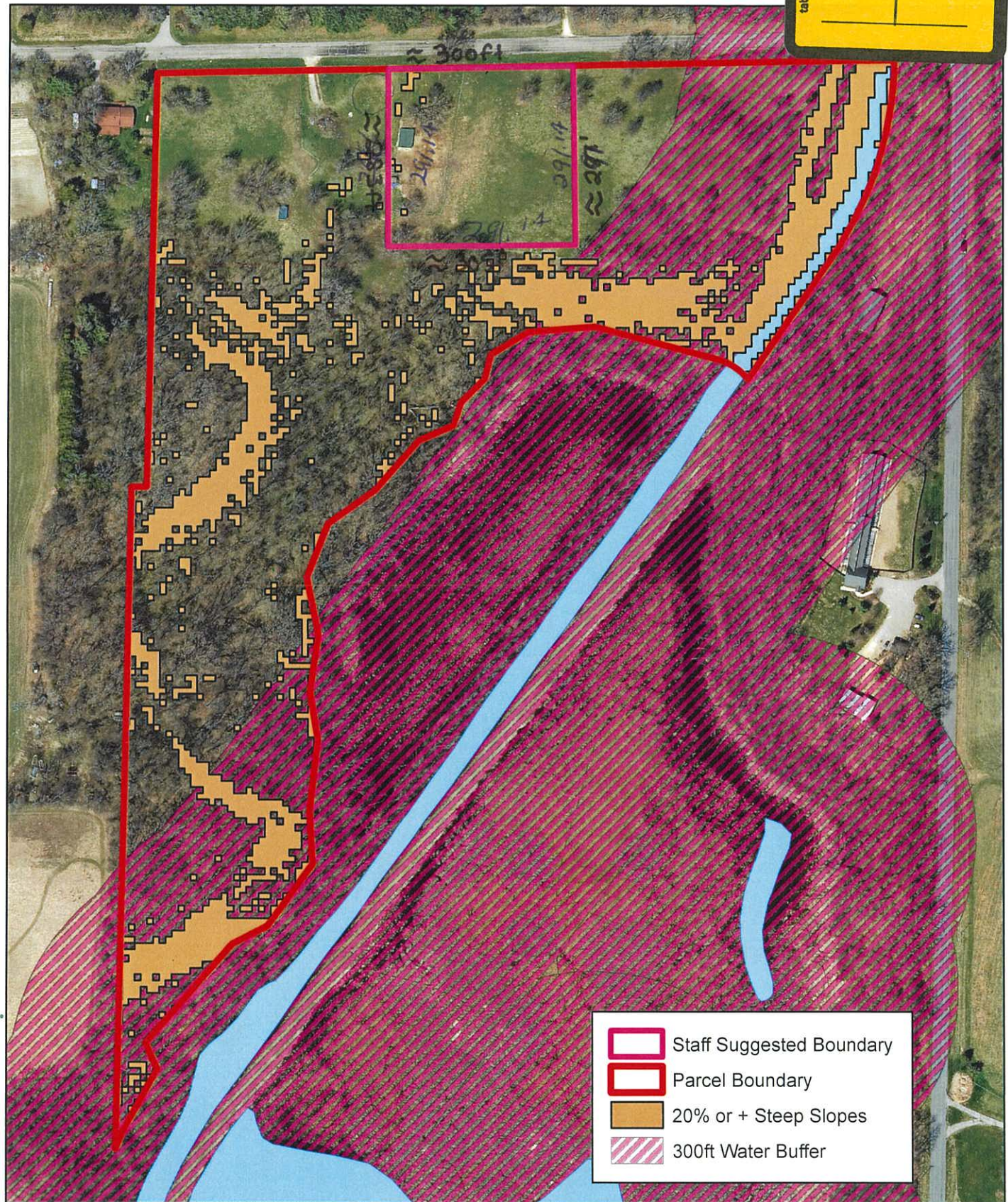
Enclosure

cc: Kelsey Shepperd (w/encl.)

Fredrickson Building Envelope Siting
4543 Schneider Drive

EXHIBIT

tabbles



0 120 240 480
Feet

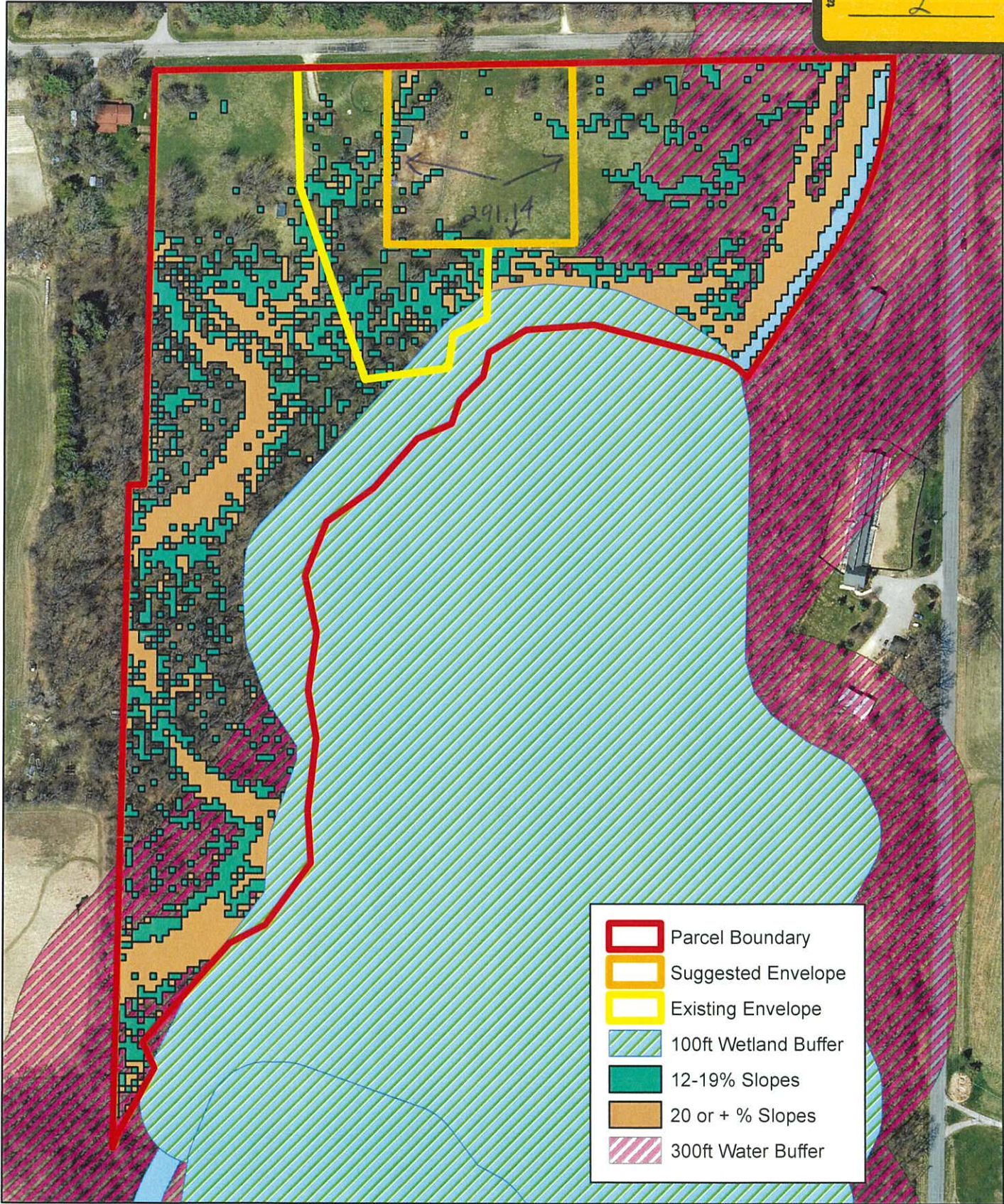
Date: 4/14/2025

Fredrickson Building Envelope Siting
4543 Schneider Drive

tabbles

EXHIBIT

2



0 120 240 480
Feet

Date: 5/9/2025



104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.

NOA T. PRIEVE & CHRIS W. ADAMS

REGISTERED LAND SURVEYORS

PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

REZONE

NOTE: 1) SEE SHEET 2 FOR BUILDING DETAIL

2.) THIS IS NOT INTENDED TO BE A SURVEY OF THE PROPERTY. BOUNDARIES AS SHOWN ARE CALCULATED FROM SECTION LINES, FOR EXACT BOUNDARIES OF THIS PARCEL A COMPLETE SURVEY MUST BE COMPLETED.

BUILDING ENVELOPE

AREA = 1.99 ACRES OR 86,728 SQ.FT.

ALUM. MON.
N 1/4 CDR.
SEC. 30-6-10

ALUM. MON. TOTAL SECTION LINE = S 88°44'31" E / 2670.34

S C H N E I / D E R D R

-S 88°44'31' E/—119815

1 1/4" REBAR
NE CDR.
SEC. 30-6-10

$$\sqrt{136019} =$$

N 03°41'37" E
696.90

S 88°44'31" E

LAND

— — — — —

L A N D

LOT 1

C. S. M. # 4723

PREPARED FOR:

ROBERT FREDRICKSON

1934 BARBER DR

STOUGHTON, WI 53589

SDILS

Mb	VIII	2%
DrD2	IV	37%
DsC2	III	54%
DnB	II	7%

ALUM. MON.
E 1/4 COR.
SEC. 30-6-10

CURVE	BEARING	DISTANCE	ARC	RADIUS
C1	S 19°38'30" W	349.12	354.75	573.33
C2	N 37°51'43" W	50.66	51.25	97.28
C3	S 02°30'19" W	11.80	11.80	573.33
C4	S 20°13'53" W	337.86	342.95	573.33

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 01°55'06" W	21.20	L12	S 56°53'19" W	94.15	L23	S 31°50'20" W	116.99
L2	S 37°22'06" W	248.30	L13	S 24°10'45" W	92.96	L24	S 23°29'15" W	27.72
L3	S 03°02'22" W	4.70	L14	S 09°21'11" E	94.21	L25	S 01°15'29" W	324.14
L4	N 72°57'15" W	204.42	L15	S 10°57'15" W	93.62	L26	S 86°36'45" E	148.87
L5	S 87°55'48" W	109.63	L16	S 07°29'45" E	77.72	L27	S 01°15'29" W	113.16
L6	S 61°33'26" W	70.00	L17	S 09°08'49" W	115.79	L28	S 61°33'26" W	61.69
L7	S 16°41'57" W	40.16	L18	S 10°06'45" E	85.00	L29	S 16°41'57" W	49.00
L8	S 47°51'45" W	54.11	L19	S 38°46'11" W	123.36	L30	S 80°53'53" W	126.40
L9	S 20°48'24" W	39.72	L20	S 65°20'39" W	64.00	L31	N 15°52'55" W	340.21
L10	S 69°01'45" W	61.20	L21	S 43°57'30" W	211.19	L32	N 01°15'29" E	218.26
L11	S 43°45'49" W	105.60	L22	S 22°22'48" E	46.12			



WILLIAMSON SURVEYING & ASSOCIATES, LLC

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.

NDA T. PRIEVE & CHRIS W. ADAMS

REGISTERED LAND SURVEYORS

PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

REZONE

A1-EX TO A-2

A parcel of land located in part of the Northeast 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 30, T6N, R10E, in the Town of Dunn, Dane County, Wisconsin being more particularly described as follows:

commencing at the North 1/4 corner of said Section 30; thence S 88°44'31" E, 1360.19 feet to the point of beginning.

thence continue S 88°44'31" E, 1198.15 feet; thence S 01°55'06" W, 2120 feet; thence along the arc of a curve concaved northwesterly having a radius of 573.33 feet and a long chord bearing S 19°38'30" W, a distance of 349.12 feet; thence S 37°22'06" W, 248.30 feet; thence S 03°02'22" W, 4.70 feet; thence along the arc of a curve concaved southwesterly having a radius of 97.28 feet and a long chord bearing N 57°51'43" W, a distance of 50.66 feet; thence N 72°57'15" W, 204.42 feet; thence S 87°55'48" W, 109.63 feet; thence S 61°33'26" W, 70.00 feet; thence S 16°41'57" W, 40.16 feet; thence S 47°51'45" W, 54.11 feet; thence S 20°48'24" W, 39.72 feet; thence S 69°01'45" W, 61.20 feet; thence S 43°45'49" W, 105.60 feet; thence S 56°53'19" W, 94.15 feet; thence S 24°10'45" W, 92.96 feet; thence S 09°21'11" E, 94.21 feet; thence S 10°57'15" W, 93.62 feet; thence S 07°29'45" E, 77.72 feet; thence S 09°08'49" W, 115.79 feet; thence S 01°06'45" E, 85.00 feet; thence S 38°46'11" W, 123.36 feet; thence S 65°20'39" W, 64.00 feet; thence S 43°57'30" W, 211.19 feet; thence S 22°22'48" E, 46.12 feet; thence S 31°50'20" W, 116.99 feet; thence S 23°29'15" W, 27.72 feet; thence N 03°41'37" E, 1085.85 feet; thence S 88°44'31" E, 25.02 feet; thence N 03°41'37" E, 696.90 feet to the point of beginning. This description contains 21.19 acres and is subject to a road right of way of 33.00 feet over the most northerly part thereof.



WILLIAMSON SURVEYING & ASSOCIATES, LLC

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.

NOA T. PRIEVE & CHRIS W. ADAMS

REGISTERED LAND SURVEYORS

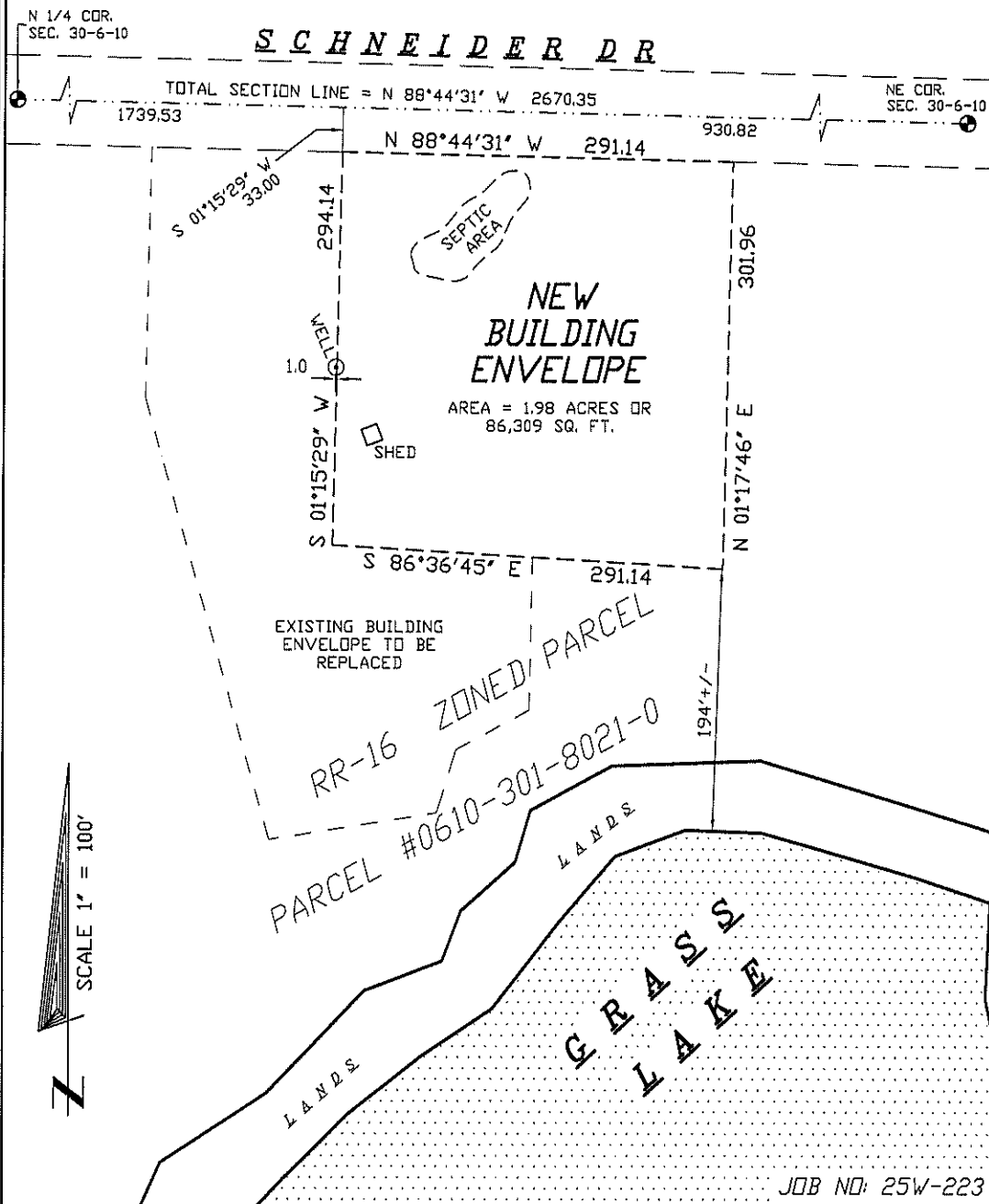
PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

BUILDING ENVELOPE DETAIL

NOTE: THIS IS NOT INTENDED TO BE A SURVEY OF THE PROPERTY. BOUNDARIES AS SHOWN ARE CALCULATED FROM SECTION LINES, FOR EXACT BOUNDARIES OF THIS PARCEL A COMPLETE SURVEY MUST BE COMPLETED.

PREPARED FOR:

ROBERT FREDRICKSON
1934 BARBER DR
STOUGHTON, WI 53589



Building Envelope - New

A parcel of land located in part of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 30, T6N, R10E, in the Town of Dunn, Dane County, Wisconsin being more particularly described as follows:

commencing at the North $\frac{1}{4}$ corner of said Section 30; thence S $88^{\circ}44'31''$ E, 1739.53 feet; thence S $01^{\circ}15'29''$ W, 33.00 feet to the southerly right of way of Schneider Drive and the point of beginning.

thence continue S $01^{\circ}15'29''$ W, 294.14 feet; thence S $86^{\circ}36'45''$ E, 291.14 feet; thence N $01^{\circ}17'46''$ E, 301.96 feet to the southerly right of way of Schneider Drive; thence N $88^{\circ}44'31''$ W along said right of way, 291.14 feet to the point of beginning. This description contains 1.98 acres thereof.



8 2 9 0 5 6 8
Tx:8178378

**KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS**

**DOCUMENT #
4790894**

09/12/2011 3:04 PM

Trans. Fee:

Exempt #:

Rec. Fee: 30.00

Pages: 6

DEED RESTRICTIONS

PETITION NO. 10306

Use black ink & print legibly

WHEREAS,

Creek Ridge Farm LLC

is/are owner(s) of the following described real estate in the
Town of Dunn, Dane County, Wisconsin further
described as follows:

Recording area

Name and return address:

Creek Ridge Farm LLC
Attn. Robert A. Fredrickson
1934 Barber Drive
Stoughton, WI 53589

LEGAL DESCRIPTION:

Parent Parcel Number(s):

0610-301-8021-0

Old: 0610-301-8020-3

0610-301-9590-2

A parcel of land located in part of the Northeast 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 30, T6N, R10E, in the Town of Dunn, Dane County, Wisconsin being more particularly described as follows:

Part of the East % of the Northeast 1/4 of Section 30, Township 6 North, Range 10 East, in the Town of Dunn, Dane County, Wisconsin, described as follows, to-wit:

Commencing at a point 1400 feet North of the Southeast corner of the Northeast 1/4 of said Section 30; thence Northwesterly 293 feet to an iron stake at a point 4 rods from the highwater mark on the bank of Grass Lake; thence following a line 4 rods from the highwater mark of said lake around the Northerly side of said lake to a point where this said line intersects the West line of the East % of the Northeast 1/4; thence North along the West line of said half-quarter section to the Northwest corner of said half-quarter section; thence East along the center of the highway between Section 19 and 20 to the Northeast corner of said Section 30; thence South along center of highway between Sections 29 and 30 to the place of beginning; EXCEPT the following three parcels conveyed by Warranty Deed as: 1) Vol 611 of Deeds, Page 125 as Document No. 873582; 2) Vol 691 of Deeds, Page 524 as Document No. 976864 and 3) Vol 818 of Deeds, Page 194 as Document No. 1160863.

As now surveyed:

Commencing at the North 1/4 corner of said Section 30; thence S 88°44'31" E, 1360.19 feet to the point of beginning; thence continue S 88°44'31" E, 1198.15 feet; thence S 01°55'06" W, 21.20 feet; thence along the arc of a curve concaved northwesterly having a radius of 573.33 feet and a long chord bearing S 19°38'30" W, a distance of 349.12 feet; thence S 37°22'06" W, 248.30 feet; thence S 03°02'22" W, 4.70

(6)

feet; thence along the arc of a curve concaved southwesterly having a radius of 97.28 feet and a long chord bearing N 57°51'43" W, a distance of 50.66 feet; thence N 72°57'15" W, 204.42 feet; thence S 87°55'48" W, 109.63 feet; thence S 61°33'26" W, 70.00 feet; thence S 16°41'57" W, 40.16 feet; thence S 47°51'45" W, 54.11 feet; thence S 20°48'24" W, 39.72 feet; thence S 69°01'45" W, 61.20 feet; thence S 43°45'49" W, 105.60 feet; thence S 56°53'19" W, 94.15 feet; thence S 24°10'45" W, 92.96 feet; thence S 09°21'11" E, 94.21 feet; thence S 10°57'15" W, 93.62 feet; thence S 07°29'45" E, 77.72 feet; thence S 09°08'49" W, 115.79 feet; thence S 01°06'45" E, 85.00 feet; thence S 38°46'11" W, 123.36 feet; S 65°20'39" W, 64.00 feet; thence S 43°57'30" W, 211.19 feet; thence S 22°22'48" E, 46.12 feet; thence S 31°50'20" W, 116.99 feet; thence S 23°29'15" W, 27.72 feet; thence N 03°41'37" E, 1085.85 feet; thence S 88°44'31" E, 25.02 feet; thence N 03°41'37" E, 696.90 feet to the point of beginning.

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

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 this restriction by the following who are named as Grantees and beneficiaries with enforcement rights:

- The County Government of Dane County, Wisconsin provided that the land is under the jurisdiction of said County at the time the enforcement action is commenced, and;
- The Town Government of the Town of Dunn, Dane County, provided that the land is within the jurisdiction of said Town at the time the enforcement is commenced, and;
- 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:

1. Limit the permitted single family residence and residential accessory structures to the 1.99 acre building envelope denoted on the survey, attached as exhibit A. Agricultural buildings may be located outside the building envelope.
2. The land uses shall be limited exclusively to the following:
 - a. Single family residential uses
 - b. Agricultural uses, including the keeping of livestock in associated accessory buildings
 - c. Horse boarding stables, riding stables, hay and sleigh rides, horse shows and similar events
 - d. Training of dogs
 - e. Training of horses at a horse boarding facility

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

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 Land Regulation Committee (or successor committee), which shall then schedule and hold a public hearing on the petition.

The petition shall then be referred to the Town Government of the Town in which the subject property is located. The Zoning and Land Regulation 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 an 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.

September 9, 2011
Date

Robert A. Fredrickson
Signature of Grantor
Member, Creek Ridge Farm LLC

Robert A. Fredrickson

*Name printed

9-9-11
Date

Carol A. Fredrickson
Signature of Grantor
Member, Creek Ridge Farm LLC

Carol A. Fredrickson

*Name printed

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

Robert A. Fredrickson

STATE OF ILLINOIS, County of Winnebago

Subscribed and sworn to before me on September 9, 2011 by the above named person(s).
Who represented to me to be the only two members of Creek Ridge Farm LLC
Signature of notary or other person
authorized to administer an oath Penny L. Fox
(as per s. 706.06, 706.07)

Print or type name: Penny L. Fox

Title Notary Public Date commission expires: 11/1/13

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

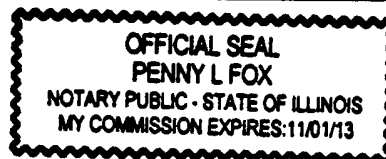


EXHIBIT A.



WILLIAMSON SURVEYING & ASSOCIATES, LLC

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.

NOA T. PRIEVE & CHRIS W. ADAMS

REGISTERED LAND SURVEYORS

PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

REZONE

NOTE: 1.) SEE SHEET 2 FOR BUILDING DETAIL

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BUILDING ENVELOPE

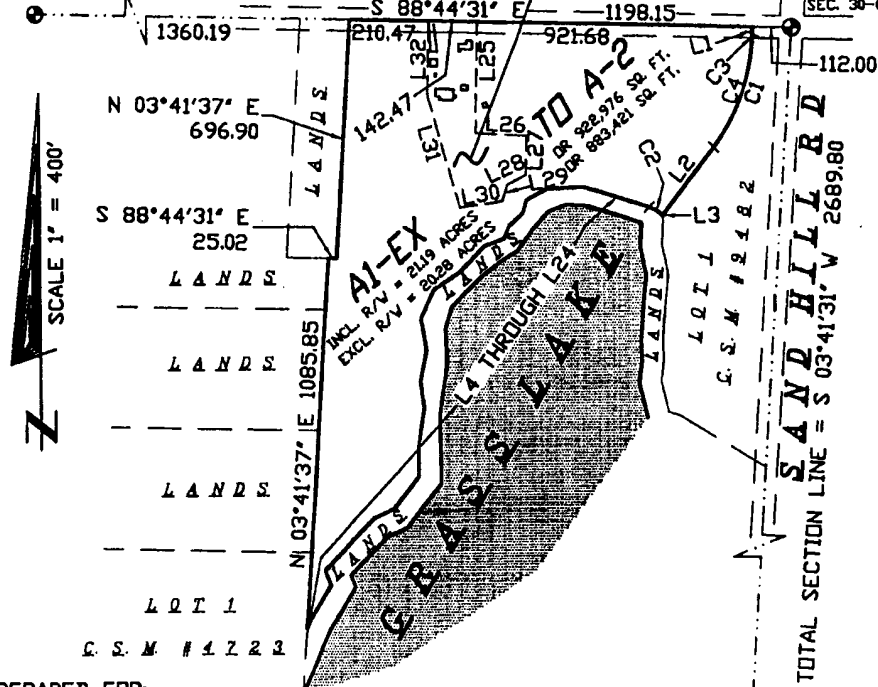
AREA = 1.99 ACRES OR 86,728 SQ.FT.

ALUM. MON.
N 1/4 COR.
SEC. 30-6-10

TOTAL SECTION LINE = S 88°44'31" E 2670.34

SCHNEIDER DR

1/4 REBAR
NE COR.
SEC. 30-6-10



PREPARED FOR:

ROBERT FREDRICKSON
1934 BARBER DR
STOUGHTON, WI 53589

SOILS:

Mb VIII 2%
DrD2 IV 37%
DsC2 III 54%
DnB II 7%

ALUM. MON.
E 1/4 COR.
SEC. 30-6-10

CURVE	BEARING	DISTANCE	ARC	RADIUS
C1	S 19°38'30" W	349.12	354.75	573.33
C2	N 57°51'43" W	50.66	51.25	97.28
C3	S 02°30'19" W	11.80	11.80	573.33
C4	S 20°13'53" W	337.86	342.95	573.33

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
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L6	S 61°33'26" W	70.00	L17	S 09°08'49" W	115.79	L28	S 61°33'26" W	61.69
L7	S 16°41'57" W	40.16	L18	S 01°06'45" E	85.00	L29	S 16°41'57" W	49.00
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L9	S 20°48'24" W	39.72	L20	S 65°20'39" W	64.00	L31	N 15°52'55" W	340.21
L10	S 69°01'45" W	61.20	L21	S 43°57'30" W	211.19	L32	N 01°15'29" E	218.26
L11	S 43°45'49" W	105.60	L22	S 22°22'48" E	46.12			

EXHIBIT A₂



WILLIAMSON SURVEYING & ASSOCIATES, LLC

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.

NDA T. PRIEVE & CHRIS W. ADAMS

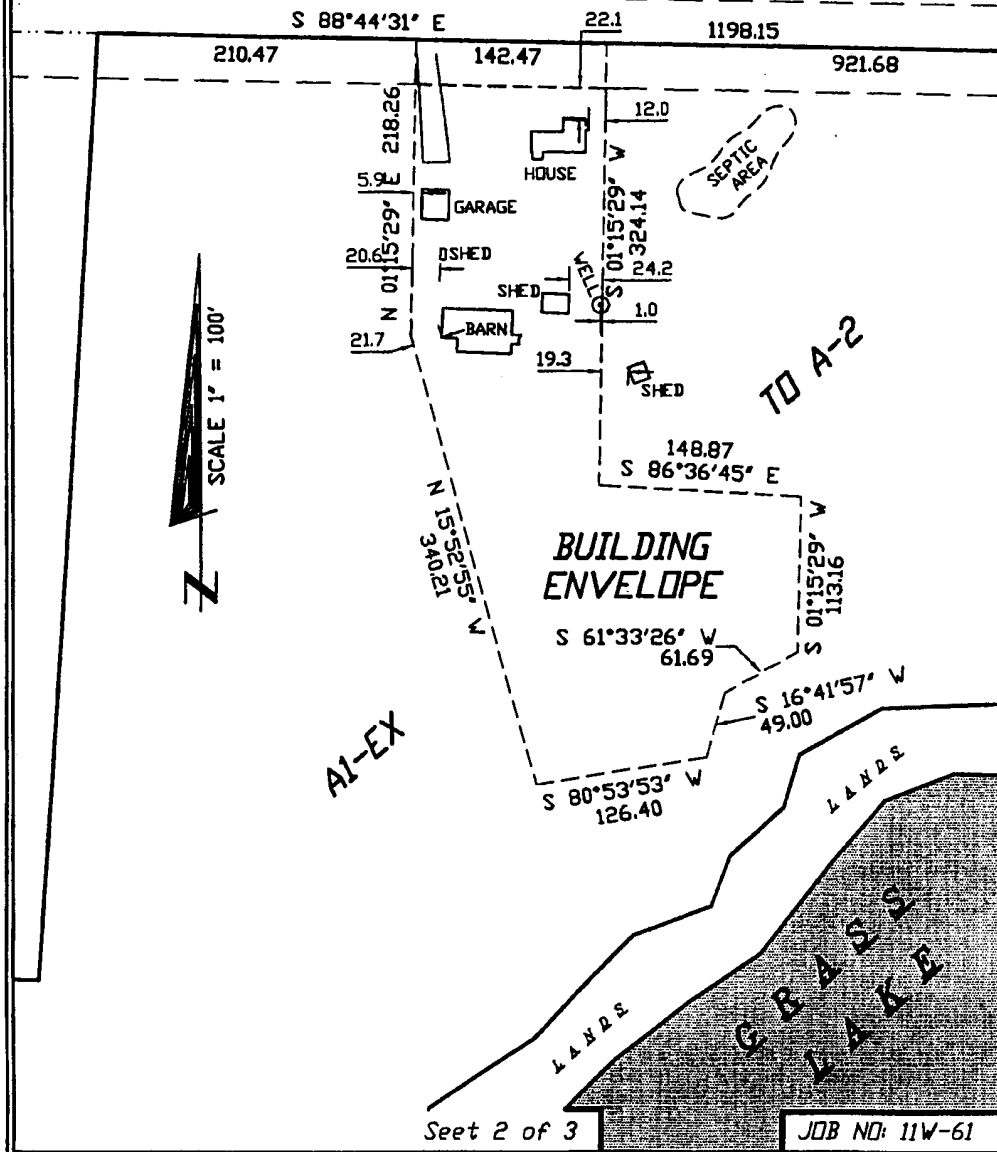
REGISTERED LAND SURVEYORS

PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

REZONE

BUILDING DETAIL

SCHNEIDER DR





WILLIAMSON SURVEYING & ASSOCIATES, LLC

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.

NOA T. PRIEVE & CHRIS W. ADAMS

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REZONE

A1-EX TO A-2

A parcel of land located in part of the Northeast 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 30, T6N, R10E, in the Town of Dunn, Dane County, Wisconsin being more particularly described as follows:

commencing at the North 1/4 corner of said Section 30; thence S 88°44'31" E, 1360.19 feet to the point of beginning.

thence continue S 88°44'31" E, 1198.15 feet; thence S 01°55'06" W, 21.20 feet; thence along the arc of a curve concaved northwesterly having a radius of 573.33 feet and a long chord bearing S 19°38'30" W, a distance of 349.12 feet; thence S 37°22'06" W, 248.30 feet; thence S 03°02'22" W, 4.70 feet; thence along the arc of a curve concaved southwesterly having a radius of 97.28 feet and a long chord bearing N 57°51'43" W, a distance of 50.66 feet; thence N 72°57'15" W, 204.42 feet; thence S 87°55'48" W, 109.63 feet; thence S 61°33'26" W, 70.00 feet; thence S 16°41'57" W, 40.16 feet; thence S 47°51'45" W, 54.11 feet; thence S 20°48'24" W, 39.72 feet; thence S 69°01'45" W, 61.20 feet; thence S 43°45'49" W, 105.60 feet; thence S 56°53'19" W, 94.15 feet; thence S 24°10'45" W, 92.96 feet; thence S 09°21'11" E, 94.21 feet; thence S 10°57'15" W, 93.62 feet; thence S 07°29'45" E, 77.72 feet; thence S 09°08'49" W, 115.79 feet; thence S 01°06'45" E, 85.00 feet; thence S 38°46'11" W, 123.36 feet; S 65°20'39" W, 64.00 feet; thence S 43°57'30" W, 211.19 feet; thence S 22°22'48" E, 46.12 feet; thence S 31°50'20" W, 116.99 feet; thence S 23°29'15" W, 27.72 feet; thence N 03°41'37" E, 1085.85 feet; thence S 88°44'31" E, 25.02 feet; thence N 03°41'37" E, 696.90 feet to the point of beginning. This description contains 21.19 acres and is subject to a road right of way of 33.00 feet over the most northerly part thereof.

BUILDING ENVELOPE

A parcel of land located in part of the Northeast 1/4 of the Northeast 1/4 of Section 30, T6N, R10E, in the Town of Dunn, Dane County, Wisconsin being more particularly described as follows:

commencing at the North 1/4 corner of said Section 30; thence S 88°44'31" E, 1570.66 feet to the point of beginning.

thence continue S 88°44'31" E, 142.47 feet; thence S 01°15'29" W, 324.14 feet; thence S 86°36'45" E, 148.87 feet; thence S 01°15'29" W, 113.16 feet; thence S 61°33'26" W, 61.69 feet; thence S 16°41'57" W, 49.00 feet; thence S 80°53'53" W, 126.40 feet; thence N 15°52'55" W, 340.21 feet; thence N 01°15'29" E, 218.26 feet to the point of beginning. This description contains 1.99 acres and is subject to a road right of way of 33.00 feet over the most northerly part thereof.

Rezone 12187 Legal Descriptions:**Zoning Parcel: RR-16 to RR-16 (amend Deed Restriction)**

A parcel of land located in part of the Northeast 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 30, T6N, R10E, in the Town of Dunn, Dane County, Wisconsin being more particularly described as follows:

Commencing at the North 1/4 corner of said Section 30; thence S 88°44'31" E, 1360.19 feet to the point of beginning. Thence continue S 88°44'31" E, 1198.15 feet; thence S 01°55'06" W, 21.20 feet; thence along the arc of a curve concaved northwesterly having a radius of 573.33 feet and a long chord bearing S 19°38'30" W, a distance of 349.12 feet; thence S 37°22'06" W, 248.30 feet; thence S 03°02'22" W, 4.70 feet; thence along the arc of a curve concaved southwesterly having a radius of 97.28 feet and a long chord bearing N 57°51'43" W, a distance of 50.66 feet; thence N 72°57'15" W, 204.42 feet; thence S 87°55'48" W, 109.63 feet; thence S 61°33'26" W, 70.00 feet; thence S 16°41'57" W, 40.16 feet; thence S 47°51'45" W, 54.11 feet; thence S 20°48'24" W, 39.72 feet; thence S 69°01'45" W, 61.20 feet; thence S 43°45'49" W, 105.60 feet; thence S 56°53'19" W, 94.15 feet; thence S 24°10'45" W, 92.96 feet; thence S 09°21'11" E, 94.21 feet; thence S 10°57'15" W, 93.62 feet; thence S 07°29'45" E, 77.72 feet; thence S 09°08'49" W, 115.79 feet; thence S 01°06'45" E, 85.00 feet; thence S 38°46'11" W, 123.36 feet; S 65°20'39" W, 64.00 feet; thence S 43°57'30" W, 211.19 feet; thence S 22°22'48" E, 46.12 feet; thence S 31°50'20" W, 116.99 feet; thence S 23°29'15" W, 27.72 feet; thence N 03°41'37" E, 1085.85 feet; thence S 88°44'31" E, 25.02 feet; thence N 03°41'37" E, 696.90 feet to the point of beginning.

This description contains 21.19 acres and is subject to a road right of way of 33.00 feet over the most northerly part thereof.

Proposed New Building Envelope:

A parcel of land located in part of the Northeast ¼ of the Northeast ¼ of Section 30, T6N, R10E, in the Town of Dunn, Dane County, Wisconsin being more particularly described as follows:

Commencing at the North ¼ corner of said Section 30; thence S 88°44'31" E, 1739.53 feet; thence S 01°15'29" W, 33.00 feet to the southerly right of way of Schneider Drive and the point of beginning.

Thence continue S 01°15'29" W, 294.14 feet; thence S 86°36'45" E, 291.14 feet; thence N 01°17'46" E, 301.96 feet to the southerly right of way of Schneider Drive; thence N 88°44'31" W along said right of way, 291.14 feet to the point of beginning. This description contains 1.98 acres thereof.