

Rec. 16.001491 9/18/19
\$910 RB

	City of Fitchburg Planning/Zoning Department 5520 Lacy Road Fitchburg, WI 53711 (608-270-4200)	LAND DIVISION APPLICATION
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The undersigned owner, or owner's authorized agent, of property herein described hereby submits ten (10) copies of the attached maps, one (1) copy no larger than 11" x 17", and one (1) pdf document of the complete submittal (planning@fitchburgwi.gov) for approval under the rules and requirements of the Fitchburg Land Division Ordinance.

1. Type of Action Requested:
- Certified Survey Map Approval
 - Preliminary Plat Approval
 - Final Plat Approval
 - Replat
 - Comprehensive Development Plan Approval

2. Proposed Land Use (Check all that Apply):
- Single Family Residential
 - Two-Family Residential
 - Multi-Family Residential
 - Commercial/Industrial

3. No. of Parcels Proposed: 2

4. No. Of Buildable Lots Proposed: 2

5. Zoning District: AT-35 and RR1

6. Current Owner of Property: Doerfer Brother's Inc.

Address: 2271 Fitchrona Road, Verona, WI 53593 Phone No: 608-444-0496

7. Contact Person: Todd Buhr, JSD Professional Services, Inc.

Email: todd.buhr@jsdinc.com

Address: 161 Horizon Drive, Suite 101, Verona, WI 53593 Phone No: 608-848-5060 ext. 269

8. Submission of legal description in electronic format (MS Word or plain text) by email to: planning@fitchburgwi.gov

Pursuant to Section 24-2 (4) of the Fitchburg Land Division Ordinance, all Land Divisions shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

Respectfully Submitted By: *John J Doerfer* John Doerfer
 Owner's or Authorized Agent's Signature Print Owner's or Authorized Agent's Name

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: Date Received: 9/17/19

Ordinance Section No. _____ Fee Paid: \$910.00

Permit Request No. CS(ETJ)-2319-19

Memorandum

www.jsdinc.com

To: Amanda Arnold, Town Administrator, Town of Verona
Roger Lane, Zoning Administrator, Dane County Planning & Development
Adam Sayre, Director of Planning & Development, City of Verona
Sonja Kruesel, City Planner/Zoning, City of Fitchburg

From: Jessica Vaughn, AICP, JSD Professional Services, Inc.

Re: Doerfer Farm Rezoning and CSM

JSD Project #: 19-9297

Date: September 17, 2019

cc: Todd Buhr (JSD), John Doerfer (Owner), Gary Doerfer (Owner)

On behalf of Doerfer Brothers, Inc., JSD Professional Services, Inc. (JSD) is submitting the enclosed land use applications to the Town of Verona, Dane County Planning & Development, City of Verona, and City of Fitchburg for review and consideration.

Enclosed please find:

- For reference, a draft Certified Survey Map (CSM) that expands the existing residential lot (roughly 1.27 acres) to separate the structures from the roughly 38-acre agricultural tract of land to create one residential parcel (roughly 3.948 acres), and one agricultural parcel (roughly 35 acres) that will remain in agricultural use; and
- A Rezoning Petition to rezone only the lands that will comprise the expanded residential lot, from their current zoning designations, RR-1 and AT-35, to RR-2 as a result of the expanded lot.

We look forward to working with Town, County and municipal staff to confirm the project details and a public hearing schedule.

Please do not hesitate to contact me with any questions regarding this matter or otherwise.

Project Background

The project site is located along the north side of Whalen Road, just west of the intersection Whalen and Fitchrona Roads as noted in the Vicinity Map at the right.

The project site consists of two parcels totaling roughly 39 acres owned by Doerfer Brothers, Inc.

The project site is subject to Dane County zoning, and is currently zoned AT-35 and RR-1.

Today, the project site is utilized as both a residence and active croplands.



Project Site Vicinity Map

Development Proposal

The development proposal includes two separate land use entitlement requests:

1. A CSM to expand the existing residential parcel, roughly 2.6-acres, to include the existing structures located just to the east of the parcel and thereby reducing the size of the agricultural tract to roughly 35 acres; and
2. A Rezoning Petition that rezones only the lands comprising the expanded residential lot to coincide with the new lot lines and lot standards per the County’s Zoning Ordinances.

As part of the CSM a total of 0.427 acres of right-of-way will be dedicated along Whalen Road. The Land Use Summary Table below provides a summary of the development proposal.

Proposed Lot Summary Table			
Parcel ID	Parcel Use: Current / Future	Parcel Size: Existing / Proposed	Parcel Zoning: Existing / Proposed
060824190012	Agricultural / Agriculture	37.93 acres / 35.007 acres	AT-35 / AT-35
060824192805	Residential / Residential	1.27 acres / 3.948 acres	AT-35 and RR-1 / RR-2
	Right-of-way Dedication	0.427	N/A
	Total	Approx. 39 acres	N/A

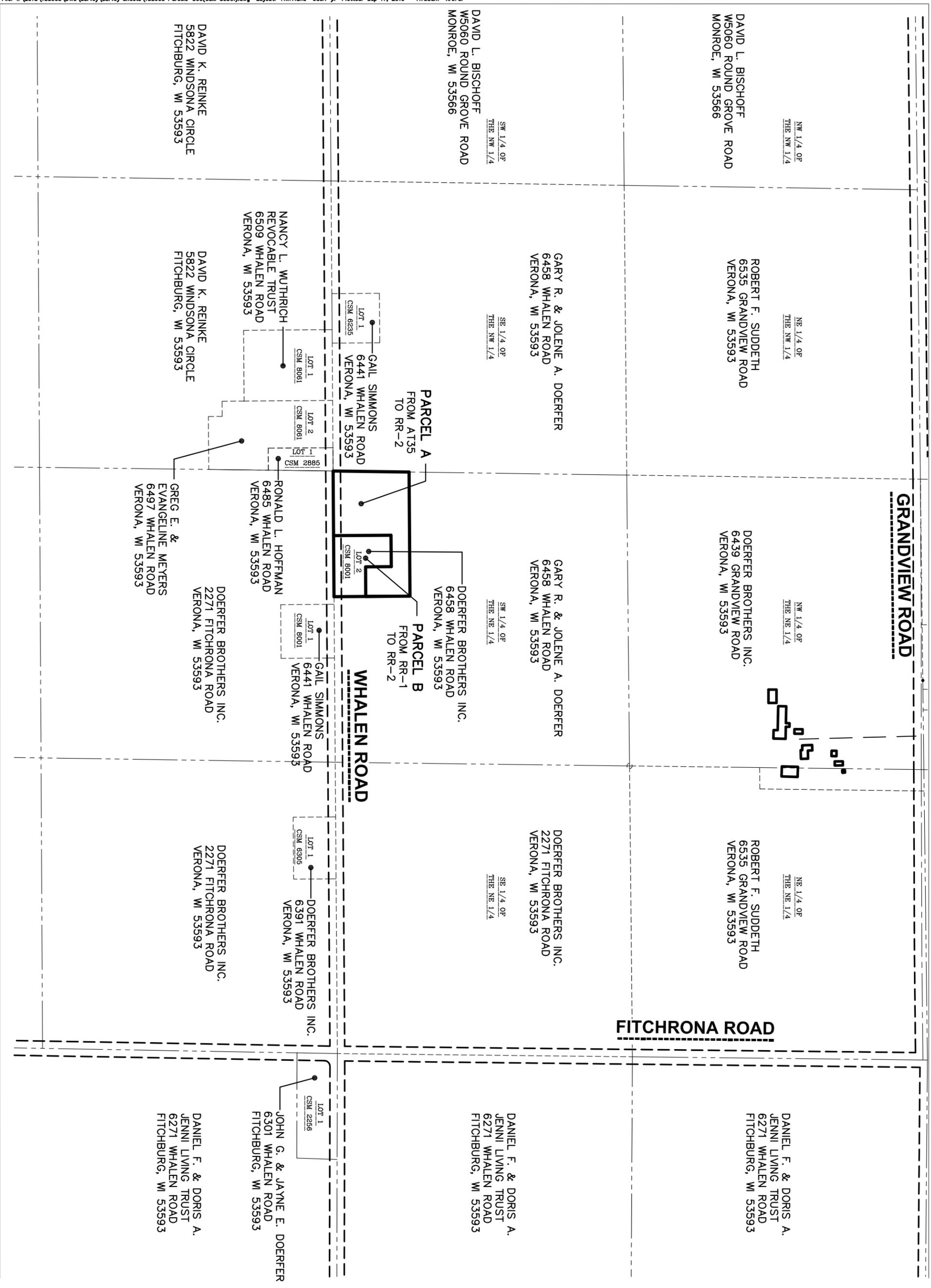
Consistency with Comprehensive Plan

As shown on the Town of Verona Future Land Use Map, the project site is recommended for Transitional Agricultural land uses. The Town of Verona Comprehensive Plan (the “Plan”) states that, the “...primary intent of this classification is to conserve rural use lands that may someday be used for rural residential development or lot splits within the next 20 years” (page 70, Town of Verona Comprehensive Plan). While the Town’s Plan identifies the most appropriate zoning districts as AT-35 and AT-B, it does also provide policies for residential development within the transitional agriculture classification:

“When it is determined that land with the transition agriculture classification is appropriate for development, the Town will require a change in zoning to be consistent with the proposed land use. The highest default density for planned Transitional Agriculture areas shall be 1 residence per 8 acres” (Page 71, Town of Verona Comprehensive Plan).

The proposed CSM and rezoning is consistent with the policies identified in the Town's Comprehensive Plan related to residential development within the Agricultural Transitional land use classification insofar as:

- The proposed residential density is one dwelling unit per 3.94 acres; and
- The proposed zoning is consistent with the residential density and remaining agricultural lands.



CREATE THE VISION TELL THE STORY

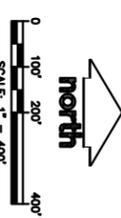
MADISON | MILWAUKEE
KENOSHA | APPLETON | WAUSAU
MADISON REGIONAL OFFICE
VERONA GARIE SUITE 100
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
DOERFER BROTHERS, INC.

CLIENT ADDRESS:
6439 GRANDVIEW ROAD
VERONA, WI 53593

PROJECT:
DOERFER BROTHERS FARM

PROJECT LOCATION:
TOWN OF VERONA
DANE COUNTY, WISCONSIN

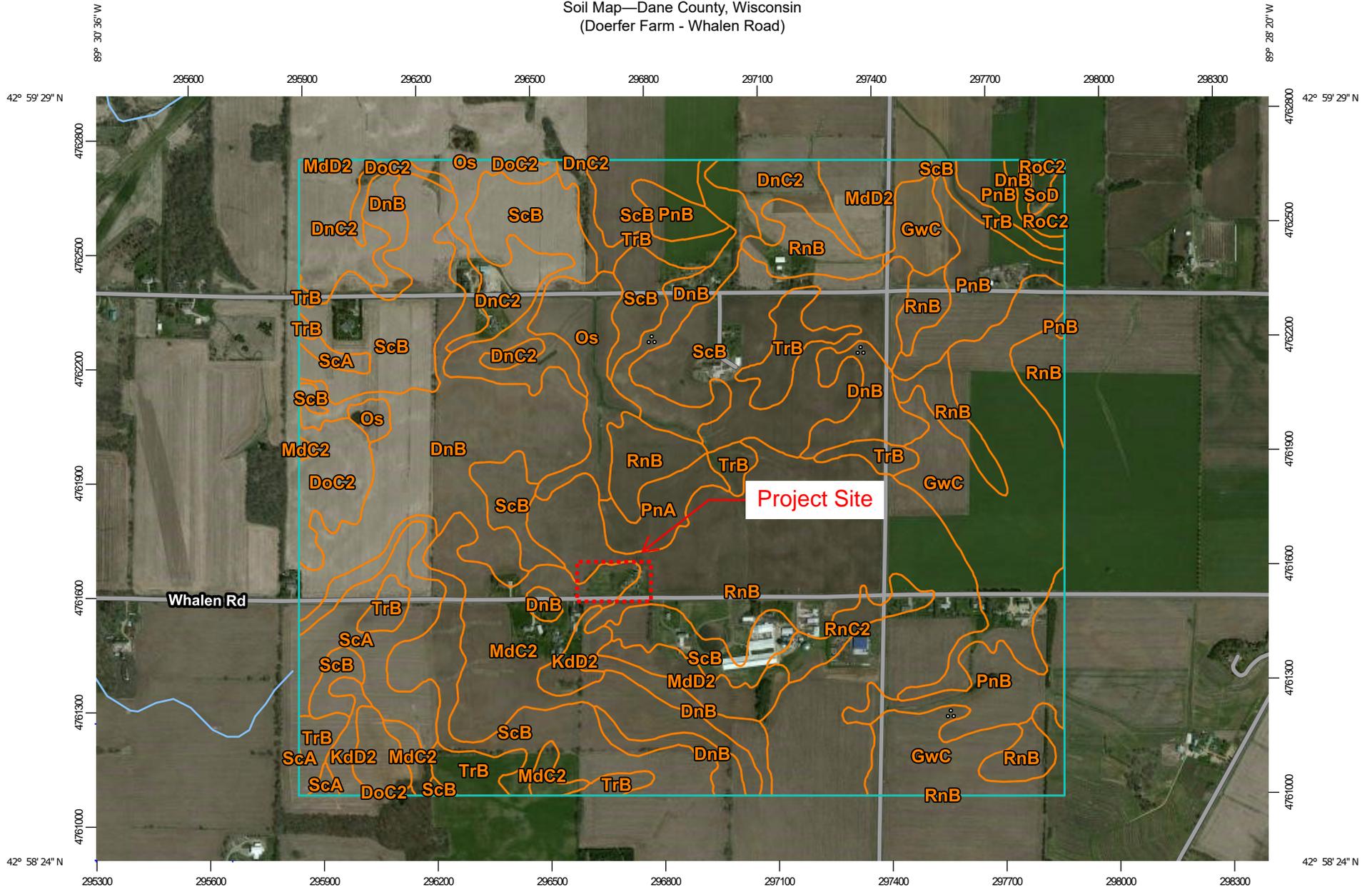


Design/Drawn: JK 07/03/19
Approved: TJB 07/03/19

SHEET TITLE:
LAND OWNERS WITHIN 300 FEET

SHEET NUMBER:
1 OF 1

Soil Map—Dane County, Wisconsin
(Doerfer Farm - Whalen Road)



Map Scale: 1:14,100 if printed on A landscape (11" x 8.5") sheet.

0 200 400 800 1200 Meters

0 500 1000 2000 3000 Feet

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



Soil Map—Dane County, Wisconsin
(Doerfer Farm - Whalen Road)

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.

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 17, Sep 11, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Data not available.

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.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DnB	Dodge silt loam, 2 to 6 percent slopes	110.5	13.2%
DnC2	Dodge silt loam, 6 to 12 percent slopes, eroded	42.1	5.0%
DoC2	Dodge and Kidder soils, 6 to 20 percent slopes, eroded	16.3	2.0%
GwC	Griswold loam, 6 to 12 percent slopes	87.8	10.5%
KdD2	Kidder loam, 12 to 20 percent slopes, eroded	11.2	1.3%
MdC2	McHenry silt loam, 6 to 12 percent slopes, eroded	48.6	5.8%
MdD2	McHenry silt loam, 12 to 20 percent slopes, eroded	20.8	2.5%
Os	Orion silt loam, wet	19.8	2.4%
PnA	Plano silt loam, till substratum, 0 to 2 percent slopes	9.4	1.1%
PnB	Plano silt loam, till substratum, 2 to 6 percent slopes	48.2	5.8%
RnB	Ringwood silt loam, 2 to 6 percent slopes	160.2	19.2%
RnC2	Ringwood silt loam, 6 to 12 percent slopes, eroded	7.9	0.9%
RoC2	Rockton silt loam, 6 to 12 percent slopes, eroded	3.8	0.5%
ScA	St. Charles silt loam, 0 to 2 percent slopes	23.7	2.8%
ScB	St. Charles silt loam, 2 to 6 percent slopes	180.4	21.6%
SoD	Sogn silt loam, 2 to 20 percent slopes	1.8	0.2%
TrB	Troxel silt loam, 0 to 3 percent slopes	42.7	5.1%
Totals for Area of Interest		835.3	100.0%

REZONE FROM AT-35 TO RR-2

Legal Description

Parcel A

Part of the Southwest Quarter of the Northeast Quarter of Section 24, Township 06 North, Range 08 East, Town of Verona, Dane County, Wisconsin, more particularly described as follows:

Commencing at the East Quarter Corner of Section 24, aforesaid; thence South 89 degrees 34 minutes 58 seconds West along the South line of the Northeast Quarter, aforesaid, a distance of 2,324.44 feet to the Southwest corner of Lot 2, Certified Survey Map No. 8001, recorded in Volume 42 of Certified Survey Maps, on pages 256-257, as Document No. 2714763, also being the Point of Beginning; thence continuing South 89 degrees 34 minutes 58 seconds West along said line, 290.03 feet to the Center of Section 24, aforesaid; thence North 00 degrees 48 minutes 09 seconds East along the West line of the Northeast Quarter, aforesaid, 340.08 feet; thence North 89 degrees 34 minutes 58 seconds East, 556.96 feet to the Northerly extension of the East line of Lot 2, aforesaid; thence South 00 degrees 24 minutes 29 seconds East along said line, 197.99 feet to the Northeast corner of Lot 2, aforesaid; thence South 89 degrees 34 minutes 57 seconds West along the North line of said Lot 2, 132.98 feet; thence North 00 degrees 24 minutes 29 seconds West, 115.12 feet; thence South 89 degrees 34 minutes 57 seconds West, 141.02 feet; thence South 00 degrees 24 minutes 29 seconds East, 257.00 feet to the Point of Beginning.

Said parcel contains 135,452 square feet or 3.109 acres.



REZONE FROM RR-1 TO RR-2

Parcel B

Lot 2, Certified Survey Map No. 8001, recorded in Volume 42 of Certified Survey Maps, on pages 256-257, as Document No. 2714763, located in the Southwest Quarter of the Northeast Quarter of Section 24, Township 06 North, Range 08 East, Town of Verona, Dane County, Wisconsin, more particularly described as follows:

Commencing at the East Quarter Corner of Section 24, aforesaid; thence South 89 degrees 34 minutes 58 seconds West along the South line of the Northeast Quarter, aforesaid, a distance of 2,050.32 feet to the Southeast Corner of Lot 2, Certified Survey Map No. 8001, aforesaid; thence continuing South 89 degrees 34 minutes 58 seconds West along said line, 274.12 feet to the West line of Lot 2, aforesaid; thence North 00 degrees 24 minutes 29 seconds West along said line, 257.00 feet to the Northwest corner of said Lot 2; thence North 89 degrees 34 minutes 57 seconds West along the North line of Lot 2, aforesaid, 141.02 feet to the East line of Lot 2, aforesaid; thence South 00 degrees 24 minutes 29 seconds East along said East line, 115.12 feet to the North line of Lot 2, aforesaid; thence North 89 degrees 34 minutes 57 seconds East, 132.98 feet to the East line of Lot 2, aforesaid; thence South 00 degrees 24 minutes 29 seconds East along said line, 142.01 feet to the Point of Beginning.

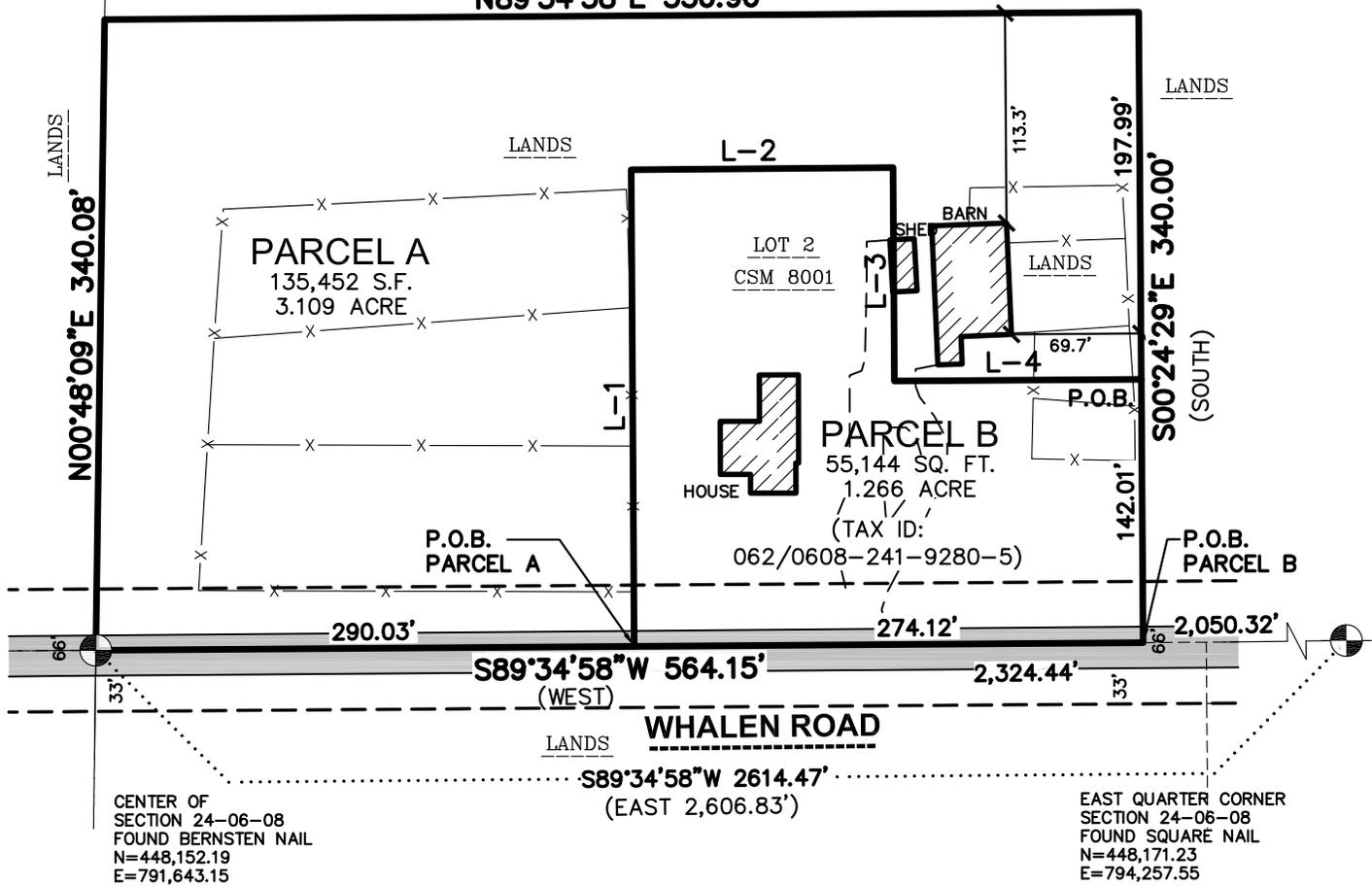
Said parcel contains 55,144 square feet or 1.266 acres.

REMAINING PARENT PARCEL

1,527,594 S.F. OR 35.069 ACRE

(TAX ID: 062/0608-241-9001-2)

N89°34'58"E 556.96'



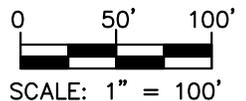
LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L-1	N00°24'29"W	257.00'	L-3	S00°24'29"E	115.12'
()	NORTH	257.00'	()	SOUTH	115.00'
L-2	N89°34'57"E	141.02'	L-4	N89°34'57"E	132.98'
()	EAST	141.00'	()	EAST	133.00'

LEGEND

- GOVERNMENT CORNER
- PARCEL BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- BUILDING
- () DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

NOTES

1. FIELD WORK WAS PERFORMED ON SEPTEMBER 6, 2019.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, (DANE COUNTY). THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 24-06-08, RECORDED AS S89°34'58"W.



File: I:\2018\188605\DWG\Survey\Survey Sheets\188605 Exhibit Rezone(South).dwg Layout: Exhibit User: JK Plotted: Sep 17, 2019 - 12:27pm

JSD Professional Services, Inc.
 Engineers • Surveyors • Planners
 MADISON REGIONAL OFFICE
 161 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 P. 608.848.5060

PROJECT:
DOERFER BROTHERS, INC.
 VERONA, WI 53593

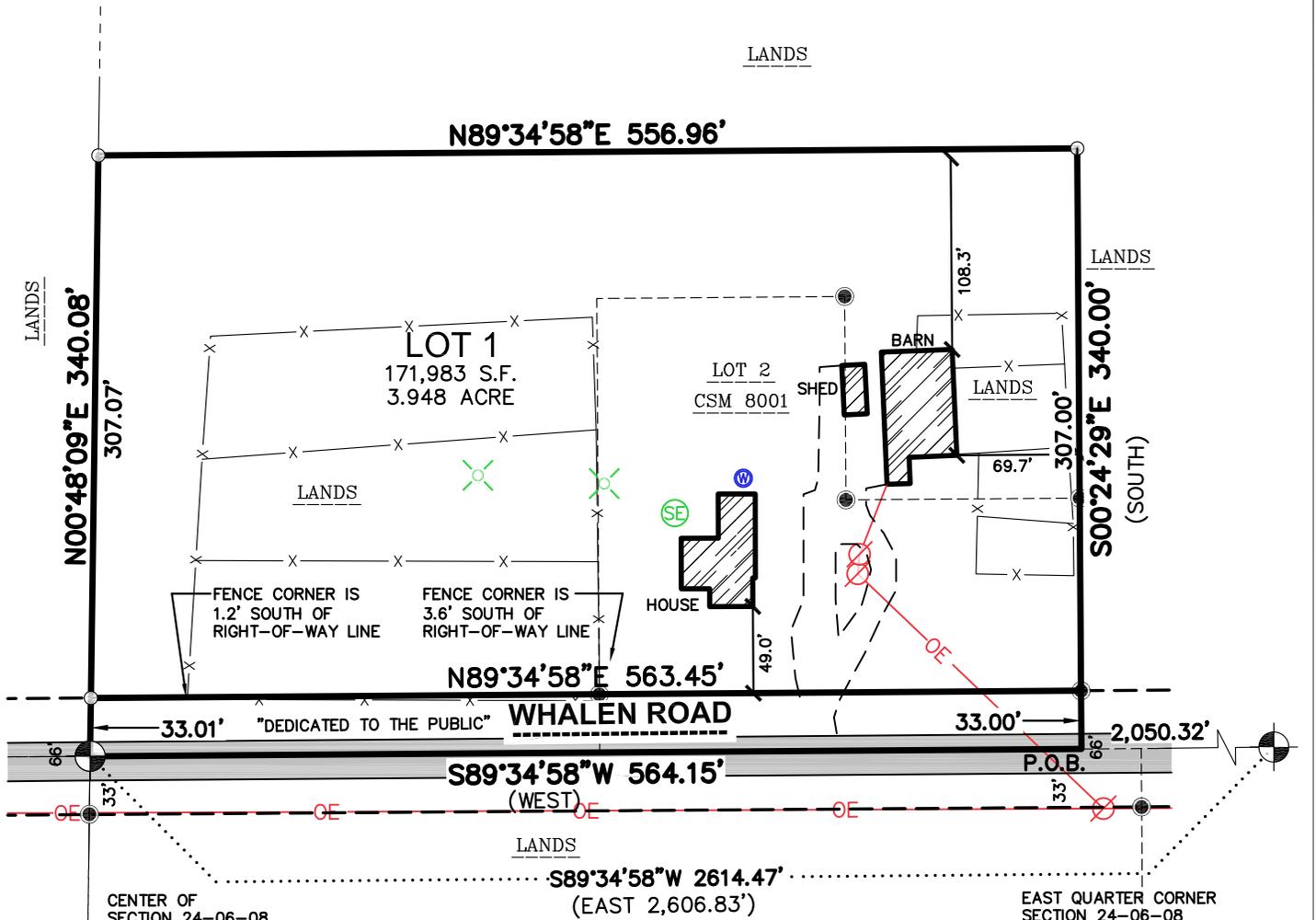
SHEET TITLE:
REZONE FROM AT-35 AND RR-1 TO RR-2

JSD PROJECT NUMBER: 18-8605-DB
 SHEET NUMBER: 1
 DRAWN BY: JK CHECKED BY: TJB
 DATE: SEPTEMBER 16, 2019

PRELIMINARY

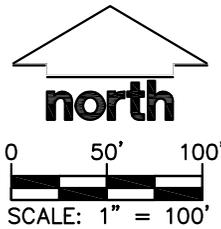
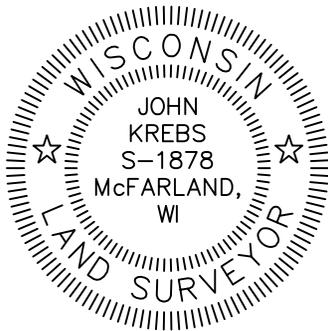
CERTIFIED SURVEY MAP NO. _____

LOT 2, CERTIFIED SURVEY MAP No. 8001 AND PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 06 NORTH, RANGE 08 EAST, CITY OF VERONA, DANE COUNTY, WISCONSIN



CENTER OF SECTION 24-06-08
FOUND BERNSTEIN NAIL
N=448,152.19
E=791,643.15

EAST QUARTER CORNER SECTION 24-06-08
FOUND SQUARE NAIL
N=448,171.23
E=794,257.55



LEGEND

- GOVERNMENT CORNER
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- 1" IRON PIPE FOUND
- SEPTIC MANHOLE
- VENT PIPE
- WELL
- POWER POLE
- PARCEL BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- OVERHEAD ELECTRIC DISTRIBUTION
- BUILDING
- () DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

NOTES

1. FIELD WORK WAS PERFORMED ON SEPTEMBER 6, 2019.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, (DANE COUNTY). THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 24-06-08, RECORDED AS S89°34'58"W.

TAX PARCELS:

LOT 1:

PARCEL No. 062/0608-241-9280-5
171,983 SQUARE FEET OR 3.948 ACRES

REMAINING PARENT PARCEL:

PARCEL No. 062/0608-241-9001-2
1,527,594 SQUARE FEET OR 35.069 ACRES

SURVEYED BY:

JSD Professional Services, Inc.
Engineers • Surveyors • Planners
MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

SURVEYED FOR:

DOERFER BROTHERS, INC.
6437 GRENDVIEW ROAD
VERONA, WI 53593

PROJECT NO: 18-8605-DB

FIELDBOOK/PG: -

SHEET NO: 1 OF 3

SURVEYED BY: ZMR

DRAWN BY: JK

CHECKED BY: TJB

APPROVED BY: _____

VOL. _____ PAGE _____

DOC. NO. _____

C.S.M. NO. _____

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

LOT 2, CERTIFIED SURVEY MAP No. 8001 AND PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 06 NORTH, RANGE 08 EAST, CITY OF VERONA, DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION

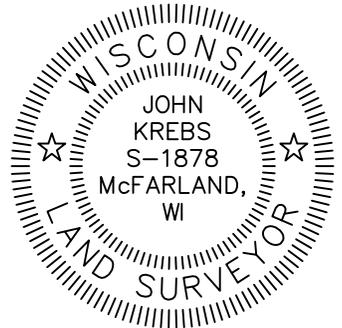
LOT 2, CERTIFIED SURVEY MAP No. 8001, RECORDED IN VOLUME 42 OF CERTIFIED SURVEY MAPS, ON PAGES 256-257, AS DOCUMENT No. 2714763 AND PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 06 NORTH, RANGE 08 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 24, AFORESAID; THENCE SOUTH 89 DEGREES 34 MINUTES 58 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER, AFORESAID, 2,050.32 FEET TO THE SOUTHEAST CORNER OF LOT 2, CERTIFIED SURVEY MAP No. 8001; THENCE CONTINUING SOUTH 89 DEGREES 34 MINUTES 58 SECONDS WEST ALONG SAID LINE, 564.15 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER, AFORESAID; THENCE NORTH 00 DEGREES 48 MINUTES 09 SECONDS EAST ALONG THE SAID LINE, 340.08 FEET; THENCE NORTH 89 DEGREES 34 MINUTES 58 SECONDS EAST, 556.96 FEET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 1, CERTIFIED SURVEY MAP No. 8001, AFORESAID; THENCE SOUTH 00 DEGREES 24 MINUTES 29 SECONDS EAST ALONG SAID LINE, 340.00 FEET TO THE TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 190,588 SQUARE FEET OR 4.375 ACRES.

SURVEYOR'S CERTIFICATE

I, JOHN KREBS, PROFESSIONAL LAND SURVEYOR S-1878, DO HEREBY CERTIFY THAT BY DIRECTION OF DOERFER BROTHERS, INC., I HAVE SURVEYED, DIVIDED AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE TOWN OF VERONA, DANE COUNTY, WISCONSIN.



JOHN KREBS, S-1878
PROFESSIONAL LAND SURVEYOR

DATE

CORPORATE OWNER'S CERTIFICATE

DOERFER BROTHERS, INC., A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE TOWN OF VERONA FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID DOERFER BROTHERS, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____ DAY OF _____, 2019.

DOERFER BROTHERS, INC.,

BY: _____

GARY R. DOERFER,

JOHN DOERFER,

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2019, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED DOERFER BROTHERS, INC., TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN

MY COMMISSION EXPIRES

File: I:\2018\188605\DWG\Survey\Survey Sheets\188605 P-CSM (South).dwg Layout: Sheet 2 User: jk Plotted: Sep 17, 2019 - 10:46am

SURVEYED BY:



SURVEYED FOR:

DOERFER BROTHERS, INC.

6437 GRANDVIEW ROAD
VERONA, WI 53593

PROJECT NO: 18-8605-DB

FIELDBOOK/PG: -

SHEET NO: 2 OF 3

SURVEYED BY: ZMR

DRAWN BY: JK

CHECKED BY: TJB

APPROVED BY: -

VOL. _____ PAGE _____

DOC. NO. _____

C.S.M. NO. _____

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 06 NORTH, RANGE 08 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN

CONSENT OF CORPORATE MORTGAGEE

BMO HARRIS BANK, NA, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE LANDS DESCRIBED HEREON, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATING OF THE LANDS DESCRIBED IN THE AFFIDAVIT OF JOHN KREBS, WISCONSIN PROFESSIONAL LAND SURVEYOR, S-1878, AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF DOERFER BROTHERS, INC., OWNER.

WITNESS THE HAND AND SEAL OF BMO HARRIS BANK, NA, MORTGAGEE, THIS _____ DAY OF _____, 2019.

, VICE PRESIDENT

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2019, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED BMO HARRIS BANK, NA, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES _____

TOWN OF VERONA BOARD APPROVAL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP, WHICH HAS BEEN DULY FILED FOR THE APPROVAL OF THE TOWN OF VERONA BOARD, BE AND THE SAME IS HEREBY APPROVED AND THE DEDICATIONS, IF ANY DESIGNATED HEREON, ARE HEREBY ACKNOWLEDGED AND ACCEPTED BY THE TOWN OF VERONA.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE TOWN OF VERONA ON THIS _____ DAY OF _____, 2019.

JOHN WRIGHT, TOWN CLERK
TOWN OF VERONA

CITY OF FITCHBURG

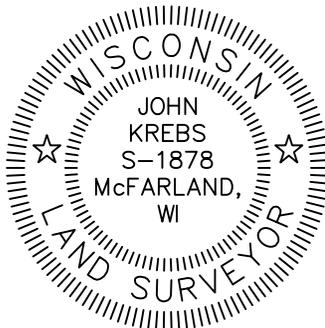
THIS CERTIFIED SURVEY MAP, INCLUDING ANY DEDICATIONS SHOWN HEREON, HAS BEEN DULY FILED WITH AND APPROVED BY THE COMMON COUNCIL OF THE CITY OF FITCHBURG, DANE COUNTY, WISCONSIN ON THIS _____ DAY OF _____, 2019.

DATE
CITY OF FITCHBURG

DANE COUNTY ZONING

APPROVED FOR RECORDING PER DANE COUNTY ZONING & LAND REGULATION COMMITTEE ACTION OF _____, 2019, BY _____, AUTHORIZED REPRESENTATIVE.

AUTHORIZED REPRESENTATIVE



OFFICE OF THE REGISTER OF DEEDS

_____ COUNTY, WISCONSIN
RECEIVED FOR RECORD _____
20__ AT _____ O'CLOCK ___ M
AS DOCUMENT # _____
IN VOL. _____ OF CERTIFIED
SURVEY MAPS ON PAGE(S) _____

REGISTER OF DEEDS

File: I:\2018\188605\DWG\Survey\Survey Sheets\188605 P-CSM (South).dwg Layout: Sheet 3 User: jk Plotted: Sep 17, 2019 - 10:46am

SURVEYED BY: JSD Professional Services, Inc. <small>Engineers • Surveyors • Planners</small> MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060	SURVEYED FOR: DOERFER BROTHERS, INC. 6437 GRANDVIEW ROAD VERONA, WI 53593	PROJECT NO: 18-8605-DB FB/PG: - SHEET NO: 3 OF 3	SURVEYED BY: ZMR DRAWN BY: JK CHECKED BY: TJB APPROVED BY: -
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