

**TOWN OF WINDSOR
TOWN BOARD RESOLUTION 2015-70**

**APPROVAL OF A CERTIFIED SURVEY MAP
AND REZONE IN ORDER TO CREATE A TWO ACRE PARCEL FROM LANDS
OWNED BY PETITIONER AT
3178 COUNTY HIGHWAY V, TOWN OF WINDSOR, DANE COUNTY**

[Cyril & Loraine Feiner, as Owner/Petitioner]

WHEREAS, Cyril & Loraine Feiner, as Owner/Petitioner, by their son, Scott Feiner (collectively, the "Petitioner") prepared and submitted a Certified Survey Map (the "CSM") for property at 3178 County Highway V, Town of Windsor; and

WHEREAS, the Petitioner further requests rezoning from A-1 EX Exclusive Agriculture District to A-2(2) Agricultural District for Lot 1, and A-1(EX) Exclusive Agriculture District for the Remnant Lot; and

WHEREAS, the Town Planner has reviewed the request and prepared a Staff Report dated August 10, 2015 ("Staff Report") recommending approval, subject to certain conditions specified in the Staff Report; and

WHEREAS, following review of the Petitioner's application materials, the Staff Report, and the resolution adopted at the Plan Commission meeting, the Town Board wishes to recommend approval of same, subject to those conditions specified herein.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Windsor as follows:

- A. The Town of Windsor Board **approves** the Certified Survey Map and Rezone request for Cyril and Loraine Feiner located at 3178 County Highway V, DeForest, WI 53532, subject to the following conditions:
1. The Petitioner shall address the comments set forth in the Planner Comments and Surveyor Comments section of this Staff Review to the satisfaction of the Town Planner.
 2. The Petitioner shall obtain approval of the Certified Survey Map and Rezone from Dane County.
 3. The Petitioner shall satisfy all conditions of approval by the Town of Windsor and Dane County, and shall thereafter promptly record the Certified Survey Map with the Dane County Register of Deeds.
 4. The Petitioner shall acknowledge that the agricultural buildings on Lot 1 shall not be used for the housing of livestock.
 5. The Petitioner shall record a deed restriction, in a form approved by the Town Attorney, acknowledging that Lot 2 of the proposed CSM retains one (1) development right per the Town of Windsor Comprehensive Plan: 2025, and that Lot 1 of the proposed CSM shall be restricted from any further land division.

6. The Petitioner shall record a deed restriction, in a form approved by the Town Attorney, running to the benefit of the Town of Windsor, requiring payment of Fees in Lieu of Parkland per Section 38-637 of the Town of Windsor Code of Ordinances (or amendment thereof), to be paid by the property owner at the time when the property owner applies for a building permit to be issued by the Town of Windsor for Lot 2 of the proposed CSM. The Fees In Lieu of Parkland shall be calculated by the Town based on the Code of Ordinance requirements in effect at the time when the property owner applies for a building permit.
 7. The Petitioner shall record a deed restriction, in a form approved by the Town Attorney, running to the benefit of the Town of Windsor, requiring payment of Fees for Initial Improvement of Parkland per Section 38-639(e) of the Town of Windsor Code of Ordinances (or amendment thereof), to be paid by the property owner at the time when the property owner applies for a building permit to be issued by the Town of Windsor for Lot 2 of the proposed CSM. The Fees for Initial Improvement of Parkland shall be calculated by the Town based on the Code of Ordinance requirements in effect at the time when the property owner applies for a building permit.
 8. The Petitioner shall reimburse the Town of Windsor for all costs and expenses incurred by Windsor in connection with the review and approval of the CSM and Rezone, including, but not limited to, the cost of professional services incurred by the Town of Windsor for the review and preparation of required documents, attendance at meetings or other related professional services.
- B. The Town Board's approval expires one hundred-eighty (180) days from the date of adoption of this Resolution. Satisfaction of the conditions set forth above is the responsibility of the Petitioner. Time is of the essence.

The above and foregoing Resolution was duly adopted at the regular meeting of the Town Board of the Town of Windsor on the 20th day of August, 2015, by a vote of 4 in favor and 0 opposed.

TOWN OF WINDSOR

Robert E. Wipperfurth
Robert E. Wipperfurth, Town Chair

Donald G. Madelung
Donald G. Madelung, Town Supervisor

Bruce Stravinski
Bruce Stravinski, Town Supervisor

Excused Absence
Alan Buchner, Town Supervisor

Monica M. Smith
Monica M. Smith, Town Supervisor

Attested by:
Christine Capstran
Christine Capstran, Town Clerk

Incorporated by Reference:
August 10, 2015 Staff Report

**LOT 1, CERTIFIED SURVEY MAP NO. _____,
TOWN OF WINDSOR,
DANE COUNTY, WISCONSIN:**

NOTICE OF DEED RESTRICTION

WHEREAS, the undersigned Owner of property described as Lot 1, Certified Survey Map No. _____, recorded in the Dane County Register of Deeds office as Document No. _____, in Volume _____, pages _____ (the "Property") requested and obtained approval of the certified survey map and rezone of Lot 1 of CSM No. _____; and

WHEREAS, such approval was conditioned on Owner recording this Deed Restriction, which shall hereafter be a covenant running with the Property.

**NOW, THEREFORE, THE OWNER DOES
HEREBY DECLARE AS FOLLOWS:**

1. The Property shall be restricted from any further land division per the Town of Windsor's Comprehensive Plan and ordinances.
2. The agricultural buildings on the Property shall not be used for the housing of livestock.
3. This Deed Restriction is a covenant running with the land, and shall bind the Property Owner's heirs, successors and assigns, and run to the benefit of the Town of Windsor, and its successors in interest.
4. This Deed Restriction shall only be removed following execution and recording of a Release by the owner and local jurisdiction with enforcement authority at the time that the Release is authorized and executed. Until such time, this Deed Restriction shall run with the land and restrict use of the accessory building as set forth herein.

[Signatures on following page.]

THIS SPACE RESERVED FOR RECORDING DATA

RETURN TO:

Amy Anderson Schweppe
Town of Windsor
4084 Mueller Road
DeForest, WI 53532

P.I.N.

Executed in Dane County, Wisconsin, on this _____ day of _____, 2015.

OWNER

Cyril Feiner

Lorraine Feiner

ACKNOWLEDGMENT

STATE OF WISCONSIN)
)
COUNTY OF DANE)

Personally came before me this _____ day of _____, 2015, the above-named Cyril Feiner and Lorraine Feiner, as owners of the Property (herein, "Owner" or "Property Owner"), and to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin
My Commission Expires: _____

THIS DOCUMENT DRAFTED BY:
Constance L. Anderson, Windsor Town Attorney
Anderson Consults, LLC
PO Box 3004
Madison, WI 53704-0004
connie@andersonconsultswi.com

**LOT 2, CERTIFIED SURVEY MAP NO. _____,
TOWN OF WINDSOR,
DANE COUNTY, WISCONSIN:**

NOTICE OF DEED RESTRICTION

WHEREAS, the undersigned Owner of property described as Lot 2, Certified Survey Map No. _____, recorded in the Dane County Register of Deeds office as Document No. _____, in Volume _____, pages _____ (the "Property") requested and obtained approval of the certified survey map _____; and

WHEREAS, such approval was conditioned on Owner recording this Deed Restriction, which shall hereafter be a covenant running with the Property.

**NOW, THEREFORE, THE OWNER DOES
HEREBY DECLARE AS FOLLOWS:**

1. The Property retains one (1) development right per the Town of Windsor's Comprehensive Plan.
2. At such time as the Property Owner applies for a building permit to be issued by the Town of Windsor for Lot 2 of the proposed CSM, the Owner shall make payment to the Town of Windsor for:
 - a. The Fees in Lieu of Parkland per Section 38-637 of the Town of Windsor Code of Ordinances (as may be amended). The Fees In Lieu of Parkland shall be calculated by the Town based on the Code of Ordinance requirements in effect at the time when the Property Owner applies for a building permit.
 - b. The Fees for Initial Improvement of Parkland per Section 38-639(e) of the Town of Windsor Code of Ordinances (as may be amended). The Fees for Initial Improvement of Parkland shall be calculated by the Town based on the Code of Ordinance requirements in effect at the time when the Property Owner applies for a building permit.
3. This Deed Restriction is a covenant running with the land, and shall bind the Property Owner's heirs, successors and assigns, and run to the benefit of the Town of Windsor, and its successors in interest.
4. This Deed Restriction shall only be removed following execution and recording of a Release by the owner and local jurisdiction with enforcement authority at the time that the Release is authorized and executed. Until such time, this Deed Restriction shall run with the land and restrict use of the accessory building as set forth herein.

THIS SPACE RESERVED FOR RECORDING DATA

RETURN TO:

Amy Anderson Schweppe
Town of Windsor
4084 Mueller Road
DeForest, WI 53532

P.I.N.

Executed in Dane County, Wisconsin, on this _____ day of _____, 2015.

OWNER

Cyril Feiner

Loraine Feiner

ACKNOWLEDGMENT

STATE OF WISCONSIN)
)
COUNTY OF DANE)

Personally came before me this _____ day of _____, 2015, the above-named Cyril Feiner and Loraine Feiner, as owners of the Property (herein, "Owner" or "Property Owner"), and to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin
My Commission Expires: _____

THIS DOCUMENT DRAFTED BY:
Constance L. Anderson, Windsor Town Attorney
Anderson Consults, LLC
PO Box 3004
Madison, WI 53704-0004
connie@andersonconsultswi.com



Staff Review

TO: Town of Windsor Board

CC: Robert Wipperfurth, Chairman
Tina Butteris, Office Manager
Amy Anderson Schweppe, Planning & Development Coordinator
Kevin Richardson, Engineer
Connie Anderson, Attorney

FROM: Jamie Rybarczyk, Planning Consultant

RPT DATE: August 10, 2015

MTG DATE: August 20, 2015

APRVL DATE: September 14, 2015

FOTH FILE: 15W027.01/13

RE: Cyril & Loraine Feiner – Certified Survey Map & Rezone

BACKGROUND:

1. Petitioner/Agent: Cyril & Loraine Feiner
2. Property Owner: Cyril & Loraine Feiner
3. Location/Address: 3178 County Highway V, DeForest, WI 53532
4. Taxkey Number: 068/0910-014-9500-2
5. Area: 40 Acres
6. Existing Zoning: A-1(EX) Exclusive Agriculture District
7. Proposed Zoning: Lot 1: A-2(2) Agricultural District, Remnant Lot: A-1(EX) Exclusive Agriculture District
8. Future Land Use: Agricultural

OVERVIEW:

The petitioner owns two adjacent properties, Parcel 068/0910-014-9500-02 in the Town of Windsor and Parcel 012/0911-063-9000-6 in the Town of Bristol. The parcel located in the Town of Windsor is 40 acres in size which includes a principal residence and three (3) agricultural buildings. The parcel located in the Town of Bristol is 27 acres in size which includes several agricultural buildings. As for the parcel located in the Town of Windsor, the petitioner proposes to consolidate the principal residence and the three (3) agricultural buildings onto a 2 acre parcel. One (1) of the three (3) agricultural buildings would be removed to address a setback violation.

The proposed 2.06 acre parcel will be rezoned from A-1(EX) Exclusive Agriculture District to A-2(2) Agricultural District and the remnant 36.88 acre parcel will remain A-1(EX) Exclusive Agriculture District.

PLANNER COMMENTS:

Staff has the following planning comments regarding the Certified Survey Map and Rezone application:

1. The 33.03' right-of-way of County Trunk Highway 'V' should be identified as right-of-way dedicated to the public.
2. Per the A-1(EX) Exclusive Agriculture District, the petitioner is allowed one (1) land split per 35 acres. Therefore, the petitioner shall record a deed restriction acknowledging that the remnant 36.88 acre



Staff Review

parcel retains one (1) development right per the Town of Windsor Comprehensive Plan: 2025, and that Lot 1 shall be restricted from any further land division.

3. Per the A-2(2) Agricultural District, agricultural buildings not housing livestock shall have a minimum setback of ten (10) feet. Agricultural buildings housing livestock shall have a minimum setback of fifty (50) feet. Based on the Certified Survey Map, Staff is assuming the agricultural buildings on Lot 1 will not house livestock.

SURVEYOR COMMENTS:

Staff has the following surveying comments regarding the Certified Survey Map and Rezone application:

1. On Sheet 1 of 3, the monument set at the southwest corner of Lot 1 should be revised to match that as shown on Sheet 2 of 3.
2. On Sheet 2 of 3, the overall dimension of the south line of the southeast quarter should be revised to 2649.16.
3. On Sheet 3 of 3, the description of the CSM boundary must include a metes and bounds description.
4. On Sheet 3 of 3, the owner's certificate should be revised from Town of Bristol to the Town of Windsor.

TOWN POLICY CONCERNS:

At the request of the Town of Windsor Plan Commission and Staff on July 21, 2015, the petitioner has prepared a two (2) lot Certified Survey Map for ease of recording and tracking the recommended deed restrictions on the subject property.

STAFF RECOMMENDATION:

Depending on confirmation by the Town of Windsor Board of the above described comments, the Town of Windsor Board may take the following action:

The Town of Windsor Board recommends **Approval** of the Certified Survey Map and Rezone request for Cyril and Loraine Feiner located at 3178 County Highway V, DeForest, WI 53532, subject to the following conditions:

1. The petitioner shall address the comments set forth in the Planner Comments and Surveyor Comments section of this Staff Review to the satisfaction of the Town Planner.
2. The petitioner shall obtain approval of the Certified Survey Map and Rezone from Dane County.
3. The petitioner shall satisfy all conditions of approval by the Town of Windsor and Dane County, and shall thereafter promptly record the Certified Survey Map with the Dane County Register of Deeds.
4. The petitioner shall acknowledge that the agricultural buildings on Lot 1 shall not be used for the housing of livestock.
5. The petitioner shall record a deed restriction, in a form approved by the Town Attorney, acknowledging that Lot 2 of the proposed CSM retains one (1) development right per the Town of Windsor Comprehensive Plan: 2025, and that Lot 1 of the proposed CSM shall be restricted from any further land division.
6. The petitioner shall record a deed restriction, in a form approved by the Town Attorney, running to the benefit of the Town of Windsor, requiring payment of Fees in Lieu of Parkland per Section 38-637 of the Town of Windsor Code of Ordinances (or amendment thereof), to be paid by the property owner at the time when the property owner applies for a building permit to be issued by the Town of Windsor for Lot 2 of the proposed CSM. The Fees In Lieu of Parkland shall be calculated by the Town based on the Code of Ordinance requirements in effect at the time when the property owner applies for a building permit.



Staff Review

7. The petitioner shall record a deed restriction, in a form approved by the Town Attorney, running to the benefit of the Town of Windsor, requiring payment of Fees for Initial Improvement of Parkland per Section 38-639(e) of the Town of Windsor Code of Ordinances (or amendment thereof), to be paid by the property owner at the time when the property owner applies for a building permit to be issued by the Town of Windsor for Lot 2 of the proposed CSM. The Fees for Initial Improvement of Parkland shall be calculated by the Town based on the Code of Ordinance requirements in effect at the time when the property owner applies for a building permit.
8. The petitioner has reimbursed the Town of Windsor for all costs and expenses incurred by Windsor in connection with the review and approval of the CSM and Rezone, including, but not limited to, the cost of professional services incurred by the Town of Windsor for the review and preparation of required documents, attendance at meetings or other related professional services.

COMPREHENSIVE PLAN CONSISTENCY:

The Certified Survey Map and Rezone request, subject to the above mentioned comments, are consistent with the Town of Windsor Comprehensive Plan: 2025.

DANE COUNTY ZONING CODE COMPLIANCE:

The Certified Survey Map and Rezone request, subject to the above mentioned comments, are consistent with the Dane County Zoning Code.

EXHIBITS:

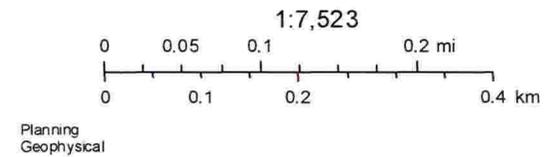
- A. DCiMap Aerial
- B. Petitioner Application

Feiner Property



July 14, 2015

- Parcel Number Town
- City
- Village
- Tax Parcels



Contact Information

Applicant:

Name: Anthony Kasper

Address: 1677 N. Bristol St

City, State, Zip: San Prairie WI

Phone Number(s): 837-7463

Cell Phone(s): _____

Email Address(es): _____

Surveyor:

Name: Dan Rinkenatt

Address: 1677 N. Bristol St

City, State, Zip: San Prairie WI 53590

Phone Number(s): 837-7463

Cell Phone(s): _____

Email Address(es): _____

Attorney:

Name: _____

Address: _____

City, State, Zip: _____

Phone Number(s): _____

Cell Phone(s): _____

Email Address(es): _____

Owner:

Name: Cyril + Loraine Feiner

Address: 3178 CTH V

City, State, Zip: DeForest, WI 53532

Phone Number(s): 837-3266 - Scott Feiner

Cell Phone(s): _____

Email Address(es): _____

Engineer:

Name: _____

Address: _____

City, State, Zip: _____

Phone Number(s): _____

Cell Phone(s): _____

Email Address(es): _____

Town of Windsor

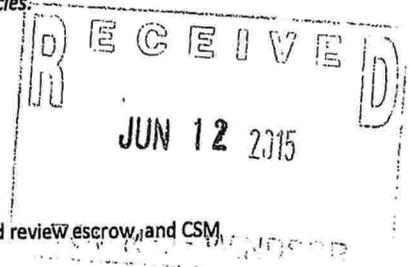
Certified Survey Map Review

Certified Survey Map Application Form

The Town of Windsor Plan Commission typically meets on the third Tuesday of every month at 6:00 p.m., and the Town Board typically reviews planning issues on the third Thursday of every month at 5:00 p.m. (or as otherwise scheduled) at the Town Hall, 4084 Mueller Road. Applicants must submit an application for a Certified Survey Map no less than 30 days prior to the next regularly scheduled Plan Commission meeting.

The application shall: 1) be on forms made available from the Town and accompanied by the required fee and review escrow, 2) include 30 copies of the certified survey map drawn per the requirements of Section 4.4 of the Town Subdivision Ordinance, and 3) include a digital pdf copy of all submitted drawings and supplementary data.

The applicant is responsible for adhering to all requirements of Town ordinances, regulations, plans, and policies. This form shall not be deemed a substitute for the applicant's thorough reading and understanding of applicable Town ordinances, regulations, plans, and policies.



Process for Review and Approval (per Sections 4.1, 4.5, and 4.13 of Subdivision Ordinance)

- 1) Consultation meeting with Town Staff
- 2) Submittal (at least 30 days prior to next plan commission meeting) of application form, fees and review escrow, and CSM and supplementary materials as described above
- 3) Staff review of application materials for compliance with requirements
- 4) Plan Commission review, public hearing, and recommendation
- 5) Town Board review, public hearing, and action
- 6) Subdivider shall record the CSM with the Dane County Register of Deeds within 30 days of approval by Town Board and any other approving agencies, and provide a copy of executed documents to Town Clerk

Technical Requirements of CSM (per Section 4.12 of Town Subdivision Ordinance)

The CSM shall show correctly on its face all the information required by Wis. Statute 236.34, and shall meet all the surveying and monumenting requirements of Wis. Statute 236.15. In addition, the applicant shall submit the following documents which shall be considered to be incorporated with and made part of the CSM:

Item		Applicant
1	Deed Restrictions	N/S
2	Joint Maintenance Agreements	N/A

3	All certificates required by Wis. Stat. 236.34	✓
4	Final Street Plan	N/A
5	Final Stormwater Management Plan	N/A
6	Final Erosion and Sedimentation Control Plan	N/A
7	Soil and Subsurface Investigation Report	N/A
5	Traffic Control Plan	N/A
8	Water and Sewer Plans	N/A
9	Opinion of Probable Cost	N/A
10	Additional Plans or Information	N/A
11	Owner's and Mortgagee's certificates for Street Dedication	N/S

Checklist Legend	
✓	submitted completely
N/S	not submitted
N/A	not applicable to project
W	waived for reasons to be described in staff report
P	submittal pending, material must be submitted prior to meeting as requested by staff
A	submittal pending, material required as condition for approval

Date Complete Application Submitted: ~~6-8-15~~ *Christy Kaspar*

June 16, 2015

Amy

Parcel Number - 012/0911-063-9000-6

Current

Summary Report

[← Parcel Parents](#)

Parcel Summary [More +](#)

Municipality Name	TOWN OF BRISTOL
Parcel Description	SEC 6-9-11 FR SW1/4 SW1/4
Owner Names	CYRIL FEINER LORAIN FEINER
Primary Address	No parcel address available.
Billing Address	3178 COUNTY HIGHWAY V DEFOREST WI 53532

Assessment Summary [More +](#)

Assessment Year	2015
Valuation Classification	G4 G5 G7
Assessment Acres	27.300
Land Value	\$14,600.00
Improved Value	\$13,400.00
Total Value	\$28,000.00

[Show Valuation Breakout](#)

Zoning Information

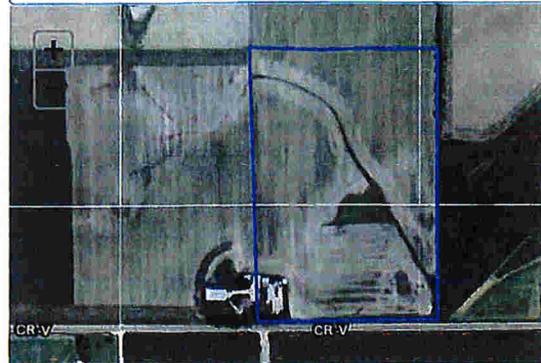
For the most current and complete zoning information, contact the Division of Zoning.

Zoning

A-1

[Zoning District Fact Sheets](#)

Parcel Maps



DCiMap

Tax Summary (2014) [More +](#)

	E-Statement	E-Bill	E-Receipt
Assessed Land Value	\$15,100.00		
Assessed Improvement Value		\$19,900.00	
Total Assessed Value			\$35,000.00
Taxes:			\$524.73
Lottery Credit(-):			\$0.00
First Dollar Credit(-):			\$72.68
Specials(+):			\$0.00
Amount:			\$452.05

District Information

Type	State Code	Description
REGULAR SCHOOL	1316	DEFOREST SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	04/12/1994		9870	65

DocLink

DocLink is a feature that connects this property to recorded documents. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. [Click here for instructions.](#)

By Parcel Number: 0911-063-9000-6

By Owner Name: CYRIL FEINER

By Owner Name: LORAIN FEINER

[Document Types and their Abbreviations](#)

[Document Types and their Definitions](#)



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Madison, WI 53703



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Parcel Number - 068/0910-014-9500-2

Current

Summary Report

< Parcel Parents

Parcel Summary		More +
Municipality Name	TOWN OF WINDSOR	
Parcel Description	SEC 1-9-10 SE1/4 SE1/4	
Owner Names	CYRIL FEINER LORAIN FEINER	
Primary Address	3178 COUNTY HIGHWAY V	
Billing Address	3178 COUNTY HIGHWAY V DEFOREST WI 53532	

Assessment Summary		More +
Assessment Year	2015	
Valuation Classification	G4 G5 G7	
Assessment Acres	40.000	
Land Value	\$89,400.00	
Improved Value	\$167,900.00	
Total Value	\$257,300.00	

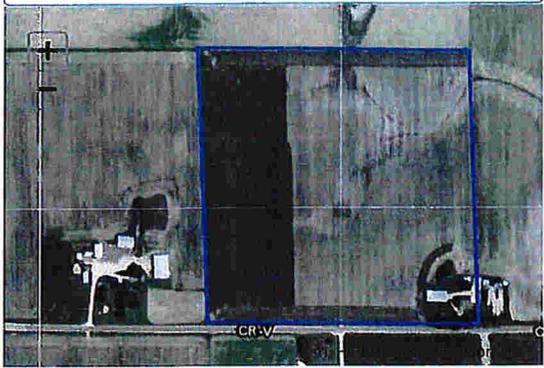
Show Valuation Breakout

Zoning Information

For the most current and complete zoning information, contact the Division of Zoning.

Zoning
A-1(EX)
Zoning District Fact Sheets

Parcel Maps



[DCiMap](#) [Google Map](#) [Bing Map](#)

Tax Summary (2014)			More +
	E-Statement	E-Bill	E-Receipt
Assessed Land Value	\$90,400.00		
Assessed Improvement Value		\$167,900.00	
Total Assessed Value			\$258,300.00
Taxes:			\$5,116.45
Lottery Credit(-):			\$123.00
First Dollar Credit(-):			\$72.68
Specials(+):			\$175.12
Amount:			\$5,095.89

District Information		
Type	State Code	Description
REGULAR SCHOOL	1316	DEFOREST SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	34UD	WINDSOR UTILITY DIST 7

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	04/12/1994		9870	65

DocLink

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By Parcel Number: 0910-014-9500-2
 By Owner Name: CYRIL FEINER
 By Owner Name: LORAIN FEINER

[Document Types and their Abbreviations](#)
[Document Types and their Definitions](#)



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BIRRENKOTT SURVEYING

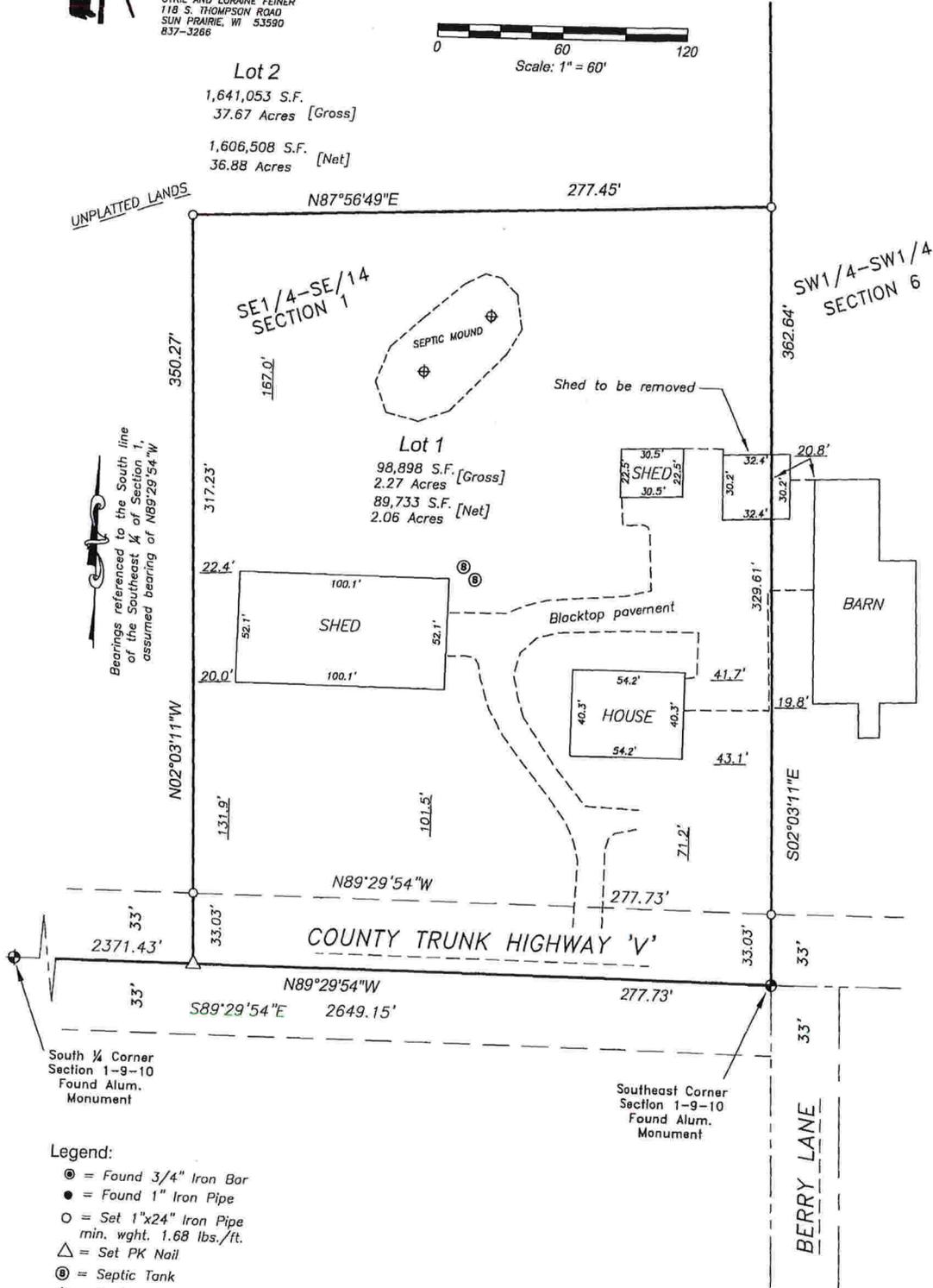
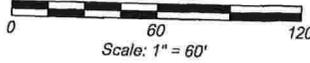


BIRRENKOTT SURVEYING INC.
1677 N. BRISTOL STREET
SUN PRAIRIE, WIS. 53590
608-837-7463

PREPARED FOR:
CYRIL AND LORRAINE FEINER
118 S. THOMPSON ROAD
SUN PRAIRIE, WI 53590
837-3266

CERTIFIED SURVEY MAP

All of the Southeast 1/4 of the Southeast 1/4, Section 1,
9N, R10E, Town of Windsor, Dane County, Wisconsin



Legend:

- ⊙ = Found 3/4" Iron Bar
- = Found 1" Iron Pipe
- = Set 1"x24" Iron Pipe min. wght. 1.68 lbs./ft.
- △ = Set PK Nail
- ⊕ = Septic Tank
- ⊕ = Septic Vent



CERTIFIED SURVEY MAP

DATED: August 10, 2015

Birrenkott Surveying, Inc.

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, Wisconsin 53590
Phone (608) 837-7463
Fax (608) 837-1081

Surveyor's Certificate:

I, Daniel V. Birrenkott, herby certify that this survey is in full compliance with Chapter 236.34 of Wisconsin Statutes. I also certify that by the direction of the owners listed hereon, I have surveyed and mapped the lands described hereon and that the map is a correct representation of all the exterior boundaries of the land surveyed and the division of that land, in accordance with the information provided.

Daniel V. Birrenkott, Professional Land Surveyor No. S-1531

Description:

All of the Southeast ¼ of the Southeast ¼, Section 1, T9N, R10E, Town of Windsor, Dane County, Wisconsin, containing 1,739,951 square feet, or 39.94 acres Gross; Subject a public road right of way over the South 33 feet thereof.

Owners Certificate:

We, Cyril Feiner and Loraine Feiner, as owners hereby certify that we have caused the lands described on this Certified Survey Map to be surveyed, divided and mapped as shown on this Certified Survey Map. We also certify that this Certified Survey Map is required by S.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 Certified Survey Map is required to be submitted to the Town of Bristol for approval.

Cyril Feiner

Loraine Feiner

State of Wisconsin)

Dane County) ss Personally came before me this _____ day of _____, 2015, the above-named Cyril Feiner and Loraine Feiner, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin

My Commission Expires _____

Printed name

Town of Windsor Certificate:

This Certified Survey Map is hereby acknowledged, accepted and approved for recording by the Town of Windsor.

Dated _____

Christine Capstran, Clerk, Town of Windsor

Surveyed For:

Cyril and Loraine Feiner
118 S. Thompson Road
Sun Prairie, WI 53590
608-837-3266

Approved for recording, per Dane County Zoning and Land Regulation Committee action, dated _____, 2015.

Daniel Everson, Authorized Representative

Register of Deeds Certificate:

Received for recording this _____ day of _____, 2015

Surveyed: T.A.S.
Drawn: M.A.P.
Checked: M.A.P./D.V.B.
Approved: D.V.B.
Field book: 351/55
Tape/File: J:\2015\Carlson

at _____ o'clock _____ m and recorded in Volume _____ of Certified Survey Maps of Dane County on Pages _____.

Kristi Chlebowski, Register of Deeds

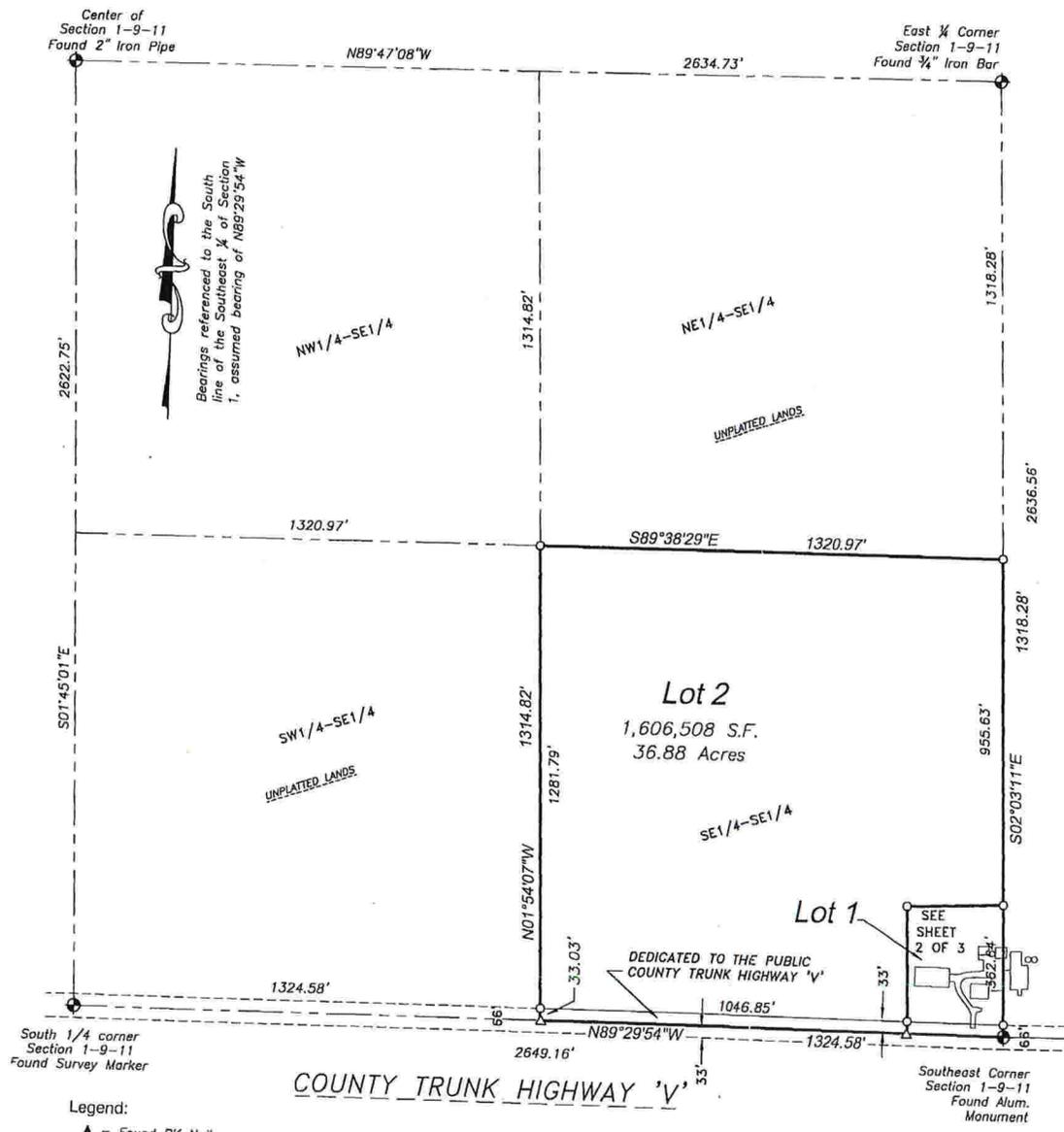
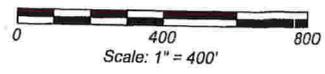
Document No. _____

BIRRENKOTT SURVEYING
 BIRRENKOTT SURVEYING INC.
 1677 N. BRISTOL STREET
 SUN PRAIRIE, WIS. 53590
 608-637-7463

PREPARED FOR:
 CYRIL AND LORNAE FEINER
 118 S. THOMPSON ROAD
 SUN PRAIRIE, WI 53590
 837-3266

CERTIFIED SURVEY MAP

All of the Southeast 1/4 of the Southeast 1/4, Section 1,
 9N, R10E, Town of Windsor, Dane County, Wisconsin



- Legend:**
- ▲ = Found PK Nail
 - ⊙ = Found 3/4" Iron Bar
 - = Found 1" Iron Pipe
 - = Set 1"x24" Iron Pipe min. wght. 1.68 lbs./ft.
 - △ = Set PK Nail
 - ⊕ = Septic Tank
 - ⊕ = Septic Vent

Sheet 1 of 3
 Drawing file 150168
 Office Map No. 150168

CERTIFIED SURVEY MAP NO. _____
 VOLUME _____ PAGE _____
 DOCUMENT NO. _____

BIRRENKOTT SURVEYING

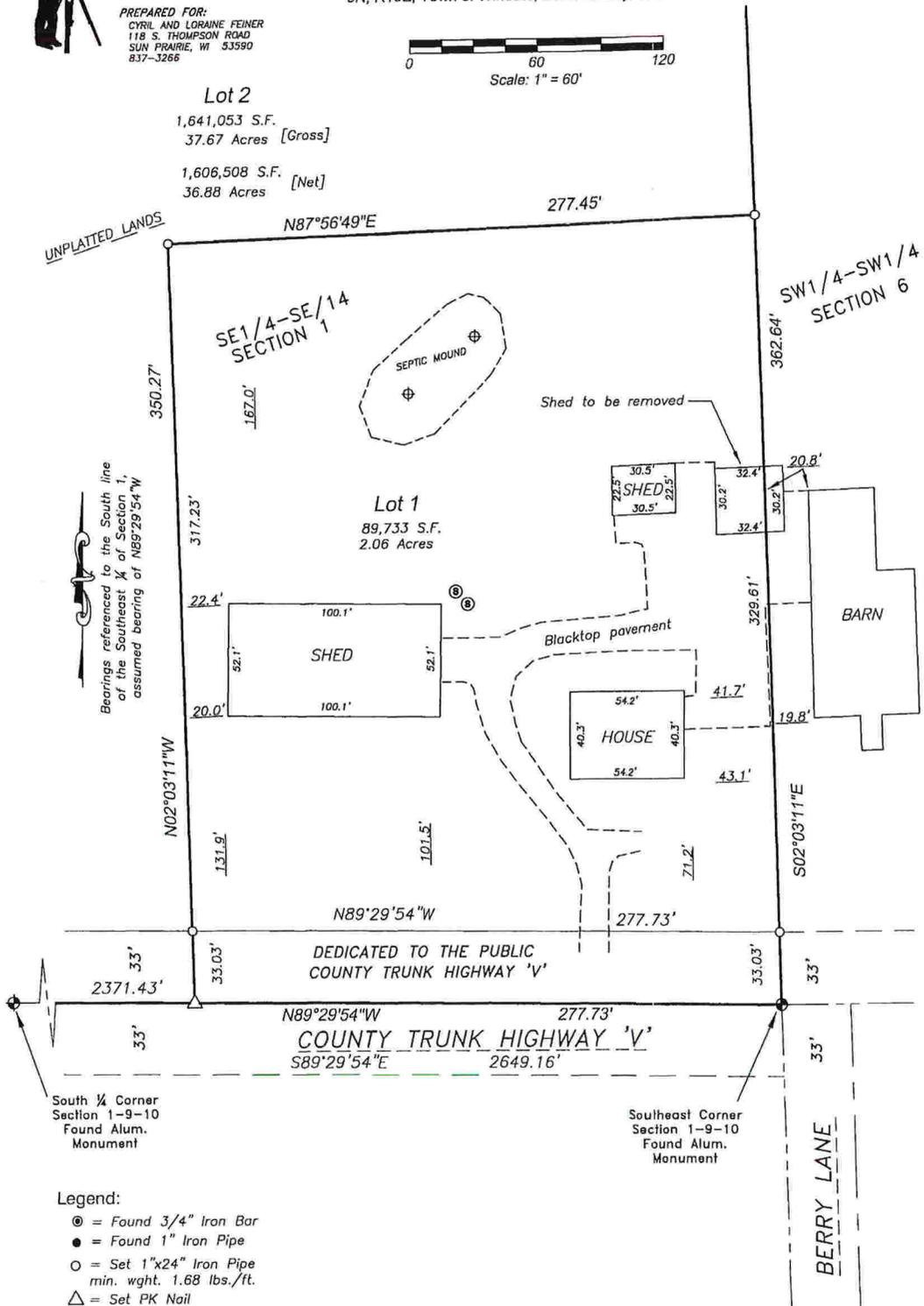
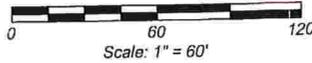


BIRRENKOTT SURVEYING INC.
1677 N. BRISTOL STREET
SUN PRAIRIE, WIS. 53590
608-837-7463

PREPARED FOR:
CYRIL AND LORRAINE FEINER
118 S. THOMPSON ROAD
SUN PRAIRIE, WI 53590
837-3266

CERTIFIED SURVEY MAP

All of the Southeast 1/4 of the Southeast 1/4, Section 1,
9N, R10E, Town of Windsor, Dane County, Wisconsin



Bearings referenced to the South line
of the Southeast 1/4 of Section 1,
assumed bearing of N89°29'54"W

South 1/4 Corner
Section 1-9-10
Found Alum.
Monument

Southeast Corner
Section 1-9-10
Found Alum.
Monument

- Legend:
- ⊙ = Found 3/4" Iron Bar
 - = Found 1" Iron Pipe
 - = Set 1"x24" Iron Pipe
min. wght. 1.68 lbs./ft.
 - △ = Set PK Nail
 - ⊕ = Septic Tank
 - ⊕ = Septic Vent

CERTIFIED SURVEY MAP NO. _____
VOLUME _____ PAGE _____
DOCUMENT NO. _____



CERTIFIED SURVEY MAP

DATED: August 18, 2015

Birrenkott Surveying, Inc.

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, Wisconsin 53590
Phone (608) 837-7463
Fax (608) 837-1081

Surveyor's Certificate:

I, Daniel V. Birrenkott, herby certify that this survey is in full compliance with Chapter 236.34 of Wisconsin Statutes. I also certify that by the direction of the owners listed hereon, I have surveyed and mapped the lands described hereon and that the map is a correct representation of all the exterior boundaries of the land surveyed and the division of that land, in accordance with the information provided.

Daniel V. Birrenkott, Professional Land Surveyor No. S-1531

Description:

Part of the Southeast 1/4 of the Southeast 1/4, Section 1, T9N, R10E, Town of Windsor, Dane County, Wisconsin, described as follows: Beginning at the Southeast Corner of said Section 1; thence N89°29'54"W, 1324.58 feet along the South line of said Southeast 1/4; thence N01°54'07"W, 1314.82 feet; thence N89°38'29"E, 1320.97 feet to the East line of said Southeast 1/4 of the Southeast 1/4; thence S02°03'11"W, 1318.28 feet along said East line to the aforesaid Southeast Corner and the point of beginning; Containing 1,739,951 square feet, or 39.94 acres; Subject a public road right of way over the South 33 feet thereof.

Owners Certificate:

We, Cyril Feiner and Loraine Feiner, as owners hereby certify that we have caused the lands described on this Certified Survey Map to be surveyed, divided and mapped as shown on this Certified Survey Map. We also certify that this Certified Survey Map is required by S.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 Certified Survey Map is required to be submitted to the Town of Windsor for approval.

Cyril Feiner

Loraine Feiner

State of Wisconsin)

Dane County) ss Personally came before me this _____ day of _____, 2015, the above-named Cyril Feiner and Loraine Feiner, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin

My Commission Expires _____

Printed name

Town of Windsor Certificate:

This Certified Survey Map is hereby acknowledged, accepted and approved for recording by the Town of Windsor.

Dated _____

Christine Capstran, Clerk, Town of Windsor

Surveyed For:

Cyril and Loraine Feiner
118 S. Thompson Road
Sun Prairie, WI 53590
608-837-3266

Approved for recording, per Dane County Zoning and Land Regulation Committee action, dated _____, 2015.

Daniel Everson, Authorized Representative

Register of Deeds Certificate:

Received for recording this _____ day of _____, 2015

Surveyed: T.A.S.
Drawn: M.A.P.
Checked: M.A.P./D.V.B.
Approved: D.V.B.
Field book: 351/55
Tape/File: J:\2015\Carlson

at _____ o'clock _____ m and recorded in Volume _____ of Certified Survey

Maps of Dane County on Pages _____.

Kristi Chlebowski, Register of Deeds

Document No. _____

Sheet 3 of 3
Office Map No.: 150168

Certified Survey Map No. _____, Volume _____, Page _____