

**CITY OF EDGERTON
EDGERTON CITY HALL
12 ALBION STREET
EDGERTON, WI**

PLANNING COMMISSION
Monday, May 3, 2021 at 6:15 P.M.

NOTE: PER EMERGENCY ORDER #1 FACE COVERINGS ARE REQUIRED

REMOTE PARTICIPATION: To participate or view the meeting, please select the link to the meeting listed on the **calendar events** on the City website's home page at www.cityofedgerton.com

1. Call to Order; Roll Call.
2. Confirmation of appropriate meeting notice posted Friday, April 30, 2021.
3. Consider approval of March 31, 2021 Plan Commission meeting minutes.
4. Consider approval of a Final CSM to create 2 lots and one outlot for lots on Terrace Court and Elm High Drive. (parcel #6-26-999)
5. Consider extraterritorial one lot land division (to combine lots) on N Main Street and Cnty Hwy F for Luetke in Section 21 of the Town of Fulton.
6. Consider extraterritorial one lot land division (to combine lots) on N. East Badger Heights for Booth in Section 14 of the Town of Fulton.
7. Consider extraterritorial one lot land division on Albion Road for Zimdars in Section 27 of the Town of Albion.
8. Set next meeting date and future agenda items.
9. Adjourn.

cc: Commission Members All Council Members Department Heads
City Engineer Newspapers

NOTICE: If a person with a disability requires that the meeting be accessible or that materials at the meeting be in an accessible format, call the City Administrator's office at least 6 hours prior to the meeting to request adequate accommodations. Telephone: 884-3341.

Notice is hereby given that a majority of the Common Council is expected to be present at the above scheduled noticed meeting to gather information about a subject over which they have decision-making responsibility. The only action to be taken at this meeting will be action by the Planning Commission."

**MARCH 31, 2021 PLAN COMMISSION MEETING MINUTES
CITY OF EDGERTON**

Commission Chair Christopher Lund called the meeting to order at 6:02 p.m.

Present: Christopher Lund, Jim Burdick, Anne Radtke (remote), Jim Kapellen, Julie Hagemann, Ron Webb, and Paul Davis (remote).

Others Present: City Administrator Ramona Flanigan and a group of citizens.

City Administrator Ramona Flanigan confirmed the meeting agendas were properly posted on Friday, March 26th at the Post Office, Edgerton Library, and City Hall.

PUBLIC HEARING: The Plan Commission held a public hearing to hear comments regarding a request by Lindsey Zentko for approval of a conditional use permit to allow the construction of a second driveway onto Henderson Street for the parcel located at 111 Henderson St.

City Administrator Ramona Flanigan stated the petitioner proposes to construct a second driveway at her residence. The zoning ordinance requires a conditional use permit to allow the construction of a second driveway "if it is deemed necessary and feasible and will not cause undue impairment of safety, convenience and utility to the street".

The parcel currently has a driveway with a steep slope. The petitioner wishes to construction the second driveway so she can park her work truck and trailer on her property. The driveway will also allow off street parking for her customers who occasionally pick up product from her home. The petitioner indicated she is not conducting business at her residents since customers are not purchasing items but simply picking up items.

Sue Hedding, 112 Blanchard St, stated her property is directly behind this property. She asked how far back will the driveway go and also if there is a restriction on the type or size of trucks allowed on a property.

City Administrator Ramona Flanigan stated the sketch is not the permit with actual dimensions. From the sketch it appears the driveway will go about halfway into the lot. As for the type and size of trucks, she stated there are not restrictions other than for refrigeration vehicles which generally have to stay running while parked.

Shawn Johnson, 107 Henderson St, stated he feels a second driveway is beneficial for properties. In this case there is a steep driveway and to try and pull a truck and trailer in would cause damage to either unit. He supports allowing the second driveway.

Judy Scharfenberg, 111 Blanchard St, asked if this is a home occupation? City Administrator Ramona Flanigan stated it is up for debate of the Plan Commission if this is considered a home occupation.

Petitioner Lindsey Zentko explained that she operates her business from the tool truck which she drives to mechanic shops. She does not want to run a business at her residence. There are a few occasions when a customer visits to pick an item up.

As for the trailer, Lindsey Zentko stated, it is for her personal use. If her tool truck would happen to break down, she would then use the trailer to travel to the businesses. Her steep driveway makes it very difficult to maneuver the 24' truck without damaging it.

The new driveway is not planned to be very long. She wishes to build a garage in the future that would be set along side the house. With that said, the garage would not go back to the end of her property. There has not been plans draw for any exact locations.

Hearing no further comments, the Mayor closed the public hearing.

CONSIDER CONDITIONAL USE PERMIT FOR 111 HENDERSON ST: Jim Kapellen asked the petitioner if she is comfortable with a maximum driveway length of 55'. Lindsey Zentko stated she is ok with this as long as a garage does not block her side window view.

Anne Radtke stated staff is recommending denial of the conditional use permit. She asked City Administrator Ramona Flanigan to explain why. Flanigan stated the primary concern is that the petitioner is requesting this driveway for a business. The Plan Commission should consider if modifications to a residential property should be allow for a commercial use.

Paul Davis stated the driveway was widened a few years ago. He asked why this isn't sufficient? Lindsey Zentko stated it does work for her truck but it has to be at a certain angle. During the winter the driveway gets very icy and becomes very difficult to not damage something.

Anne Radtke and Paul Davis both stated they support the staff's recommendation.

Jim Burdick/Jim Kapellen moved to approve the conditional use permit for 111 Henderson St to allow a second driveway with the following conditions:

1. The new driveway must be paved within a year.
2. The driveway meets all setbacks.
3. If the petitioner has more than 3 customers picking up products in a month, if this address is used as the address for the business, or if any sales take place on the property as part of the business, the applicant must obtain a conditional use permit for a home occupation.
4. The second driveway is no longer than 55' from the property line.

The motion passed on a 5/2 roll call vote. Commissioners Anne Radtke and Paul Davis voted against the motion.

PUBLIC HEARING: The Plan Commission held a public hearing to hear comments regarding a request by Northwoods LLC for approval of the following for the property located east of Dean St:

- A modification to an R-4/General Development Plan for a Planned Development to allow the construction of 10 duplexes (previously approved for 12 buildings); and

- A modification to a conditional use permit to change the location of eight duplexes and to increase the number of duplexes in the R-2 portion of the subdivision from eight to nine.

City Administrator Ramona Flanigan stated the Plan Commission granted a conditional use permit to allow eight duplexes in the One Tree Subdivision and approved the Planned Development General Development Plan in December. The petitioner seeks to change the location of the eight duplexes and increase the number to nine in the R-2 area; and to modify the GDP plan by constructing 10 duplex units as opposed to 12, 4-unit buildings.

Because there is a significant change to the GDP and the final approval step of the Precise Implementation Plan is to refine the details of the GDP, Flanigan felt the Plan Commission should review and reconsider the modified GDP.

At the second reading of the zoning change ordinance, the City Council changed the zoning of the GDP from R-4 to R-3. The Plan Commission's staff report indicates the zoning is R-4, this should be corrected to be R-3 zoning.

The new modified map has a discrepancy in the road widths from the original map that needs to be resolved.

City Administrator Ramona Flanigan stated the other highlights include:

- The storm water control for the Planned Development remains at the southern boundary of the plat;
- The location of the duplexes in the R-2 area are in new locations due to the new street configurations;
- The number of duplexes increase by one and remain on corner lots with driveways on different streets;
- Two of the duplex lots are located in the temporary stormwater pond so they cannot be constructed until the pond is replaced by a regional pond.

Anne Radtke asked where the mailboxes for the duplexes will be located on the private road. Ron Combs, Combs Associates and plat designer for the petitioner, stated that has not been determined. This type of development generally has a cluster mailbox instead of individual boxes. The developer must work with the Post Office when determining the box location.

Ron Combs stated the petitioner redesigned the GDP to have 10 upscale, 1800 sq ft, two car garage duplex/condo units. The units backing up to the golf course will have exposed basements and some of the others possibly having partial exposed basements. The reason for the change is the road configuration.

Ron Combs stated the street width was increased to 35' from curb-to-curb.

Hearing no further comments, the Mayor closed the public hearing.

CONSIDER MODIFICATIONS TO THE PLANNED DEVELOPMENT GDP AND THE CONDITIONAL USE PERMIT FOR THE PROPERTY EAST OF DEAN ST: Julie Hagemann

asked if the duplex/condo units are being designed as upscale, why is a duplex being proposed across the street from them. The petitioner responded the R-2 duplex is on a corner lot and appear as a single family from the street side.

Anne Radtke stated she supports growth and development in Edgerton but is not in favor of private roads. Julie Hagemann agreed with not having a private street in this development because the private street runs from one public street to another.

Chris Lund/Ron Webb moved to approve the request for a modification to an R-3/General Development Plan for a Planned Development to allow the construction of 10 duplexes in lot 46 of One Tree Subdivision and for a modification to a conditional use permit to change the location of eight duplexes and to increase the number of duplexes in the R-2 portion of the subdivision from eight to nine for Northwoods Development subject to the following condition:

1. In accordance with the ordinance provisions of the Planned Development, the existing zoning of A-1 shall control development of the R-3 PUD area until the Precise Implementation Plan (PIP – the last step of the Planned Development Process) is approved, and if the PIP is not constructed within five years, the zoning will revert to A-1.

The motion passed on a 5/2 roll call vote. Anne Radtke and Julie Hagemann voted against the motion.

MINUTES: A Jim Kapellen/Ron Webb motion to approve the minutes from the March 16, 2021 Plan Commission meeting passed on a 7/0 roll call vote.

PRELIMINARY CSM FOR PARCEL #6-26-999 (TERRACE COURT AND ELM HIGH DR): Ron Webb/Jim Kapellen moved to approve the preliminary 3 lot CSM located at 406 Colonial Circle/Terrace Court/Elm High Drive subject to the following conditions:

1. The final CSM indicates all easements.
2. A note appears on the face of the CSM stating lot 1 has to be rezoned from A-1 prior to establishing a single-family structure.
3. The petitioner pays the \$20 platting fee for the two new lots.
4. The owner pays the parkland and park improvement impact fees in the amount of \$890.91 per housing unit at the time a building permit is issued.

The motion passed on a 7/0 roll call vote.

Being no other business before the Commission, a Jim Kapellen/Ron Webb motion to adjourn passed on a 7/0 roll call vote.

Ramona Flanigan/ch
City Administrator

Approved May 3, 2021

TO: Edgerton Plan Commission

FROM: Staff

MEETING DATE: May 3, 2021

GENERAL DESCRIPTION

Description of Request: Petition for approval of a final 3 lot certified survey map to create 2 lots and one outlot

Location: 406 Colonial Circle / Elm High Drive (6-26-999)

Applicant: Richardson

Current Zoning/Land Use: R-2 and A-1 / residential

Proposed Lot sizes: 1.4 acres, 2.0 acres, and 1.8 acres

STAFF REVIEW COMMENTS

Staff has reviewed the petition for planning issues in accordance with the Edgerton Zoning and Land Division Ordinances and has the following comments:

1. The southern portion of the lot where the single family home is located is zoned R-2 Residential and the remainder of the lot is zoned A-1 Agriculture. The 5.3 acre parcel touches Colonial Circle and Terrace Court on its southern edge and crosses Elm High Drive. Adjacent land uses consist of the following: single family and undeveloped/natural area to the west; single family to the south; single family and school to the east; and natural area (wetland) to the north.
2. The petitioner proposes to divide the parcel into 3 lots. Lot 2 will contain the existing single-family structure on Colonial Circle/Terrace Court. There are no sewer and water services in Elm High Drive to serve lot 1 and outlot 1, and it is unlikely those services would be installed because a sanitary lift station would be required. By approving the creation of these lots, the expectation is that an owner may request to construct a structure having a private well and septic on lot 1. The outlot is designated an outlot because it is undevelopable due to floodplain and very likely wetland designations.
3. The proposed lots are substandard in area for the A-1 District. Prior to construction of a structure, the parcel would have to be rezoned. A note indicating this requirement should be placed on the CSM.
4. The petitioner will be required to pay the parkland and park improvement impact fees for lot 1 if a residential dwelling is established on the lot. No impact fee is required for either lot 2 (because the house exists) and the outlot (because it is not developable).

STAFF RECOMMENDATION

Staff recommends the Plan Commission recommend approval of the proposed final 3 lot CSM to create 2 lots and 1 outlot located at 406 Colonial Circle/ Terrace Court/ Elm High Drive subject to the following conditions:

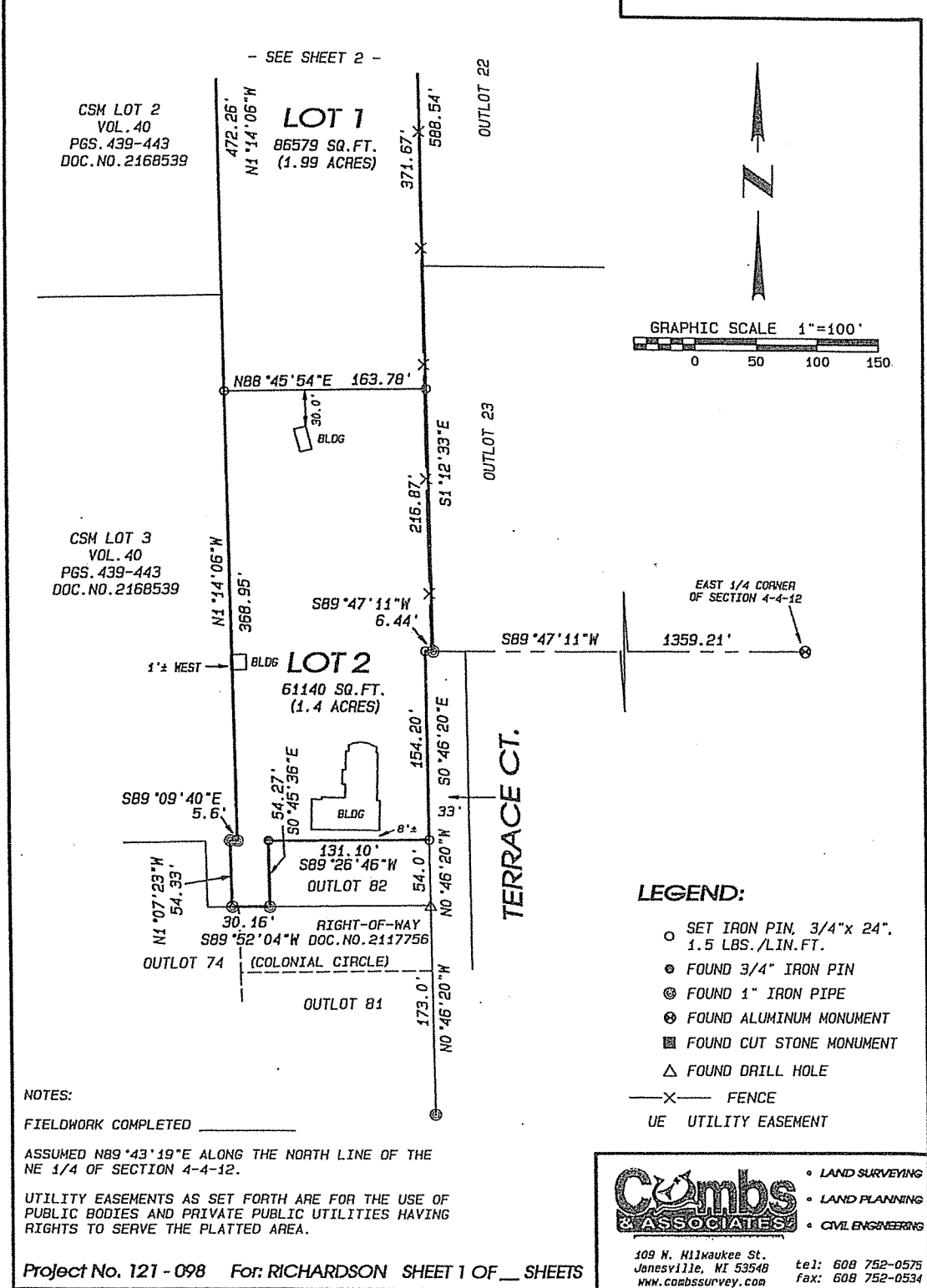
1. The final CSM indicates all easements.
2. A note appears on the face of the CSM stating lot 1 has to be rezoned from A-1 prior to establishing any

structures.

3. The petitioner pays the \$20 platting fee for the two new lots.
4. The owner pays the parkland and park improvement impact fees in the amount of \$890.91 per housing unit at the time a building permit is issued.

CERTIFIED SURVEY MAP

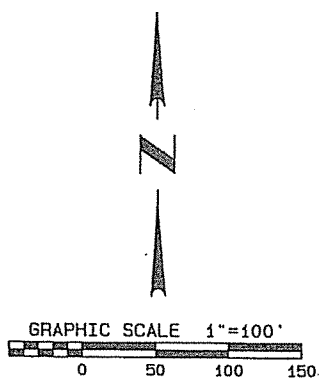
OUTLOTS 24, 83 AND 84 AND PART OF OUTLOT 74, ASSESSOR'S PLAT,
CITY OF EDGERTON, AND LOCATED IN THE NW 1/4 OF THE SE 1/4 AND
IN THE SW 1/4 OF THE NE 1/4 OF SECTION 4, T.4N., R.12E. OF
THE 4TH P.M., CITY OF EDGERTON, ROCK COUNTY, WISCONSIN.



CSM LOT 2
VOL. 40
PGS. 439-443
DOC. NO. 2168539

CSM LOT 3
VOL. 40
PGS. 439-443
DOC. NO. 2168539

- SEE SHEET 2 -



- LEGEND:**
- SET IRON PIN, 3/4"x 24", 1.5 LBS./LIN.FT.
 - FOUND 3/4" IRON PIN
 - ⊙ FOUND 1" IRON PIPE
 - ⊗ FOUND ALUMINUM MONUMENT
 - FOUND CUT STONE MONUMENT
 - △ FOUND DRILL HOLE
 - X— FENCE
 - UE UTILITY EASEMENT

NOTES:

FIELDWORK COMPLETED _____

ASSUMED N89°43'19"E ALONG THE NORTH LINE OF THE NE 1/4 OF SECTION 4-4-12.

UTILITY EASEMENTS AS SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING RIGHTS TO SERVE THE PLATTED AREA.

Project No. 121 - 098 For: RICHARDSON SHEET 1 OF ___ SHEETS

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

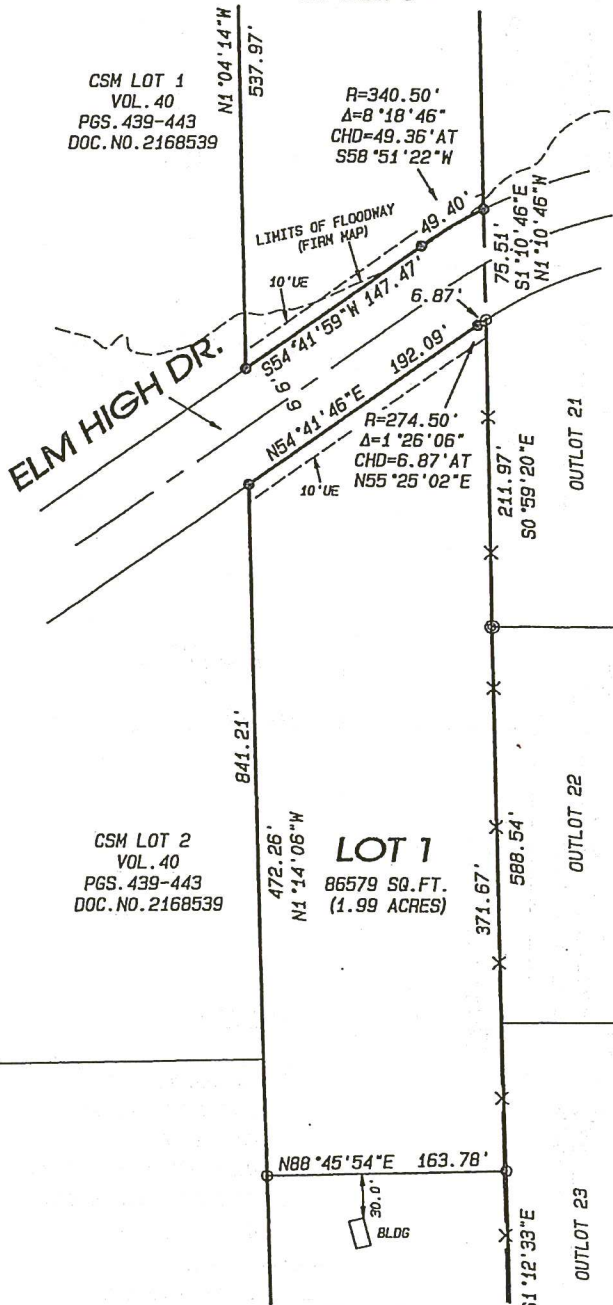
109 N. Milwaukee St.
Janesville, WI 53548
www.combsurvey.com

tel: 608 752-0575
fax: 608 752-0534

CERTIFIED SURVEY MAP

OUTLOTS 24, 83 AND 84 AND PART OF OUTLOT 74, ASSESSOR'S PLAT, CITY OF EDGERTON, AND LOCATED IN THE NW 1/4 OF THE SE 1/4 AND IN THE SW 1/4 OF THE NE 1/4 OF SECTION 4, T.4N., R.12E. OF THE 4TH P.M., CITY OF EDGERTON, ROCK COUNTY, WISCONSIN.

- SEE SHEET 3 -



- SEE SHEET 1 -



- LEGEND:**
- SET IRON PIN, 3/4"x 24", 1.5 LBS./LIN.FT.
 - FOUND 3/4" IRON PIN
 - ⊙ FOUND 1" IRON PIPE
 - ⊗ FOUND ALUMINUM MONUMENT
 - ⊠ FOUND CUT STONE MONUMENT
 - △ FOUND DRILL HOLE
 - X— FENCE
 - UE UTILITY EASEMENT

Combs & ASSOCIATES

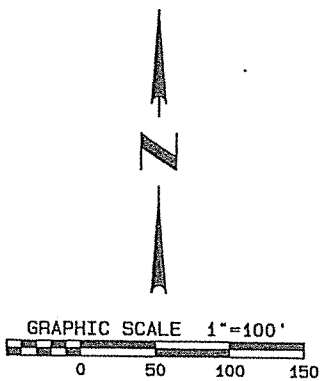
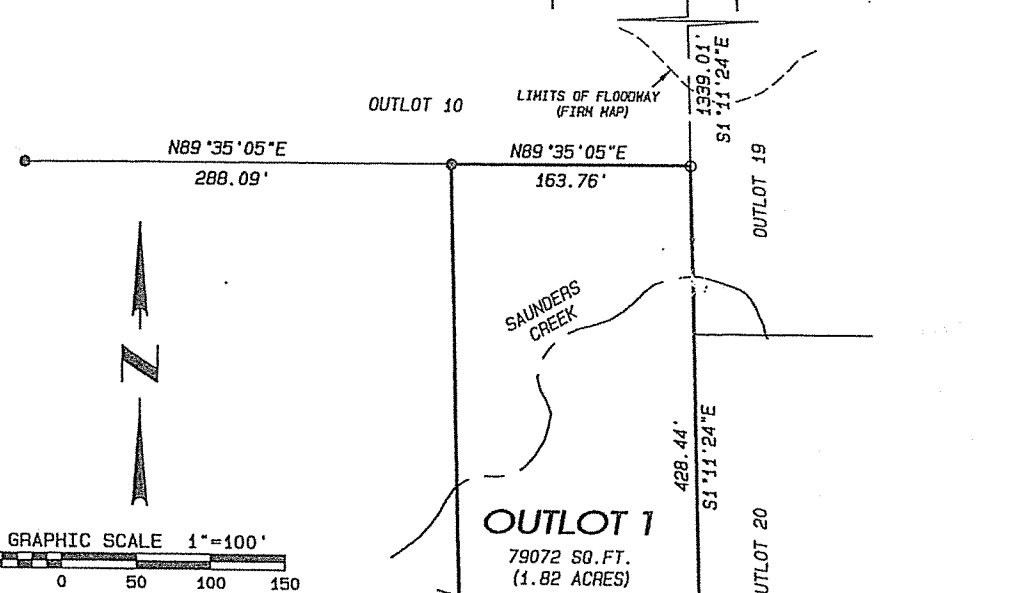
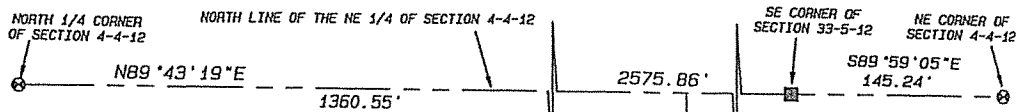
- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 N. Milwaukee St.
 Janesville, WI 53548
 www.combssurvey.com

te1: 608 752-0575
 fax: 608 752-0534

CERTIFIED SURVEY MAP

OUTLOTS 24, 83 AND 84 AND PART OF OUTLOT 74, ASSESSOR'S PLAT, CITY OF EDGERTON, AND LOCATED IN THE NW 1/4 OF THE SE 1/4 AND IN THE SW 1/4 OF THE NE 1/4 OF SECTION 4, T.4N., R.12E. OF THE 4TH P.M., CITY OF EDGERTON, ROCK COUNTY, WISCONSIN.



LEGEND:

- SET IRON PIN, 3/4" x 24", 1.5 LBS./LIN. FT.
- FOUND 3/4" IRON PIN
- ⊙ FOUND 1" IRON PIPE
- ⊗ FOUND ALUMINUM MONUMENT
- FOUND CUT STONE MONUMENT
- △ FOUND DRILL HOLE
- X— FENCE
- UE — UTILITY EASEMENT

CSM LOT 1
 VOL. 40
 PGS. 439-443
 DOC. NO. 2168539

R=340.50'
 Δ=8°18'46"
 CHD=49.36' AT
 S58°51'22"W

LIMITS OF FLOODWAY (FIRM MAP)

ELM HIGH DR.

R=274.50'
 Δ=1°26'06"
 CHD=6.87' AT
 N55°25'02"E

- SEE SHEET 2 -

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 N. Milwaukee St.
 Janesville, WI 53548
 www.combssurvey.com

tel: 608 752-0575
 fax: 608 752-0534

CERTIFIED SURVEY MAP

OUTLOTS 24, 83 AND 84 AND PART OF OUTLOT 74, ASSESSOR'S PLAT,
CITY OF EDGERTON, AND LOCATED IN THE NW 1/4 OF THE SE 1/4 AND IN
THE SW 1/4 OF THE NE 1/4 OF SECTION 4, T.4N., R.12E. OF THE 4TH P.M.,
CITY OF EDGERTON, ROCK COUNTY, WISCONSIN.

OWNER'S CERTIFICATE OF DEDICATION

As owner, we hereby certify that we have caused
the land described on this map to be surveyed,
divided, mapped, and dedicated as represented hereon.

X _____
Eric J. Richardson

X _____
Amy T. Richardson

State of Wisconsin
County of Rock SS. Personally, came before me this ____ day of
_____, 20____, Eric J. Richardson and Amy T. Richardson
to me well known to be the persons who executed the owner's certificate hereon
shown and acknowledged the same.

Notary Public, Rock County, Wisconsin _____

My Commission _____

CITY OF EDGERTON APPROVAL

Approved by the Common Council this ____ day of _____,
20____.

Administrator _____

ROCK COUNTY TREASURER'S CERTIFICATE

I hereby certify that the Property Taxes on the parent parcel are current and have
been paid as of _____, 20____.

Rock County Treasurer _____

SHEET FOUR OF FIVE SHEETS
Project No. 121-098 For: RICHARDSON

COMBS & ASSOCIATES, INC.-SURVEYING-MAPPING-PLANNING-JANESVILLE, WI

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: May 3, 2021

GENERAL DESCRIPTION

Address: N Main St (Indianford) and Cnty Hwy F, Section 12, Town of Fulton.

Applicant: Luedtke

Parcel Size: 0.8 acres

Description of Request: Approval of an extraterritorial certified survey map to combine existing lots.

STAFF REVIEW COMMENTS

Staff has reviewed the petition for planning issues in accordance with the Edgerton Master Plan and has the following comments:

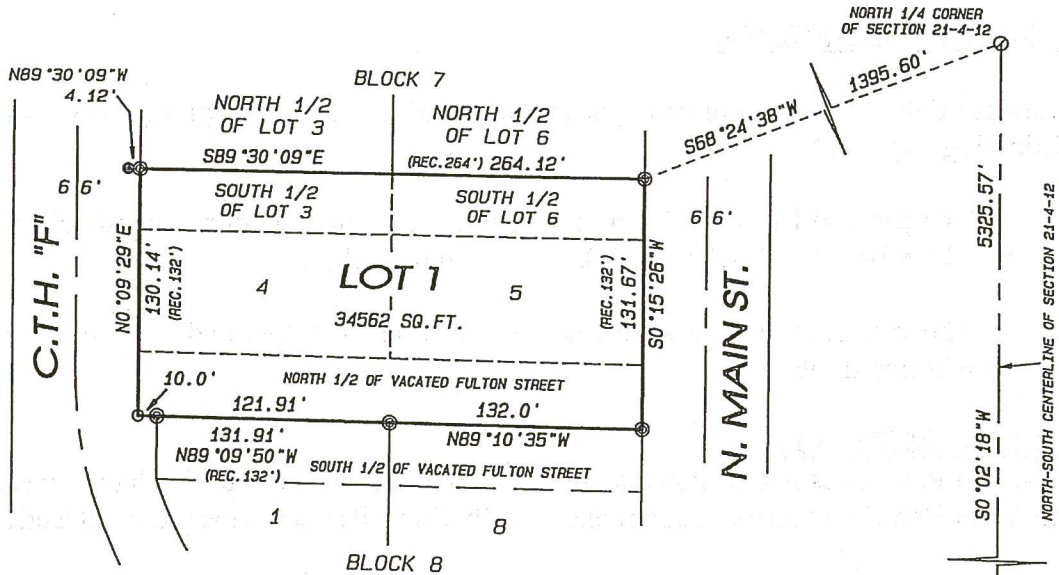
1. The proposed land division is within the City of Edgerton's extraterritorial zone. Therefore, the City has land division review authority.
2. The proposed land division combines parts of 4 lots and does not create any additional lots.

STAFF RECOMMENDATION

Because the petitioner does not propose to create any additional lots with this land division, staff recommends the Plan Commission recommend the City Council approve the proposed land division.

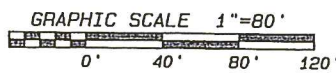
CERTIFIED SURVEY MAP

LOTS 4 AND 5 AND THE SOUTH 1/2 OF LOTS 3 AND 6, BLOCK 7 AND THE NORTH 1/2 OF VACATED FULTON STREET LAYING ADJACENT TO SAID LOTS 4 AND 5, BLOCK 7, FULTON CENTER AND LYING IN THE NE 1/4 OF THE NW 1/4 AND IN GOVERNMENT LOT 1 OF FRACTIONAL SECTION 21, T.4N., R.12E. OF THE 4TH P.M., TOWN OF FULTON, ROCK COUNTY, WISCONSIN.



LEGEND:

- SET IRON PIN, 3/4"x 24", 1.5 LBS./LIN.FT.
- ⊙ FOUND IRON PIPE - 1" DIA. UNLESS OTHERWISE SHOWN
- ⊗ FOUND ALUMINUM MONUMENT
- ⊕ FOUND DISK IN CONCRETE
- ⊖ FOUND 3/4" IRON REBAR



NOTE: FIELDWORK COMPLETED MARCH 30, 2021.

NOTE: ASSUMED S0°02'18"W ALONG THE NORTH-SOUTH CENTERLINE OF SECTION 21-4-12.

Project No. 121-014 For: LUEDTKE

SHEET 1 -14- HEETS



- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 N. Milwaukee St.
Janesville, WI 53548
www.combsurvey.com

tel: 608 752-0575
fax: 608 752-0534

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: May 3, 2021

GENERAL DESCRIPTION

Address: N. East Badger Heights, Section 14, Town of Fulton.

Applicant: Booth

Parcel Size: 0.3 acres

Description of Request: Approval of an extraterritorial certified survey map to combine existing lots.

STAFF REVIEW COMMENTS

Staff has reviewed the petition for planning issues in accordance with the Edgerton Master Plan and has the following comments:

1. The proposed land division is within the City of Edgerton's extraterritorial zone. Therefore, the City has land division review authority.
2. The proposed land division combines parts of 2 lots and does not create any additional lots.

STAFF RECOMMENDATION

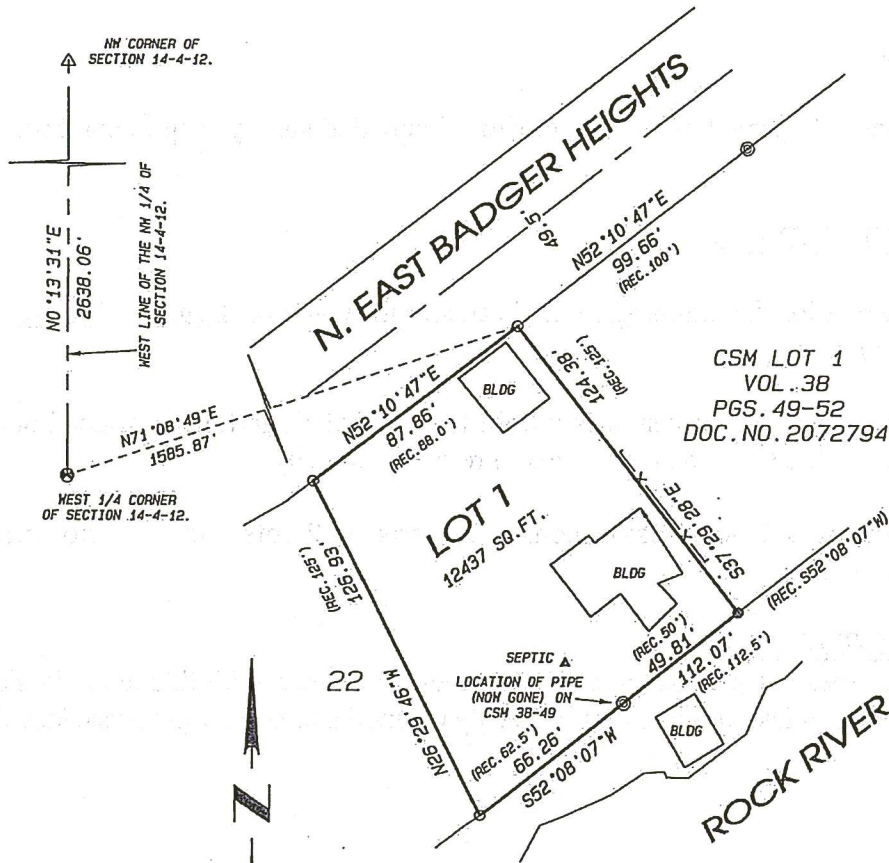
Because the petitioner does not propose to create any additional lots with this land division, staff recommends the Plan Commission recommend the City Council approve the proposed land division.

CERTIFIED SURVEY MAP

LOTS 20 AND 21, BADGER HEIGHTS, LOCATED IN GOVERNMENT LOT 2 OF FRACTIONAL SECTION 14, T.4N., R.12E. OF THE 4TH P.M., TOWN OF FULTON, ROCK COUNTY, WISCONSIN.

Land Division # _____ is Rock County Land Division and Management Ordinance Compliant.

Administrator _____



CSM LOT 1
VOL. 38
PGS. 49-52
DOC. NO. 2072794



LEGEND:

- SET IRON PIN, 3/4"x 24", 1.5 LBS./LIN. FT.
- FOUND 3/4" IRON REBAR
- ⊙ FOUND 1" IRON PIPE
- ⊕ FOUND ALUMINUM MONUMENT
- △ FOUND PK NAIL
- X— FENCE

NOTE: FIELD WORK COMPLETED 4/9/24

NOTE: ASSUMED N0°13'31"E ALONG THE WEST LINE OF THE NW 1/4 OF SECTION 14-4-12.

NOTE: SINCE LOT 1 CONTAINS EXISTING BUILDINGS WHICH UTILIZE AN EXISTING PRIVATE SEWAGE SYSTEM, NO SOIL EVALUATION ON THE LOT WAS REQUIRED AT THE TIME OF THIS SURVEY. HOWEVER, SOILS ON THE LOT MAY BE RESTRICTIVE TO THE REPLACEMENT OF THE SYSTEM.

Project No. 120-699 For: BOOTH

SHEET 1 OF _ SHEETS

Combs & Associates

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 N. Milwaukee St.
Janesville, WI 53548
www.combsurvey.com

tel: 608 752-0575
fax: 608 752-0534

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: May 3, 2021

GENERAL DESCRIPTION

Address: Albion Rd, Section 27, Town of Albion, Dane County

Applicant: Zimdars

Parcel Size: 2.0 acres

Description of Request: Create 1 lot

STAFF REVIEW COMMENTS

Staff has reviewed the petition for planning issues in accordance with the Edgerton Master Plan and has the following comments:

1. The proposed land division is within the City of Edgerton's extraterritorial zone. Therefore, the City has land division review authority.
2. The proposed land division creates one lot.

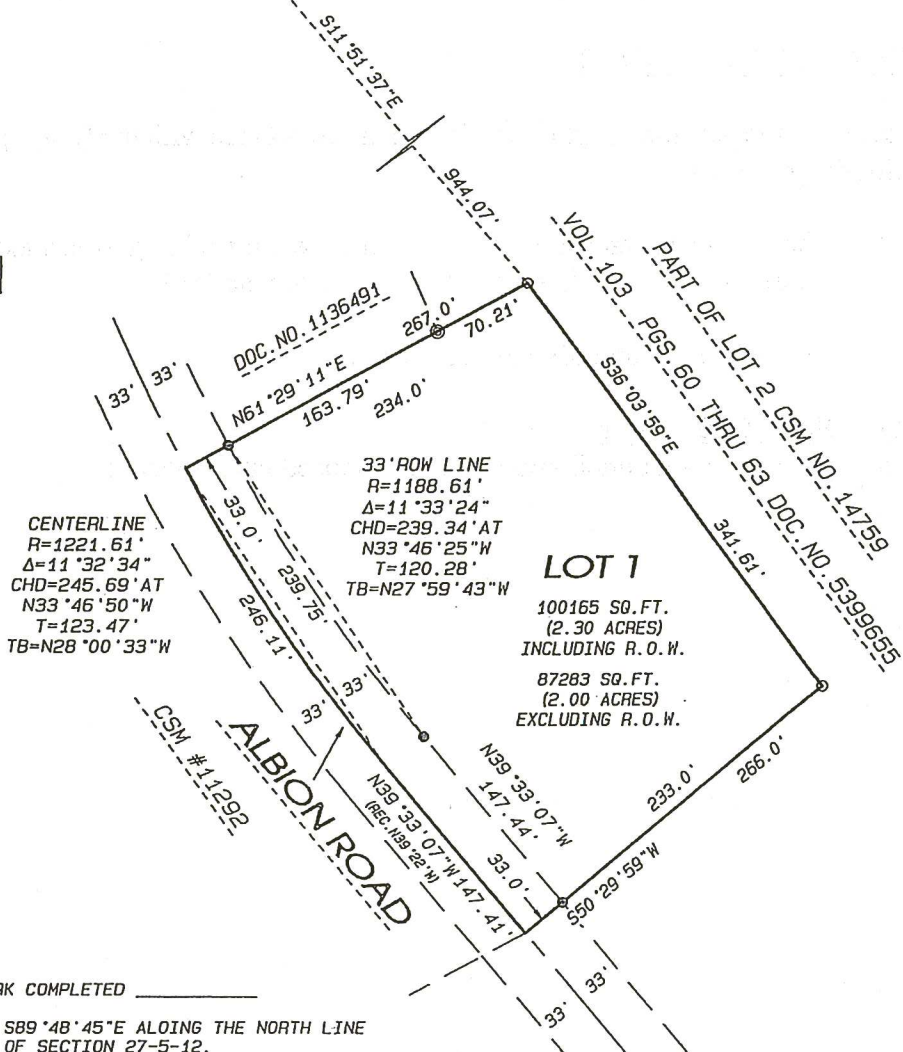
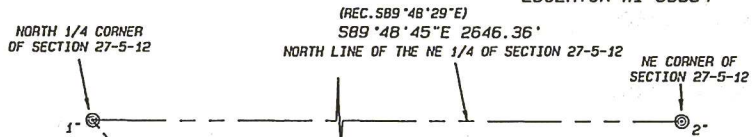
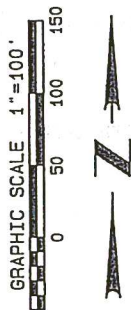
STAFF RECOMMENDATION

Staff recommends the City Council approve the proposed land division.

CERTIFIED SURVEY MAP NO. _____

PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 14759, RECORDED IN VOLUME 103, PAGES 60 THRU 63 OF CERTIFIED SURVEY MAPS OF DANE COUNTY, WISCONSIN, AS DOCUMENT NO. 5399655 AND LOCATED IN THE SW 1/4 OF THE NE 1/4, NW 1/4 OF THE NE 1/4 AND IN THE NE 1/4 OF THE NW 1/4 OF SECTION 27, T.5N., R.12E. OF THE 4TH P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN.

OWNER OF RECORD:
LINDA G REPPEN
JACOB A REPPEN
444 ALBION RD
EDGERTON WI 53534



NOTE: FIELDWORK COMPLETED _____

NOTE: ASSUMED S89°48'45"E ALONG THE NORTH LINE OF THE NE 1/4 OF SECTION 27-5-12.

NOTE: PLSS CORNERS AND TIES WERE LOCATED IN GOOD CONDITION AND FIELD VERIFIED.

NOTE: REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.

Combs & Associates

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 N. Milwaukee St.
Janesville, WI 53548
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