



Location  
4246 Daentl Road

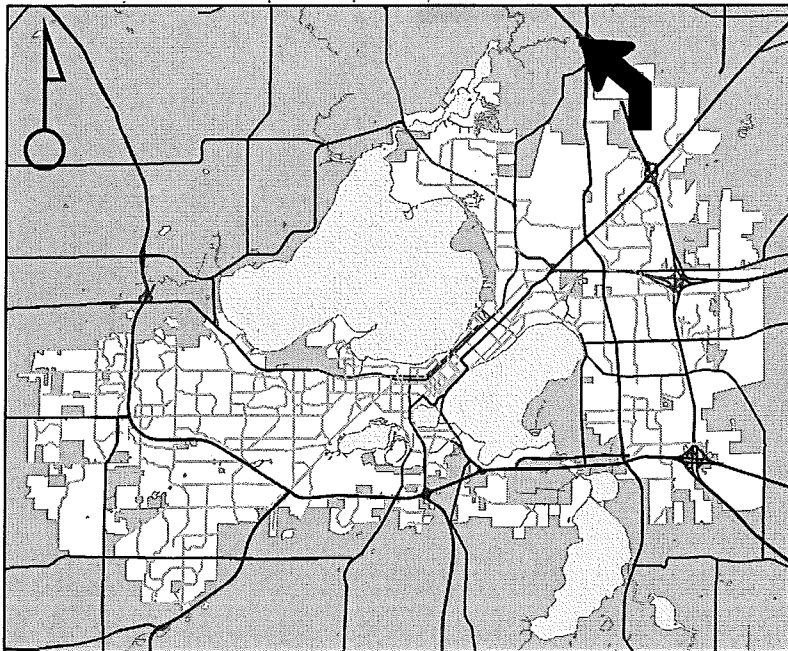
Project Name  
Mad City Power Sports Rezone

Applicant  
George Vetesnik – Mad City Power Sports / Rachael Holloway – JSD Professional Services, Inc

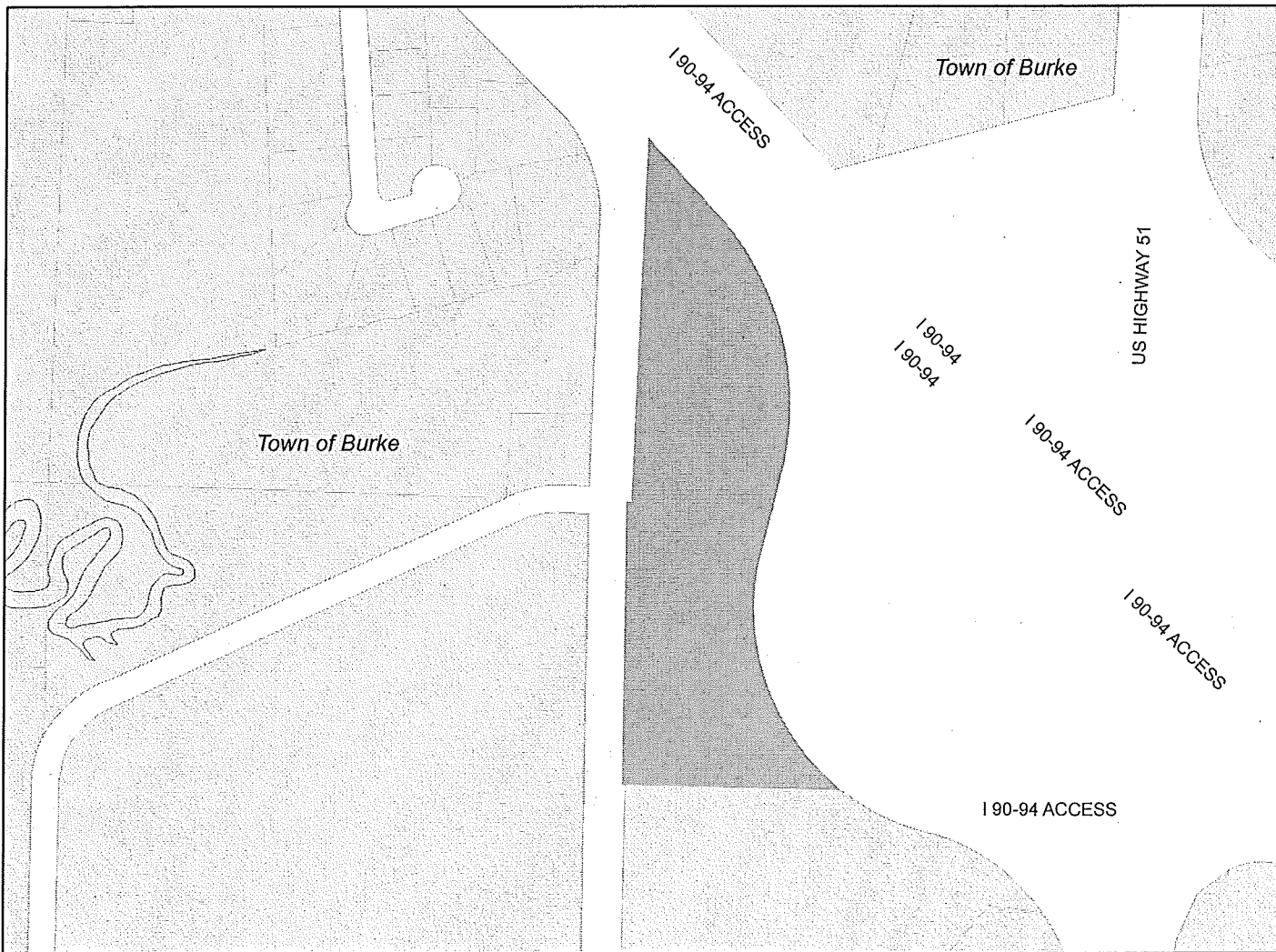
Existing Use  
Vacant

Proposed Use  
Allow additional commercial zoning and modify restrictions to allow additional outdoor display for existing powersports dealership in the Town of Burke

Public Hearing Date  
Plan Commission  
06 February 2017



For Questions Contact: Tim Parks at: 261-9632 or [tparks@cityofmadison.com](mailto:tparks@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 31 January 2017





# LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at: [www.cityofmadison.com/developmentcenter/landdevelopment](http://www.cityofmadison.com/developmentcenter/landdevelopment)

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
Zoning District _____	
Special Requirements _____	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 23, 2013

1. Project Address: 4246 DAENTL RD, DEFOREST, WI 53532

Project Title (if any): MAD CITY POWER SPORTS LOT 1 REZONE

2. This is an application for (Check all that apply to your Land Use Application):

Zoning Map Amendment from A2 to C2

- Major Amendment to Approved PD-GDP Zoning
- Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: Burke Cooperative Plan approval

### 3. Applicant, Agent & Property Owner Information:

Applicant Name: George Vetesnik / Vetesnik Enterprises LLC Company: Mad City Power Sports  
 Street Address: 4246 Daentl Rd City/State: DeForest, WI Zip: 53532  
 Telephone: (608) 249-0240 Fax: (608) 246-3789 Email: jr@vetesnik.com

Project Contact Person: Rachel Holloway, Planner Company: JSD Professional Services, Inc.  
 Street Address: 161 Horizon Dr. Ste 101 City/State: Verona, WI Zip: 53593  
 Telephone: (608) 848-5060 Fax: (608) 848-2255 Email: rachel.holloway@jsdinc.com

Property Owner (if not applicant): \_\_\_\_\_  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

### 4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Proposing rezoning of Lot 1 CSM 12830 to C2 County zoning, to allow the display of commercial goods for sale north of Token Creek. Deed restriction for buildings on Lot 1 to remain in place.

Development Schedule: Commencement N/A Completion N/A

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
Grading and Utility Plans (existing and proposed)
Landscape Plan (Including planting schedule depicting species name and planting size)
Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- Seven (7) copies of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
Twenty Five (25) copies of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
One (1) copy of the plan set reduced to fit onto 8 1/2 X 11-inch paper
For projects requiring review by the Urban Design Commission, provide Fourteen (14) additional 11x17 copies of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- Project Team
Existing Conditions
Project Schedule
Proposed Uses (and ft^2 of each)
Hours of Operation
Building Square Footage
Number of Dwelling Units
Auto and Bike Parking Stalls
Lot Coverage & Usable Open Space Calculations
Value of Land
Estimated Project Cost
Number of Construction & Full-Time Equivalent Jobs Created
Public Subsidy Requested

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: City Treasurer.

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to: pccapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than 30 days prior to FILING this request. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices: N/A - project in Town of Burke

If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

Pre-application Meeting with Staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Tim Parks Date: 7/21/16 Zoning Staff: Matt Tucker Date: 7/14/16

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant: George Vetesnik Relationship to Property: Owner
Authorizing Signature of Property Owner: [Signature] Date: 10/13/16

# Memorandum

[www.jsdinc.com](http://www.jsdinc.com)

To: Tim Parks and Rick Roll, City of Madison  
From: Rachel Holloway, JSD Professional Services  
Re: Mad City Power Sports Rezoning Submittal  
JSD Project #: 16-7354  
Date: December 20, 2016  
cc: Hans Justeson, JSD Professional Services; George Vetesnik, Mad City Motor Sports

---

## Introduction

On behalf of Vetesnik Enterprises LLC, JSD Professional Services (hereafter "JSD") is hereby requesting approval of the rezoning of Lot 1 CSM 12830 (parcel 0810-054-9685-0) from A-2 to C-2 zoning, per the Cooperative Plan between the Town of Burke, City of Madison, Village of DeForest and City of Sun Prairie. The rezoning is requested for the purpose of enabling the display of commercial goods for sale in a limited area north of Token Creek. The enclosed submittal documents consist of a Zoning Exhibit showing the area intended for commercial use, supplemental exhibit maps, application forms, and the Town approval resolution.

We recognize that coordination with Town of Burke, Dane County, and City of Madison staff is needed for the proposed rezoning. The applicant team has been consulting with Town, County and City staff via email and phone since June 2016. The Town Board conditionally approved the rezoning on November 16, 2016, but has indicated they will defer to the City of Madison on the specific conditions of approval. The Dane County Zoning and Land Regulation Committee has held a public hearing but has postponed action on the proposal until the City of Madison acts on the proposal per the Cooperative Plan. We request the opportunity to obtain a recommendation from the City Planning Commission in February, followed by Common Council consideration and approval as soon as possible thereafter.

The applicants are committed to working with municipal staff to satisfy ordinance requirements and will, within reason, provide collaborative assistance in order to address any concerns.

## Existing Conditions

Lot 1 is located in the Town of Burke between Interstate 90/94/39 and Daentl Road, at the northwest corner of the I-90/USH 51 interchange. The parcel is bisected by Token Creek, which runs east to west from under the adjacent highway corridor into a wetland area to the west. The northern end of the parcel includes a gravel parking area (approximately 10,890 square feet); the south end contains a private stormwater management area. An overhead ATC electric line runs along the property edge along the Interstate right-of-way. Roughly 85% of the parcel is mapped Environmental Corridor, consisting of the stormwater management area and Token Creek, floodplain and wetlands.

The current zoning for Lot 1 is A-2, which is limited to agricultural, single-family residential, and related accessory uses. The remainder of the Vetesnik property is zoned C-2 Commercial (Lot 2 CSM 12830, home of Mad City Power Sports), and A-2 (Lot 3 in the south, which is undevelopable due to wetlands). See Zoning image below).

In 2009, a rezoning was approved for the adjacent Lot 2 in conjunction with a commercial signage proposal and an effort to match the zoning boundaries in the area to the existing wetland and stormwater management areas. The developable area of Lot 1 is constrained by several factors, including water features, wetlands, floodplain, the associated buffers and mapped Environmental Corridor, Shoreland Zoning, and a 50-foot electric utility

easement for the overhead ATC lines (see attached CSM, Site Conditions Map, and Environmental Corridor Map for current conditions).

**Existing Zoning (from DCiMap):**



The Town Board clarified its intended future land use for the site by approving the proposed zoning (see attached approval resolution). Mapped Environmental Corridor on Lot 1 is comprised of the entire area south of Token Creek and some of the northern bank of the Creek. Most of the land north of the creek (approximately 77%) is outside of the mapped Corridor (see attached Site Conditions and Environmental Corridor Maps).

In addition to the environmental and regulatory conditions noted above, Lot 1 is also subject to a deed restriction enforceable by the City of Madison (attached Register of Deeds document #4623768) that prohibits the construction of permanent or temporary buildings unless the lot is both further subdivided and the proposed use approved by the City of Madison. A separate deed restriction enforceable by Dane County (attached Register of Deeds document #4623767) prohibits buildings south of Token Creek. The applicant wishes to address the City deed restriction by obtaining approval of the rezoning and the limited use of displaying portable goods for sale, without requiring further subdivision of the land or the removal of the existing deed restriction. The details of the proposed land use follow below.

*Description of Propose Use*

The rezoning to C-2 Commercial is proposed to enable the owner to use the northern portion of Lot 1 – approximately 10,890 square feet of area outside the Environmental Corridor – in order to continue to display commercial goods for sale, including motorized and non-motorized vehicles, portable storage sheds, and other similar items (see attached Zoning Exhibit). The site has been used in the past to display goods, including motorized recreational vehicles and pre-fabricated portable storage sheds. Recently, this activity resulted in zoning violation notices from Dane County and the suggestion to rezone the land to C-2 Commercial to allow this use. In an April 14 email to the property owner, County staff indicated that “in order to display sheds on the property, the property will need to be rezoned to C-2 Commercial to allow sales and storage of building materials or sales of vehicles and recreational equipment.”

C-2 zoning is requested because it allows various commercial uses, including retail and service uses, sales of new and used motor vehicles and recreational equipment, and sales and storage of lumber and building material, and the parking or storing of motor vehicles. The proposed use (commercial display of portable/mobile goods and materials) is believed to be consistent with retail and storage uses, and with the existing deed restriction, and as noted was the district suggested by County Staff.

The area proposed for display of goods is approximately 10,890 sq ft (.25 acres), and does not encroach into any areas designated for environmental corridor, including floodplain and wetlands. No permanent buildings or structures are proposed to be built on Lot 1, now or in the future, and no land disturbance is proposed.

The Town's approval resolution indicates approval for the display of "accessory buildings offered for sale". The applicants were not aware of this condition, and in subsequent communication with the Town the Clerk indicated that the condition language resulted from the focus of the discussion at the Town Board meeting, and not necessarily an intent by the Board to disallow the display of motorized vehicles. The Town Clerk has requested that the proposal to go the City of Madison per the Cooperative Plan, before a clarification or re-approval is requested from the Town. Vetesnik Enterprises, LLC's request to the City is for the display of motorized vehicles as well as portable sheds for sale.

#### *Compatibility and Benefits of Rezoning*

The proposed rezoning will be compatible surrounding development and provide benefits as follows:

- Surrounding development – The site is adjacent to the Interstate 90/94/39 corridor to the north and east, and a sanitary lift station for the Village of DeForest abuts the lot to the west within Daentl Road right-of-way (Vetesnik has allowed the Village to use his land north of Token Creek for access to the lift station). Across the Interstate to the northeast is a commercial industrial/warehouse site (the former NAMI site); to the south is the Mad City Power Sports commercial retail business and a wetland complex; to the west (across Daentl Road) is a small group of residences, two of which face the site. Only one residence is directly across from the site, and an existing vegetated strip along Daentl Road (in the public right-of-way) provides screening of the site from the residence (which also faces the Interstate).
- Value of land – Lot 1 is currently assessed at \$16,600. It has no developable value due to the existing building restrictions. Rezoning the land and allowing legal commercial displays of goods will provide value to the land owner and the Mad City Motor Sports business.
- Clarifying ownership through use – The owner believes that enabling the use of the site for displaying goods will discourage people from trespassing on the site and dumping refuse there, which has been an issue in recent years and may be exacerbated by the site's lack of a visible relationship to Mad City Power Sports.

The proposed rezoning will clarify the existing land use/zoning issue, and establish the highest and best use of the site as commercial property.

# ZONING EXHIBIT



**A2 TO C2 ZONING CHANGE**



**PROPOSED DISPLAY AREA**

## CERTIFIED SURVEY MAP NO. 12830

PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 5 AND PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 8, ALL IN T 8 N, R 10 E, TOWN OF BURKE, DANE COUNTY, WISCONSIN

### NOTE PER THE CITY OF MADISON

LOT 2 IS DEPENDENT ON LOTS 1 AND 3 FOR STORM WATER CONVEYANCE. LOTS 1 AND 3 ACKNOWLEDGE AND ACCEPT DRAINAGE FROM LOT 2 AS SHOWN IN THE APPROVED STORMWATER MANAGEMENT PLAN.

ELECTRIC LINE EASEMENT PER DOCUMENT NO. 1739385. EASEMENT ASSIGNED TO AMERICAN TRANSMISSION CO. PER DOCUMENT NO. 3283453.

EAST 1/4 CORNER SECTION 5, T8N, R10E FOUND ALUMINUM MONUMENT. WISCONSIN COUNTY COORDINATE SYSTEM. DANE ZONE COORDINATES: N: 523,569.39 E: 837,190.69

16.5' WIDE RIGHT OF WAY GRANT TO WISCONSIN BELL, INC. PER DOCUMENT NO. 2172172.

75' setback from Token Creek

### NOTES PERTAINING TO EASEMENTS AND RESTRICTIONS

- THIS PROPERTY IS SUBJECT TO DECLARATIONS OF CONDITIONS, COVENANTS AND RESTRICTIONS FOR MAINTENANCE OF STORMWATER MANAGEMENT MEASURES PER DOCUMENT NO. 4226623.
- THIS PROPERTY IS SUBJECT TO RESTRICTIONS FOR MAINTENANCE OF STORMWATER MANAGEMENT MEASURES PER DOCUMENT NO. 4452384 AND AS CORRECTED BY AFFIDAVIT OF CORRECTION RECORDED AS DOCUMENT NO. 4453179.
- THIS PROPERTY IS SUBJECT TO A TEMPORARY HOLDING TANK AGREEMENT PER DOCUMENT NO. 4488265.
- LOT 2 IS SUBJECT TO RESTRICTIONS AS SET FORTH IN DOCUMENT NO. 4177358.

### LEGEND

- GOVERNMENT CORNER
- 1" IRON PIPE FOUND
- 3/4" REBAR FOUND
- 3/4"x24" REBAR SET (1.50 LBS/LF)
- 1-1/4"x24" REBAR SET (4.30 LBS/LF)
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- RECORD LINE
- SECTION LINE
- EASEMENT LINE
- BUILDING
- DELINEATED WETLANDS
- ELEVATION AT LOT CORNER
- RECORDED INFORMATION

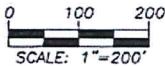
### NOTES

- BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY ZONE.
- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. THE WEEK OF JULY 25, 2008.
- REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.

LINE	LENGTH	BEARING
L-1	12.00'	S 87°58'35" E
L-2	117.09'	N 87°58'23" W
L-3	95.85'	S 11°20'23" W
L-4	115.31'	N 88°39'56" W
L-5	59.25'	S 00°20'04" W
L-6	51.77'	S 08°26'16" W
L-7	79.89'	S 41°04'32" W
L-8	63.40'	S 11°22'56" W
L-9	52.26'	S 27°50'03" W
L-10	56.41'	S 25°06'28" W
L-11	53.60'	S 11°54'15" W
L-12	58.96'	S 12°54'03" W
L-13	115.02'	S 34°36'37" W
L-14	124.19'	S 15°32'47" W
L-15	26.79'	N 87°31'19" W
L-16	130.25'	S 11°20'23" W

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C-1	673.91'	689.50'	56°00'00"	366.61'	647.40'	S 16°39'40" E
C-2	607.14'	575.30'	60°27'59"	335.28'	579.35'	S 18°53'36" E
C-3	216.28'	689.50'	17°58'19"	109.03'	215.39'	S 35°40'30" E
C-4	457.63'	689.50'	38°01'41"	237.60'	449.28'	S 07°40'30" E
C-5	354.50'	689.50'	34°27'17"	182.79'	349.18'	S 14°56'16" E

### EASEMENT LOCATIONS AND DETAILS



north



PREPARED BY:  
**JSD** Professional Services, Inc.  
 Engineers • Surveyors • Planners  
 181 HORIZON DRIVE, SUITE 101  
 VERONA, WISCONSIN 53593  
 PHONE: (608)848-5050

PREPARED FOR:  
 VETESNIK ENTERPRISES, LLC  
 27475 US HIGHWAY 14  
 RICHLAND CENTER, WI 53581

PROJECT NO: 07-3021  
 FILE NO: B-139  
 FIELDBOOK/PG: 269/118  
 SHEET NO: 2 OF 5

SURVEYED BY: JK  
 DRAWN BY: SO  
 CHECKED BY: JK  
 APPROVED BY: HPI

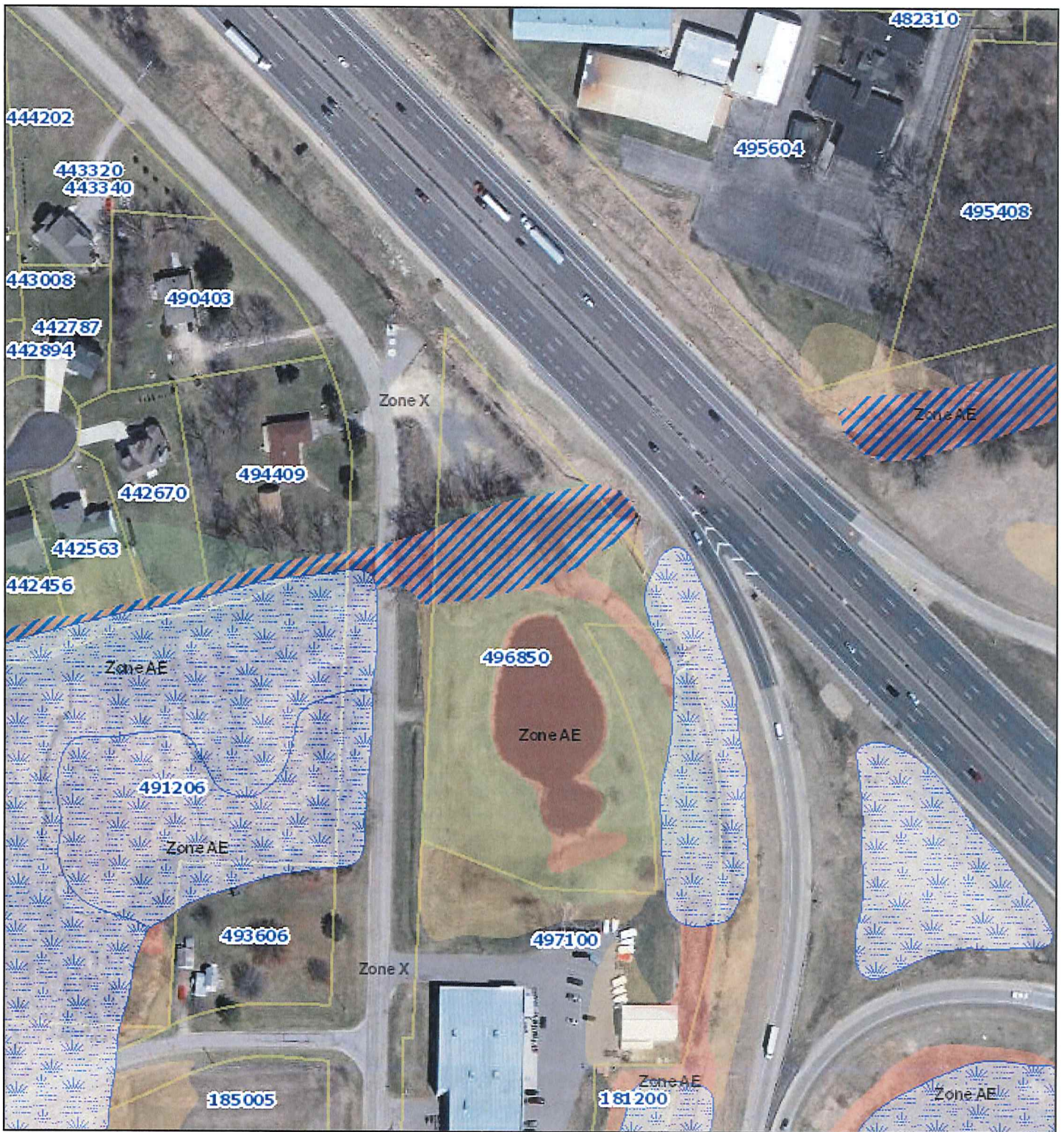
OCTOBER 23, 2009  
 VOL. 81 PAGE 180  
 DOC. NO. 4623766  
 C.S.M. NO. 12830

J:\2007\072021\072021.dwg 07-19-09 1:52:21 F:\csm.dwg





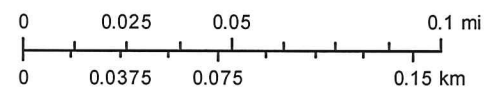
# Site Conditions - Lot 1 CSM 12830



August 4, 2016

1:2,900

- Parcel Number
- Rivers and Streams
- DNR Wetlands
- Special Flood Hazard Text
- Floodway Areas in Zone AE
- (A; AE)
- 0.2 Percent Annual Flood Chance Area
- Environmental Corridor
- Tax Parcels



Planning  
Geophysical  
Water Resources  
Recreation  
ParcelText

**TOWN OF BURKE  
RESOLUTION NO. 11162016D**

**RESOLUTION BY THE TOWN BOARD OF THE TOWN OF BURKE  
CONDITIONALLY APPROVING A REZONE PETITION SUBMITTED BY JSD  
PROFESSIONAL SERVICES ON BEHALF OF VETESNIK ENTERPRISES LLC**

WHEREAS, a petition to rezone from A-2 to C-2 for the purpose of allowing the display of commercial goods for the sale on lot 1 of CSM 12830 located on Daentl Road (parcel number 0810-54-9685-0) was submitted to the Town by JSD Professional Services on behalf of Vetesnik Enterprises LLC; and

WHEREAS, the Plan Commission has reviewed the petition and recommended conditional approval of the rezone and

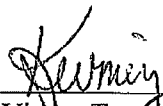
WHEREAS, the Town Board has reviewed and considered the Plan Commission's recommendation.

NOW, THEREFORE, the Town Board hereby approves the rezone with the following conditions:

- 1) a deed restriction is recorded on the property to limit the use to display of accessory buildings offered for sale on a gravel surface, and
- 2) obtaining approval from the City of Madison and any conditions thereof.

The above Resolution was duly adopted by the Town Board of the Town of Burke, Dane County, Wisconsin, at a meeting on November 16, 2016.

APPROVED:

By   
Kevin Vinny, Town Chair

ATTEST:  
  
Brenda Ayers, Town Clerk/Treasurer

**DEED RESTRICTION**

Petition No. 10043

**DANE COUNTY  
REGISTER OF DEEDS**

**DOCUMENT #  
4623767**

**01/05/2010 08:00 AM**

**Trans. Fee:  
Exempt #:**

**Rec. Fee: 13.00  
Pages: 2**

**WHEREAS, VETESNIK ENTERPRISES LLC**

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

Recording area

Name and return address:  
MAD CITY POWER SPORTS  
4246 DAENTL RD.  
DEFORST, WI 53532

- Lot 1, Certified Survey Map No. 12830, part of the SE ¼ of the SE ¼ of Section 5, T 8 N, R 10 E, Town of Burke, Dane County, Wisconsin.

**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.

Parent Parcel Number(s):

0810-054-9670-1  
0810-081-8090-2

**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 BURKE, 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. The proposed A-2(2) Zoning District parcel shall be deed restricted to prohibit the construction of buildings south of Token Creek.
2. The northerly arm of the proposed C-2 Zoning District parcel shall be deed restricted to limit the land uses to an on-premise advertising sign and temporary outdoor display of recreational vehicles.

2/13

- The C-2 Zoning District parcel shall be deed restricted limiting the permitted uses exclusively to the following: 10.14(1)(a) all uses permitted in the C-1 Commercial District without limitations as to size; 10.14(1)(b) major repairs to motor vehicles; 10.14(1)(c) sales of new and used motor vehicles; 10.14(1)(d) sales of new and used mobile homes, recreational equipment rental, sales and service; 10.14(1)(e) sales of new and used contractor's machinery and equipment; 10.14(1)(f) repairs, storage and service of contractor's machinery and equipment; 10.14(1)(q) parking or storing of motor vehicles; 10.14(1)(s) warehouses.

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

- 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.

- 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.
- A rezoning of the subject property to a different zoning district shall also act to terminate the restrictions set forth herein.

10/20/09  
 Date \_\_\_\_\_  
 Signature of Grantor (owner) \_\_\_\_\_  
 GEORGE VETESNIK  
 \*Name printed \_\_\_\_\_

\_\_\_\_\_  
 Date \_\_\_\_\_  
 Signature of Grantor (owner) \_\_\_\_\_  
 \_\_\_\_\_  
 \*Name printed \_\_\_\_\_

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

DANE COUNTY ZONING

STATE OF WISCONSIN, County of Richland

Subscribed and sworn to before me on 10-20-09 by the above named person(s).

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

Print or type name: Kay Watson

Title Notary Date commission expires: 1-6-13

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

**DECLARATION OF RESTRICTIVE  
COVENANT**

DANE COUNTY  
REGISTER OF DEEDS

DOCUMENT #  
4623768

01/05/2010 08:00 AM

Trans. Fee:  
Exempt #:

Rec. Fee: 13.00  
Pages: 2

**WHEREAS**, Vetesnik Enterprises, LLC is/are the sole owner(s) of the following described real estate in the Town of Burke, Dane County, Wisconsin in the City of Madison's Extraterritorial Jurisdiction (hereinafter referred to as "The City") further described as follows:

- Lots 1, Certified Survey Map No. 12830, part of the SE ¼ of the SE ¼ of Section 5, T 8 N, R 10 E, Town of Burke, Dane County, Wisconsin.

**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.

Recording area

Name and return address:

Parent Parcel Number(s): 0810-054-9670-1 0810-081-8090-2	Return To: MAD CITY POWER SPORTS 4246 DAENTL RD. DEFORREST, WI 53532
--	---

**WHEREAS**, Item No. 15 in the City's Letter of Conditional Approval for the CSM, dated July 21, 2009, requires the Property Owner to restrict the Property before the City shall approve the CSM;

**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 City of Madison, Wisconsin provided that the land is under the jurisdiction of the City at the time the enforcement action is commenced.

**NOW, THEREFORE**, the following restrictions are hereby imposed:

1. That no permanent or temporary buildings shall be constructed on the portion of Lot 1 located north of Token Creek unless the lot is both further subdivided and the proposed use approved by the City of Madison
2. That no permanent or temporary buildings shall be constructed on the portion of Lot 1 located south of Token Creek and that use of that portion of the property shall be restricted to open space and agriculture. Any use or development of that parcel of other than open space or agriculture shall require the approval of the City of Madison.
3. That Lot 3 is undevelopable due to the presence of delineated wetlands. Any use or development of that parcel for other than open space shall require the approval of the City of Madison.
4. This Declaration may be released or modified only by written agreement executed by the Property Owner and the City of Madison, which agreement shall be recorded in the Office of the Dane County Register of Deeds.
5. This Declaration shall constitute a covenant that shall run with the land described herein and shall be binding upon the Property Owner and his/her heirs, successors and assigns.

6. This Declaration shall be recorded in the Office of the Dane County Register of Deeds.

**VETESNIK ENTERPRISES, LLC**

Date 10-23-09

*George Vetesnik*  
Signature of Grantor (owner)

GEORGE VETESNIK  
\*Name printed

Date \_\_\_\_\_

Signature of Grantor (owner) \_\_\_\_\_

\_\_\_\_\_  
\*Name printed

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

CITY OF MADISON  
PLANNING DIVISION

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

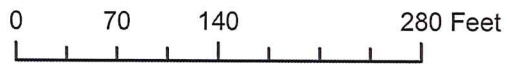
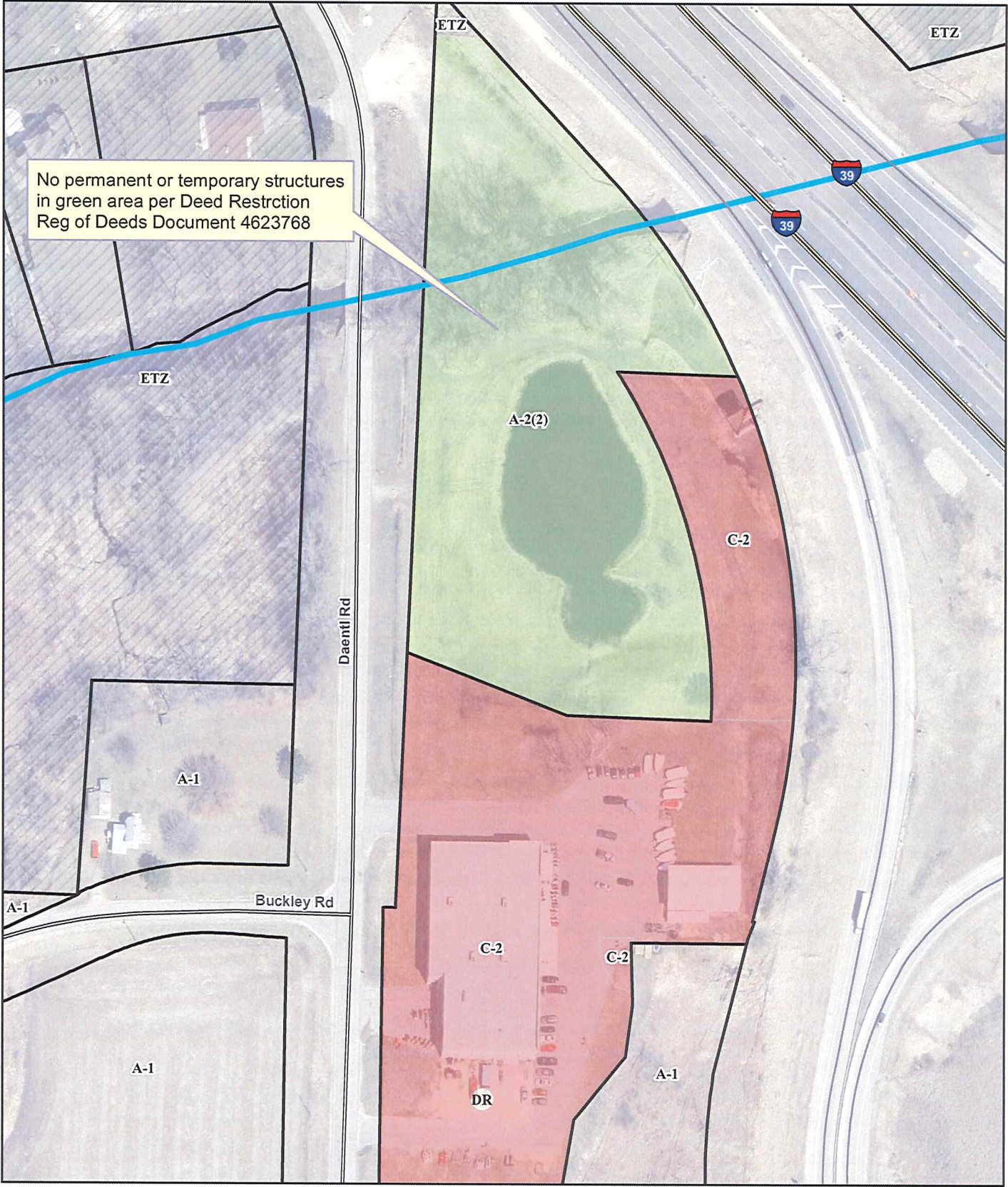
STATE OF WISCONSIN, County of Richland

Subscribed and sworn to before me on 10-23-09 by the above named person(s).

Signature of notary or other person authorized to administer an oath  
*Kay Watson*  
(as per s. 706.06, 706.07)

Print or type name: Kay Watson

exp. 1-6-13



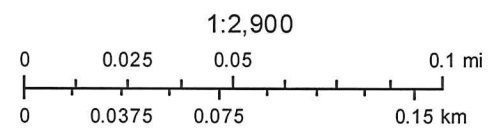


# Environmental Corridor - Lot 1 CSM 12830



August 4, 2016

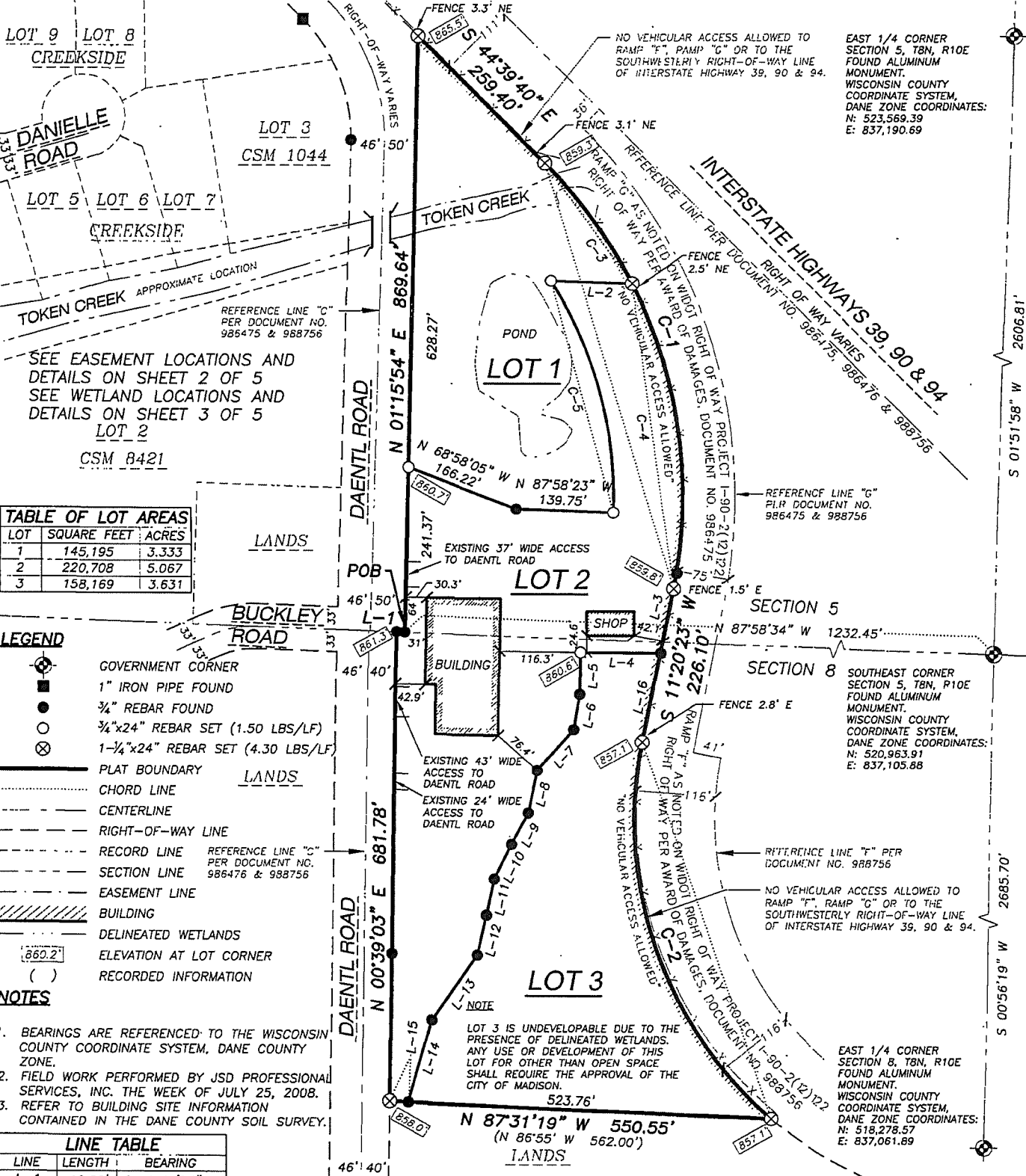
- Parcel Number
- Environmental Corridor
- Tax Parcels



Planning  
Geophysical  
Water Resources  
Recreation  
ParcelText

# CERTIFIED SURVEY MAP NO. 12830

PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 5 AND PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 8, ALL IN T 8 N, R 10 E, TOWN OF BURKE, DANE COUNTY, WISCONSIN



**TABLE OF LOT AREAS**

LOT	SQUARE FEET	ACRES
1	145,195	3.333
2	220,708	5.067
3	158,169	3.631

**LEGEND**

- ⊙ GOVERNMENT CORNER
- 1" IRON PIPE FOUND
- 3/4" REBAR FOUND
- 3/4"x24" REBAR SET (1.50 LBS/LF)
- ⊗ 1-1/4"x24" REBAR SET (4.30 LBS/LF)
- PLAT BOUNDARY
- CHORD LINE
- - - CENTERLINE
- - - RIGHT-OF-WAY LINE
- - - RECORD LINE REFERENCE LINE "G" PER DOCUMENT NO. 986475 & 988756
- - - SECTION LINE REFERENCE LINE "G" PER DOCUMENT NO. 986475 & 988756
- - - EASEMENT LINE
- ▨ BUILDING
- ▨ DELINEATED WETLANDS
- 862.2' ELEVATION AT LOT CORNER
- ( ) RECORDED INFORMATION

**NOTES**

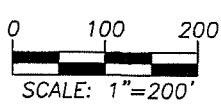
- BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY ZONE.
- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. THE WEEK OF JULY 25, 2008.
- REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.

**LINE TABLE**

LINE	LENGTH	BEARING
L-1	12.00'	S 87°58'35" E
L-2	117.09'	N 87°58'23" W
L-3	95.85'	S 11°20'23" W
L-4	115.31'	N 89°39'56" W
L-5	59.25'	S 00°20'04" W
L-6	51.77'	S 09°26'16" W
L-7	79.99'	S 41°04'32" W
L-8	63.40'	S 11°22'56" W
L-9	52.26'	S 27°50'03" W
L-10	56.41'	S 26°06'28" W
L-11	53.60'	S 11°54'15" W
L-12	58.96'	S 12°54'03" W
L-13	115.02'	S 34°36'37" W
L-14	124.19'	S 15°32'47" W
L-15	26.79'	N 87°31'19" W
L-16	130.25'	S 11°20'23" W

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C-1	673.91'	689.50'	56°00'00"	366.61'	647.40'	S 16°39'40" E
C-2	607.14'	575.30'	60°27'59"	335.28'	579.35'	S 18°53'36" E
C-3	216.28'	689.50'	17°58'19"	109.03'	215.39'	S 35°40'30" E
C-4	457.63'	689.50'	38°01'41"	237.60'	449.28'	S 07°40'30" E
C-5	354.50'	589.50'	34°27'17"	182.79'	349.18'	S 14°56'16" E



north



OCTOBER 28, 2009  
 VOL. 81 PAGE 179  
 DOC. NO. 4623766  
 C.S.M. NO. 12830

PREPARED BY:  
**JSD Professional Services, Inc.**  
 Engineers • Surveyors • Planners  
 161 HORIZON DRIVE, SUITE 101  
 VERONA, WISCONSIN 53593  
 PHONE: (608)448-5060

PREPARED FOR:  
 VETESNIK ENTERPRISES, LLC  
 27475 US HIGHWAY 14  
 RICHLAND CENTER, WI 53581

PROJECT NO: 07-3021  
 FILE NO: B-139  
 FIELDBOOK/PG: 269/118  
 SHEET NO: 1 OF 5

SURVEYED BY: JK  
 DRAWN BY: SO  
 CHECKED BY: JK  
 APPROVED BY: HPJ

J:\2007\073021.dwg\07\_3021\_F-csrr1.dwg

5/19

# CERTIFIED SURVEY MAP NO. 12830

PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 5 AND PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 8, ALL IN T 8 N, R 10 E, TOWN OF BURKE, DANE COUNTY, WISCONSIN

## NOTE PER THE CITY OF MADISON

"LOT 2 IS DEPENDENT ON LOTS 1 AND 3 FOR STORM WATER CONVEYANCE. LOTS 1 AND 3 ACKNOWLEDGE AND ACCEPT DRAINAGE FROM LOT 2 AS SHOWN IN THE APPROVED STORMWATER MANAGEMENT PLAN."

ELECTRIC LINE EASEMENT PER DOCUMENT NO. 1739385. EASEMENT ASSIGNED TO AMERICAN TRANSMISSION CO. PER DOCUMENT NO. 3283453.

EAST 1/4 CORNER SECTION 5, T8N, R10E FOUND ALUMINUM MONUMENT. WISCONSIN COUNTY COORDINATE SYSTEM, DANE ZONE COORDINATES: N: 523,569.39 E: 837,190.69

## NOTES PERTAINING TO EASEMENTS AND RESTRICTIONS

- E1. THIS PROPERTY IS SUBJECT TO DECLARATIONS OF CONDITIONS, COVENANTS AND RESTRICTIONS FOR MAINTENANCE OF STORMWATER MANAGEMENT MEASURES PER DOCUMENT NO. 4226623.
- E2. THIS PROPERTY IS SUBJECT TO RESTRICTIONS FOR MAINTENANCE OF STORMWATER MANAGEMENT MEASURES PER DOCUMENT NO. 4452384 AND AS CORRECTED BY AFFIDAVIT OF CORRECTION RECORDED AS DOCUMENT NO. 4453179.
- E3. THIS PROPERTY IS SUBJECT TO A TEMPORARY HOLDING TANK AGREEMENT PER DOCUMENT NO. 4488265.
- E4. LOT 2 IS SUBJECT TO RESTRICTIONS AS SET FORTH IN DOCUMENT NO. 4177358.

## LEGEND

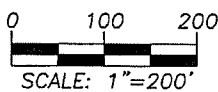
- GOVERNMENT CORNER
- 1" IRON PIPE FOUND
- 3/4" REBAR FOUND
- 3/4"x24" REBAR SET (1.50 LBS/LF)
- 1-1/4"x24" REBAR SET (4.30 LBS/LF)
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- RECORD LINE
- SECTION LINE
- EASEMENT LINE
- BUILDING
- DELINEATED WETLANDS
- ELEVATION AT LOT CORNER
- RECORDED INFORMATION

## NOTES

1. BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY ZONE.
2. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. THE WEEK OF JULY 25, 2008.
3. REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.

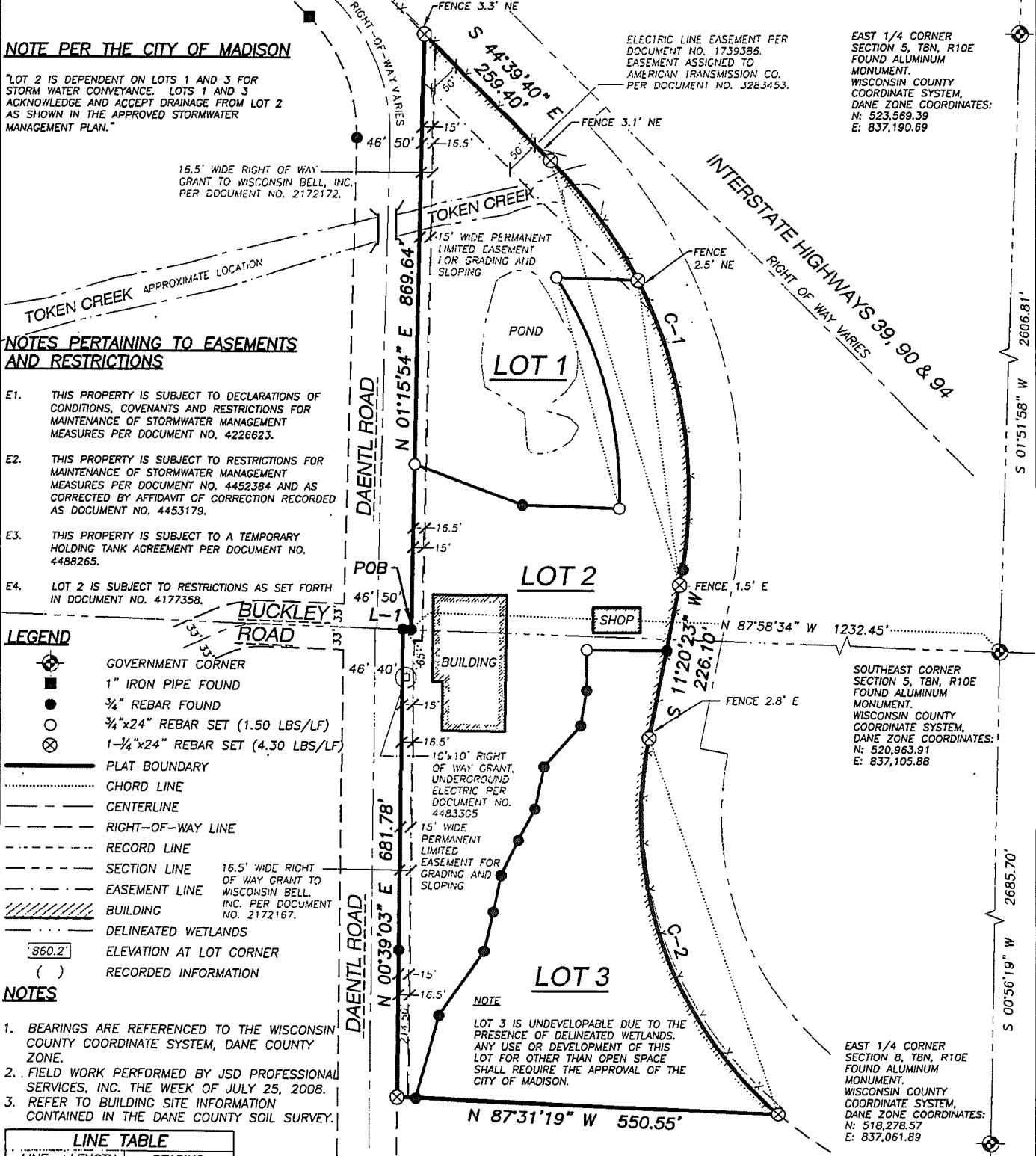
LINE	LENGTH	BEARING
L-1	12.00'	S 87°58'35" E
L-2	117.09'	N 87°58'23" W
L-3	95.85'	S 11°20'23" W
L-4	115.31'	N 89°39'56" W
L-5	59.25'	S 00°20'04" W
L-6	51.77'	S 09°26'16" W
L-7	79.99'	S 41°04'32" W
L-8	63.40'	S 11°22'56" W
L-9	52.26'	S 27°50'03" W
L-10	56.41'	S 26°06'28" W
L-11	53.60'	S 11°54'15" W
L-12	58.96'	S 12°54'03" W
L-13	115.02'	S 34°36'37" W
L-14	124.19'	S 15°32'47" W
L-15	26.79'	N 87°31'19" W
L-16	130.25'	S 11°20'23" W

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C-1	673.91'	689.50'	56°00'00"	366.61'	647.40'	S 16°39'40" E
C-2	607.14'	575.30'	60°27'59"	335.28'	579.35'	S 18°53'36" E
C-3	216.28'	689.50'	17°58'19"	109.03'	215.39'	S 35°40'30" E
C-4	457.63'	689.50'	38°01'41"	237.60'	449.28'	S 07°40'30" E
C-5	354.50'	589.50'	34°27'17"	182.79'	349.18'	S 14°56'16" E



north

## EASEMENT LOCATIONS AND DETAILS



SOUTHEAST CORNER SECTION 5, T8N, R10E FOUND ALUMINUM MONUMENT. WISCONSIN COUNTY COORDINATE SYSTEM, DANE ZONE COORDINATES: N: 520,963.91 E: 837,105.88

EAST 1/4 CORNER SECTION 8, T8N, R10E FOUND ALUMINUM MONUMENT. WISCONSIN COUNTY COORDINATE SYSTEM, DANE ZONE COORDINATES: N: 518,278.57 E: 837,061.89



STEVEN L. OFTEDAHL  
S-2594  
EVANSVILLE  
WISCONSIN

PREPARED BY:  
**JSD Professional Services, Inc.**  
Engineers • Surveyors • Planners  
161 HORIZON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593  
PHONE: (608)848-5060

PREPARED FOR:  
VETESNIK ENTERPRISES, LLC  
27475 US HIGHWAY 14  
RICHLAND CENTER, WI 53581

PROJECT NO: 07-3021  
FILE NO: B-139  
FIELDBOOK/PG: 269/118  
SHEET NO: 2 OF 5

SURVEYED BY: JK  
DRAWN BY: SO  
CHECKED BY: JK  
APPROVED BY: HPJ

VOL. 81 PAGE 180  
DOC. NO. 4623766  
C.S.M. NO. 12830

J:\2007\073021.dwg 07-3021 F-csm.dwg

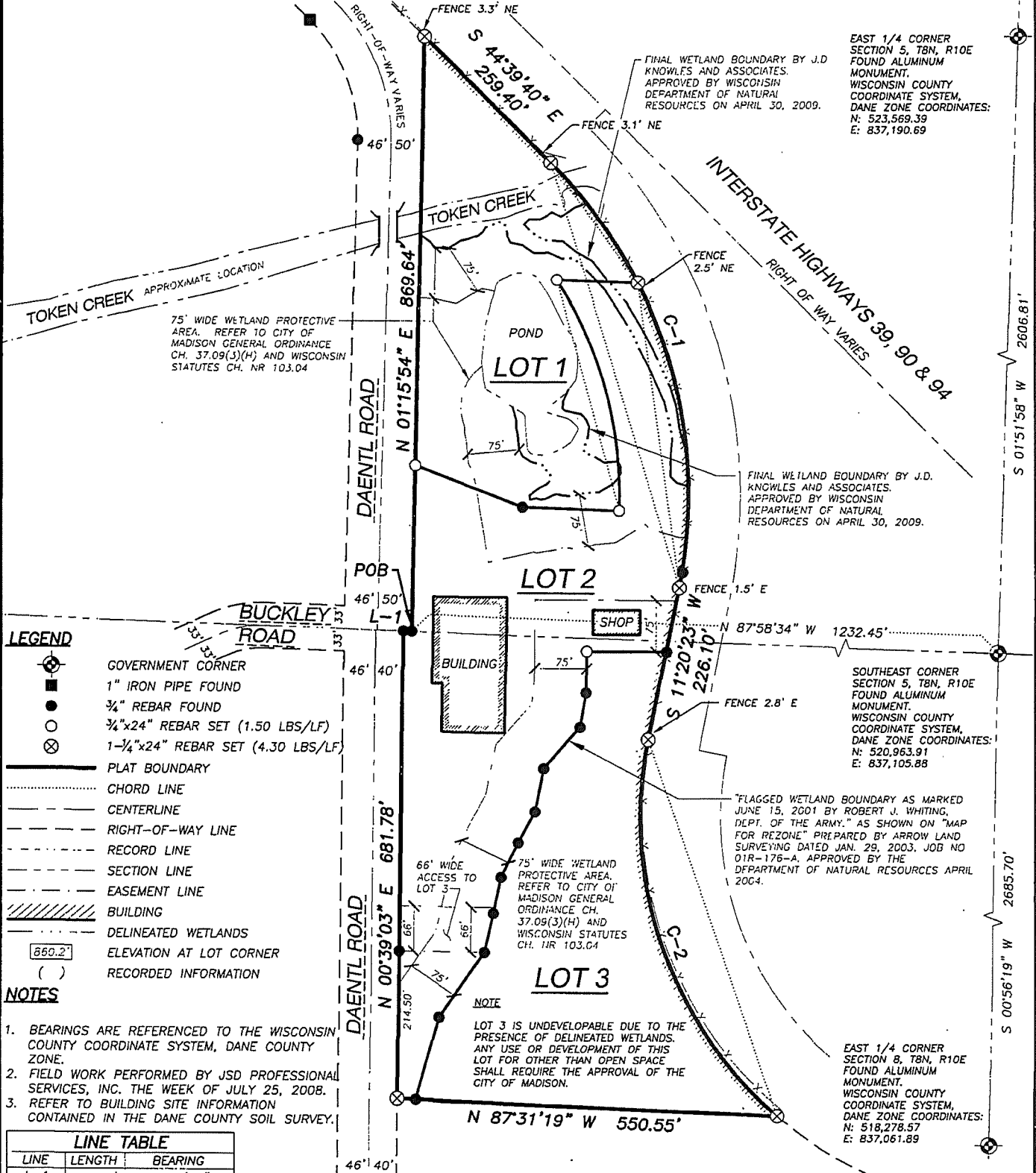
# CERTIFIED SURVEY MAP NO. 12830

PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 5 AND PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 8, ALL IN T 8 N, R 10 E, TOWN OF BURKE, DANE COUNTY, WISCONSIN

EAST 1/4 CORNER SECTION 5, T8N, R10E FOUND ALUMINUM MONUMENT. WISCONSIN COUNTY COORDINATE SYSTEM, DANE ZONE COORDINATES: N: 523,569.39 E: 837,190.69

SOUTHEAST CORNER SECTION 5, T8N, R10E FOUND ALUMINUM MONUMENT. WISCONSIN COUNTY COORDINATE SYSTEM, DANE ZONE COORDINATES: N: 520,963.91 E: 837,105.88

EAST 1/4 CORNER SECTION 8, T8N, R10E FOUND ALUMINUM MONUMENT. WISCONSIN COUNTY COORDINATE SYSTEM, DANE ZONE COORDINATES: N: 518,278.57 E: 837,061.89

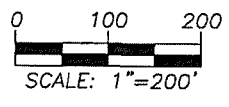


- LEGEND**
- ⊙ GOVERNMENT CORNER
  - 1" IRON PIPE FOUND
  - 3/4" REBAR FOUND
  - 3/4"x24" REBAR SET (1.50 LBS/LF)
  - ⊗ 1-1/4"x24" REBAR SET (4.30 LBS/LF)
  - PLAT BOUNDARY
  - CHORD LINE
  - CENTERLINE
  - RIGHT-OF-WAY LINE
  - RECORD LINE
  - SECTION LINE
  - EASEMENT LINE
  - ▨ BUILDING
  - DELINEATED WETLANDS
  - 860.2' ELEVATION AT LOT CORNER
  - ( ) RECORDED INFORMATION

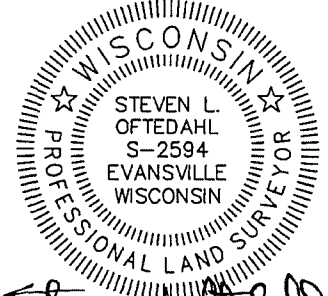
- NOTES**
- BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY ZONE.
  - FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. THE WEEK OF JULY 25, 2008.
  - REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.

LINE	LENGTH	BEARING
L-1	12.00'	S 87°58'35" E
L-2	117.09'	N 87°58'23" W
L-3	95.85'	S 11°20'23" W
L-4	115.31'	N 89°39'56" W
L-5	59.25'	S 00°20'04" W
L-6	51.77'	S 09°25'16" W
L-7	79.99'	S 41°04'32" W
L-8	63.40'	S 11°22'56" W
L-9	52.26'	S 27°50'03" W
L-10	56.41'	S 26°06'28" W
L-11	53.60'	S 11°54'15" W
L-12	58.96'	S 12°54'03" W
L-13	115.02'	S 34°36'37" W
L-14	124.19'	S 15°32'47" W
L-15	26.79'	N 87°31'19" W
L-16	130.25'	S 11°20'23" W

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C-1	673.91'	689.50'	56°00'00"	366.61'	647.40'	S 16°39'40" E
C-2	607.14'	575.30'	60°27'59"	335.28'	579.35'	S 18°53'36" E
C-3	216.28'	689.50'	17°58'19"	109.03'	215.39'	S 35°40'30" E
C-4	457.63'	689.50'	38°01'41"	237.60'	449.28'	S 07°40'30" E
C-5	354.50'	589.50'	34°27'17"	182.79'	349.18'	S 14°56'16" E



### WETLANDS LOCATIONS AND DETAILS



*Steven L. Oftedahl*  
 OCTOBER 28, 2009  
 VOL. 81 PAGE 181  
 DOC. NO. 4623766  
 C.S.M. NO. 12830

PREPARED BY:  
**JSD Professional Services, Inc.**  
 Engineers • Surveyors • Planners  
 161 HORIZON DRIVE, SUITE 101  
 VERONA, WISCONSIN 53593  
 PHONE: (608)848-5060

PREPARED FOR:  
**VETESNIK ENTERPRISES, LLC**  
 27475 US HIGHWAY 14  
 RICHLAND CENTER, WI 53581

PROJECT NO: 07-3021  
 FILE NO: B-139  
 FIELDBOOK/PG: 269/118  
 SHEET NO: 3 OF 5

SURVEYED BY: JK  
 DRAWN BY: SO  
 CHECKED BY: JK  
 APPROVED BY: HPJ

J:\2007\073021\dwg\07\_3021\_F-csm.dwg

# CERTIFIED SURVEY MAP NO. 12830

PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 5 AND PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 8,  
SECTION 8, ALL IN T 8 N, R 10 E, TOWN OF BURKE, DANE COUNTY, WISCONSIN

## LEGAL DESCRIPTION

PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 5 AND PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 8,  
ALL IN T 8 N, R 10 E, TOWN OF BURKE, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE NORTH 87°58'34" WEST ALONG THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 5, 1232.45 FEET TO THE EAST RIGHT-OF-WAY LINE OF DAENTL ROAD AND THE POINT OF BEGINNING; THENCE NORTH 01°15'54" EAST ALONG THE SAID EAST RIGHT-OF-WAY LINE, 869.64 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAYS 39, 90 & 94; THENCE SOUTH 44°39'40" EAST ALONG THE SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 259.40 FEET TO A POINT OF CURVE; THENCE CONTINUE ALONG THE SAID SOUTHWESTERLY RIGHT-OF-WAY LINE 673.91 FEET ALONG THE ARC OF A 689.50 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD BEARING SOUTH 16°39'40" EAST, 647.40 FEET; THENCE SOUTH 11°20'23" WEST ALONG THE SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 226.10 FEET TO A POINT OF CURVE; THENCE CONTINUE ALONG THE SAID SOUTHWESTERLY RIGHT-OF-WAY LINE 607.14 FEET ALONG THE ARC OF A 575.30 FOOT RADIUS CURVE TO THE LEFT, THE CHORD BEARING SOUTH 18°53'36" EAST, 579.35 FEET; THENCE NORTH 87°31'19" WEST, 550.55 FEET TO THE EAST RIGHT-OF-WAY LINE OF DAENTL ROAD; THENCE NORTH 00°39'03" EAST ALONG THE SAID EAST RIGHT-OF-WAY LINE, 681.78 FEET; THENCE SOUTH 87°58'35" EAST ALONG THE SAID EAST RIGHT-OF-WAY LINE, 12.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 524,072 SQUARE FEET 12.031 ACRES.

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT BY DIRECTION OF VETESNIK ENTERPRISES, LLC, AND THE GEORGE A. VETESNIK IRREVOCABLE TRUST, 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 CHAPTER 75 OF THE DANE COUNTY CODE OF ORDINANCES.



Steven L. Oftedahl  
STEVEN L. OFTEDAHL, S-2594  
WISCONSIN PROFESSIONAL LAND SURVEYOR

October 28, 2009  
DATE

## CORPORATE OWNER'S CERTIFICATE

VETESNIK ENTERPRISES, LLC, A LIMITED LIABILITY COMPANY DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID LLC HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON AND ALSO CAUSED SUCH RIGHTS AND INTERESTS OF THE PUBLIC AS SHOWN HEREON TO BE CONVEYED. SAID LLC FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.75.17(1)(A), DANE COUNTY ORDINANCES TO BE SUBMITTED TO THE DANE COUNTY ZONING AND LAND REGULATION COMMITTEE FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID VETESNIK ENTERPRISES, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS 30 DAY OF Oct, 2009.

BY: George Vetesnik  
(SIGN NAME HERE)

BY: Gregg A. Vetesnik  
(SIGN NAME HERE)

GEORGE VETESNIK, MANAGING MEMBER  
(PRINT NAME HERE)

GREGG A. VETESNIK, MANAGING MEMBER  
(SIGN NAME HERE)

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS 30 DAY OF October, 2009, THE ABOVE NAMED MANAGING MEMBERS OF THE ABOVE NAMED VETESNIK ENTERPRISES, LLC, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

Kelli Utz  
NOTARY PUBLIC, DANE COUNTY, WISCONSIN

Jan. 27th, 2013  
MY COMMISSION EXPIRES

## DANE COUNTY BOARD OF ADJUSTMENT NOTE

THE DANE COUNTY BOARD OF ADJUSTMENT, AT ITS MEETING OF MAY 28, 2009, APPROVED APPLICATION NUMBER 3559.

PREPARED BY: 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: VETESNIK ENTERPRISES, LLC 27475 US HIGHWAY 14 RICHLAND CENTER, WI 53581	PROJECT NO: 07-3021 FILE NO: B-139 FIELDBOOK/PG: 269/118 SHEET NO: 4 OF 5	SURVEYED BY: JK DRAWN BY: SO CHECKED BY: JK APPROVED BY: HPJ	VOL. <u>81</u> PAGE <u>182</u> DOC. NO. <u>4623766</u> C.S.M. NO. <u>12830</u>
---	--	--	---	--

J:\2007\073021\dwg\07-3021\_F-csrm.dwg

# CERTIFIED SURVEY MAP NO. 12830

PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 5 AND PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 8, ALL IN T 8 N, R 10 E, TOWN OF BURKE, DANE COUNTY, WISCONSIN

## CONSENT OF CORPORATE MORTGAGEE

DMB COMMUNITY BANK, 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 AND MAPPING OF THE LANDS DESCRIBED IN THE AFFIDAVIT OF STEVEN L. OFTEDAHL, WISCONSIN LAND SURVEYOR, S-2594, AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF VETESNIK ENTERPRISES, LLC, OWNER.

WITNESS THE HAND AND SEAL OF DMB COMMUNITY BANK, MORTGAGEE, THIS 30<sup>th</sup> DAY OF October, 2009.

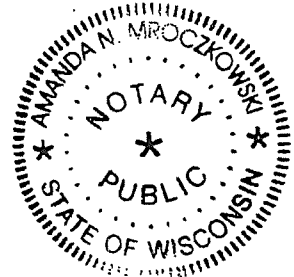
  
SCOTT D. COCHEMS, FIRST VICE PRESIDENT

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS 30 DAY OF October, 2009, THE ABOVE NAMED REPRESENTATIVE OF THE ABOVE NAMED SCOTT D. COCHEMS, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

  
AMANDA N. NYMARKOWSKI  
NOTARY PUBLIC, DANE COUNTY, WISCONSIN

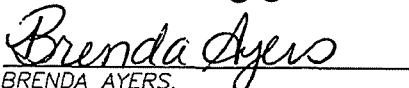
4-15-2012  
MY COMMISSION EXPIRES



## TOWN OF BURKE APPROVAL CERTIFICATE

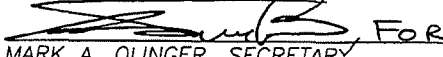
RESOLVED THAT THIS CERTIFIED SURVEY MAP HAS BEEN DULY FILED FOR APPROVAL BY THE TOWN BOARD OF THE TOWN OF BURKE, DANE COUNTY, WISCONSIN, BE AND THE SAME IS HEREBY APPROVED, ACKNOWLEDGED AND ACCEPTED BY THE TOWN OF BURKE ON THIS

30<sup>th</sup> DAY OF October, 2009.

  
BRENDA AYERS,  
CLERK, TOWN OF BURKE

## CITY OF MADISON PLAN COMMISSION

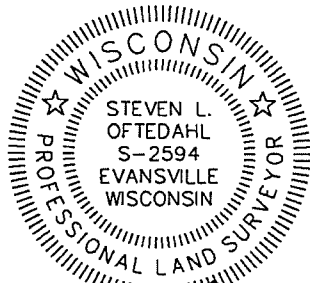
APPROVED FOR RECORDING PER CITY OF MADISON PLAN COMMISSION THIS 15<sup>TH</sup> DAY OF JUNE, 2009.

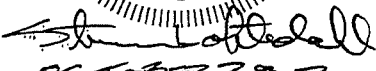
 FOR 19 Nov 2009  
MARK A. OLINGER, SECRETARY DATE  
CITY OF MADISON PLAN COMMISSION

## DANE COUNTY APPROVAL CERTIFICATE

APPROVED FOR RECORDING PER DANE COUNTY ZONING AND LAND REGULATION COMMITTEE ACTION OF December 28, 2009.

 # 9057  
NORBERT SCRIBNER,  
AUTHORIZED REPRESENTATIVE

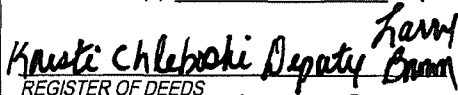


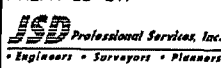
  
OCTOBER 28, 2009

### OFFICE OF THE REGISTER OF DEEDS

DANE COUNTY, WISCONSIN

RECEIVED FOR RECORD JAN. 5  
20 10 AT 8:00 O'CLOCK A M AS  
DOCUMENT # 4623766  
IN VOL. 81 OF CERTIFIED SURVEY  
MAPS ON PAGE(S) 179-183

  
Krysti Chlebicki Deputy  
REGISTER OF DEEDS  
Received 12-30-2009 12:39 P.M.

PREPARED BY:  161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: VETESNIK ENTERPRISES, LLC 27475 US HIGHWAY 14 RICHLAND CENTER, WI 53581	PROJECT NO: <u>07-3021</u> FILE NO: <u>B-139</u> FB/PG: <u>269/118</u> SHEET NO: <u>5 OF 5</u>	SURVEYED BY: <u>JK</u> DRAWN BY: <u>SO</u> CHECKED BY: <u>JK</u> APPROVED BY: <u>HPJ</u>
--	--	---	---