

AGENDA
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
DECISION MEETING

George Jaeckel, Chair; Steve Nass, Vice-Chair; Blane Poulson, Secretary; Matt Foelker, Cassie Richardson

SUBJECT: Planning and Zoning Committee Decision Meeting
DATE: Monday, January 26, 2026
TIME: 8:30 a.m.
PLACE: Jefferson County Courthouse, 311 S. Center Ave, Room C1021, Jefferson WI

[Join the Teams meeting now](#)
Meeting ID: 234 644 362 860 3
Passcode: 6Em7TH64

1. Call to Order
2. Roll Call (Establish a Quorum)
3. Certification of Compliance with Open Meetings Law
4. Approval of the Agenda
5. Public Comment (Not to exceed 15 minutes and not to include petitions slated for decision. Members of the public who wish to address the Committee on specific agenda items must register their request at this time)
6. Approval of meeting minutes from December 29, January 9, January 15
7. Communications
8. December Monthly Financial Report for Register of Deeds
9. January Monthly Financial Report for Planning & Development
10. Discussion on Solar Energy Facilities
 - a. Badger State Solar
 - b. Sinnissippi Solar
 - c. Whitewater Solar Project
11. Discussion on a Zoning Ordinance Text Amendment for Accessory Dwelling Units (ADU)
12. Discussion and Possible Action on The Preserve at Oakland – Phase 2 Final Plat
13. Discussion and Possible Action on Amending the Department Fee Schedule to include a Plat Book Fee
14. Discussion and Possible Action on Petitions Presented in Public Hearing on January 15, 2026:

R4655A-26 – Lori Laylan: Rezone from A-1 to A-3 to create two 1.0-acre residential lots south of **N6625 Elm Drive** in Town of Concord, PIN 006-0716-1144-000 (39.0 ac).

R4656A-26 – Wendt Property Management LLC: Rezone from A-1 to A-3 to create a 1.0-acre residential lot across from **N7015 Shade Road** in Town of Farmington, PIN 008-0715-0343-002 (14.212 ac).

R4660A-26 – Jeffrey Levake: Rezoning utilizing split availability from consolidation of parcels of record Involving PINs 018-0713-3312-000 (39.3670 ac) and 018-0713-3313-000 (39.670 ac) to add onto existing A-3 Lots 1 & 2 of CSM 5561 to create a total A-3 lots size of 2.675-acres (Lot 1) PIN 018-0713-3343-002 (1.114 ac) and 1.6-acre (Lot 2) PIN 018-0713-3343-001 (1.114 ac). These lots are located off **Hope Lake Road** in Town of Lake Mills. Property is owned by David & Diana Schroeder.

R4657A-26 – Randall & Tonia Rammelt: Rezone from A-1 to A-3 (Lot 1) to create a 2.0-acre farm consolidation around existing buildings at **N3346 County Road F** in Town of Sullivan, PIN 026-0616-2043-000 (40.0 ac).

R4658A-26 – Randall & Tonia Rammelt: Rezone from A-1 to A-3 (Lot 2) to create a 2.0-acre residential lot east of **N3318 County Road F** in Town of Sullivan, PIN 026-0616-2034-001 (5.938 ac).

R4659A-26 – Randall & Tonia Rammelt: Rezone 0.3-acres from A-3 to A-1 and 0.3-acres from A-1 to A-3 to allow for a lot line adjustment at **N3318 County Road F** in Town of Sullivan, PIN 026-0616-2034-003 (3.0 ac). Property is owned by Timothy & Susan McGuire.

R4661A-26 – Cheri Hazard: Rezone 33-acre from A-1 to N at **W881 Village Line Road** in Town of Sullivan, PIN 026-0616-1122-000 (38.0 ac).

R4662A-26 – Todd Saeger: Rezoning 1.0-acre from N to A-3 utilizing the consolidation of parcels of record to transfer splits/A-3 zones from a 59.8-acre parent parcel (PINs 032-0814-1412-000 & 032-0814-1411-001), to allow for a new 1-acre A-3 residential lot on PIN 032-0814-1134-002 located south of **N8947 Willow Road** in the Town of Watertown, PIN 032-0814-1134-002 (7.299 ac).

CU2181-25 – Floyd Plank: Conditional Use to allow for a farm store and roadside stand in A-T zone at **N1341 Old 26 Road** in Town of Koshkonong, PIN 016-0514-1734-000 (6.609 ac).

CU2189-26 – Jeffrey Levake: Conditional Use to allow for a home occupation for a septic business on Lot 1 in A-3 zone at **W8684 Hope Lake Road** in Town of Lake Mills PIN 018-0713-3343-002 (1.114 ac).

CU2190-26 – Charles Couden: Conditional Use to allow for personal storage/mini-warehousing in an A-2 zone at **N4677 Highland Drive** in Town of Sullivan, PIN 026-0616-0241-005 (1.766 ac).

15. Planning and Development Department Update

16. Possible Future Agenda Items

17. Discussion on Upcoming Meeting Dates:

February 13, 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049

February 19, 6:00 p.m. – Public Hearing in Courthouse Room C2063

February 23, 8:30 a.m. – Decision Meeting in Courthouse Room C2063

March 13, 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049

March 19, 6:00 p.m. – Public Hearing in Courthouse Room C2063

March 30, 8:30 a.m. – Decision Meeting in Courthouse Room C2063

18. Adjourn

If you have questions regarding the petitions, please contact the Zoning Department at 920-674-7131. Petition files referenced on this agenda may be viewed in Courthouse Room C1040 at 311 S Center Ave between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, excluding holidays. Materials covering other agenda items can be found at www.jeffersoncountyiwi.gov.

A quorum of any Jefferson County Committee, Board, Commission, or other body, including the Jefferson County Board of Supervisors, may be present at this meeting.

Individuals requiring special accommodation for attendance at the meeting should contact the County Administrator at 920-674-7101 at least 24 hours prior to the meeting so that appropriate arrangements can be made.

A digital recording of the meeting will be available in the Zoning Department upon request.

MINUTES
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
DECISION MEETING

George Jaeckel, Chair; Steve Nass, Vice-Chair; Blane Poulson, Secretary; Matt Foelker, Cassie Richardson

SUBJECT: Planning and Zoning Committee Decision Meeting
DATE: Monday, December 29, 2025
TIME: 8:30 a.m.
PLACE: Jefferson County Courthouse, 311 S. Center Ave, Room C2063, Jefferson WI

[Join the Teams meeting now](#)

Meeting ID: 234 644 362 860 3

Passcode: 6Em7TH64

1. **Call to Order**
The meeting was called to order by Chairman Jaeckel at 8:30 a.m.
2. **Roll Call (Establish a Quorum)**
Committee members present in person were Supervisor Jaeckel, Supervisor Nass, Supervisor Poulson and Supervisor Foelker. Supervisor Richardson was present via Teams. Department staff present was Matt Zangl, Sarah Elsner, Haley Nielsen, Trevor Quandt and Shari Fischback. Other County staff in attendance were County Administrator Michael Luckey. Corporation Counsel Danielle Thompson via Teams. Members of the public present via Teams was Zach Goodrow from Daily Times.
3. **Certification of Compliance with Open Meetings Law**
Supervisor Poulson confirmed that the meeting was being held in compliance.
4. **Approval of the Agenda**
Motion made by Supervisor Poulson, second by Supervisor Foelker to approve. Motion passed on a voice vote, 5-0.
5. **Public Comment (Not to exceed 15 minutes and not to include petitions slated for decision. Members of the public who wish to address the Committee on specific agenda items must register their request at this time) –** There was no public comment.
6. **Approval of meeting minutes from November 24, December 12, December 18**
Motion by Poulson/Foelker to approve November 24, 2025, minutes as written.
Motion passed on a voice vote 5-0.
Motion by Poulson/Foelker to approve December 12, 2025, minutes as written.
Motion passed on a voice vote 5-0.
Motion by Foelker/Poulson to approve December 18, 2025, minutes as written.
Motion passed on a voice vote 5-0.
7. **Communications –** None.
8. **November Monthly Financial Report for Register of Deeds**
Staci Hoffman was absent, but her report was included in the meeting packet.
9. **December Monthly Financial Report for Planning & Development**
Zangl reported he is projecting \$40,000 more revenue than expenses for Zoning. For the general Land Information account, it should end up being even. He is still waiting for funds from shared GIS position. For the Land Information program, he is still waiting on funds from a grant. The Surveyor budget is a little over but expects it will even out due to some side projects and flood mitigation properties were able to get grant funding.

10. Discussion on Solar Energy Facilities

- a. **Badger State Solar** – Pilings are in at their starting point area of Hwy 18 & Perry Road.
- b. **Sinnissippi Solar** – Currently working through the Joint Development Agreement. Did meet with affected Towns this month. They just applied to PSC a couple weeks. JDA completion goal is the end of 2026.
- c. **Whitewater Solar Project** – They have been working on the purchase agreement. The Joint Development Agreement work is to begin in January and construction to begin in 2027.
- d. **Rock Lake Solar Project** – The final inspection took place a couple weeks ago. This will be removed from future agendas.

11. Discussion on a Zoning Ordinance Text Amendment for Accessory Dwelling Units (ADU)

Zangl updated the committee on the Town responses received. All have been received except for three Towns. Discussion took place agreeing to move this forward to the February Public Hearing meeting.

12. Decision and Possible Action on updating conditions for R4580A-24 – rezone 1.09-ac from A-3 to A-2 at W7778 Conservation Rd, PIN 018-0713-2644-003. The petition was originally heard on 12/19/2024. The property is owned by Matthew & Allison Hasel. Motion by Jaeckel/Poulson to allow for a plat of survey instead of a final CSM. Motion approved on a 5-0 voice vote.

13. Discussion and Possible Action on plat of survey for an equal swap of A-1 land between Mark K & Bonnie J Krause Trust, PIN 014-0614-2714-005 and Ross T Davis, PIN 014-0614-2741-000. The affected land is located west of N3085 County Road K in the Town of Jefferson. Motion by Foelker/Poulson to approve the even land swap. Motion approved on a 5-0 voice vote.

14. Discussion and Possible Action on Petitions Presented in Public Hearing on December 18, 2025:

See rezone and conditional use file for complete decision

APPROVED R4641A-25 – Scott Schneider: Rezone .210-acres from A-1 to A-3 from PIN 002-0714-3041-000 (46.001 ac) and add to lot at **N5485 Harvey Road** for total lot size of 1.891-acres in Town of Aztalan, PIN 002-0714-3041-003 (1.681 ac). Motion by Poulson/Foelker to approve the rezone request with conditions. Motion approved on a 5-0 voice vote.

APPROVED R4654A-25 – Kemmeter's Properties LLC: Rezone 1-acre from A-T to R-2 to create a total lot size of 2-acres at **W5051 US Highway 18** in Town of Jefferson, PIN 014-0614-1212-000 (1.190 ac) & 014-0614-1212-002 (32.288 ac). Motion by Foelker/Poulson to approve the rezone request with conditions. Motion approved on a 5-0 voice vote.

POSTPONED CU2187-25 – DLM Group: To update Conditional Use permit for existing golf course to allow for expansion for a restaurant and kitchen in an A-2 zone at **W4787 Yandry Road** in Town of Cold Spring, PIN 004-0515-1843-000 (30.912 ac). *No petitioner or representative was present at public hearing for this petition. This will be put back on a future agenda.*

APPROVED CU2188-25 – Conrad Turkowitch: Conditional Use to allow for 42' X 56' extensive onsite storage structure in an R-1 zone located at **W1886 North Street** in Town of Sullivan, PIN 026-0616-1713-032 (.947 ac). Motion by Nass/Foelker to approve the conditional use with conditions. Motion approved on a 5-0 voice vote.

15. Planning and Development Department Update

Zangl shared an example of what the cover of the new plat book will look like. It will be finalized in mid-January, and a final copy will be shared at the next meeting in January. Books to sell for \$30-\$35.

Zangl reported that the Riverbend campground audit resulted in 46 citations out of approximately 500 lots which was better than anticipated.

16. Possible Future Agenda Items

Continuing with the usual agenda items and Accessory Dwelling Units (ADU).

17. Discussion on Upcoming Meeting Dates:

January 9, 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049

January 15, 6:00 p.m. – Public Hearing in Courthouse Room C2063

January 26, 8:30 a.m. – Decision Meeting in Courthouse Room C2063

February 13, 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049

February 19, 6:00 p.m. – Public Hearing in Courthouse Room C2063

February 23, 8:30 a.m. – Decision Meeting in Courthouse Room C2063

18. Adjourn

Supervisor Foelker/Poulson made a motion to adjourn the meeting. Meeting adjourned at 9:01 a.m.

If you have questions regarding the petitions, please contact the Zoning Department at 920-674-7131. Petition files referenced on this agenda may be viewed in Courthouse Room C1040 at 311 S Center Ave between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, excluding holidays. Materials covering other agenda items can be found at www.jeffersoncountywi.gov.

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MINUTES
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
SITE INSPECTIONS

George Jaeckel, Chair; Steve Nass, Vice-Chair; Blane Poulson, Secretary; Matt Foelker, Cassie Richardson

SUBJECT: Planning and Zoning Committee Site Inspections
DATE: January 9, 2026
TIME: 8:00 a.m.
PLACE: Jefferson County Courthouse, 311 S. Center Ave., Jefferson, WI in Room C1049

1. **Call to Order**– The meeting was called to order by Supervisor Jaeckel at 8:03 a.m.
2. **Roll Call (Establish a Quorum)** – Supervisors Jaeckel, Foelker, Richardson and Nass were present. Supervisor Poulson is an excused absence. Zoning staff present were Matt Zangl, Haley Nielsen and Sharyl Fischback.
3. **Certification of Compliance with Open Meetings Law** – Supervisor Jaeckel confirmed the meeting is in compliance.
4. **Approval of the Agenda** - Supervisor Foelker made motion to approve agenda, seconded by Supervisor Richardson. Motion was passed on voice vote, 4-0.
5. **Public Comment (Not to exceed 15 minutes and not to include petitions slated for decision. Members of the public who wish to address the Committee on specific agenda items must register their request at this time)** – There was no public comment.
6. **Communications** – Zangl had nothing to report.
7. **Site Inspections for Petitions to be Presented in Public Hearing on January 15, 2026:**
Committee members left for site inspections at 8:05 a.m.

R4660A-26 – Jeffrey Levake: Rezoning utilizing split availability from consolidation of parcels of record Involving PINs 018-0713-3312-000 (39.3670 ac) and 018-0713-3313-000 (39.670 ac) to add onto existing A-3 Lots 1 & 2 of CSM 5561 to create a total A-3 lots size of 2.675-acres (Lot 1) PIN 018-0713-3343-002 (1.114 ac) and 1.6-acre (Lot 2) PIN 018-0713-3343-001 (1.114 ac). These lots are located off **Hope Lake Road** in Town of Lake Mills. Property is owned by David & Diana Schroeder.

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R4659A-26 – Randall & Tonia Rammelt: Rezone 0.3-acres from A-3 to A-1 and 0.3-acres from A-1 to A-3 to allow for a lot line adjustment at **N3318 County Road F** in Town of Sullivan, PIN 026-0616-2034-003 (3.0 ac). Property is owned by Timothy & Susan McGuire.

8. **Adjourn** – Motion made by Supervisor Foelker, seconded by Supervisor Nass to adjourn at 10:08 a.m. Motion passed on a voice vote, 4-0.

If you have questions regarding the petitions, please contact the Planning & Development Department at 920-674-7131. Petition files referenced on this agenda may be viewed in Courthouse Room C1040 between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, excluding holidays. Materials covering other agenda items can be found at www.jeffersoncountywi.gov.

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Register of Deeds

December 2025

Program/Service Description	Output Measures			YR to Date	Current Yr. Target
	2023	2024	2025	Totals	%
Documents Recorded	731	897	1,154	11,816	118%
Vital Records Filed	201	199	185	2,510	105%
Vital Record Copies	1,217	1,315	1,207	17,341	116%
ROD Revenue (Gross Total)	\$ 145,657.32	\$ 220,762.13	\$ 287,973.40	\$2,702,729.87	141%
Transfer Fees	\$ 21,535.62	\$ 35,088.90	\$ 46,976.34	\$ 417,755.04	152%
LIO Fees	\$ 6,457.00	\$ 7,918.00	\$ 9,969.00	\$ 103,843.00	119%
Document Copies	\$ 4,692.15	\$ 5,059.38	\$ 5,590.36	\$ 77,152.18	119%
Laredo	\$ 3,251.07	\$ 4,830.25	\$ 4,395.34	\$ 60,053.49	115%
ROD Revenue to General Fund	\$ 44,969.84	\$ 63,139.53	\$ 78,752.04	\$ 795,836.71	133%
Percentage of Documents eRecorded	61%	64%	74%	75%	
Budget Goals Met	Y	N	Y	Yes	133%
Back Indexed	2,213	2,505	653	13,489	67%

Wisconsin Register of Deeds Association:

Nothing new to report.

Register of Deeds Office:

The staff continues to work on back indexing documents for easier access. Giving our searchers and staff the ability to search documents by name and legal description back to late 1931.

Nothing new to report.

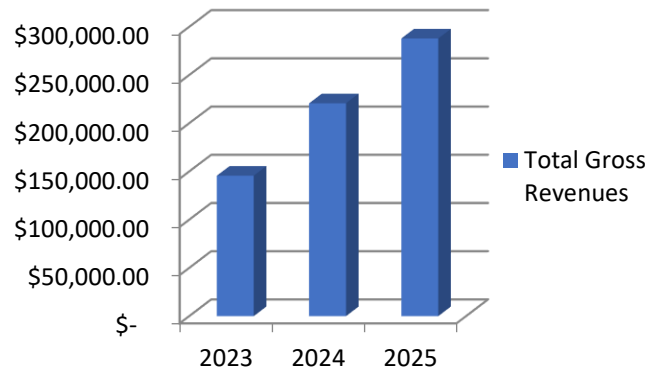
Wisconsin Public Records Board:

Nothing new to report.

Register of Deeds Year to Date Budget Report

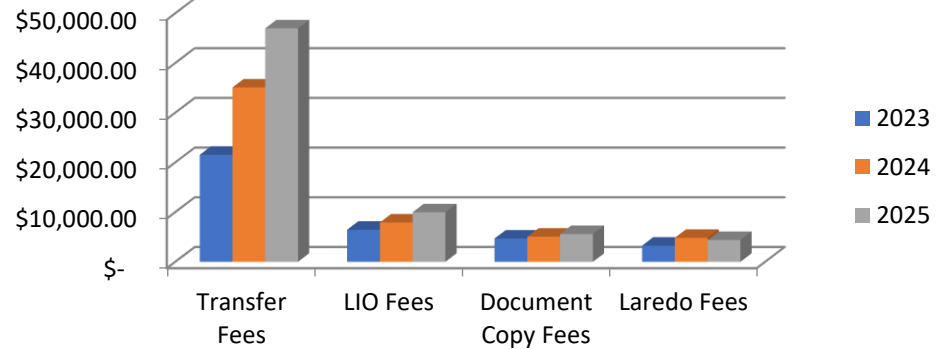
December

ROD Total Gross Revenues

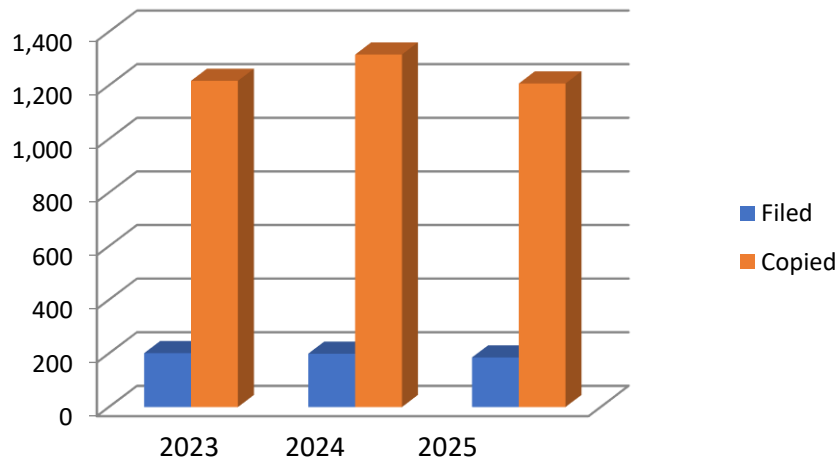


2025

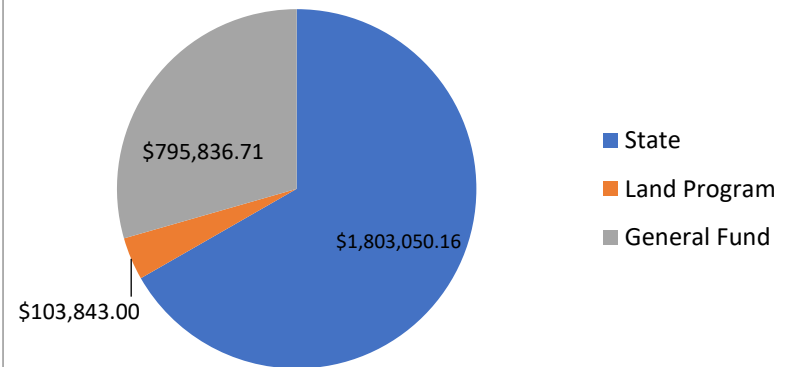
Land Related Revenue



Vital Records



Year to Date Revenue Payout



Jefferson County Monthly Ledger Report

Month	Other Permits/LU 12901-432099-0	Private Party Photocopy 12901-451002-0	Municipal Copies/Printing 12901-472003-0	Private Sewage System 12901-432002-0	Soil Testing Fee 12901-458010-0	Septic Replacement Fee 12901-458002-0	Zoning Ordinance Forfeitures 12901-441002-0	2026 Totals	2025 Totals	2025-2026 Difference
Jan	\$7190.00			\$1975.00	\$240.00			\$9405.00	\$26520.00	\$-17115.00
Feb									\$16109.77	\$-16109.77
Mar									\$24092.28	\$-24092.28
Apr									\$27476.22	\$-27476.22
May									\$29944.45	\$-29944.45
Jun									\$31815.46	\$-31815.46
Jul									\$27456.96	\$-27456.96
Aug									\$24995.31	\$-24995.31
Sep									\$28991.21	\$-28991.21
Oct									\$36523.68	\$-36523.68
Nov									\$18864.19	\$-18864.19
Dec									\$32291.98	\$-32291.98
Total	\$7190.00			\$1975.00	\$240.00			\$9405.00	\$325081.51	\$-315676.51

12901 - Zoning 1/22/25

Org	Object	Project	Description	B	2025 Revised Budget	2025 Actual
12901	118001		Petty Cash		0.00	200.00
12901	131001		General Accts Receivable		0.00	0.00
12901	142010		A/R State Of Wisconsin		0.00	0.00
12901	411100		General Property Taxes		-414,978.74	-414,978.72
12901	421001		State Aid		0.00	0.00
12901	432002		Private Sewage System		-87,750.00	-81,573.15
12901	432099		Other Permits		-125,000.00	-170,216.90
12901	441002		Co Ordinance Forfeiture		0.00	0.00
12901	451002		Private Party Photocopy		-1,000.00	-6.20
12901	458001		Tree Sales		0.00	0.00
12901	458002		Septic Replacement Fee		0.00	0.00
12901	458010		Soil Testing Fee		-9,000.00	-9,840.00
12901	472003		Municipality Copies & Printing		0.00	-15.75
12901	484001		Insurance Recovery		0.00	0.00
12901	485100		Donations - Unrestricted		0.00	-639.25
12901	486004		Miscellaneous Revenue		0.00	0.00
12901	511110		Salary-Permanent Regular	*	126,668.49	126,793.62
12901	511210		Wages-Regular		347,907.07	296,910.68
12901	511220		Wages-Overtime		928.41	311.52
12901	511240		Wages-Temporary	*	1,200.00	6,993.75
12901	511310		Wages-Sick Leave		0.00	0.00
12901	511320		Wages-Vacation Pay		0.00	0.00
12901	511330		Wages-Longevity Pay		525.00	187.50
12901	511340		Wages-Holiday Pay		0.00	0.00
12901	511350		Wages-Miscellaneous(Comp)		0.00	0.00
12901	512141		Social Security		33,368.28	31,365.98
12901	512142		Retirement (Employer)		28,865.36	28,449.78
12901	512144		Health Insurance	*	25,364.73	27,632.56
12901	512145		Life Insurance		146.90	113.18
12901	512147		Education & Training		0.00	0.00
12901	512148		Unemployment Compensation		0.00	0.00
12901	512150		FSA Contribution		0.00	0.00
12901	512151		HSA Contribution		4,350.00	0.00
12901	512152		Limited FSA Contribution		0.00	0.00
12901	512153		HRA Contribution		0.00	0.00
12901	512173		Dental Insurance		4,785.60	3,400.85
12901	521212		Legal		1,000.00	0.00
12901	521212	12901	Legal		0.00	0.00
12901	521219		Other Professional Serv		0.00	0.00
12901	529299		Purchase Care & Services		0.00	0.00
12901	531003		Notary Public Related		50.00	0.00
12901	531301		Office Equipment		0.00	0.00
12901	531303		Computer Equipmt & Software	*	0.00	754.95
12901	531311		Postage & Box Rent	*	5,650.00	7,935.36
12901	531312		Office Supplies		1,700.00	1,437.72
12901	531313		Printing & Duplicating		700.00	179.71
12901	531314		Small Items Of Equipment		200.00	0.00
12901	531321		Publication Of Legal Notice		5,600.00	5,536.80
12901	531324		Membership Dues		600.00	126.16
12901	531326		Advertising		400.00	397.07
12901	531327		Certification Fees	*	200.00	241.18
12901	531329		Other Publ/Subscriptions/Dues		100.00	0.00
12901	531351		Gas/Diesel		2,400.00	1,435.02
12901	532325		Registration		1,200.00	600.00
12901	532332		Mileage	*	0.00	0.76
12901	532335		Meals		200.00	64.92
12901	532336		Lodging		810.00	392.00
12901	532339		Other Travel & Tolls		0.00	0.00
12901	533225		Telephone & Fax	*	1,200.00	1,501.11
12901	533236		Wireless Internet		200.00	0.00
12901	535242		Maintain Machinery & Equip		2,500.00	2,361.72
12901	535352		Vehicle Parts & Repairs		50.00	29.99
12901	571004		IP Telephony Allocation		1,020.00	935.00
12901	571005		Duplicating Allocation		97.00	88.88
12901	571007		MIS Direct Charges		0.00	0.00
12901	571009		MIS PC Group Allocation		24,708.00	22,649.00
12901	571010		MIS Systems Grp Alloc(SIS)		4,698.00	4,306.50
12901	571020		Fleet Allocation		3,500.00	0.00
12901	591519		Other Insurance		4,835.90	4,374.26
12901	591520		Liability Claims		0.00	0.00
12901	594811		Capital Automobiles		0.00	0.00
12901	594813		Capital Office Equip		0.00	0.00
12901	594950		Operating Reserve		0.00	0.00
12901	599999		Overdraft Transfer		0.00	0.00
12901	699700		Resv Applied Operating		0.00	0.00
12901	699999		Budgetary Fund Balance		0.00	0.00
Total					0.00	-99,562.44

12902 Solid Waste 1/22/26

Org	Object	Project	Description	B	2025 Revised Budget	2025 Actual
12902	131001		General Accts Receivable		0.00	0.00
12902	142010		A/R State Of Wisconsin		0.00	
12902	144010		A/R Town,Village, City		0.00	0.00
12902	411100		General Property Taxes		0.00	0.00
12902	421001		State Aid		0.00	
12902	421001	12902	State Aid		0.00	0.00
12902	421001	12903	State Aid		-17,786.00	-17,786.00
12902	421001	12904	State Aid		-4,780.00	-4,780.00
12902	421001	12905	State Aid		-3,400.00	-3,400.00
12902	421003		State Aid GPR		0.00	0.00
12902	451009		Deer Track Park Charges		-100,000.00	-119,417.30
12902	458011		Public Solid Waste Charges		-5,500.00	-14,424.50
12902	458011	12903	Public Solid Waste Charges		0.00	0.00
12902	458011	12904	Public Solid Waste Charges		0.00	0.00
12902	472007		Municipal Other Charges		-20,000.00	-20,000.00
12902	472007	12903	Municipal Other Charges		0.00	0.00
12902	472007	12904	Municipal Other Charges		0.00	0.00
12902	472007	12905	Municipal Other Charges		0.00	0.00
12902	481001		Interest & Dividends		0.00	0.00
12902	485100		Donations - Unrestricted		-4,000.00	-5,675.00
12902	486014		Sale Recycling Material		0.00	0.00
12902	511210		Wages-Regular		39,910.19	33,365.91
12902	511220		Wages-Overtime		355.32	97.94
12902	511310		Wages-Sick Leave		0.00	0.00
12902	511320		Wages-Vacation Pay		0.00	0.00
12902	511330		Wages-Longevity Pay		225.00	187.50
12902	511340		Wages-Holiday Pay		0.00	0.00
12902	511350		Wages-Miscellaneous(Comp)		0.00	0.00
12902	512141		Social Security		3,097.52	2,574.43
12902	512142		Retirement (Employer)		2,563.89	2,133.60
12902	512144		Health Insurance		0.00	0.00
12902	512145		Life Insurance		17.14	15.32
12902	512150		FSA Contribution		0.00	0.00
12902	512151		HSA Contribution		0.00	0.00
12902	512152		Limited FSA Contribution		0.00	0.00
12902	512153		HRA Contribution		0.00	0.00
12902	512173		Dental Insurance		662.40	465.39
12902	529299		Purchase Care & Services		110,000.00	104,220.40
12902	529299	12902	Purchase Care & Services		0.00	0.00
12902	529299	12903	Purchase Care & Services	*	0.00	1,797.44
12902	529299	12904	Purchase Care & Services		0.00	0.00
12902	529299	12905	Purchase Care & Services		0.00	0.00
12902	531008		Hazard Recycle Charges		0.00	0.00
12902	531301		Office Equipment		0.00	0.00
12902	531303		Computer Equipmt & Software		0.00	0.00
12902	531311		Postage & Box Rent	*	100.00	307.99
12902	531312		Office Supplies		750.00	325.32
12902	531312	12903	Office Supplies	*	0.00	7.50
12902	531312	12904	Office Supplies	*	0.00	249.55
12902	531312	12905	Office Supplies		0.00	0.00
12902	531313		Printing & Duplicating	*	500.00	878.74
12902	531313	12902	Printing & Duplicating		0.00	0.00
12902	531313	12903	Printing & Duplicating		0.00	0.00
12902	531313	12904	Printing & Duplicating		0.00	0.00
12902	531313	12905	Printing & Duplicating		0.00	0.00
12902	531314		Small Items Of Equipment		0.00	0.00
12902	531314	12902	Small Items Of Equipment		0.00	0.00
12902	531322		Subscriptions		100.00	0.00
12902	531324		Membership Dues	*	250.00	255.00
12902	531326		Advertising		2,000.00	399.78
12902	531326	12902	Advertising		0.00	0.00
12902	531326	12903	Advertising	*	0.00	173.78
12902	531326	12904	Advertising	*	0.00	4.02
12902	531326	12905	Advertising		0.00	0.00
12902	531334		Educational Initiative		5,000.00	2,533.62
12902	532325		Registration		500.00	385.00
12902	532332		Mileage		0.00	0.00
12902	532335		Meals		100.00	78.44
12902	532336		Lodging		294.00	196.00
12902	532339		Other Travel & Tolls		0.00	0.00
12902	533225		Telephone & Fax		20.00	0.00
12902	535242		Maintain Machinery & Equip		0.00	0.00
12902	571004		IP Telephony Allocation		255.00	233.75
12902	571005		Duplicating Allocation		18.00	16.50
12902	571006		Solid Waste Charges		0.00	0.00
12902	571006	12902	Solid Waste Charges		0.00	0.00
12902	571009		MIS PC Group Allocation		1,647.00	1,509.75
12902	571010		MIS Systems Grp Alloc(IS/IS)		427.00	391.38
12902	591519		Other Insurance	*	309.86	348.48
12902	594813		Capital Office Equip		0.00	0.00
12902	594950		Operating Reserve		328,307.77	0.00
12902	699700		Resv Applied Operating		-341,944.09	0.00
12902	699800		Resv Applied Capital		0.00	0.00
12902	699999		Budgetary Fund Balance		0.00	0.00

Total 0.00 -32,330.27

12501 Land Info 1/22/26

Org	Object	Project	Description	B	2025 Revised Budget	2025 Actual	
12501	118001		Petty Cash		0.00	0.00	
12501	131001		General Accts Receivable		0.00	0.00	
12501	144010		A/R Town, Village, City		0.00	0.00	
12501	411100		General Property Taxes		-395,851.20	-395,851.20	
12501	451006		Real Estate Descrip Charges		-4,500.00	-2,943.43	
12501	451008		Remote Access Fees		-7,000.00	-9,475.00	
12501	451010		Sale Of Maps & Plat Books		0.00	0.00	
12501	472007		Municipal Other Charges		-50,000.00	-19,046.50	-27000
12501	472011		Other Govt Land Info Charges		-1,800.00	-870.00	
12501	511110		Salary-Permanent Regular		0.00	0.00	
12501	511210		Wages-Regular		307,604.89	305,557.45	
12501	511220		Wages-Overtime		145.88	129.74	
12501	511240		Wages-Temporary		0.00	0.00	
12501	511310		Wages-Sick Leave		0.00	0.00	
12501	511320		Wages-Vacation Pay		0.00	0.00	
12501	511330		Wages-Longevity Pay		1,075.00	1,075.00	
12501	511340		Wages-Holiday Pay		0.00	0.00	
12501	511350		Wages-Miscellaneous(Comp)		0.00	0.00	
12501	511380		Wages-Bereavement		0.00	0.00	
12501	512141		Social Security	*	21,293.61	21,459.58	
12501	512142		Retirement (Employer)		21,296.58	21,118.17	
12501	512144		Health Insurance	*	70,669.00	72,164.21	
12501	512145		Life Insurance	*	79.41	87.24	
12501	512150		FSA Contribution		0.00	0.00	
12501	512151		HSA Contribution		6,250.00	0.00	
12501	512152		Limited FSA Contribution		0.00	0.00	
12501	512153		HRA Contribution	*	0.00	3,430.76	
12501	512173		Dental Insurance	*	3,165.60	3,543.24	
12501	531243		Furniture & Furnishings		0.00	0.00	
12501	531298		United Parcel Service		0.00	0.00	
12501	531311		Postage & Box Rent		100.00	44.58	
12501	531312		Office Supplies		700.00	226.65	
12501	531313		Printing & Duplicating		100.00	29.75	
12501	531314		Small Items Of Equipment		0.00	0.00	
12501	531324		Membership Dues		100.00	80.00	
12501	531326		Advertising		150.00	56.00	
12501	531351		Gas/Diesel		0.00	0.00	
12501	532325		Registration		420.00	140.00	
12501	532332		Mileage		100.00	0.00	
12501	532335		Meals		100.00	59.07	
12501	532335	25101	Meals		0.00	0.00	
12501	532336		Lodging		588.00	321.00	
12501	532339	25101	Other Travel & Tolls		0.00	0.00	
12501	533225		Telephone & Fax	*	100.00	401.44	
12501	535242		Maintain Machinery & Equip		3,000.00	2,379.43	
12501	571004		IP Telephony Allocation		510.00	467.50	
12501	571005		Duplicating Allocation		0.00	0.00	
12501	571007		MIS Direct Charges		0.00	0.00	
12501	571009		MIS PC Group Allocation		14,825.00	13,589.62	
12501	571010		MIS Systems Grp Alloc(ISIS)		3,759.00	3,445.75	
12501	591519		Other Insurance		3,019.23	2,658.04	
12501	699999		Budgetary Fund Balance		0.00	0.00	
Total					0.00	24,278.09	

12502

Org	Object	Project	Description	B 2025 Revised Budget	2025 Actual
12502	411100		General Property Taxes	-9,198.00	-9,198.00
12502	531312		Office Supplies	5,000.00	4,250.50
12502	531313		Printing & Duplicating	2,500.00	516.23
12502	532156		Board Member Training	0.00	0.00
12502	532332		Mileage	0.00	0.00
12502	535242		Maintain Machinery & Equip	750.00	750.00
12502	571005		Duplicating Allocation	948.00	869.00
12502	699999		Budgetary Fund Balance	0.00	0.00
			Total	0.00	-2,812.27

12503 Land Info Program

Record Number	Org	Object	Project	Description	B	2025 Revised Budget	2025 Actual
1	12503	131001		General Accts Receivable		0.00	216.00
2	12503	142010		A/R State Of Wisconsin		0.00	0.00
3	12503	411100		General Property Taxes		20,000.00	0.00
4	12503	421001		State Aid		-99,700.00	-97,213.60
5	12503	424001		Federal Grants		0.00	0.00
6	12503	451008		Remote Access Fees		0.00	0.00
7	12503	451305		Land Info/Deeds Fee		-80,000.00	-94,368.00
8	12503	472011		Other Govt Land Info Charges		-12,000.00	-11,696.50
9	12503	486003		Non-Govt Reimbursements		-8,000.00	0.00
10	12503	512141		Social Security	*	0.00	9.94
11	12503	514151		Per Diem	*	0.00	130.00
12	12503	521219		Other Professional Serv		0.00	0.00
13	12503	521220		Consultant		6,000.00	0.00
14	12503	521295		Data Conversion		0.00	0.00
15	12503	521296		Computer Support	*	41,160.00	48,077.55
16	12503	531303		Computer Equipmt & Software	*	6,100.00	14,319.56
17	12503	531311		Postage & Box Rent		0.00	0.00
18	12503	531312		Office Supplies		0.00	0.00
19	12503	531313		Printing & Duplicating		0.00	0.00
20	12503	531314		Small Items Of Equipment		0.00	0.00
21	12503	531321		Publication Of Legal Notice		0.00	0.00
22	12503	531324		Membership Dues		550.00	350.00
23	12503	532325		Registration	*	1,740.00	2,705.00
24	12503	532332		Mileage		200.00	142.58
25	12503	532335		Meals		200.00	25.00
26	12503	532336		Lodging		1,176.00	606.00
27	12503	533236		Wireless Internet	*	0.00	306.00
28	12503	535242		Maintain Machinery & Equip		0.00	0.00
29	12503	571005		Duplicating Allocation		0.00	0.00
30	12503	571020		Fleet Allocation		0.00	0.00
31	12503	592003		Note Payable Principal		0.00	0.00
32	12503	594810		Capital Equipment		0.00	0.00
33	12503	594811		Capital Automobiles		0.00	0.00
34	12503	594813		Capital Office Equip		0.00	0.00
35	12503	594818		Capital Computer		0.00	0.00
36	12503	594819		Capital Other Equipment		135,000.00	114,660.00
37	12503	594819	25305	Capital Other Equipment		0.00	0.00
38	12503	594950		Operating Reserve		378,083.21	0.00
39	12503	599992		Administrative Dental Retiree		0.00	0.00
40	12503	632100		Proceeds Of Long-Term Notes		0.00	0.00
41	12503	691100		Oper Rev Adjust		0.00	0.00
42	12503	691200		Cap Rev Adjust		0.00	0.00
43	12503	699700		Resv Applied Operating		-390,509.21	0.00
44	12503	699992		Balance Forward Prior Year		0.00	0.00
45	12503	699999		Budgetary Fund Balance		0.00	0.00
				Total		0.00	-21,730.47

12505 Surveyor

Org	Object	Project	Description	B 2025 Revised Budget	2025 Actual
12505	131001		General Accts Receivable	0.00	0.00
12505	411100		General Property Taxes	-117,595.46	-117,595.44
12505	451409		Subpoenaed/Witness Fees	0.00	0.00
12505	472007		Municipal Other Charges	0.00	-4,200.00
12505	474175		Highway Billed	0.00	0.00
12505	474379		Emergency Management Billed	0.00	-6,500.00
12505	484001		Insurance Recovery	0.00	0.00
12505	511110		Salary-Permanent Regular	93,744.42	85,235.00
12505	511210		Wages-Regular	0.00	0.00
12505	511310		Wages-Sick Leave	0.00	0.00
12505	511320		Wages-Vacation Pay	0.00	0.00
12505	511340		Wages-Holiday Pay	0.00	0.00
12505	511350		Wages-Miscellaneous(Comp)	0.00	0.00
12505	512141		Social Security	7,171.45	6,173.21
12505	512142		Retirement (Employer)	6,098.24	5,934.60
12505	512144		Health Insurance *	0.00	21,177.49
12505	512145		Life Insurance	41.16	23.88
12505	512146		Workers Compensation	0.00	0.00
12505	512151		HSA Contribution	0.00	0.00
12505	512173		Dental Insurance	1,104.00	930.77
12505	531303		Computer Equipmt & Software *	0.00	146.04
12505	531311		Postage & Box Rent	0.00	0.00
12505	531312		Office Supplies *	50.00	292.59
12505	531313		Printing & Duplicating	10.00	0.00
12505	531314		Small Items Of Equipment *	2,500.00	4,166.77
12505	531324		Membership Dues	280.00	100.00
12505	531349		Other Operating Expenses	0.00	0.00
12505	531351		Gas/Diesel	850.00	685.75
12505	532325		Registration *	350.00	585.00
12505	532332		Mileage	0.00	0.00
12505	532335		Meals	50.00	15.00
12505	532336		Lodging *	196.00	303.98
12505	533225		Telephone & Fax	0.00	0.00
12505	533236		Wireless Internet	500.00	430.31
12505	535242		Maintain Machinery & Equip	0.00	0.00
12505	535352		Vehicle Parts & Repairs	0.00	0.00
12505	571004		IP Telephony Allocation	128.00	117.37
12505	571005		Duplicating Allocation	0.00	0.00
12505	571009		MIS PC Group Allocation	1,647.00	1,509.75
12505	571010		MIS Systems Grp Alloc(ISIS)	854.00	782.87
12505	571020		Fleet Allocation	1,000.00	0.00
12505	591519		Other Insurance	1,021.19	888.91
12505	594810		Capital Equipment	0.00	0.00
12505	594811		Capital Automobiles	0.00	0.00
12505	599999		Overdraft Transfer	0.00	0.00
12505	699999		Budgetary Fund Balance	0.00	0.00
Total				0.00	1,203.85

CONFIRMATION OF SHARED DRIVEWAY EASEMENT

THIS CONFIRMATION is made by Oakland Hills, LLC ("Owner"), a Wisconsin limited liability company.

WHEREAS, Owner owns certain real property in and adjacent to The Preserve at Oakland (the "Subdivision"), a subdivision in the Town of Oakland, Jefferson County, Wisconsin, said real property being more particularly described as follows ("Owner's Property"):

A part of the Southwest one-quarter of the Southwest one-quarter of Section 4, Township 6 North, Range 13 East, Town of Oakland, Jefferson County, Wisconsin.

WHEREAS, the northerly boundary of Owner's Property fronts on land owned by a third party (the "Northern Property") and the northerly boundary of said Northern Property fronts on U.S. Highway 18, said Northern Property being more particularly described as Lot 1 of Certified Map (CSM) No. 1873 recorded in Volume 6 of CSM's on Page 83 as Document No. 810059; and

Tax Key Numbers

WHEREAS, by execution of this Confirmation, Owner desires to confirm that a shared driveway easement (the "Shared Driveway Easement") will be reserved over Owner's Property extending to the southern boundary of the Northern Property for the benefit of the owner of the Northern Property to provide access to said Northern Parcel upon satisfaction of the condition precedent set forth below.

NOW, THEREFORE, for good and valuable consideration, the sufficiency of which is hereby acknowledged by Owner, Owner declares and states as follows:

1. **Condition Precedent.** The Shared Driveway Easement described herein shall become effective only at such time as U.S. Highway 18 becomes a limited access highway and access to said U.S. Highway 18 to and from the Northern Property is eliminated or restricted.

2. **Description & Location of Shared Driveway Easement.** Subject to satisfaction of the condition precedent set forth in Section 1 above, the Shared Driveway Easement shall be twenty-four (24) feet in width and approximately 6,510 square feet in size (approximately 0.1494 acres) extending in a north-south direction to the southerly boundary of the Northern Parcel. The legal description of the area of the Shared Driveway Easement is set forth in attached Exhibit A which is incorporated herein by reference. A sketch showing the general location and configuration of the Shared Driveway Easement is attached as Exhibit B and incorporated herein by reference. Owner hereby grants to the owner of the Northern Property a perpetual non-exclusive easement for vehicular and pedestrian ingress and egress to and from the Northern Property for the benefit of the owner of the Northern Property and all future owners and Users of the Northern Property. For purposes of this Confirmation, the term "Users" shall mean the officers, directors, shareholders, partners, members, trustees, tenants, agents, representatives, employees, contractors, subcontractors, suppliers and invitees of the owner of the Northern Property.

3. **Nonexclusive Easement.** The Shared Driveway Easement granted herein shall be nonexclusive. Therefore, Owner and Owner's Users also shall have the right to use the Shared Driveway Easement for vehicular and pedestrian ingress and egress on and through Owner's Property.

4. **Improvement of Shared Driveway Easement.** The easement granted herein is solely for the right of ingress and egress over, on and through Owner's Property in the area designated as the Shared Driveway Easement. In the event that the owner of the Northern Property or any other authorized party or agency desires to make improvements to the

Shared Driveway Easement, the cost of all such improvements to or in the Shared Driveway Easement and all maintenance of said improvements shall be the responsibility of the party desiring that improvements be made.

5. **No Barriers.** No curbs, barriers, fences, dividers or other obstructions which would interfere with, prohibit or discourage the free and uninterrupted flow of vehicular and pedestrian traffic to, on and through the Shared Driveway Easement shall be installed or constructed in the Shared Driveway Easement.

6. **Indemnification.** The party or organization who makes improvements in or to the Shared Driveway Easement (herein an "indemnifying party") shall be required to indemnify, defend and hold harmless Owner and Owner's officers, directors, shareholders, partners, members, employees, agents and representatives of, from and against any and all liability, suits, actions, claims, costs, damages, compensation, attorneys fees, other professional fees and expenses of every kind and description (including liability and expenses in connection with loss of life, personal injury and/or damage to property) arising from, attributable to or in any way associated with any negligent or willful act or omission by said indemnifying party and/or said indemnifying party's agents, representatives, employees, contractors, subcontractors, suppliers and invitees. Nothing contained herein shall require a party to indemnify another party for the negligent or willful act or omission of said other party.

7. **Liability Insurance.** Upon commencement of improvements to the Shared Driveway Easement, the party or organization making said improvements shall maintain in effect at all times thereafter a commercial general liability insurance policy naming Owner and Owner's employees, agents and representatives as additional insureds thereon, to insure against injury to property, person and/or loss of life arising out of the ongoing use, occupancy, repair, maintenance and/or improvement of the Shared Driveway Easement with coverage limits consistent with limits customarily maintained by commercial residential developers in the Jefferson County, Wisconsin area. Said insurance coverage shall be issued by insurance companies duly qualified and licensed to do business in the State of Wisconsin. Each year or upon each renewal of said liability insurance coverage, a certificate of insurance or other satisfactory evidence confirming the existence of the liability coverage required hereunder and naming Owner as an additional insured on said coverage shall be provided to Owner. Each certificate of insurance shall provide that the coverage confirmed therein shall not be cancelled, terminated or reduced without not less than thirty (30) days prior written notice to Owner. It is intended that, from time to time, policy limits on the liability coverage required hereunder may be increased to reflect the effects of inflation and changes attributable to normal and customary commercial insurance practices in the Jefferson County area.

8. **Termination of Shared Driveway Easement.** The Shared Driveway Easement created hereunder shall immediately terminate upon the occurrence of any one (1) or more of the following events:

- (a) Acquisition of the Northern Property by Owner; and/or
- (b) Creation of an alternate access from a public street to the Northern Parcel.

9. **Governing Law.** This Confirmation shall be construed and enforced in accordance with the laws of the State of Wisconsin, without regard to the conflict of law provisions thereof.

10. **Invalidity.** If any term or condition of this Confirmation and/or the application of this Confirmation to any person or circumstance shall be determined to be invalid or unenforceable for any reason, the remainder of this Confirmation shall not be affected thereby and each remaining term and condition shall be valid and enforceable to the fullest extent permitted by law.

11. **Enforcement.** Subject to satisfaction of the condition precedent set forth in Section 1 above, the owner of the Northern Property shall be entitled to resort to all rights and remedies available at law or in equity in connection with a breach or threatened breach of any covenant or obligation of Owner under this Confirmation including, but not limited to, the right to restrain, enjoin or prevent a breach of the covenants and obligations set forth herein or obtain any other equitable relief.

12. **No Public Dedication.** Nothing contained in this Confirmation shall be deemed to be a gift or dedication of any portion of the Shared Driveway Easement granted hereunder to the general public or for any public purpose whatsoever. Upon request, Owner and the owner of the Northern Property shall cooperate to take such measures as may be reasonably necessary to prevent dedication to the public of any portion of Owner's property, whether by express grant,

implication or prescription. Any such measures may include, but are not necessarily limited to, the posting of signs indicating "No Thru Traffic", "No Trespassing" or similar messages.

13. **Benefit.** The terms of this Agreement shall be binding upon and inure to the benefit of Owner and the owner of the Northern Property and their respective successors in interest and shall run with the land identified herein as Owner's Property.

IN WITNESS WHEREOF, Owner has executed this Confirmation to become effective as of the day and year set forth below.

Oakland Hills, LLC

By: _____
John A. Didion, Manager

ACKNOWLEDGMENT

State of Wisconsin)
) ss
County of _____)

Personally came before me this ____ day of _____, 202__, the above-named John A. Didion as Manager of Oakland Hills, LLC, to me known to be the person who executed the foregoing instrument and acknowledged the same in said capacity.

Notary Public, _____ County, WI
My Commission: _____

This Agreement was drafted by:

RUSSELL LAW OFFICES, SC
By: Attorney Michael E. Grubb
Whitewater, WI 53190

Exhibit A
Legal Description
for
Shared Driveway Easement

A 24-foot wide Easement for Shared Driveway Purposes, being a part of the Southwest one-quarter of the Southwest one-quarter of Section 4, Township 6 North, Range 13 East, Town of Oakland, Jefferson County, Wisconsin, being more particularly described as follows:

COMMENCING at a found Stone Monument at the Southwest corner of said Section 4;

thence, along the South line of said Southwest one-quarter, South 88°55'38" East, 400.54 feet to its intersection with the Southerly prolongation of the West line of Lot 1 of Certified Survey Map (CSM) No.1873, recorded in Volume 6 of CSMs on Page 83 as Document No. 810059;

thence, along said prolongation, North 01°09'36" East, 855.06 feet to the Southwest corner of said Lot 1;

thence, along the South line of said Lot 1, South 88°55'14" East, 460.23 feet to the **POINT OF BEGINNING** of the Easement herein described;

thence, continuing along said South line, South 88°55'14" East, 24.00 feet;

thence, leaving said South line, South 01°04'46" East, 144.77 feet;

thence South 08°08'33" East, 123.63 feet to the beginning of a non-tangent curve, being concave Northerly, having a radius of 167.00 feet and a chord which bears South 78°57'30" West, 24.03 feet;

thence Southwesterly, 24.05 feet along the arc of said curve through a central angle of 08°15'06";

thence North 08°08'33" West, 126.78 feet;

thence North 01°04'46" West, 146.71 feet to the **POINT OF BEGINNING**.

The above-described Easement contains 6,510 square feet or 0.1494 acres, more or less, and is **SUBJECT TO** any other easement or agreements, if any, of record and/or fact.

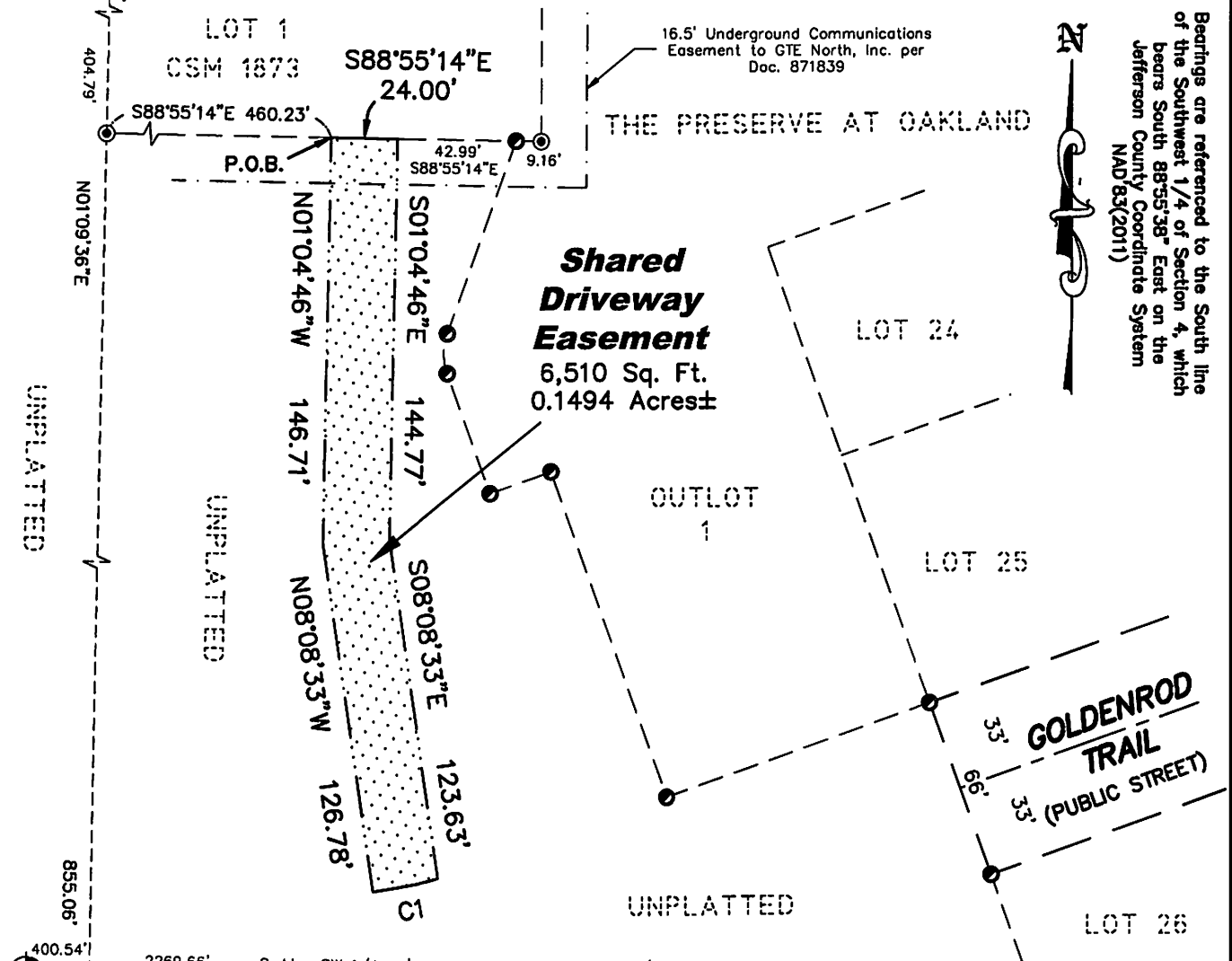
The above-described Parcel is shown on the map, Exhibit B, prepared by Quam Engineering, LLC for Project No. JD-20-24 dated December 23, 2025 attached hereto, and by this reference made a part hereof.

S. R/W Line USH 18

Exhibit B

**A part of the SW 1/4 of the SW 1/4, Section 4, Township 6 North,
Range 13 East, Town of Oakland, Jefferson County, Wisconsin**

Bearings are referenced to the South line
of the Southwest 1/4 of Section 4, which
bears South 88°55'38" East on the
Jefferson County Coordinate System
NAD 83(2011)



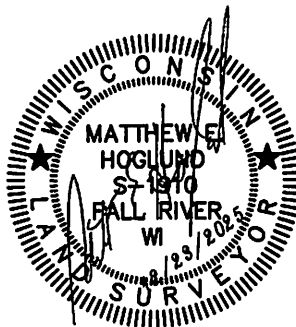
SW Cor.
Sec. 4-6-13
Fd. Stone Monument

S. Line SW 1/4
2670.20'
S. 1/4 Cor.
Sec. 4-6-13
Fd. Stone Monument

GRAPHIC SCALE



(IN FEET)



LEGEND

- Found 1-1/4" Iron Pipe
- Found 1-1/4" Iron Rebar
- Deed/Survey Line of Record
- Existing R/W Line
- Existing Easement Line
- Sectional Subdivision Line
- Shared Driveway Easement Boundary

NOTES

1. A legal description has been provided on a separate sheet as Exhibit A.

CURVE DATA

C1:
R=167.00'
Δ=08°15'06"
L=24.05'
CH=S78°57'30"W
24.03'

EXHIBIT B

PROJECT NO. JD-20-24 SHEET 1 OF 1

QUAM ENGINEERING, LLC

Residential and Commercial Site Design Consultants



www.quamengineering.com

4604 Siggeikow Road, Suite A - McFarland, Wisconsin 53558
Phone (608) 836-7750; Fax (608) 836-7752

Document Number **MEMORANDUM OF UNDERSTANDING
REGARDING LAND DONATION**

THIS MEMORANDUM is made as of the Effective Date set forth below by and between Oakland Hills, LLC ("Oakland Hills"), a Wisconsin limited liability company, and The Lake Ripley Management District ("LRMD"). Oakland Hills and LRMD are sometimes referenced herein individually as a "Party" and collectively as the "Parties".

WHEREAS, Oakland Hills is the fee owner of certain real property located in the Town of Oakland, Jefferson County, Wisconsin as shown in the Plat of The Preserve at Oakland Subdivision—Phase 2, recorded in Volume _____ of Plats on Pages _____ - _____ as Document No. _____, being located in part of the Southwest one-quarter of the Southwest one-quarter of Section 4 and part of the Southwest one-quarter to the Southeast one-quarter of Section 5, Township 6 North, Range 13 East, Town of Oakland, Jefferson County, Wisconsin (herein the "Final Phase 2 Plat");

WHEREAS, in connection with development of Phase 1 of The Preserve at Oakland Subdivision (the "Subdivision"), Oakland Hills previously donated to LRMD a parcel of land identified as Outlot 2 of the Subdivision by execution and delivery of a Special Warranty Deed dated 8/6/2025, recorded on 8/11/2025 as Document No. 1497883;

Tax Key Numbers

WHEREAS, Oakland Hills and LRMD entered into an Easement Agreement by which a temporary easement was granted to LRMD for vehicular and pedestrian ingress and egress over and across a portion of certain real property owned by Oakland Hills (the "Temporary Access Easement") to provide temporary access to said Outlot 2 pending development of Phase 2 of the Subdivision, said Easement Agreement being dated 8/11/2025, recorded on 8/11/2025 as Document No. 1497909;

WHEREAS, in connection with development of Phase 2 of the Subdivision, Oakland Hills intends to donate to LRMD a parcel of land identified as Outlot 5 of Phase 2 of the Subdivision as shown in the Final Phase 2 Plat; and

WHEREAS, the Access Easement will be modified to accommodate expansion of the Subdivision as shown in the Final Phase 2 Plat in accordance with the terms and conditions set forth below.

NOW, THEREFORE, for good and valuable consideration, the sufficiency of which is hereby acknowledged by the Parties, it is agreed as follows:

1. **Donation of Outlot 5.** At such time as Oakland Hills has sold twenty (20) lots in Phase 2 of the Subdivision, Oakland Hills shall donate to LRMD the parcel identified as Outlot 5 as shown in the Final Phase 2 Plat. The donation of said Outlot 5 shall be made by proper execution and delivery of a Special Warranty Deed conveying said Outlot 5 to LRMD, free and clear of encumbrances arising by, through or under Oakland Hills except municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, the easements reserved under this Memorandum, and general taxes levied in the year of said conveyance and thereafter.

2. **Amendment of Temporary Access Easement.** Section 16 of the Access Easement contemplates relocation of the initial easement area described in the Easement Agreement to a "Relocated Easement Area" as depicted in Exhibit C of said Easement Agreement. The Relocated Easement Area shall be twenty (20) feet wide and approximately 3,003 square feet in size (approximately 0.0689 acres) extending between Lots 80 and 81 (formerly referenced as Lots 78 and 79) of Phase 2 of the Subdivision. The "Relocated Easement Area" shall extend between Lots 80 and 81 of Phase 2 of

the Subdivision (i.e., instead of Lots 78 and 79 as referenced in Section 16 of the Access Easement). The legal description of the Temporary Access Easement is set forth in attached Exhibit A which is incorporated herein by reference. A sketch showing the general location and configuration of the Temporary Access Easement is attached as Exhibit B and incorporated herein by reference. By execution of this Memorandum, the Parties agree that the easement granted to LRMD pursuant to the Access Easement is relocated to the area designated herein as the "Relocated Easement Area". From and after the date hereof, LRMD shall use only the Relocated Easement Area extending between Lots 80 and 81 (as referenced herein) and LRMD shall have no further right to enter upon or use the initial easement area described in the Access Easement. LRMD agrees that only ATV's will be used by LRMD and/or its employees, agents, representatives, contractors and subcontractors for maintenance, repairs and overall operation of Outlot 2 and Outlot 5 of the Subdivision. This Memorandum shall constitute an amendment to the Temporary Access Easement. If any provision of the Easement Agreement referenced above should conflict with any provision set forth in this Memorandum, the provision of this Memorandum shall control. Except as amended by this Memorandum, the terms and conditions of the Easement Agreement shall remain in full force and effect.

3. **Reservation of Easement for Walking Path.** The Special Warranty Deed referenced in Section 1 above shall be subject to an easement reserved by Oakland Hills for a walking path approximately _____ in width extending along the western boundary of the Final Phase 2 Plat (the "Walking Path Easement"). Said Walking Path Easement shall be available for use and enjoyment by Oakland Hills and all subsequent lot owners in the Subdivision and their respective families, guests, invitees, employees, agents, representatives, successors and assigns. No curbs, barriers, fences, dividers or other obstructions shall be installed on or at the Walking Path Easement that would interfere with, prohibit or discourage the free and uninterrupted use and enjoyment of the Walking Path Easement as provided herein and shall run with the land described herein as Phase 1 and Phase 2 of the Subdivision.

4. **Reservation of Easement for Access from Lot 78.** The Special Warranty Deed referenced in Section 1 above shall be subject to a nonexclusive easement reserved by Oakland Hills over and across Outlot 2 for vehicular and pedestrian ingress and egress to and from Lot 78 to the adjoining land south of said Lot 78 (the "Lot 78 Easement"). The exact location of the Lot 78 Easement shall be mutually agreed upon by the Parties. No curbs, barriers, fences, dividers or other obstructions shall be installed on or at the Lot 78 Easement that would interfere with, prohibit or discourage the free and uninterrupted flow of vehicular and pedestrian traffic to, on and through the Lot 78 Easement. This Lot 78 Easement shall be for the benefit of the owner of said Lot 78 and said owner's heirs, representatives, successors and assigns and shall run with the land described as Lot 78 and Outlot 2.

5. **Governing Law.** This Memorandum shall be construed and enforced in accordance with the laws of the State of Wisconsin, without regard to the conflict of law provisions thereof.

6. **Invalidity.** If any term or condition of this Memorandum and/or the application of this Memorandum to any person or circumstance shall be determined to be invalid or unenforceable for any reason, the remainder of this Memorandum shall not be affected thereby and each remaining term and condition shall be valid and enforceable to the fullest extent permitted by law.

7. **No Public Dedication.** Nothing contained in this Memorandum (or the easements granted or reserved hereunder) shall be deemed to be a gift or dedication of all or any portion of a Party's property to the general public or for any public purpose whatsoever. The Parties shall cooperate to take such measures as may be reasonably necessary to prevent dedication to the public of any each Party's property, whether by express grant, implication or prescription. Any such measures may include, but are not necessarily limited to, the posting of signs indicating "No Thru Traffic", "No Trespassing" or similar messages.

8. **Benefit.** The terms of this Memorandum shall be binding upon and inure to the benefit of the Parties and their respective successors in interest and shall run with the land identified herein as the Subdivision, Outlot 2 and Outlot 5.

9. **Effective Date.** This Memorandum shall be effective as of the date on which both Parties have signed below.

[SIGNATURES AND ACKNOWLEDGMENTS APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, each Party, by its duly-authorized representative, have executed this Memorandum to become effective as of the Effective Date.

Oakland Hills, LLC

Lake Ripley Management District

By: _____
John A. Didion, Manager

By: _____
Print Name: _____
Title: _____

ACKNOWLEDGMENT

State of Wisconsin)
) ss
County of _____)

Personally came before me this _____ day of _____, 202____, the above-named John A. Didion as Manager of Oakland Hills, LLC, to me known to be the person who executed the foregoing instrument and acknowledged the same in said capacity.

Notary Public, _____ County, WI
My Commission: _____

ACKNOWLEDGMENT

State of Wisconsin)
) ss
County of _____)

Personally came before me this _____ day of _____, 202____, the above-named _____ as _____ of Lake Ripley Management District, to me known to be the person who executed the foregoing instrument and acknowledged the same in said capacity.

Notary Public, _____ County, WI
My Commission: _____

This Agreement was drafted by:
RUSSELL LAW OFFICES, SC
By: Attorney Michael E. Grubb
Whitewater, WI 53190

Exhibit A
Legal Description
for
Temporary Access Easement

A 20-foot wide Easement for Temporary Access Purposes, being a part of Outlot 5 of the plat of The Preserve at Oakland – Phase 2, recorded in Volume ____ of Plats on Pages ____ - ____ as Document No. _____, being located in part of the Southwest one-quarter of the Southwest one-quarter of Section 4 and part of the Southeast one-quarter of the Southeast one-quarter of Section 5, Township 6 North, Range 13 East, Town of Oakland, Jefferson County, Wisconsin, being more particularly described as follows:

BEGINNING at the Southeast corner of said Outlot 5;

thence, along the South line of said Outlot 5, North 88°51'29" West, 20.19 feet;

thence, leaving said South line, North 06°44'15" West, 31.33 feet;

thence North 01°57'38" West, 118.27 feet;

thence North 88°02'22" East, 20.00 feet to a point lying North 01°57'38" West, 10.00 feet from the Southwest corner of Lot 81 of said plat;

thence, along the Easterly line of said Outlot 5, South 01°57'38" East, 117.43 feet;

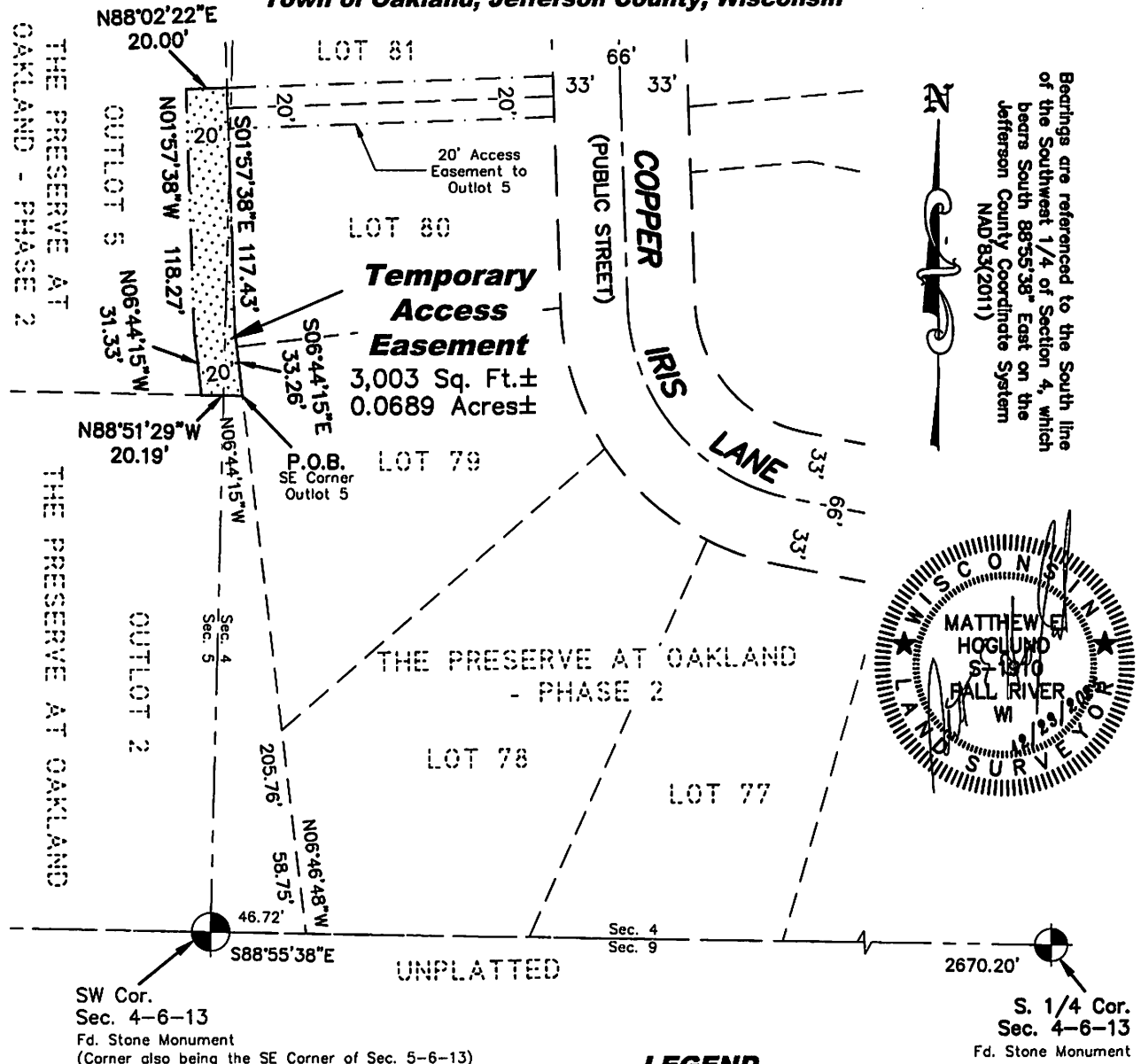
thence, continuing along said Easterly line, South 06°44'15" East, 33.26 feet to the **POINT OF BEGINNING**.

The above-described Easement contains 3,003 square feet or 0.0689 acres, more or less, and is **SUBJECT TO** any other easement or agreements, if any, of record and/or fact.

The above-described Parcel is shown on the map, Exhibit B, prepared by Quam Engineering, LLC for Project No. JD-20-24 dated December 23, 2025 attached hereto, and by this reference made a part hereof.

Exhibit B

A part of Outlot 5 of The Preserve at Oakland - Phase 2, being located in the SW 1/4 of the SW 1/4, Section 4, and part of the SE 1/4 of the SE 1/4, Section 5, Township 6 North, Range 13 East, Town of Oakland, Jefferson County, Wisconsin



The Preserve at Oakland Draft Final Phase 2 Plot Plan

10/23/25

The Preserve at Oakland subdivision is making changes to lot sizes in phases 1 and 2 during the permitting process to better accommodate homeowner preferences. Our experience has shown that buyers are seeking larger lots in this picturesque countryside setting, allowing for more space around their homes and accommodating features like three-car garages. To meet this demand, we are increasing several lot widths from 80 feet to 100 feet in both phases, as builders have indicated that a minimum of 96 feet is necessary to comfortably fit a large ranch with three-car garage options.

By strategically revising our lot sizes, we will reduce the total number of lots from 100 to approximately 90, resulting in greater diversity in offerings with 24% of lots still offering widths less than 96'. Additionally, our stormwater control plan remains unchanged and will improve as we reduce the impervious area. This shift reflects our commitment to aligning with community aspirations and ensuring our product offerings meet the evolving needs of potential homeowners in The Preserve at Oakland.

All the changes listed below are references from north to south and from west to east.

Revisions made to the lots in Phase 1

1. Lots 20 – 16 - total of five 80' lots are consolidated into 4 100' lots and renumbered Lots 53 to 50
2. Lots 7 – 11, a total of five 80' lots are consolidated into four 100' lots and are renumbered Lots 46-49
3. Lots 31 and 32 were increased in size from 80' to 100' and renumbered Lots 55 and 54 (includes additional land from phase 2
4. Lots 45 –42 a total of four lots are consolidated into 3 lots and renumbered Lots 71 – 69

Revision made to the lots in Phase 2

1. Lots 73 to 65 – a total of 9 lots are consolidated into 8 lots and renumbered Lots 83 to 90
2. Lots 56 to 64 – a total of 9 lots are consolidated into 8 lots and renumbered Lots 61 to 68
3. Lots 55 to 49 – a total of 7 lots are consolidated into 5 lots and renumbered Lots 60 to 56

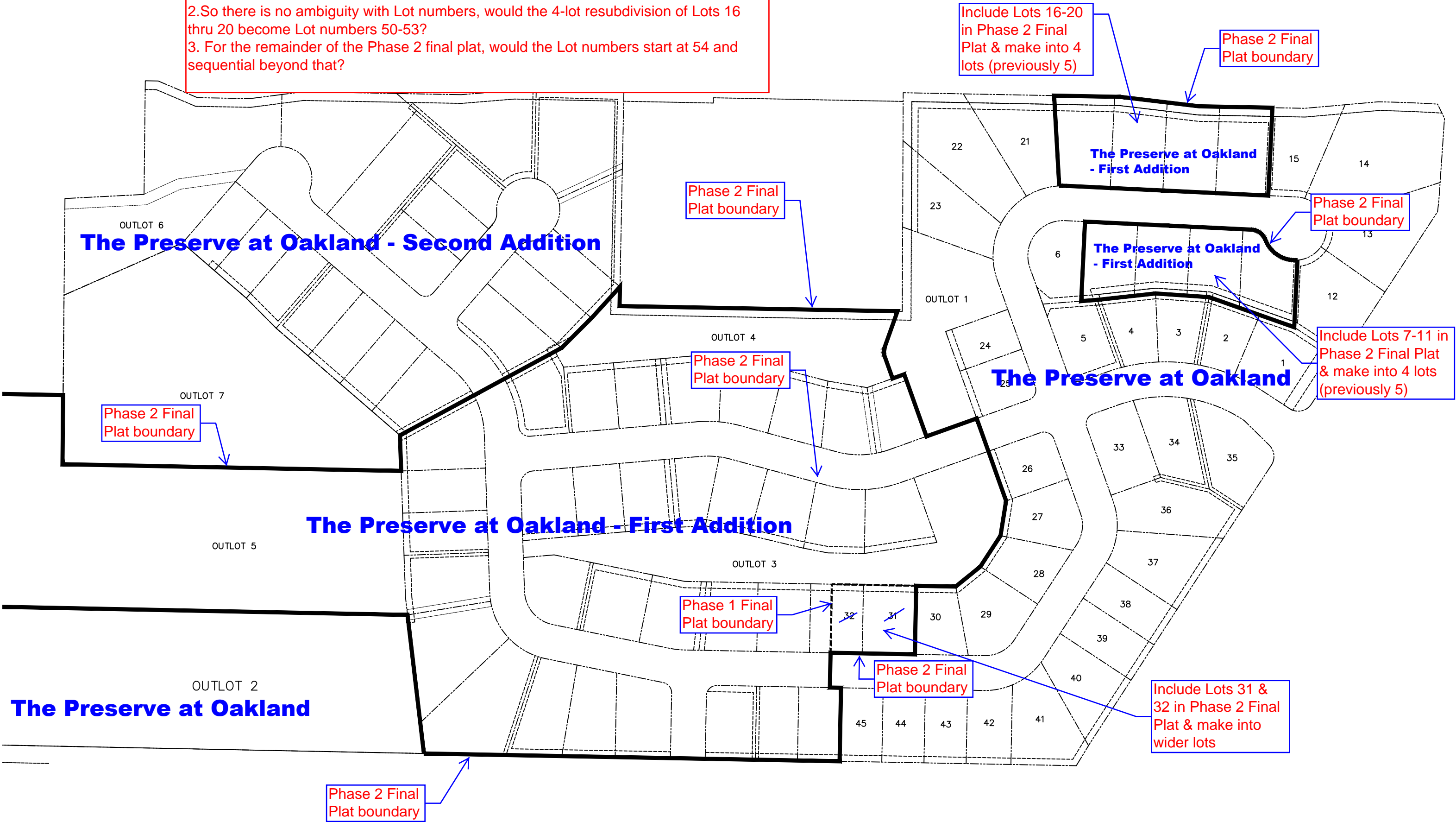
4. Lots 48 to 46 – are renumbered to Lots 74 to 72
5. Lots 82 to 74 – a total of 9 lots are consolidated into 8 lots and renumbered Lots 75 to 82

Easement changes

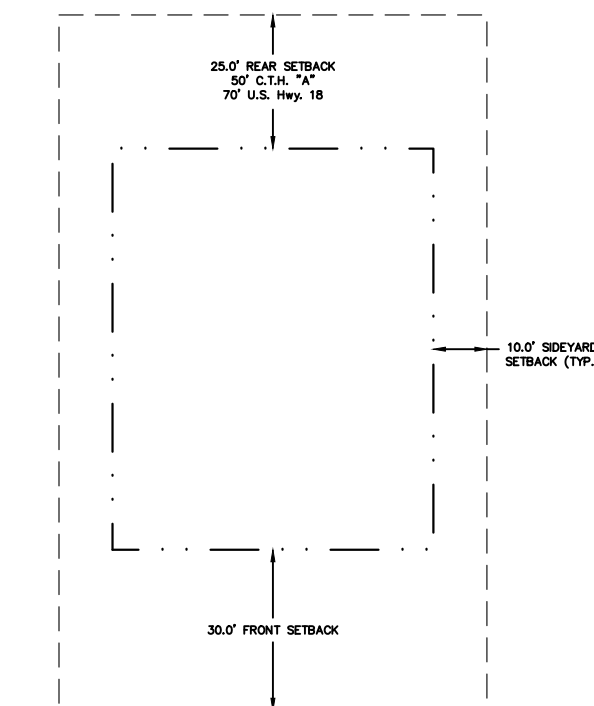
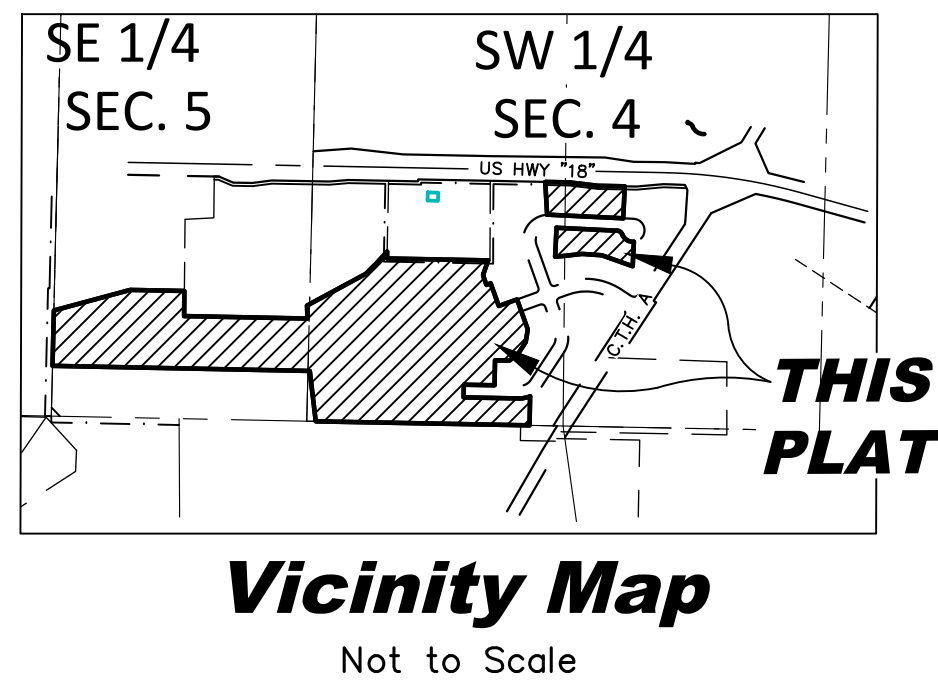
1. There are no easement changes in Phase 1
2. A 24' easement was added for future access to 5 acre parcel north of Phase 2 over lots 89 and 90 and outlot 4
3. A 12' utilities easement was added between Lots 55 and 56
4. A 12' utilities easement was added between Lots 71 and 72
5. A 20' storm sewer easement was between lots 71 and 70 is now located between Lots 85 and 86 (storm sewer pipe location didn't change)
6. A 20' storm sewer easement was between lots 58 and 59 is now located between Lots 63 and 64 (storm sewer pipe location didn't change)
7. A 20' storm sewer easement was between lots 52 and 51 is now located between Lots 58 and 57 (storm sewer pipe location didn't change)
8. The easement for wetlands access was relocated from lot line between Lot 78 and Lot 79 to the lot line between Lot 80 and 81

Lot Numbering Questions:

1. So there is no ambiguity with Lot numbers, would the 4-lot resubdivision of Lots 7 thru 11 become Lot numbers 46-49?
2. So there is no ambiguity with Lot numbers, would the 4-lot resubdivision of Lots 16 thru 20 become Lot numbers 50-53?
3. For the remainder of the Phase 2 final plat, would the Lot numbers start at 54 and sequential beyond that?



Lots 7-11, Lots 16-20, Lots 31-32 and Lots 42-45 of The Preserve at Oakland, and a part of the SE 1/4 of the SW 1/4 and the SW 1/4 of the SW 1/4, Section 4, and a part of the SE 1/4 of the SE 1/4, Section 5, all of Township 6 North, Range 13 East, Town of Oakland, Jefferson County, Wisconsin.



Proposed Zoning:
R-1 Residential
Sewered

ACCESS RESTRICTION CLAUSE:

All lots and blocks are hereby restricted so that no owner, possessor, user, licensee, or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right-of-way of U.S.H. "18". It is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in s.236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Any access shall be allowed only by special exception. Any access allowed by special exception shall be confirmed and granted only through the driveway permitting process and all permits are revocable.

HIGHWAY SETBACK RESTRICTION:

No improvements or structures are allowed between the right-of-way line and the highway setback line. Improvements and structures include, but are not limited to signs, parking areas, driveways, wells, septic systems, drainage facilities, buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in Section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the County Highway Department.

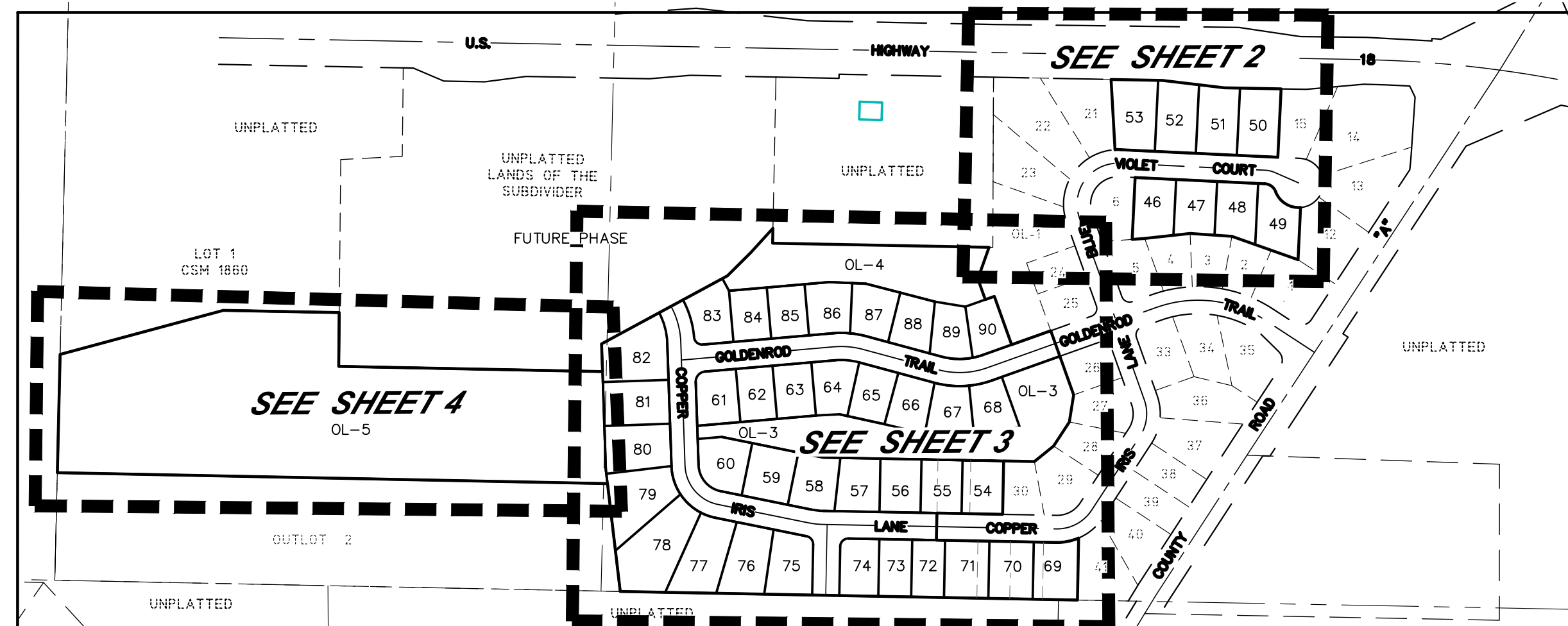
NOISE NOTATION:

The lots of this land division may experience noise at levels exceeding the levels in s. Trans 405.04, Table 1. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the Department to the highways' through-lane capacity.

OUTLOT CONVEYANCE:

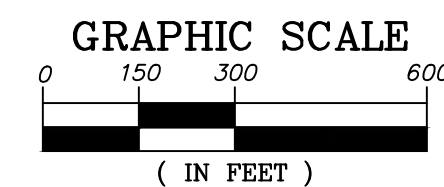
SURVEY CONFORMANCE:
All conveyances of any lot in this subdivision shall be deemed to include as an appurtenance, an undivided fractional interest in Outlots 1, 3 and 4 (and Outlot 6 of a future phase), the storm water management areas, as stipulated in The Preserve at Oakland Homeowner's Association, Inc. declarations - document(s) to be recorded separately. If future final platting proceeds as currently planned, with a total of 91 residential lots, it will result in 1/91 fractional interest for each residential lot.

SEE SHEET 4 FOR CERTIFICATES.



Sheet Index Map

Total Area
1,376,727 Sq. Ft.
31.605 Acres±



Bearings are referenced to the South line of the Southwest 1/4 of Section 4, which bears N88°55'38"W on the Jefferson County Coordinate System.

Owner/Subdivider:
Oakland Hills, LLC
c/o John Didion
W8961 Ripley Road
Cambridge, WI 53523
(608)444-6922

NOTES:

1. Lots of this plat are subject to Deed Restrictions, document(s) to be recorded separately.
2. Outlots 3 and 4 are private and will be owned as an appurtenance, an undivided fractional interest of all lots of this subdivision, and will be maintained by The Preserve at Oakland Homeowner's Association, Inc. for stormwater management purposes.
3. Outlot 5 is for wetland preservation and open space purposes, to be conveyed by separate instrument soon after this plat records, to be owned and maintained by the Lake Ripley Lake Management District. This separate instrument shall provide a permanent access easement between Lots 80 and 81 for access to Copper Iris Lane as shown hereon.
4. Public Utility Easements (PUE) set forth herein are for the use of public bodies and private quasi-public utilities having the right to serve this subdivision and for street lighting purposes and are 12' wide unless otherwise noted. No utility pole, pedestal or cable shall be placed so as to disturb any survey monument or obstruct vision along any lot or street line. The unauthorized disturbance of a survey monument is a violation of s.236.32 of Wisconsin Statutes.
5. All sanitary sewer easements will be granted to the Town of Oakland Sanitary District.
6. Access to all storm water maintenance, storm sewer easements and drainage easements are granted to The Preserve at Oakland Homeowner's Association, Inc, the Town of Oakland and Jefferson County. All lots and outlots are subject to a stormwater maintenance agreement with the Town of Oakland recorded as Document No. 1497775, as amended by Document No. _____.
7. Wetlands delineated by Wetland & Waterway Consulting, LLC on Oct. 27, 2021.
8. Proposed Zoning for Lots 46 through 90 and Outlots 3 and 4 is R-1 Residential - Sewered.
9. Proposed Zoning for Outlot 5 is A-T Agricultural Transition.
10. All streets are dedicated to the public and will be owned and maintained by the Town of Oakland.
11. All lots and outlots are subject to a Development Agreement with the Town of Oakland recorded as Document No. 1497774, as amended by Document No. _____.
12. Lots 16-20 of The Preserve at Oakland (Document No. 1497781) are consolidated into 4 Lots and renumbered as Lots 50-53.
13. Lots 7-11 of The Preserve at Oakland (Document No. 1497781) are consolidated into 4 Lots and renumbered as Lots 46-49.
14. Lots 31 and 32 of The Preserve at Oakland (Document No. 1497781) are adjusted by Lot size and renumbered as Lots 54 and 55.
15. Lots 42-45 of The Preserve at Oakland (Document No. 1497781) are consolidated into 3 Lots and renumbered as Lots 69-71.
16. No development or structures are allowed within the designated wetland setback area.



SHEET 1 OF 4

REVISIONS

1. 12/29/2025 - Revised Public Utility Easements, (2) boundary courses, addressed Jefferson County and Town of Oakland comments.

FINAL PLAT

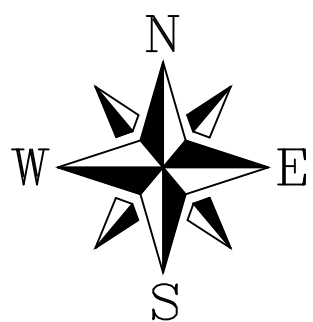
THE PRESERVE AT OAKLAND
— PHASE 2
DECEMBER 29, 2025
PROJECT NO: JD-20-24
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants



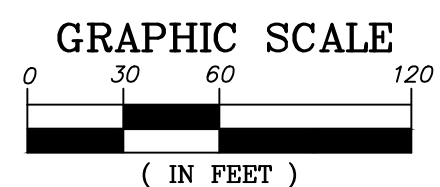
www.quamengineering.com
4604 Sigelkove Road, Suite A — McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

THE PRESERVE AT OAKLAND - PHASE 2

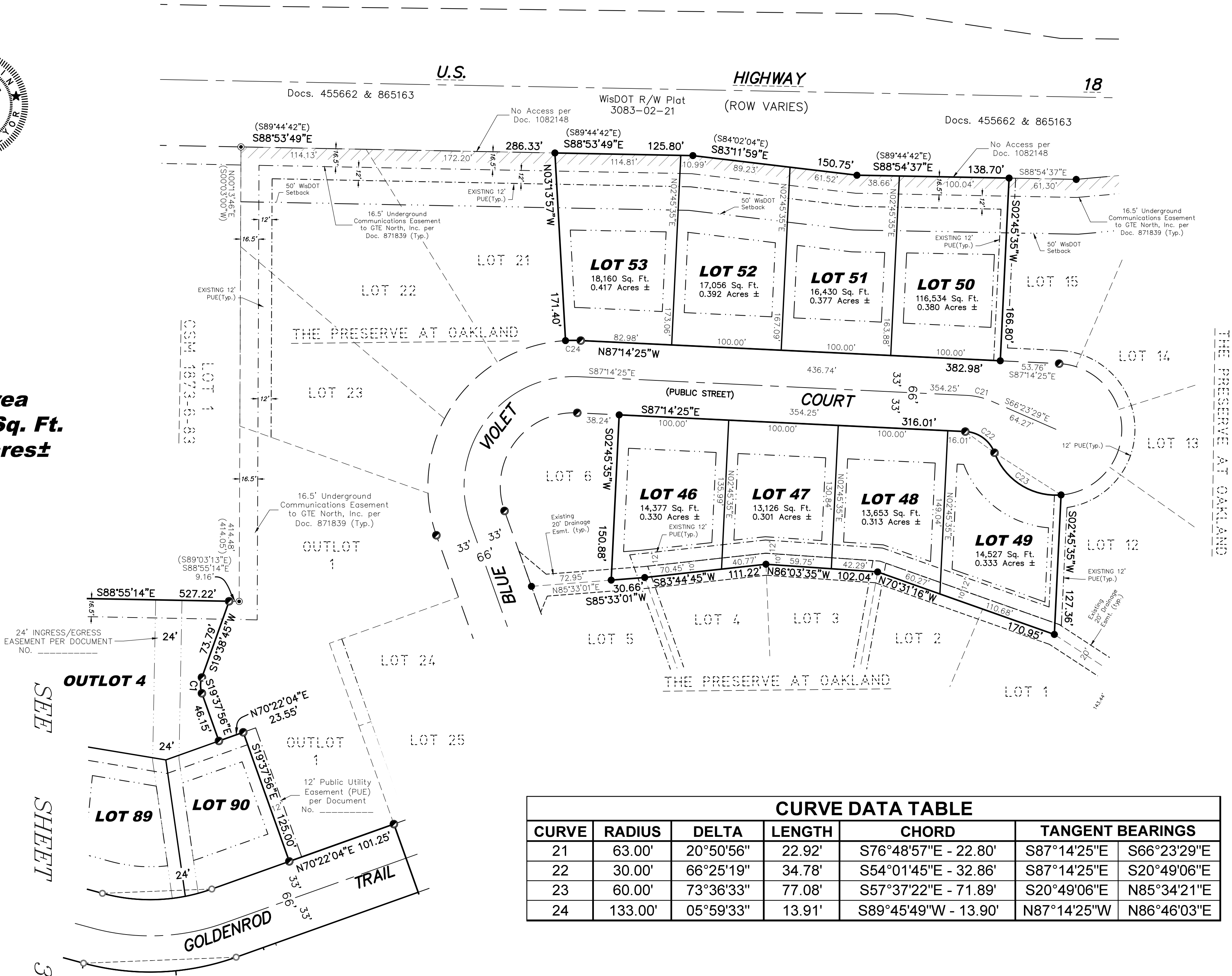
Lots 7-11, Lots 16-20, Lots 31-32 and Lots 42-45 of The Preserve at Oakland, and a part of the SE 1/4 of the SW 1/4 and the SW 1/4 of the SW 1/4, Section 4, and a part of the SE 1/4 of the SE 1/4, Section 5, all of Township 6 North, Range 13 East, Town of Oakland, Jefferson County, Wisconsin.



Bearings are referenced to the South line of the Southwest 1/4 of Section 4, which bears N88°55'38"W on the Jefferson County Coordinate System.



Total Area
1,376,727 Sq. Ft.
31.605 Acres±



LEGEND

- Found 1-1/4" Rebar
- 3/4" Rebar Found
- 1-1/4" Iron Pipe Found (unless noted)
- 1-1/4" by 18" Iron Rebar Set Weighing 4.30 lbs./ft.
- All other Lot and Outlot Corners are Set 3/4" by 18" Iron Rebar Weighing 1.50 lbs./ft.
- (43.12') Record Dimensions (if different)
- Boundary Lines per this Survey
- Deed/Survey Line of Record
- Existing R/W Line
- Sectional Subdivision Line
- Building Setback line (See Note 7)
- Existing Easement Line
- Drainage Easement Dedicated Hereon
- Lot or R/W Line
- Centerline
- Sanitary Sewer Easement Line
- No Access per Doc. 1082148
- WisDOT Highway Setback Line
- Public Utility Easement (PUE) Dedicated Hereon

CURVE DATA TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	TANGENT BEARINGS
21	63.00'	20°50'56"	22.92'	S76°48'57"E - 22.80'	S87°14'25"E S66°23'29"E
22	30.00'	66°25'19"	34.78'	S54°01'45"E - 32.86'	S87°14'25"E S20°49'06"E
23	60.00'	73°36'33"	77.08'	S57°37'22"E - 71.89'	S20°49'06"E N85°34'21"E
24	133.00'	05°59'33"	13.91'	S89°45'49"W - 13.90'	N87°14'25"W N86°46'03"E

SEE SHEET 1 FOR NOTES AND RESTRICTIONS.
SEE SHEET 4 FOR CERTIFICATES.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



SHEET 2 OF 4

REVISIONS

- 12/29/2025 - Revised Public Utility Easements, (2) boundary courses, addressed Jefferson County and Town of Oakland comments.

FINAL PLAT

THE PRESERVE AT OAKLAND
- PHASE 2
DECEMBER 29, 2025
PROJECT NO: JD-20-24

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants

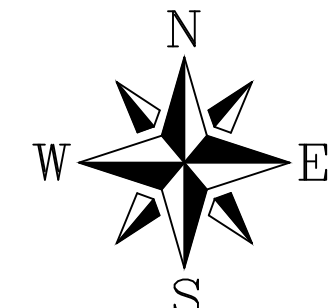
www.quamengineering.com
4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

Owner/Subdivider:
Oakland Hills, LLC
c/o John Didion
W8961 Ripley Road
Cambridge, WI 53523
(608)444-6922

THE PRESERVE AT OAKLAND - PHASE 2

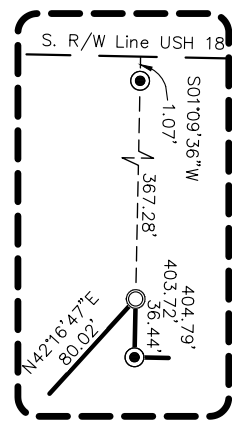
Lots 7-11, Lots 16-20, Lots 31-32 and Lots 42-45 of The Preserve at Oakland, and a part of the SE 1/4 of the SW 1/4 and the SW 1/4 of the SW 1/4, Section 4, and a part of the SE 1/4 of the SE 1/4, Section 5, all of Township 6 North, Range 13 East, Town of Oakland, Jefferson County, Wisconsin.

DRAFT



Bearings are referenced to the South line of the Southwest 1/4 of Section 4, which bears N88°55'38"W on the Jefferson County Coordinate System, NAD'83(2001)

DETAIL
NOT TO SCALE



SEE
DETAIL

LOT 1
CSM 1873-6-83

16.5' Underground
Communications Easement
to GTE North, Inc. per
Doc. 871839

THE PRESERVE AT OAKLAND

OUTLOT 4
67,392 Sq. Ft.
1.547 Acres ±

24" INGRESS/EGRESS
EASEMENT PER DOCUMENT
NO.

EXISTING
12" PUE

LOT 24

OUTLOT

LOT 25

12" Public Utility
Easement (PUE)
per Document
No.

EXISTING
12" PUE

GOLDENROD
TRAIL
(PUBLIC STREET)

LOT 26

LOT 27

LOT 28

LOT 29

LOT 30

LOT 31

LOT 32

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LOT 311

LOT 312

LOT 313

THE PRESERVE AT OAKLAND - PHASE 2

Lots 7-11, Lots 16-20, Lots 31-32 and Lots 42-45 of The Preserve at Oakland, and a part of the SE 1/4 of the SW 1/4 and the SW 1/4 of the SW 1/4, Section 4, and a part of the SE 1/4 of the SE 1/4, Section 5, all of Township 6 North, Range 13 East, Town of Oakland, Jefferson County, Wisconsin.

OWNER'S CERTIFICATE:

Oakland Hills, 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 company caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat. Oakland Hills, LLC does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

- 1) Town of Oakland
- 2) Jefferson County
- 3) Department of Administration
- 4) Department of Transportation

IN WITNESS WHEREOF, the said Oakland Hills, LLC has caused these presents to be

signed by John A. Didion - Manager at _____, Wisconsin,

and its company seal to be hereunto affixed on this ____ day of _____, 20__.

In the presence of: _____ (Seal)
John A. Didion - Manager

STATE OF WISCONSIN)
COUNTY OF _____) SS

Personally came before me this ____ day of _____, 20__, the above named John A. Didion, to me known to be the same person(s) who executed the foregoing instrument as Manager of Oakland Hills, LLC and acknowledged the same.

(Notary Seal) _____ Notary Public, _____, Wisconsin

My commission expires _____.

COUNTY TREASURER'S CERTIFICATE:

STATE OF WISCONSIN)
COUNTY JEFFERSON) SS

I, Kelly Stade, being the duly elected, qualified and acting treasurer of the County of Jefferson, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments as of _____ (date) affecting the lands included in the plat of The Preserve at Oakland - Phase 2.

Date: _____
Kelly Stade - County Treasurer

JEFFERSON COUNTY APPROVAL CERTIFICATE:

This plat of The Preserve at Oakland - Phase 2, in the Town of Oakland, Oakland Hills, LLC, owner, is hereby approved by the Planning and Zoning Committee of Jefferson County.

Date: _____ Approved _____
Matthew Zangl Director of Planning and Development

EXTRATERRITORIAL JURISDICTION WAIVER:

Pursuant to Document No. 1240581, the INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF CAMBRIDGE AND THE TOWN OF OAKLAND:

Section 3.4.1 Village Waiver. The Village agrees not to and shall not exercise its extraterritorial jurisdiction ("ETJ") within the Town Development Area, and hereby waives any and all such rights, except that the Village may exercise its extraterritorial rights to enforce the terms of this Agreement or with the express permission of the Town.

As the plat of The Preserve at Oakland — Phase 2 falls within the Town Development Area, as defined therein, the above Waiver applies and pursuant to Section 236.10 of the Statutes the Village of Cambridge is not an approving authority for this plat.

Owner/Subdivider:
Oakland Hills, LLC
c/o John Didion
W8961 Ripley Road
Cambridge, WI 53523
(608)444-6922

Total Area
1,376,727 Sq. Ft.
31.605 Acres ±

TOWN TREASURER'S CERTIFICATE:

STATE OF WISCONSIN)
COUNTY JEFFERSON) SS

I, Susan Dascenzo, being the duly appointed, qualified and acting Town Treasurer of the Town of Oakland, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of _____ (date) on any of the land included in the plat of The Preserve at Oakland - Phase 2.

Date: _____ Signed: _____
Wendy Tanguay Town of Oakland
Treasurer

TOWN OF OAKLAND APPROVAL CERTIFICATE:

Resolved that the plat of The Preserve at Oakland - Phase 2, in the Town of Oakland, Oakland Hills, LLC, owner, is hereby approved and dedications accepted by the Town Board.

Date: _____ Approved _____
Laura Payne Town Chairman

I hereby certify that the foregoing is a copy of a Resolution adopted by the Town Board of the Town of Oakland.

Date: _____ Signed _____
Wendy Tanguay Town Clerk

REGISTER OF DEEDS CERTIFICATE:

Received for recording this ____ day of _____, 20__, at

_____ o'clock ____ M. and recorded in Volume _____ of Plats on

Pages _____ as Document No. _____.

Staci M. Hoffman, Jefferson County Register of Deeds

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

Department of Administration



SEE SHEET 1 FOR NOTES AND RESTRICTIONS.

SURVEYOR'S CERTIFICATE:

I, Matthew E. Hoglund, Professional Land Surveyor, do hereby certify to the best of my knowledge and belief:

That I have surveyed, divided, and mapped The Preserve at Oakland, - Phase 2, being Lots 7 through 11, Lots 16 through 20, Lots 31 and 32 and Lots 42 through 45 of the plat of The Preserve at Oakland, recorded in the Jefferson County Register of Deeds in Volume C of Plats on Pages 90-90C as Document No. 1497781, being a part of the Southeast one-quarter of the Southwest one-quarter and part of the Southwest one-quarter of the Southwest one-quarter of Section 4, Town 6 North, Range 13 East, in the Town of Oakland, Jefferson County, Wisconsin.

TOGETHER WITH a part of the Southwest one-quarter of the Southwest one-quarter of Section 4 and part of the Southeast one-quarter of the Southeast one-quarter of Section 5, all of Town 6 North, Range 13 East, in the Town of Oakland, Jefferson County, Wisconsin, being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 4; thence, along the South line of said Southwest one-quarter of Section 4, South 88°55'38" East, 46.72 feet to the Southeast corner of Outlot 2 of said plat and the **POINT OF BEGINNING**;

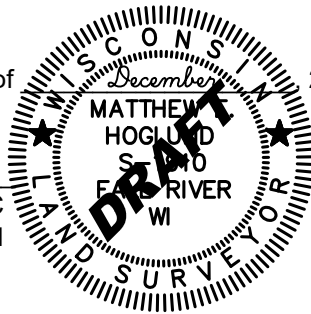
thence, along the Easterly line of said Outlot 2, North 06°46'48" West, 58.75 feet;
thence, continuing along said Easterly line, North 06°44'15" West, 205.76 feet to the Northeast corner of said Outlot 2;
thence, along the North line of said Outlot 2, North 88°51'29" West, 1340.08 feet to the Northwest corner of said Outlot 2, lying on the West line of aforesaid Southeast one-quarter of the Southeast one-quarter of Section 5;
thence, along said West line, North 01°21'03" East, 288.10 feet to the Southwest corner of Lot 1 of Certified Survey Map (CSM) No. 1860, recorded in Volume 6 of CSMs on Pages 61 and 62 as Document No. 807902;
thence, along the Southerly line of said Lot 1, North 74°53'38" East, 411.69 feet to an angle point in said Southerly line;
thence, continuing along said Southerly line, South 88°55'03" East, 282.32 feet to the Southeast corner of said Lot 1;
thence, leaving said Southerly line, South 00°31'45" West, 130.99 feet;
thence South 88°51'29" East, 642.52 feet;
thence North 01°57'38" West, 67.57 feet;
thence North 61°36'07" East, 348.58 feet;
thence North 45°06'57" East, 80.22 feet;
thence North 42°16'47" East, 80.02 feet to a point on the West line of Lot 1 of CSM 1873, recorded in Volume 6 of CSMs on Page 83 as Document No. 810059;
thence, along said West line, South 01°09'36" West, 36.44 feet to the Southwest corner of last said Lot 1;
thence, along the South line of said Lot 1, South 88°55'14" East, 527.22 feet to a point on the Westerly line of Outlot 1 of said plat;
thence, leaving said South line along said Westerly line, South 19°38'45" West, 73.79 feet to the beginning of a tangent curve, being concave Easterly, having a radius of 21.50 feet and a chord which bears South 00°00'24" West, 14.45 feet;
thence, continuing along said Westerly line, Southerly, 14.74 feet along the arc of said curve through a central angle of 38°16'41" to the Point of Tangency thereof;
thence, continuing along said Westerly line, South 19°37'56" East, 46.15 feet;
thence, continuing along said Westerly line, North 70°22'04" East, 23.55 feet;
thence, continuing along said Westerly line, South 19°37'56" East, 125.00 feet to the Southwest corner of said Outlot 1, lying on the Northerly right-of-way line of Goldenrod Trail;
thence, along said Northerly right-of-way line, North 70°22'04" East, 101.25 feet to the Southeast corner of said Outlot 1;
thence, along the Westerly line of Lot 26 of said Plat and its Northerly extension, South 19°37'56" East, 166.00 feet to the Northwest corner of Lot 27 of said plat;
thence, along the Westerly line of said Lot 27, South 09°04'52" West, 66.75 feet to the most Northerly corner of Lot 28 of said plat;
thence, along the Northwesterly line of said Lot 28, South 33°11'34" West, 70.00 feet to the most Northerly corner of Lot 29 of said plat;
thence, along the Northwesterly line of said Lot 29, South 51°01'16" West, 60.12 feet to the Northeast corner of Lot 30 of said plat;
thence, along the North line of said Lot 30 and the North lines of aforesaid Lots 31 and 32, North 88°54'38" West, 234.93 feet to the Northwest corner of said Lot 32;
thence, along the West line of said Lot 32, South 01°05'22" West, 130.00 feet to the Southwest corner of said Lot 32;
thence, along the West right-of-way line of Copper Iris Lane, South 01°05'22" West, 66.00 feet to the South right-of-way line of Copper Iris Lane;
thence, along said South right-of-way line, South 88°54'38" East, 21.10 feet to the Northwest corner of aforesaid Lot 45;
thence, along the West line of said Lot 45, South 01°05'22" West, 139.35 feet to the Southwest corner of Lot 45, lying on aforesaid South line of the Southwest one-quarter of Section 4;
thence, along last said South line, North 88°54'38" West, 788.58 feet to the **POINT OF BEGINNING**.

The above-described property contains 1,376,727 square feet or 31.605 acres, more or less, and is **SUBJECT TO** all easements and agreements of record and/or fact.

That I have made such survey, land division, and plat by the direction of John A. Didion of Oakland Hills, LLC, the owner of said land. That such plat is a correct representation of the exterior boundaries of the land surveyed and the subdivision thereof made; that I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and Chapter 16, Article II - Subdivisions and Platting of the Jefferson County Ordinances in surveying, dividing, and mapping the same.

Dated this 29th day of December, 2025.

Quam Engineering, LLC
By: Matthew E. Hoglund
P.L.S. S-1910



SHEET 4 OF 4

REVISIONS

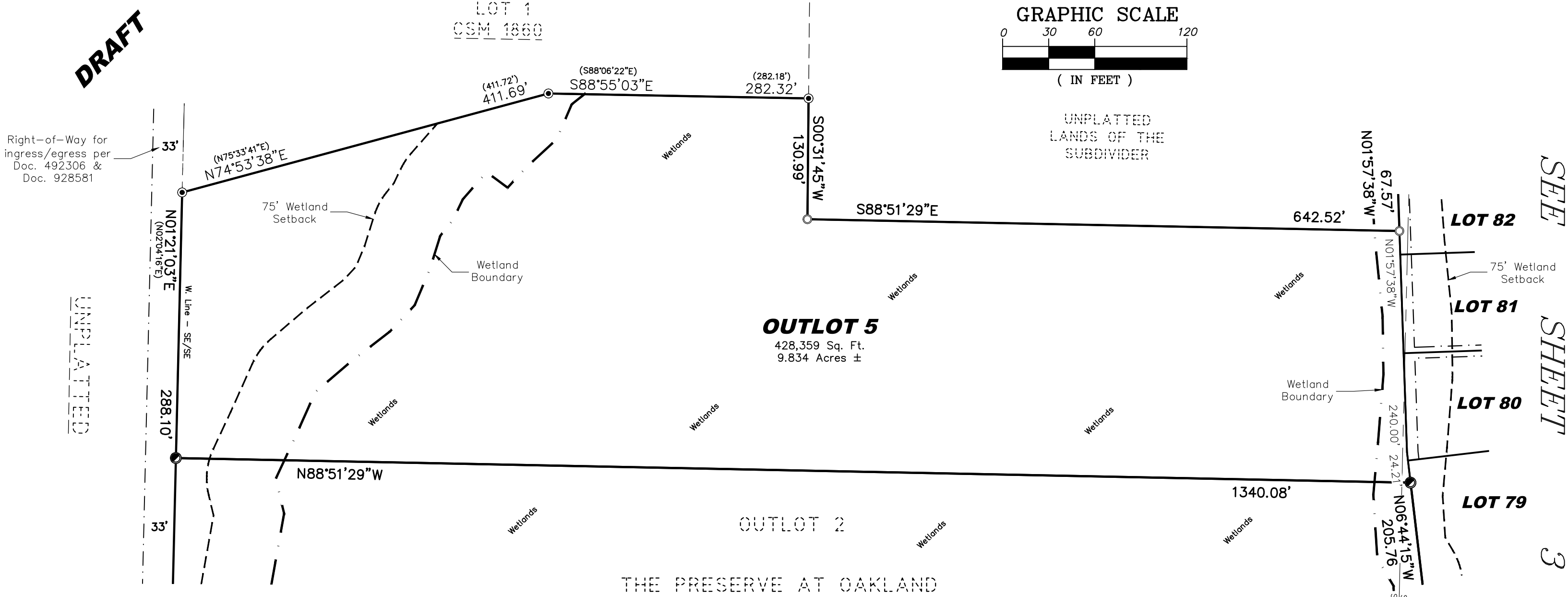
1. 12/29/2025 - Revised Public Utility Easements, (2) boundary courses, addressed Jefferson County and Town of Oakland comments.

FINAL PLAT
THE PRESERVE AT OAKLAND
- PHASE 2
DECEMBER 29, 2025
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LEGEND

- Found 1-1/4" Rebar
- 3/4" Rebar Found
- 1-1/4" Iron Pipe Found (unless noted)
- 1-1/4" by 18" Iron Rebar Set Weighing 4.30 lbs./ft.
- All other Lot and Outlot Corners are Set 3/4" by 18" Iron Rebar Weighing 1.50 lbs./ft.
- (43.12') Record Dimensions (if different)
- Boundary Lines per this Survey
- Deed/Survey Line of Record
- Existing R/W Line
- Sectional Subdivision Line
- Building Setback line (See Note 7)
- Existing Easement Line
- Drainage Easement Dedicated Hereon
- Lot or R/W Line
- Centerline
- Sanitary Sewer Easement Line
- No Access per Doc. 1082148
- WisDOT Highway Setback Line
- Public Utility Easement (PUE) Dedicated Hereon



RESOLUTION NO. _____

Amending the Planning and Development Fee Schedule to add a Plat Book Fee

Executive Summary

The Planning and Development Department continues to receive inquiries related to purchasing or obtaining county wide plat books. The previous plat books were created and printed by a third party and provided to the County to sell. The last book was printed in 2019. The Land Information Department identified a requested service and began creating a 2026 Plat Book, which will be completed in quarter one of 2026. The creation and printing costs were included in the 2026 Budget, however, the fee to sell the book was not included. Printing costs are estimated at \$22 per book and it is recommended to sell the books at \$33.18 with \$1.82 in sales tax for a total of \$35 per book. This resolution will create a plat book fee within the County Fee Schedule. The Planning and Zoning Committee considered this resolution at its January 26 meeting and the Finance Committee considered the resolution at its February 10 meeting and both committees recommending forwarding to the County Board for approval.

WHEREAS, the Executive Summary is incorporated into this resolution, and

WHEREAS, the 2026 Budget does not include a fee for the sale of plat books, and

WHEREAS, the Planning and Development Department has created 2026 plat books which will be available for sale to the public, and

WHEREAS, this resolution will amend the fee schedule to establish a fee for the sale of plat books, and

NOW, THEREFORE, BE IT RESOLVED that the plat book fee charged by the Planning and Development Department will be \$XX effective upon passage of this resolution.

Fiscal Note: This resolution will amend the fee schedule and create a fee of plat books of \$XX, creating a potential revenue of \$7,000 over the sale life of the books. The creation and printing expenses of the plat books has been included in the Planning and Development 2026 Budget. As a budget amendment this resolution requires twenty (20) out of thirty (30) affirmative votes for passage.

\$35 = \$33.18 + \$1.82 tax

\$30 = \$28.44 + \$1.56 tax