



STRAWBERRY HILL

— PRIVATE HOMESITE —

5.49 WOODED ACRES | DANE COUNTY, WISCONSIN

LAND & LEGACY GROUP

WISCONSIN LAND AND RURAL PROPERTY SALES

A RARE OPPORTUNITY NEAR MADISON

Tucked away at the end of a quiet dead-end road, Strawberry Hill offers a rare combination of privacy, mature woods, and convenience. Located just minutes from Madison, this 5.49-acre property provides a setting that feels worlds away while remaining close to everything.



5.49
WOODED ACRES



CLEARED
HOMESITE



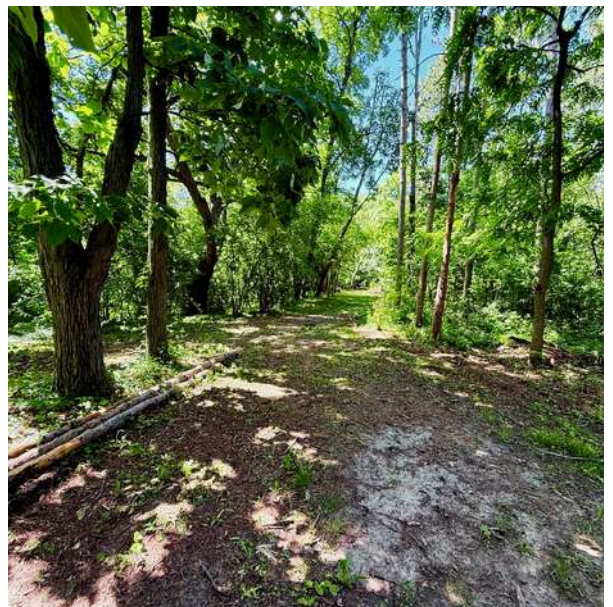
LONG PAVED
DRIVEWAY



EXISTING
2-CAR GARAGE



MINUTES FROM
MADISON



THE PROPERTY



PRIVACY

Mature woods surround the homesite, creating a secluded setting rarely found this close to Madison.



PREPARED

The driveway, cleared homesite, and existing garage provide a strong foundation for what comes next.



LOCATION

Just minutes from Madison with convenient highway access, yet tucked away in a peaceful wooded setting.





PROPERTY DETAILS



PROPERTY INFORMATION

Acres:	5.49 Acres
County:	Dane County
Municipality:	Cottage Grove
Taxes:	\$2,965.43
Tax Year:	2025
Zoning:	RR-4 Rural Residential



EXISTING IMPROVEMENTS



Paved Driveway



Cleared Homesite



Existing 2-Car Garage



Walking Trail



Soil Evaluation Completed



AL WISNEFSKE

Broker/Owner | Land & Legacy Group LLC



262-873-8375



www.landandlegacygroup.com

LAND & LEGACY GROUP

WISCONSIN LAND AND RURAL PROPERTY SALES

Land & Legacy Group LLC is a licensed real estate broker and abides by equal housing opportunity laws. All material presented is for informational purposes only. While information is compiled from sources deemed reliable, it is subject to errors, omissions, changes in price, or withdrawal without notice. No statement is made as to the accuracy of any description, and measurements may be approximate or rounded. Nothing herein shall be construed as legal, accounting, or professional advice outside the realm of real estate brokerage. This is not intended to solicit property already listed.

VACANT LAND DISCLOSURE REPORT

DISCLAIMER

THIS DISCLOSURE REPORT CONCERNS THE REAL PROPERTY LOCATED AT 1787 STRAWBERRY RD,
DEERFIELD, WI 53531 IN THE _____ TOWN _____
(CITY/VILLAGE) (TOWN) OF _____ COTTAGE GROVE _____, COUNTY OF
DANE STATE OF WISCONSIN.

THIS REPORT IS A DISCLOSURE OF THE CONDITION OF THAT PROPERTY IN COMPLIANCE WITH SECTION 709.02 OF THE WISCONSIN STATUTES AS OF JUNE (MONTH) 13 (DAY), 2026 (YEAR). IT IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR ANY AGENTS REPRESENTING ANY PARTY IN THIS TRANSACTION AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THAT THE PARTIES MAY WISH TO OBTAIN.

A buyer who does not receive a fully completed copy of this report within 10 days after the acceptance of the contract of sale or option contract for the above-described real property has the right to rescind that contract (Wis. Stat. s. 709.02), provided the owner is required to provide this report under Wisconsin Statutes chapter 709.

NOTICE TO PARTIES REGARDING ADVICE OR INSPECTIONS

Real estate licensees may not provide advice or opinions concerning whether or not an item is a defect for the purposes of this report or concerning the legal rights or obligations of parties to a transaction. The parties may wish to obtain professional advice or inspections of the property and to include appropriate provisions in a contract between them with respect to any advice, inspections, defects, or warranties.

A. OWNER'S INFORMATION

A1. In this form, "aware" means the "owner(s)" have notice or knowledge.

A2. In this form, "defect" means a condition that would have a significant adverse effect on the value of the property; that would significantly impair the health or safety of future occupants of the property; or that if not repaired, removed, or replaced would significantly shorten or adversely affect the expected normal life of the premises.

A3. In this form, "owner" means the person or persons, entity, or organization that owns the above-described real property. An "owner" who transfers real estate that does not include any buildings is required to complete this report.

Exceptions: An "owner" who is a personal representative, trustee, conservator, or fiduciary appointed by or subject to supervision by a court, and who has never occupied the property transferred is not required to complete this report. An "owner" who transfers property that has not been inhabited or who transfers property in a manner that is exempt from the real estate transfer fee is not required to complete this report. (Wis. Stat. s. 709.01)

A4. The owner represents that to the best of the owner's knowledge, the responses to the following questions have been accurately checked as "yes," "no," or "not applicable (N/A)" to the property being sold. If the owner responds to any question with "yes," the owner shall provide, in the additional information area of this form, an explanation of the reason why the response to the question is "yes."

A5. If the transfer is of a condominium unit, the property to which this form applies is the condominium unit, the common elements of the condominium, and any limited common elements that may be used only by the owner of the condominium unit being transferred.

A6. The owner discloses the following information with the knowledge that, even though this is not a warranty, prospective buyers may rely on this information in deciding whether and on what terms to purchase the property. The owner hereby authorizes the owner's agents and the agents of any prospective buyer to provide a copy of this report, and to disclose any information in the report, to any person in connection with any actual or anticipated sale of the property.

CAUTION: The lists of defects following each question below are examples only and are not the only defects that may properly be disclosed in response to each respective question.

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No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

B. ENVIRONMENTAL

	YES	NO	N/A
B1. Are you aware of a material violation of an environmental rule or other rule or agreement regulating the use of the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B2. Are you aware of a defect caused by unsafe concentrations of, or unsafe conditions relating to, radon, radium in water supplies, high voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the property, lead in soil, or other potentially hazardous or toxic substances on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B3. Are you aware of the manufacture of methamphetamine or other hazardous or toxic substances on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B4. Are you aware of subsoil conditions that would significantly increase the cost of development, including, but not limited to, subsurface foundations or waste material; any type of fill; dumpsites where pesticides, herbicides, fertilizer, or other toxic or hazardous materials or containers for these materials were disposed of in violation of manufacturer or government guidelines or other laws regulating such disposal; high groundwater; adverse soil conditions, such as low load-bearing capacity, earth or soil movement, settling, upheavals, or slides; excessive rocks or rock formations; or other soil problems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B5. Are you aware of a defect caused by unsafe concentrations of, unsafe conditions relating to, or the storage of hazardous or toxic substances on neighboring properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B6. Are you aware of brownfields (abandoned, idled, or underused land that may be subject to environmental contamination) or other contaminated land on the property, or that contaminated soils on the property have been cleaned up under the Petroleum Environmental Cleanup Fund Act (PECFA), a Wisconsin Department of Natural Resources (DNR) remedial or cleanup program, the DATCP Agricultural Chemical Cleanup Program, or other similar program?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B7. Explanation of "yes" responses _____			

C. WELLS, SEPTIC SYSTEMS, STORAGE TANKS

	YES	NO	N/A
C1. Are you aware of underground storage tanks presently or previously on the property for storage of flammable or combustible liquids, including, but not limited to, gasoline or heating oil? (If "yes," the owner, by law, may have to register the tanks with the Wisconsin Department of Agriculture, Trade and Consumer Protection at P.O. Box 8911, Madison, Wisconsin, 53708, whether the tanks are in use or not. Wisconsin Department of Agriculture, Trade and Consumer Protection regulations may require the closure or removal of unused tanks.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C2. Are you aware of defects in the underground or aboveground fuel storage tanks on or previously located on the property? Defects in underground or aboveground fuel storage tanks may include items such as abandoned tanks not closed in conformance with applicable local, state, and federal law; leaking; corrosion; or failure to meet operating standards.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C3. Are you aware of defects in a well on the property or a well that serves the property, including unsafe well water due to contaminants such as coliform, nitrates, or atrazine, or any out-of-service wells or cisterns that are required to be abandoned (see s. NR 812.26, Wis. Adm. Code) but that are not closed or abandoned according to applicable regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C4. Are you aware of a joint well serving this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C5. Are you aware of a defect relating to a joint well serving this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C6. Are you aware of defects in any septic system or other private sanitary disposal system on the property or any out-of-service septic system that serves the property and that is not closed or abandoned according to applicable regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C7. Explanation of "yes" responses _____			

D. TAXES, SPECIAL ASSESSMENTS, PERMITS, ETC.

	YES	NO	N/A
D1. Have you received notice of a property tax increase, other than normal annual increases, or are you aware of a pending property tax reassessment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D2. Are you aware of pending special assessments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D3. Are you aware of the property being located within a special purpose district, such as a drainage district, that has the authority to impose assessments against the real property located within the district?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D4. Are you aware of any land division involving the property for which required state or local permits were not obtained?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D5. Are you aware of impact fees or another condition or occurrence that would significantly increase development costs or reduce the value of the property to a reasonable person with knowledge of the nature and scope of the condition or occurrence?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D6. Are you aware of proposed, planned, or commenced public improvements or public construction projects that may result in special assessments or that may otherwise materially affect the property or the present use of the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D7. Explanation of "yes" responses _____			

E. LAND USE

	YES	NO	N/A
E1. Are you aware of the property being part of or subject to any subdivision homeowners' associations, or other homeowners' associations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E2. If the property is not a condominium unit, are you aware of common areas associated with the property that are co-owned with others?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E3. Are you aware of the property or any portion of the property being located in a floodplain, wetland, or shoreland zoning area under local, state or federal law?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E4. Are you aware of any zoning code violations with respect to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E5. Are you aware of nonconforming uses of the property? A nonconforming use is a use of land, a dwelling, or a building that existed lawfully before the current zoning ordinance was enacted or amended, but that does not conform to the use restrictions in the current ordinance.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E6. Are you aware of conservation easements on the property? A conservation easement is a legal agreement in which a property owner conveys some of the rights associated with ownership of his or her property to an easement holder such as a governmental unit or a qualified nonprofit organization to protect the natural habitat of fish, wildlife, or plants or a similar ecosystem, preserve areas for outdoor recreation or education, or for similar purposes.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E7. Are you aware of restrictive covenants or deed restrictions on the property? A restrictive covenant or deed restriction may include a provision that imposes resale price limits, occupancy requirements, or other restrictions for a specific period of time (e.g., a development that received Infrastructure Access or Vacancy-to-Vitality funds from the Wisconsin Housing and Economic Development Authority (WHEDA). For more information, visit https://www.wheda.com).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E8. Other than public rights of ways, are you aware of nonowners having rights to use part of the property, including, but not limited to, private rights-of-way and easements other than recorded utility easements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E8a. Are you aware of any private road agreements or shared driveway agreements relating to the property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E9. Are you aware of the property being subject to a mitigation plan required under administrative rules of the Wisconsin Department of Natural Resources related to county shoreland zoning ordinances, which obligates the owner of the property to establish or	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Division of Forestry monitors forest management plan compliance. Changes that a landowner makes to property that is subject to an order designating it as managed forest land, or to its use, may jeopardize benefits under the program or cause the property to be withdrawn from the program and may result in the assessment of penalties. For more information, call your local DNR forester or visit <http://dnr.wi.gov/topic/forestry.html>.

E23. Explanation of "yes" responses E14. EASEMENT IN PLACE ALLOWING RESIDENTS OF 1787 STRAWBERRY TO ENTER THE PROPERTY ALTHOUGH THE ENTRY PORTION OF THE DRIVEWAY IS TECHNICALLY ON THE PROPERTY AT 1783 STRAWBERRY RD.

F. ADDITIONAL INFORMATION

	YES	NO	N/A
F1. Are you aware of high voltage electric (100 kilo volts or greater) or steel natural gas transmission lines located on, but not directly serving, the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F1a. Are you aware if there is internet service available to property? If so, which provider? _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F2. Are you aware of flooding, standing water, drainage problems, or other water problems on or affecting the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F3. Are you aware of material damage from fire, wind, flood, earthquake, expansive soil, erosion, or landslide?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F4. Are you aware of significant odor, noise, water diversion, water intrusion, or other irritants emanating from neighboring property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F5. Are you aware of significant crop damage from disease, insects, soil contamination, wildlife, or other causes; diseased or dying trees or shrubs; or substantial injuries or disease in livestock on the property or neighboring property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F6. Utility Connections. Are you aware that the property is connected to the following utilities on the property or at the lot line? (If "yes," indicate where the utility is located.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. Electricity _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Municipal water _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Telephone _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Cable television _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Natural gas _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Municipal sewer _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F7. Are you aware of any agreements that bind subsequent owners of the property, such as a lease agreement or an extension of credit from an electric cooperative?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F7a. Are you aware of any right of first refusal, recorded or not, on all or any portion of the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F8. Are you aware of other defects affecting the property? Other defects may include items such as animal, reptile, or insect infestation, including infestation impacting trees; drainage easement or grading problems; excessive sliding; or any other defect or material condition.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F9. Are you aware of a government agency, court order, or federal, state, or local regulations requiring repair, alteration, or correction of an existing condition?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F10. Is the owner a foreign person, as defined in 26 USC 1445 (f)? (E.g. a nonresident alien individual, foreign corporation, foreign partnership, foreign trust, or foreign estate.) Section 1445 of the Internal Revenue Code (26 USC 1445), also known as the Foreign Investment In Real Property Tax Act or FIRPTA, provides that a transferee (buyer) of a U.S. real property interest must be notified in writing and must withhold tax if the transferor (seller) is a foreign person, unless an exception under FIRPTA applies to the transfer.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F11. The owner has owned the property for <u>1.0</u> years.			

F12. Explanation of "yes" responses
F8. TWO ABANDONED VEHICLES SMALL BOAT LEFT ON PROPERTY FROM PREVIOUS OWNER(S). 10 FT WIDE SATELLITE DISH USED BY PRIOR OWNER FOR CABLE ON PROPERTY. SOME TRASH FROM HOUSE DEMOLITION ON PROPERTY.

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections at <http://www.doc.wi.gov> or by phone at 608-240-5830.

OWNER'S CERTIFICATION

NOTE: Wisconsin Statute section 709.035 requires owners who, prior to acceptance of a purchase contract or an option to purchase, obtain information that would change a response on this report to submit a complete amended report or an amendment to the previously completed report to the prospective buyer within 10 days of acceptance.

The owner certifies that the information in this report is true and correct to the best of the owner's knowledge as of the date on which the owner signs this report.

Owner Christine M. Taylor CHRISTINE M. TAYLOR Date 6-13-26
Owner _____ Date _____
Owner _____ Date _____

CERTIFICATION BY PERSON SUPPLYING INFORMATION

A person other than the owner certifies that the person supplied information on which the owner relied for this report and that the information is true and correct to the best of the person's knowledge as of the date on which the person signs this report.

Person _____ Items _____ Date _____
Person _____ Items _____ Date _____
Person _____ Items _____ Date _____

BUYER'S ACKNOWLEDGEMENT

The prospective buyer acknowledges that technical knowledge such as that acquired by professional inspectors may be required to detect certain defects such as the presence of asbestos, building code violations, and floodplain status.

I acknowledge receipt of a copy of this statement.

Prospective buyer _____ Date _____
Prospective buyer _____ Date _____
Prospective buyer _____ Date _____

Information appearing in italics is supplemental in nature and is not required pursuant to Section 709.03 of the Wisconsin Statutes.

4801 Forest Run Road
Madison, Wisconsin 53704

Land & Legacy Group LLC

DISCLOSURE OF MATERIAL ADVERSE FACTS

I am a Wisconsin real estate licensee. Wisconsin law, per Wis. Stat. § 452.133 and Wis. Admin. Code § REEB 24.07(2), requires real estate licensees to make prompt written disclosure of material adverse facts to buyers and sellers. In other words, the law requires that I disclose to you in writing any material adverse facts of which I am aware and that you do not know or could not discover through reasonably vigilant observation.

This disclosure pertains to the real property located at: 1787 STRAWBERRY RD
in the TOWN of DEERFIELD,
County of DANE, Wisconsin (the "Property").

An adverse fact is a condition or occurrence that is generally recognized by a competent real estate licensee as significantly and adversely affecting the value of the Property, significantly reducing the structural integrity of the Property, or presenting a significant health risk to the Property's occupants. An adverse fact also includes information that indicates that a party is not able or does not intend to fulfill his or her contractual obligations under the offer to purchase or other contract.

An adverse fact is material if a party indicates that it is significant to that party, or if a competent real estate licensee would generally recognize it as significant to a reasonable party, such that it would affect the party's decision to enter into a contract, such as an offer to purchase, or the party's decision regarding the terms and conditions of such a contract.

As a Wisconsin real estate licensee, I am required by law to disclose the following material adverse fact(s) of which I am aware: A house was removed from the property, a septic system was abandoned, well on property in unknown condition, beginning of driveway crosses onto 1783 Strawberry Rd (there appears to be an easement recorded for this), 2 vehicles and a boat located on the southern end of the property were there when current owner purchased the property and will remain on the property, partial floodplain on southern tip of property per FEMA map.

(State only the facts. Do not draw conclusions or make predictions. Attach supporting reports or documentation, if any.)

It is recommended that the sellers and buyers in this transaction obtain professional assistance to conduct appropriate property inspections, testing and other investigations regarding this information. The licensees in this transaction will draft inspection, testing or investigation contingencies, amendments, notices and other documents pertaining to the offer to purchase according to the parties' instructions.

Sellers and buyers should contact their attorneys with any questions concerning their legal rights and obligations.

Al Wisnepske
Licensee Signature ▲

Al Wisnepske
Print Licensee Name Here ▲

Land & Legacy Group LLC
Firm Name ▲

June 17, 2026
Date ▲

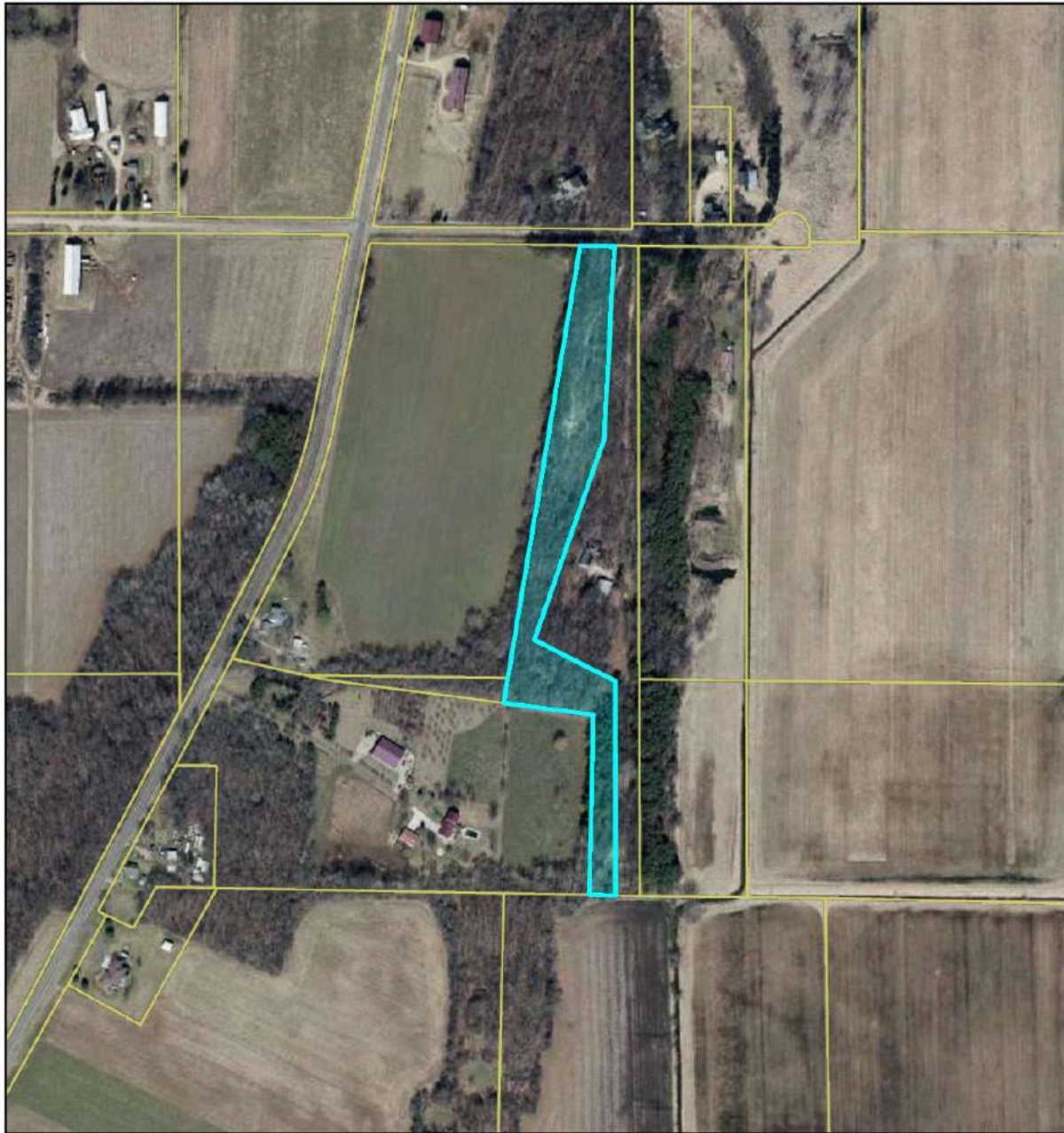
By initialing and dating below, I acknowledge that I have received and read this disclosure form.

Party Initials ▲

Date ▲

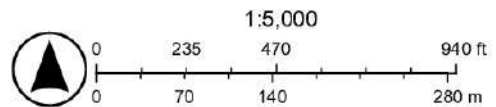
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No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

ArcGIS Web Map



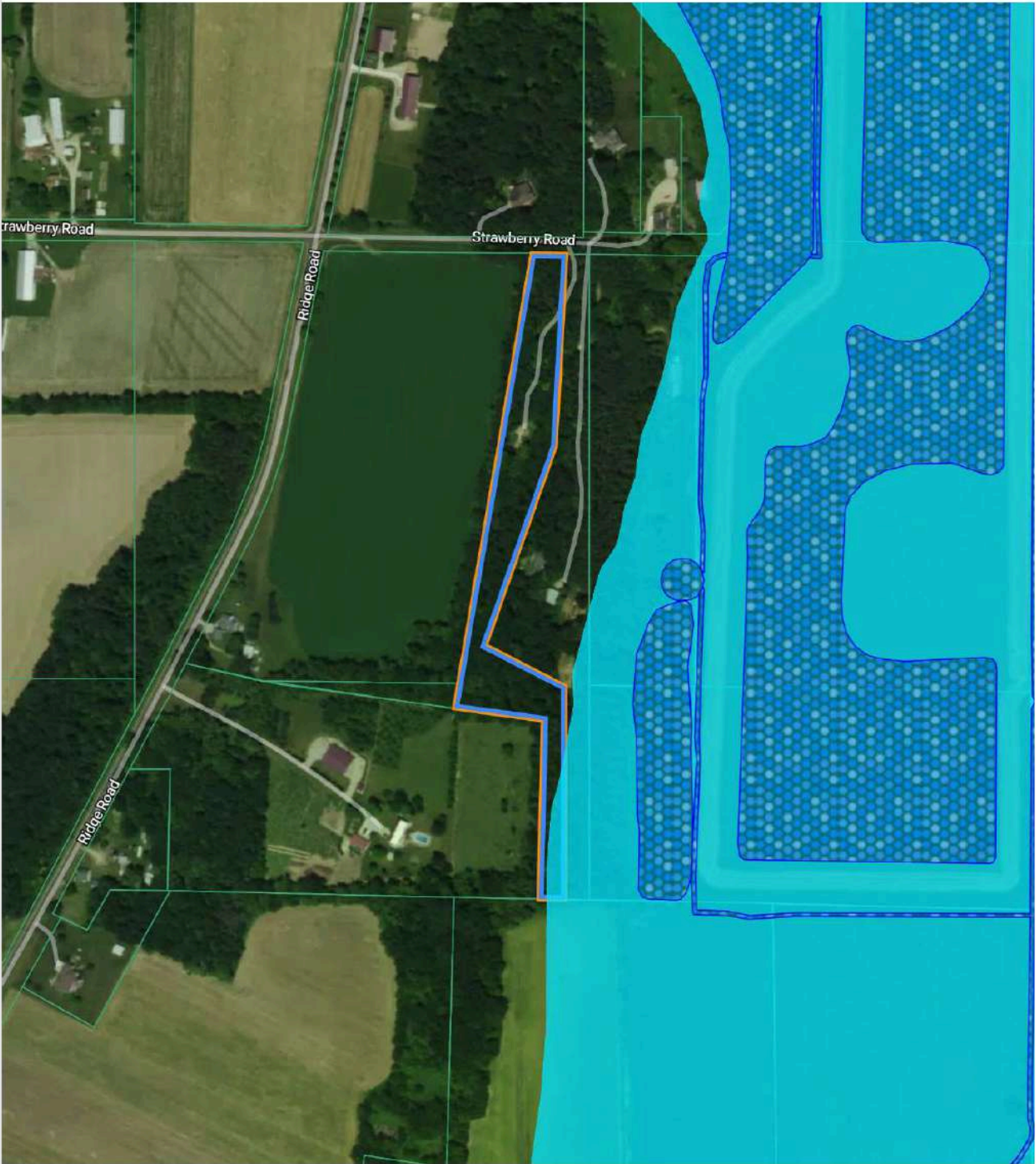
5/20/2026, 7:16:47 AM

-  Parcels
- ColorOrtho3Inch2024Web
-  Red: Red
-  Green: Green
-  Blue: Blue

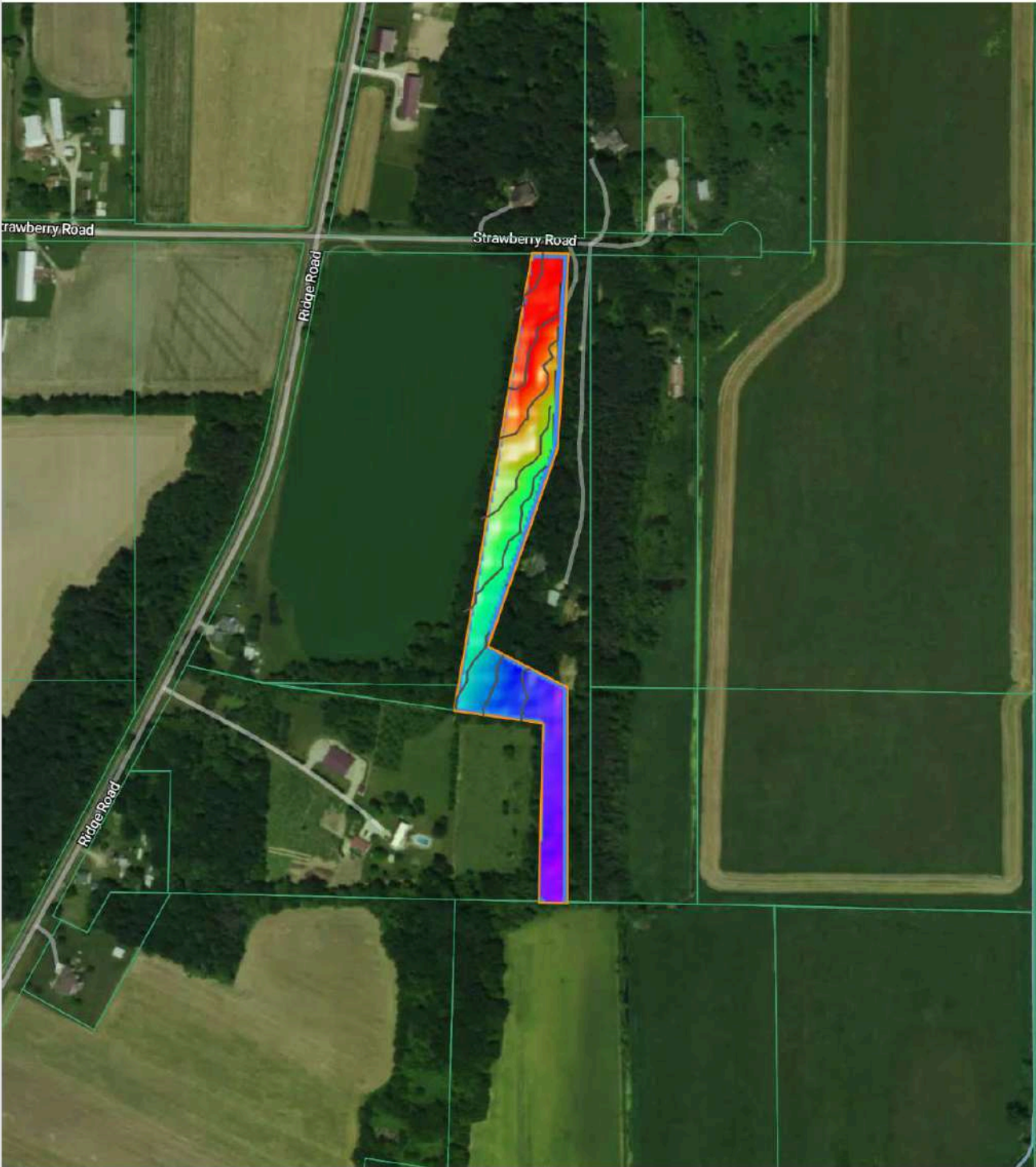


Dane County Land Information Office (LIO), Fly Dane Partnership, Ayres Associates, Wisconsin Regional Orthoimagery Consortium (WROC)

Floodplain/Wetland Map



Elevation Map

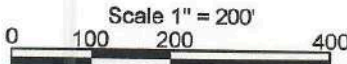


Plat of Survey

LOT 2, DANE COUNTY
 CERTIFIED SURVEY MAP
 NUMBER 2042, SECTION 12,
 T.07N., R.11E., TOWN OF
 COTTAGE GROVE, DANE
 COUNTY, WISCONSIN.



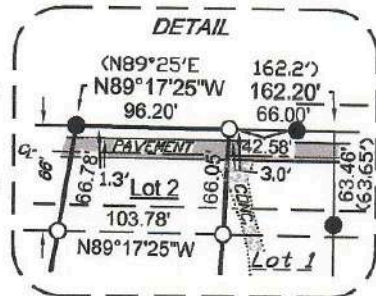
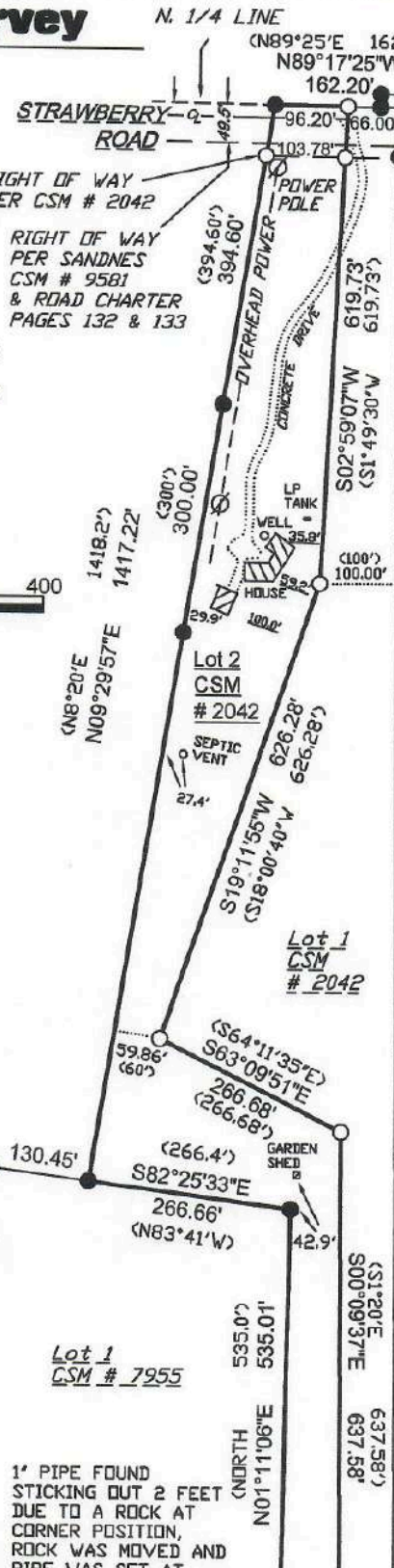
Referred to the Dane
 County Coordinate
 System.



UNPLATTED
 LANDS

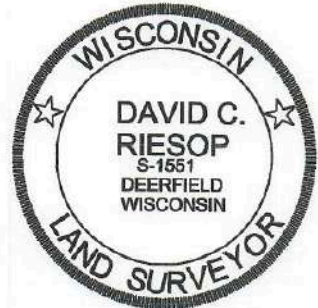
Prepared for:
 Aaron A. Neuman
 1787 Strawberry Rd.
 Deerfield, WI. 53531

- Legend:
- = 1" pipe found unless otherwise noted
 - = 3/4" X 18" rebar set 1.5lbs. per Lineal Foot
- Parentheses indicate recorded as values.



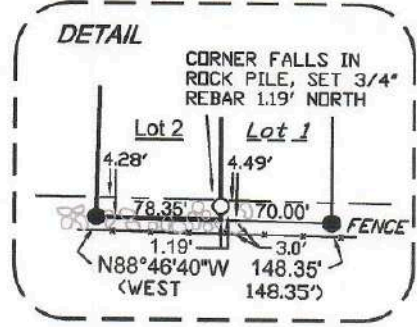
Surveyors Certificate
 I, David C. Riesop, Professional Land Surveyor, hereby certify that the foregoing survey was prepared by me or under my direction and control and that said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code, and the map shown is a correct representation of said survey made, to the best of my knowledge and belief.

David C. Riesop 5/10/2019
 David C. Riesop S-1551

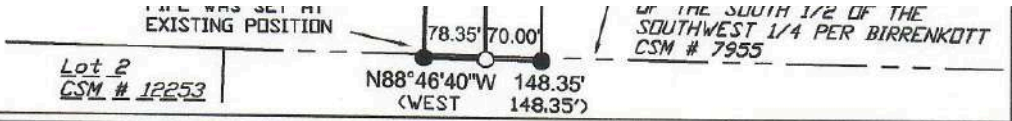


(S1°20'E 500.0937'E 1970.1')
 (S00°09'37"E 1968.99')

UNPLATTED
 LANDS



SOUTH LINE OF THE NORTH 1/2



Lot 2
 CSM # 12253

Wisconsin Mapping, LLC

* surveying and mapping services
 306 West Quarry Street, Deerfield, Wisconsin 53531
 (608) 764-5602

Dwg. No. 5349-19 Date 04/25/2019
 Sheet 1 of 1



SOIL EVALUATION REPORT

In accordance with SPS 385, Wis. Adm. Code

Attach complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and location and distance to nearest road.

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04(1)(m)).

County Dane
Parcel I.D. 018/0711-123-8510-2
Reviewed by _____ Date _____

Property Owner Christine Taylor		Property Location Govt. Lot NW 1/4 SW 1/4 S 12 T 7 N R 11 <input checked="" type="checkbox"/> E (or) W <input type="checkbox"/>		
Property Owner's Mailing Address 5105 Shore Acres Rd		Lot #	Block #	Subd. Name or CSM#
City Monona	State WI	Zip Code 53716	Phone Number ()	<input type="checkbox"/> City <input type="checkbox"/> Village <input checked="" type="checkbox"/> Town Nearest Road Cottage Grove Strawberry Road

<input checked="" type="checkbox"/> New Construction Use: <input checked="" type="checkbox"/> Residential / Number of bedrooms: 3 Code derived design flow rate 450 GPD <input type="checkbox"/> Replacement <input type="checkbox"/> Public or commercial - Describe: _____ Parent material: <u>Glacial Till</u> Flood Plain elevation if applicable: _____ ft. General comments and recommendations: Proposed System Elevation = (93.7'-94.7') LR .4/.7	Site Suitable For: <input checked="" type="checkbox"/> Conventional <input type="checkbox"/> At-Grade <input type="checkbox"/> Mound <input type="checkbox"/> Holding Tank <input type="checkbox"/>
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1 Boring # Boring Pit Ground surface elev. 99.5 ft Depth to limiting factor >106 in. / elev. 90.67 ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									*E#1	*E#2
1	0-5	10yr3/2	-----	SiL	2fsbk	Mvfr	AS	2F	0.5	0.8
2	5-15	10yr5/4	-----	SiL	2fsbk	Mvfr	CS	1F	0.6	0.8
3	15-35	10yr4/4	-----	SCL	2msbk	Mfr	GW	1F	0.4	0.6
4	35-52	10yr4/4	-----	SCL	1fsbk	Mfi	GW	-----	0.2	0.3
5	52-106	10yr6/4	-----	GrSL	1fsbk	Mvfr	-----	-----	0.4	0.7

2 Boring # Boring Pit Ground surface elev. 98.8 ft Depth to limiting factor >98 in. / elev. 90.64 ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									*E#1	*E#2
1	0-9	10yr3/2	-----	SiL	2fsbk	Mvfr	AS	2F	0.6	0.8
2	9-30	10yr4/4	-----	SCL	2msbk	Mfr	CS	1F	0.4	0.6
3	30-44	10yr4/4	-----	SCL	1fsbk	Mfi	GW	-----	0.2	0.3
4	44-98	10yr6/4	-----	GrSL	1fsbk	Mvfr	-----	-----	0.4	0.7

CST Name (Please Print) Logan Mohr		CST Number 1410637
Address W4644 Pine Creek Drive Elkhorn WI 53121		Date Evaluation Conducted 8/4/2025

* Effluent #1 = BOD₅ > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L * Effluent #2 = BOD₅ > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

3

Boring #

Boring

Pit

Ground surface elev. 98.6 ft.

Depth to limiting factor >95 in. / elev. 90.69 ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/F ²	
									*Eff#1	*Eff#2
1	0-15 Fill	10yr3/3	-----	Sil	1pl	Mvfr	AS	2F	0.4	0.6
2	15-28	10yr3/2	-----	Sil	2fsbk	Mvfr	CS	2F	0.6	0.6
3	28-35	10yr4/4	-----	SCL	2msbk	Mfr	CS	1VF	0.4	0.6
4	35-47	10yr4/4	-----	SCL	1fsbk	Mfi	GW	---	0.2	0.3
5	47-95	10yr6/4	-----	GrSL	1fsbk	Mvfr	---	---	0.4	0.7

4

Boring #

Boring

Pit

Ground surface elev. ____ ft

Depth to limiting factor ____ in. / elev. ____ ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/F ²	
									*Eff#1	*Eff#2

5

Boring #

Boring

Pit

Ground surface elev. ____ ft.

Depth to limiting factor ____ in. / elev. ____ ft.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/F ²	
									*Eff#1	*Eff#2

* Effluent #1 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

* Effluent #2 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L



V. 30FS

Strawberry Road

ORIGINAL

ASSOCIATES
SOIL TESTING

Logan Mohr

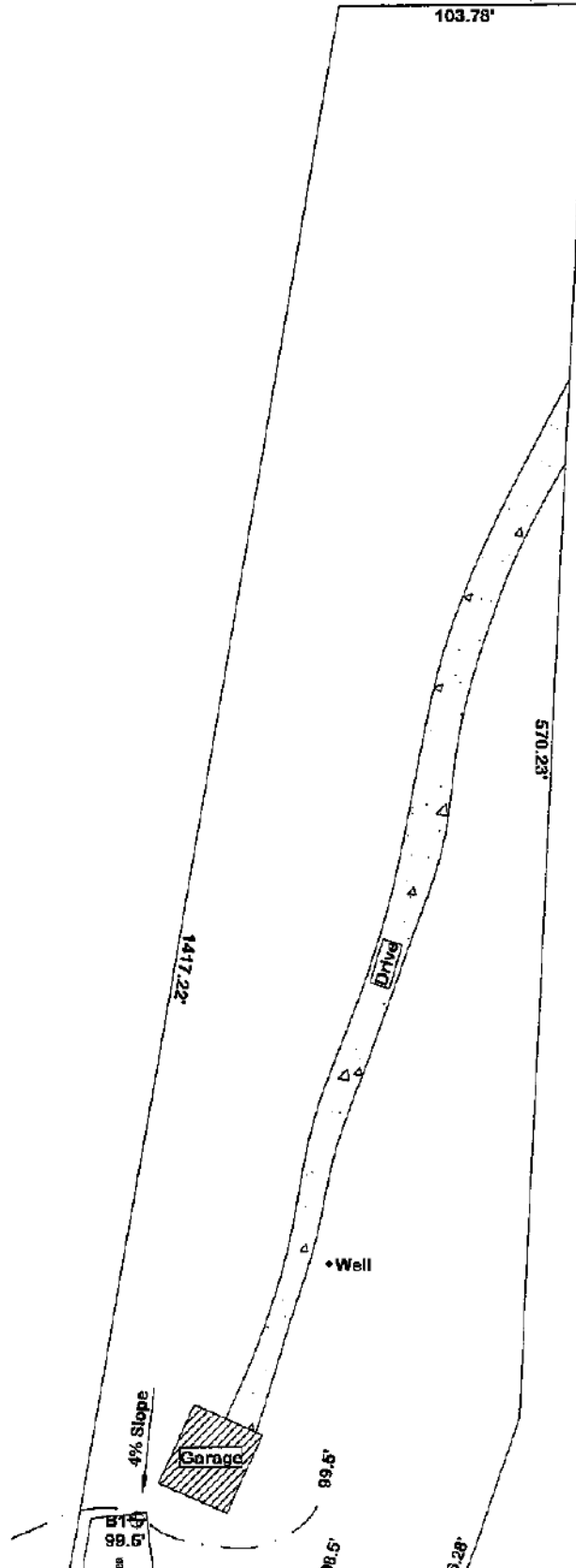
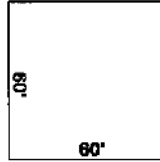
PROPERTY OWNER
CHRISTINE TAYLOR
5105 SHORE ACRES RD
MONONA WI 53716

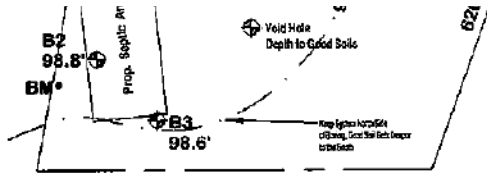
LOCATION
0180711-123-8510-2
NW, SW 12-7N-11E
Town of Cottage Grove
Dane County

SCALE
1" = 50'



BENCHMARK = 160'
Spike in Telephone Pole







DANE COUNTY TREASURER'S OFFICE
210 MARTIN LUTHER KING JR BLVD RM 114
MADISON WI 53703

2025 E-Bill

CHRISTINE TAYLOR
 5105 SHORE ACRES RD
 MONONA WI 53716

THIS IS AN ELECTRONIC COPY OF REAL ESTATE PROPERTY TAX INFORMATION (E-BILL). OFFICIAL TAX BILLS ARE SENT OUT IN DECEMBER AND CAN BE OBTAINED FROM THE LOCAL MUNICIPAL TREASURER.

LOCAL MUNICIPALITY: **TOWN OF COTTAGE GROVE**

PARCEL NUMBER	PARCEL ADDRESS	DATE E-BILL CREATED
0711-123-8510-2	1787 STRAWBERRY RD	5/20/2026

	ASSESSED VALUE	EST. FAIR MARKET VALUE
Land	\$152,500.00	\$221,015.00
Improvement	\$20,500.00	\$29,711.00
Total	\$173,000.00	\$250,726.00

JURISDICTION		AMOUNT
DANE COUNTY		\$706.15
TOWN OF COTTAGE GROVE		\$605.71
DEERFIELD SCHOOL DIST		\$1,827.29
MADISON TECH COLLEGE		\$150.28
NET ASSESSED VALUE (MILL RATE)	0.019014031	TOTAL TAXES
		\$3,289.43
SPECIAL ASSESSMENTS AND CHARGES		\$0.00
MFL		\$0.00
TOTAL TAXES, SPECIALS, AND MFL		\$3,289.43
CREDITS		
LOTTERY CREDIT		\$243.00
FIRST DOLLAR CREDIT		\$81.00
TOTAL AMOUNT DUE - FULL PAYMENT		\$2,965.43
First Installment		\$1,361.22
Second Installment		\$1,604.21

TOWN OF COTTAGE GROVE
TREASURER
PO BOX 176
COTTAGE GROVE WI 53527

CHRISTINE TAYLOR 5105 SHORE ACRES RD MONONA WI 53716		PARCEL NUMBER 0711-123-8510-2
FULL PAYMENT	DUE BY JANUARY 31, 2026 - TO MUNICIPAL TREASURER	\$2,965.43
FIRST INSTALLMENT	DUE BY JANUARY 31, 2026 - TO MUNICIPAL TREASURER	\$1,361.22
SECOND INSTALLMENT	DUE BY JULY 31, 2026 - TO COUNTY TREASURER	\$1,604.21



Full Report

Property Location : 1787 Strawberry Rd

View: Full Report View

Report Options

Print Report

Search Criteria

Search Results

Modify Search

Owner:

Taylor Christine
5105 Shore Acres Rd
Monona, WI 53716

Taxed by: Town Of Cottage Grove

Taxkey # 018071112385102

Owner Occupied:

Property Address:
1787 Strawberry Rd
Cottage Grove, WI 53531-9779

ID Walk Down

ID Walk Up

Record 1 of 1 selected records

County: Dane

Taxed by: Town Of Cottage Grove

Taxkey # 018071112385102

Assessments

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2024	Residential	\$ 152,500	\$ 20,500	\$ 173,000	0.000 -	5.490	0.759907930
2023	Residential	\$ 152,500	\$ 20,500	\$ 173,000	0.000 -	5.490	0.865107164
2022	Residential	\$ 152,500	\$ 20,500	\$ 173,000	0.000 -	5.490	0.965711933
2021	Residential	\$ 152,500	\$ 20,500	\$ 173,000	45.992 ↑	5.490	0.999003376
2020	Residential	\$ 105,700	\$ 12,800	\$ 118,500	-58.231 ↓	5.490	0.809334759
2019	Residential	\$ 105,700	\$ 178,000	\$ 283,700	0.000 -	5.490	0.868104340
2018	Residential	\$ 105,700	\$ 178,000	\$ 283,700	0.000 -	5.490	0.909434516
2017	Residential	\$ 105,700	\$ 178,000	\$ 283,700	0.000 -	5.490	0.942637606
2016	Residential	\$ 105,700	\$ 178,000	\$ 283,700	0.000 -	5.490	0.967914323

Taxes

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount	Ratio
2024								\$2,317.11	0.759907930
2023								\$2,317.11	0.865107164
2022	\$2,571.52	\$78.98	\$259.25	\$2,233.29				\$2,233.29	0.965711933
2021	\$2,783.38	\$77.63	\$275.31	\$2,430.44		\$9.54		\$2,439.98	0.999003376
2020		\$74.75	\$183.19			\$9.54		\$2,088.36	0.809334759
2019		\$78.09	\$216.68			\$8.67	\$166.80	\$5,263.85	0.868104340
2018			\$187.02					\$5,040.91	0.909434516
2017			\$139.60					\$5,211.57	0.942637606
2016			\$155.69					\$5,373.55	0.967914323

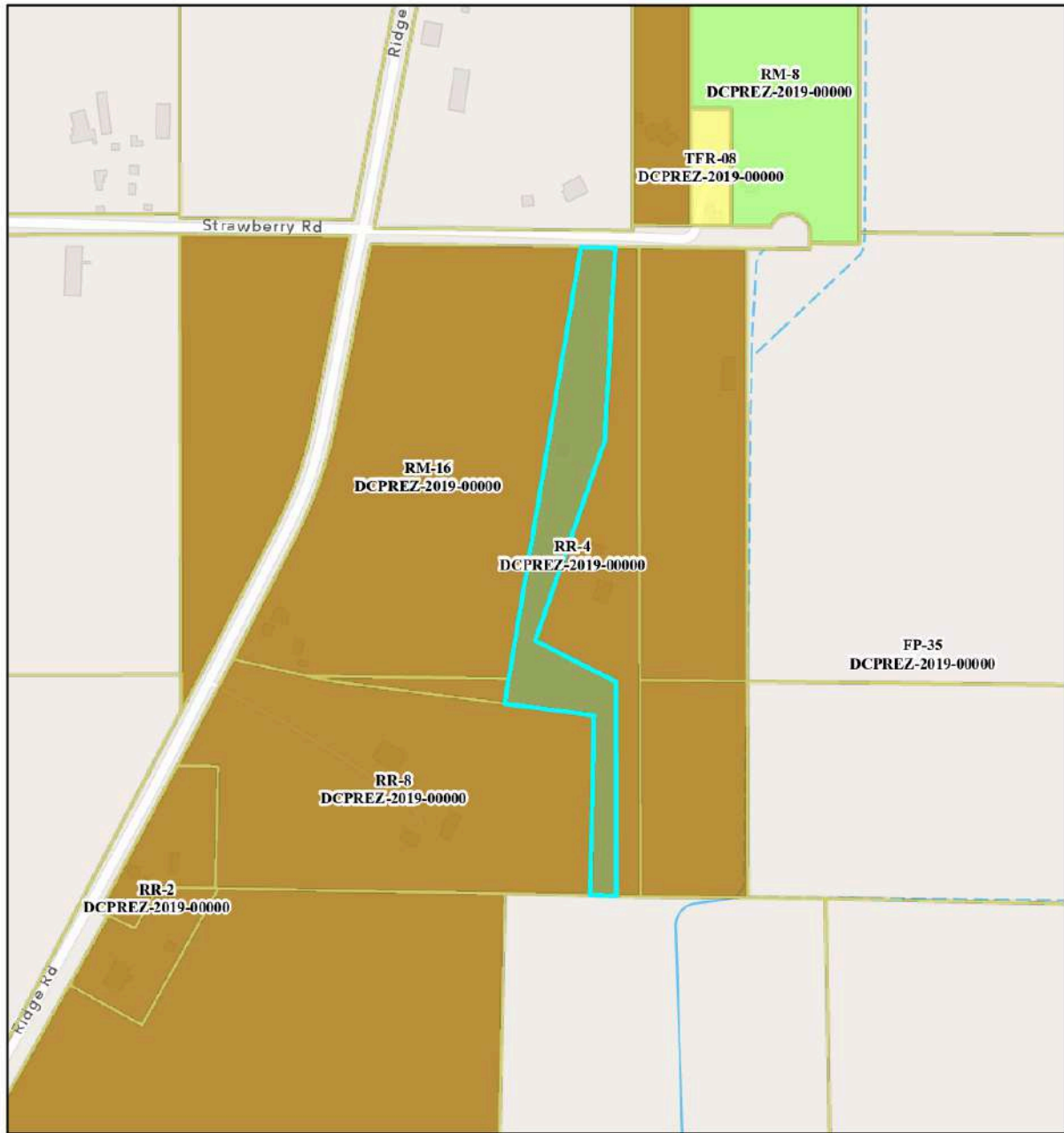
Assessor

Building Square Feet :	Year Built :	Township : 7N
Bedrooms :	Year Remodeled :	Range : 11E
Full Baths :	Effective Year Built :	Section : 12
Half Baths :	Air Conditioning :	Quarter :
Total Rooms :	Fireplace :	Pool :
Number of Stories :	Number of Units :	Attic :
Building Type :	Basement :	
Exterior Wall :	Heat :	
Exterior Condition :	Garage :	
Land Use :	School District : 1309 Deerfield Community	
Zoning :	Historic Designation :	

Legal Description

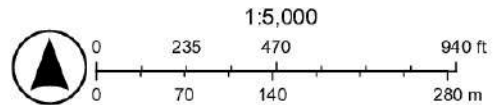
Lot 2 Csm 2042 CS8/218-6/9/76 Descr As Sec 12-7-11 Prt SW1/4 5.49 Acres

ArcGIS Web Map



5/20/2026, 7:12:54 AM

- Parcels
- Rural Zoning
 - Farmland Preservation
 - Agricultural Transition
 - Residential
 - Rural Residential and Rural Mixed Use



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

RR-4 Rural Residential Zoning District

Zoning district for single family homes with agricultural uses – CH. 10-Zoning, [Section 10.243](#)

Permitted Uses 10.243(2)

- Single family home – one per parcel
- Small-scale farming
- Residential accessory uses
- Home occupations
- Incidental room rental
- Community living Arrangements for less nine (9) persons
- Foster homes for less than five children
- Undeveloped natural resource and open space areas
- Utility services associated with a permitted use
- Transportation, utility, communication, or other use required by law

Conditional Uses 10.243(3)

- Attached accessory dwelling units
- Animal use exceeding one animal unit per acre
- Cemeteries
- Limited family business
- Day Care Centers
- Community living arrangements for nine (9) or more people
- Governmental, institutional, religious, or nonprofit community uses
- Transient or Tourist Lodging
- Transportation, communication, pipeline, electric transmission, utility, or drainage uses, not listed as a permitted use above

Setbacks and Height Requirements for Structures 10.243(5),(6)

Front setback for all structures from Highway centerline / right-of-way line (whichever is greater)
State or Federal Highway: 100/42 feet minimum
County Highway: 75/42 feet minimum
Town Road: 63/30 feet minimum
Subdivision streets platted prior to ordinance: 20 feet minimum
All other streets: 30 feet minimum from right-of-way

Maximum Height:

Residences: 2½ stories or 35 feet maximum
Accessory buildings: 35 feet maximum
Agricultural buildings: No height requirement

Residences:

Side yard: 25 feet total, with no single side less than 10 feet minimum
Rear yard: 50 feet minimum
Uncovered decks/porches: 38 feet minimum

Rear and side yards:

Not housing livestock: 10-feet
Housing livestock:
100 feet from Residential or Hamlet zoning districts
50 feet from Rural Residential zoning districts
10 feet from all other zoning districts

Lot Width & Area 10.243(4)

Minimum: 4 acres
Maximum: less than 8 acres, excluding right-of-way
Minimum lot width: 100 feet

Maximum Lot Coverage 10.243(7)

Maximum building coverage of lot: 10% of lot area

Accessory Buildings Requirements 10.102(2)(a)

Any number of detached accessory buildings associated with a permitted or conditional residential use is permitted, provided that the following conditions are met:

- A principal residential use (home) exists or is under construction before a Zoning Permit for an accessory building may be issued.
- Sanitary fixtures are prohibited in accessory buildings.
- No living spaces are allowed in accessory buildings.

NOTE: A Zoning Permit is required for every building larger than 120 square feet in size. Zoning Permits are not required for accessory buildings equal to or less than 120 square feet on non-permanent foundations, provided they meet setback, height, and lot coverage requirements.

Livestock 10.004(85); 10.103(18)

- The number of livestock kept is limited to one (1) animal unit for each full acre.
- An animal unit is defined as the equivalent of 1 cow; 4 hogs; 10 sheep or goats; 100 poultry or rabbits; 1 horse, pony, or mule; or an equivalent combination thereof.

This document is intended for reference only. Please refer to Chapter 10 of the Dane County Code of Ordinances.

RR-4 Rural Residential District
Zoning district for single family homes with agricultural uses – CH. 10-Zoning, Section 10.241

Incidental Room Rental 10.004(72)

Rental or leasing of rooms within a single-family residence is permitted provided all of the following are met:

- ✓ All rooms offered for rent are within the landowner's primary residence
- ✓ No more than two bedrooms are offered for rent
- ✓ One off-street parking space is provided for each rental room.

Limited Family Business 10.004(83)

A small family-run commercial operation, accessory to a permitted principle use, that takes place entirely within an accessory building. All employees, except up to one or one full-time equivalent, must be a member of the family residing on the premises.

PRIVATE SEWAGE SYSTEM ABANDONMENT FORM

To the system owner: It is important for you to verify the legal description, including the parcel number, with your tax records. Please indicate any changes or corrections on this form.

Owner(s): ARON A. NEUMAN AND CHARLES W. NEUMAN Office Reference: _____
2008 TRUST POWTS #: _____

Mailing Address: N10467 CHIEF KUNO TR DB ID: _____
FOX LAKE, WI 53933

Legal Description: _____ ¼ of _____ ¼ of Section _____, in _____ (Municipality)

Subdivision: 1787 Lot: _____ Parcel No: _____
Property Address: 1587 STRAWBERRY RD - DEERFIELD, WI 53531

Please note: The person that performs the work for you must be properly licensed and must provide the information to complete all of the statements in the certification section. Any report that does not include all of that information cannot be accepted.

PRIVATE SEWAGE ABANDONMENT CERTIFICATION

The private sewage system identified above was abandoned on Oct-Nov. 2019 (Date)

- 1) The septic tank(s) were pumped by licensed septic pumper: Yes No
- 2) The septic tank(s) were (please check the appropriate box):
 - Completely removed
 - Destroyed in place
 - Tank cover removed
 - Tank bottom broken
 - Tank sidewalls collapsed
 - Remaining pit filled
- 3) If the septic tank(s) were destroyed in place, please certify that the following actions were taken:
- 4) All piping leading to and from the septic(s) was disconnected and sealed: Yes No

Comments: _____

The house was raised in fall 2019 and we abandoned the septic system at the same time (it was pumped earlier in the spring. The same contractor that raised the house collapsed and filled cavity with sand. The well on the site has not been abandoned in case they want to re build in the future.

Licensed Septic Pumper: DVORAK
Printed Name _____ Signature _____ License # _____

Septic Pumper Business Name: _____

POWTS Abandoner: _____
Printed Name _____ Signature _____ License # _____

POWTS Abandoner Business Name: Beaver Services

Return this form to Public Health Madison & Dane County, 2300 S Park St, Rm 2010, Madison WI 53713 or email to privatewellseptic@publichealthmdc.com. Please call (608) 242-6515 if you have questions.





