

**JONES  
AUCTION  
& REALTY**

Call  
(920) 261-6820

# **STH 16/60, Town of Elba, Columbus, WI**

## **38+ ACRE BUILDABLE PARCEL OR HUNTING LAND FOR SALE**

Details at: [www.JonesAuctionService.com](http://www.JonesAuctionService.com)



Section 20, State Hwy 16/60, Columbus  
Town of Elba, Dodge County

### **38.6 acres Buildable Parcel Located just outside Columbus on State Highway 16/60**

**Includes +/- 6 acres Tillable Acres in far back SE corner with  
Successful Perk Test Completed and Established Driveways**

Peaceful, Private Retreat with an Abundance of Wildlife for Hunting or Enjoyment Located only 30 minutes from Madison or Beaver Dam and in the Columbus School District.

Golden opportunity to purchase 38.66 acres of land just outside of the expanding city of Columbus, WI area on State Highway 16/60. Commuters from Madison or Beaver Dam can escape the city and retreat to their own wildlife preserve or hunting land. Make plans for the back SE corner of this parcel that has 6-tillable acres already successfully perked for building a cabin, cottage or dream home. Overlook the wildlife acres from your home and have privacy, seclusion and just the wildlife for your neighbors. Features county approved and established driveways off of STH 16/60.

Call before visiting / walking land parcel.

MLS # 1960056 / Asking \$350,000

## **Section 20, STH 16/60, Town of Elba, Columbus, WI**

Call (920) 261-6820 or Visit: [www.JonesAuctionService.com](http://www.JonesAuctionService.com)



**JONES AUCTION & REALTY SERVICE**

818 N Church Street, Watertown, WI 53098

Phone **(920) 261-6820**

Listing Broker: Stan Jones, CAI, WRA #993





[Video Tour](#)

**1960056 Active Lots & Acreage Price: \$350,000**

**38.6 acres Highway 16/60  
Columbus WI 53963**

**Town** Elba **F11**  
**County:** Dodge  
**Subdivision:**

**Total Acreage:** 38.66 *Seller* **Price/Acre:** \$9,053.29  
**Wooded Acres:** 0.00 **Price/SqFt:**  
**Pasture Acres :** 0.00 **Number of Lots:** 1  
**Tillable Acres:** 6.00 **Lot Number(s):**  
**Wetland Acres:** 32.60  
**Open**

Minutes east of Columbus, WI on State Hwy 16/60, south side of hwy, across from O'Connor Rd.

**Lot Dimensions:** 38.664 acres

**School District:** Columbus

**Click M for Map:**

**Documents (if any):**

**Calculate Payment:**

**USPS Zip Report:**



**Lake/River:**

**Feet WaterFront:**

**Elementary:** Columbus

**Middle:** Columbus

**High:** Columbus

**Specific Builder Required:** No

**Annual HOA**

**Legal Description:** NE1/4 NW1/4 Sec 20 Ex Hwy Desc In Doc#10

**Net Taxes:** \$ 474 / 2022

**Parcel #:** 014-1013-2021-000

**Zoning:** Ag

**Type** Rural  
**Present Zoning** Agricultural  
**Utilities Avail. (To Lot)** Electricity, Telephone  
**Water System** None presently  
**Waste Disposal** None presently  
**Road** Paved  
**Improvements** Driveway

**Purchase Options** Sell entirely  
**Available Info** Aerial photos, Approved perc test  
**Farm Features** Tillable  
**Lot Description** Rural - not in subdivisn, Horses Allowed  
**Topography** Level

**Items** Perk Test; Country Approved Driveway, Field Driveway, Private Driveway, Dodge & County Farm Map Track 56195

**Items** 2023 Crops

Golden opportunity to purchase for 38.66 acre parcel of land just minutes outside the expanding area of Columbus on State Hwy 16/60. Commuters from Madison or Beaver Dam can escape the city and easily retreat to their own wildlife reserve. In the SE corner of the acreage furthest from the hwy, make your plans for the 6-acres of tillable high ground with a successful perk already completed. Build a cabin or dream home and over look the wildlife acres for privacy, enjoyment or hunting. 38+ acres of seclusion with the wildlife as your neighbors. Ah...the peace of the country. Features approved and established driveways off of STH 16/60 and located in the Columbus School District. Acreage sells As Is, Where Is, No Exceptions.

**Sold Price:**

**Seller Concessions**

**Closing Date:**

*This information provided courtesy of:* Unified Jones Auction & Realty

07/19/2023 12:48 PM

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2023 SCWMLS



**Stan Jones**  
**Unified Jones Auction & Realty**  
**Pref: 920-261-6820**  
**jonesauc@gmail.com**  
**www.jonesauctionservice.com**





ELBA

Refer to page 75 for keyed parcels

T.10N.-R.13E.

SEE PAGE 30

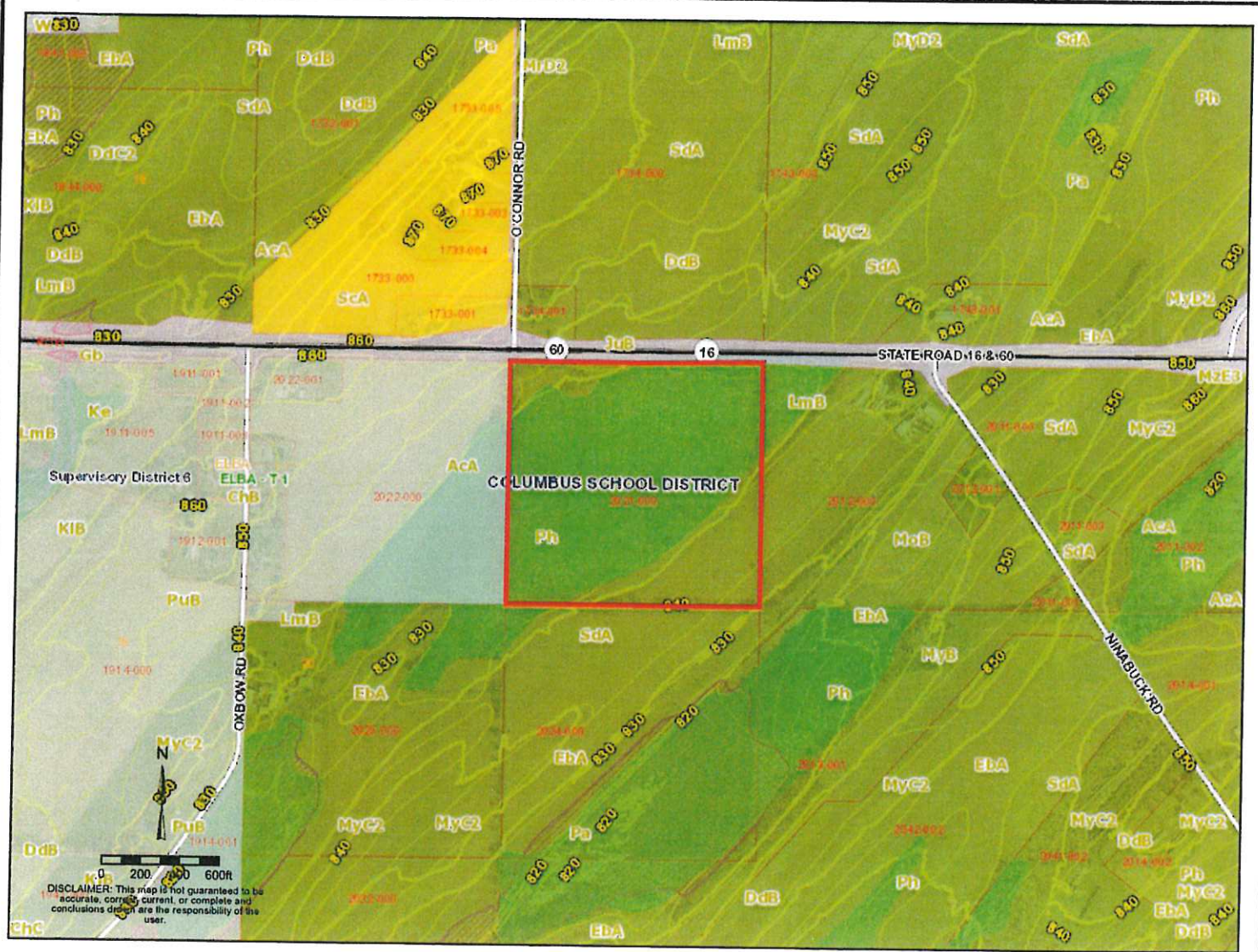


Columbus: 920.623.4160 • Toll Free: 800.242.1887  
Marshall: 608.834.2500 • Fax: 920.623.4199

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

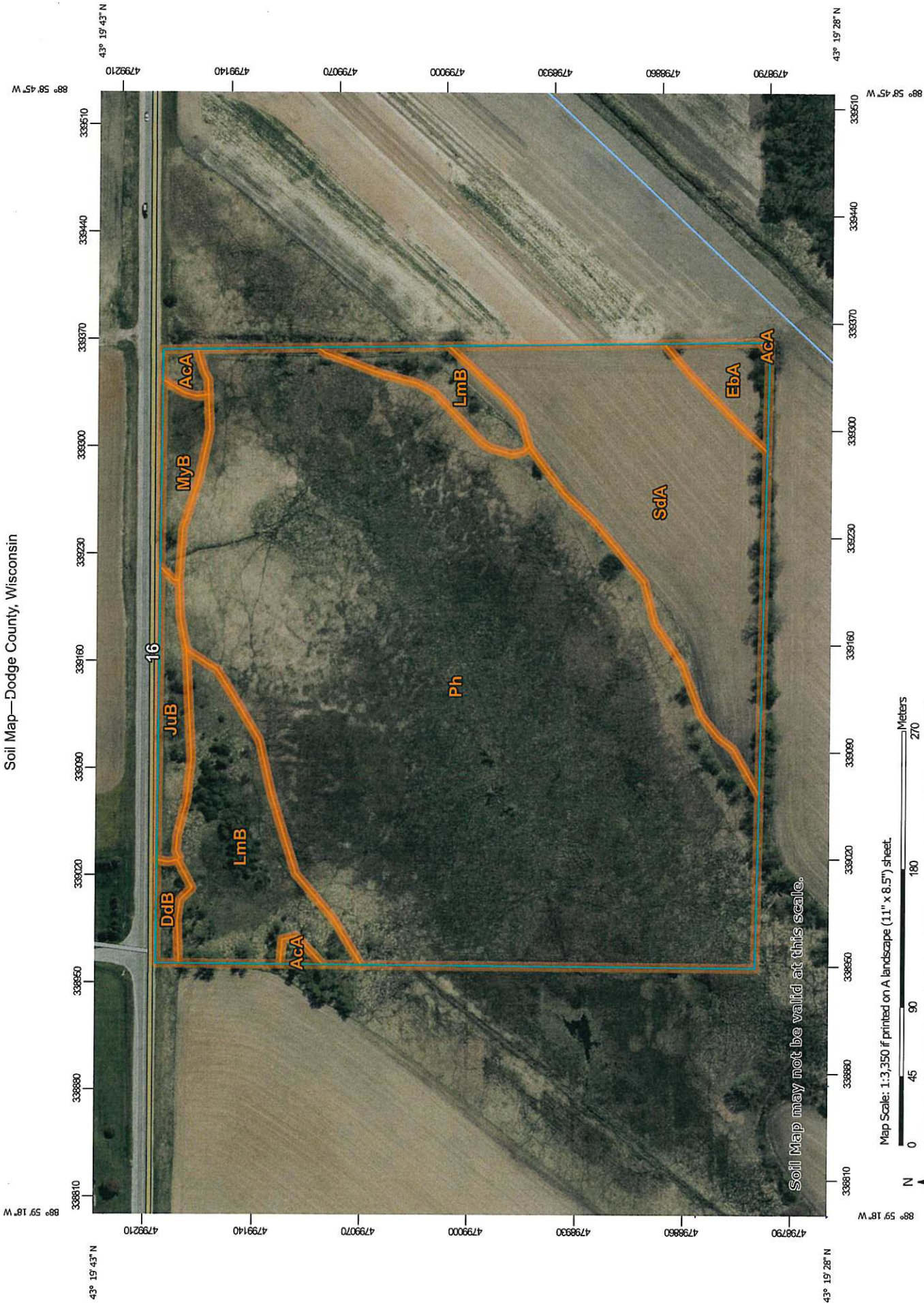
N3867 Baden Street • P.O. Box 250 • Columbus, WI 53925-0250

*Complete Grain Marketing and Transportation Services*





Soil Map—Dodge County, Wisconsin



## MAP LEGEND

|                               |                                                                                     |                               |                                                                                     |              |                                                                                     |                               |                                                                                     |                                                                                     |                            |                                                                                     |                                                                                     |                             |                                                                                     |                                                                                     |                               |                                                                                     |                                                                                     |                       |                                                                                     |                                                                                     |                           |                                                                                     |                                                                                     |                       |                                                                                     |                                                                                     |              |                                                                                     |                                                                                     |                            |                                                                                     |                                                                                     |                  |                                                                                     |                                                                                     |                    |                                                                                     |                                                                                     |                    |                                                                                     |                                                                                     |                   |                                                                                     |                                                                                     |                           |
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| <b>Area of Interest (AOI)</b> |  | <b>Area of Interest (AOI)</b> |  | <b>Soils</b> |  | <b>Soil Map Unit Polygons</b> |  |  | <b>Soil Map Unit Lines</b> |  |  | <b>Soil Map Unit Points</b> |  |  | <b>Special Point Features</b> |  |  | <b>Water Features</b> |  |  | <b>Streams and Canals</b> |  |  | <b>Transportation</b> |  |  | <b>Rails</b> |  |  | <b>Interstate Highways</b> |  |  | <b>US Routes</b> |  |  | <b>Major Roads</b> |  |  | <b>Local Roads</b> |  |  | <b>Background</b> |  |  | <b>Aerial Photography</b> |
|-------------------------------|-------------------------------------------------------------------------------------|-------------------------------|-------------------------------------------------------------------------------------|--------------|-------------------------------------------------------------------------------------|-------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------|

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dodge County, Wisconsin  
Survey Area Data: Version 19, Sep 6, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 13, 2020—Aug 16, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

| Map Unit Symbol                    | Map Unit Name                                                         | Acres in AOI | Percent of AOI |
|------------------------------------|-----------------------------------------------------------------------|--------------|----------------|
| AcA                                | Ackmore silt loam, 0 to 3 percent slopes                              | 0.3          | 0.7%           |
| DdB                                | Dodge silt loam, 2 to 6 percent slopes                                | 0.3          | 0.7%           |
| EbA                                | Elburn silt loam, 0 to 3 percent slopes                               | 0.6          | 1.6%           |
| JuB                                | Juneau silt loam, 2 to 6 percent slopes                               | 0.8          | 2.0%           |
| LmB                                | Lamartine silt loam, 2 to 6 percent slopes                            | 3.8          | 9.8%           |
| MyB                                | Miami silt loam, 2 to 6 percent slopes                                | 0.7          | 1.7%           |
| Ph                                 | Pella silty clay loam, cool, 0 to 2 percent slopes                    | 26.5         | 67.4%          |
| SdA                                | St. Charles silt loam, moderately well drained, 0 to 2 percent slopes | 6.4          | 16.2%          |
| <b>Totals for Area of Interest</b> |                                                                       | <b>39.3</b>  | <b>100.0%</b>  |



Map Scale: 1:3,350 if printed on A landscape (11" x 8.5") sheet.

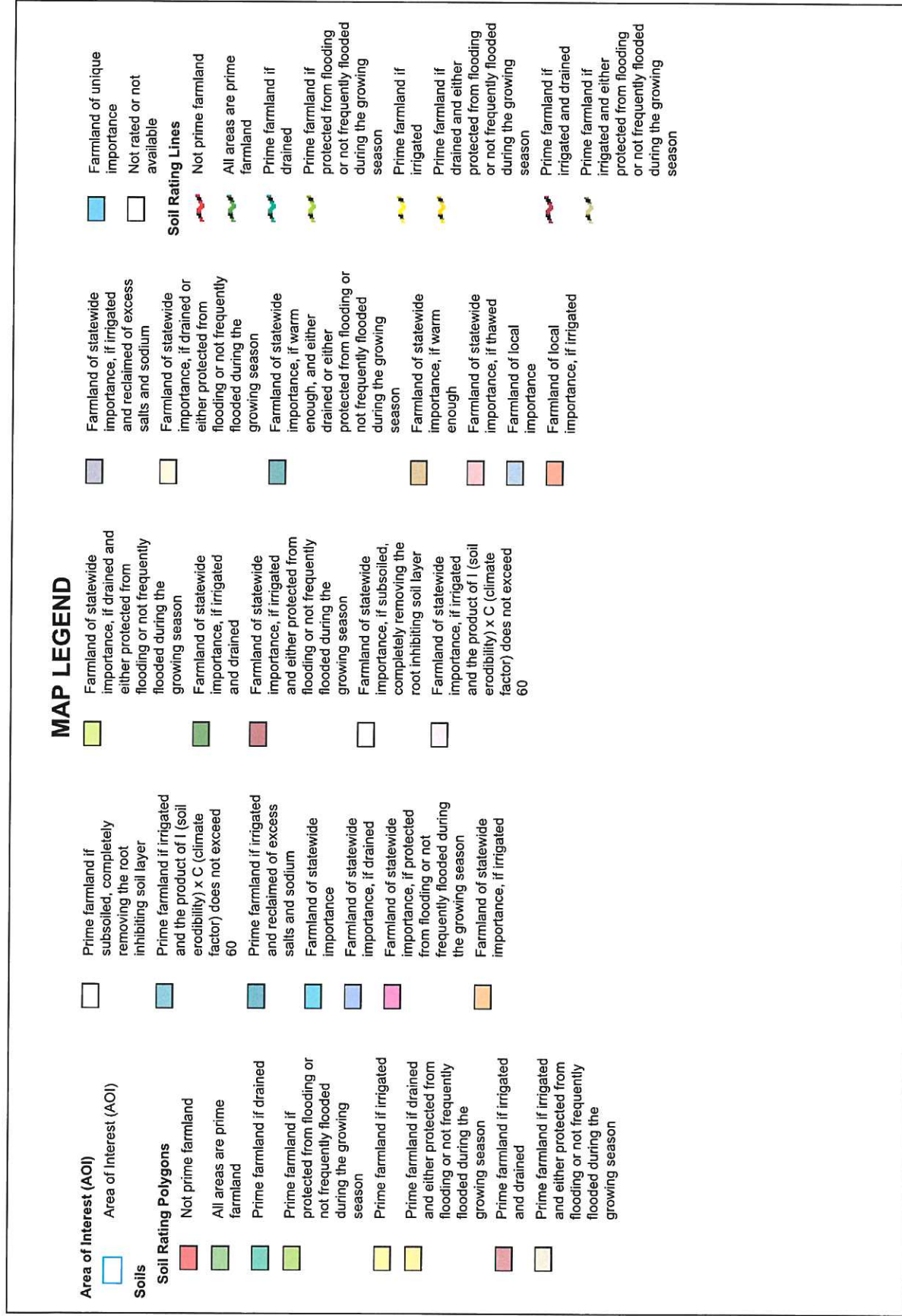


Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84



Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey



# Farmland Classification—Dodge County, Wisconsin

|                                                                                     |                                                                                                                  |                                                                                     |                                                                                                                                       |                                                                                     |                                                                                                                                                            |                                                                                   |                                                                                                                    |                                                                                   |                                                                                                                  |
|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
|  | Prime farmland if subsoiled, completely removing the root inhibiting soil layer                                  |  | Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season   |  | Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium                                                                    |  | Farmland of unique importance                                                                                      |  | Prime farmland if subsoiled, completely removing the root inhibiting soil layer                                  |
|  | Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60      |  | Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season |  | Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season                         |  | Not prime farmland                                                                                                 |  | Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60      |
|  | Prime farmland if irrigated and reclaimed of excess salts and sodium                                             |  | Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season |  | Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season |  | Prime farmland if drained                                                                                          |  | Prime farmland if irrigated and reclaimed of excess salts and sodium                                             |
|  | Farmland of statewide importance                                                                                 |  | Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season |  | Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season |  | Prime farmland if not frequently flooded during the growing season                                                 |  | Farmland of statewide importance                                                                                 |
|  | Farmland of statewide importance, if drained                                                                     |  | Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer                                    |  | Farmland of statewide importance, if warm enough                                                                                                           |  | Prime farmland if irrigated                                                                                        |  | Farmland of statewide importance, if drained                                                                     |
|  | Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season |  | Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60        |  | Farmland of statewide importance, if thawed enough                                                                                                         |  | Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season |  | Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season |
|  | Farmland of statewide importance, if irrigated                                                                   |  | Farmland of local importance                                                                                                          |  | Farmland of local importance, if irrigated                                                                                                                 |  | Prime farmland if irrigated and drained                                                                            |  | Farmland of statewide importance, if irrigated                                                                   |
|                                                                                     |                                                                                                                  |                                                                                     |                                                                                                                                       |                                                                                     |                                                                                                                                                            |                                                                                   | Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season |                                                                                   |                                                                                                                  |

## Farmland Classification—Dodge County, Wisconsin

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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| <p>Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season</p> <p>Farmland of statewide importance, if irrigated and drained</p> <p>Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season</p> <p>Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer</p> <p>Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60</p> | <p>Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium</p> <p>Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season</p> <p>Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season</p> <p>Farmland of statewide importance, if warm enough</p> <p>Farmland of statewide importance, if thawed</p> <p>Farmland of local importance</p> <p>Farmland of local importance, if irrigated</p> | <p>Farmland of unique importance</p> <p>Not rated or not available</p> <p><b>Water Features</b></p> <p>Streams and Canals</p> <p><b>Transportation</b></p> <p>Rails</p> <p>Interstate Highways</p> <p>US Routes</p> <p>Major Roads</p> <p>Local Roads</p> <p><b>Background</b></p> <p>Aerial Photography</p> | <p>The soil surveys that comprise your AOI were mapped at 1:15,800.</p> <p>Warning: Soil Map may not be valid at this scale.</p> <p>Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.</p> <p>Please rely on the bar scale on each map sheet for map measurements.</p> <p>Source of Map: Natural Resources Conservation Service<br/>Web Soil Survey URL:<br/>Coordinate System: Web Mercator (EPSG:3857)</p> <p>Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.</p> <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p> <p>Soil Survey Area: Dodge County, Wisconsin<br/>Survey Area Data: Version 19, Sep 6, 2022</p> <p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p> <p>Date(s) aerial images were photographed: May 13, 2020—Aug 16, 2020</p> <p>The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.</p> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## Farmland Classification

| Map unit symbol                    | Map unit name                                                         | Rating                       | Acres in AOI | Percent of AOI |
|------------------------------------|-----------------------------------------------------------------------|------------------------------|--------------|----------------|
| AcA                                | Ackmore silt loam, 0 to 3 percent slopes                              | Prime farmland if drained    | 0.3          | 0.7%           |
| DdB                                | Dodge silt loam, 2 to 6 percent slopes                                | All areas are prime farmland | 0.3          | 0.7%           |
| EbA                                | Elburn silt loam, 0 to 3 percent slopes                               | Prime farmland if drained    | 0.6          | 1.6%           |
| JuB                                | Juneau silt loam, 2 to 6 percent slopes                               | All areas are prime farmland | 0.8          | 2.0%           |
| LmB                                | Lamartine silt loam, 2 to 6 percent slopes                            | Prime farmland if drained    | 3.8          | 9.8%           |
| MyB                                | Miami silt loam, 2 to 6 percent slopes                                | All areas are prime farmland | 0.7          | 1.7%           |
| Ph                                 | Pella silty clay loam, cool, 0 to 2 percent slopes                    | Prime farmland if drained    | 26.5         | 67.4%          |
| SdA                                | St. Charles silt loam, moderately well drained, 0 to 2 percent slopes | All areas are prime farmland | 6.4          | 16.2%          |
| <b>Totals for Area of Interest</b> |                                                                       |                              | <b>39.3</b>  | <b>100.0%</b>  |

## Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

## Rating Options

*Aggregation Method:* No Aggregation Necessary

*Tie-break Rule:* Lower



## Full Report

Property Location : Not Available

## Owner:

Wilcrest Llc  
W2252 Harver Ct  
Brownsville, WI 53006

Owner Occupied:  
Property Address:

County: Dodge

Taxed by: Town Of Elba

Taxkey # 01410132021000

## Assessments

| Assessment Year | Property Class            | Land Assessment | Improvement Assessment | Total Assessment | Percent Of Change | Acres  | Ratio       |
|-----------------|---------------------------|-----------------|------------------------|------------------|-------------------|--------|-------------|
| 2022            | Undeveloped               | \$ 31,900       |                        | \$ 31,900        |                   | 32.664 |             |
| 2022            | Agricultural Land         | \$ 2,100        |                        | \$ 2,100         |                   | 6.000  |             |
| - 2022          | Total of Multiple Classes | \$ 34,000       |                        | \$ 34,000        | 34.387 ↑          | 38.664 | 1.004763983 |
| + 2021          | Total of Multiple Classes | \$ 25,300       |                        | \$ 25,300        | 0.000 -           | 38.664 | 0.827068166 |
| + 2020          | Total of Multiple Classes | \$ 25,300       |                        | \$ 25,300        | 0.000 -           | 38.664 | 0.851304088 |
| + 2019          | Total of Multiple Classes | \$ 25,300       |                        | \$ 25,300        | -0.394 ↓          | 38.664 | 0.890919264 |
| + 2018          | Total of Multiple Classes | \$ 25,400       |                        | \$ 25,400        | 0.395 ↑           | 38.664 | 0.926133518 |
| + 2017          | Total of Multiple Classes | \$ 25,300       |                        | \$ 25,300        | -0.394 ↓          | 38.664 | 0.945247607 |
| + 2016          | Total of Multiple Classes | \$ 25,400       |                        | \$ 25,400        | 0.000 -           | 38.664 | 0.981986051 |
| + 2015          | Total of Multiple Classes | \$ 25,400       |                        | \$ 25,400        | 40.331 ↑          | 38.664 | 1.006065298 |
| + 2014          | Total of Multiple Classes | \$ 18,100       |                        | \$ 18,100        | 0.000 -           | 38.664 | 0.931036652 |

## Taxes

| Tax Year | Total Tax | First Dollar | Lottery Credit | Net Tax  | Special Taxes | Special Assessment | Special Charges | Full Pay Amount | Ratio       |
|----------|-----------|--------------|----------------|----------|---------------|--------------------|-----------------|-----------------|-------------|
| 2022     | \$474.11  |              |                | \$474.11 |               |                    |                 | \$474.11        | 1.004763983 |
| 2021     | \$486.66  |              |                | \$486.66 |               |                    |                 | \$486.66        | 0.827068166 |
| 2020     | \$511.31  |              |                | \$511.31 |               |                    |                 | \$511.31        | 0.851304088 |
| 2019     | \$448.04  |              |                | \$448.04 |               |                    |                 | \$448.04        | 0.890919264 |
| 2018     | \$439.95  |              |                | \$439.95 |               |                    |                 | \$439.95        | 0.926133518 |
| 2017     | \$440.59  |              |                | \$440.59 |               |                    |                 | \$440.59        | 0.945247607 |
| 2016     | \$444.16  |              |                | \$444.16 |               |                    |                 | \$444.16        | 0.981986051 |
| 2015     | \$453.10  |              |                | \$453.10 |               |                    |                 | \$453.10        | 1.006065298 |
| 2014     | \$361.69  |              |                | \$361.69 |               |                    |                 | \$361.69        | 0.931036652 |

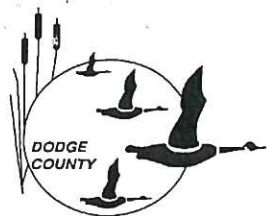
## Assessor

|                        |                                 |                |
|------------------------|---------------------------------|----------------|
| Building Square Feet : | Year Built :                    | Township : 10N |
| Bedrooms :             | Year Remodeled :                | Range : 13E    |
| Full Baths :           | Effective Year Built :          | Section : 20   |
| 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 : 1183 Columbus |                |
| Zoning :               | Historic Designation :          |                |

## Legal Description

NE1/4 NW1/4 Sec 20 Ex Hwy Desc In Doc# 1009840

Information provided is deemed reliable but not guaranteed (2021)



# Dodge County

## Land Resources and Parks Department

127 East Oak Street · Juneau, WI 53039-1329  
PHONE: (920) 386-3700 · FAX: (920) 386-3979  
EMAIL: [landresources@co.dodge.wi.us](mailto:landresources@co.dodge.wi.us)

February 21, 2023

Stan Jones  
818 N Church St.  
Watertown, WI 53098

RE: County Board Resolution – Rezoning Petition County ID# 2022-1003

Owner: Wilcrest LLC

PIN# 014-1013-2021-000

Part of the NE ¼ of the NW ¼, Section 20, Town of Elba, located along the south side of STH 60 approximately 900 feet west of the intersection of STH 60 and Ninabuck Road.

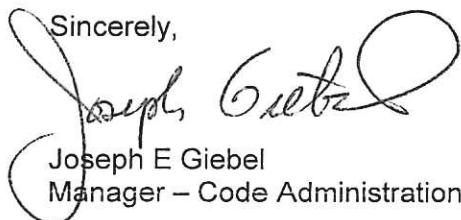
Dear Stan Jones:

On February 20, 2023, the Dodge County Board of Supervisors took up your petition, as agent for Wilcrest LLC, to rezone an approximate 11' X 563' strip of land (0.142-acres) out of the wetland district in order to allow filling and grading of the agricultural driveway area that will be associated with the conversion of this agricultural driveway to a residential driveway.

This letter is to inform you that the Dodge County Board voted to approve your rezoning request. We are now in the process of updating our maps and records to reflect the zoning change.

If you have any questions regarding the County Boards Decision, feel free to contact this office at any time so that we may be of assistance.

Sincerely,



Joseph E Giebel  
Manager – Code Administration

cc: Wilcrest LLC

**\*\*NOTE\*\***

**THIS PLACARD SHOULD BE POSTED IN PLAIN VIEW FROM THE ROAD  
AT THE CONSTRUCTION SITE.**

This certifies that

# LAND USE PERMIT

Number **2023-0129**

has been issued to **WILCREST LLC**  
in compliance with the requirements of the Dodge County Land Use Code  
for a **DRIVEWAY** located in

Section 20, T10N; R13E; PIN: **014-1013-2021-000**.

Town of ELBA

Permit expires MARCH 8, 2024.

Dated MARCH 9, 2023

  
Agent for Dodge County



Dodge County Land Resources and Parks Department • 127 E. Oak Street • Juneau, WI 53039 • (920) 386-3700x2

**Wildcrest LLC**  
**Town of Elba, Sec. 20**

The data used to create this map is a compilation of records, information, and data from various city, county and state offices, and other sources. This map is only advisory, does not replace a survey, and may not be used for any legal purpose. Dodge County assumes no liability for any use or misuse of this information.

1734-000  
HEIN FARMS  
62.5 ac.

17

STATE ROAD 16 & 60 (16) (60)

2022-000  
HENKE  
32.8 ac.

2021-000  
WILCREST LLC  
38.7 ac.

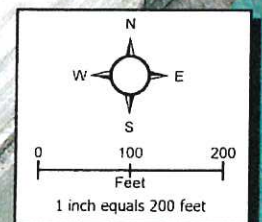
2012-000  
NEHMER  
34.9 ac.

20

2023-000  
HENKE

2024-000  
HENKE  
40 ac.

-  Wildcrest LLC Property
-  Tax Parcels
-  DNR Wetland
-  Area to be Removed From Wetland





## 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)).

|                                                                                                                                         |                    |                          |                                       |                                                                      |                                  |                                          |                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------------|---------------------------------------|----------------------------------------------------------------------|----------------------------------|------------------------------------------|----------------------------------|
| Property Owner<br><u>Bill Buske</u>                                                                                                     |                    |                          |                                       | Property Location<br>Govt. Lot <u>NE 1/4 NW 1/4 S 20 T 10 N R 13</u> |                                  |                                          |                                  |
| Property Owner's Mailing Address<br><u>975 Barabian Ct</u>                                                                              |                    |                          |                                       | Site Address or CSM and Lot #:                                       |                                  |                                          |                                  |
| City<br><u>Oshkosh</u>                                                                                                                  | State<br><u>WI</u> | Zip Code<br><u>54901</u> | Phone Number<br><u>(920) 948-2537</u> | <input type="checkbox"/> City                                        | <input type="checkbox"/> Village | <input checked="" type="checkbox"/> Town | Nearest Road<br><u>Hwy 16-60</u> |
| <input checked="" type="checkbox"/> New Construction Use: <input checked="" type="checkbox"/> Residential / Number of bedrooms <u>4</u> |                    |                          |                                       | Code derived designflow rate <u>600</u> GPD                          |                                  |                                          |                                  |
| <input type="checkbox"/> Replacement <input type="checkbox"/> Public or commercial - Describe: _____                                    |                    |                          |                                       | Flood Plan elevation if applicable _____ ft.                         |                                  |                                          |                                  |
| Parent material _____                                                                                                                   |                    |                          |                                       |                                                                      |                                  |                                          |                                  |
| General comments and recommendations:                                                                                                   |                    |                          |                                       |                                                                      |                                  |                                          |                                  |

|         |           |                                                                            |                                       |                                                          |                       |             |          |       |        |        |
|---------|-----------|----------------------------------------------------------------------------|---------------------------------------|----------------------------------------------------------|-----------------------|-------------|----------|-------|--------|--------|
| 1       | Boring #  | <input type="checkbox"/> Boring<br><input checked="" type="checkbox"/> Pit | Ground surface elev. <u>96.5</u> ft.  | Depth to limiting factor <u>30</u> in. / elev. _____ ft. | Soil Application Rate |             |          |       |        |        |
|         |           |                                                                            |                                       |                                                          | GPD/F <sup>2</sup>    |             |          |       |        |        |
| Horizon | Depth In. | Dominant Color Munsell                                                     | Redox Description Qu. Az. Cont. Color | Texture                                                  | Structure Gr. Sz. Sh. | Consistence | Boundary | Roots | *Eff#1 | *Eff#2 |
| 1       | 0-12      | 10YR3/2                                                                    | —                                     | Sil                                                      | 2 fgr                 | mfr         | as       | 1uf   | .6     | .8     |
| 2       | 12-30     | 10YR4/3                                                                    | —                                     | Sicl                                                     | 2 fgr                 | mfr         | cs       | 1uf   | .4     | .6     |
| 3       | 30-40     | 10YR4/3                                                                    | C2d 7.5YR5/8                          | Sicl                                                     | 1 fgr                 | mfr         | cs       | —     | .2     | .3     |
| 4       | 40-55     | 10YR6/4                                                                    | —                                     | lwg                                                      | 1 fgr                 | mfr         | cs       | —     | .4     | .6     |
| 5       | 55-65     | 10YR2/4                                                                    | fr 7.5YR5/8                           | lwg                                                      | 1 fgr                 | mfr         | —        | —     | .4     | .6     |

|         |           |                                                                            |                                       |                                                          |                       |             |          |       |        |        |
|---------|-----------|----------------------------------------------------------------------------|---------------------------------------|----------------------------------------------------------|-----------------------|-------------|----------|-------|--------|--------|
| 2       | Boring #  | <input type="checkbox"/> Boring<br><input checked="" type="checkbox"/> Pit | Ground surface elev. <u>97.0</u> ft.  | Depth to limiting factor <u>28</u> in. / elev. _____ ft. | Soil Application Rate |             |          |       |        |        |
|         |           |                                                                            |                                       |                                                          | GPD/F <sup>2</sup>    |             |          |       |        |        |
| Horizon | Depth In. | Dominant Color Munsell                                                     | Redox Description Qu. Az. Cont. Color | Texture                                                  | Structure Gr. Sz. Sh. | Consistence | Boundary | Roots | *Eff#1 | *Eff#2 |
| 1       | 0-12      | 10YR3/2                                                                    | —                                     | Sil                                                      | 2 fgr                 | mfr         | cs       | 1uf   | .6     | .8     |
| 2       | 12-28     | 10YR4/3                                                                    | —                                     | Sicl                                                     | 2 fgr                 | mfr         | cs       | 1uf   | .4     | .6     |
| 3       | 28-39     | 10YR4/3                                                                    | C2d 7.5YR5/8                          | Sicl                                                     | 1 fgr                 | mfr         | —        | —     | .2     | .3     |

|                                                |                                             |                                         |
|------------------------------------------------|---------------------------------------------|-----------------------------------------|
| CST Name (Please Print)<br><u>Brian Wright</u> | Signature<br><u>[Signature]</u>             | CST Number<br><u>220442</u>             |
| Address<br><u>PO Box 26</u>                    | Date Evaluation Conducted<br><u>7/25/22</u> | Telephone Number<br><u>920 623 4517</u> |

Columbus, WI 53925  
Effluent #1 = BOD > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

\* Effluent #2 = BOD, ≤ 30 mg/L and TSS ≤ 30 mg/L

3

Boring #

☐ Boring  
☒ Pit
Ground surface elev. 95.9 ft.Depth to limiting factor 32 in. / elev.      ft.Page 2 of     

| Horizon | Depth In. | Dominant Color Munsell | Redox Description Qu. Az. Cont. Color | Texture | Structure Gr. Sz. Sh. | Consistence | Boundary | Roots | Soil Application Rate |        |
|---------|-----------|------------------------|---------------------------------------|---------|-----------------------|-------------|----------|-------|-----------------------|--------|
|         |           |                        |                                       |         |                       |             |          |       | GPD/Ft <sup>2</sup>   |        |
|         |           |                        |                                       |         |                       |             |          |       | *Eff#1                | *Eff#2 |
| 1       | 0-11      | 10YR3/2                | -                                     | Sil     | 2fgr                  | mf          | CS       | 1ub   | .6                    | .8     |
| 2       | 11-32     | 10YR4/3                | -                                     | Sil     | 2fgr                  | mf          | CS       | 1ub   | .4                    | .6     |
| 3       | 32-47     | 10YR4/3                | O2 7.5YR5/1                           | Sil     | 1fgr                  | mf          | -        | -     | .2                    | .3     |
|         |           |                        | 10YR6/2                               |         |                       |             |          |       |                       |        |
|         |           |                        |                                       |         |                       |             |          |       |                       |        |
|         |           |                        |                                       |         |                       |             |          |       |                       |        |
|         |           |                        |                                       |         |                       |             |          |       |                       |        |
|         |           |                        |                                       |         |                       |             |          |       |                       |        |

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/Ft <sup>2</sup>   |        |
|         |           |                        |                                       |         |                       |             |          |       | *Eff#1                | *Eff#2 |
|         |           |                        |                                       |         |                       |             |          |       |                       |        |
|         |           |                        |                                       |         |                       |             |          |       |                       |        |
|         |           |                        |                                       |         |                       |             |          |       |                       |        |
|         |           |                        |                                       |         |                       |             |          |       |                       |        |
|         |           |                        |                                       |         |                       |             |          |       |                       |        |
|         |           |                        |                                       |         |                       |             |          |       |                       |        |
|         |           |                        |                                       |         |                       |             |          |       |                       |        |
|         |           |                        |                                       |         |                       |             |          |       |                       |        |

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/Ft <sup>2</sup>   |        |
|         |           |                        |                                       |         |                       |             |          |       | *Eff#1                | *Eff#2 |
|         |           |                        |                                       |         |                       |             |          |       |                       |        |
|         |           |                        |                                       |         |                       |             |          |       |                       |        |
|         |           |                        |                                       |         |                       |             |          |       |                       |        |
|         |           |                        |                                       |         |                       |             |          |       |                       |        |
|         |           |                        |                                       |         |                       |             |          |       |                       |        |
|         |           |                        |                                       |         |                       |             |          |       |                       |        |
|         |           |                        |                                       |         |                       |             |          |       |                       |        |

\* Effluent #1 = BOD &gt; 30 ≤ 220 mg/L and TSS &gt; 30 ≤ 150 mg/L

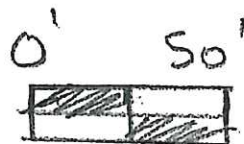
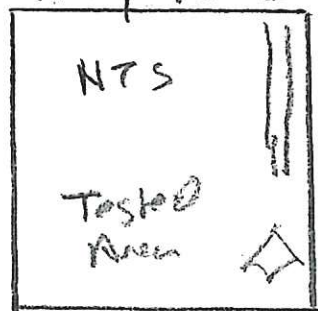
\* Effluent #2 = BOD, ≤ 30 mg/L and TSS ≤ 30 mg/L

NE 1/4 NW 1/4 S20 T10 N R13E

Page 3

Elba Dodge

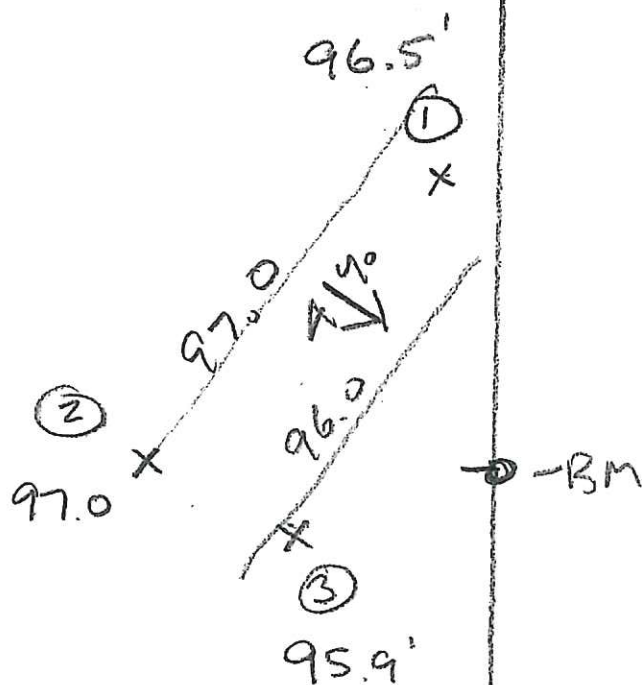
May 16. 60



Scale 1" = 50'

Slope →

Bore X



Bm Lag screw w/ orange Ribbon  
in 30" Oak Tree