



Dane County Planning & Development

Land Division Review

March 27, 2024

Williamson Surveying
104A West Main St.
Waunakee, WI 53597

Re: SCHLIECKAU (10804)
COTTAGE GROVE, S 19
Lot 1 – 2.00 acres RR-2
Lot 2 – 4.12 acres RR-4
Lot 3 – 10.66 acres NR-C
Rezone Petition: 12009, FP-1 to RR-2, RR-4 and NR-C

Attn: Chris Adams, S-2748

The proposed CSM is creating two lots for residential purposes via transfer of development rights. This application is hereby conditionally approved as follows:

1. This review is specifically for the preliminary Certified Survey Map that was submitted for review. Any alteration, modification and/or revisions made after this review may be subject to a new submittal. County staff reserves the right to require a new application based on the nature and extent of the changes.
2. The document is to be completed in accordance with S.236.34, Wisconsin State Statutes.
3. Rezone Petition #12009 is to become effective and all conditions established are to be timely satisfied. (*County Board approved the Petition on March 7, 2024*)

- *Recording of an approved CSM*

DEED RESTRICTION REQUIRED

This amendment will be effective if within 90 days of its adoption by Dane County the owner or owners of the land record the following restriction(s) on said land:

1. Owners of the TDR-S sending properties shall record deed restrictions prohibiting nonfarm development on a minimum of 35 acres, as follows:
 - a. Wayne and Patricia Wollin shall record a deed restriction prohibiting nonfarm development on tax parcel 0711-024-9000-7 (SW 1/4 of the SE 1/4, section 2, Town of Cottage Grove).
 - b. Viney Acres LLC shall record a deed restriction prohibiting nonfarm development on tax parcel 0711-253-9500-5 (SE 1/4 of the SW 1/4, section 25, Town of Cottage Grove).
2. A deed notice document shall be recorded on the proposed RR-2 and RR-4 lots (CSM Lots 1 and 2) to indicate they were created via a Transfer of Development Rights.
3. A deed restriction shall be recorded on the proposed NR-C lot (CSM Lot 3) to prohibit residential development.

4. Lot 1 is to be a minimum of 2.00 acres net, excluding any lands for right-of-way purposes.
5. If there are lands being dedicated to the public for right-of-way purposes, they are to be clearly shown.
6. All owners of record are to be included in the owner's certificate. A certificate of consent by all mortgagees/vendors shall be included and satisfied if relevant.
County records indicate the following owners:
 - *JEFF SCHLIECKAU*
7. The required approval certificates are to be executed.
 - *Town of Cottage Grove*
 - *City of Madison Planning (extra-territorial jurisdiction)*
 - *Dane County*
8. Comments from the Dane County Surveyor are to be satisfied:
 - *Please use a different symbol than the solid dot at the end of the leaders throughout the map as it could be confused with the legend. 236.20(2)(i) & 236.20(3)(d)*
 - *Remove dedication language from the Owner's and Mortgagee Certificates and the Town Approval Certificate, as no dedications are present. 236.34(1m)(e)*
 - *Surveyor may want to enter the title work file number to the note on sheet 5.*
9. The recordable document is to be submitted for final review.

When the above conditions have been fully satisfied, the original document along with a copy of this letter may be submitted for final review and the authorized Dane County representative approving signature will be affixed. Please allow for ten (10) working days for approving signature.

If you would like county staff to deliver the recordable document(s) to the Register of Deeds office for recording, please include a check made out to Register of Deeds. Register of Deeds department charges \$30 per document. Please contact myself with any questions regarding this letter.

Sincerely,

Daniel Everson
Assistant Zoning Administrator
267.1541

CC:
Town of Cottage Grove
City of Madison Planning

