



Dane County Planning & Development

Land Division Review

September 9, 2014

D'Onofrio Kottke and Associates, Inc.
7530 Westward Way
Madison, WI 53717

Re: St. Joseph's Ventures (CSM 9639)
Town of Madison, Section 34
(2 lots, 2.27 acres)
Current zoning is C-1, commercial

Attn: Brett Stoffregan, S-2742

The Dane County Zoning and Land Regulation Committee at its August 26th meeting approved the 2-lot proposed Certified Survey map and is hereby conditionally approved as follows:

1. The document is to be completed in accordance with S.236.34, Wisconsin State Statutes.
2. A stormwater management permit, issued by the Land & Water Resources Department, is required prior to any development on the proposed parcel.
 - *DCCO Ch. 14.46(3), A stormwater control permit under sec. 14.49 shall be required and all stormwater management provisions of this chapter shall apply to any of the following activities within Dane County: Any development that requires a certified survey map, as defined in the applicable local land division ordinance(s); for property intended for commercial or industrial use.*
3. All owners of record are to be included in the owner's certificates. County records indicate that FAIT PARTNERS LLC is the owner.
 - *Certificate of consent by all mortgagees/vendors shall be included and satisfied, if relevant.*
4. The owners certificate is to include "we also certify that this certified survey map is required by S. 75.17 (1)(a), Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval."
5. The required approval certificates are to be satisfied prior to final submittal.
 - *Town of Madison*
 - *City of Madison*

6. Comments from the Dane County Surveyor are to be satisfied:
 - a. *If possible, show the centerline of the highway and opposite r/w line. 236.20(2)(h)*
 - b. *Remove the word "dedicated" from both the Owner's Certificate and Mortgage Certificate, as no dedications are present. 236.34(1)(e)*
7. The recordable document is to be submitted for review and approval.

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 Dane County approving signature will be affixed. Please allow for ten (10) working days for approving signature.

Sincerely,

Dan Everson
Assistant Zoning Administrator
267.1541

CC:
Clerk, Town of Madison
City of Madison Planning – Tim Parks
Land & Water Resources Dept. – Jeremy Balousek



Town of Madison

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August 19, 2014

Dane County Land Regulations
Mr. Dan Everson
City-County Building - Room 116
210 Martin Luther King Jr. Blvd.
Madison, WI 53703

Subject: Town Board Action on Proposed Certified Survey Map
St. Joseph's Ventures LLC Property, Town of Madison

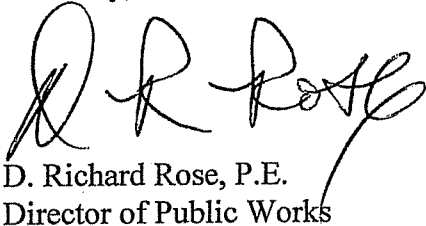
Dear Dan:

At the Town Board meeting held on Monday, August 18, 2014, the Town Board voted to approve the proposed certified survey map prepared by D'Onofrio Kottke & Associates for the St. Joseph's Ventures LLC property located at 1902 W. Beltline Highway, with the following conditions:

1. Owner shall comply with all State, County and Local subdivision ordinances and statutes.
2. Owner shall comply with City of Madison and Dane County conditions of approval.
3. C.S.M. shall include the name of the Town Clerk, Renee Schwass, in the signature block on page 4.
4. Surveyor shall insert dimensions where needed to confirm that the proper setbacks will exist between the existing building and the proposed lot lines.
5. Owner shall reimburse the Town for any required MMSD fees due to the creation of a new lot.
6. A copy of the recorded C.S.M. shall be provided to the Town of Madison,

If you have any questions regarding this matter, please contact me at (608) 210-7207. Thank you.

Sincerely,



D. Richard Rose, P.E.
Director of Public Works

Cc: Bruce Hollar, D'Onofrio Kottke & Associates