



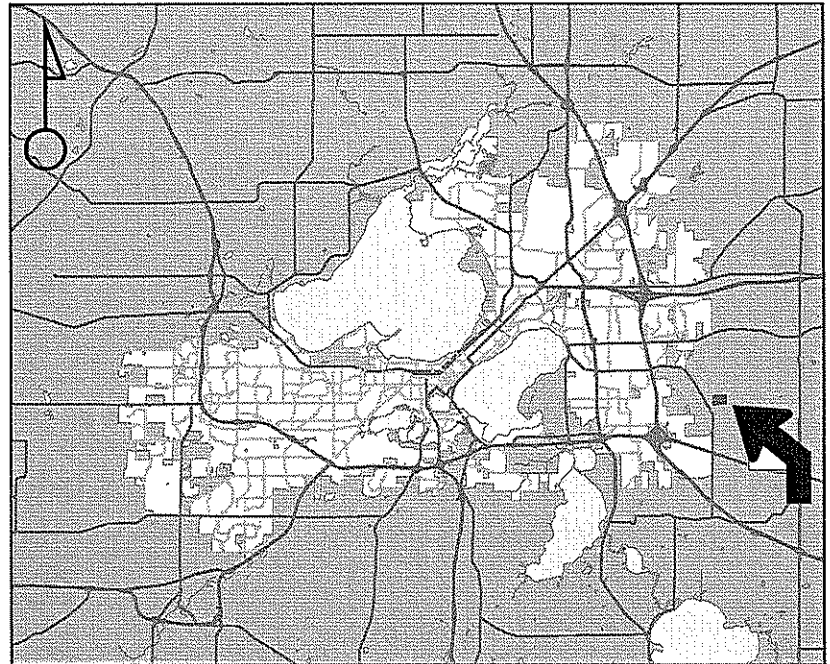
CSM Name
Schlueter CSM
 Location
3897 Vilas Hope Road

Applicant
**Melroy Schlueter – Schlueter Living Trust/
 Eric Sandsnes – Royal Oak Engineering**

Within City Outside City

Proposed Use
**4 Lots in the Town of
 Cottage Grove**

Public Hearing Date
 Plan Commission
10 January 2011



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 30 December 2010





**SUBDIVISION APPLICATION
Madison Plan Commission**

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

**** Please read both pages of the application completely and fill in all required fields****
This application form may also be completed online at www.cityofmadison.com/planning/plan.html

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

1a. Application Type.

- Preliminary Subdivision Plat Final Subdivision Plat Land Division/ Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: _____

1b. Review Fees. Make checks payable to "City Treasurer."

- For **Preliminary** and **Final Plats**, an application fee of \$200, plus \$35 per lot or outlot contained on the plat drawing.
- For **Certified Survey Maps**, an application fee of \$200 plus \$150 per lot and outlot contained on the certified survey.

2. Applicant Information.

Name of Property Owner: Schlueter Living Trust Representative, if any: Melroy Schlueter
Street Address: 3897 Vilas Hope Road City/State: Cottage Grove, WI Zip: 53527
Telephone: (608) 212-3940 Fax: () Email: _____

Firm Preparing Survey: Royal Oak Engineering, Inc. Contact: Eric W. Sandsnes
Street Address: 5610 Medical Circle, Ste 6 City/State: Madison, WI Zip: 53719
Telephone: (608) 274-0500, x13 Fax: (608) 274-4530 Email: esandsnes@royaloakengineering.com

Check only ONE - ALL Correspondence on this application should be sent to: Property Owner Survey Firm

3a. Project Information.

Parcel Address: 3897 Vilas Hope Road in the City or Town of: Cottage Grove
Tax Parcel Number(s): 0711-182-8000-6 School District: Cottage Grove
Existing Zoning District(s): A-1(EX) Development Schedule: Fall 2010 to Spring 2011
Proposed Zoning District(s) (if any): R-1 & RH-1 **Please provide a Legal Description on your CSM or plat.**

3b. For Surveys Located Outside the Madison City Limits in the City's Extraterritorial Jurisdiction:

Date of Approval by Dane County: 10/07/2010 Date of Approval by Town: 09/07/2010

In order for an extraterritorial request to be processed, a copy of the approval letters from both the town and Dane County must be submitted.

4. Survey Contents and Description. Complete table as it pertains to the survey; do not complete gray areas.

Land Use	Lots	Outlots	Acres	Land Use	Lots	Outlot	Acres
Residential	1		4.56	Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Retail/Office				Outlots Maintained by a Private Group or Association			
Industrial							
Other (state use)	1 A-4		18.07				
PROJECT TOTAL	<u>3</u>		<u>57</u>				

OVER →

5. Required Submittals. Your application is required to include the following (check all that apply):

- Surveys** (prepared by a Registered Land Surveyor):
 - For Preliminary Plats, **eighteen (18) copies** of the drawing drawn to scale are required. The drawing is required to provide all information as it pertains to the proposed subdivision as set forth in Section 16.23 (7)(a) of the Madison General Ordinances. The drawings shall include, but are not limited to, a description of existing site conditions and natural features, delineation of all public and private utilities that serve the site (denote field located versus record drawings), the general layout of the proposed subdivision, the dimensions of lots and outlots, widths of existing and proposed rights of way, topographic information, and any other information necessary for the review of the proposed subdivision.
 - For Final Plats, **sixteen (16) copies** of the drawing are required to be submitted. The final plat shall be drawn to the specifications of Section 236.20 of the Wisconsin Statutes.
 - For Certified Survey Maps (CSM), **sixteen (16) copies** of the drawing are required. The drawings shall include all of the information set forth in Sections 16.23 (7)(a) & (d) of the Madison General Ordinances, including existing site conditions, the nature of the proposed division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.
 - All surveys submitted with this application are required to be collated, stapled and folded so as to fit within an 8 1/2" X 14" folder. An **8-1/2 X 11-inch reduction of each sheet** shall also be submitted.

- Letter of Intent: Twelve (12) copies** of a letter describing the proposed subdivision in detail including, but not limited to: the number and type/ use of lots proposed with this subdivision; existing conditions and uses of the property; development and phasing schedule for the project, and; the names of persons involved (contractor, architect, landscaper, business manager, etc.). ***The letter of intent for a subdivision can be the same document as the letter of intent required for a concurrent Land Use Application for the same property. **The requirement to include a letter of intent is not required for applications for lot combinations or split duplexes.**

- Report of Title and Supporting Documents:** All plats and certified surveys submitted for approval shall include a Report of Title satisfactory to the Office of Real Estate Services as required in Section 16.23 of the Madison General Ordinances. A minimum of **two (2) copies** of a City of Madison standard 60-year Report of Title shall be obtained from a title insurance company. **Title insurance or a title commitment policy is NOT acceptable** (i.e. a Preliminary Title Report or a Record Information Certificate). The applicant shall submit a copy of all documents listed in the Report of Title for each copy of the report submitted. The survey firm and property owner should refer to the Report of Title when preparing the plat or CSM.

- For any plat or CSM creating common areas to be maintained by private association:** Two copies of proposed development restrictions and covenants shall be submitted for City approval prior to recording of the survey instrument.

- For Surveys Outside the Madison City Limits:** A copy of the approval letters from both the town where the property is located and Dane County must be submitted with your request. The City of Madison may not consider a survey within its extraterritorial jurisdiction without prior approval **town and Dane County**.

- For Surveys Conveying Land to the Public:** A Phase I Environmental Site Assessment Report may be required if any interest in these lands are to be conveyed to the public. Please contact the City's Office of Real Estate Services at 266-4222 for a determination as soon as possible.

- Completed application and required fee (from Section 1b):** Make all checks payable to "City Treasurer."

- Electronic Application Submittal:** All applicants are required to submit a copy of the completed application form, legal description and preliminary and/or final plats or certified survey map as individual Adobe Acrobat PDF files compiled either on a non-returnable CD-ROM to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The transmittal shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at 266-4635 for assistance.

The signer attests that the application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name Eric W. Sandsnes **Signature** 

Date Oct 4, 2010 **Interest In Property On This Date** Surveyor

For Office Use Only: Date Rec'd: _____ PC Date: _____ Alder. District: _____ Amount Paid: \$ _____



Royal Oak Engineering, Inc.

Engineers and Land Surveyors

5610 Medical Circle, Ste 6, Madison, WI 53719
Phone (608) 274-0500 Fax (608) 274-4530
www.royaloakengineering.com

August 17, 2010

Mr. Roger Lane
Dane County Planning Department
City-County Building
210 Martin Luther King Jr., Blvd
Room 116
Madison, WI 53703

RE: Letter of Intent

Dear Roger:

The owners of this property, Schuelter Living Trust, are requesting a partial zoning change on Parcel Number 0711-192-8000-6 from A-1(EX) to R-1, RH-1 and A-4.

One of the members of the Schuelter Living Trust currently resides on Lot of Certified Survey Map Number 4801 and has made an agreement with the other members of the trust to increase the size of Lot 1 from 0.853 acres to 1.563 acres. In order to ensure there is contiguous zoning across the increased lot size, the trust is requesting that 0.710 acres is rezoned to R-1.

The trust has received an offer to purchase the Westerly 37.1 acres of property, in which a requirement of the lending institution is that the portion of land around the proposed building site shall be rezoned to a suitable zoning for single family residential building. The original farmstead home and outbuildings currently exist on the Westerly 37.1 acres, however most of the buildings have not been occupied for many years and have fallen into a dilapidated state. The purchaser intends to raze the existing farmstead home and most of the outbuildings. Prior to the 1990's, it was common practice of the lending institutions to require that when a large portion of agriculturally zoned was to be purchased, that the area around the residence be rezoned to a suitable zoning for a single family residence. Since the onset of banking crisis over the last few years, we are experiencing a return to this requirement by lending institutions.

The remainder of the lands held by the trust does not meet the minimum size requirement of 35 acres for A-1(EX) zoning and therefore the trust is requesting that the remaining 18.073 acres be rezoned to A-4. There will be a deed restriction placed on Lot 3 of the Certified Survey Map to restrict the building of any residential/habitable on the 18.073 acres.

The Certified Survey Map (CSM) will consist of three (3) lots. Lot 1 will contain 35.1 acres of A-1(EX) land and 2.0 acres of RH-1. Lot 2 will be the expansion of Lot 1, CSM 4801 and will contain 1.563 of R-1 land and Lot 3 will contain 18.073 acres of A-4 land. It is important to note that the proposed CSM will not create any additional parcels and furthermore the CSM will not create any additional residential building sites.

1. Existing use of the property is original farmstead home, agriculture and recreational woodland

2. Use of the neighboring properties are as follows:
 - a. North Agriculture
 - b. East Agriculture
 - c. South Residential and Commercial
 - d. West Agriculture and Residential

3. The proposed use of the property is as follows:
 - a. Lot 1 Agriculture and Rural Residential
 - b. Lot 2 Residential
 - c. Lot 3 Agriculture

4. Time schedule for development of the property is as follows:
 - a. Lot 1 Tillable land will remain in agriculture. The existing farmstead home will be razed and a new rural residential home will be built during the fall and winter of 2010
 - b. Lot 2 No development planned
 - c. Lot 3 No development planned

Soil Breakdown by Capability Unit for R-1 Zoning

Soil Type	% Coverage	Capability Unit
DnB – Dodge Silt Loam	8%	Ile-1
KdD2 - Kidder Loam	58%	IVe-1
MdC2 – McHenry Silt Loam	30%	IIIe-1
ScB – St Charles Silt Loam	5%	IIIe-1

Soil Breakdown by Capability Unit for RH-1 Zoning


Soil Type	% Coverage	Capability Unit
KdD2 - Kidder Loam	56%	IVe-1
MdC2 – McHenry Silt Loam	41%	IIIe-1
ScB – St Charles Silt Loam	3%	IIIe-1

Soil Breakdown by Capability Unit for A-4 Zoning

Soil Type	% Coverage	Capability Unit
KeB – Kegonsa Silt Loam	1%	Ile-2
MdC2 – McHenry Silt Loam	13%	IIIe-1
ScB – St Charles Silt Loam	49%	IIIe-1
TrB - Troxel Silt Loam	37%	Ile-5

Royal Oak Engineering, Inc.

Sincerely,

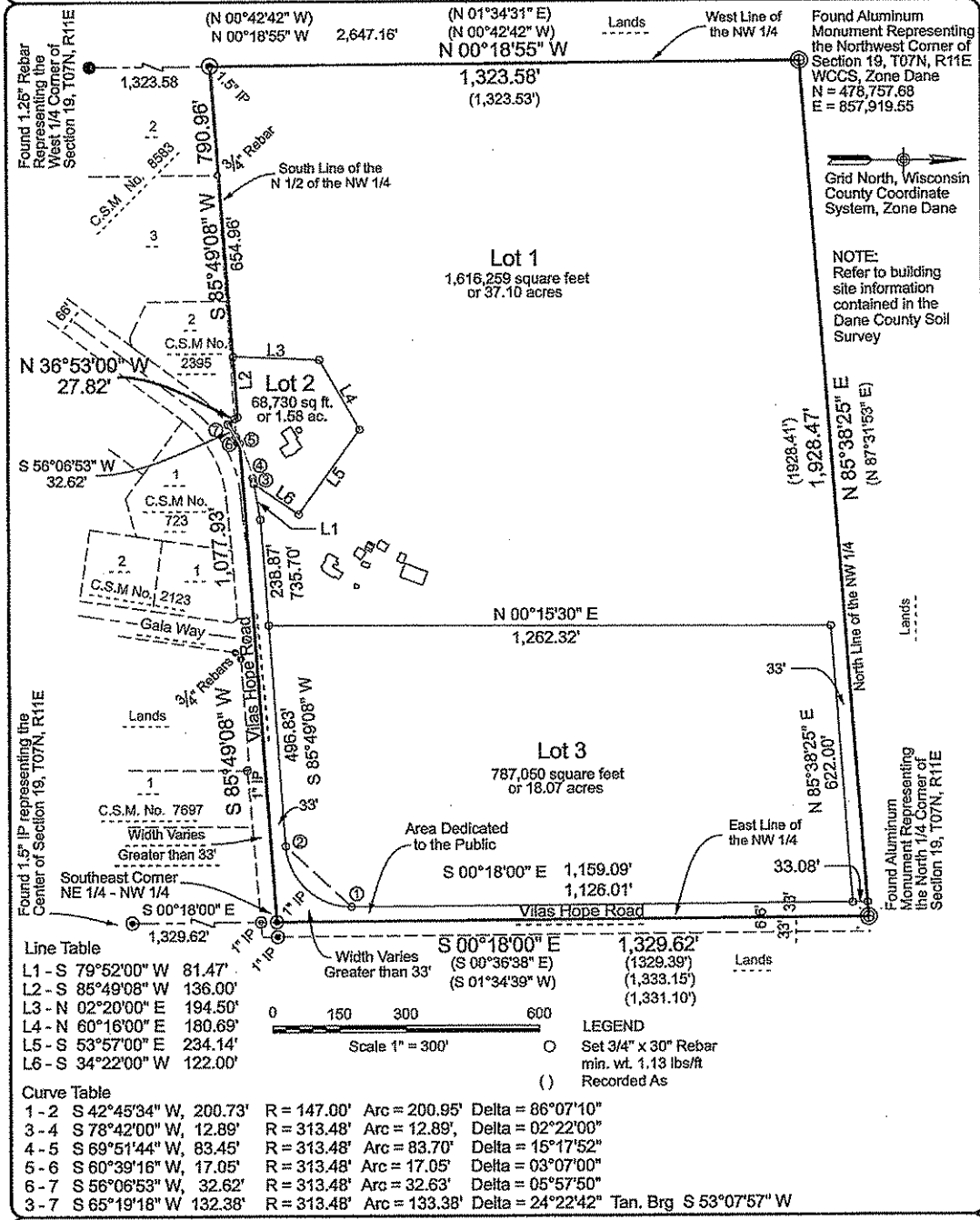


Eric W. Sandsnes, PLS
Secretary/Treasurer

ORIGINALLY SUBMITTED
THREE-LOT CSM

CERTIFIED SURVEY MAP

Part of Lot 2 Certified Survey Map 2395, lying in the SE 1/4 of the NW 1/4, all of Lot 1 of Certified Survey Map No. 4801, all of the NW 1/4 of the NW 1/4, all of the NE 1/4 of the NW 1/4, Section 19, T07N, R11E, Town of Cottage Grove, Dane County, Wisconsin

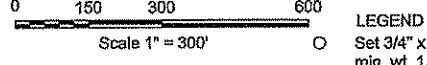


Line Table

L1 - S 79°52'00" W	81.47'
L2 - S 85°49'08" W	136.00'
L3 - N 02°20'00" E	194.50'
L4 - N 60°16'00" E	180.69'
L5 - S 53°57'00" E	234.14'
L6 - S 34°22'00" W	122.00'

Curve Table

1 - 2 S 42°45'34" W, 200.73'	R = 147.00'	Arc = 200.95'	Delta = 86°07'10"
3 - 4 S 78°42'00" W, 12.89'	R = 313.48'	Arc = 12.89'	Delta = 02°22'00"
4 - 5 S 69°51'44" W, 83.45'	R = 313.48'	Arc = 83.70'	Delta = 15°17'52"
5 - 6 S 60°39'16" W, 17.05'	R = 313.48'	Arc = 17.05'	Delta = 03°07'00"
6 - 7 S 56°06'53" W, 32.62'	R = 313.48'	Arc = 32.63'	Delta = 05°57'50"
3 - 7 S 65°19'18" W 132.38'	R = 313.48'	Arc = 133.38'	Delta = 24°22'42" Tan. Brg S 53°07'57" W



LEGEND
 O Set 3/4" x 30" Rebar
 min. wt. 1.13 lbs/ft
 () Recorded As

Surveyed by TT RP
 Drawn by TT
 Checked by EWS
 Approved by EWS
 Field Book Pgs
 Date 10-14-10

Surveyed By:
 Royal Oak Engineering
 5810 Medical Circle Suite 6
 Madison Wisconsin 53719
 Phone 274-0500

Surveyed For:
 Schlueter Living Trust
 Melroy Schlueter
 3897 Vilas Hope Road
 Cottage Grove, WI 53527

Office Map Number 15965
 Sheet 1 of 5 Sheets

Document No. _____
 Volume _____ Page _____ CSM. No. _____

Parks, Timothy

From: Eric W. Sandsnes [esandsnes@royalbakengineering.com]
Sent: Thursday, December 09, 2010 5:36 PM
To: Parks, Timothy
Subject: Schlueter CSM
Attachments: 15965 - CSM.pdf

Tim,

A lot has transpired between our last communication and I wish to bring you up to speed on all of the issues.

As you may or not be aware of, when we started this process Dane County Staff indicated that there were no available splits on this property and therefore we had a separate RH-1 Zoning area where the house that will be replacing the existing house will be eventually built. We could not replace the existing house within the same area as the existing area for various reason including the existing well had issues and there is not a suitable area near the existing house for a septic field. I won't go into all the details, but the County found a way to grant a split to this property and therefore we could make the RH-1 zoning area a separate lot from the A1-EX zoning parcel. We have updated the CSM from a 3 Lot CSM to a 4 LOT CSM to reflect this change. I think we both agree that this the preferable way of handling this issue and much easier to deed restrict the A1-EX for no further development. The replacement house will be placed on Lot 3.

We have also been fighting a battle between the Town of Cottage Grove and Dane County Planning over the 33' strip of land on Lot 1 that lies North of Lot 4. This strip of land has been included with Lot 1 to utilize an existing field drive that runs West from Vilas Hope Road to the West side of the wooded area on Lot 1 and provided access to the tillable area West of the Wooded area. The buyer of Lot 1 would like all of the heavy farm equipment to utilize this field drive for all agricultural purposes, rather than bringing this heavy equipment up the proposed new driveway that will serve the replacement house. Under no circumstances does the Town of Cottage Grove want to have any inference that this strip will ever be used for a public road right-of-way. The County has an ordinance that requires that created parcels shall not have any portion of that parcel be less than 66' in width. Therefore we are requesting from the county, a variance from this ordinance and have this strip remain 33' in width. We are schedule to be in front of the ZLR committee on December 14, 2010 to request this variance. If the County does not grant us this variance, we will be forced to make this strip 66' in width and the Town of Cottage Grove will require us to label this area on the CSM as "Area to be used for agricultural purposes only. This area shall not be dedicated to the public for road purposes without the approval of the Town of Cottage Grove Board". Yes I have explained to the Town Board that as long as this area remains in the Town, the area cannot be dedicated without Town action. We will let you know the result of the request for the variance on December 15.

In an email to Dan Everson, Eric Pederson was questioning why there is a gap between CSM 2395 & CSM 8583 and the proposed CSM. Our answer to this question is simple. These are the title lines. For some unknown reason, the surveyors that created CSM 2395 & CSM 8583 did not place the North line of their CSM's on the Forty line. Our measurements today agree with the measurements on both of these surveys and the forty line has been monumented since the early sixties. Our client is in the process of creating the quit claim deeds to exchange the gapped lands. In exchange for the lands lying in this gap, the owner of Lot 2, CSM 2395 will be exchanging a triangular shaped portion of land that is encompassed by curve point 6, 7 and the found 1.25" found iron pipe, as shown on our proposed CSM.

We hope this answers any questions that may arise on this "simple CSM".

Attached is the most current version of the proposed CSM.

Have a great evening,

Eric

Eric W. Sandsnes, PLS
Secretary/Treasurer
esandsnes@royaloakengineering.com

RoyalOak Engineering, Inc.
5610 Medical Cr, Ste 6
Madison, WI 53719



Phone (608) 274-0500, Ext 13
Fax (608) 274-4530
Cell (608) 695-2081

Parks, Timothy

From: Eric W. Sandsnes [esandsnes@royaloakengineering.com]
Sent: Friday, December 17, 2010 2:48 PM
To: Parks, Timothy
Subject: RE: Schlueter CSM
Attachments: image003.gif; image002.png; image001.gif; 12.28.10 preliminary approval letter to ZLR.doc

Tim,

The Town approved the 4 lot CSM with one condition. The condition was that the strip of land on Lot 1 that is North of Lot 4 not exceed 33' in width. On December 14, 2010 we were granted a variance from the Dane County ordinances to allow this strip to remain at 33' in width and received CSM approval from the ZLR Committee. Attached is the preliminary CSM approval letter from that meeting. Final Dane County Board approval for the CSM is slated for the December 28, 2010 meeting. We have made the changes to the CSM to reflect the conditions of this letter of approval and that is the PDF file I sent to you today.

Have a great weekend,

Eric

From: Parks, Timothy [mailto:TParks@cityofmadison.com]
Sent: Friday, December 17, 2010 2:14 PM
To: 'Eric W. Sandsnes'
Subject: RE: Schlueter CSM

Eric: Thanks. We should be a go for January 10 once I get Dan Everson's letter. Is the Town caught up with the four-lot proposal? We need their approval to reflect that as well. Keep me posted on the state of the approval letters. Thanks! - TIM

TIM PARKS
Planner, Planning Division
Dept. of Planning and Community
and Economic Development
City of Madison, Wisconsin
T: 608.261.9632
F: 608.267.8739

From: Eric W. Sandsnes [mailto:esandsnes@royaloakengineering.com]
Sent: Friday, December 17, 2010 1:10 PM
To: Parks, Timothy; Pederson, Eric
Subject: Schlueter CSM

Tim & Eric,

Attached is a PDF file containing our office map number 15965. All of the additions, revisions and/or corrections required by Dane County have been made and is ready for your review.

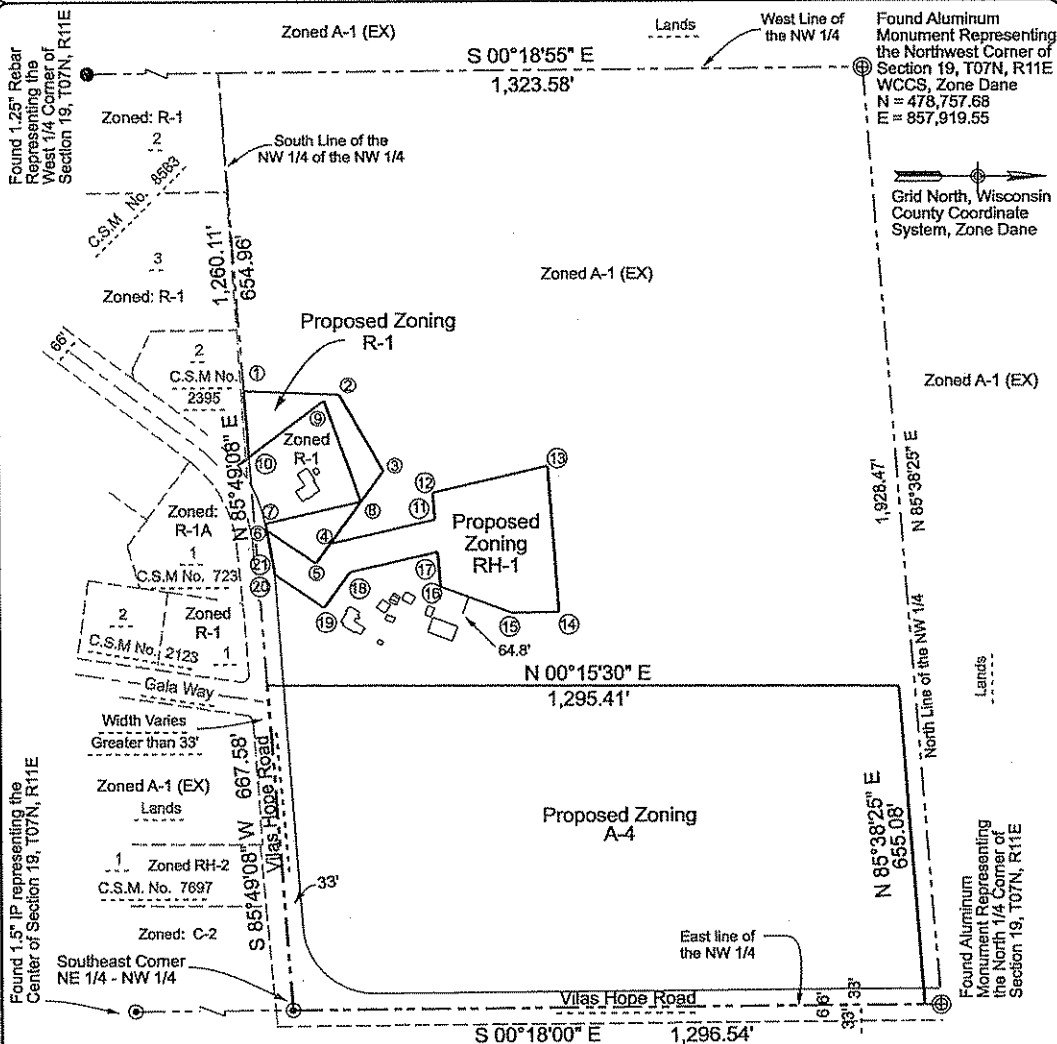
Have a great weekend,

Eric W. Sandsnes, PLS
Secretary/Treasurer
esandsnes@royaloakengineering.com



ZONING CHANGE MAP

Part of the NW 1/4 of the NW 1/4 and part of the NE 1/4 of the NW 1/4,
of Section 19, T07N, R11E, Town of Cottage Grove, Dane County, Wisconsin



Line Table

1 - 2	N 02°20'00" E	194.50'
2 - 3	N 60°16'00" E	180.69'
3 - 4	S 53°57'00" E	184.14'
4 - 5	S 53°57'00" E	50.00'
3 - 5	S 53°57'00" E	234.14'
5 - 6	S 34°22'00" W	122.00'
7 - 8	N 12°52'00" W	200.02'
8 - 9	S 70°23'00" W	220.74'
9 - 10	S 36°53'00" E	192.41'
10 - 1	S 85°49'08" W	136.00'
4 - 11	N 12°52'00" W	220.00'

Curve Table

6 - 7	S 78°41'20" W	12.89'	R = 313.48'	Arc = 12.89'	Delta = 02°21'20"
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Line Table

11 - 12	S 85°44'00" W	55.00'
12 - 13	N 12°52'00" W	240.00'
13 - 14	N 85°44'00" E	300.00'
14 - 15	S 00°15'30" E	98.10'
15 - 16	S 20°42'00" W	153.81'
16 - 17	S 85°44'00" W	70.58'
17 - 18	S 12°52'00" E	185.29'
18 - 19	S 53°57'00" E	89.36'
19 - 20	S 34°22'00" W	122.70'
20 - 21	S 85°49'08" W	10.09'
21 - 6	S 79°52'00" W	81.47'

0 150 300 600

Scale 1" = 300'

Drawn by TT
 Checked by EWS
 Approved by EWS
 Date 10-14-10
 Office Map Number 15960
 Sheet 1 of 2 Sheets

Surveyed By:
 Royal Oak Engineering
 5610 Medical Circle Suite 6
 Madison Wisconsin 53719
 Phone 274-0500

Surveyed For:
 Schlueter Living Trust
 Melroy Schlueter
 3897 Vilas Hope Road
 Cottage Grove, WI 53527

Description of Lands to be Zoned R-1:

Part of the Northeast ¼ of the Northwest ¼ of Section 19, Township 07 North, Range 11 East, Town of Cottage Grove, Dane County, Wisconsin, more fully described as follows:

Commencing at the Northwest corner of said Section 19;
Thence S 00°18'55" E, 1323.58 feet, along the West line of the Northwest ¼, to the South line of the Northwest ¼ of the Northwest ¼ of Said Section 19;
Thence, along said South line, N 85°49'08" E, 654.96 feet, to the Point of Beginning of this description;
Thence N 02°20'00" E, 194.50 feet;
Thence N 60°16'00" E, 180.69 feet;
Thence S 53°57'00" E, 234.14 feet;
Thence S 34°22'00" W, 122.00 feet, to the Northerly right-of-way of Vilas Hope Road;
Thence, along said Northerly right-of-way, being a curve to the left, having a radius of 313.48 feet and a chord bearing S 78°41'20" E, 12.89 feet, to the Easterly line of Lot 1, CSM 4801;
Thence N 12°52'00" W, 220.02 feet, along said line, to the most Northerly corner of said Lot 1;
Thence S 70°23'00" W, 220.74 feet, along the Northerly line of said Lot 1, to the most Westerly Corner of said Lot 1;
Thence S 36°53'00" E, 192.41 feet, along the Southwesterly line of said Lot 1, to the South line of the Northwest ¼ of the Northwest ¼ of Said Section 19;
Thence, along said South line, S 85°49'08" W, 136.00 feet to the Point of Beginning of this description.

Said parcel contains 33,183 square feet – 0.76 acres.

Description of Lands to be Zoned RH-1

Part of the Northeast ¼ of the Northwest ¼ of Section 19, Township 07 North, Range 11 East, Town of Cottage Grove, Dane County, Wisconsin, more fully described as follows:

Commencing at the Northwest corner of said Section 19;
Thence S 00°18'55" E, 1323.58 feet, along the West line of the Northwest ¼, to the South line of the Northwest ¼ of the Northwest ¼ of Said Section 19;
Thence, along said South line, N 85°49'08" E, 654.96 feet;
Thence N 02°20'00" E, 194.50 feet;
Thence N 60°16'00" E, 180.69 feet;
Thence S 53°57'00" E, 184.14 feet, to the Point of Beginning of this description;
Thence N 12°52'00" W, 220.00 feet;
Thence S 85°44'00" W, 55.00 feet;
Thence N 12°52'00" W, 240.00 feet
Thence N 85°44'00" E, 300.00 feet;
Thence S 00°15'30" E, 98.10 feet;
Thence S 20°42'00" W, 153.81 feet;
Thence S 85°44'00" W, 70.58 feet;
Thence S 12°52'00" E, 185.29 feet;
Thence S 53°57'00" E, 89.36 feet;
Thence S 34°22'00" W, 122.70 feet, to the Northerly right-of-way of Vilas Hope Road;
Thence S 85°49'08" W, 10.09 feet, along said Northerly right-of-way;
Thence, continuing along said Northerly right-of-way, S 79°52'00" W, 81.47 feet;
Thence N 34°22'00" E, 122.00 feet;
Thence N 53°57'00" W, 50.00 feet to the Point of Beginning of this description.

Said parcel contains 87,120 square feet or 2.00 acres.

Description of Lands to be Zoned A-4:

Part of the Northeast ¼ of the Northwest ¼ of Section 19, Township 07 North, Range 11 East, Town of Cottage Grove, Dane County, Wisconsin, more fully described as follows:

Commencing at the Northwest corner of said Section 19;
Thence S 00°18'55" E, 1323.58 feet, along the West line of the Northwest ¼, to the South line of the Northwest ¼ of the Northwest ¼ of Said Section 19;
Thence, along said South line, N 85°49'08" E, 1260.11 feet, to the Point of Beginning of this description;
Thence N 00°15'30" W, 1295.41 feet;
Thence N 85°38'25" E, 655.32 feet, to the East line of the Northwest ¼ of said Section 19;
Thence, along said East line of the Northwest ¼, S 00°18'00" E, 1296.54 feet, to the Southeast corner of the Northeast ¼ of the Northwest ¼;
Thence S 85°49'08" W, 667.58 feet, along the South line of the Northwest ¼ of the Northwest ¼ and to the Point of Beginning of this description;

Said parcel contains 854,700 square feet – 19.62 acres Including Right-of-Way or 787,050 square feet – 18.07 acres Excluding Right-of-Way

Office Map No. 15960
Sheet 2 of Sheets 2

LATEST
FOUR-LOT
CSM
FOR APPROVAL

Certified Survey Map

Surveyor's Certificate
State of Wisconsin)
County of Dane)ss.
I hereby certify that this survey is in compliance with Chapter 236.34 of
Wisconsin Statutes.
I further certify that I have surveyed and mapped the lands described
hereon, and that this map is a correct representation in accordance with
the information furnished.



Royal Oak Associates, Inc.
5610 Medical Circle, Suite 6
Madison, WI 53719
Phone (608) 274-0500
Fax (608) 274-4530
www.royaloakengineering.co

Eric W. Sandsnes, Professional Land Surveyor S-2475

Description

Lot 1, Certified Survey Map 4801 in Volume 21 of Pages 166 and 167, all of the Northwest 1/4 of the Northwest 1/4, all of the Northeast 1/4 of the Northwest 1/4, and part of the Southeast 1/4 of the Northwest 1/4 of Section 19, Township 07 North, Range 11 East, Town of Cottage Grove, Dane County, Wisconsin, more fully described as follows:

Beginning at the Northwest corner of said Section 19;
Thence N 85°38'25" E, 1,928.47 feet, along the North line of the Northwest 1/4 of said Section 19, to North 1/4 corner of said Section 19;
Thence, along the East line of said Northwest 1/4, S 00°18'00" E, 1,329.62 feet, to the Southeast corner of the Northeast 1/4 of the Northwest 1/4;
Thence, along the South line of the North 1/2 of the Northwest 1/4, S 85°49'08" W, 1,077.93, to the Northerly right-of-way of Vilas Hope Road and to the Southerly line of Lot 1, Certified Survey Map Number 4801;
Thence, along said Northerly right-of-way and Southerly line of said Lot 1, being a curve to the left, having a radius of 313.48 feet and a chord bearing S 60°38'18" W, 17.05 feet;
Thence, continuing along the Southerly line of said Lot 1, N 86°19'00" W, 39.83 feet, to the Southwesterly corner of said Lot 1;
Thence, along the Westerly line of said Lot 1, N 36°53'00" W, 8.21 feet, to the South line of the North 1/2 of the Northwest 1/4;
Thence, along said South line, S 85°49'08" W, 790.96 feet, to the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of said Section 19;
Thence, along the West line of the Northwest 1/4, N 00°18'55" W, 1,323.58 feet, to the Northwest corner of said Section 19 and the point of beginning of this description.

Said parcel contains 2,552,004 square feet or 58.586 acres.

Surveyed For: Schlueter Living Trust / Mel Schlueter
Address: Vilas Hope Road, Cottage Grove, WI

Description-Location: Lot 1, CSM 4801, NW 1/4-NW 1/4, NE 1/4-NW 1/4
SE 1/4-NW 1/4 of Section 19, T07N, R11E, Town of Cottage Grove,
Dane County, Wisconsin

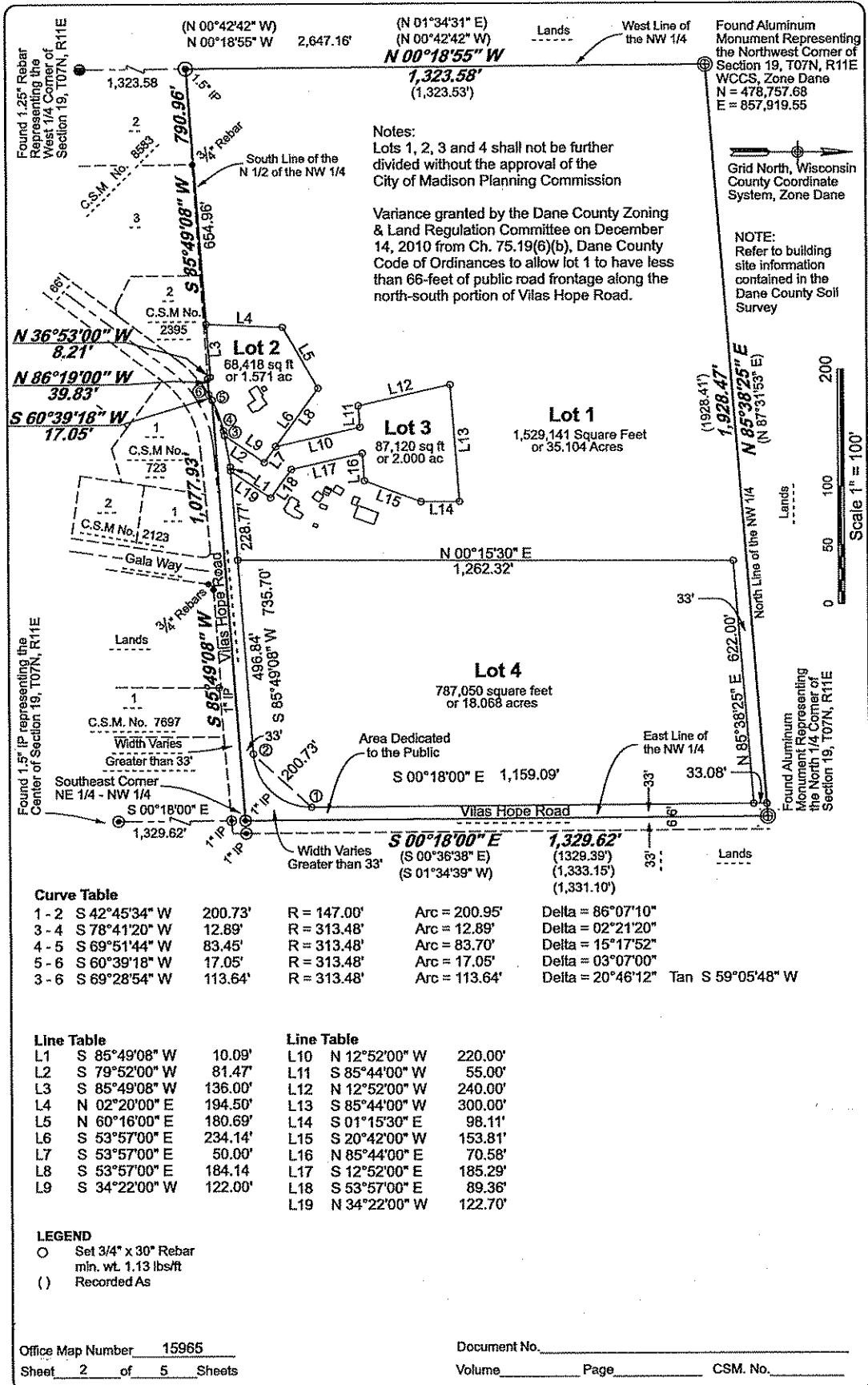
Surveyed by TT, RP
Drawn by TT, EWS
Checked by EWS
Approved by EWS
Date December 6, 2010
Dir /projects/Wisconsin/dane/cottage
grove/section19/15916/schlueter living
trust/survey/mapping/CSM
File 15965 - CSM.dgn
Plot File _____

Register of Deeds Certificate
Received for record this _____ day of _____ 2010,
at _____ o'clock _____ M., and recorded in Volume
_____ of Certified Survey Maps of _____
County, on Page(s) _____

Register of Deeds

Office Map No. 15965
Sheet 1 of 5 Sheet(s)

Document No. _____
Volume _____, Page _____, CSM No. _____



Curve Table

1-2	S 42°45'34" W	200.73'	R = 147.00'	Arc = 200.95'	Delta = 86°07'10"
3-4	S 78°41'20" W	12.89'	R = 313.48'	Arc = 12.89'	Delta = 02°21'20"
4-5	S 69°51'44" W	83.45'	R = 313.48'	Arc = 83.70'	Delta = 15°17'52"
5-6	S 60°39'18" W	17.05'	R = 313.48'	Arc = 17.05'	Delta = 03°07'00"
3-6	S 69°28'54" W	113.64'	R = 313.48'	Arc = 113.64'	Delta = 20°46'12" Tan S 59°05'48" W

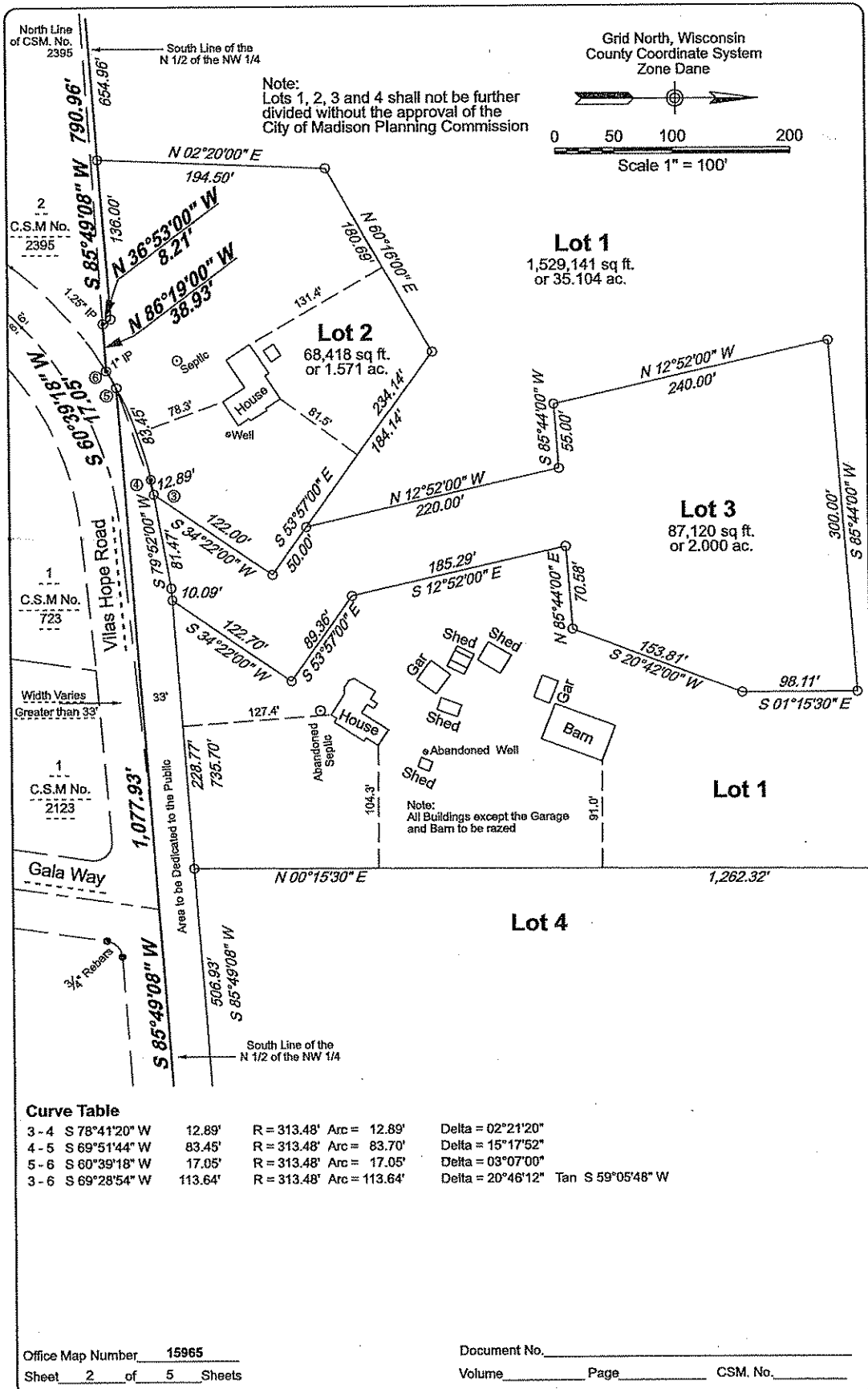
Line Table

L1	S 85°49'08" W	10.09'
L2	S 79°52'00" W	81.47'
L3	S 85°49'08" W	136.00'
L4	N 02°20'00" E	194.50'
L5	N 60°16'00" E	180.69'
L6	S 53°57'00" E	234.14'
L7	S 53°57'00" E	50.00'
L8	S 53°57'00" E	184.14'
L9	S 34°22'00" W	122.00'

Line Table

L10	N 12°52'00" W	220.00'
L11	S 85°44'00" W	55.00'
L12	N 12°52'00" W	240.00'
L13	S 85°44'00" W	300.00'
L14	S 01°15'30" E	98.11'
L15	S 20°42'00" W	153.81'
L16	N 85°44'00" E	70.58'
L17	S 12°52'00" E	185.29'
L18	S 53°57'00" E	89.36'
L19	N 34°22'00" W	122.70'

LEGEND
 ○ Set 3/4" x 30" Rebar min. wt. 1.13 lbs/ft
 () Recorded As



Owner's Certificate of Dedication

Schlueter Living Trust a Trust duly organized and existing by the virtue of the laws of the State of Wisconsin, as owner does hereby certify that said Trust has caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.

Schlueter Living Trust, a Wisconsin Trust, as owner, does further 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 or objection.

IN WITNESS WHEREOF, the said Schlueter Living Trust, a Wisconsin Trust, has caused these presents to be executed, by Melroy Schlueter, at Cottage Grove, Wisconsin, this _____ day of _____, 2011.

Melroy Schlueter

**State of Wisconsin)
County of Dane) §**

Personally came before me this _____ day of _____, 2011, Melroy Schlueter, to me known to be the _____, of the above named Schlueter Living Trust, and acknowledge that he executed the foregoing instrument as such officer as the deed of said Schlueter Living Trust, by its authority, for the purposes therein contained.

Notary Public, Dane County, Wisconsin
My Commission _____

Owner's Certificate of Dedication

We, Melroy Schlueter and Maggie Hart-Schlueter, as owners do hereby certify that we caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.

As owners, 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.

IN WITNESS WHEREOF, the said NAME and NAME, as owners, has caused these presents to be executed this _____ day of _____, 2011.

Melroy Schlueter, Owner

Maggie Hart-Schlueter, Owner

**State of Wisconsin)
County of Dane) §**

Personally came before me this _____ day of _____, 2011, Melroy Schlueter and Maggie Hart-Schlueter, as owners, to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Notary Public, Dane County, Wisconsin
My Commission _____

Office Map No. 15965 Document No. _____
Sheet 4 of 5 Sheet(s) Volume _____, Page _____, CSM No. _____

Town Board Resolution

Town of Cottage Grove, Dane County, Wisconsin

"Resolved that this certified survey map, being a part of the Northwest 1/4, of Section 19, Township 07 North, Range 11 East, Town of Cottage Grove, Dane County, Wisconsin, having been approved by the Town Board, be and the same is hereby approved and the public highway right-of-way dedications designated herein are hereby acknowledged and accepted by the Town of Cottage Grove."

I, Kim Banigan, do hereby certify that I am the duly appointed, qualified and acting Town Clerk of the Town of Cottage Grove, and that this Certified Survey Map was approved by the Town Board of the Town of Cottage Grove, Dane County, Wisconsin, on this _____ day of _____, 2011.

Kim Banigan, Town Clerk

Dane County Zoning and Land Regulation Committee Approval Certificate

This survey map is hereby approved for recording per Dane County Zoning and Land Regulation Committee action dated this _____ day of _____, 2011.

**Planning Commission
City of Madison, Wisconsin**

Approved for recording per the secretary of the City of Madison Plan Commission this _____ day of _____, 2011.

Mark A. Olinger, Secretary Plan Commission