



Dane County Planning & Development

Land Division Review

December 12, 2022

Birrenkott Surveying, Inc.
PO Box 237
1677 N. Bristol St.
Sun Prairie, WI 53590

Re: Viney Acres (CSM 10711)
Town of Cottage Grove, Section 31
(2 lots, 32.643 acres)
Rezone Petition #11889, FP-1 to RR-2, *Rural Residential*

Attention to whom it may concern:

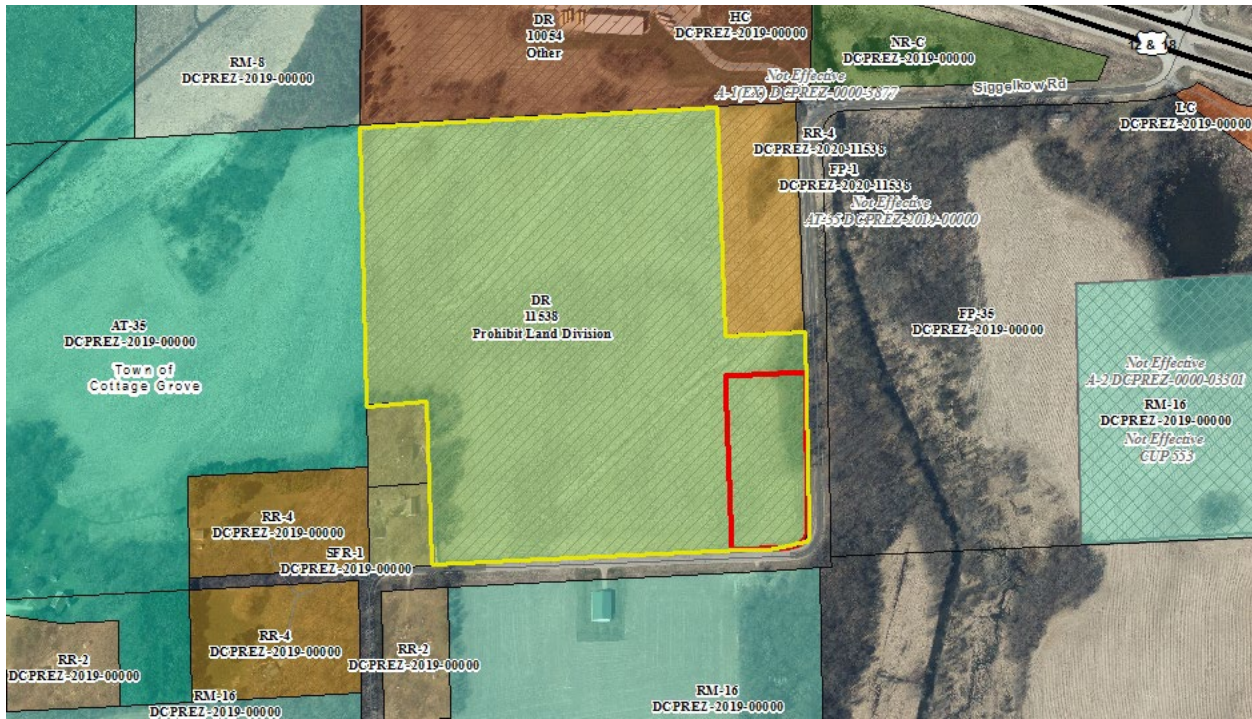
The proposed CSM is creating a lot for residential purposes. This application is hereby conditionally approved as follows:

1. The document is to be completed in accordance with S.236.34, Wisconsin State Statutes.
2. Rezone Petition #11889 is to become effective and all conditions are to be satisfied prior to the recording of the CSM. (*County Board approved the Petition on October 6, 2022*)
 - *Recording of an approved CSM*
 - *The TDR-R overlay zoning district shall be applied to the proposed RR-2 parcel. Owner shall record a TDR-R Notice document on the proposed RR-2 parcel indicating that the lot was created as the result of transfer of development rights.*
 - *The final Certified Survey Map shall include dedication of additional land at the curve of Sigglekow Road, at a 45-degree angle as determined by the town, to allow for future smoothing of the curve.*
 - *Owner shall record a deed restriction prohibiting nonfarm development on the TDR sending property (tax parcels 071136393300 – Lot 3, CSM 15926).*
 - *Owner shall record a deed restriction prohibiting nonfarm development on the remaining ~30 acres of FP-1 zoned land from the receiving property (parcel 0711-311-8010-0 – proposed lot 1 of the Certified Survey Map)*
3. 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:
 - *VINEY ACRES LLC*

4. The required approval certificates are to be satisfied.
 - *Town of Cottage Grove*
 - *City of Madison*
 - *Dane County*

5. Comments from the Dane County Surveyor are to be satisfied:
 - **Pending**

6. 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. Any questions regarding this letter, please contact myself.

Sincerely,

Daniel Everson
 Assistant Zoning Administrator
 267.1541

CC:
 Town of Cottage Grove, City of Madison Planning – Tim Parks