



DANE COUNTY PLANNING & DEVELOPMENT

Room 116, City-County Building, Madison, Wisconsin 53703
Fax (608) 267-1540

MEMORANDUM

TO: Zoning & Land Regulation (ZLR) Committee

FROM: Pamela Andros, AICP, Senior Planner

SUBJECT: Steve Banovetz CSM Town of Cottage Grove, Section 28

DATE: 6/5/2020

CC: Dan Everson, Assistant Zoning Administrator
Roger Lane, Zoning Administrator
Todd Violante, Director of Planning & Development
Kim Banigan, Town of Cottage Grove Clerk
Steve Banovetz, Applicant

*Housing &
Economic Development*
(608)266-4270, Rm. 362

Planning
(608)266-4251, Rm. 116

Records & Support
(608)266-4251, Rm. 116

Zoning
(608)266-4266, Rm. 116

As requested by the ZLR, staff provides analysis of land divisions, comparing them against the local and county comprehensive plans. In this case, the analysis is of the consistency of this certified survey map (CSM) located in the town of Cottage Grove, and the goals, objectives and policies of the *Dane County Comprehensive Plan*.

With this CSM, Mr. Banovetz wishes to split an existing 10-acre lot into 2 lots, one 6 acres and the other 3.65 acres in size. The land is currently zoned GC (general commercial) and the 2 lots will remain in GC. **Please note** that there are deed restrictions on the property limiting land uses, as well as development design requirements.

The *Dane County Comprehensive Plan* describes broad policy directions for new development, but refers to component town and municipal plans for detailed land use, subdivision and public infrastructure recommendations relevant at the land division scale.

The county-adopted *Town of Cottage Grove Comprehensive Plan* identifies the subject property in the *Commercial Development Area* of the future land use plan map. Because this property is zoned CG it is considered consistent with the plan.

I hope this information is helpful, and am happy to answer any questions you may have. Please feel free to contact me at andros@countyofdane.com or (608)261-9780 if I can be of any further assistance.



Dane County Planning & Development

Land Division Review

June 23, 2020

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

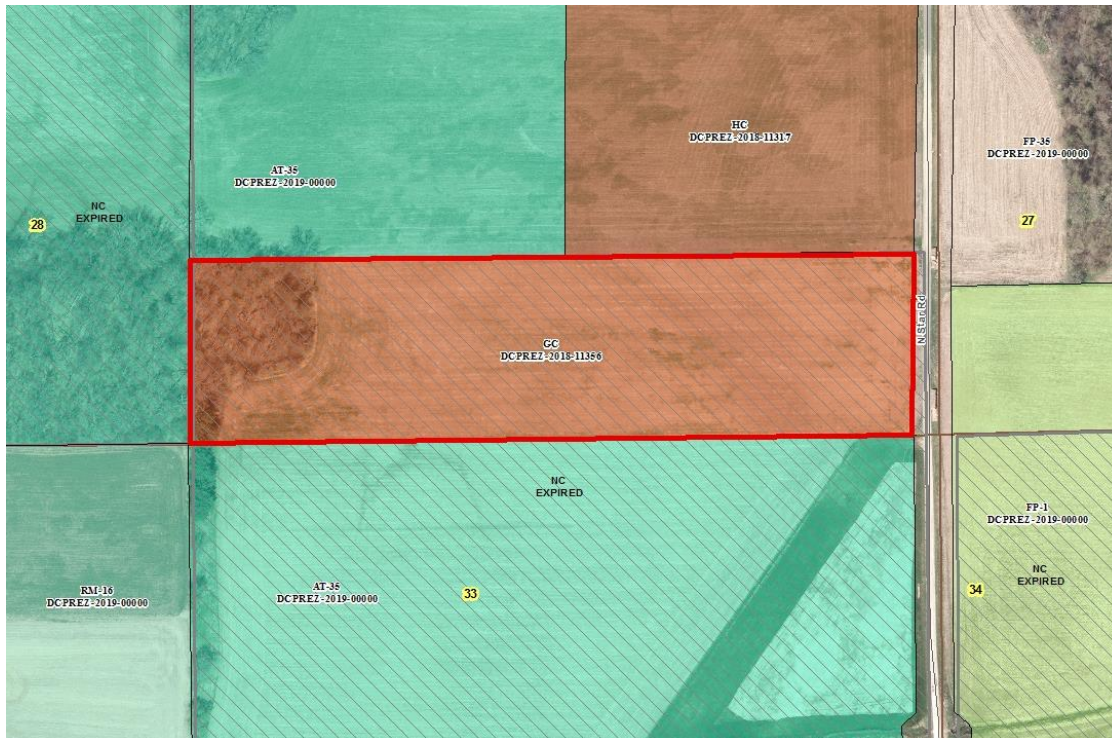
Re: Banovitz (CSM 10394)
Town of Cottage Grove, Section 28
(2 lots, 9.65 acres)
Zoning District: GC, *General Commercial*

Attn: Chris Adams, S-2748

The proposed CSM is creating two lots for commercial purposes. The Dane County Zoning and Land Regulation Committee at its June 23, 2020 meeting approved the proposed land division. The conditions outlined below will need to be satisfied prior to the county signing the final document.

1. The document is to be completed in accordance with S.236.34, Wisconsin State Statutes.
2. Existing buildings or structures and their locations on the parcel shall be dimensioned to the nearest 0.1 foot in relation to proposed property boundaries.
3. The location of existing driveway shall be shown.
4. The approximate location of the on-site septic system is to be shown.
5. All owners of record are to be included in the owner's certificate. Middle initials and a certificate of consent by all mortgagees/vendors shall be included and satisfied if relevant. County records indicate the following owners:
 - *STEVE J BANOVTZ SR*
6. A City of Madison approval certificate shall be included with respect to their extra-territorial review.
7. The required approval certificates are to be satisfied.
 - *Town of Cottage Grove*
 - *City of Madison (ETJ)*
 - *Dane County*

8. Comments from the Dane County Surveyor are to be satisfied:
- *Typo in Note 3; “the latest tie sheet on recorded have been...”, (record). A-E 7.08(1)(c)*
 - *Remove the word dedicated from the Owner’s Certificate and the Town Approval Certificate, as no dedication is present. 236.20(1m)(e)*
9. For information purposes only. 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.*
10. 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
Madison Planning – Tim Parks