

CITY OF MADISON Proposed Certified Survey

Plat Name: Korfmacher CSM

Location: 2878 Femrite Drive

Roger & Lynn Korfmacher/

Applicant: Dan Birrenkott - Birrenkott Surveying

Preliminary

Final

Lot Division

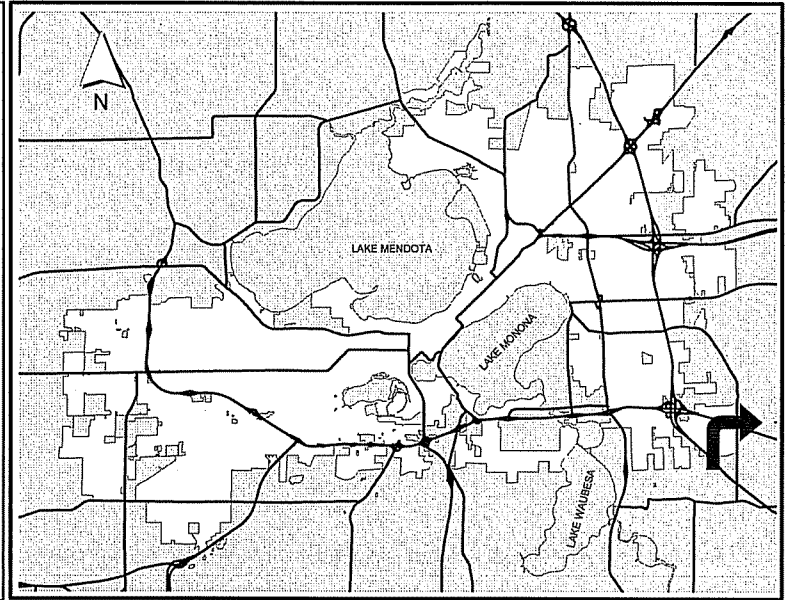
Within City

Outside City

Public Hearing Dates:

Plan Commission 09 January 2006

Common Council n/a

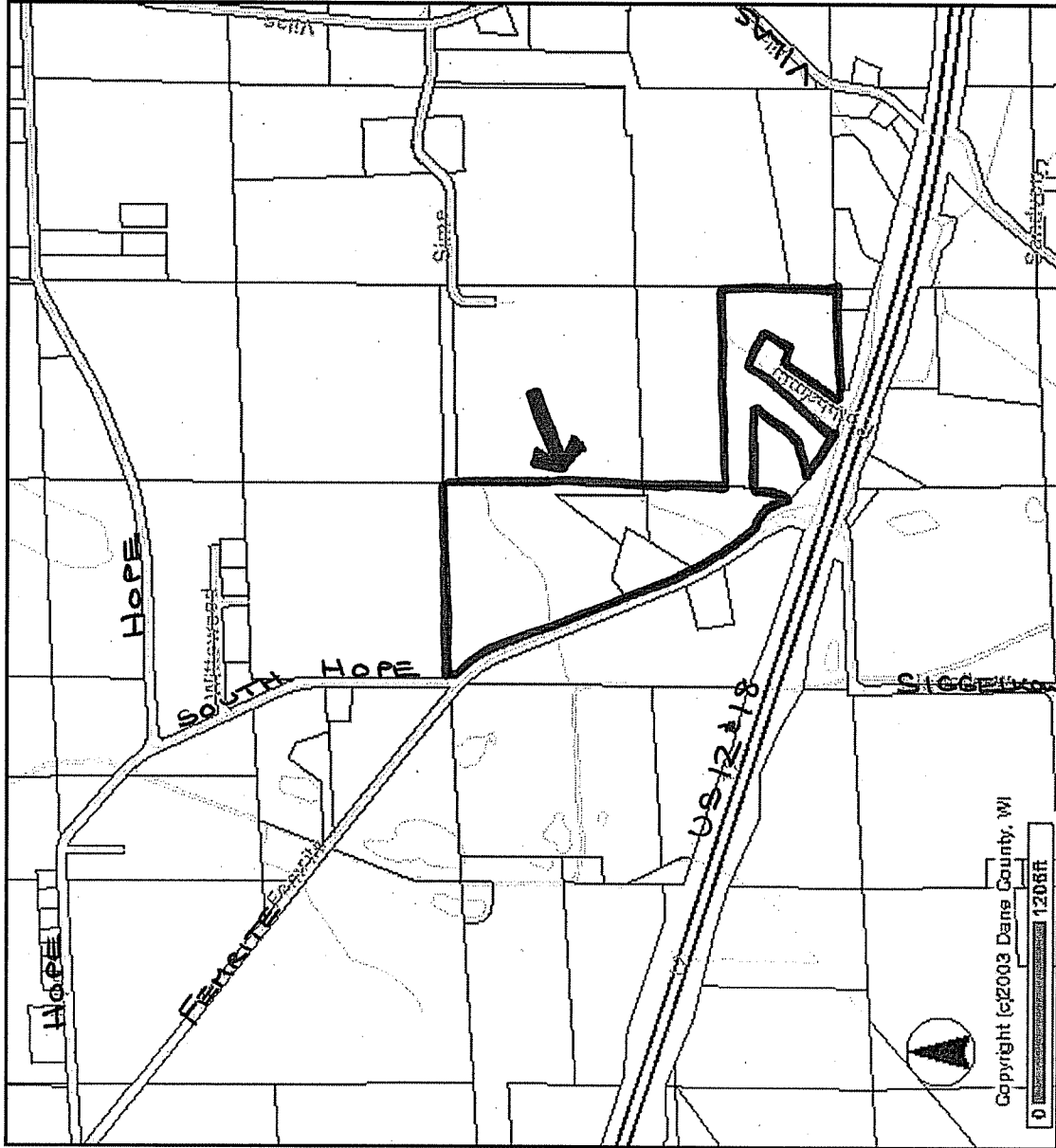


For Questions contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



17

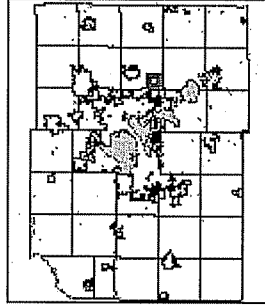
2878 Femrite Drive



Print Close

2004 Roads

- Local Roads
- County Highways
- State Highways
- Interstate
- US Highways
- On/Off Ramps
- Parcels
- Hydrology (lines)
- Municipality Boundaries
- Hydrology (polygons)
- Open Water



DCI Map

DISCLAIMER
 This map was prepared using the Dane County DCI Map online geographic information system. All information is believed accurate but is NOT guaranteed to be without error. This map and its underlying data is intended to be used as a general index to land related information and is not intended for detailed, site-specific analysis. Dane County GIS datasets used to produce this map are copyrighted.



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1:2000

12-19-05

Attn: Madison Department of Planning & Development

My name is Roger Korfmacher. I have petitioned the City of Madison for a land re-zone so that my son can build a home on our farm. The township of Cottage Grove and Dane County have unanimously approved this petition but, the Dept. Of Planning & Development has informed us that they will recommend to the City of Madison Planning Commission to reject our request for the reasons stated in a letter sent to us on 11-28-05. Their main objection to the re-zone was the shape of the lot.

. My son and I had a meeting with Mr. Parks and Mr. Murphy of the Planning Unit to try and come up with a plan that would be agreeable to myself and the Planning Commission. According to their request we have come up with two different lot configurations that they recommended. Under plan A, which is the one that I would favor, we would have to add to the LC-1 lot to make up for the acreage that would be lost to the proposed lot. In talking informally to the Town of Cottage Grove this would also be the plan that they would be in favor of. Plan B is the other proposal that would be acceptable to me but, I feel that the Town of Cottage Grove may be opposed to it.. I have a meeting with them on 12-29-05 to try and get an answer on these two plans. I have also included the original plan that was proposed.

This farm has been in our family for over 100 years. Our family has been a part of this area since the 1850's. I feel that planning is important part of any future development and I would hope that one of these plans will accomplish that.

Sincerely,



Roger Korfmacher

Any questions, Please contact me at (608)698-2679
or Brian at (608)332-0471.

CERTIFIED SURVEY MAP

LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, T7N, R11E, TOWN OF COTTAGE GROVE, DANE COUNTY, WISCONSIN.

CONCEPT 1 (Original)

All lots within this survey are subject to a public easement for drainage purposes which shall be a minimum of 6-feet in width measured from the property line to the interior of each lot except that the easement shall be 12-feet in width on the perimeter of the certified survey map. Easements shall not be required on property lines shared with green ways or public streets. No structures may be constructed within said easements and no other obstructions to drainage, including landscaping are permitted without the prior written approval of the City Engineer.

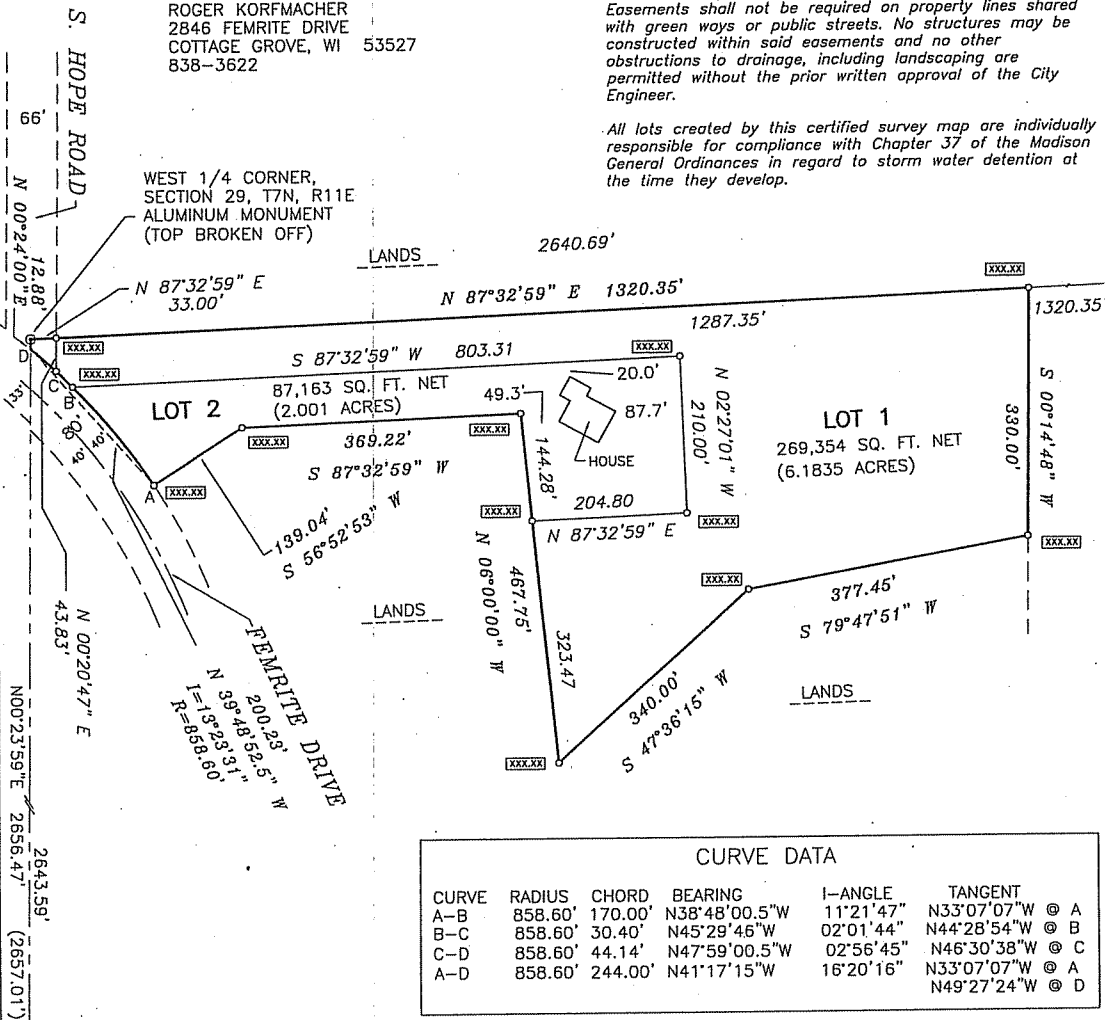
All lots created by this certified survey map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water detention at the time they develop.



**BIRRENKOTT
SURVEYING, INC.**

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

PREPARED FOR:
ROGER KORFMACHER
2846 FEMRITE DRIVE
COTTAGE GROVE, WI 53527
838-3622



| CURVE DATA | | | | | |
|------------|---------|---------|---------------|-----------|------------------------------------|
| CURVE | RADIUS | CHORD | BEARING | I-ANGLE | TANGENT |
| A-B | 858.60' | 170.00' | N38°48'00.5"W | 11°21'47" | N33°07'07"W @ A |
| B-C | 858.60' | 30.40' | N45°29'46"W | 02°01'44" | N44°28'54"W @ B |
| C-D | 858.60' | 44.14' | N47°59'00.5"W | 02°56'45" | N46°30'38"W @ C |
| A-D | 858.60' | 244.00' | N41°17'15"W | 16°20'16" | N33°07'07"W @ A N49°27'24"W @ D |

Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and maintained by the lot owner unless modified with the approval of the city engineer. Elevations given are for property corners at ground level and shall be maintained by the lot owner.

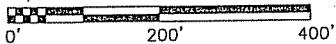
REFERENCED TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 29, T7N, R11E, RECORDED AS N00°23'59"W.

SOUTHWEST CORNER SECTION 29, T7N, R11E ALUMINUM MONUMENT

LEGEND

- PLACED 1" X 24" IRON PIPE, 1.13 LBS./FT. MIN. WGT.
- IRON STAKE FOUND
- () RECORDED AS DATA
- XXX.XX SPOT ELEVATION

SCALE 1" = 200'



CERTIFIED SURVEY MAP NUMBER _____

VOLUME _____, PAGE _____

DOCUMENT NUMBER _____



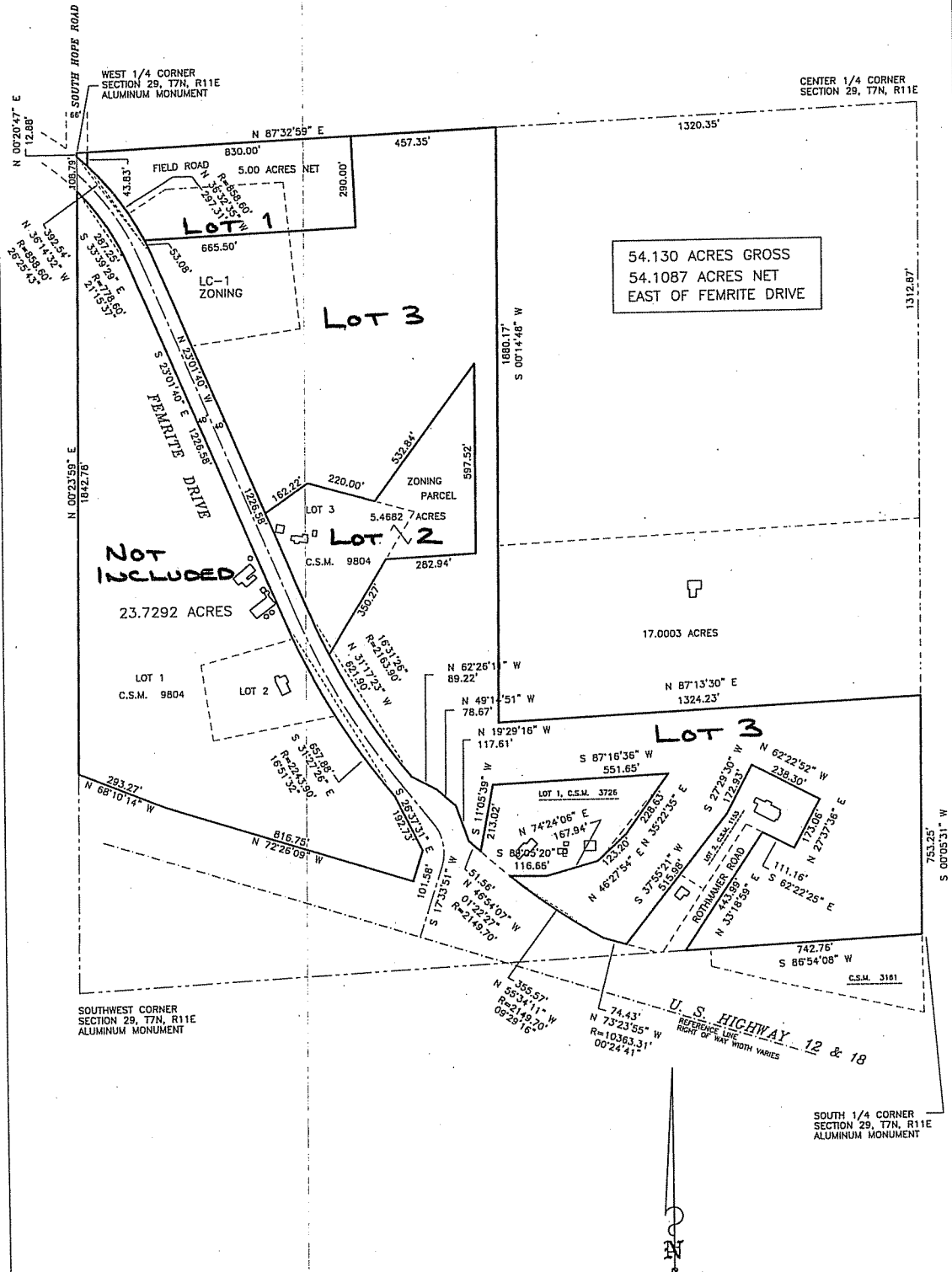
**BIRRENKOTT
SURVEYING, INC.**

P.O. Box 237
1677 N. Bristol Street
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Fax (608) 837-1081

KORFMACHER PROPERTY

PLAN A

PREPARED FOR:
ROGER KORFMACHER
2846 FEMRITE DRIVE
COTTAGE GROVE, WI 53527
838-3622



54.130 ACRES GROSS
54.1087 ACRES NET
EAST OF FEMRITE DRIVE

NOT
INCLUDED
23.7292 ACRES

SCALE 1" = 400'

SHEET 1 OF 2

DRAW FILE- L:\2005\050698WB_TOTAL
COMP FILE 00012
Office Map No. 050698A



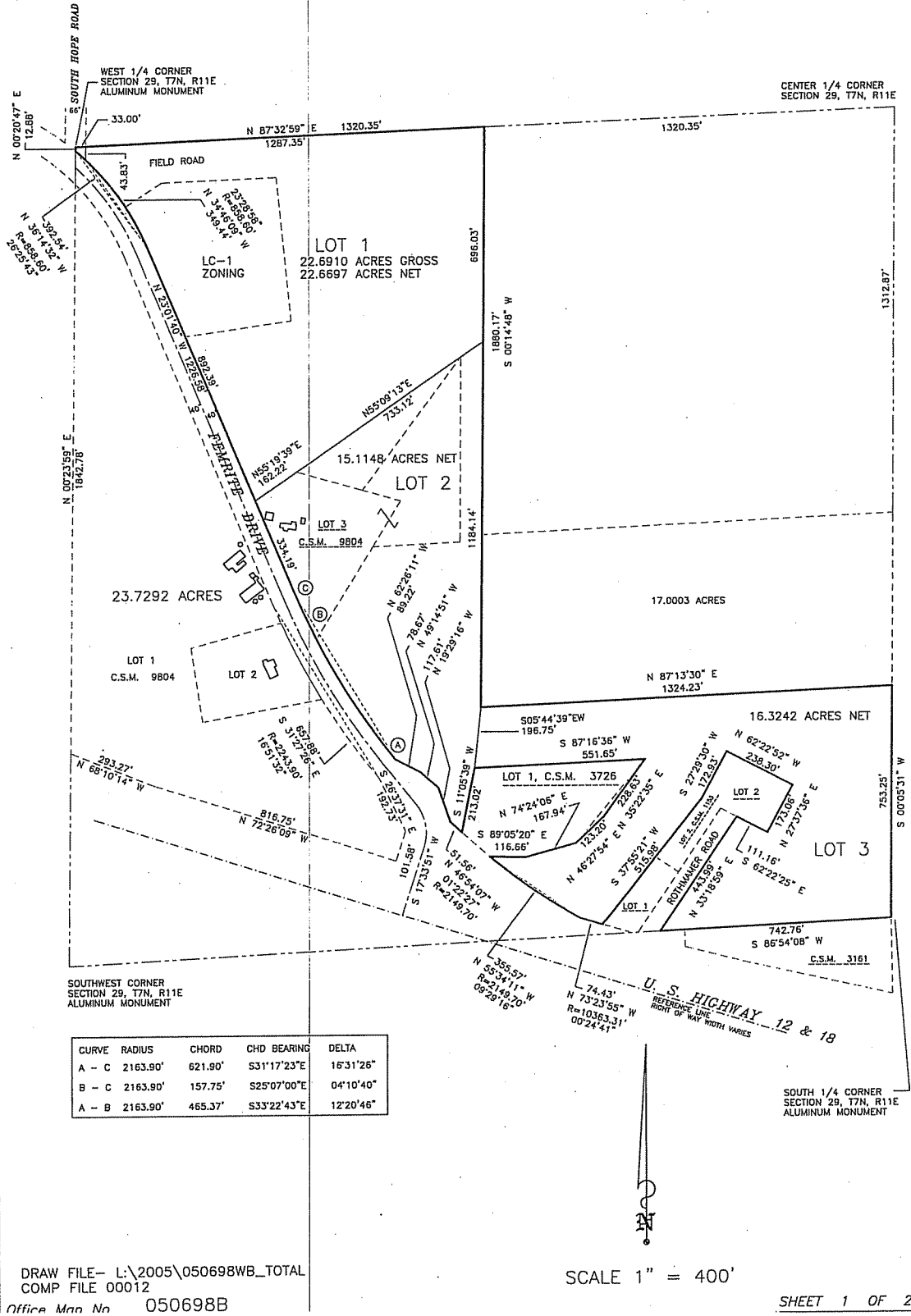
**BIRRENKOTT
SURVEYING, INC.**

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

KORFMACHER PROPERTY

PLAN B

PREPARED FOR:
ROGER KORFMACHER
2846 FEMRITE DRIVE
COTTAGE GROVE, WI 53527
838-3622





Dane County Planning & Development

Room 116, City-County Building, Madison, Wisconsin 53703-3342

Land Division Review
608/266-9086

October 18, 2005

Birrenkot Surveying Company
P.O. Box 237
Sun Prairie, Wisconsin 53590

Re: CERTIFIED SURVEY MAP (Korfmacher)
SW1/4 S29 T7N R11E
Town of Cottage Grove
Dane County

Gentlepeople:

Zoning Petition # 9289 was approved by the Dane County Board of Supervisors on 10/06/05. Accordingly, the above-described preliminary certified survey map proposal is hereby conditionally approved as follows:

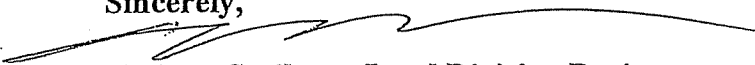
1. Zoning Petition # 9289 is to become effective (one day following publication in the Wisconsin State Journal).
2. A Town of Cottage Grove approval certificate is to be included and executed.
3. The document is to be completed in accordance with S.236.34, Wisconsin Statutes.
4. The document is to comply with S.236.20(3)(b), Wisconsin Statutes (center of Section does not satisfy this provision).
5. The legal description is to be reviewed with respect to mathematical consistency.
6. An owners certificate in accordance with S.236.21(2), Wisconsin Statutes is to be included.
7. 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."
8. All owners of record are to be included in the owners certificate (County records indicate that Roger A. Korfmacher & Lynn C. Korfmacher are owners). Spouses signatures and middle initials are required to provide valid certificates.
9. City of Madison approval is to be obtained (extraterritorial jurisdiction).

Birrenkott Surveying Company
August 18, 2005
Page 2

10. The required certificates are to be executed.
 11. Lot 1 is to be a minimum of 4 net acres in area.
 12. Lot 2 is to be a minimum of 1 net acre in area.
 13. The net lot area calculations are to be specified in square feet.
 14. A notation is to be affixed to the document "refer to building site information contained in the Dane County Soil Survey."
 15. All references to "Dane County Zoning and Natural Resources Committee" are to be changed to "Dane County Zoning and Land Regulation Committee."
 16. The deed restrictions, required with Zoning Petition # 9289, are to be of record.
 17. All references to zoning are to be removed from the document.
 18. The highway right-of-way widths from centerline are to be clearly dimensioned.
-
19. The residual parcel, being created by this land division, is to be greater than 35 net acres in area.

When the above conditions have been fully satisfied, the original document may be submitted to which the Dane County approving signature will be affixed. Thank you for your anticipated patience and for your anticipated cooperation in this matter.

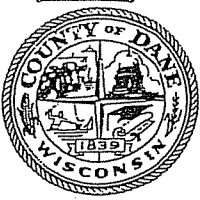
Sincerely,


Norbert Scribner, Land Division Review

cc: Roger A. Korfmacher
Clerk, Town of Cottage Grove
City of Madison Planning Department

Enclosure:

14

Dane County Planning & Development

Room 116, City-County Building, Madison, Wisconsin 53709

ROGER & LYNN KORFMACHER
2846 FEMRITE DRIVE
COTTAGE GROVE WI 53527

Date: 10/18/05

Land Division Review
608/266-9086

Property Listing
608/266-4120

Surveyor
608/266-4252

Zoning
608/266-4266

REMINDER NOTICE

REZONE PETITION # 9289 SECTION 29 TOWN Cottage Gr.

Please be advised that all required approvals by Town, Zoning Committee, Dane County Board and County Executive have been obtained.

NOTE:

The petition included a delayed effective date subject to the recording of a Certified Survey* and/or a Deed Restriction, and/or a notice document and other conditions.

The petition was amended to include a delayed effective date subject to the recording of a Certified Survey* and/or a Deed Restriction, and/or a notice document, and other conditions.

Please be advised that the zoning change will not become effective until the required documents have been recorded. The document must be recorded in the office of the Dane County Register of Deeds

no later than: 1/16/06

- If a deed restriction or notice document is required you may utilize the document enclosed or have your attorney draft a document for you. Please note that the wording of the restrictions or notice document may not be altered.
- The survey review may also take 60 days, please take this into consideration when you are submitting a survey for approval. A survey submitted close to or on the deadline date may not be processed in time for the recording of the document.

IMPORTANT

Failure to record the survey and/or deed restriction and/or notice document will null and void the Zoning Petition. The time period may not be extended.

Please provide Dane County Zoning with a copy of the recorded survey or deed restriction or notice document. These are required for log entry, closing of files and notifications of effective date to the County Clerk, Town Clerk and property owner.

545-90 (9/00)

RECEIVED
OCT 18 2005
D.C. PLANNING & DEVELOPMENT
PLAT REVIEW

9289-1
162

DANE COUNTY ORDINANCE AMENDMENT NO. 9289

Amending Section 10.03 relating to Zoning Districts in the Town of Cottage Grove.

The Dane County Board of Supervisors does ordain as follows: That the Zoning District Maps of the Town of Cottage Grove be amended to include in the A-2(4) Agricultural and R-1A Residential District/s the following described land:

PETITION NUMBER: 9289

TO A-2(4):

Part of the NW 1/4 SW 1/4 of Section 29, Town of Cottage Grove described as follows: Commencing at the West quarter corner of said Section 29; thence N87°30' East along the North line of said SW 1/4, 33 feet to the East right-of-way line of South Hope Road and the point of beginning; thence continuing N87°30' East along said North line 1327.8 feet to the NE 1/4 corner of the NW 1/4 of the SW 1/4 of said Section 29; thence South along the East line of said NW 1/4 SW 1/4, 330 feet; thence S82°30' West, 340 feet; thence S41°00' West, 340 feet; thence N11°00' West, 330 feet; thence N87°30' East, 208 feet; thence North, 210 feet; thence S87°30' West, 845 feet to the Northeasterly right-of-way line of Femrite Drive; thence N42°30' West along said right-of-way line, 20 feet to the East right-of-way line of South Hope Road; thence North along said East right-of-way line 58 feet to the point of beginning.

TO R-1A:

Part of th NW 1/4 SW 1/4 of Section 29, Town of Cottage Grove described as follows: Commencing at the West quarter corner of said Section 29; thence N87°30' East along the North line of said SW 1/4, 33 feet to the East right-of-way line of South Hope Road; thence South along said East right-of-way line 58 feet to the Northeasterly right-of-way line of Femrite Drive; thence S42°30' East along said Northeasterly right-of-way line, 20 feet to the point of beginning; thence N87°30' East, 845 feet; thence South, 210 feet; thence S87°30' West, 208 feet; thence N11°00' West, 140 feet; thence S87°30' West, 440 feet; thence S46°30' West, 100 feet to the Northeasterly right-of-way line of Femrite Drive; thence N41°30' West along said Northeasterly right-of-way line, 170 feet to the point of beginning.

CONDITIONAL ZONING

Conditional zoning is hereby imposed pursuant to Section 10.255 (3)(a) 2.(b) of the Dane County Code of Ordinances. The rezoned area shall be subject to the following conditions.

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) Deed restrict the A-2(4) parcel prohibiting residential development.
- 2) Deed Restrict both the R-1A and the A-2(4) parcels requiring separate road access for each lot.

Said restriction(s) shall run in favor of Dane County and the pertinent Town Board(s) as well as the owners of land within 300 feet of the site. **Failure to record the restriction(s) will cause the rezone to be null and void.**

A copy of the recorded document shall be submitted to Dane County Zoning.

The Dane County Board of Supervisors does ordain that this amendment, based upon their findings, to be consistent with the provisions of Wisconsin State Statute 91.77 (1)(a),(b),(c).

TOWN OF COTTAGE GROVE
REGULAR TOWN BOARD MEETING
JULY 5, 2005

Femrite for their refrigeration business, and were told that would fit with the current plan. They also asked about a future pond in the gravel pit, and were again referred to the Plan Commission. **MOTION** by Morrow/Klinger to accept the Plan Commission recommendation for a rezone of A-1EX to R-1A for up to 2 acres (Lot 2) and A-2(4) for the remainder (Lot 1), with a deed restriction on Lot 1 for no future residential development, road access for Lot 1, and a density study, which has already been provided. **MOTION CARRIED 4-0.**

B. Kirk Gillespie – 1625 County Road BB – Adjusting Lot Line to Terrain. Discussion centered on a trailer home which was to be removed upon completion of the new home. While it has been removed from Lot 1, it remains on Gillespie's property. Mr. Gillespie stated his intention is to sell the trailer, although he has so far been unsuccessful. **MOTION** by Schroeder/Hampton to accept the Plan Commission recommendation to adjust the lot line of Lot 1, swapping equal amounts of A-1EX and RH-1 land, with the provision that the trailer be removed from the owner's property within 6 months. **MOTION CARRIED 4-0.**

VIII. Rob & Sherri Burke – 4500 Kennedy Road – Variance for setbacks for above ground swimming pool and deck. **MOTION** by Schroeder/Morrow to approve the variance for 7.55 feet for the pool, 1.33 feet for the deck, provided that if the current structure is removed, the variance is no longer valid. **MOTION CARRIED 4-0.**

IX. Approve the LEC Union Labor Contract: **MOTION** by Morrow/Klinger to approve the June 27, 2005 Tentative Agreement between the Village and Town of Cottage Grove and the Cottage Grove Police Officers association, Wisconsin Professional Police Association, and Labor Enforcement Employee Relations Division. **MOTION CARRIED 4-0.**

X. Action on site visit to Eugene Skaar to change Town Plan designation. Eugene and Larry Skaar were present. Schroeder stated that after viewing the site, he felt it was not suitable for commercial development, and would like to see the entire commercial designation on County Road MN changed to A1-EX. He further stated that he would like to see the three proposed lots moved to the fence to the south.

Anders arrived 8:05 P.M.

Anders stated he felt the site was not suited to commercial development due to the quantity of dirt that would need to be moved to site a commercial building. Discussion centered on the order to proceed. Eugene Skaar was advised to submit a revised rezone application that included the three 1-acre lots (original application included just one lot), which could be considered by the Plan Commission on July 27th. **MOTION** by Anders/Schroeder to strongly urge the Plan Commission to change the plan for the entire area in the southwest corner of US Highway 12 & 18 and County Road N currently designated as commercial (5) to Ag (1). **MOTION CARRIED 4-1.** Hampton opposed.

XI. Dane County Town's Association Meeting – July 13, 2005 – Schroeder will attend.