



Dane County Planning & Development

Land Division Review

September 21, 2021

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

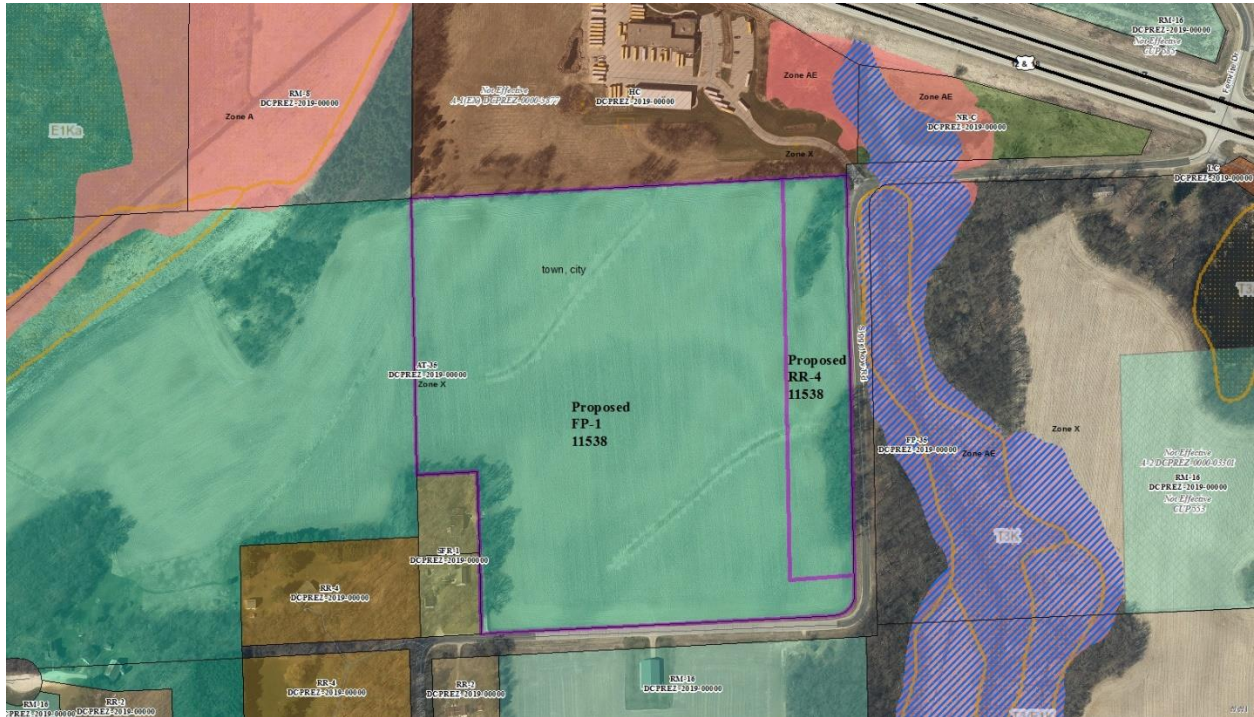
Re: Viney Acres (CSM 10548)
Town of Cottage Grove, Section 28
(2 lots, 36.375 acres)
Rezone Petition #11538, AT-35 to FP-1/RR-4, *Rural Residential*

Attention to whom it may concern:

The proposed CSM is adding lands to an existing commercial lot. 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 #11538 is to become effective and all conditions are to be satisfied prior to the recording of the CSM. (*County Board approved Zoning Petition #11538 on April 22, 2021*)
 - *Recording of an approved CSM*
 - *A deed restriction shall be placed and recorded for the 32.39-acre parcel to prohibit residential development. The housing density rights have been exhausted per the Town's density policies found in the Town Comprehensive Plan.*
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:
 - *Add right-of-way widths to all roads, each side of centerline. 236.20(2)(f)*
 - *Add a note indicating that all PLSS Witness Monuments were found and verified per the latest tie sheet of record. A-E 7.08(1)(c)*

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