



# Dane County Planning & Development

## Land Division Review

---

February 11, 2025

Birrenkott Surveying  
PO Box 237  
Sun Prairie, WI 53590

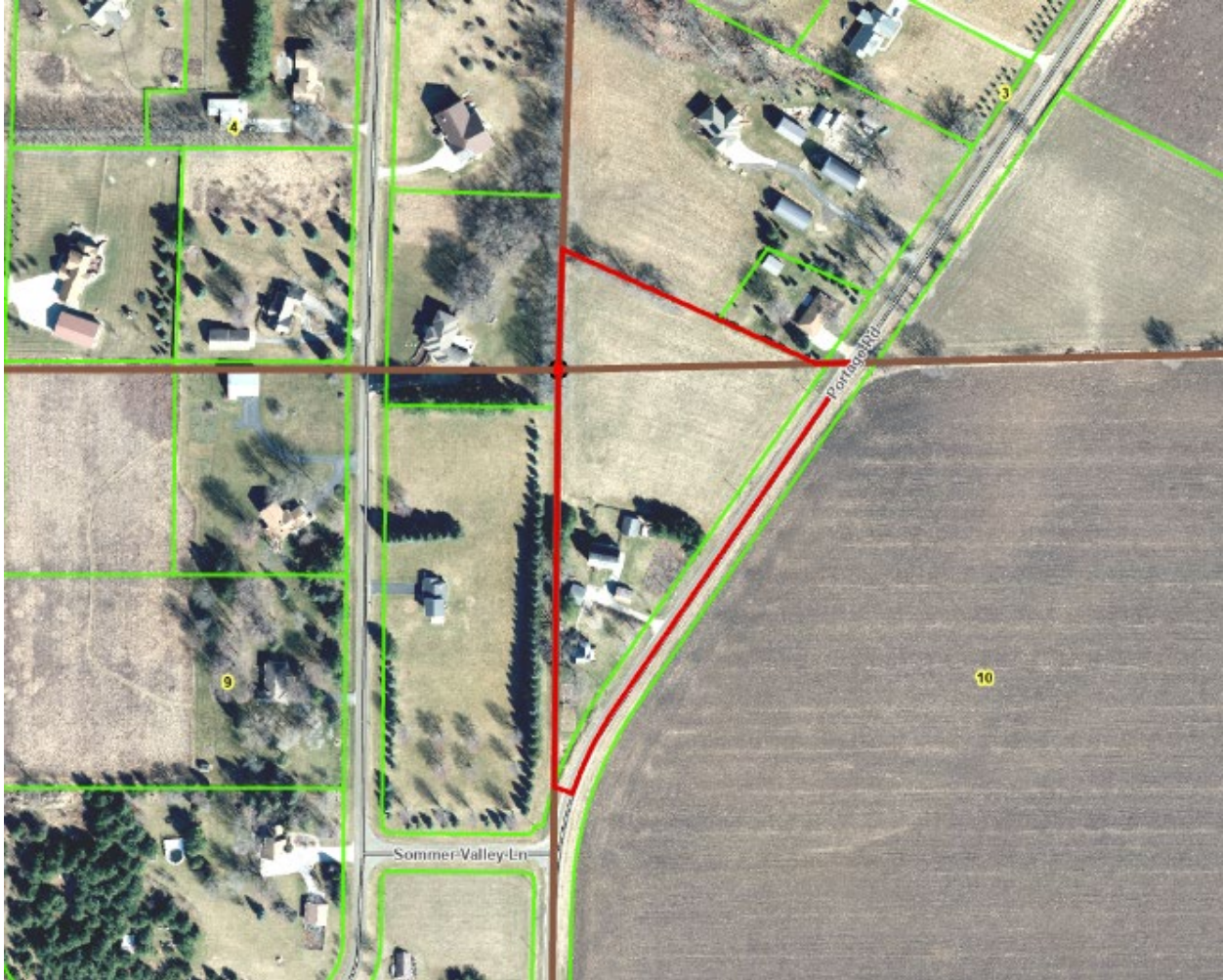
Re: AUGUST (10792)  
BURKE, S 3/10  
Lot 1 – 1.499 acres  
Lot 2 – 1.541 acres  
Lot 3 – 1.537 acres  
Rezone Petition: 12111; RR-4 to RR-1, *Rural Residential*  
Public Health: *No concerns*

Attn: Chris Casson, S-3264

**The proposed Certified Survey Map is creating three lots 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 #12111 is to become effective and all conditions established are to be timely satisfied. (*County Board approved the Petition on January 16, 2025*)
  - *Recording of a CSM*
  - *The applicants shall have 180 days to record the CSM, to allow additional time for the City of Madison's extraterritorial review of the land division.*
3. All owners of record are to be included in the owner's certificate. Spouse's signature, middle initials and a certificate of consent by all mortgagees/vendors shall be included and satisfied if relevant.  
County records indicate the following owners:
  - *BENJAMIN K AUGUST & JOLEEN S AUGUST*
4. The required approval certificates are to be executed.
  - *Town of Burke*
  - *City of Madison*
  - *Dane County*
5. The Town Approval Certificate needs to include language accepting the road dedication shown on the CSM to be properly executed. 236.34(1m)(e)

6. The location of the existing driveway is to be shown.
7. The approximate location of the on-site septic system is to be shown.
8. Comments with regards to the technical review of the survey map are to be satisfied:
  - *The boundary description has a misclosure of 0.74 feet. Please find and correct the misclosure error and ensure that the boundary closes within 0.01 feet. 236.34(1m)(a)*
  - *The legal description has an error in line 5 with distance and duplicate bearings. Should read as S34-26-36W 107.26'*
  - *Error in line 8; bearing should read NE.*
  - *The road is being dedicated to the public. As the right-of-way (r/w) is being dedicated on this CSM, the r/w line needs to be the same solid line type as the internal lot lines.*
  - *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)*
  - *All monuments are to be described by type and size and whether found or re-placed at the monument or within the legend.*
9. The following notations are to be added with respect to the Airport Height Limitation District:
  - *Lands covered by this plat are within an area subject to height limitations owing to the operation of aircraft and equipment from a nearby airport. Owners of lands within the area covered by this plat are required by law to restrict the height of trees, other vegetation and man-made structures to less than the height limitations set forth in that certain map dated April 24, 2008, entitled 'Height Limitation Zoning Map, Dane County Regional Truax Field, Madison, Wisconsin', said map being on file in the Dane County Clerk's office.*
  - *Lands covered by this plat are located within an area subject to heightened noise levels emanating from the operation of aircraft and equipment from a nearby airport.*
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 Burke  
City of Madison Planning – Tim Parks