



# Dane County Planning & Development

## Land Division Review

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January 10, 2025

Paulson Surveying  
136 W. Holum St.  
DeForest, WI 53532

Re: BECKER (10895)  
SURVEYOR: Paulson (1699)  
BURKE, S 8  
Lot 1 – 9.50 acres  
Rezone Petition: 12116, RM-16 to RR-8, *Rural Residential*  
Public Health: *Proposed*  
Sensitive Environmental Features: *Perennial stream, Zone AE Floodplain, wetlands*

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

1. This review is specifically for the preliminary Certified Survey Map that was submitted for review. Any alteration, modification and/or revisions made after this review may be subject to a new submittal. County staff reserves the right to require a new application based on the nature and extent of the changes.
2. The document is to be completed in accordance with Chapter 75 of the Dane County Code of Ordinances, S.236.34, Wisconsin State Statutes and any local land division policies set forth by the township.
3. Rezone Petition #12115 is to become effective and all conditions established are to be timely satisfied. (County Board conditionally approved the Petition on December 19, 2024)
  - **Recording of a CSM**
    - *The Certified Survey Map shall delineate a 100' x 100' building envelope area located in the northern portion of the property outside of the wetlands and buffer area. A note shall be added to the Certified Survey Map stating that, "All buildings constructed on the property shall be within the building envelope area as part of the conditions of approval by Dane County Zoning and Land Regulation Committee under Zoning Petition #12115".*
    - *A note shall be added to the certified survey map which states, "The property has indicators which identify the area is prone to flooding. Any building floor level or basement floor level shall have an elevation no lower than 862 feet ASL".*
    - *A deed restriction shall be recorded on the CSM lot identifying the potential of flooding. The deed restriction shall state, "The property has indicators which identify the area is prone to flooding. Any building floor level or basement floor level shall have an elevation no lower than 862 feet ASL".*

4. 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:
  - *JOHN F BECKER & ELIZABETH M BECKER*
5. The required approval certificates are to be executed.
  - *Town of Burke*
  - *City of Madison*
  - *Dane County*
6. Comments with regards to the technical review of the survey map are to be satisfied:
  - *No comments*
7. The proposed lot is located within the Airport Height Limitation Zone. The following notations shall be added to the final document:
  - *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.*
8. 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 authorized Dane County representative approving signature will be affixed. Please allow for ten (10) working days for approving signature.

If you would like county staff to deliver the recordable document(s) to the Register of Deeds office for recording, please include a check made out to Register of Deeds. Register of Deeds department charges \$30 per document. Please contact myself with any questions regarding this letter.

Sincerely,

Daniel Everson  
Assistant Zoning Administrator  
267.1541

CC:  
Town of Burke  
City of Madison Planning – Tim Parks

