



# Dane County Planning & Development

## Land Division Review

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April 17, 2026

Capitol Survey Enterprises  
2015 La Chandelle Ct.  
Brookfield, WI 53045

Re: PGUV (11017)  
BURKE, S 8  
Lot 1 – 9.06 acres  
Lot 2 – 17.47 acres  
OL 1 – 9.67 acres  
Rezone Petition: 12250; RR-8 to GC, *General Commercial* and NR-C, *Natural Conservation*  
Public Health: *N/A*  
Sensitive environmental features: *Wetland, floodplain, perennial stream*

Attn: Michael Berry, S-2545

**The proposed Certified Survey Map is creating a lot for commercial development. This 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. Lastly, this conditional approval is valid for one year from the date of issuance.
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 #12250 is to become effective and all conditions established are to be timely satisfied. (*County Board approved the Petition on April 16, 2026*)
  - *Recording of a CSM*
  - *A sanitary permit shall be obtained from Public Health Madison Dane County prior to the issuance of a Zoning Permit for site development.*
  - *A deed restriction shall be recorded on the proposed GC zoned lot (Lot 1) that states the following:*
    - *The property shall be developed in accordance to the site plan submitted as part of the rezoning petition.*
    - *Lighting shall be installed per the plans presented, including site photometric plan dated 12/9/2025 and light fixture cut sheets dated 2/23/26. Outdoor lighting shall be*

*directed downward and away from adjacent properties and public rights-of-way, and be designed to minimize ambient light spill in accordance with Sec. 10.102(5) DCCO. Light poles shall be limited to 20 feet in height as per the plan. Lighting shall be limited to a maximum of 3,000K color temperature.*

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:

- *PGUV LLC*

5. The Owner's Certificate needs to include the following language:

- *As owners I/we certify that we caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map. I/We also certify that this certified survey map is required by sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee.*

6. The required approval certificates are to be executed.

- *Town of Burke*
- *City of Madison*
- *Dane County*

7. The Town Approval Certificate needs to include language accepting the road dedication shown on the CSM to be properly executed. 236.34(1m)(e)

EXAMPLE:

TOWN BOARD APPROVAL  
This CSM, including public highway right-of-way dedication designated herein is hereby acknowledged and accepted by the Town of Mazomanie  
this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
REPRESENTATIVE

8. Comments from the County Highway department are to be recognized:

- *CTH CV is a controlled access highway.*
- *The variable width of Right of Way dedicated to the public of CTH CV along Lot 1 is correct.*
- *Any change to the existing access, or change of use, requires a new permit from the Highway Department.*
- *Sheet 2 of 4 should show No access to be designated (visually shown) across the frontage of CTH CV along Lot 1.*
- *Sheet 2 of 4 should show the Line and Curve IDs.*
- *Remaining Right of Way appears to be correct.*

9. Comments with regards to the technical review of the survey map are to be satisfied:
- *Both boundary descriptions seem to have a misclosure. First had an error of 15.77' and the second had an error of 2.99 feet. I noticed some of the dimensions within the line table differ from the map or the legal description. Please find and correct the misclosure error and ensure that the boundaries close within 0.01 feet. 236.34(1m)(a)*
  - *Add tangent bearings for any non-tangent curves (C2). 236.20(2)(k)*
  - *Add tangent bearings to the curve table for the ends of the main curves.*
  - *Show the chords of curves as dashed or dotted lines. 236.20(2)(k)*
  - *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.*
  - *Remove the tax parcel numbers and zoning district notations on sheet 1.*
  - *Just a suggestion, the map could be shown on a separate sheet and at a larger scale factor to improve clarity with various text. For example 1:300.*
10. The following notations are to be added to the final document 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 16, 2010, 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.*
11. The Dane County approval certificate will need to included.
- *Approved for recording per Dane County Zoning & Land Regulation Committee action of \_\_\_\_\_, by \_\_\_\_\_, Authorized Representative.*
12. For information purposes only. Prior to any development on the proposed lot, a stormwater management permit issued by the Land & Water Resources Department is required. *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.*
13. 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  
[everson.daniel@danecounty.gov](mailto:everson.daniel@danecounty.gov)

CC:  
Town of Burke  
City of Madison Planning – Tim Parks  
Land & Water Resources – Jeremy Balousek

