



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: VLKJH SKAAR LLC (CSM 10553)
Town of Cottage Grove, Section 28
(2 lots, 50.79 acres)
Rezone Petition #11692, AT-35 to RM-16/HC, *Heavy Commercial*

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:

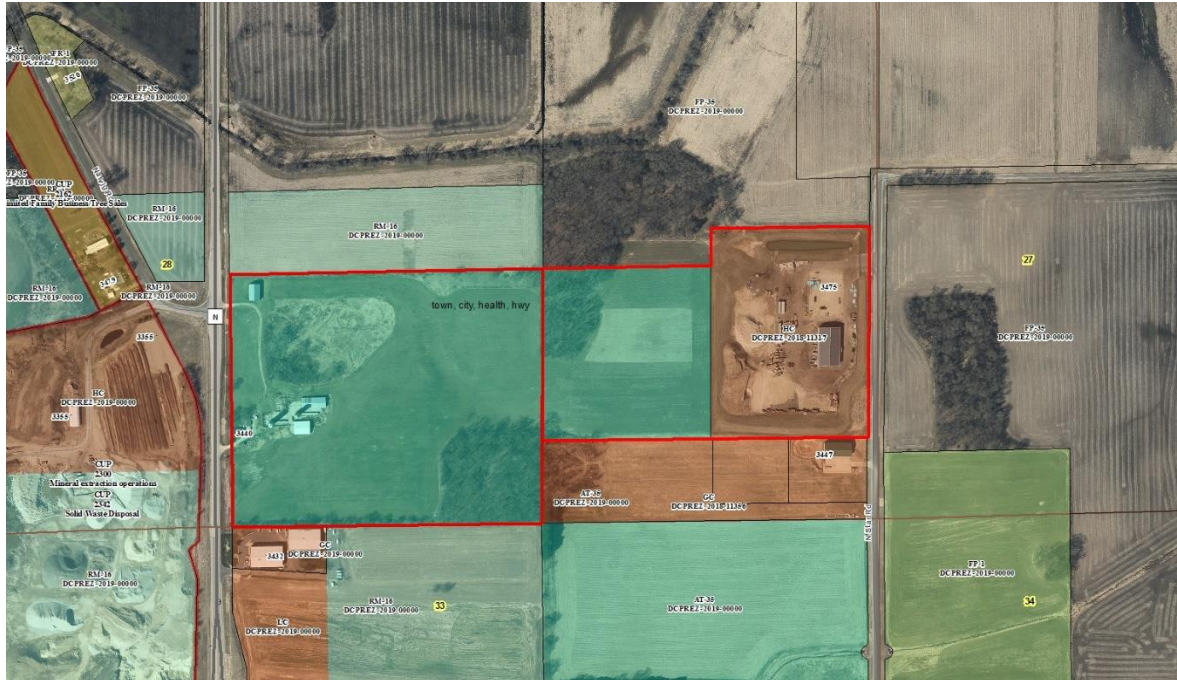
1. The document is to be completed in accordance with S.236.34, Wisconsin State Statutes.
2. Rezone Petition #11692 is to become effective and all conditions are to be satisfied prior to the recording of the CSM. (*County Board approved Zoning Petition #11692 on June 3, 2021*)
 - *Recording of an approved CSM*
 - *A deed restriction shall be recorded on the HC Heavy Commercial zoned property to limit the land uses to the following: office buildings no more than 2 stories; repairs, storage, and service of contractors' machinery and equipment; and parking and storage of motor vehicles.*
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:
 - *VLKJH SKAAR LLC*
 - *CAPITOL HOLDINGS LLC*
4. The required approval certificates are to be satisfied.
 - *Town of Cottage Grove*
 - *City of Madison*
 - *Dane County*

5. Comments from the Highway department are to be satisfied:
 - *CTH N is a controlled access highway.*
 - *No new accesses will be permitted due to the land division.*
 - *No access to be designated across the frontage of CTH N except for the area of the two existing access locations.*
 - *Right of way appears to be correct.*

6. Comments from the Dane County Surveyor are to be satisfied:
 - *Add the total distance of the division line between lots (block distance), and also the bearing and distance along the CTH N right-of-way line. 236.20(2)(c)*
 - *Add (“recorded as”) bearings and distances as appropriate per CSM 15099. 236.20(2)(c)*
 - *Show the opposite right-of-way line of all roads and label the right-of-way widths each side of centerline. 236.20(2)(f)*
 - *Increase the size of the PLSS monument descriptions on the map. The text size is too small to reproduce legibly. 236.20(3)(b)*
 - *Add a note indicating that all PLSS Witness Monuments were found and verified per the most recent tie sheet of record. A-E 7.08(1)(c)*
 - *Our mapping indicates a boundary misclosure of 0.11 feet. Please ensure that the boundary and lots have a misclosure of 0.01 feet or less. 236.34(1m)(d)(2)*
 - *There is an overlap issue near the bottom of sheet 2, where the bottom of the notary certificate is cut off. Please correct. 236.34(1m)(e)*

7. The recordable document is to be submitted for review and approval.

8. For information purposes only. A stormwater management permit, issued by the Land & Water Resources Department, is required prior to any development on the proposed parcel. 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.



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