



## Dane County Planning & Development Land Division Review

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March 13, 2018

Royal Oak Engineering  
3678 Kinsman Blvd.  
Madison, WI 53704

Re: Jensen (CSM 10102)  
Town of Cottage Grove, Section 6  
(2 lots, 25.05 acres)  
Zoning Petition #11227, A-2 to A-2(4)

*The Dane County Board approved rezone Petition #11227 on December 21, 2017.*

Attn: Carl Sandsnes, S-1819

The proposed CSM 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 #11227 is to become effective and all conditions established are to be timely satisfied:
  - *Recording of an approved CSM*
  - *The road right-of-way shall be dedicated to the public.*
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:
  - *ELLERY JENSEN JR*
4. Add "dedicated" to the owner's certificate.
5. The required approval certificates are to be satisfied.
  - *Town of Cottage Grove*
  - *City of Madison*
  - *Dane County*
6. Add language to the town approval certificate accepting the public highway dedication.

7. Comments from the Dane County Surveyor are to be satisfied:

- *Label the full distance of the right-of-way (r/w) line. 236.20(2)(c)*
- *Label the r/w width each side of centerline of I – 94. If variable, “variable” is acceptable. 236.20(2)(f)*
- *Show the centerline of all roads. 236.20(2)(h)*
- *The north reference should be related to a boundary line of a ¼ section line. 236.20(2)(i)*
- *Label the area of the lots only on the map. No r/w should be included as the road is being dedicated. 236.20(2)(j)*
- *Add a note that all PLSS corner witness monuments were found and in good condition. A-E 7.08(1)(c)*
- *Add dedication language to the Owner’s Certificate and also dedication acceptance language to the Town Approval Certificate. 236.34(1m)(e)*

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 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:  
Clerk, Town of Cottage Grove  
City of Madison Planning – Tim Parks



# Staff Report

Zoning and Land Regulation Committee

Public Hearing: **December 11, 2017**

Petition: **Petition 11227**

Zoning Amendment:  
**A-2 Agriculture District TO A-2 (4)  
Agriculture District**

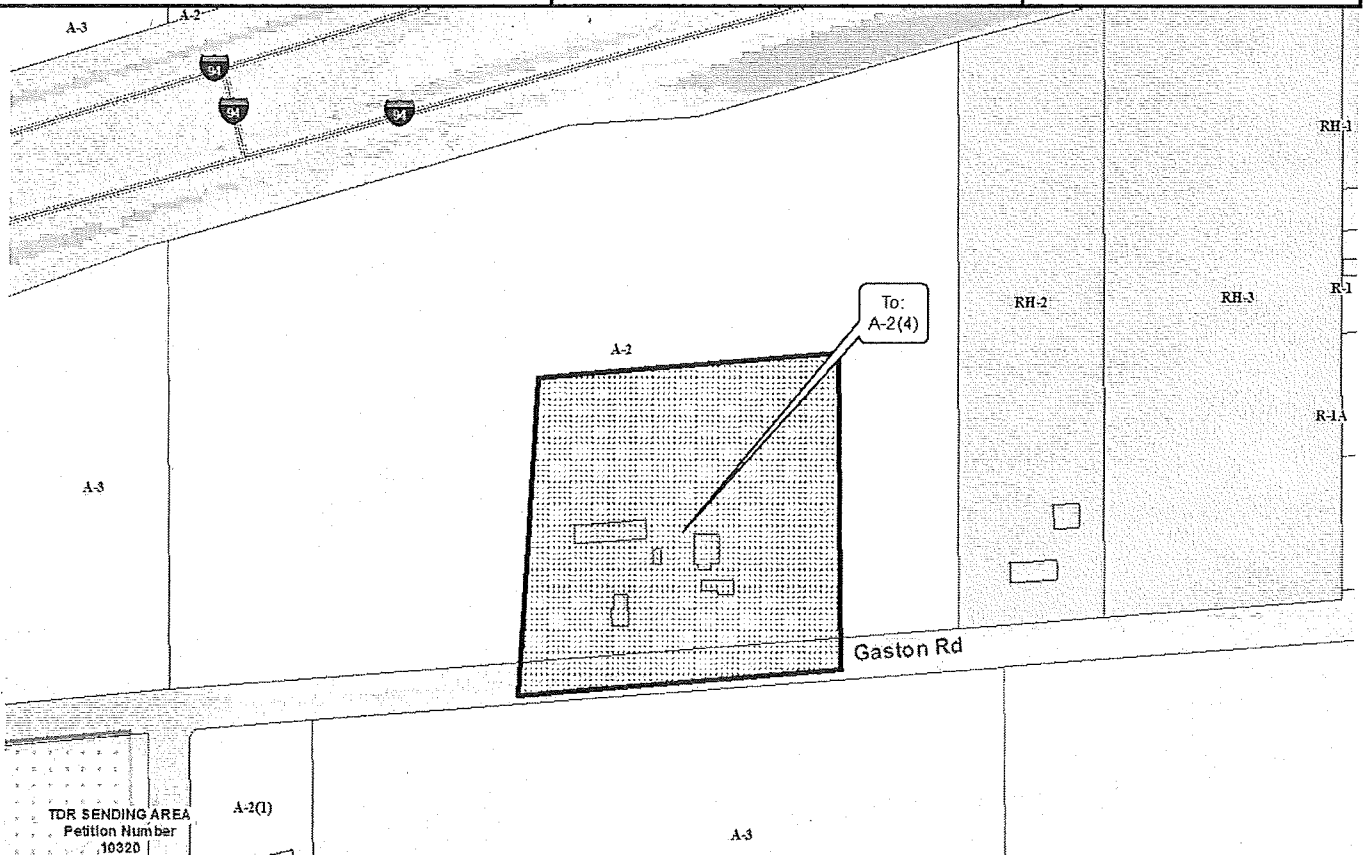
Town/sect:  
**COTTAGE GROVE,  
Section 6**

Acres:  
Survey Req. Yes

Applicant  
**ELLERY JENSEN JR**

Reason:  
**Separating existing residence  
from farmland**

Location:  
**2998 GASTON RD**



**DESCRIPTION:** The applicant wishes to separate the home and buildings from the remainder of the property. The remaining land will stay in the A-2 zoning district.

**OBSERVATIONS:** The subject property is surrounded by a mix of agricultural and rural residential land uses.

**TOWN PLAN:** The property is in the *Agricultural Preservation* land use district of the Town of Cottage Grove Comprehensive Plan. The purpose of the district is to limit non-farm development using a density policy of one residential development unit (RDU) per 35 acres. The current land use plan contains a policy that states that separation of the original farm requires an RDU.

**RESOURCE PROTECTION:** The property is not located in a resource protection corridor.

**STAFF:** The proposal meets the dimensional standards of the zoning district. Because this proposal was submitted to the Town prior to June 12, 2017, this petition does NOT require the use of an RDU. For this reason there will be one RDU remaining.

**TOWN:** The Town Approved on the condition that the road right of way be dedicated to the Town.

# TOWN OF COTTAGE GROVE

4058 County Road N  
COTTAGE GROVE, WISCONSIN 53527

March 27, 2018

re: CSM for Ellery Jensen Property at 2998 Gaston Road

To whom it may concern:

At their regular meeting on Monday, March 5, 2018, the Cottage Grove Town Board unanimously approved the certified survey map for the Ellery Jensen property at 2998 Gaston Road, identified as Office Map No. 16376 dated 1-20-18, as presented.

Sincerely,

TOWN OF COTTAGE GROVE



Kim Banigan  
Clerk

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