



Dane County Planning & Development

Land Division Review

August 9, 2019

Point of Beginning
4941 Kirschling Ct.
Stevens Point, WI 54481

Re: Reynolds Properties (CSM 10288)
Town of Middleton, Section 25
(2 lots, 2.19 acres)
Current Zoning District: HC, *Heavy Commercial*

Attn: Jordan Brost, S-3009

The proposed CSM is dividing Lot 2 of CSM #4271 into two lots. The Dane County Zoning and Land Regulation Committee at its July 23, 2019 meeting approved the proposed land division. The conditions outlined below will need to be satisfied prior to the county signing the final document.

1. The document is to be completed in accordance with S.236.34, Wisconsin State Statutes.
2. 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:
 - *REYNOLDS PROPERTIES INC*
3. The owner's certificate is to include the following language:
 - *We also certify that this certified survey map is required by S. 75.17 (1)(a), Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval.*
4. The required approval certificates are to be executed.
 - *Town of Middleton*
 - *City of Madison*
 - *Dane County*
5. The recorded document number shall be shown on the final document for the vacated portion of the Seybold Road right-of-way.

6. Comments from the Dane County Surveyor are to be satisfied:
 - *On sheet 2, label the length of the storm sewer easement along the south line of Lot 2. 236.20(2)(c)*
 - *Add a note indicating that all PLSS monuments and witness monuments were found and verified. A-E 7.08(1)(c)*
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 Middleton
City of Madison Planning