



Dane County Planning & Development

Land Division Review

November 1, 2019

Royal Oak Engineering
3678 Kinsman Blvd.
Madison, WI 53704

Re: Strand (CSM 10320)
Town of Cottage Grove, Section 7
(2 lots, 32.87 acres)
Rezone petition: 11474; RM-16 to SFR-08, *single family residential*

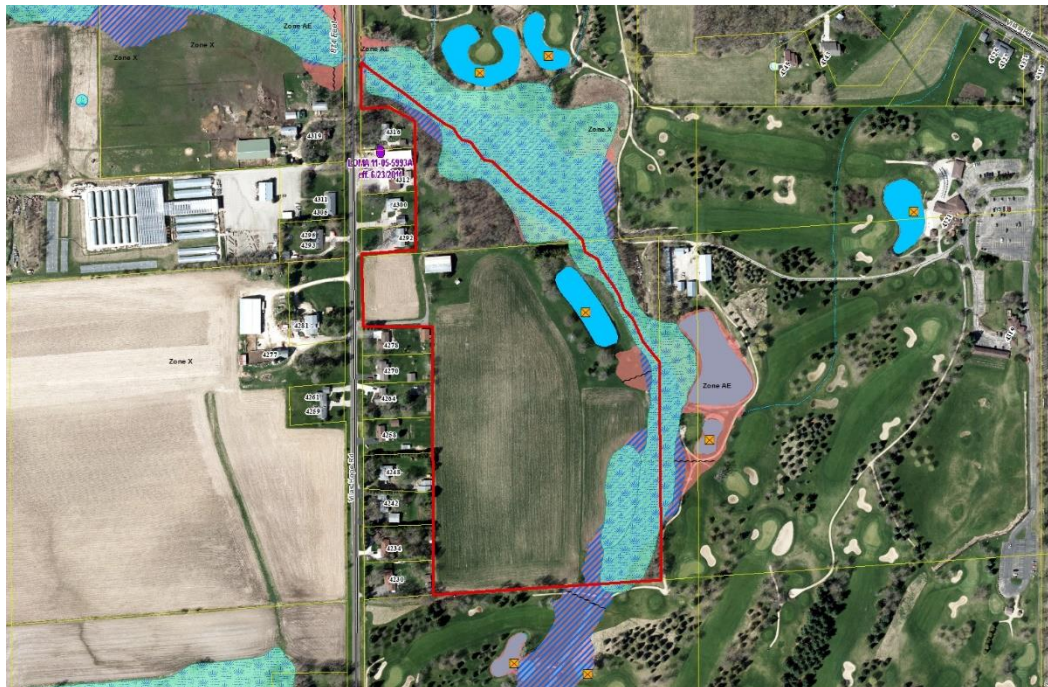
Attn: Carl Sandsnes, S-1819

The proposed CSM is a lot line adjustment between two unplatted parcels. 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 #11474 is to become effective and all conditions are to be timely satisfied. (*County Board approved Zoning Petition #11474 on October 3, 2019*)
 - *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:
 - *STRAND FAMILY FARM LLC*
 - *KATHERINE A STRAND*
4. The required approval certificates are to be satisfied.
 - *Town of Cottage Grove*
 - *Dane County*
5. Comments from the Dane County Surveyor are to be satisfied:
 - *On sheet two, remove the dashed line dividing the right-of-way dedication area and also remove the right-of-way segment dimension and the full line dimension. Only the Lot 2 boundary dimension should be shown. 236.20(2)(a)*
 - *Also on sheet 2, show the full dimension of the right-of-way line along Lots 1 & 2. 236.20(2)(c)*

- *On sheet one, underline the names of existing streets with a dashed or dotted line. 236.20(3)(d)*
- *According to 236, the OHWM should be identified. This may be established with a note potentially. 236.025(1)*
- *Add the following note to the face of the map: “Any land below the ordinary high water mark of a lake or navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.” 236.20(6)*
- *The annotated centerline of the creek is unconventional. If recorded in this manner, the courses along the current centerline will be the permanent boundary of the property and not the moving centerline of the creek. Typically the creek courses would not be shown and the meander line would be written into the description including a phrase including all lands between the meander line and the centerline the creek. Then as the creek meanders over time, the boundary would move with it.*

6. 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:
Town of Cottage Grove
City of Madison