



Dane County Planning & Development

Land Division Review

October 16, 2020

Birrenkott Surveying
1677 N. Bristol St.
Sun Prairie, WI 53590

Re: Sachs (CSM 10426)
Town of Burke, Section 24
(4 lots, 8.07 acres)
Rezone petition: 11433; NR-C to RR-1, RR-2, RR-4, *Rural Residential*

Attn: Dan Birrenkott, S-1531

The proposed CSM is a division of an illegal division of CSM 1183 and creating three new residential lots. The 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 #11433 is to become effective and all conditions are to be timely satisfied. (County Board approved Zoning Petition #11433 on September 3, 2020)
 - *Recording of an approved CSM.*
 - *A maintenance agreement for the drainage way easement / pond on proposed lot 1 shall be recorded with the Register of Deeds. The maintenance agreement shall be submitted for review and approval by the town engineer prior to recording.*
 - *The proposal shall meet the Town conditions for the recording of the certified survey map.*
3. All owners of record are to be included in the owner's certificate. Spouse's signature, middle initials are required and a certificate of consent by all mortgagees/vendors shall be included and satisfied if relevant.
County records indicate the following owners:
 - *PETER SACHS & CHELSEA SACHS*
4. The required approval certificates are to be executed.
 - *Town of Burke*
 - *City of Madison*
 - *Dane County*

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

- Remove the word “proposed” form the drainage easement. State to whom the easement is to the benefit of. Label the width around the lots where the easement is shown to be less than 20 feet (around lots 2 and 4). 236.20(2)(c)
- Add a note indicating that all PLSS witness monuments were found and verified. A-E 7.08(1)(c)
- It does not appear that the CSM is including any lands in addition to Lot 1 of CSM 1183. If so, the description should be simply stated as the previously platted lot and CSM identification. Furthermore; the description included does not include all of the lands of the map. The description also erroneously states a curve to the right that should be left and does not include the radius. Also, the map annotation has a boundary misclosure of 0.05 feet. Please correct the description and the map to ensure that the boundary and the lots all have a closure of less than 0.01 feet. 236.34(1m)(d)(2)
- Add dedication acceptance language to the Town Approval Certificate. 236.34(1m)(e)

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:

Clerk, Town of Burke

City of Madison Planning – Tim Parks