



Dane County Planning & Development

Land Division Review

June 22, 2016

Williamson Surveying & Associates
104 A West Main St.
Waunakee, WI 53597

Re: Charlton (CSM 9881)
Town of Cross Plains, Section 35/36
(2 lots, 53 acres)
Zoning Petition #10970

The Dane County Board approved rezone Petition #10970 on May 19, 2016.

Attn: Chris Adams S-2748

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 #10970 is to become effective and all conditions established are to be timely satisfied.
 - *Recording of an approved CSM.*
3. All owners of record are to be included in the owner's certificate. 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:
 - *S&P CHARLTON INVESTMENTS LLC*
 - *CHARLTON REV TR, SERENA*
4. The required certificates are to be satisfied. (Remove the reference to the town of Verona)
 - *Town of Cross Plains*
5. Appropriate language shall be added to the town approval certificate and the owner's certificate regarding the requested additional right-of-way to be dedicated.
6. Comments from the Dane County Highway Department are to be satisfied:
 - a. *CTH J is not a controlled access highway.*
 - b. *Access to lot 1 and lot 2 to be from access easement.*
 - c. *No access to be designated across the remaining frontage of lot 1 and lot 2.*
 - d. *Dedication of total of 40 feet of right of way required.*

7. Comments from the Dane County Surveyor are to be satisfied:
 - a. *Label the easement bearings and distances where not parallel with lot line running westerly from the fork in the easement. 236.20(2)(c)*
 - b. *The boundary closure is great, but the Lot closure is over 37 feet. I am nearly certain there is an error in L14. Please identify misclosure errors and correct. 236.34(1m)(d)(2)*
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 Cross Plains
Dane County Highway – Pam Dunphy