



Dane County Planning & Development

Land Division Review

September 19, 2017

Walker Surveying
5964 Linda Ct.
Mazomanie, WI 53560

Re: Schulenberg (CSM 10044)
Town of Cross Plains, Section 33
(2 lots, 13.6 acres)
Zoning Petition #11155, RH-3 to LC-1

The Dane County Board approved rezone Petition #11155 on August 31, 2017.

Attn: Tony Walker, S-1957

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 #11155 is to become effective and all conditions established are to be timely satisfied.
 - *Recording of an approved CSM.*
 - *Lots 1 and 2 shall be tied together so that they may not be sold separately.*
3. Right-of-way widths each side of centerline are to be shown.
4. All owners of record are to be included in the owner's certificate. Spouse's signature, middle initials and a certificate of consent by all mortgagees/vendors shall be included and satisfied if relevant. County records indicate the following owners:
 - *KENNETH H SCHULENBERG & LINDSEY SCHULENBERG*
5. The required certificates are to be executed.
 - *Town of Cross Plains*
 - *Dane County*
6. The approximate location of the wetlands are to be shown.

7. Comments from the Dane County Surveyor are to be satisfied:
 - 1) *It appears that the 100 year flood line has been turned off. The note is there, with no line.*
 - 2) *Add the tangent bearings for each end of the curve. 236.20(2)(k)*
 - 3) *The location of the CSM needs to be indicated by bearing and distance from a boundary line of a quarter section in which the CSM is located. Add the distance to the commencing line from the East ¼ Corner. 236.20(3)(b)*
 - 4) *Underscore the road names with a dashed or dotted line. 236.20(3)(d)*
8. The following notation shall be added to the final document regarding the perennial stream:
 - *Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in waters that is established under article IX, section 1 of the state constitution.*
9. Comments from the Dane County Highway department are to be satisfied:
 - *CTH S is a controlled access highway.*
 - *No new accesses will be permitted to CTH S.*
 - *No access to be designated across the frontage of CTH S except for the area of the joint access which will require an easement for lot 1, lot 2, and remaining ag lands that currently utilize this access.*
 - *Right of way appears to be correct.*
10. 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