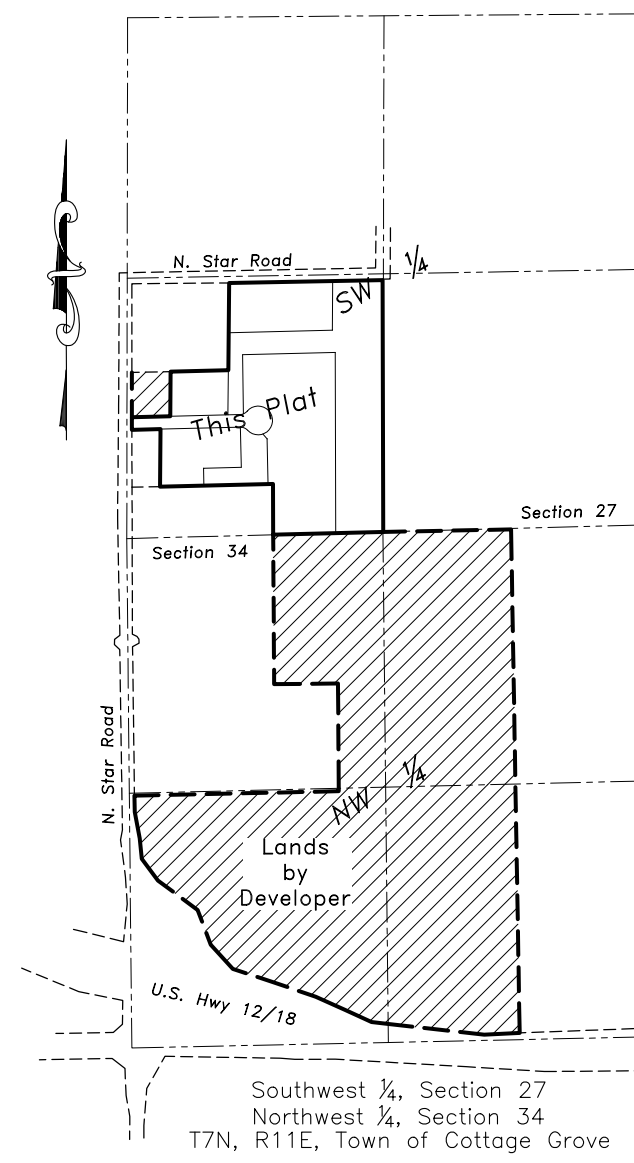
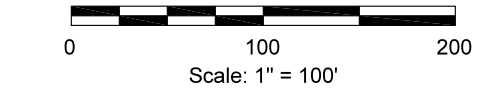


Location Sketch
Not to Scale



Preliminary Plat
SWALHEIM BUSINESS PARK

Lot 4, Certified Survey Map No. 16140, recorded in Volume 119 of Certified Survey Maps of Dane County on Pages 134-135 as Document No. 5870098, located in the Southwest 1/4 of the Southwest 1/4, Section 27, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin



Surveyor's Certificate:

I, Mark A. Pynnönen, Professional Land Surveyor S-2538, do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the Town of Cottage Grove Code of Ordinances, and under the direction of the owners listed herein, I have surveyed, divided and mapped SWALHEIM BUSINESS PARK and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed and is a parcel of land as described below:

Lot 4, Certified Survey Map No. 16140, as recorded in Volume 119 of Certified Survey Maps of Dane County on Pages 134-135, located in the Southwest 1/4 of the Southwest 1/4, Section 27, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin, containing 1,208,422 square feet, or 27.742 acres.

Mark A. Pynnönen, PLS No. 2538

Notes:

- The proposed number of lots is 4 with one outlet.
- Gross area in this preliminary plat = 1,208,422 square feet, or 27.742 acres.
- This survey is subject to any and all agreements and easements of record and those that may have not been recorded.
- Before any digging, boring, construction, etc., is done on or near the lands in this subdivision, Diggers Hotline shall be called at 1-800-242-8511 for the safety and liability purposes for all involved.
- The lands within this subdivision shall be served by underground utilities.
- The lands within this subdivision are located in UNSHADED ZONE X, areas determined to be outside 0.2% annual chance floodplain, per FEMA Flood Insurance Rate Map, Map No. 55025C0462H, Revised September 17, 2014.
- Property currently zoned FP-1. Proposed zoning GC, General Commercial District; and UTR, Utility, Transportation and ROW District; per Petition Number DCPREZ-2023-11960 pending approval.
- Contour interval = 2 foot. Vertical datum NAVD '88 ('91). Contours shown are pre-development.
- Street name Venture Circle to be approved by Dane County.
- Utility easements shall be added as required by appropriate utility companies.
- Venture Circle to be dedicated to the public for street purposes.
- This is a PRELIMINARY PLAT. All distances and areas are approximate and subject to change upon final platting.
- Lands encompassed by this plat currently used for agricultural purposes.
- Future lot owners are hereby notified of farming activities in the vicinity.
- Vehicle access to N. Star Road from Lot 4 or Outlet 1 prohibited except for agricultural purposes until N. Star Road is improved to town road standards.
- Outlet 1 to be dedicated to the public for storm water management.
- Wetlands delineation per report prepared by Taylor Conservation LLC, dated June 11, 2021.
- Individual lot owners responsible for driveway culvert maintenance.
- Septic areas approximate. Individual lots require testing for precise septic system type and placement.
- Setbacks for GC zoning: Front/10, Rear, 10 feet; Side, 10 feet; Rear, 10 feet; Septic area/10 feet.

Zoning Descriptions:

Zoning description (FP-1 to UTR): Part of Lot 4, Certified Survey Map No. 16140, recorded in Volume 119 of Certified Survey Maps of Dane County on Pages 134-135 as Document No. 5870098, located in the Southwest 1/4 of the Southwest 1/4, Section 27, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin, described as follows: Commencing at the Southwest Corner of said Section 27; thence N88°54'15"E (recorded as N89°27'26"E), 1085.17 feet along the South line of Southwest 1/4 to the point of beginning; thence N00°08'52"E, 942.32 feet; thence S88°53'13"W, 483.46 feet; thence S00°27'01"E, 308.86 feet to a point on a curve; thence along a non-tangential curve to the right having a radius of 50.00 feet and a chord bearing and length of S78°47'31"W, 17.53 feet; thence S88°53'13"W, 63.40 feet; thence N00°47'38"E, 428.29 feet; thence N88°53'13"E, 540.96 feet; thence N00°42'40"E, 256.69 feet to a Southerly right-of-way line of N. Star Road; thence N89°13'48"E, 260.20 feet along said Southerly right-of-way line to the East line of said Southwest 1/4 of the Southwest 1/4; thence S00°08'52"W, 1313.62 feet along said East line to the aforesaid South line; thence S88°54'15"W, 247.73 feet along said South line to the point of beginning; Containing 417,770 square feet, or 9.591 acres.

Zoning description (FP-1 to GC): Part of Lot 4, Certified Survey Map No. 16140, recorded in Volume 119 of Certified Survey Maps of Dane County on Pages 134-135 as Document No. 5870098, located in the Southwest 1/4 of the Southwest 1/4, Section 27, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin, described as follows: Commencing at the Southwest Corner of said Section 27; thence N88°54'15"E (recorded as N89°27'26"E), 1085.17 feet along the South line of Southwest 1/4 to the point of beginning; thence N00°08'52"E, 942.32 feet; thence S88°53'13"W, 483.46 feet; thence S00°27'01"E, 308.86 feet to a point on a curve; thence along a non-tangential curve to the right having a radius of 50.00 feet and a chord bearing and length of S78°47'31"W, 17.53 feet; thence S88°53'13"W, 63.40 feet; thence N00°47'38"E, 428.29 feet; thence N88°53'13"E, 540.96 feet; thence N00°42'40"E, 256.69 feet to a Southerly right-of-way line of N. Star Road; thence N89°13'48"E, 260.20 feet along said Southerly right-of-way line to the East line of said Southwest 1/4 of the Southwest 1/4; thence S00°08'52"W, 1313.62 feet along said East line to the aforesaid South line; thence S88°54'15"W, 247.73 feet along said South line to the point of beginning; Containing 790,652 square feet, or 18.151 acres.

Legend:

- = Found 1" Iron Pipe
- ⊙ = Found 3/4" Rebar
- = Set 1-3/4" x 30" rebar Weight = 4.303 lbs./ft.
- ✕ = Unmonumented angle point
- ← = Post-development drainage direction
- ⬆ = Soil Boring with Elevation
- TP-5 = Test Pit with Elevation
- ⬆ = Septic Area with Proposed Type (Protect from grading)
- = Zoning Boundary
- - - = Proposed Zoning
- - - = Wetlands boundary and setback
- - - = Building Setback Line

75' Wetland Buffer line

CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C6	50.00'	42.23'	48°23'40"	N64°41'23"E	40.99'
C7	50.00'	17.62'	20°11'23"	N78°47'31"E	17.53'
C8	50.00'	24.61'	28°12'16"	N54°35'41"E	24.37'
C9	75.00'	36.32'	27°47'19"	N01°06'47"W	99.60'
C10	50.00'	42.23'	48°23'40"	N66°54'57"W	40.99'

75' Wetland Buffer line

LINE	BEARING	DISTANCE
L1	S11°12'22"E	29.89'
L2	S18°55'14"E	35.17'
L3	S10°17'55"E	41.05'
L4	S36°57'41"W	16.82'
L5	S26°24'48"E	32.63'
L6	S52°46'18"E	14.22'
L7	S03°34'14"W	61.68'
L8	S04°49'54"E	18.38'
L9	S01°36'57"W	127.60'
L10	S00°22'50"E	103.46'
L11	S60°16'07"W	7.60'
L12	S48°20'53"W	19.39'
L13	S15°18'06"W	25.17'
L14	S05°08'29"W	25.36'
L15	S14°33'52"E	27.02'
L16	S24°47'13"E	25.09'
L17	S27°34'42"E	15.21'
L18	S23°16'24"E	24.10'
L19	S01°27'56"W	130.82'
L20	S03°15'14"E	39.75'
L21	S07°03'49"W	23.72'
L22	S00°46'12"W	111.58'
L23	S04°09'11"W	20.10'
L24	S01°54'54"E	25.32'
L25	S10°33'23"E	118.36'
L26	S15°59'59"W	22.65'
L27	N89°13'48"E	120.62'
L28	N88°54'15"E	79.70'

OWNER/SUBDIVIDER
Duane P. and Candace J. Swalheim, 2011 Revocable Trust (Swalheim Rev. Trust)
436 Connie Street
Cottage Grove, WI 53527
608-335-4057

ENGINEER
Quam Engineering
4604 Sigelkow Road
McFarland, WI 53558
608-838-7750

BIRRENKOTT SURVEYING
P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI 53590
Phone (608) 837-7463
February 27, 2024

Note:
Access to N. Star Road along the North lines of Lots 8, 9, 10 or Outlet 1, except for agricultural purposes, is prohibited until N. Star Road is improved to town road standards.

