

Application ID#: 9082
 Process Date: 12/4/14
 OFFICE USE ONLY

Dane County Planning & Development

Division of Zoning

Land Division Application

In order for applications to be processed, all information, survey drawings, application signatures and fees required must be submitted at time of application. Please check the appropriate box below for the type of application being submitted:

- Preliminary Certified Survey Map Certified Survey Map
- Subdivision Preliminary Plat* Subdivision Final Plat

*As per DCCO Ch. 75 - Prior to filing an application for approval of a preliminary plat, the subdivider shall consult with staff of the committee for advice, assistance and for the purpose of reviewing the procedures and requirements of Chapter 75 and other ordinances, plans or data which may affect the proposed development.

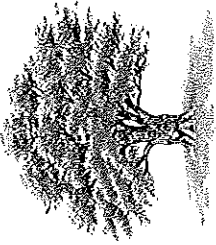
Property Owner Information		Surveyor Information	
Name	James & Darla Jansen	Eric W. Sandsnes	
Address	4564 Sandpiper Tr, Cottage Grove, WI 53527	3678 Kinsman Blvd, Madison, WI 53704	
Phone Number		608-274-0500, Ext 13	
E-Mail Address		esandsnes@royaloakengineering.com	

Property/Location Information (accessdane.co.dane.wi.us)			
Township	07 COTTAGE GROVE	Section	11 5 ¼ NW ¼ ¼ SE Acreage 3.438
Parcel Number(s)	0711-054-2143-3		
Current Zoning	R-1	Proposed Zoning	R-1
CSM	Lot 23	Subdivision	Ravenwood Estates Block/Lot

- Is proposed land division associated with a rezone petition?
 Yes No ETZ IF Yes, Petition # _____
- Does the property abut or adjoin a County or State Trunk Highway?
 Yes No IF Yes, Highway Name: _____
- Will public sewer serve the land division? Yes No
- Does the subdivision have significant features like shoreline, wetland and/or floodplain? Yes No
 If Yes, describe features: _____

Print Name: Eric W. Sandsnes Date: Dec 3, 2013

Signature:



Royal Oak Engineering, Inc. Engineers and Land Surveyors

5610 Medical Circle, Ste 6, Madison, WI 53719
Phone (608) 274-0500 Fax (608) 274-4530
www.royalokengineering.com

RECEIVED
DEC 4 2014
COUNTY PLANNING & DEVELOPMENT

December 3, 2014

Dan Everson
Dane County Planning Department
210 Martin Luther King Jr., Blvd, Room 116
Madison, WI 53703

RE: Letter of Intent - Parcel Number 0711-054-2143-3 in the Town of Cottage Grove

Dear Dan:

The owners of this property, James and Darla Jensen, are requesting to create a two (2) lot Certified Survey Map. When this lot was created in 1976 it did not have enough suitable soils within the property to support three conventional on-site sewerage systems, so this lot was created three times larger than the lots that are surrounding this lot. Current mound system and on-site sewerage technology now allows this lot to be divided.

1. Existing use of the property is rural residential.
2. The use of the neighboring properties are as follows:
 - a. North Residential
 - b. East Residential
 - c. South Residential
 - d. West Residential
3. The proposed use of the property is residential.
4. No development or construction is scheduled at this time.

Soil Type	% Coverage	Capability Unit
RnB - Ringwood	12%	Ile-1
PnB - Plano	52%	Ile-1
McC2 - McHenry	33%	IIIe-1
TrB - Troxel	37%	Ile-5

Royal Oak Engineering, Inc.

Sincerely,

Eric W. Sandsnes, PLS
Secretary/Treasurer

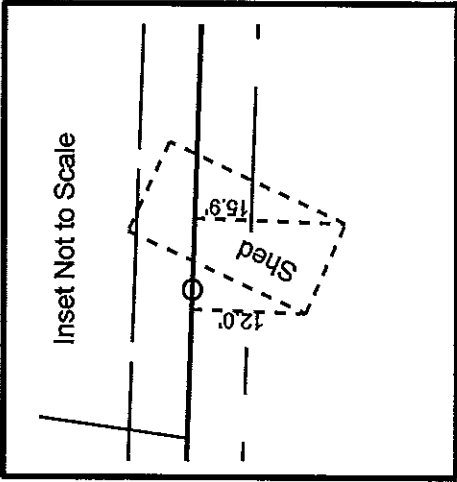
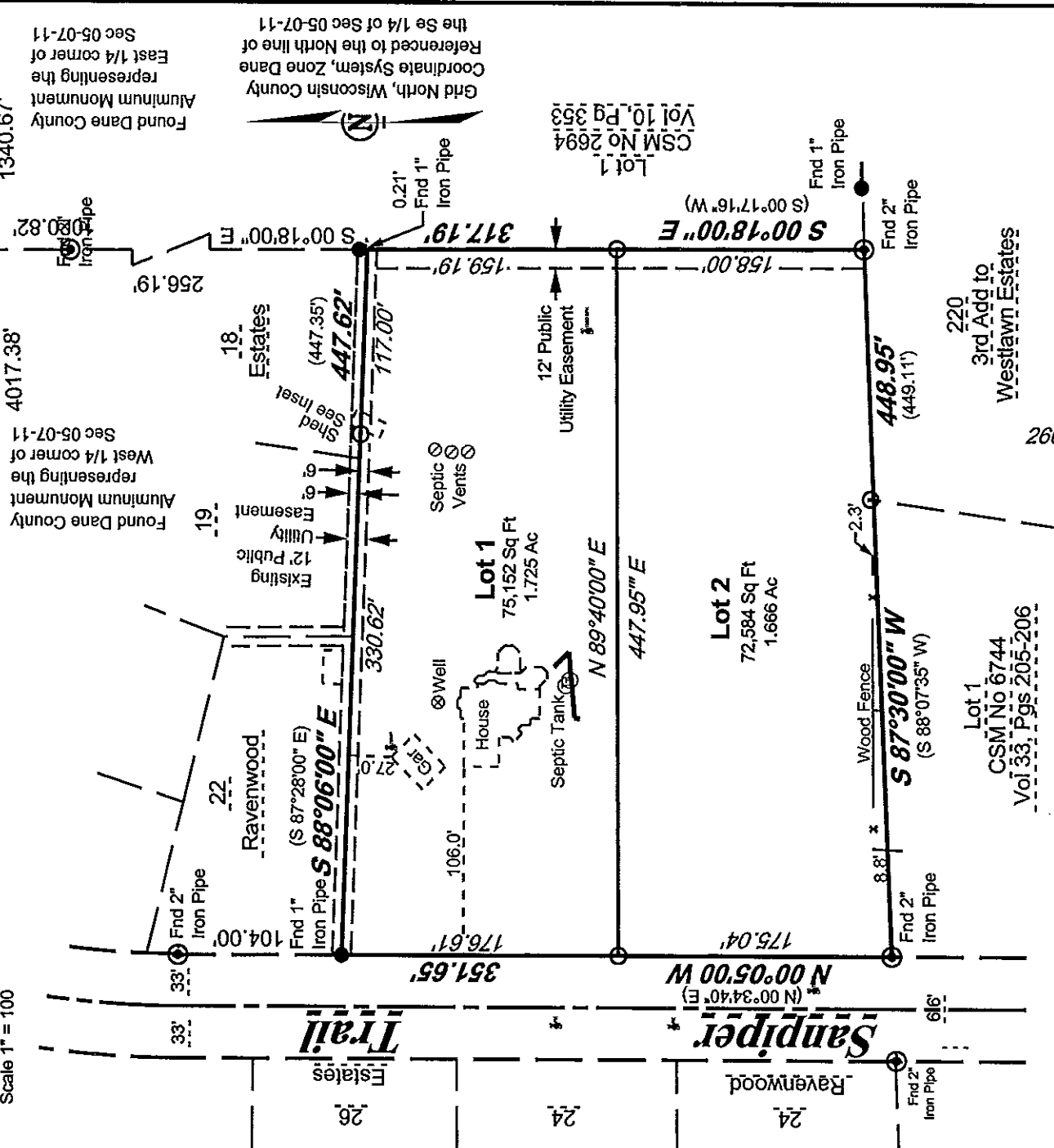
RECEIVED

DEC - 5 2014

#908Z

Certified Survey Map

Lot 23, Ravenwood Estates, lying in the Northwest 1/4 of the Southeast 1/4 of Section 05, Township 07 North, Range 11 East, Town of Cottage Grove, Dane County, Wisconsin



- LEGEND**
- Scale 1 inch = 100 feet
 - 2" Iron Pipe Found
 - 1" Iron Pipe Found
 - 3/4" X 24" Rebar Set
 - Min. Wt. 1.50 #/in. ft.
 - () Recorded As

Refer to building site information contained in the Dane County Soil Survey

Royal Oak & Associates, Inc.
 3678 Kinsman Blvd
 Madison, WI 53704
 Phone (608) 274-0500
 Fax (608) 274-4530
 www.royaloakengineering.com

Surveyed By: T.T	Surveyed for: James & Darla Jansen
Drawn By: EWS	Address: 4564 Sandpiper Trail, Cottage Grove, WI 53527
Field Book:	
Date: July 24, 2014	Plot File: 16208.ini
File Name: 16208.dgn	Pen Table: ROE-BW.tbl
Doc No:	Sheet 1 of 3
CSM No:	Office Map No: 16208
Vol:	Sheet 1 of 3
Pgs:	

Description

Lot 23 of Ravenwood Estates lying in art of the Northwest 1/4 of the Southeast 1/4 of Section 05, Township 07 North, Range 11 East, Town of Cottage Grove, Dane County, Wisconsin, more fully described as follows:

Commencing at the East 1/4 corner of said Section 05;

Thence S 87°30'30" W, 1340.67 feet, along the North line of the Southeast 1/4 of said Section 05; Thence S 00°18'00" E, 1020.82 feet, along the East line of Ravenwood Estates, to the Southeast corner of Lot 18 of Ravenwood Estates and the Point of Beginning of this description;

Thence, continuing along said East line, S 00°18'00" E, 317.19 feet, to the Southeast corner of said Lot 23 and the North line of Lot 230 of Third Addition to Westlawn Estates;

Thence S 87°30'00" W, 448.95 feet, along the North line of said Lot 230, the North line of Lot 1 of Certified Survey Map Number 6744 in Volume 33 on Pages 205 and 206, to the East right-of-way of Sandpiper Trail and the Southwest corner of said Lot 23;

Thence N 00°05'00" W, 351.65 feet, along said East right-of-way, to the Southwest corner of Lot 22 of Ravenwood Estates;

Thence S 88°06'00" E, 447.62 feet, along the South line of Lots 18, 19 and 23 of Ravenwood Estates, to the Southeast corner of said Lot 18 and the Point of Beginning of this description;

Said parcel contains 149,794 square feet or 3.438 acres.

OWNER'S CERTIFICATE OF DEDICATION

We, James Jansen and Darla Jansen as do hereby certify that we caused the lands described on this Certified Survey Map to be surveyed, divided, and mapped as represented on this Certified Survey Map.

As owners, we also certify that this Certified Survey Map is required by S. 75.17(1)(a), Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

IN WITNESS WHEREOF, the said James Jansen and Darla Jansen as owners, has caused these presents to be executed this _____ day of _____, 2014.

James Jansen, Owner

Darla Jansen, Owner

STATE OF WISCONSIN)

COUNTY OF DANE) ss.

Personally came before me this _____ day of _____, 2014, James Jansen and Darla Jansen, as owners, to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Notary Public, Dane County, Wisconsin
My Commission _____

Town Board Resolution

Town of Cottage Grove, Wisconsin

"Resolved that this certified survey map, being part of the SE 1/4 of Section 05, Township 07 North, Range 11 East, Town of Cottage Grove, Dane County, Wisconsin, having been approved by the Town Board."

I, Kim Banigan, do hereby certify that I am the duly appointed, qualified and acting Town Clerk of the Town of Cottage Grove, and that this certified survey map was approved by the Town Board of the Town of Cottage Grove, Dane County, Wisconsin and further certify that the conditions of said approval were fulfilled on the _____ day of _____, 2014.

Kim Banigan, Village Clerk

**APPROVAL CERTIFICATE
VILLAGE OF COTTAGE GROVE, WISCONSIN**

I, Deb Winter, do hereby certify that I am duly appointed, qualified and acting Village Clerk of the Village of Cottage Grove, and that this Certified Survey Map was approved by the Village Board of the Village of Cottage Grove, Dane County, Wisconsin and further certify that the conditions of said approval were fulfilled on the _____ day of _____, 201.

Deb Winter, Village of Cottage Grove

Dane County Zoning and Land Regulation Committee Certificate

Approved for recording per Dane County Zoning and Land Regulation Committee action dated this _____ day of _____, 2014.

Daniel Everson, Agent

Certificate of Register of Deeds

Received for record the _____ day of _____, 2014 at _____ o'clock
_____ m. and recorded in Volume _____ of Certified Survey Maps on Page(s) _____

Kristi Chlebowski, Dane County Register of Deeds