

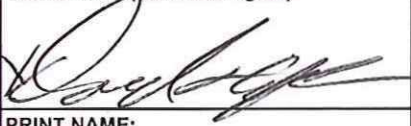
Dane County Rezone & Conditional Use Permit

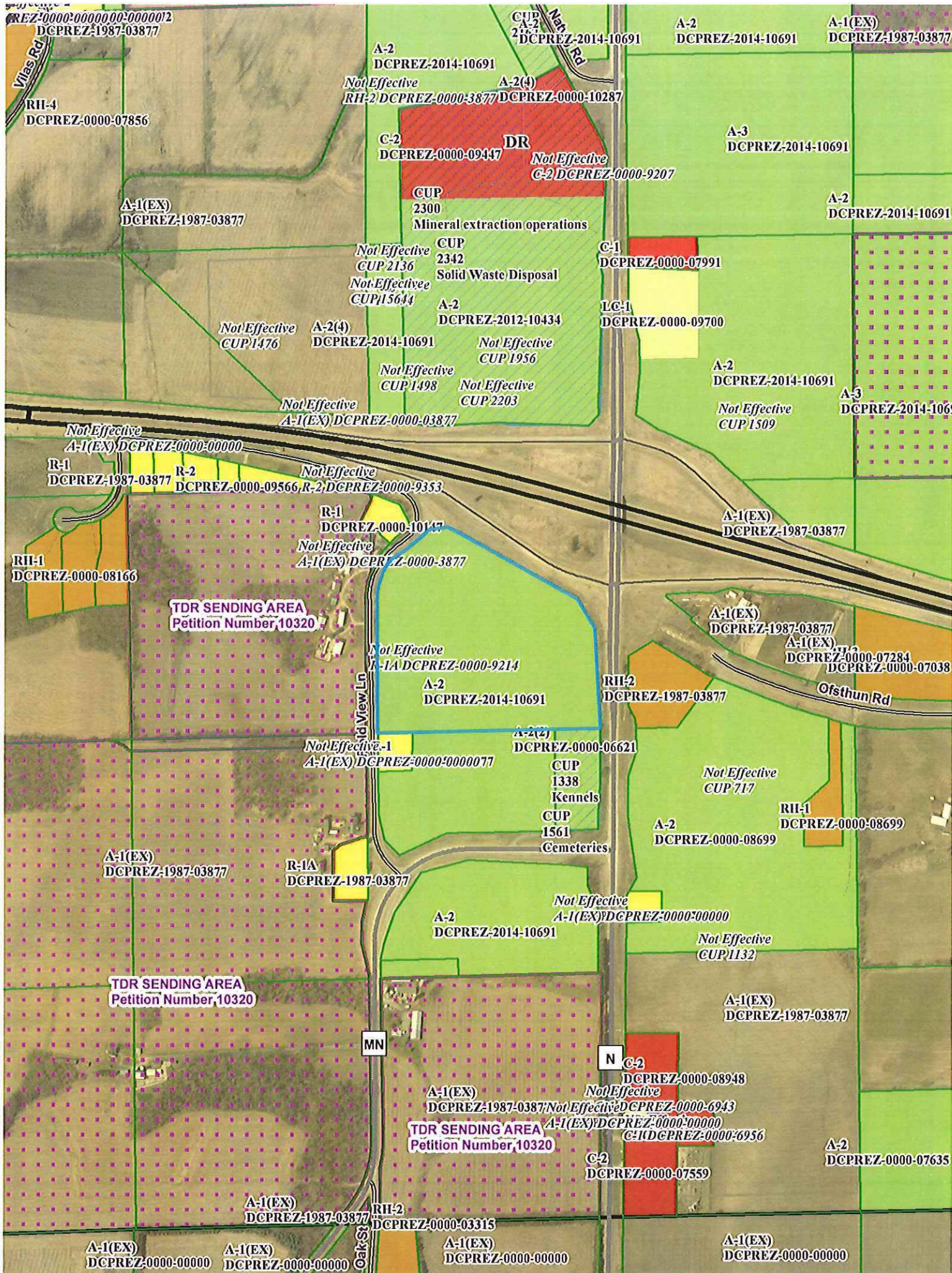
Application Date	Petition Number
06/23/2016	DCPREZ-2016-11024
Public Hearing Date	C.U.P. Number
08/23/2016	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME LARRY G SKAAR	PHONE (with Area Code)	AGENT NAME REAL ESTATE MANAGEMENT SOLUTIONS, LLC	PHONE (with Area Code) (608) 745-2468
BILLING ADDRESS (Number & Street) 4374 SECRETARIAT CT		ADDRESS (Number & Street) 201 8TH STREET	
(City, State, Zip) COTTAGE GROVE, WI 53527		(City, State, Zip) Baraboo, WI 53913	
E-MAIL ADDRESS		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
East of 3310 County Highway N					
TOWNSHIP COTTAGE GROVE	SECTION 33	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0711-332-9700-0					

REASON FOR REZONE			CUP DESCRIPTION	
MINI-WAREHOUSES IN C-2, COMMERCIAL				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-2 Agriculture District	C-2 Commercial District	25.16		

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RLB	SIGNATURE: (Owner or Agent) 
				PRINT NAME: +David J Catfisch
				DATE: ✓ 6-23-16



PREZ-0000-000000-00000012
DCPREZ-1987-03877

RII-4
DCPREZ-0000-07856

A-1(EX)
DCPREZ-1987-03877

A-2
DCPREZ-2014-10691

Not Effective
RH-2 DCPREZ-0000-3877 A-2(4) DCPREZ-0000-10287

C-2 DCPREZ-0000-09447 DR
Not Effective
C-2 DCPREZ-0000-9207

CUP
2300
Mineral extraction operations

Not Effective CUP
2136
Solid Waste Disposal

Not Effective
CUP15644
A-2 DCPREZ-2012-10434

Not Effective CUP
1956

Not Effective CUP
1498 *Not Effective* CUP
2203

Not Effective A-1(EX) DCPREZ-0000-03877

Not Effective
A-1(EX) DCPREZ-0000-00000

R-1
DCPREZ-1987-03877

R-2 DCPREZ-0000-09566, R-2, DCPREZ-0000-9353

Not Effective
R-1 DCPREZ-0000-10147

Not Effective
A-1(EX) DCPREZ-0000-3877

RII-1
DCPREZ-0000-08166

TDR SENDING AREA
Petition Number 10320

Not Effective
I-1A DCPREZ-0000-9214

A-2
DCPREZ-2014-10691

RII-2
DCPREZ-1987-03877

A-1(EX) DCPREZ-1987-03877
A-1(EX) DCPREZ-0000-07284
DCPREZ-0000-07038

Mid View Ln

Not Effective-1
A-1(EX) DCPREZ-0000-0000077

A-2(2)
DCPREZ-0000-06621

CUP
1338

Kennels

CUP
1561

Cemeteries

Not Effective
CUP 717

A-2 DCPREZ-0000-08699

RII-1
DCPREZ-0000-08699

A-1(EX)
DCPREZ-1987-03877

R-1A
DCPREZ-1987-03877

A-2
DCPREZ-2014-10691

Not Effective
A-1(EX) DCPREZ-0000-00000

Not Effective
CUP1132

TDR SENDING AREA
Petition Number 10320

MN

A-1(EX)
DCPREZ-1987-03877

Not Effective
DCPREZ-0000-6943

TDR SENDING AREA
Petition Number 10320

Not Effective
A-1(EX) DCPREZ-0000-00000
C-1 DCPREZ-0000-6956

C-2
DCPREZ-0000-07559

A-2
DCPREZ-0000-07635

A-1(EX)
DCPREZ-1987-03877

RII-2
DCPREZ-0000-03315

A-1(EX)
DCPREZ-0000-00000

A-1(EX)
DCPREZ-0000-00000

A-1(EX)
DCPREZ-0000-00000

A-1(EX)
DCPREZ-0000-00000

N

C-2
DCPREZ-0000-08948




Not Effective
DCPREZ-0000-6943

A-1(EX) DCPREZ-0000-00000
C-1 DCPREZ-0000-6956

C-2
DCPREZ-0000-07559

Oak St

Parcel Number - 018/0711-332-9700-0**Current**[← Parcel Parents](#)**Summary Report**

Parcel Detail		Less —
Municipality Name	TOWN OF COTTAGE GROVE	
State Municipality Code	018	
PLSS (T,R,S,QQ,Q)	07N 11E 33 SE NW (Click link above to access images for Qtr-Qtr)	
Section	07N 11E 33 (Click link above to access images for Section)	
Plat Name	METES AND BOUNDS (Click link above to access images for Plat) METES AND BOUNDS (Click link above to access images for Surveys within Plat)	
Block/Building		
Lot/Unit	(Click link above to see images for this Lot)	
Parcel Description	SEC 33-7-11 PRT SE1/4NW1/4 LYG S OF USH 12 & 18 & W OF CTH N EXC PRT LYG NWLY OF FIELD VIEW LN EXC TO STATE FOR HWY IN R926/213 & EXC TO WI DOT IN DOC #2837933 TOG W/ESMT AGRMT IN DOC 3636946 This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	LARRY G SKAAR	
Current Co-Owners	VICKI L KRAUS JOHN H SKAAR	 
Primary Address	No parcel address available.	
Billing Address	4374 SECRETARIAT CT COTTAGE GROVE WI 53527	

Assessment Summary		More +
Assessment Year	2016	
Valuation Classification	G4 G5 G5M	
Assessment Acres	24.840	
Land Value	\$13,600.00	
Improved Value	\$0.00	
Total Value	\$13,600.00	

[Show Valuation Breakout](#)

Open Book

Open Book dates have passed for the year

Starts: ~~05/19/2016 - 01:00 PM~~

Ends: ~~05/19/2016 - 03:00 PM~~

[About Open Book](#)

Board Of Review

Board of Review dates have passed for the year

Starts: ~~06/08/2016 - 07:00 PM~~

Ends: ~~06/08/2016 - 09:00 PM~~

[About Board Of Review](#)

[Show Assessment Contact Information](#) ▼

Zoning Information

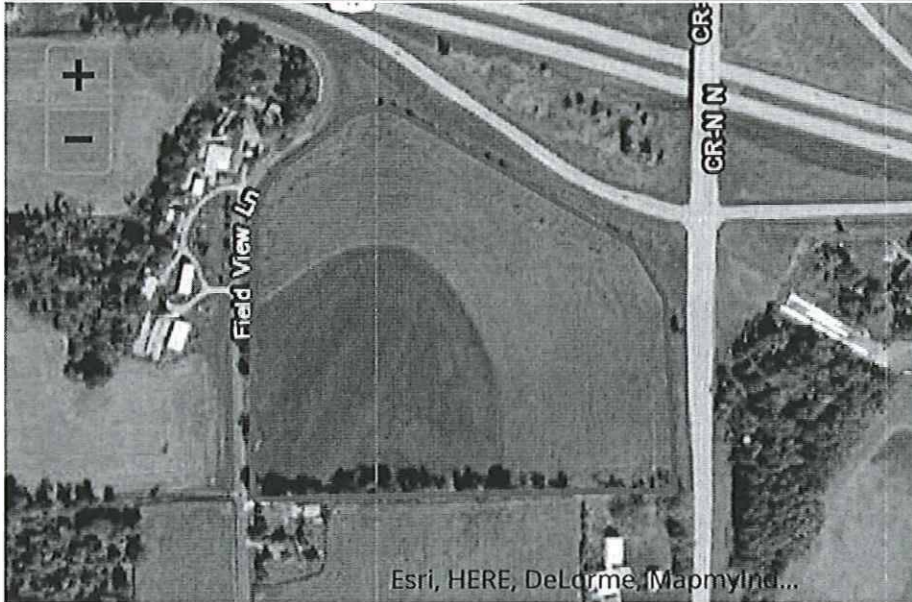
For the most current and complete zoning information, contact the Division of Zoning.

Zoning

A-2 DCPREZ-2014-10691

[Zoning District Fact Sheets](#)

Parcel Maps



Surveyor Map

DCiMap

Tax Summary (2015)

More +

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$13,900.00	\$0.00	\$13,900.00
Taxes:		\$254.75
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$254.75

District Information

Type	State Code	Description
REGULAR SCHOOL	5621	STOUGHTON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	09CG	COTTAGE GROVE FIRE
OTHER DISTRICT	09DG	DEERGROVE EMS

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
QCD	10/19/2010	4704900		

Show More ▼

DocLink

DocLink is a feature that connects this property to recorded documents. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. Click here for instructions.

By Parcel Number: 0711-332-9700-0

By Owner Name: LARRY G SKAAR

By Owner Name: VICKI L KRAUS

By Owner Name: JOHN H SKAAR

[Document Types and their Abbreviations](#)

[Document Types and their Definitions](#)



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210 Martin Luther King Jr. Blvd

City-County Bldg. Room 116

Madison, WI 53703



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STORAGEWORLD



Comprehensive Rezoning Submittal

Included Herein:

- Cover Letter
- Letter of Intent – Business Plan Executive Summary
- Dane County Zoning Application
- Parcel Map & Survey Document
- Submittal Fee
- Submittal Narrative
- Master Site Plan
- Phase I Site Plan

SUBMITTAL

**TOWN OF
COTTAGE GROVE**

**DANE COUNTY
ZONING DIVISION**

**REZONING & SITE
PLAN APPROVAL**

**STORAGE WORLD
UNLIMITED**

**REAL ESTATE
MANAGEMENT
SOLUTIONS, LLC**

201 8th Street
Baraboo, WI 53913

608-745-2468

Tim Moy, David Callisch,
Norb Moy

Submitted 06-23-16



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N8678 CTH F | Portage, WI

ENGINEERING

CONSULTING

DESIGN

FACILITATION

June 23, 2016

Dane County Planning and Zoning

**RE: Proposed Storage Unit Development
Request for Rezoning & Site Plan Approval
Submittal of Site Plan & Project Information**

Dear Zoning Officials:

On behalf of the Real Estate Management Solutions, LLC, I am submitting the following information for review & conditional approval of the Storage World Mini-Warehousing Complex:

1. Letter of Intent, Business Plan Executive Summary
2. Dane County Zoning Completed & Signed Application
3. Parcel Map & Survey Document
4. \$536 Fee
5. Submittal Narrative
6. Master Site Plan
7. Phase I Site Plan

Please advise if anything else is required or if there are any questions. We propose the project to be zoned as a permitted use under C-2 Commercial in Dane County Zoning. The technical details of building, lighting and storm water management will be completed in the near future for Town/County review, so we ask for a conditional approval at this time.

We will be in attendance at the upcoming June 22 Plan Commission meeting.

Respectfully Submitted,

Robert J. Roth, PE
Project Engineer

cc: Real Estate Management Solutions, LLC

June 11, 2016

Kris Hampton
Town of Cottage Grove
4058 County Road N
Cottage Grove, WI 53527

Re: Storage World Business Operation Plan
For Site Plan Review

Dear Mr. Hampton:

This letter outlines the Business Operation Plan for Storage World, Field View Lane as required for the Site Plan Review.

Business Activates: Climate controlled/ Traditional indoor self-storage units available for rent; as well as sales of light retail type which includes supplies, mailing, etc. Entire facility, inside and out, will have a camera surveillance system. Fenced and gated with keypad secure entry.

Days of Operation: 7 days a week.

Hours of Operation: Office/retail space: Monday – Saturday 8am-6pm; Sunday 9am-3pm. Storage units are available to be accessed by lease-holders with password 24 hours a day.

Number of Employees: 3 to 5, with 1 to 2 employees typically working at a given time.

Possible Nuisance Issues: Exterior storage/parking of RV's. These will be parked outside in an orderly fashion and monitored with security cameras. No other nuisance is expected including noise, hazardous materials, loading, and unloading.

Scheduled Timetable: Construction and renovation schedule for the existing facility is currently scheduled for 10/01/2016 - 04/01/2017.

Sincerely,
REAL ESTATE MANAGEMENT SOLUTIONS, LLC

Tim Moy
Project Manager



DANE COUNTY
PLANNING & DEVELOPMENT

Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703-3342
Phone: (608) 266-4266
Fax: (608) 267-1540

Zoning Change Application

Items that must be submitted with your application:

- **Written Legal Description of the proposed Zoning Boundaries**
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.
- **Scaled Drawing of the location of the proposed Zoning Boundaries**
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

Owner's Name	<u>Real Estate Management Solutions, LLC</u>	Agent's Name	<u>David Caflisch</u>
Address	<u>201 8th St. / Baraboo, WI 53913</u>	Address	<u>201 8th St. / Baraboo, WI 53913</u>
Phone	<u>(608) 745-2468</u>	Phone	<u>(608) 745-2468</u>
Email	<u>David Caflisch <dcaflisch@mbecpa.com></u>	Email	<u>David Caflisch <dcaflisch@mbecpa.com></u>

Town: Cottage Grove Parcel numbers affected: 0711-332-9700-0

Section: 01 Property address or location: Rural No Address - SW CNR of STH 12/18, CTH N Intersection

Zoning District change: (To / From / # of acres) To C-2 Commercial / From A-2 Agriculture / 24.84 acres

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 75 % Other: 25 %

Narrative: (reason for change, intended land use, size of farm, time schedule)

- Separation of buildings from farmland
- Creation of a residential lot
- Compliance for existing structures and/or land uses
- Other:

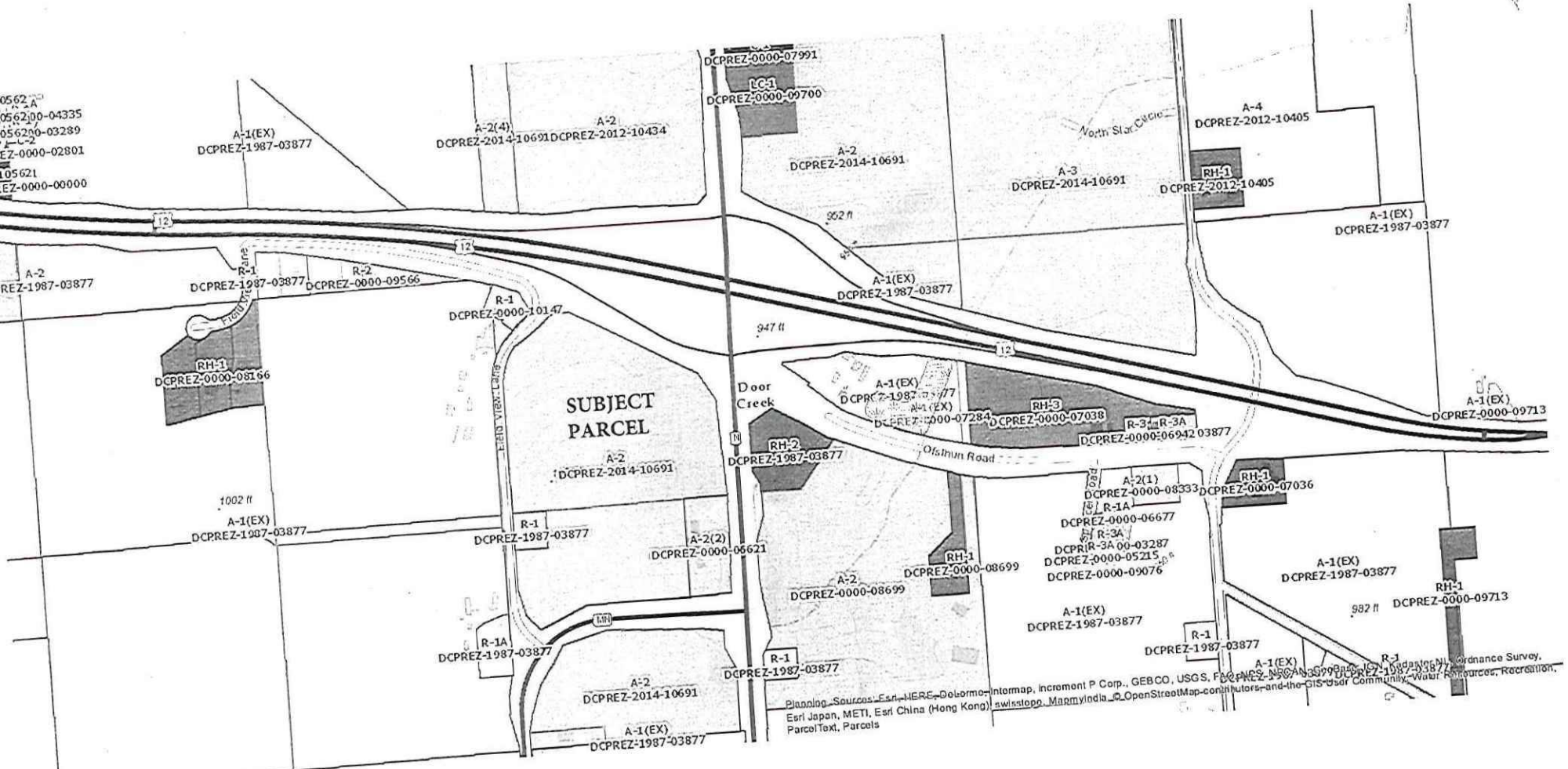
Commercial mini-storage facility, self storage, small office and related parking, storm water management and amenities on entire 24.84 acres, except for lands left in open space for agricultural purposes. Phase I proposed for 2016 completion.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By:

Date: 06/21/2016

05621A
056200-04335
056200-03289
EZ-0000-02801
105621
EZ-0000-00000



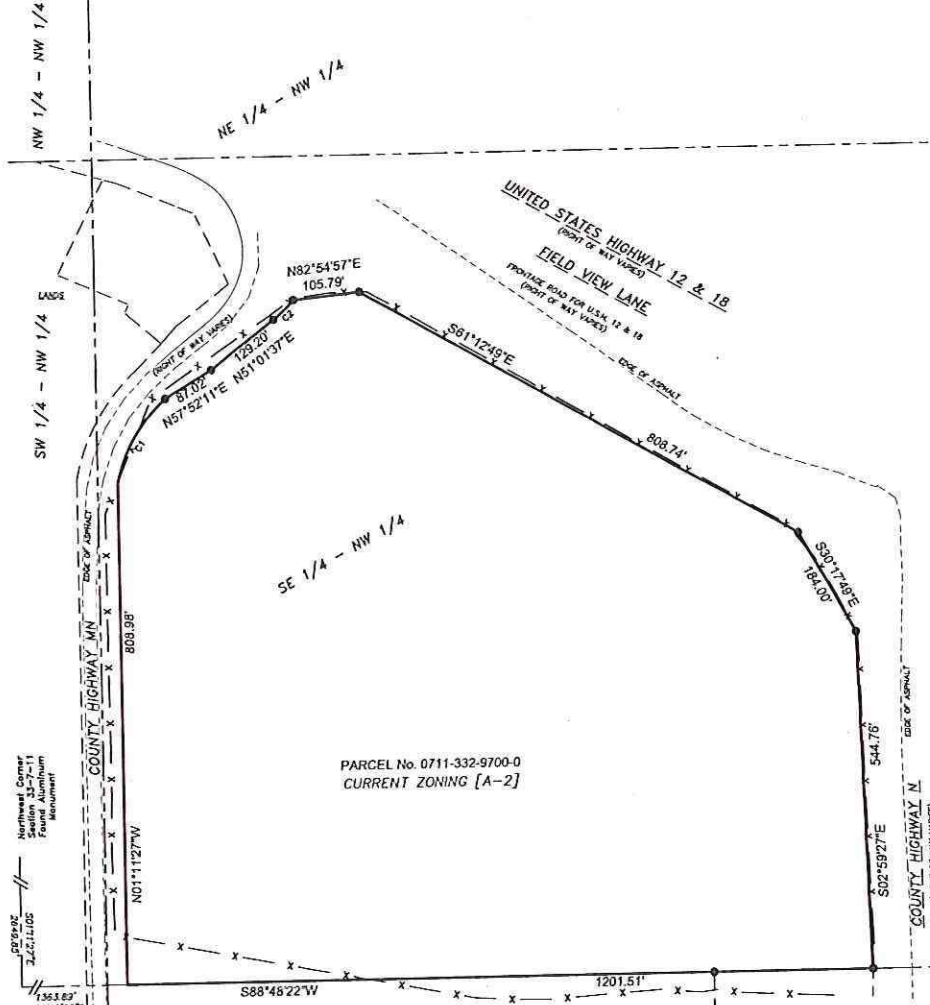
Planning Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, Fugro, NPS, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, Mapbox, Mapbox contributors, and the GIS User Community, Water Resources, Recreation, ParcelText, Parcels



BIRRENKOTT SURVEYING, INC.

P.O. Box 237
 1677 N. Bristol Street
 Sun Prairie, WI, 53599
 Phone (608) 837-7453
 Fax (608) 837-1681

ZONING MAP



Northwest Corner
 Section 33-7-11
 Found Aluminum
 Monument

West 1/4 Corner
 Section 33-7-11
 Found Aluminum
 Monument

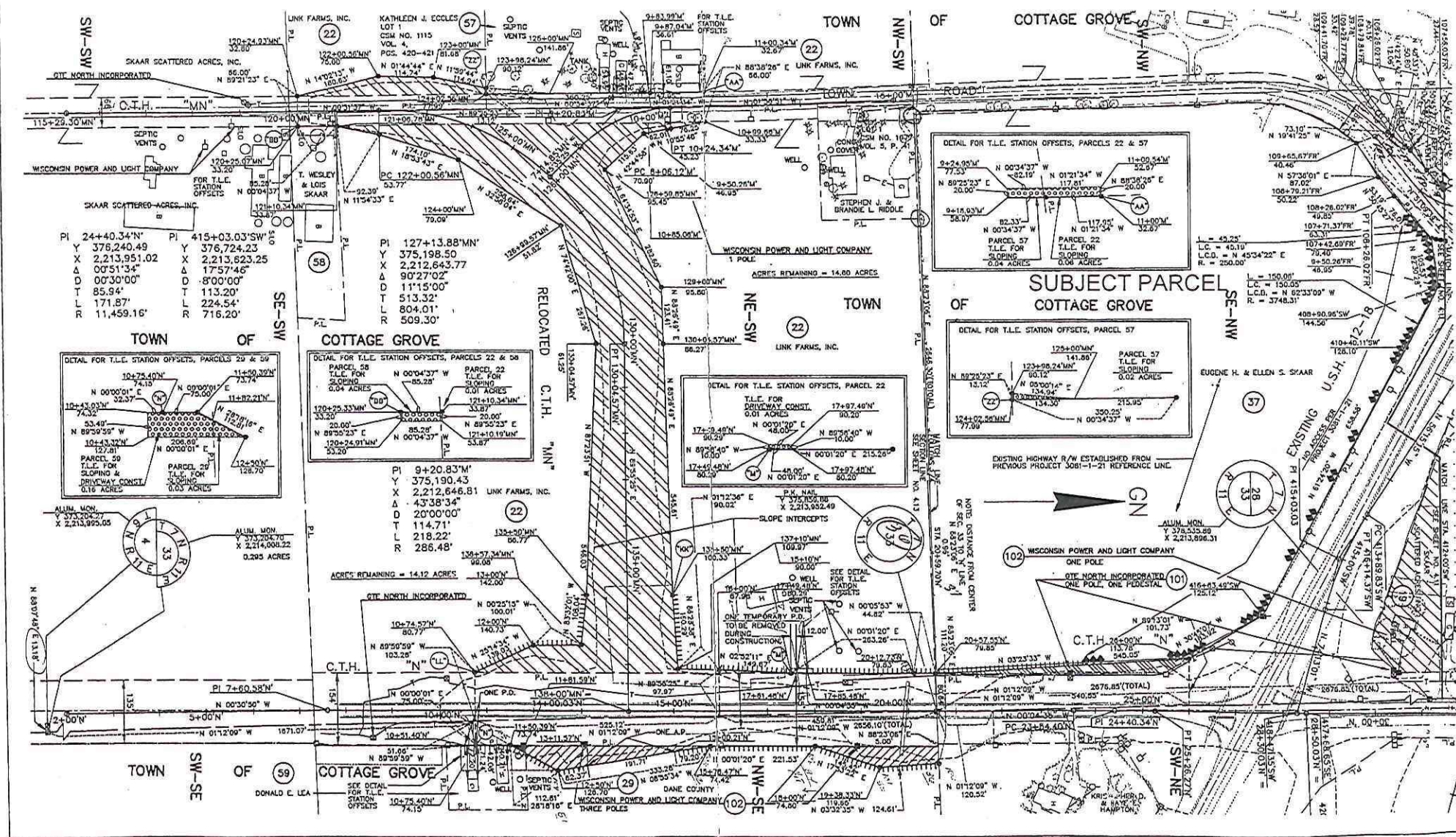
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	250.00'	159.13'	156.45'	N29°15'45"E	36°28'10"
C2	250.00'	45.25'	45.19'	N45°50'32"E	10°22'15"

REZONING DESCRIPTION:

Part of the Southwest 1/4 of the Northwest 1/4 of Section 33, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin. More fully described as follows: Commencing at the West 1/4 Corner of said Section 33; thence N88°48'22"E, 1363.89 feet along the South line of said Northwest 1/4 of said Section 33 to on the East right of way line of County Highway MN and the point of beginning; thence N01°11'27"W, 808.98 feet along said East right of way line; thence along a curve to the right with a radius of 250.00 feet, with a chord bearing and length of N29°15'45"E, 156.45 feet along said East right of way line; thence N57°52'11"E, 87.02 feet along said East right of way line; thence N51°01'37"E, 129.20 feet along said East right of way line; thence along a curve to the left with a radius of 250.00 feet, with a chord bearing and length of N45°50'32"E, 45.19 feet along said East right of way line to a point on the South Right of way line of State highway 12 & 18; thence N82°54'57"E, 105.79 feet along said South right of way line of State; thence S61°12'49"E, 808.74 feet along said South right of way line of State; thence S30°17'49"E, 184.00 feet along said South right of way line of State to a point on the West right of way line of County Highway N; thence S02°59'27"E, 544.76 feet along said West right of way line to a point on the South line of said Northwest 1/4 of said Section 33; thence S88°48'22"W, 1201.51 feet along said South line to the point of beginning, containing 1,098,082 Sq. Feet or 25.16 Acres.

Dated: JUNE 22, 2016
 Surveyed: T.A.S.
 Drawn: T.K.
 Checked:
 Approved: D.V.B.
 Field book: 359/1-2
 Comp. File: t\2015\CARLSON
 Office Map No. 160398

REVISION DATE 7-14-95 6-30-96 9-12-97	ROUTE U.S.H. 12-18	COUNTY DANE	DATE 3-22-95	R/W PROJECT NUMBER 3080-00-21	SHEET NUMBER 4.1
	SCALE, FT. 0 100 200	GRID FACTOR .999910	FEDERAL PROJECT NUMBER		





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N8678 CTH F | Portage, WI

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CONSULTING

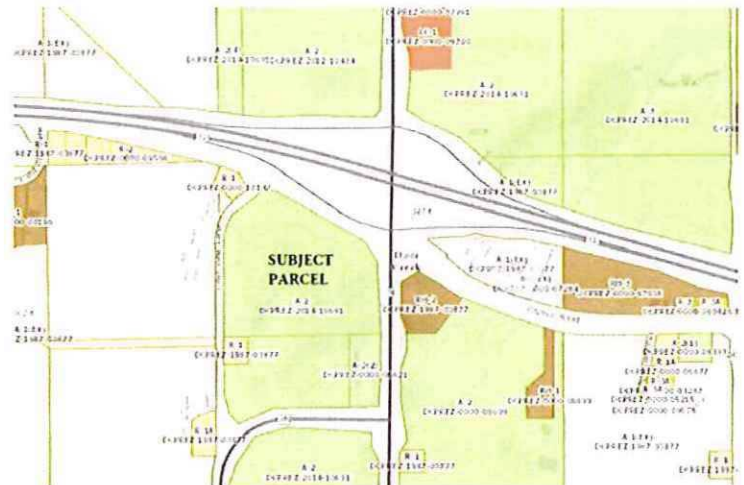
DESIGN

FACILITATION

SUBMITTAL NARRATIVE 06-23-16

A. EXISTING SITE. The existing site is 100% open and currently in farm production. An offer to purchase is pending, contingent on zoning approval. Each key site aspect is described as follows:

1. **LEGAL.** The north, east and part of the west property lines have been historically modified through fairly recent roadway projects and right-of-way plats. The Project Surveyor is Birrenkott Surveying. The Tax Parcel number is 0711-332-9700-0, with a total acreage of 24.84 acres. The parcel's current zoning is A-2 Agriculture.



2. **TOPOGRAPHY.** The existing site is farmed but parts of the site have significant slope. The highest point on the site is USGS 994 and the lowest point is along the northeast corner at USGS 937. It appears the site drains to all sides except the southern boundary, with some areas having slopes greater than 12% and no areas having more than 20% slopes.

3. **DRAINAGE.** Drainage appears to be handled 100% via overland flow, with no signs of unusual runoff, gullies, or pockets of standing water. Local drainage patterns are quickly intercepted by roadway ditch drainage and culvert systems. There are two areas that appear to be focal points for water runoff, the southeast corner of the site and the northwest corner of the site, which will be likely areas for future storm water management. There are no creeks or streams within or around the site. There is no evidence of wetland features on the site (confirmed by the mapping as provided by Dane DCI).

4. **SITE ACCESS.** Access to the farm field is through multiple farm driveways along Field View Road. Given the limited access provisions of STH 12 & 18 and CTH N near the intersection, there is no direct access except that which is provided by Field View Lane in the Town of Cottage Grove's jurisdiction.

5. **EXISTING UTILITY SERVICE.** Existing overhead lines traverse the development along all right-of-way frontages, including underground gas

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DESIGN

FACILITATION

and other services. There does not appear to be any utilities along the south property line. The property is not served with water and sewer services.

- ZONING & LAND USE. The property is slated as a Commercial Development Area, via the Town's Comprehensive Plan, for Commercial land use as based on the Future Land Use Plan (see below). The current zoning is agriculture, and lies within multiple extraterritorial jurisdictions. The proposed zoning under Dane County zoning would be C-2 Commercial for the proposed use of mini-warehousing and storage.



- B. SITE PLAN DEVELOPMENT.** The Master Site Plan that is attached shows the overall intent for the property development. Only approximately one half of the site will be used for storage purposes under this plan. The remaining lands to the west will be kept in agricultural production until such time as future plans are developed in a business use.

- 1. BUSINESS PLAN.** Refer to the attached Letter of Intent by Real Estate Management Solutions, LLC. Generally, the site will include a wide variety of self-storage uses including regular non-climate controlled units, climate controlled units, temporary open storage, and a small office.

The Site will be secured via both wrought iron and black chain link fencing in designated locations, as well as video surveillance system integrated with wireless monitoring technology.

- 2. PHASE I SITE PLAN.** Five (5) buildings and related site amenities are proposed in Phase I:

A	11,250 sf	9'-4" Eave Ht. w/ 25' Aesthetic Tower
B	22,100 sf	9'-4" Eave Ht. Regular Storage Units
C	3,400 sf	9'4" Eave Ht. with 25' Aesthetic Tower
D	8,640 sf	9'4" Eave Ht. Regular Storage Units
G	12,000 sf	14' Eave Ht. Large Unit Storage

- 3. AESTHETIC TOWER.** Two (2) aesthetic towers are proposed in key locations based on adjoining roadway visibility. The towers are proposed to add a unique site appearance and for signage/identification with the storage complex. The north tower located within Building A is oriented for STH 12 & 18 traffic. An example is shown below:





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- 4. **SURFACE.** The site will be improved with an all-weather concrete surface as shown on Sheet B of the Phase I Site Plan, and as shown below as an example. The remaining areas will be graded and either graveled or restored to a turf condition.



- 5. **TEMPORARY OPEN STORAGE.** A portion of the site will be graded and graveled, and would facilitate an open storage site temporarily until all buildings in the Phasing Plan are built. This area would be screened from view via the buildings built along the highway frontage as well as landscaping plantings along the southeastern sideslope.

- 6. **LIGHTING.** The proposed site will include exterior lighting as typical with self-storage operations for safety, accessibility and visibility. The lighting will be building wall mounted and directed downward in all cases. A detailed lighting plan will be made available as a condition of zoning approval. An example of the type of lighting that is proposed is shown below:



- 7. **WELL & SEPTIC.** The site development will include basic provisions for an on-site office, which includes potable water and restroom facilities. The location of the septic field is shown on the site plan but ultimately will depend on final perc testing.

C. AESTHETICS, LANDSCAPING. The building towers with decorative building elements are proposed as described above. This will break-up the mass building effect for the visual along the highway frontage.



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Landscaping elements will be placed in key locations on the subject site, based on layout and highway perspective. The main location for landscaping will be at the southeast corner of the site, near the proposed storm water management facility. Other locations for landscaping will be at the driveway entry and gate entry areas.

D. STORM WATER MANAGEMENT. The storm water management plan will follow Dane County Ordinance and WDNR NR151 Code requirements. While we await soil infiltration testing results, this requires a variety of storm water management features.

The site drains to the northwest and southeast corners of the property, where storm water management facilities will be designed to meet the code requirements. Water quality control and peak flow control will be the main features of the storm water facilities. To maximize these features, rooftop water will be directly connected via gutters and underground pipes to the storm water management system. Surface water runoff from paved and gravel areas will be collected and treated prior to release off the site.

We respectfully request to submit full storm water and erosion control plans to the Town, County & WDNR upon conditional approval of the rezoning request.

E. SIGN. Wall mounted signs are proposed on the tower structures, as shown by example below (left picture). Each sign will be lighted with identification for Storage World. A ground sign is proposed as an identification sign at the driveway intersection of Field View Lane, also as shown by the following example (right picture). All signs will follow the Town and County processes for sign permitting and approval, subsequent to rezoning approval.



F. SCHEDULE. The anticipated project schedule is as follows:

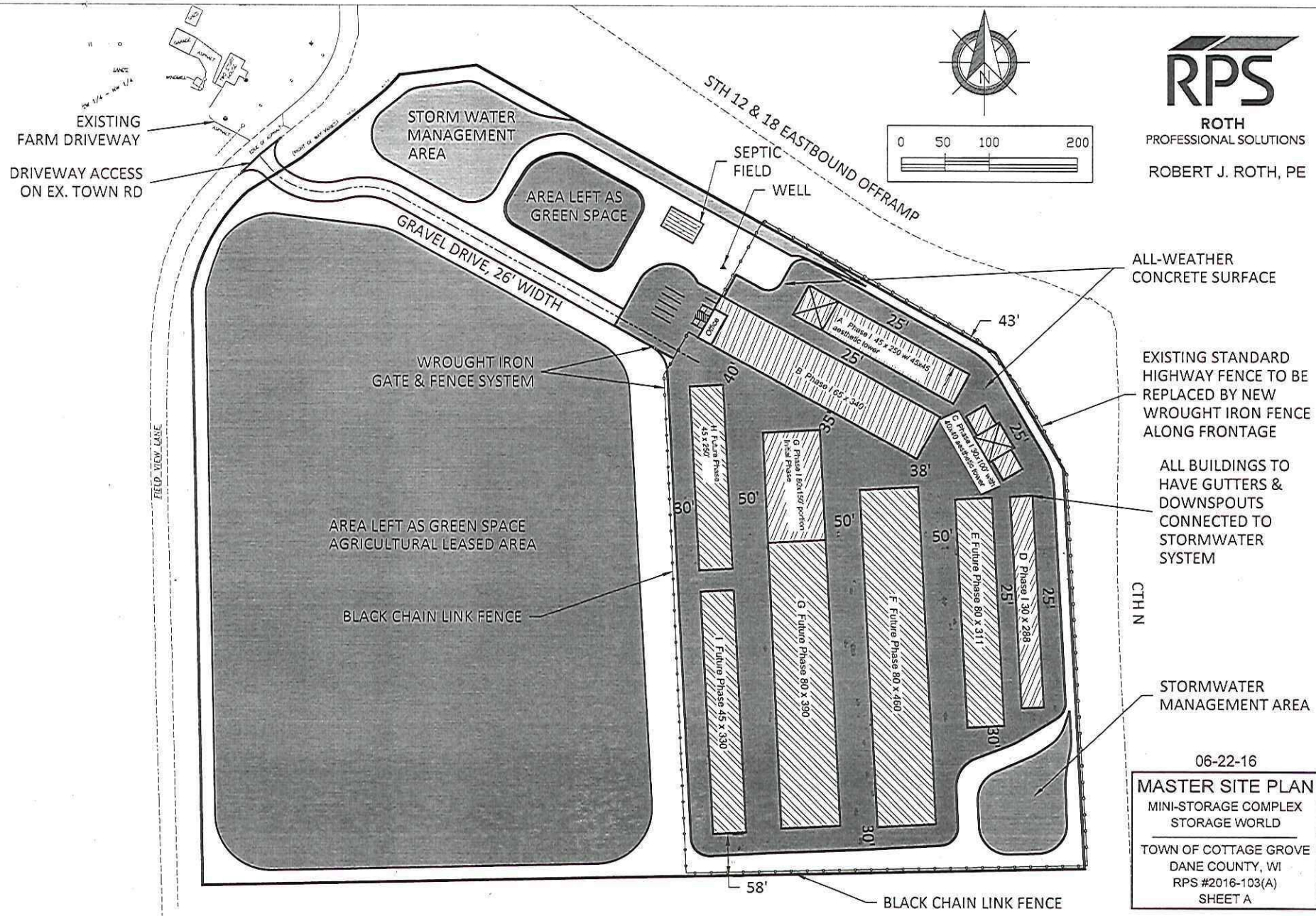
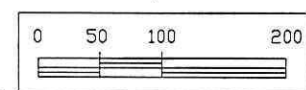
June-July 2016	Rezoning and Conditional Site Approval
July-August 2016	SWMP & EC Approval
August 2016	State and Building Permitting
September 2016	Break-ground on New Facility

Respectfully Submitted,

Robert J. Roth, PE
Project Engineer



ROTH
PROFESSIONAL SOLUTIONS
ROBERT J. ROTH, PE



ALL-WEATHER
CONCRETE SURFACE

EXISTING STANDARD
HIGHWAY FENCE TO BE
REPLACED BY NEW
WROUGHT IRON FENCE
ALONG FRONTAGE

ALL BUILDINGS TO
HAVE GUTTERS &
DOWNSPOUTS
CONNECTED TO
STORMWATER
SYSTEM

CTH N

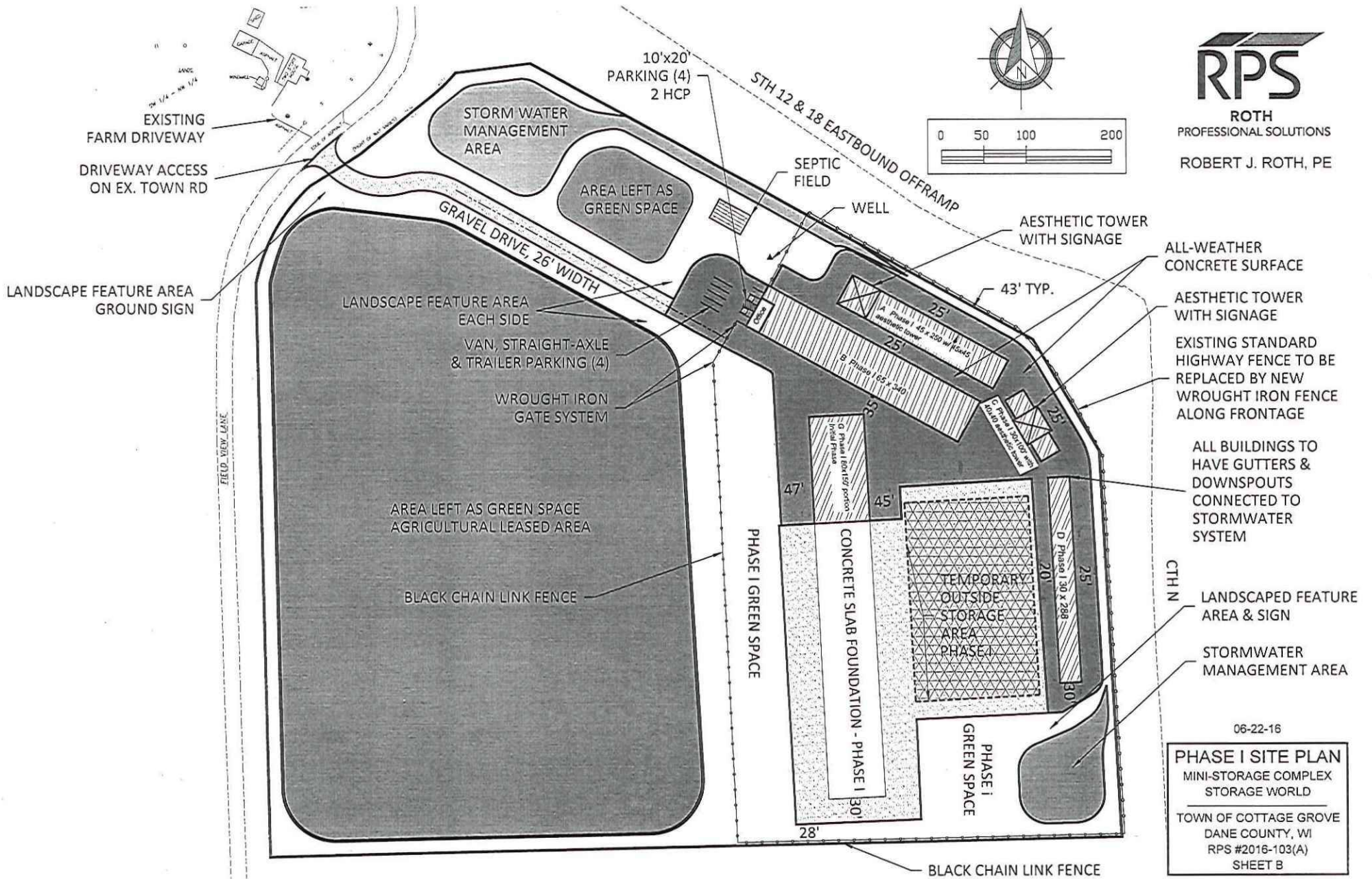
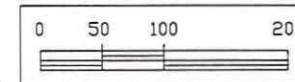
STORMWATER
MANAGEMENT AREA

06-22-16
MASTER SITE PLAN
MINI-STORAGE COMPLEX
STORAGE WORLD
TOWN OF COTTAGE GROVE
DANE COUNTY, WI
RPS #2016-103(A)
SHEET A

BLACK CHAIN LINK FENCE



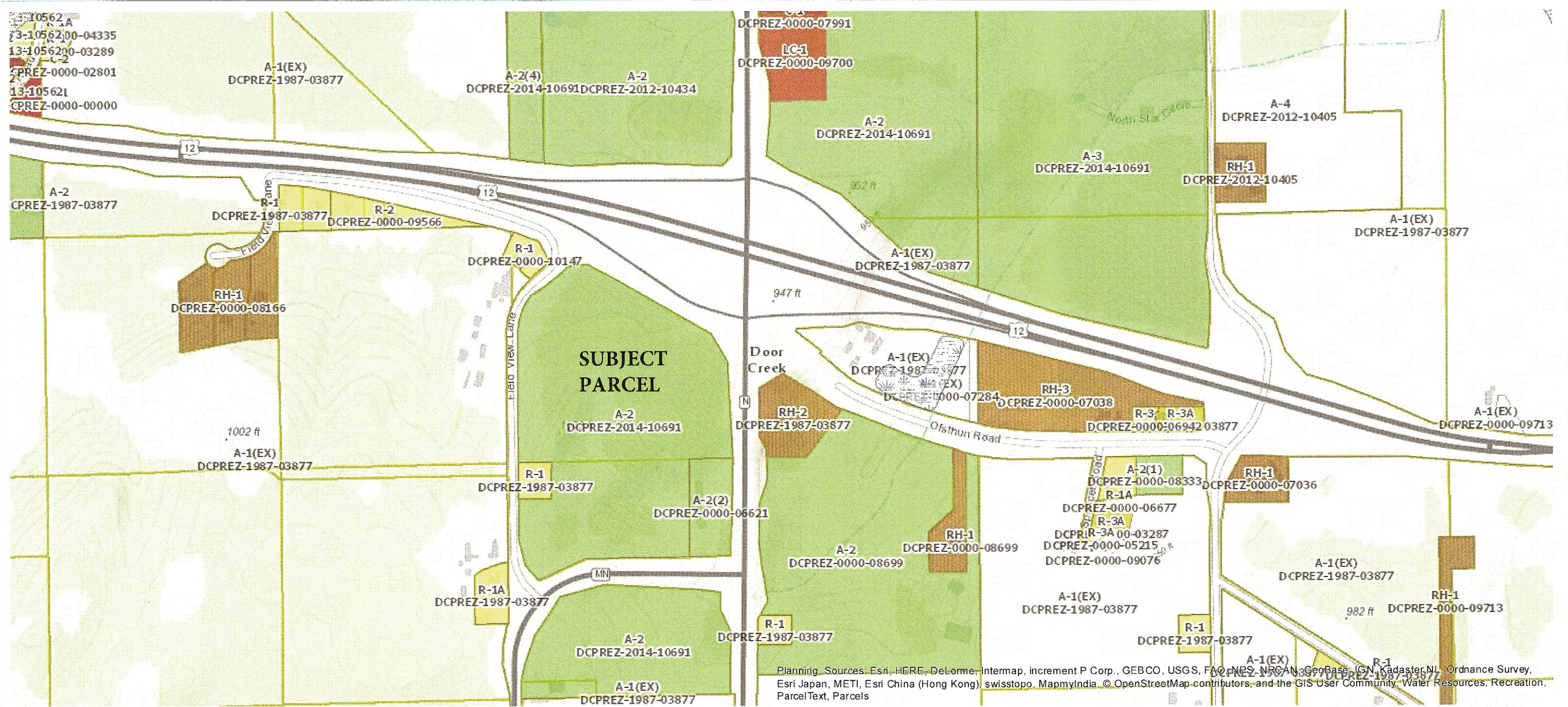
ROTH
PROFESSIONAL SOLUTIONS
ROBERT J. ROTH, PE



- ALL-WEATHER CONCRETE SURFACE
- AESTHETIC TOWER WITH SIGNAGE
- EXISTING STANDARD HIGHWAY FENCE TO BE REPLACED BY NEW WROUGHT IRON FENCE ALONG FRONTAGE
- ALL BUILDINGS TO HAVE GUTTERS & DOWNSPOUTS CONNECTED TO STORMWATER SYSTEM
- LANDSCAPED FEATURE AREA & SIGN
- STORMWATER MANAGEMENT AREA

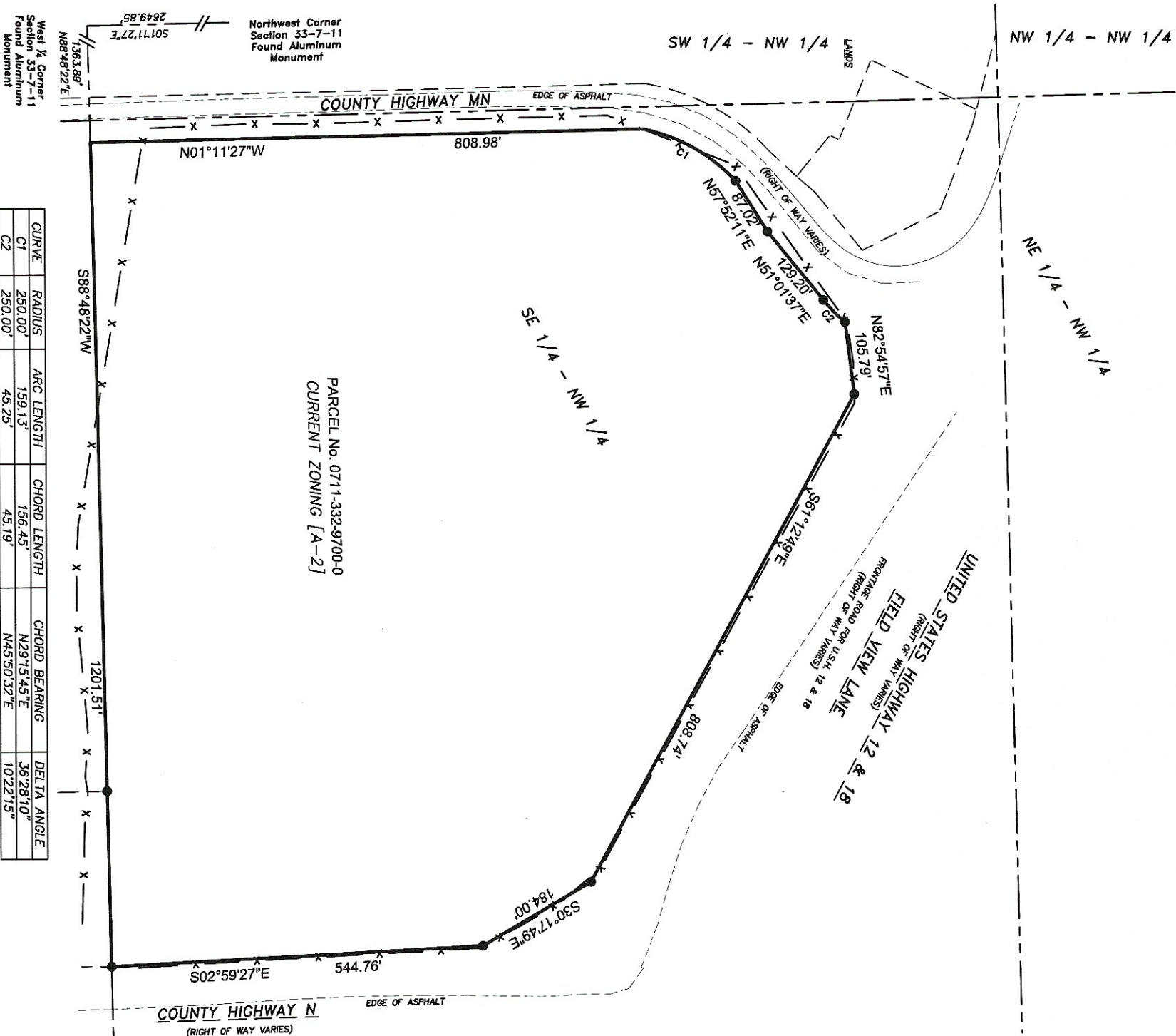
06-22-16

PHASE I SITE PLAN
MINI-STORAGE COMPLEX
STORAGE WORLD
TOWN OF COTTAGE GROVE
DANE COUNTY, WI
RPS #2016-103(A)
SHEET B



ZONING MAP

BIRENKOTT SURVEYING, INC.
 P.O. Box 237
 1677 N. Bristol Street
 Sun Prairie, WI, 53590
 Phone (608) 837-7463
 Fax (608) 837-1081



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	250.00'	159.13'	156.45'	N291°5'45"E	36°28'10"
C2	250.00'	45.25'	45.19'	N45°50'32"E	10°22'15"

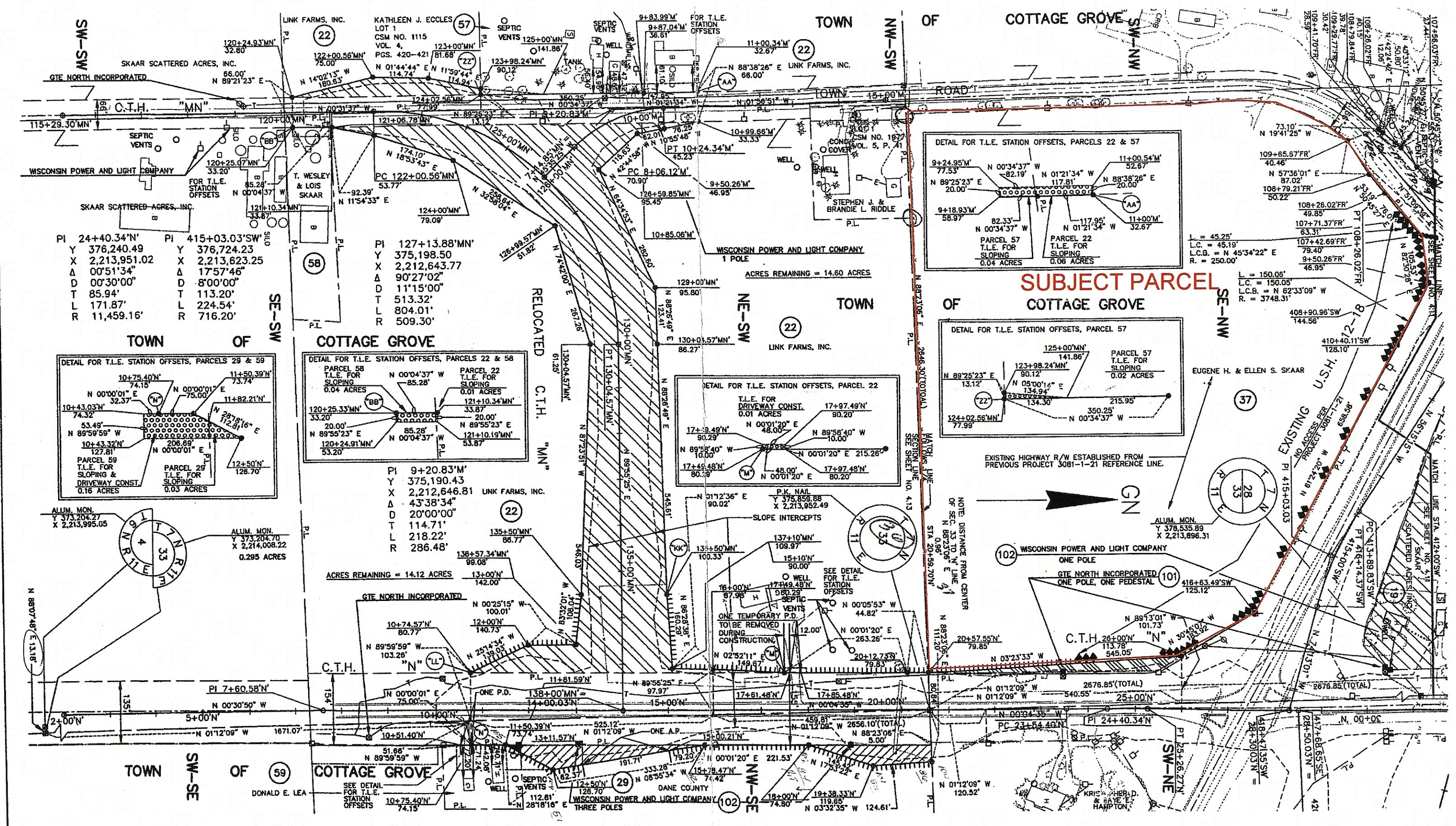
PARCEL No. 0711-332-9700-0
 CURRENT ZONING [A-2]

REZONING DESCRIPTION:

Part of the Southwest 1/4 of the Northwest 1/4 of Section 33, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin. More fully described as follows: Commencing at the West 1/4 Corner of said Section 33; thence N88°48'22"E, 1363.89 feet along the South line of said Northwest 1/4 of said Section 33 to on the East right of way line of County Highway MN and the point of beginning; thence N01°11'27"W, 808.98 feet along said East right of way line; thence along a curve to the right with a radius of 250.00 feet, with a chord bearing and length of N291°5'45"E, 156.45 feet along said East right of way line; thence N57°52'11"E, 87.02 feet along said East right of way line; thence N51°01'37"E, 129.20 feet along said East right of way line; thence along a curve to the left with a radius of 250.00 feet, with a chord bearing and length of N45°50'32"E, 45.19 feet along said East right of way line to a point on the South Right of way line of State Highway 12 & 18; thence N82°54'57"E, 105.79 feet along said South right of way line of State; thence S61°12'49"E, 808.74 feet along said South right of way line of State; thence S30°17'49"E, 184.00 feet along said South right of way line of State to a point on the West right of way line of County Highway N; thence S02°59'27"E, 544.76 feet along said West right of way line to a point on the South line of said Northwest 1/4 of said Section 33; thence S88°48'22"W, 1201.51 feet along said South line to the point of beginning, containing 1,096,082 Sq. Feet or 25.16 Acres.

Dated: JUNE 22, 2016
 Surveyed: T.A.S.
 Drawn: T.K.
 Checked: D.V.B.
 Approved: 359/1-2
 Field book: 2015/CARLSON
 Comp. File: J:\2015\CARLSON
 Office Map No. 160398

REVISION DATE 7-14-95 8-30-96 9-12-97	ROUTE U.S.H. 12-18	COUNTY DANE	DATE 3-22-95	R/W PROJECT NUMBER 3080-00-21	SHEET NUMBER 4.1
	SCALE, FT. 0 100 200		GRID FACTOR .999910	FEDERAL PROJECT NUMBER	



PI 24+40.34'N	PI 415+03.03'SW
Y 376,240.49	Y 376,724.23
X 2,213,951.02	X 2,213,623.25
Δ 00°51'34"	Δ 1757'46"
D 00°30'00"	D 8°00'00"
T 85.94'	T 113.20'
L 171.87'	L 224.54'
R 11,459.16'	R 716.20'

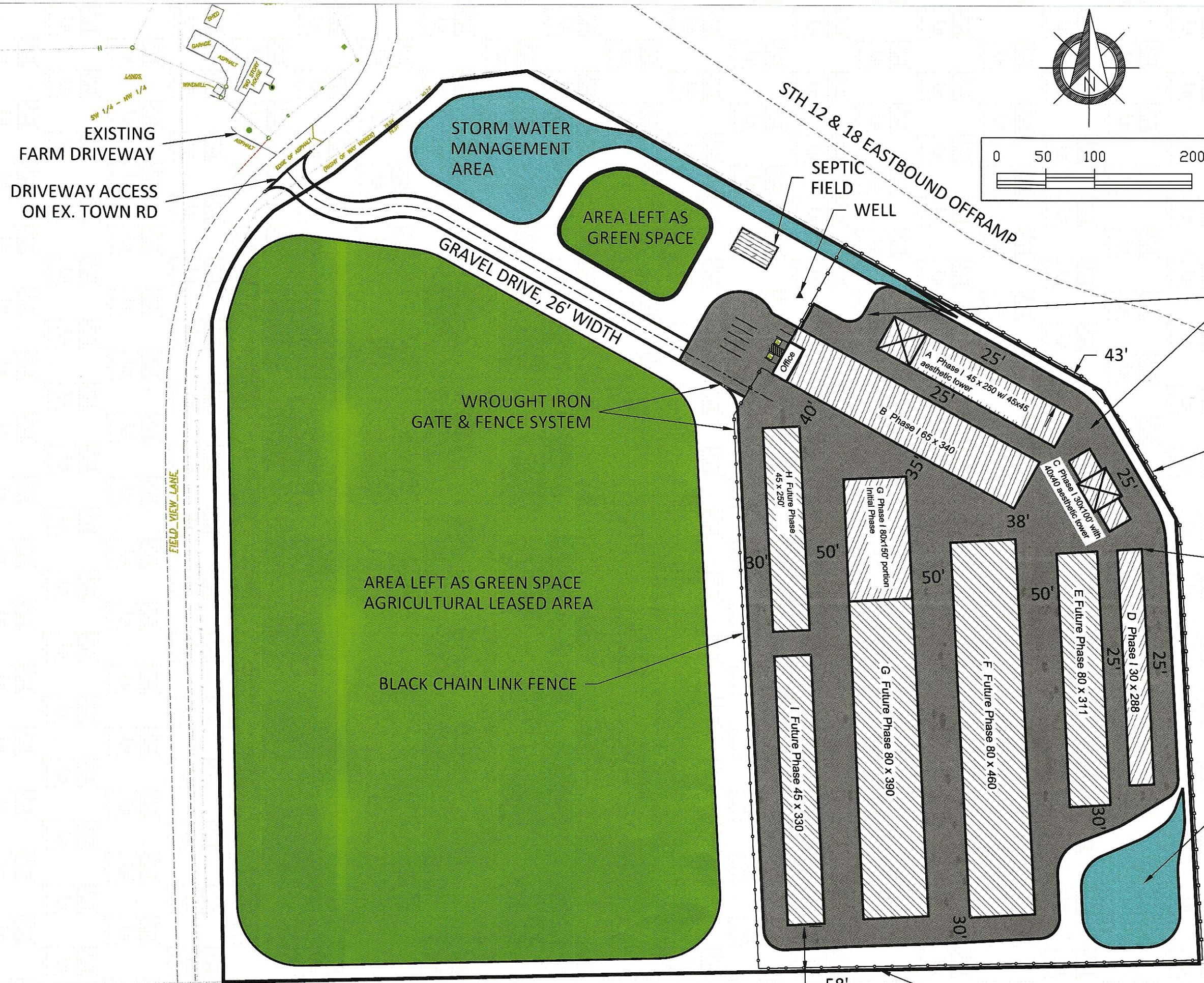
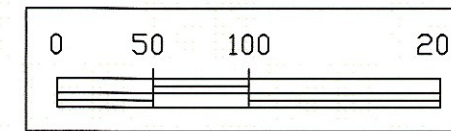
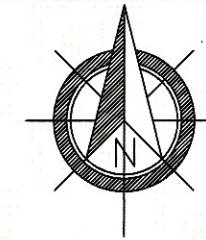
PI 127+13.88'MN	Y 375,198.50	X 2,212,643.77	Δ 90°27'02"	D 11°15'00"	T 513.32'	L 804.01'	R 509.30'
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PI 9+20.83'M	Y 375,190.43	X 2,212,646.81	Δ 43°38'34"	D 20°00'00"	T 114.71'	L 218.22'	R 286.48'
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ROTH
PROFESSIONAL SOLUTIONS

ROBERT J. ROTH, PE



ALL-WEATHER
CONCRETE SURFACE

EXISTING STANDARD
HIGHWAY FENCE TO BE
REPLACED BY NEW
WROUGHT IRON FENCE
ALONG FRONTAGE

ALL BUILDINGS TO
HAVE GUTTERS &
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CTH N

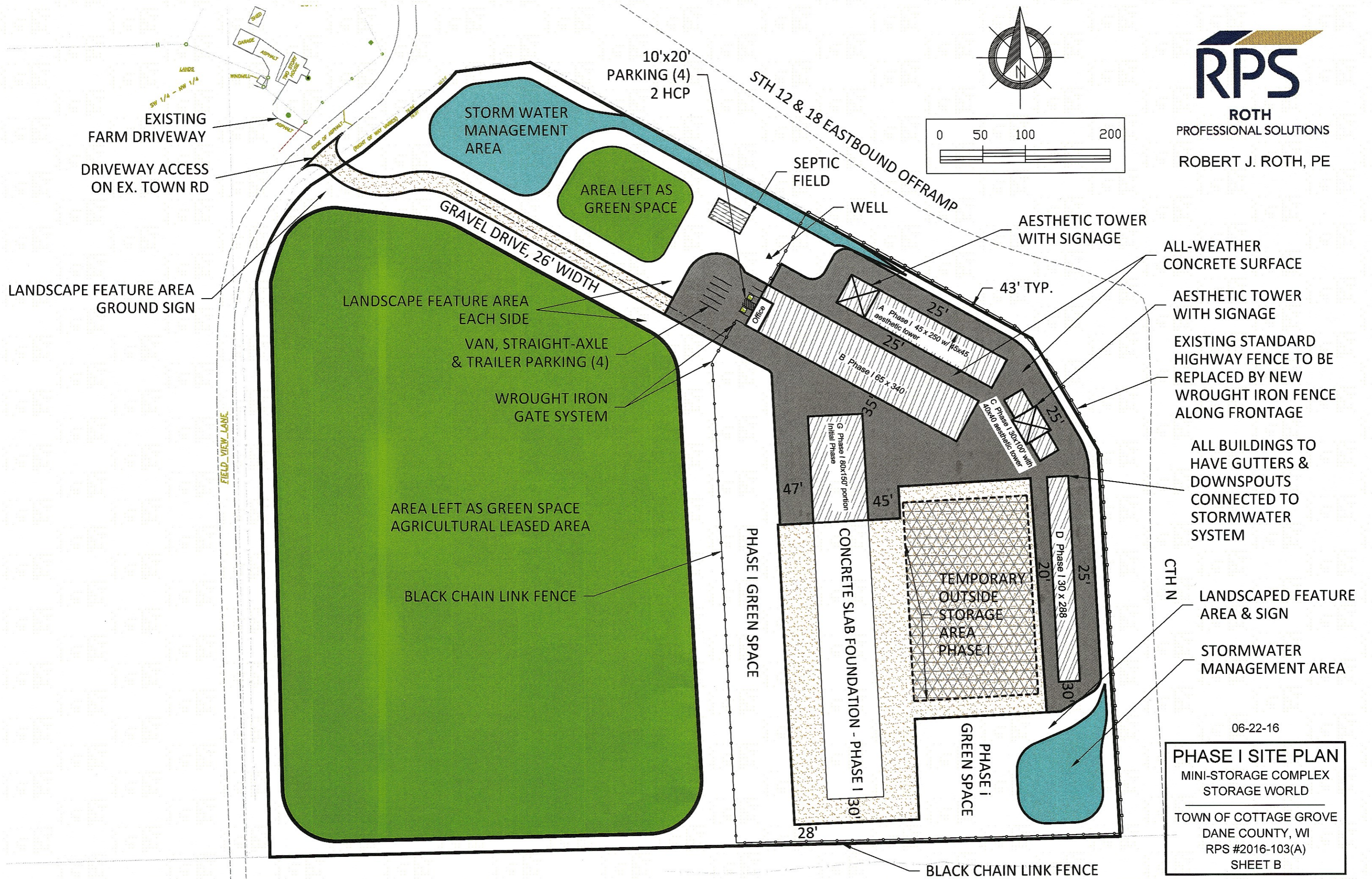
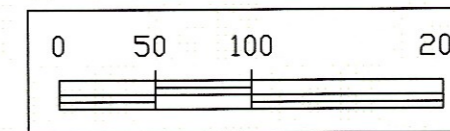
STORMWATER
MANAGEMENT AREA

06-22-16

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MINI-STORAGE COMPLEX
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BLACK CHAIN LINK FENCE



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SHEET B

EXISTING FARM DRIVEWAY
DRIVEWAY ACCESS ON EX. TOWN RD

LANDSCAPE FEATURE AREA GROUND SIGN

FIELD VIEW LANE

AREA LEFT AS GREEN SPACE AGRICULTURAL LEASED AREA

BLACK CHAIN LINK FENCE

10'x20' PARKING (4)
2 HCP

STORM WATER MANAGEMENT AREA

AREA LEFT AS GREEN SPACE

GRAVEL DRIVE, 26' WIDTH

LANDSCAPE FEATURE AREA EACH SIDE

VAN, STRAIGHT-AXLE & TRAILER PARKING (4)

WROUGHT IRON GATE SYSTEM

PHASE I GREEN SPACE

CONCRETE SLAB FOUNDATION - PHASE I

PHASE I GREEN SPACE

BLACK CHAIN LINK FENCE

STH 12 & 18 EASTBOUND OFFRAMP

SEPTIC FIELD

WELL

AESTHETIC TOWER WITH SIGNAGE

43' TYP.

A Phase | 45' x 250' w/ 15x45 aesthetic tower

B Phase | 65' x 340'

C Phase | 30x100' w/ 40x40 aesthetic tower

G Phase | 80x150' portion Initial Phase

TEMPORARY OUTSIDE STORAGE AREA PHASE I

D Phase | 30 x 288'

47'

45'

28'

20'

30'

25'

25'

25'

25'

25'

25'

25'

25'

25'

25'

25'

25'

25'

25'

25'