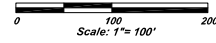


# ZONING MAP VINEY ACRES BUSINESS PARK

Part of the Northeast 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4 all in Section 33, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin.



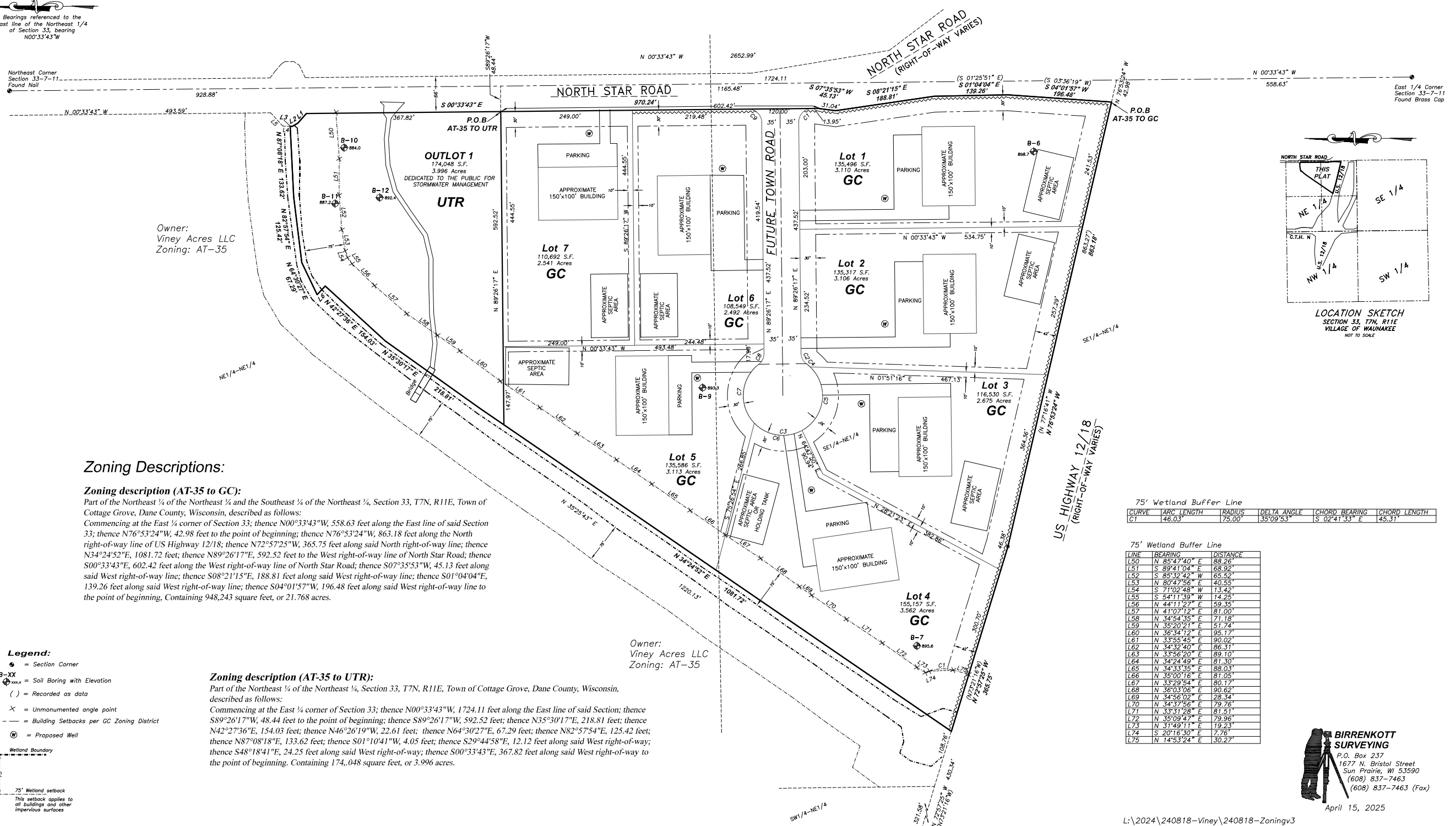
Bearings referenced to the East line of the Northeast 1/4 of Section 33, bearing N00°33'43"W

Northeast Corner Section 33-7-11 Found Nail

East 1/4 Corner Section 33-7-11 Found Brass Cap

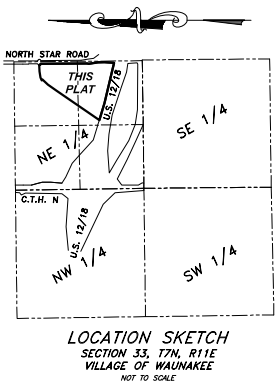
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT BEARING-IN	TANGENT BEARING-OUT
C1	39.27	25.00	90°00'00"	N 43°33'43" W	35.36	N 00°33'43" W	S 89°26'17" W
C2	23.18	25.00	53°07'48"	S 62°52'23" W	22.36	S 89°26'17" W	S 36°18'28" W
C3	374.71	75.00	286°15'37"	S 00°33'43" E	90.00	N 37°25'55" W	N 36°18'28" E
C4	9.55	75.00	7°17'56"	S 39°57'26" W	9.55	N 43°36'25" E	N 36°18'28" E
C5	140.53	75.00	107°21'21"	S 82°42'55" E	120.85	S 29°02'14" E	N 43°36'25" E
C6	98.40	75.00	75°10'33"	N 08°33'02" E	91.50	S 46°08'18" W	S 29°02'14" E
C7	126.23	75.00	96°25'47"	N 85°38'48" W	111.85	N 37°25'55" W	S 46°08'18" W
C8	23.18	25.00	53°07'48"	S 63°59'49" E	22.36	S 37°25'55" E	N 89°26'17" W
C9	39.27	25.00	90°00'00"	S 44°26'17" W	35.36	N 89°26'17" E	N 00°33'43" W

LINE	BEARING	DISTANCE
L1	S 48°18'41" E	24.25
L2	S 29°44'58" E	12.12
L3	S 01°10'41" W	4.05
L4	S 01°10'41" W	13.75
L5	S 47°35'55" W	33.99
L6	N 46°26'19" W	22.61



Owner:  
Viney Acres LLC  
Zoning: AT-35

Owner:  
Viney Acres LLC  
Zoning: AT-35



## Zoning Descriptions:

### Zoning description (AT-35 to GC):

Part of the Northeast 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4, Section 33, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin, described as follows:  
Commencing at the East 1/4 corner of Section 33; thence N00°33'43"W, 558.63 feet along the East line of said Section 33; thence N76°53'24"W, 42.98 feet to the point of beginning; thence N76°53'24"W, 863.18 feet along the North right-of-way line of US Highway 12/18; thence N72°57'25"W, 365.75 feet along said North right-of-way line; thence N34°24'52"E, 1081.72 feet; thence N89°26'17"E, 592.52 feet to the West right-of-way line of North Star Road; thence S00°33'43"E, 602.42 feet along the West right-of-way line of North Star Road; thence S07°35'53"W, 45.13 feet along said West right-of-way line; thence S08°21'15"E, 188.81 feet along said West right-of-way line; thence S01°04'04"E, 139.26 feet along said West right-of-way line; thence S04°01'57"W, 196.48 feet along said West right-of-way line to the point of beginning. Containing 948,243 square feet, or 21.768 acres.

### Zoning description (AT-35 to UTR):

Part of the Northeast 1/4 of the Northeast 1/4, Section 33, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin, described as follows:  
Commencing at the East 1/4 corner of Section 33; thence N00°33'43"W, 1724.11 feet along the East line of said Section; thence S89°26'17"W, 48.44 feet to the point of beginning; thence S89°26'17"W, 592.52 feet; thence N35°30'17"E, 218.81 feet; thence N42°27'36"E, 154.03 feet; thence N46°26'19"W, 22.61 feet; thence N64°30'27"E, 67.29 feet; thence N82°57'54"E, 125.42 feet; thence N87°08'18"E, 133.62 feet; thence S01°10'41"W, 4.05 feet; thence S29°44'58"E, 12.12 feet along said West right-of-way; thence S48°18'41"E, 24.25 feet along said West right-of-way; thence S00°33'43"E, 367.82 feet along said West right-of-way to the point of beginning. Containing 174,048 square feet, or 3.996 acres.

### Legend:

- = Section Corner
- B-XX = Soil Boring with Elevation
- ( ) = Recorded as data
- X = Unmonumented angle point
- = Building Setbacks per GC Zoning District
- ⊕ = Proposed Well
- = Wetland Boundary
- = 75' Wetland setback  
This setback applies to all buildings and other impervious surfaces

OWNER/SUBDIVIDER  
Viney Acres LLC  
3385 N Star Road  
Cottage Grove, WI 53527

### 75' Wetland Buffer Line

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
CT	46.03	75.00	35°09'53"	S 02°41'33" E	45.31

### 75' Wetland Buffer Line

LINE	BEARING	DISTANCE
L50	N 85°47'40" E	88.26
L51	S 89°41'04" E	68.92
L52	S 85°32'42" W	65.52
L53	N 80°47'56" E	40.55
L54	S 71°02'48" W	13.42
L55	S 54°11'39" W	14.25
L56	N 44°11'27" E	59.35
L57	N 41°07'12" E	81.00
L58	N 34°54'35" E	71.18
L59	N 35°20'21" E	51.74
L60	N 36°34'12" E	95.17
L61	N 33°55'45" E	90.02
L62	N 34°32'40" E	86.31
L63	N 33°56'20" E	89.10
L64	N 34°24'49" E	81.30
L65	N 34°33'35" E	88.03
L66	N 35°00'16" E	81.05
L67	N 33°29'54" E	80.17
L68	N 36°03'06" E	90.62
L69	N 34°56'02" E	28.34
L70	N 34°37'56" E	79.76
L71	N 33°31'28" E	81.51
L72	N 35°09'47" E	79.96
L73	N 31°49'11" E	19.23
L74	S 20°16'30" E	7.76
L75	N 14°53'24" E	30.27

**BIRRENKOTT SURVEYING**  
P.O. Box 237  
1677 N. Bristol Street  
Sun Prairie, WI 53590  
(608) 837-7463  
(608) 837-7463 (Fax)

April 15, 2025

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