

# Dane County Rezone & Conditional Use Permit


<b>Application Date</b>	<b>Petition Number</b>
01/28/2020	DCPREZ-2020-11533
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
03/24/2020	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME STORAGE WORLD OF COTTAGE GROVE LLC	PHONE (with Area Code) (608) 356-7733	AGENT NAME ROTH PROFESSIONAL SOLUTIONS	PHONE (with Area Code) (608) 617-4070
BILLING ADDRESS (Number & Street) PO BOX 163		ADDRESS (Number & Street) 315 DEWITT ST	
(City, State, Zip) BARABOO, WI 53913		(City, State, Zip) PORTAGE, WI 53901	
E-MAIL ADDRESS MROTH@REMSMBE.COM		E-MAIL ADDRESS CHUCK@RPSPROFESSIONALSOLUTIONS.COM	

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	
3286 FIELD VIEW LANE					
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
REZONE TO ALLOW FOR MINERAL EXTRACTION WITH EXISTING MINI STORAGE WAREHOUSES ON PROPERTY	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
HC (Heavy Commercial District)	MI (Manufacturing and Industrial) District	25.16		



<b>C.S.M REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials: <i>AK</i>	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials: <i>AK</i>	<b>DEED RESTRICTION REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials: <i>AK</i>	<b>INSPECTOR'S INITIALS</b>  SLJ3	<b>SIGNATURE: (Owner or Agent)</b> 
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COMMENTS: DEED RESTRICTION DOCUMENT #5298900 LIMITS USE OF THE PROPERTY.

<b>PRINT NAME:</b> Charles A. Heet
<b>DATE:</b> Jan 28, 2020

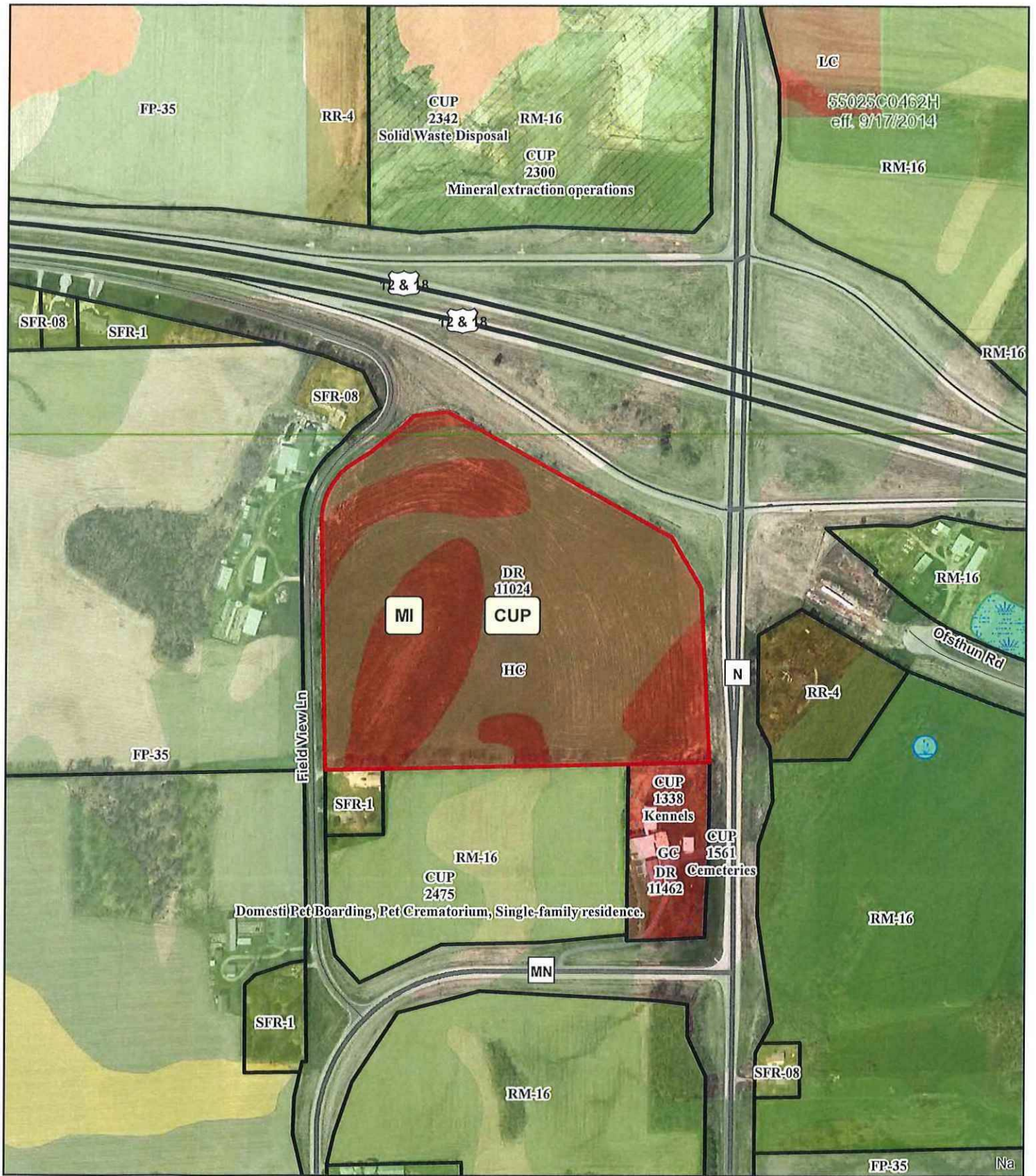
# Dane County Conditional Use Permit Application

<b>Application Date</b>	<b>C.U.P Number</b>
01/28/2020	DCPCUP-2020-02494
<b>Public Hearing Date</b>	
03/24/2020	

OWNER INFORMATION				AGENT INFORMATION			
OWNER NAME STORAGE WORLD OF COTTAGE GROVE LLC		Phone with Area Code (608) 356-7733		AGENT NAME ROTH PROFESSIONAL SOLUTIONS		Phone with Area Code (608) 617-4070	
BILLING ADDRESS (Number, Street) PO BOX 163				ADDRESS (Number, Street) 315 DEWITT ST			
(City, State, Zip) BARABOO, WI 53913				(City, State, Zip) PORTAGE, WI 53901			
E-MAIL ADDRESS MROTH@REMSMBE.COM				E-MAIL ADDRESS CHUCK@RPSPROFESSIONALSOLUTIONS.COM			
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3			
<b>ADDRESS OR LOCATION OF CUP</b>		<b>ADDRESS OR LOCATION OF CUP</b>		<b>ADDRESS OR LOCATION OF CUP</b>			
3286 FIELD VIEW LANE							
TOWNSHIP COTTAGE GROVE	SECTION 33	TOWNSHIP	SECTION	TOWNSHIP	SECTION		
<b>PARCEL NUMBERS INVOLVED</b>		<b>PARCEL NUMBERS INVOLVED</b>		<b>PARCEL NUMBERS INVOLVED</b>			
0711-332-9700-0		---		---			
CUP DESCRIPTION							
MINERAL EXTRACTION FOR 5 YEARS							
DANE COUNTY CODE OF ORDINANCE SECTION							ACRES
10.282(3)(g)							25.16
<b>DEED RESTRICTION REQUIRED?</b>		<b>Inspectors Initials</b>		<b>SIGNATURE: (Owner or Agent)</b>			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>Applicant Initials:</b> 		SLJ3					
				<b>PRINT NAME:</b>			
				Charles A. Lect			
				<b>DATE:</b>			
				Jan 28, 2020			

COMMENTS: MINI STORAGE WAREHOUSE BUILDINGS ARE CURRENTLY LOCATED ON THE PROPERTY.





## Legend

Floodplain

Wetland > 2 Acres

Wetland

## Significant Soils

Class 1

Class 2



0 100 200 400 Feet

Petition 11533  
STORAGE WORLD OF  
COTTAGE GROVE LLC





DANE COUNTY  
**PLANNING DEVELOPMENT**

## Zoning Change Application

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

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>Storage World of Cottage Grove, LLC</u>	Agent's Name	<u>Chuck Leet (Roth Professional Solutions)</u>
Address	<u>E10980 Penny Lane, Baraboo, WI</u>	Address	<u>315 DeWitt / Portage, WI 53901</u>
Phone	<u>(608) 356-7733</u>	Phone	<u>(608) 617-4070</u>
Email	<u>mroth@remsmbe.com</u>	Email	<u>chuck@rpsprofessionalsolutions.com</u>

Town: Cottage Grove Parcel numbers affected: 071133297000

Section: 33 Property address or location: 3286 Field View Lane

Zoning District change: (To / From / # of acres) To MI (Manufacturing & Industrial) from HC (Heavy Commercial) 25.16 Acres

Soil classifications of area (percentages) Class I soils: 50 % Class II soils: 45 % Other: 5 %

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:

**SEE  
REVISED**

Non-metallic Mineral Extraction & Production of Sand, Gravel & Rock for Limited Duration.

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

Submitted By:

Date: 01/16/2020





DANE COUNTY  
**PLANNING DEVELOPMENT**

## Conditional Use Application

Application Fee: \$495 Mineral Extraction: \$1145 Cell Tower: \$1145

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

Items required to be submitted with application:

- Written Legal Description of Conditional Use Permit boundaries
- Scaled drawing of the property showing existing/proposed buildings, setback requirements, driveway, parking area, outside storage areas, location/type of exterior lighting, any natural features, and proposed signs.
- Scaled map showing neighboring area land uses and zoning districts
- Written operations plan describing the items listed below (additional items needed for mineral extraction sites)
- Written statement on how the proposal meets the 8 standards of a Conditional Use

Owner	Meise Construction Inc.	Agent	Chuck Leet (Roth Professional Solutions)
Address	PO Box 118	Address	315 DeWitt Portage, WI 53901
Phone	Sauk City, WI 53583	Phone	608.617.4070
	608.643.5222		
Email	dan@meiseinc.com	Email	chuck@rpsprofessionalsolutions.com

Parcel numbers affected: 071133297000 Town: Cottage Grove Section: 33  
Property Address: 3286 Field View Lane

Existing/ Proposed Zoning District : Existing Zoning = HC (Heavy Commercial); Proposed zoning - MI (Manufacturing & Industrial)

**Separate checklist for mineral extraction or cell tower uses must be completed.**

- Type of Activity proposed: Mineral Extraction of Sand, Gravel & Rock 10.282 (3) (g)
- Hours of Operation SEE APPLICATION PACKAGE & CUP STANDARDS RESPONSE
- Number of employees
- Anticipated customers
- Outside storage
- Outdoor activities
- Outdoor lighting
- Outside loudspeakers
- Proposed signs
- Trash removal
- Eight Standards of CUP (see page 2)

**SEE  
REVISED**

The statements provided are true and provide an accurate depiction of the proposed land use. I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: Chuck A Leet, PE /

Date: January 16, 2020

Owner	Petition Number
Storage World of Cottage Grove, LLC	DCPREZ-2020-11533

## DIGITAL LEGAL DESCRIPTION

Existing Zoning District: HC (Heavy Commercial) District

Proposed Zoning District: MI (Manufacturing and Industrial) District

### 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 ¼ corner of said Section 33; thence N88°46'22"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°54'57E, 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 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 ¼ 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 Square Feet or 25.16 Acres.



**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 <b>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</b>	
Current Owner	STORAGE WORLD OF COTTAGE GROVE LLC 	
Primary Address	3286 FIELD VIEW LN	
Billing Address	PO BOX 163 BARABOO WI 53913	

Assessment Summary		More +
Assessment Year	2019	
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

Show Assessment Contact Information ▼

### Zoning Information

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

### Zoning

HC DCPREZ-2019-00000

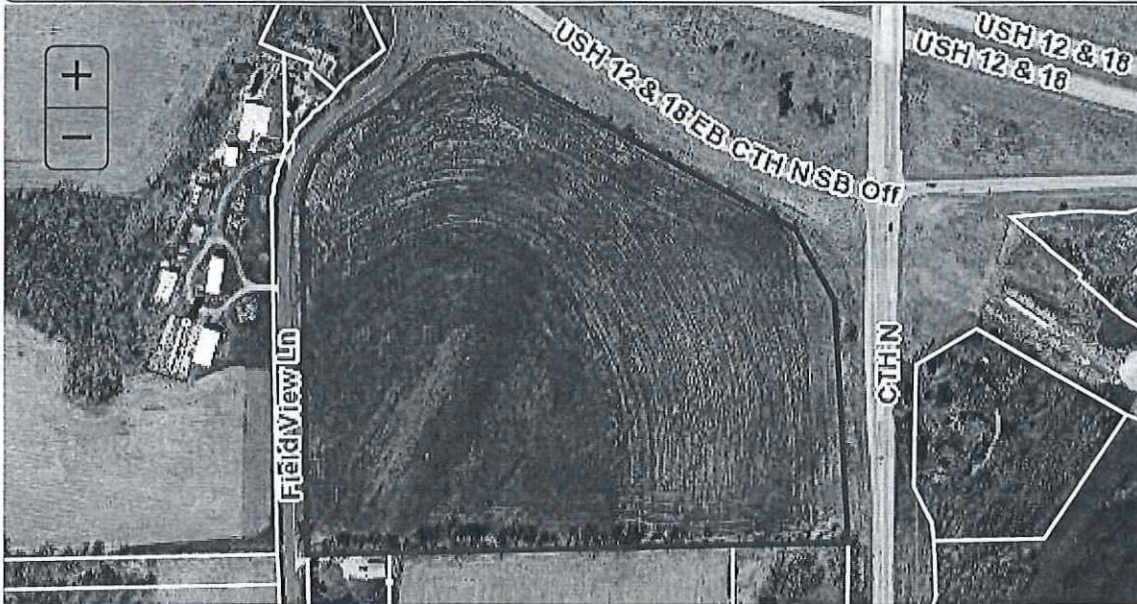
Zoning District Fact Sheets

### District Information

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



## Parcel Maps


[Surveyor Map](#)
[DCiMap](#)
[Google Map](#)
[Bing Map](#)

## Tax Information

[E-Statement](#)
[E-Bill](#)
[E-Receipt](#)
[Pay Taxes Online](#)
[«](#)
[< Newer](#)
[Older >](#)
[»](#)

## Tax Year 2019

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$13,600.00	\$0.00	\$13,600.00
<b>Taxes:</b>		\$255.31
<b>Lottery Credit(-):</b>		\$0.00
<b>First Dollar Credit(-):</b>		\$0.00
<b>Specials(+):</b>		\$0.00
<b>Amount:</b>		\$255.31
2019 Tax Info Details		Tax Payment History

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
AFF	06/08/2017	5331785		

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

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210 Martin Luther King Jr. Blvd  
City-County Bldg. Room 116  
Madison, WI 53703



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LARRY G SKAAR  
4374 SECRETARIAT CT  
COTTAGE GROVE, WI 53527

JOHN OFSTHUN  
2476 OFSTHUN RD  
COTTAGE GROVE, WI 53527

SKAAR SCATTERED ACRES IN...  
3178 DUNCAN RD  
STOUGHTON, WI 53589

C MARK SCHROEDER  
14 SAUTHOFF RD  
MADISON, WI 53704

STORAGE WORLD OF COTTAG...  
PO BOX 163  
BARABOO, WI 53913

LARRY G SKAAR  
4374 SECRETARIAT CT  
COTTAGE GROVE, WI 53527

SKAAR PIT LLC  
2561 COFFEYTOWN RD  
COTTAGE GROVE, WI 53527

EVERSON PROPERTIES LLC  
596 EDGERTON RD  
EDGERTON, WI 53534

SKAAR SCATTERED ACRES IN...  
3178 DUNCAN RD  
STOUGHTON, WI 53589

BMS PROPERTIES LLC  
414 MANLEY LN  
COTTAGE GROVE, WI 53527

GABRIEL LOPEZ ORDUNO  
DANIELLE LOPEZ  
3329 FIELD VIEW LN  
COTTAGE GROVE, WI 53527

KATHLEEN J ECCLES  
3267 FIELD VIEW LN  
COTTAGE GROVE, WI 53527

LARRY G SKAAR  
4374 SECRETARIAT CT  
COTTAGE GROVE, WI 53527

JOHN J HORNUNG  
NANCY J HORNUNG  
2441 OFSTHUN RD  
COTTAGE GROVE, WI 53527

JOSEPH KONKEL  
NICOLE KONKEL  
3325 FIELD VIEW LN  
COTTAGE GROVE, WI 53527

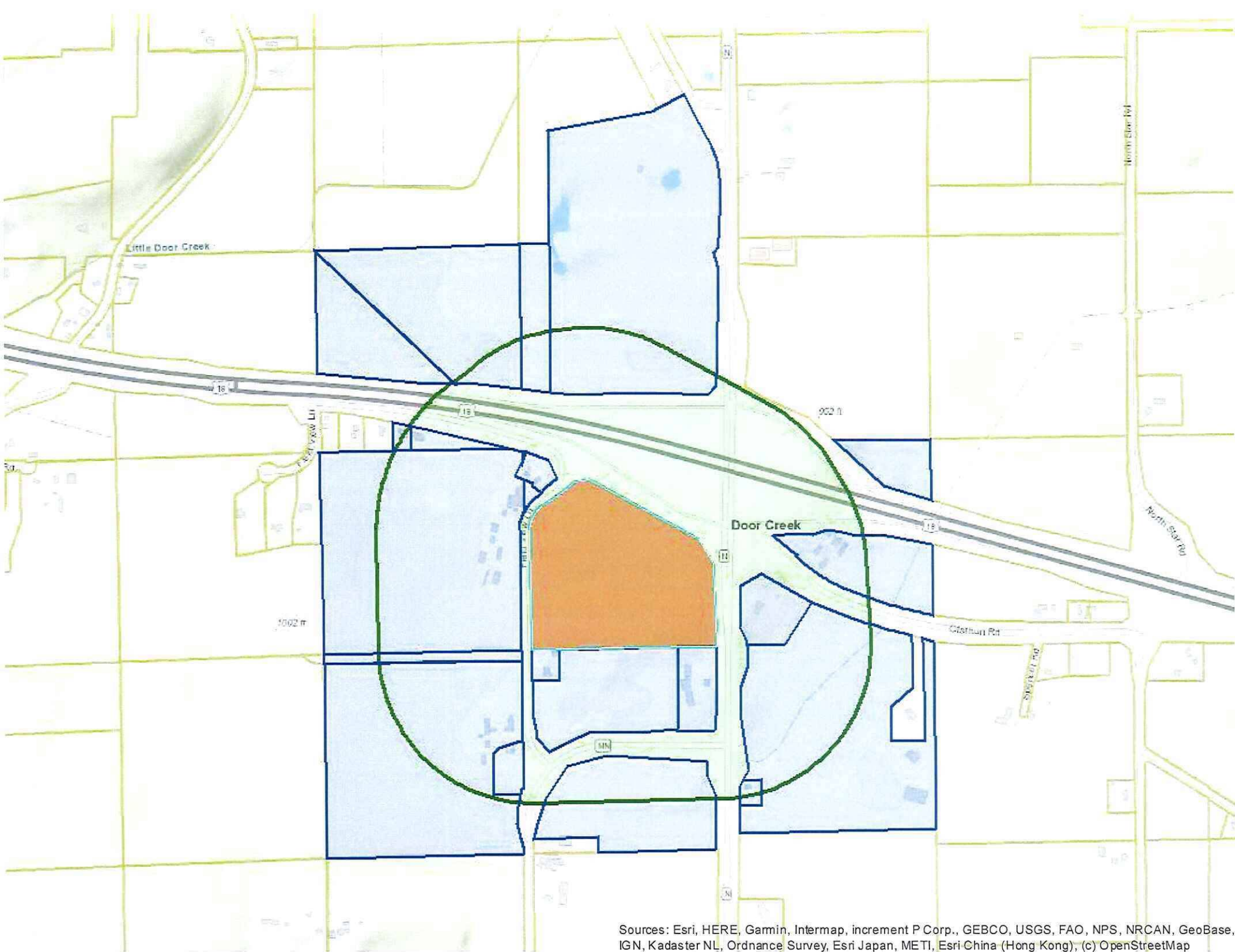
STEPHEN J RIDDLE  
3274 FIELD VIEW LN  
COTTAGE GROVE, WI 53527

EVERSON PROPERTIES LLC  
596 EDGERTON RD  
EDGERTON, WI 53534

KRISTOPHER D HAMPTON  
FAYE E HAMPTON  
3310 COUNTY HIGHWAY N  
COTTAGE GROVE, WI 53527

EVERSON PROPERTIES LLC  
596 EDGERTON RD  
EDGERTON, WI 53534

SKAAR SCATTERED ACRES IN...  
3178 DUNCAN RD  
STOUGHTON, WI 53589



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap



January 16, 2020

Dane County Zoning Department

Sent Via Hand Delivery

RE: Proposed Non-Metallic Mining Use  
Meise Construction Inc.  
Town of Cottage Grove

Dear Zoning Official:

On behalf of Meise Construction and Storage World of Cottage Grove, we are submitting the following information to initiate the zoning process at the County level for a mineral extraction operation that is proposed on the site.

The following information is attached:

- CUP Application, Signed (for mineral extraction CUP)
- Zoning Application, Signed (for rezoning request)
- Applicant's Response to CUP Standards
- Non-Metallic Mining Narrative & Attachments
- Check for \$2,690 in application and review fees

Please advise if anything else is required or if there are any questions. We are providing this package to be eligible for the February 24, 2020 public hearing and county zoning meeting. We can also provide a matching digital copy to the designated reviewer if requested.

Please contact me should you have any questions.

Sincerely,

**ROTH PROFESSIONAL SOLUTIONS**



Chuck Leet  
Project Engineer

Enclosures

cc: Dan Meise, Meise Construction  
Tim Moy, Storage World of Cottage Grove, LLC



## **PROPOSED NON-METALLIC MINING SITE**

### **APPLICANT RESPONSE TO CONDITIONAL USE PERMIT STANDARDS**

**PREPARED BY:**



**ROTH PROFESSIONAL SOLUTIONS  
PORTAGE, WI**

**OWNER:**



**STORAGE WORLD OF COTTAGE GROVE, LLC  
BARABOO, WI**



1. THE ESTABLISHMENT, MAINTENANCE OR OPERATION OF THE CONDITIONAL USE WILL NOT BE DETRIMENTAL TO OR ENDANGER THE PUBLIC HEALTH, SAFETY, COMFORT OR GENERAL WELFARE.

Public Health: Public health concerns, such as air quality, will be mitigated through phasing of the site, that is, not all of the site will be opened under excavation. Further, a water truck will be made available for extended periods of dry weather conditions. No chemicals will be utilized within the site for rock extraction operations. Based on the character of the rock already excavated for the nearby commercial site, blasting will only be occurring on two site areas (refer to map), away from existing development.

Public Safety: Public safety concerns, such as excavation access, will be handled through a combination of fencing and berming. Internally, the site will comply with OSHA workplace standards.

Comfort: The mineral extraction operation will create periodic instances of dust and truck traffic that may interfere with day-to-day residential life in the area, however, the activities will be conducted during normal and customary working hours. We respectfully submit that the mineral extraction operations contemplated herein would be normal and customary equipment usage in terms of activity level and noise, similar to farming operations on the property that have been going on for decades within and around the property. Dust occurring from extended dry weather periods will be mitigated via water application by mobile truck unit.

General Welfare: The proposed mineral extraction operation will produce a valuable and necessary commodity to the area for a wide range of construction activities and uses. The site will be returned to a business/commercially marketable site for potential future development.

2. The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.

Response: The current use of the property where mineral extraction would occur is in agricultural production. The current property owner is aware of the proposed mineral extraction proposal and endorses the rezoning request. They are in approval of the concept and will gain a bonified business development site that is leveled, drained and buildable upon completion of the proposed rock excavation activities.

East of Field View Lane, the neighboring residential property to the south, Parcel # 071133381102 (Riddle), will have relatively similar conditions to the agricultural use presently on the site. The proposed mineral extraction operations will be setback off the south property line 10 feet, along with a sideslope away from the property line. The intermittent equipment usage from farming and ag operations will be similar to mineral extraction operations, including modest affects from such equipment such as dust.

A large tract of land in agricultural production exists immediately south of the site, Parcel # 071133380407 (Everson Properties, LLC). There is no anticipated impairment of these agricultural lands.

West of Field View Lane, the neighboring agricultural property Parcel #071133290020 (Skaar) is currently in agricultural use but includes a farmstead arrangement. The property will not be impacted as it lies away from the principal mineral extraction operations.

3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

Response: The mineral extraction activity will work within its boundaries and, as a part of the overall parcel shared with Storage World of Wisconsin, LLC, will work together to manage the site as a viable development site. In a brief review of adjoining parcels in this quadrant of the US Hwy 12/18 & CTH "N" intersection, the development of this site towards a mineral extraction CUP would not impede any existing use of property and it is estimated that, under the permitted uses in those respective districts, no future use would be impeded.

4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.

Response: The site will not be lighted, include any need for electric or gas facilities, nor include any provisions for fueling. Therefore, driveway, drainage and site management are the only general improvements required for the CUP. The proposed mineral extraction will utilize the existing Storage World driveway off of Field View Lane. Equipment will be available onsite to ensure that any repairs to shoulders or grading can keep any areas maintained. The site will be managed in phases to minimize land cover exposure and to further promote safe drainage and runoff management. An erosion control pond will be installed to eliminate conveyance of silt and particle to offsite lands.

5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Response: The proposed mineral extraction will utilize the existing Storage World driveway off of Field View Lane. Field View Lane is ultimately a dead-end roadway serving a total of 17 parcels (13 residences). Storage World will likely have intermittent traffic from a percentage of its patrons as a regular day-to-day traffic flow. As such, we do not anticipate a traffic congestion from Field View Lane usage from



any hauling. Traffic exiting Field View Lane enters upon CTH "MN" and onto County and State highways.

6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

Response: The proposed mineral extraction CUP will comply with NR 135 and Dane County Chapter 74 for Mineral Extraction Operations. See the attached "Non-Metallic Mining Application".

7. The proposed conditional use is consistent with adopted Town and County Comprehensive Plans.

Response: The use is consistent with both Town and County Comprehensive Plans. The most recent Town and County zoning action on the property included a rezone from Agriculture to Heavy Commercial in 2016. The proposed use will not interfere with the use of the eastern portion of the property as storage units. The property's overall zoning (proposed change to MI to suit mineral extraction) will allow for storage units as well as a permitted use.

8. If located in the Farmland Preservation (FP) area, the conditional use meets the necessary findings to be located in the district as per Dane County Code of Ordinances Section 10.220(1)

Response: The most recent Town and County zoning action on the property included a rezone from Agriculture to Heavy Commercial in 2016. The property is not located in a designated farmland preservation area.

Owner	Petition Number
Storage World of Cottage Grove, LLC	DCPREZ-2020-11533

In 2016 Roth Professional Solutions (RPS) was contracted by Real Estate Management Systems (REMS), to develop 25± acre parcel located in the southwest quadrant of the intersection of County Road MN and State Trunk Hwy 12 and 18. The parcel consisted of an agricultural farming area. The north and east side of the parcel was relatively flat and southwest corner has a prominent hill with this topsoil over rock that was used as pasture. The below aerial photo shows the preexisting use of the property prior to 2016.



2016-2017

Land use and land planning activities occupied the development schedule for 2016. During which time the land was zoned HC (heavy commercial) with the allowance for mini-warehouse storage. RPS developed plans for the eastern and northern portion of the property. The western portion was left in agricultural production.

RPS requested a geotechnical investigation be conducted on the lower area to determine the proximity of bedrock on the eastern and northern side of the property knowing that there was rock in the area. Based on the geotechnical report and other factors, the mini-storage units were laid out to minimize the development cost associated with the subgrade soils. Initial approvals were obtained for the buildings. It is typical for owners and engineers to avoid costly rock excavation, as well as for commercial property is to avoid rock and or to avoid having to do expensive blasting. It was during this period REMS created their development entity Storage World of Cottage Grove.

2018

With the site designed the in its final checks, building and excavating contractors were solicited for bids. For various reasons the project was set on hold until 2019. The sites stormwater permits were issued

2019

In 2019 Meise Construction, Inc was awarded the first phase contract to perform the site work for the min-storage units, this included constructing the storm and erosion control measures for the mini storage units. Through the process of developing the erosion control pond, Meise determined the site had a good source of limestone, sand and gravel deposits. Meise approached Storage World of Cottage Grove LLC with the idea of extracting the material on the hill on the southwest corner of the parcel.

Seeing a need to level that location for future commercial development unrelated to the storage units the Owners elected to proceed with a potential for gravel extraction.

We are now requesting a Non-Metallic Mining Permit for the site.





# BIRRENKOTT SURVEYING, INC.

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

## PLAT OF SURVEY

#DCPZP-2019-00554  
#DCPZP-2019-00556  
#DCPZP-2019-00557

### SURVEYOR'S CERTIFICATE:

I, Daniel V. Birrenkott, hereby certify that this survey is in compliance with the Wisconsin Administrative Code, Chapter A-E7. I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with the information provided and is correct to the best of my knowledge and belief.

Daniel V. Birrenkott  
Wisconsin Professional Land Surveyor No. S-1531

11-6-2019



FIELD VIEW LANE  
(RIGHT OF WAY VARIES)

NE 1/4 - NW 1/4

### Prepared For:

Real Estate Management  
Solutions, LLC  
201 8th Avenue  
Baraboo, WI 53913  
(608)-356-5050

UNITED STATES HIGHWAY 12 & 18  
(RIGHT OF WAY VARIES)

### Description of Record:

Part of the Southwest 1/4 of the Northwest 1/4 of Section 33, Township 7 North, Range 11 East, in the Town of Cottage Grove, Dane County, Wisconsin, more fully described as follows: Commencing at the West 1/4 corner of said Section 33; thence North 88° 48' 22" East, 1363.89 feet along the South line of said Northwest 1/4 of said Section 33 to the East right of way line of County Highway MN and the point of beginning; thence North 01° 11' 27" West, 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 North 29° 15' 45" East, 156.45 feet along said East right of way line; thence North 57° 52' 11" East, 87.02 feet along said East right of way line; thence North 51° 01' 37" East, 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 North 45° 50' 32" East, 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 North 82° 54' 57" East, 105.79 feet along said South right of way line of State Highway; thence South 61° 12' 49" East, 808.74 feet along said South right of way line of State Highway; thence South 30° 17' 49" East, 184.00 feet along said South right of way line of State Highway to a point on the West right of way line of County Highway N; thence South 02° 59' 27" East, 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 South 88° 48' 22" West, 1201.51 feet along South line to the point of beginning.

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"

### Legend:

- = Found DOT Cap
- = Building Setback Line
- x- = Chain Link Fence

### Notes:

This survey is subject to any and all easements and agreements both recorded and unrecorded.

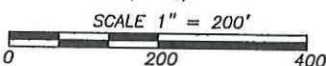
The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.

Wetlands, if present have not been delineated.

This survey shows visible, above-ground improvements only. No guarantee is made for below-ground structures.

Date of Survey: Nov. 1, 2019

Dated: Nov. 6, 2019  
Surveyed: T.A.S./B.E.R.  
Drawn: B.S.S.  
Checked: D.V.B.  
Approved: D.V.B.  
Field book: 359/1-2  
Comp. File: J:\2016\CARLSON  
Office Map No. 160398\_FS



2000-01875