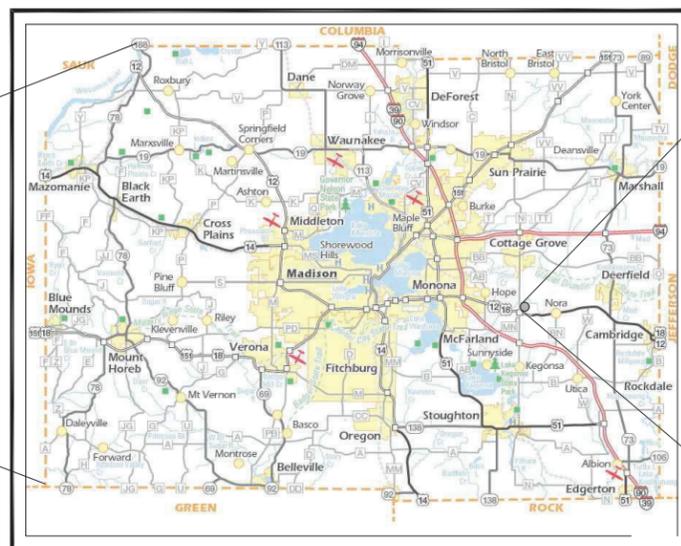


# VINEY ACRES BUSINESS PARK TOWN OF COTTAGE GROVE

SECTION 33, TOWNSHIP 7N, RANGE 11E



REGIONAL MAP



DANE COUNTY  
DANE COUNTY, WISCONSIN



SITE LOCATION MAP  
TOWN OF COTTAGE GROVE,  
DANE COUNTY, WISCONSIN

Sheet List Table	
Sheet Number	Sheet Title
C100	TITLE SHEET
C200	EXISTING SITE & DEMO PLAN
C300	SITE PLAN
C400	GRADING & UTILITY PLAN
C401	GRADING & UTILITY PLAN
C404	BASIN DETAILS
C405	BASIN NOTES
C700	TYPICAL SECTIONS
C502	STREET A PLAN & PROFILE
C503	STREET A PLAN & PROFILE

### CONTACT INFORMATION

ENGINEER:  
SNYDER & ASSOCIATES  
BRIAN ARCAND  
5010 VOGES ROAD  
MADISON, WI 53718  
608-838-0444 EXT. 3224

LAND OWNER:  
VINEY ACRES, LLC  
2093 US HIGHWAY 12 / 18  
COTTAGE GROVE, WI 53527

SURVEYOR:  
BIRRENKOTT SURVEYING  
CHRIS CASSON  
1677 N. BRISTOL STREET  
SUN PRAIRIE, WI 53590

### UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSTANCES FEATURES SHOWN ARE IN EXACT LOCATION INDICATED.



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

**CALL DIGGERS HOTLINE**  
**1-800-242-8511**  
**TOLL FREE**

WIS. STATUTE 182.0175 (1974)  
REQUIRES MIN. OF 3 WORK DAYS  
NOTICE BEFORE YOU EXCAVATE

VINEY ACRES BUSINESS PARK

TITLE SHEET

TOWN OF COTTAGE GROVE, DANE COUNTY, WI

**SNYDER & ASSOCIATES, INC.**

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MADISON, WISCONSIN 53718  
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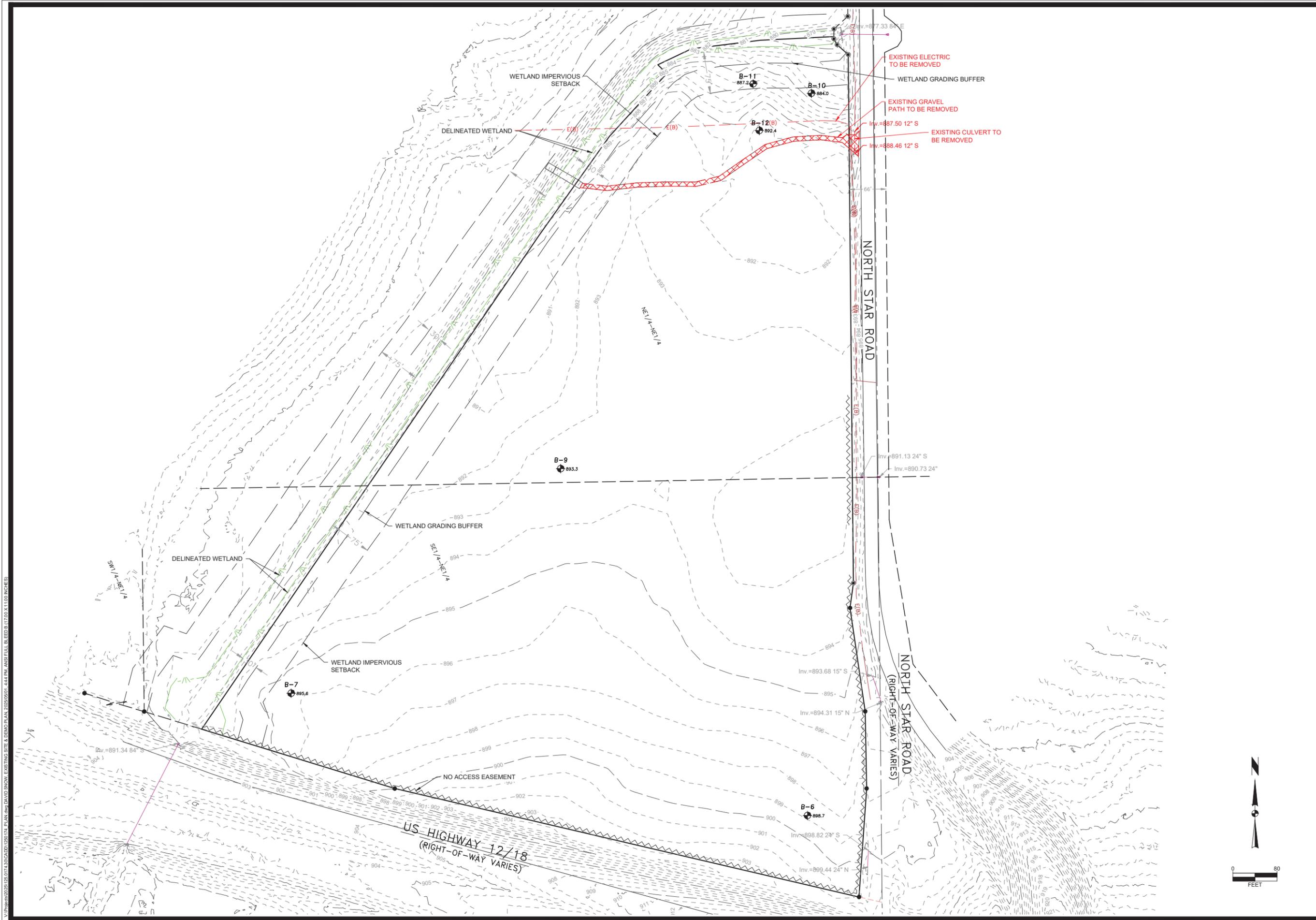
Project No: 125.0174.30

Sheet C100

MARK	REVISION	DATE	BY
Engineer: BCA	Checked By: MLC	Scale: 1" = ##'	
Technician: DMS	Date: 05-08-2025	T-R-S: 7N-11E-33	
Project No: 125.0174.30			Sheet C100

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MARK	REVISION	DATE	BY
Engineer: BCA	Checked By: MLC	Scale: 1" = 80'	
Technician: DMS	Date: 05-06-2025	T-R-S: 7N-11E-33	

**VINEY ACRES BUSINESS PARK**  
**EXISTING SITE & DEMO PLAN**  
**TOWN OF COTTAGE GROVE, DANE COUNTY, WI**  
**SNYDER & ASSOCIATES, INC.**



Project No: 125.0174.30  
 Sheet C200

5010 VOGES ROAD  
 MADISON, WISCONSIN 53718  
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Sheet C200

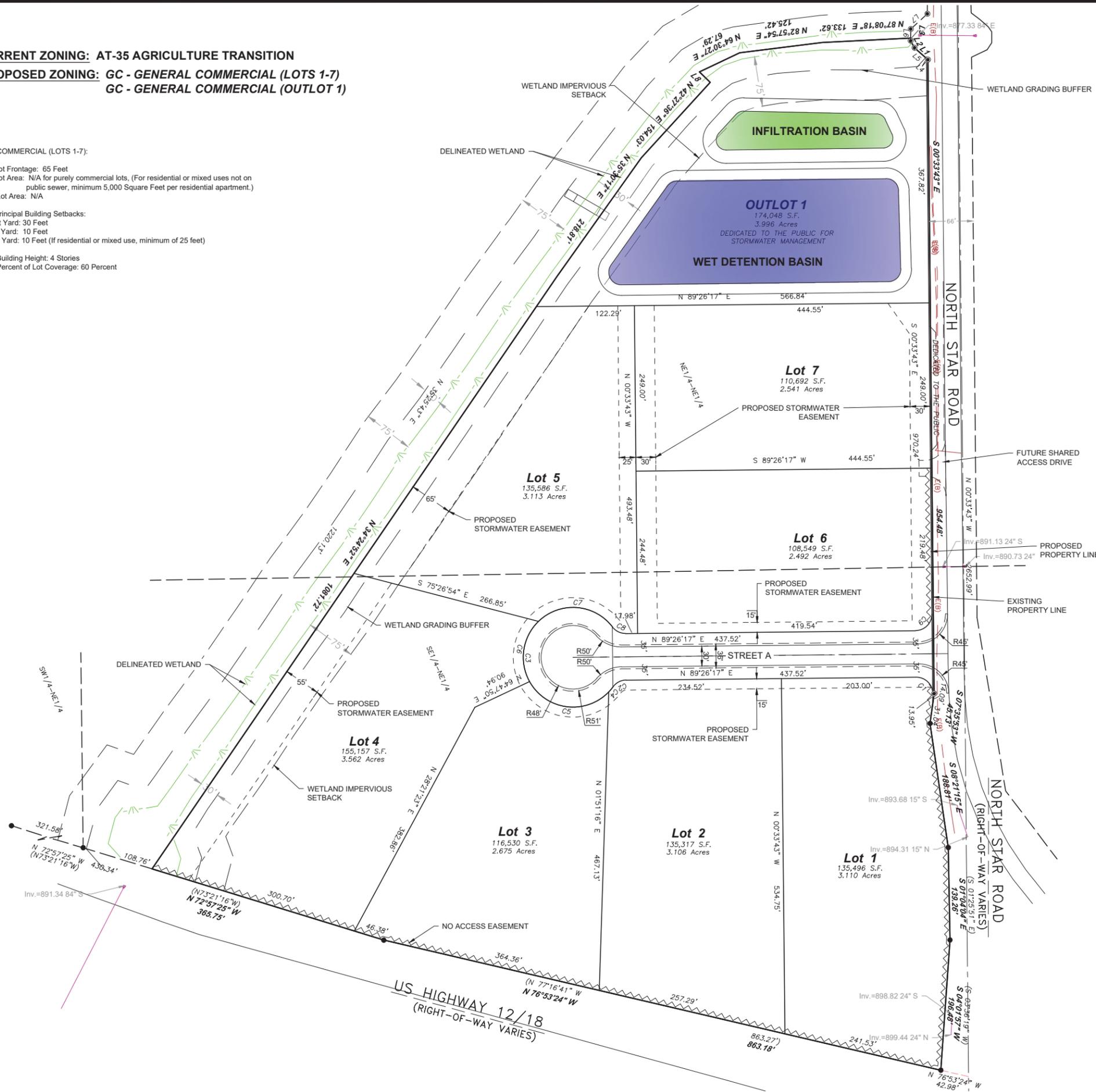
**CURRENT ZONING: AT-35 AGRICULTURE TRANSITION**  
**PROPOSED ZONING: GC - GENERAL COMMERCIAL (LOTS 1-7)**  
**GC - GENERAL COMMERCIAL (OUTLOT 1)**

GC - GENERAL COMMERCIAL (LOTS 1-7):

Minimum Lot Frontage: 65 Feet  
 Minimum Lot Area: N/A for purely commercial lots, (For residential or mixed uses not on public sewer, minimum 5,000 Square Feet per residential apartment.)  
 Maximum Lot Area: N/A

Minimum Principal Building Setbacks:  
 Front Yard: 30 Feet  
 Side Yard: 10 Feet  
 Rear Yard: 10 Feet (If residential or mixed use, minimum of 25 feet)

Maximum Building Height: 4 Stories  
 Maximum Percent of Lot Coverage: 60 Percent



MARK	REVISION	DATE	BY
Engineer: BCA	Checked By: MLC	Scale: 1" = 80'	
Technician: DMS	Date: 05-06-2025	T-R-S: 7N-11E-33	

Project No: 125.0174.30  
 Sheet C300

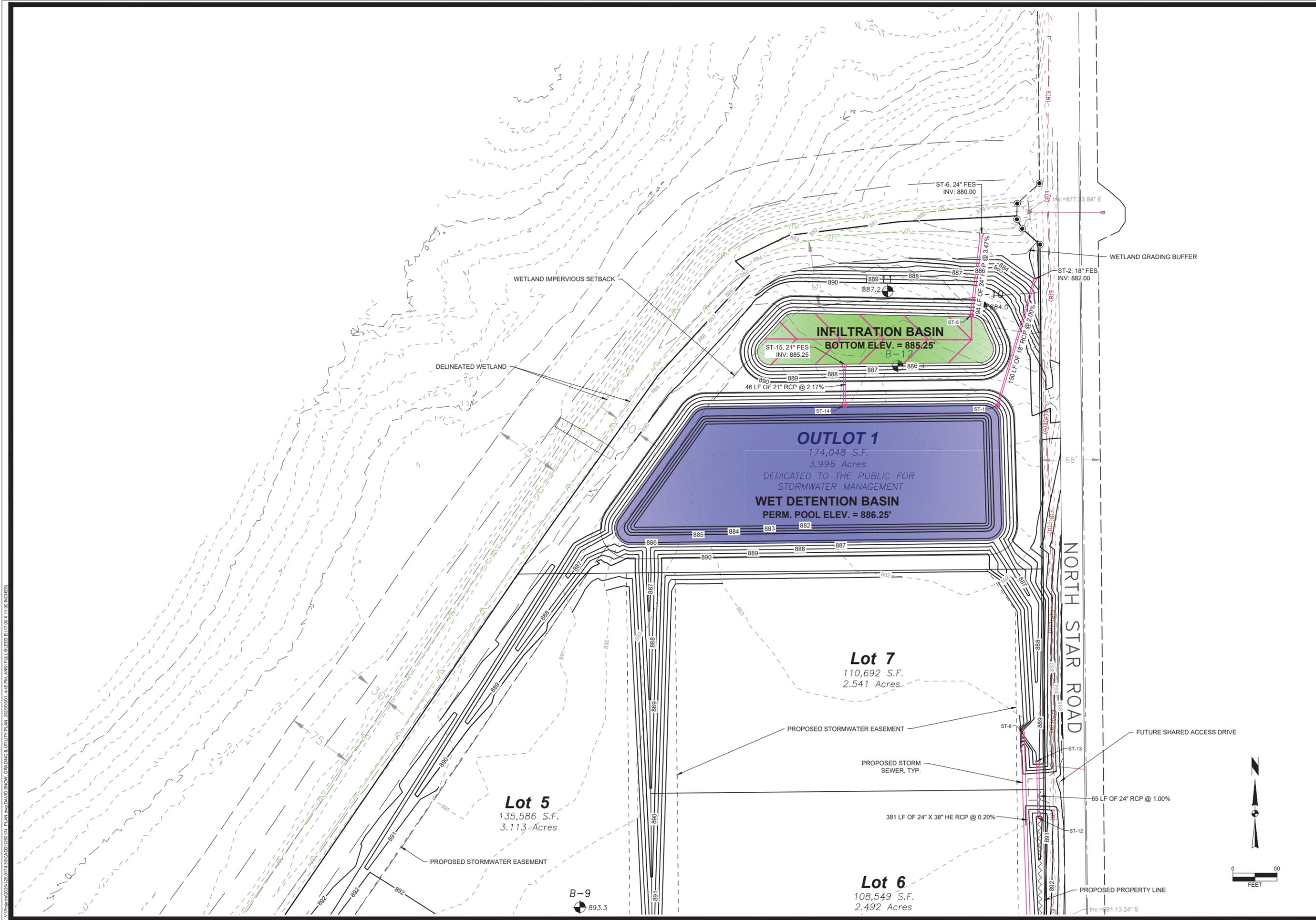
**VINEY ACRES BUSINESS PARK**  
**TOWN OF COTTAGE GROVE, DANE COUNTY, WI**  
**SITE PLAN**  
**SNYDER & ASSOCIATES, INC.**  
 5010 VOGES ROAD  
 MADISON, WISCONSIN 53718  
 608-835-0444 | www.snyder-associates.com

**SNYDER & ASSOCIATES**

Project No: 125.0174.30  
 Sheet C300

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Technician: DMS	Date: 05-06-2025	T-R-S: 7N-11E-33	
Project No: 125.0174.30			Sheet C400

**VINEY ACRES BUSINESS PARK**  
**GRADING & UTILITY PLAN**  
 TOWN OF COTTAGE GROVE, DANE COUNTY, WI  
**SNYDER & ASSOCIATES, INC.**

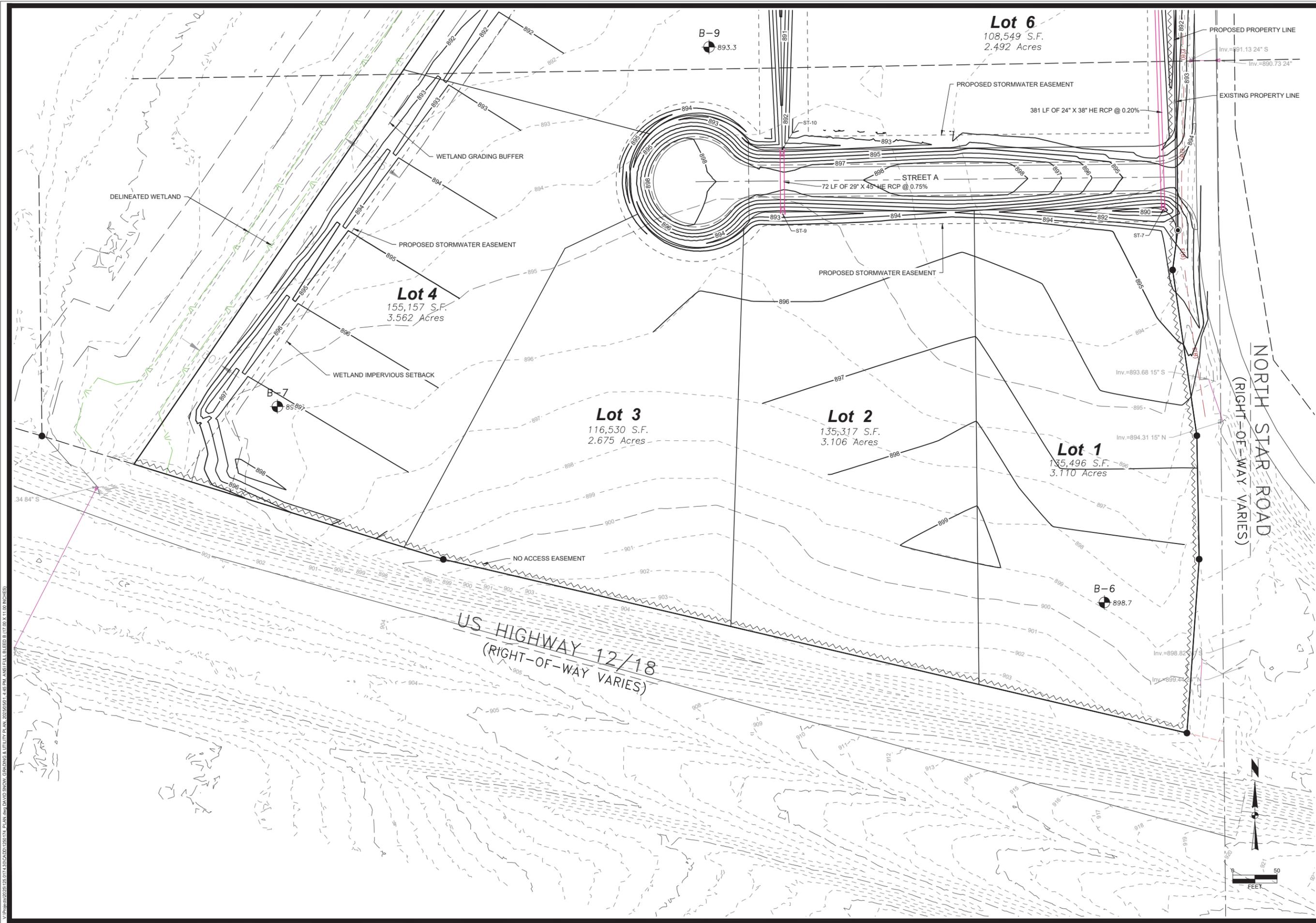
5010 VOGES ROAD  
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Project No: 125.0174.30  
 Sheet C400



B-9  
 893.3



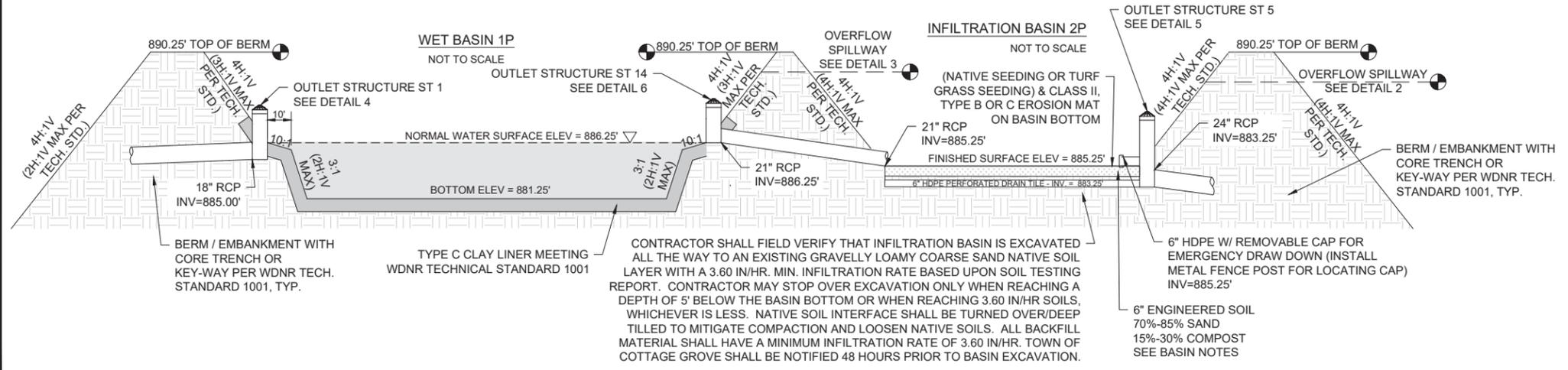
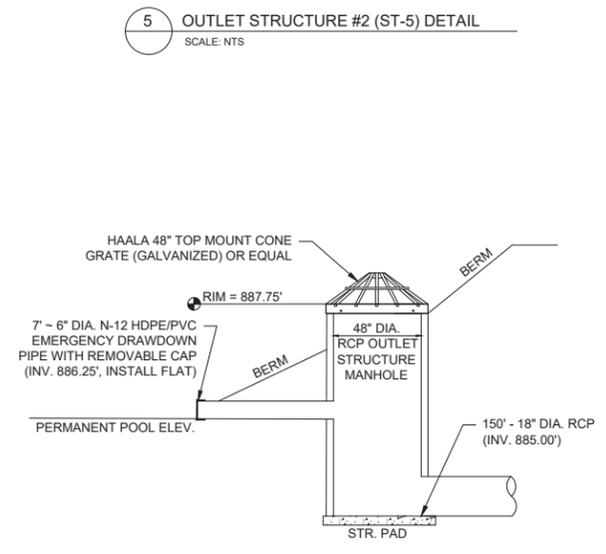
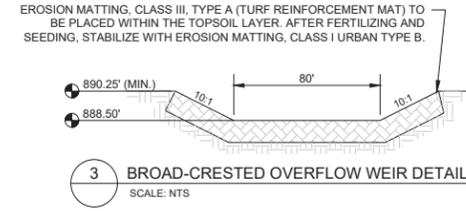
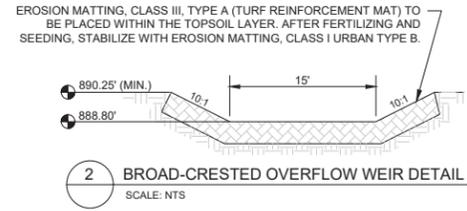
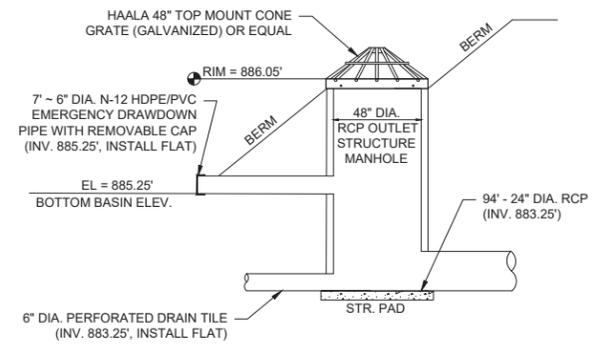
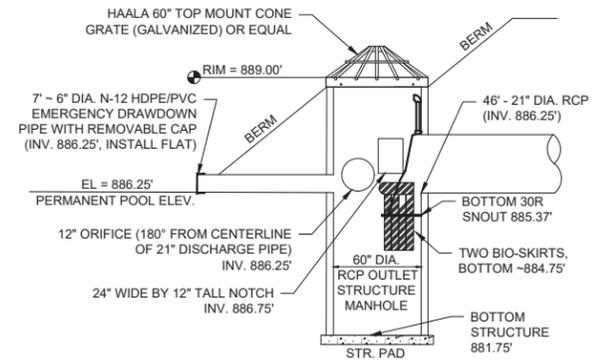
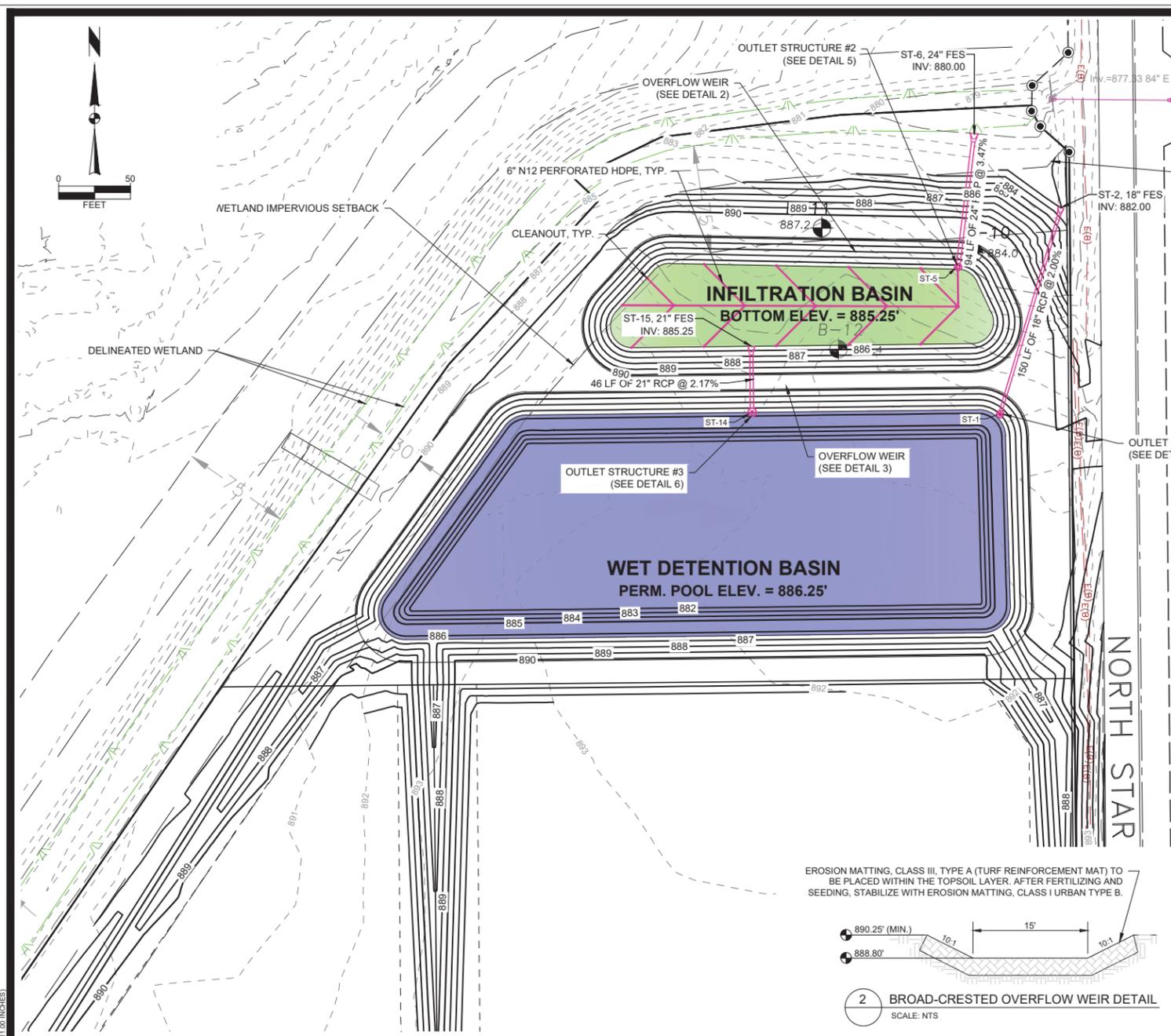
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MARK	REVISION	DATE	BY
Engineer: BCA	Checked By: MLC	Scale: 1" = 50'	
Technician: DMS	Date: 05-08-2025	T-R-S: 7N-11E-33	

**VINEY ACRES BUSINESS PARK**  
**GRADING & UTILITY PLAN**  
 TOWN OF COTTAGE GROVE, DANE COUNTY, WI  
**SNYDER & ASSOCIATES, INC.** |  
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**SNYDER & ASSOCIATES**  
 Project No: 125.0174.30  
 Sheet C401

Project No: 125.0174.30  
Sheet C401



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MARK	REVISION	DATE	BY
Engineer: BCA	Checked By: MLC	Scale: 1" = 50'	
Technician: DMS	Date: 05-06-2025	T-R-S: 7N-11E-33	
Project No: 125.0174.30			Sheet C404

**VINEY ACRES BUSINESS PARK**

**TOWN OF COTTAGE GROVE, DANE COUNTY, WI**

**SNYDER & ASSOCIATES, INC.**

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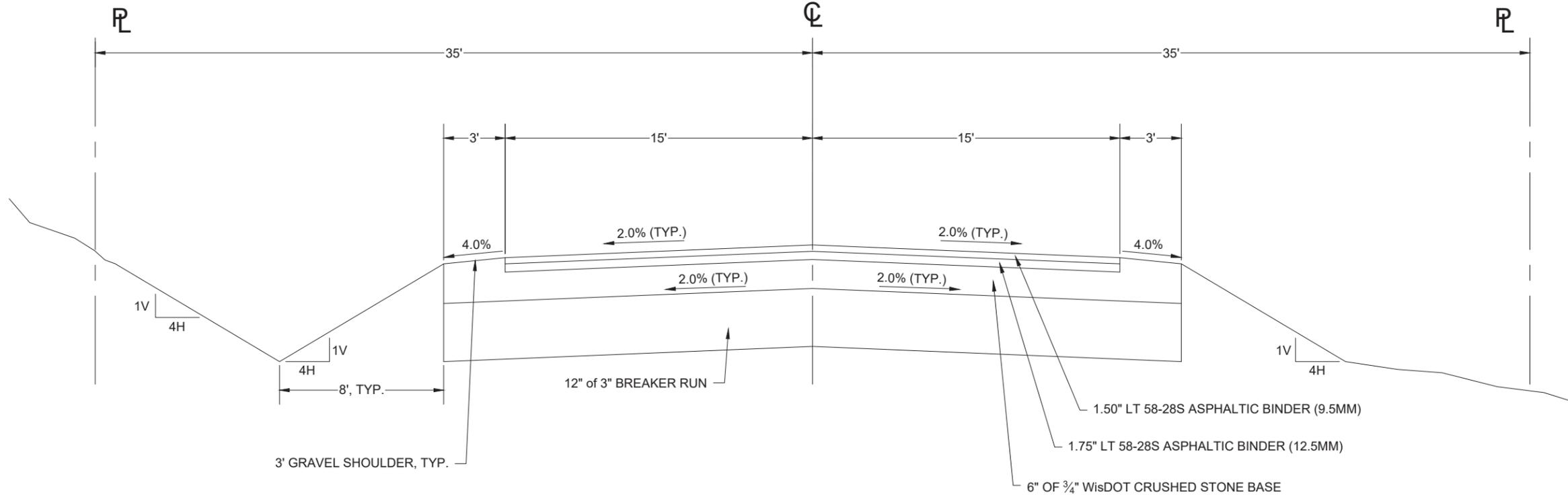
**SNYDER & ASSOCIATES**

Project No: 125.0174.30  
Sheet C404



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TYPICAL FINISHED SECTION  
STREET A  
70' RIGHT-OF-WAY  
30' EDGE-EDGE ROADWAY WIDTH



##

MARK	REVISION	DATE	BY
Engineer: BCA	Checked By: MLC	Scale: 1" = ##'	
Technician: DMS	Date: 05-06-2025	T-R-S: 7N-11E-33	
Project No: 125.0174.30			Sheet C700

**VINEY ACRES BUSINESS PARK**

**TOWN OF COTTAGE GROVE, DANE COUNTY, WI**

**TYPICAL SECTIONS**

**SNYDER & ASSOCIATES, INC.**

5010 VOGES ROAD  
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Project No: 125.0174.30

Sheet C700



**Lot 4**  
155,157 S.F.  
3.562 Acres

**Lot 5**  
135,586 S.F.  
3.113 Acres

**Lot 6**  
108,549 S.F.  
2.492 Acres

3' GRAVEL SHOULDER

ASPHALT PAVEMENT

STREET A

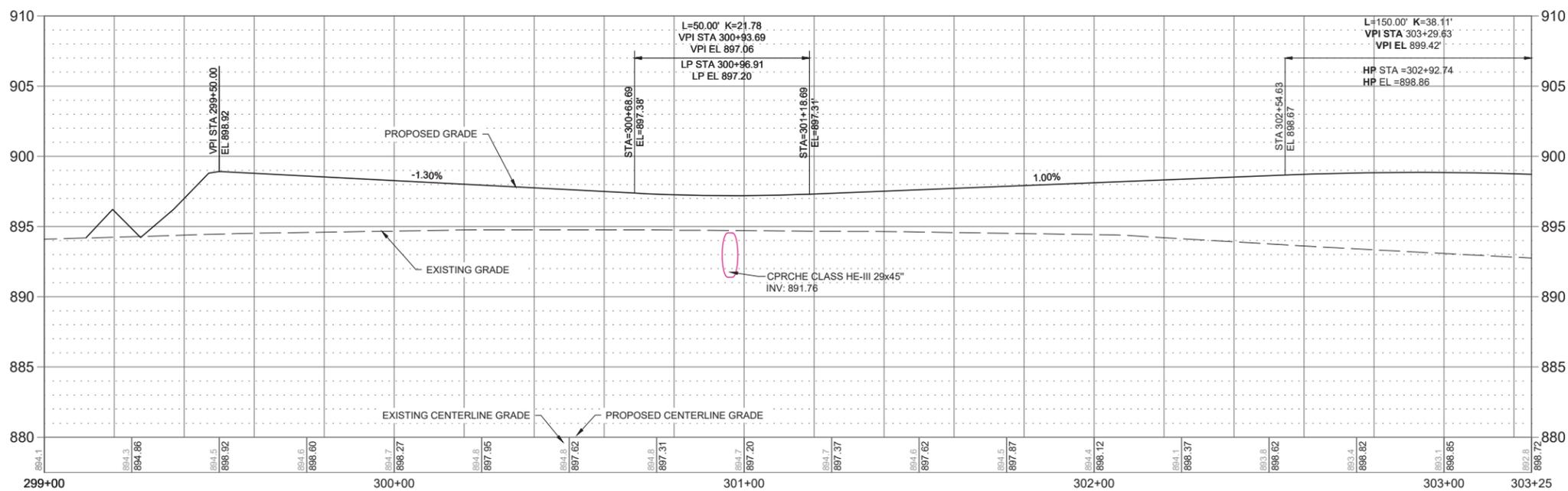
**Lot 2**  
135,317 S.F.  
3.106 Acres

**Lot 3**  
116,530 S.F.  
2.675 Acres

PROPOSED STORMWATER EASEMENT, TYP.

PROPOSED STORM SEWER, TYP.

PROPOSED PROPERTY LINE, TYP.



MARK	REVISION	DATE	BY
Engineer: BCA	Checked By: MLC	Scale: 1" = 20'	
Technician: DMS	Date: 05-06-2025	T-R-S: 7N-11E-33	

Sheet C502

**VINEY ACRES BUSINESS PARK**  
**STREET A PLAN & PROFILE**  
TOWN OF COTTAGE GROVE, DANE COUNTY, WI

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**SNYDER & ASSOCIATES, INC.**



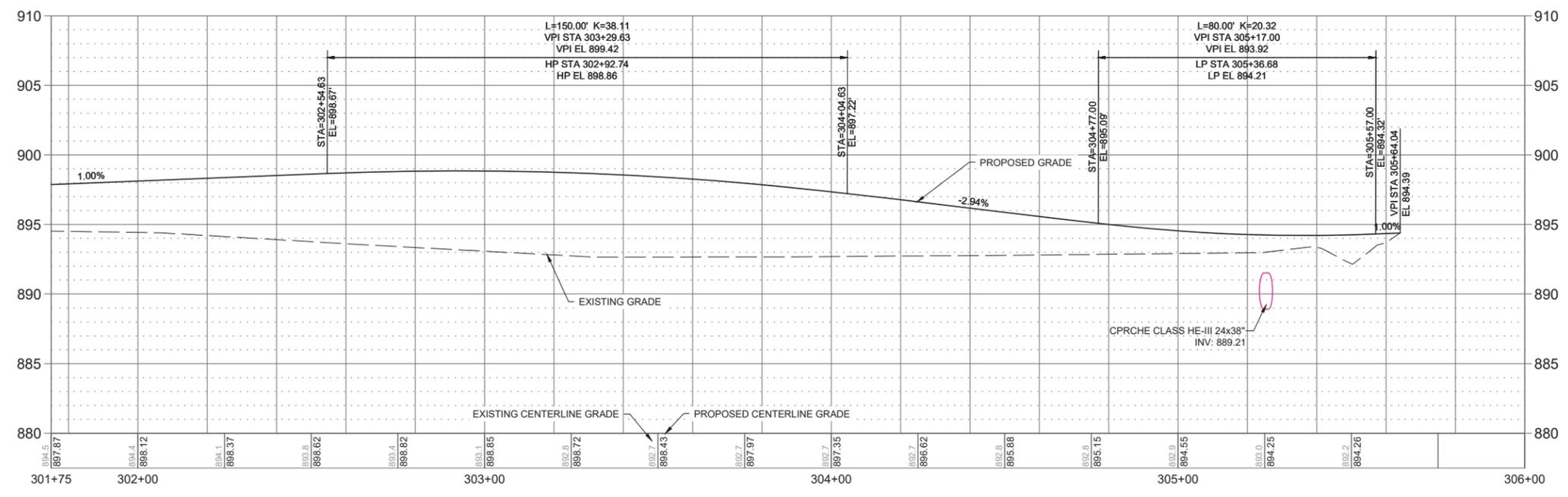
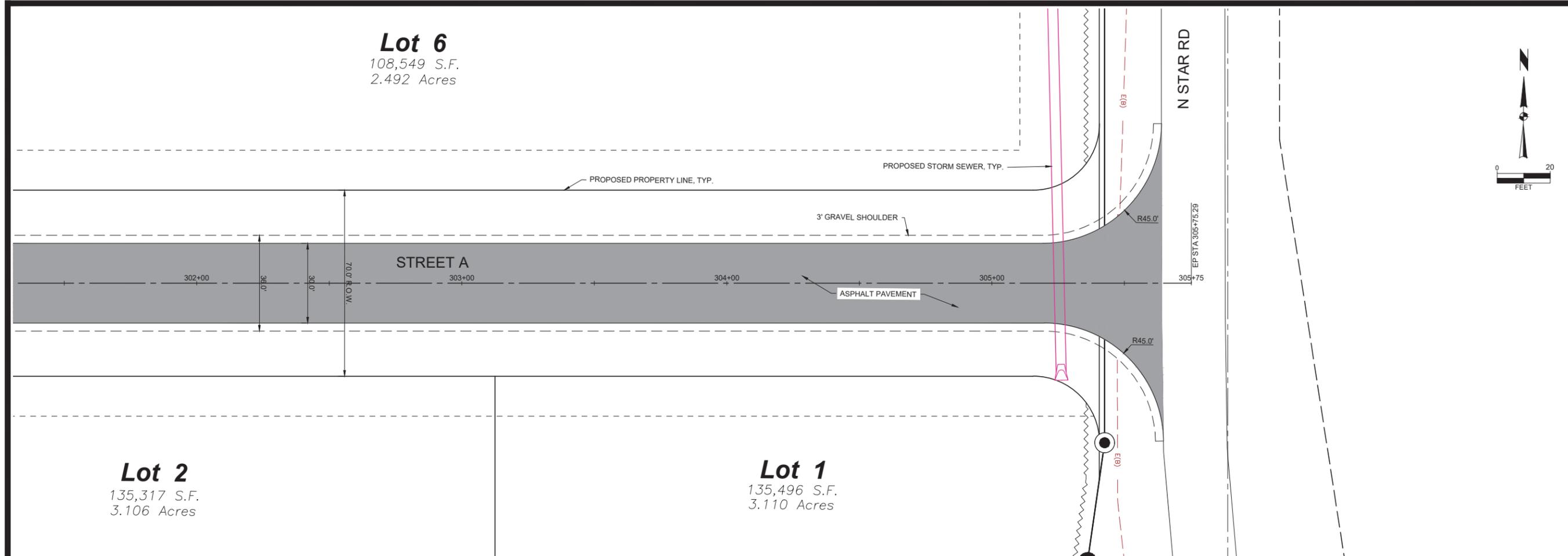
Project No: 125.0174.30

Sheet C502

**Lot 6**  
108,549 S.F.  
2.492 Acres

**Lot 2**  
135,317 S.F.  
3.106 Acres

**Lot 1**  
135,496 S.F.  
3.110 Acres



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MARK	REVISION	DATE	BY
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	Engineer: BCA	Date: 05-06-2025	T-R-S: 7N-11E-33
	Technician: DMS		

Project No: 125.0174.30  
Sheet C503

**VINEY ACRES BUSINESS PARK**  
**STREET A PLAN & PROFILE**  
TOWN OF COTTAGE GROVE, DANE COUNTY, WI  
**SNYDER & ASSOCIATES, INC.**  
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