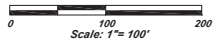


PRELIMINARY PLAT

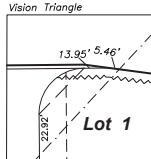
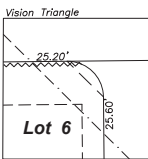
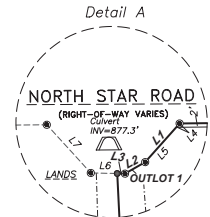
VINEY ACRES BUSINESS PARK

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, 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 right-of-way line; thence N34°24'52"E, 1081.72 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 along the West right-of-way line of North Star Road; thence S29°44'58"E, 12.12 feet along said West right-of-way; thence S48°18'41"E, 26.96 feet along said West right-of-way; thence S00°33'43"E, 954.48 feet along said West right-of-way; thence S07°35'53"W, 45.13 feet along said West right-of-way; thence S08°21'15"E, 188.81 feet along said West right-of-way; thence S01°04'04"E, 139.26 feet along said West right-of-way; thence S04°01'57"W, 196.48 feet to the point of beginning. Containing 1,124,216 square feet or 25.808 acres.



Northeast Corner
Section 33-7-11
Found Nail

2094.36'
N 00°33'43" E
493.59'



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, 1025.98 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 along the West right-of-way line of North Star Road; 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
- = Found 3/4" Iron Bar
- = Found 1" Iron Pipe
- ⊕ = Soil Boring with Elevation
- () = Recorded as data
- × = Unmonumented angle point
- ← = Post-development drainage direction
- GC, UTR = Proposed Zoning
- = Building Setback Line
- x --- = Chain Link Fence
- ▽ = End Wall

Wetland Boundary
75' Wetland setback
This setback applies to all buildings and impervious surfaces (including gravel)

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

Surveyor's Certificate:

I, Chris K. Casson, Professional Land Surveyor S-3264, do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the Town of Cottage Grove Code of Ordinances, and under the direction of the owners listed hereon, I have surveyed, divided and mapped VINEY ACRES BUSINESS PARK and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed and is a parcel of land as described below:

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, 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 right-of-way line; thence N34°24'52"E, 1081.72 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 along the West right-of-way of North Star Road; thence S29°44'58"E, 12.12 feet along said West right-of-way; thence S48°18'41"E, 26.96 feet along said West right-of-way; thence S00°33'43"E, 954.48 feet along said West right-of-way; thence S07°35'53"W, 45.13 feet along said West right-of-way; thence S08°21'15"E, 188.81 feet along said West right-of-way; thence S01°04'04"E, 139.26 feet along said West right-of-way; thence S04°01'57"W, 196.48 feet to the point of beginning. Containing 1,124,216 square feet or 25.808 acres.

Chris K. Casson, PLS No. 3264

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 45°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'	102°21'21"	S 82°42'58" 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°26'47"	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" E
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

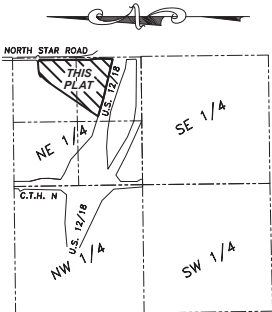
LINE	BEARING	DISTANCE
L1	S 48°18'41" E	25.96'
L2	S 29°44'58" E	12.12'
L3	S 01°10'41" W	4.05'
L4	S 48°18'41" E	2.70'
L5	S 48°18'41" E	24.26'
L6	S 01°10'41" W	13.25'
L7	S 47°35'55" W	33.99'
L8	N 46°26'19" W	22.61'

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'

75' Wetland Buffer Line

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C1	46.03'	75.00'	35°09'53"



LOCATION SKETCH
SECTION 33, T7N, R11E
TOWN OF COTTAGE GROVE
NOT TO SCALE

Notes:

- The proposed number of lots is 7 with one outlot.
- Gross area in this preliminary plat = 1,124,216 square feet, or 25.808 acres.
- This survey is subject to any and all agreements and easements of record and those that may have not been recorded.
- Before any digging, boring, construction, etc., is done on or near the lands in this subdivision, Diggers Hotline shall be called at 1-800-242-8511 for the safety and liability purposes for all involved.
- The lands within this subdivision shall be served by underground utilities.
- The lands within this subdivision are located in UNSHADED ZONE X, areas determined to be outside 0.2% annual chance floodplain, per FEMA Flood Insurance Rate Map, Map No. 55025C0462H, Revised September 17, 2014.
- Property currently zoned AT-35, Proposed zoning GC, General Commercial District; and UTR, Utility, Transportation and ROW District.
- Contour interval = 1 foot. Vertical datum NAVD 88. Contours shown are pre-development.
- Utility easements shall be added as required by appropriate utility companies.
- This is a PRELIMINARY PLAT. All distances and areas are approximate and subject to change upon final platting.
- Lands encompassed by this plat currently used for agricultural purposes.
- Future lot owners are hereby notified of farming activities in the vicinity.
- Outlot 1 to be dedicated to the public for storm water management.
- Wetlands delineation per report prepared by Ruekert Mielke, dated November 7, 2024.
- Individual lot owners responsible for driveway culvert maintenance and/or replacement.
- Septic areas approximate. Individual lots require testing for precise septic system type and placement.
- Setbacks for GC zoning: Front/Road, 30 feet; Side, 10 feet; Rear, 10 feet; Septic area, 10 feet.
- The owners of lands in this subdivision are estopped from commencing any action whatsoever against the Town of Cottage Grove, Dane County, Wisconsin for damages caused by surface water runoff or drainage.

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

May 1, 2025
Revised: June 6, 2025

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

ENGINEER
Snyder & Associates, Inc.
5010 Voges Rd
Madison, WI 53718
608-838-0444

L:\2024\240818-Viney\240818-Preliminary Plat v2
Sheet 1 of 1
Office Map No. 240818-Preliminary Plat v2