

**VILLAGE OF COTTAGE GROVE
APPLICATION FOR ZERO LOT LINE**

APPLICANT NAME: Ronald Grossa, member GIP-GMB LLC
ADDRESS OF APPLICANT: 400 West Oak St Cottage Grove WI 53527
TELEPHONE NUMBER: 608-577-1779 FAX: 608-839-3114
EMAIL ADDRESS: grossaproperties@gmail.com

ADDRESS OF SUBJECT PROPERTY:

ZONING OF PROPERTY: 517-519 Progress

PROVIDE THE FOLLOWING ITEMS:

- 1.) Letter from licensed plumber indicating whether each unit is served by separate sanitary sewer laterals to the main.
- 2.) Letter from licensed plumber indicating each unit is served with separate water laterals and curb stop valves for each accessible from outside the building.
- 3.) Certified Survey Map reflecting the proposed lot line, the location of the sanitary sewer and water laterals and water curb stop valves servicing each unit. The map must show the location of the adjacent public right-of-way. The map must be signed by a licensed surveyor.
- 4.) A copy of a Zero Lot Line Maintenance Agreement signed by all owners of the property. Upon approval of the zero lot line application, the applicant shall file the Zero Lot Line Maintenance Agreement at the Dane County Register of Deeds. The applicant shall provide the Village with a filed copy within 30 days of approval of the application. If the letter from the licensed plumber under #1 above indicates that each unit is not served by separate sewer laterals to the main, then the Zero Lot Line Maintenance Agreement must include provisions addressing sewer lateral maintenance and repair, including emergency provisions.

Note: Attached is an example of a Zero Lot Line Maintenance Agreement. The Village is not recommending the use of the attached example agreement for any particular property but the applicant may find the example agreement useful in identifying the types of questions typically addressed in such an agreement. The Village recommends that the applicant seek advice of legal counsel regarding a Zero Lot Line Maintenance Agreement.

- 5.) If the water curb stop valve for any proposed parcel is not located within the public right-of-way, the applicant must execute the attached Curb Stop Valve Access Agreement with the Village for each curb stop not located in the public right-of-way. The Village shall record the Access Agreement with the Dane County Register of Deeds, and the Applicant shall pay all recording costs.
- 6.) Review by Utility Commission of the certified survey map depicting the sanitary sewer and water laterals and separate curb stop valves.
- 7.) The Village Plan Commission and Village Board will review all zero lot line applications. The Village Plan Commission and Village Board may approve the zero lot line application if they find, in their sole discretion, that the Village can adequately control water service to the property and the applicant has satisfied all requirements of this application.
- 8.) Fee of \$50 per parcel created plus any recording costs.

Mail or deliver the completed application form along with the certified survey map, letters from a licensed plumber, Curb Stop Valve Access Agreement (if applicable), and fee to the Village of Cottage Grove.

5/16-2022
Date

[Signature]
Applicant Signature

Village of Cottage Grove
221 E. Cottage Grove Road
Cottage Grove, WI 53527
Telephone: 608-839-4704
Fax: 608-839-4698

Office Hours: M-F 7:30 a.m. to 4:30 p.m.

For office use only:

Date Received:
Utility Commission Meeting Date:
Planning Commission Meeting Date:
Village Board Meeting Date:



**BIRRENKOTT
SURVEYING**

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

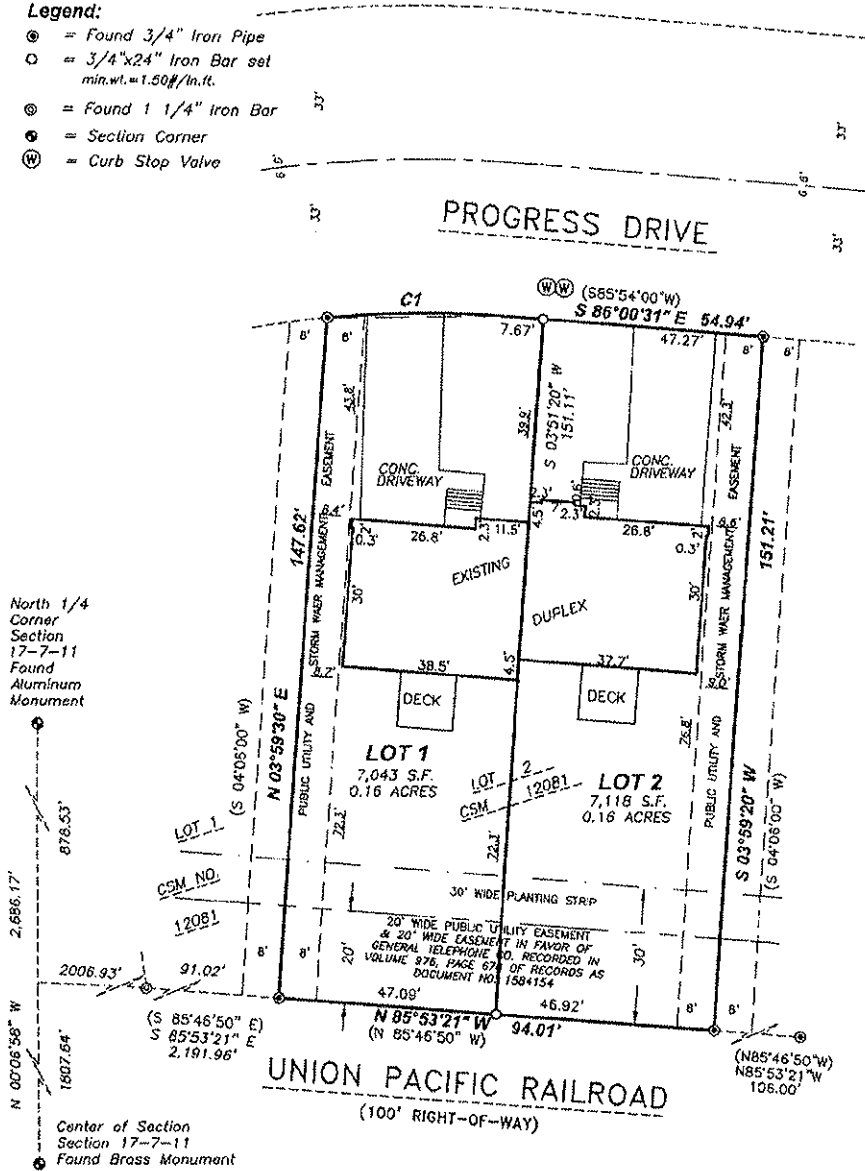
Legend:

- ⊙ = Found 3/4" Iron Pipe
- = 3/4"x24" Iron Bar set
min.wt.=1.50#/ln.ft.
- ⊕ = Found 1 1/4" Iron Bar
- = Section Corner
- ⊖ = Curb Stop Valve

Bearings referenced to the West line
of the Northeast 1/4 of Section 17
bearing N00°08'58"W

CERTIFIED SURVEY MAP

Lot 2, Certified Survey Map No. 12081, as recorded in
Volume 74 of Certified Survey Maps of Dane County on
pages 248-249, located in the Northeast 1/4 of the Northeast
1/4 of Section 17, T7N, R11E, Village of Cottage Grove,
Dane County, Wisconsin.



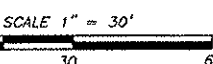
North 1/4
Corner
Section
17-7-11
Found
Aluminum
Monument

Center of Section
Section 17-7-11
Found Brass Monument

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT BEARING	INTANGENT BEARING	OUT
C1	227.00'	139.26'	39.21'	N 89°02'10" E	19°54'32"	N 86°00'34" W	S 84°04'54" W	

Section corner and witness monuments
were found and verified per Dane County
Public Land Survey Monument Records:

- Corner ID No.: 40711172020
(Center of Section, Section 17)
- Corner ID No.: 40711080020
(North 1/4 Corner of Section 17)



CERTIFIED SURVEY MAP NO. _____
VOLUME _____ PAGE _____

SHEET 1 OF 2
Office Map No. 220263

DOCUMENT NO. _____



CERTIFIED SURVEY MAP

DATED: May 13, 2022

Birrenkott Surveying

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

Surveyor's Certificate:

I, Daniel V. Birrenkott, hereby certify that this survey is in full compliance with Chapter 236.34 of Wisconsin Statutes. I also certify that by the direction of the owners listed hereon, I have surveyed and mapped the lands described hereon and that the map is a correct representation of all the exterior boundaries of the land surveyed and the division of that land, in accordance with the information provided.

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

Description:

Lot 2, Certified Survey Map No. 12081, as recorded in Volume 74 of Certified Survey Maps of Dane County on pages 248-249, located in the Northeast 1/4 of the Northeast 1/4 of Section 17, T7N, R11E, Village of Cottage Grove, Dane County, Wisconsin. Containing 14,161 square feet or 0.32 acres.

Owners Certificate:

GIP-GMB LLC, as owner, it hereby certifies that it has caused the lands described on this Certified Survey Map to be surveyed, divided, and mapped as shown on this Certified Survey Map. It also certifies that this Certified Survey Map is required to be submitted to the Village of Cottage Grove for approval.

GIP-GMB LLC

Ron Grosso, Owner

State of Wisconsin)
County of Dane) ss

Personally came before me this day _____ of _____, 2022, the above named Ron Grosso, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin

My Commission Expires _____.

Printed name

Village of Cottage Grove Approval Certificate

This Certified Survey Map and road dedication is hereby acknowledged, accepted, and approved for recording by the Village Board of the Village of Cottage Grove, Dane County, Wisconsin on _____, 2022.

Lisa Kalata, Clerk, Village of Cottage Grove

Dated _____

Notes:

- Utility Easement: No poles or buried cables are to be placed on any lot line or corner. 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 is subject to any and all easements and agreements both recorded and unrecorded.
- Subject to an Easement in Document No. 4965434

Surveyed For
GIP-GMB, LLC
PO BOX 159
Cottage Grove, WI

Surveyed: T.A.S.
Drawn: B.T.S.
Checked: C.K.C.
Approved: D.V.B.
Field book: 385/48-49
File: J:\2022\Carlson

Sheet 2 of 2
Office Map No.: 220263

Register of Deeds Certificate:

Received for recording this _____ day of _____, 2022

at _____ o'clock _____ m and recorded in Volume _____ of Certified Survey

Maps of Dane County on Pages _____.

Kristi Chlebowski, Register of Deeds

Document No. _____

Certified Survey Map No. _____, Volume _____, Page _____