

Dane County Rezone Petition

Application Date	Petition Number
11/17/2021	DCPREZ-2021-11793
Public Hearing Date	
01/25/2022	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME TERRY L PECKHAM	PHONE (with Area Code) (608) 513-4845	AGENT NAME BRUCE PECKHAM	PHONE (with Area Code) (608) 513-4845
BILLING ADDRESS (Number & Street) 2080 COUNTY HIGHWAY BB		ADDRESS (Number & Street) N2007 MORTER ROAD	
(City, State, Zip) COTTAGE GROVE, WI 53527		(City, State, Zip) Lodi, WI 53555	
E-MAIL ADDRESS morterbp@gmail.com		E-MAIL ADDRESS morterbp@gmail.com	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
2080 County Hwy BB					
TOWNSHIP COTTAGE GROVE	SECTION 11	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0711-112-9340-9					

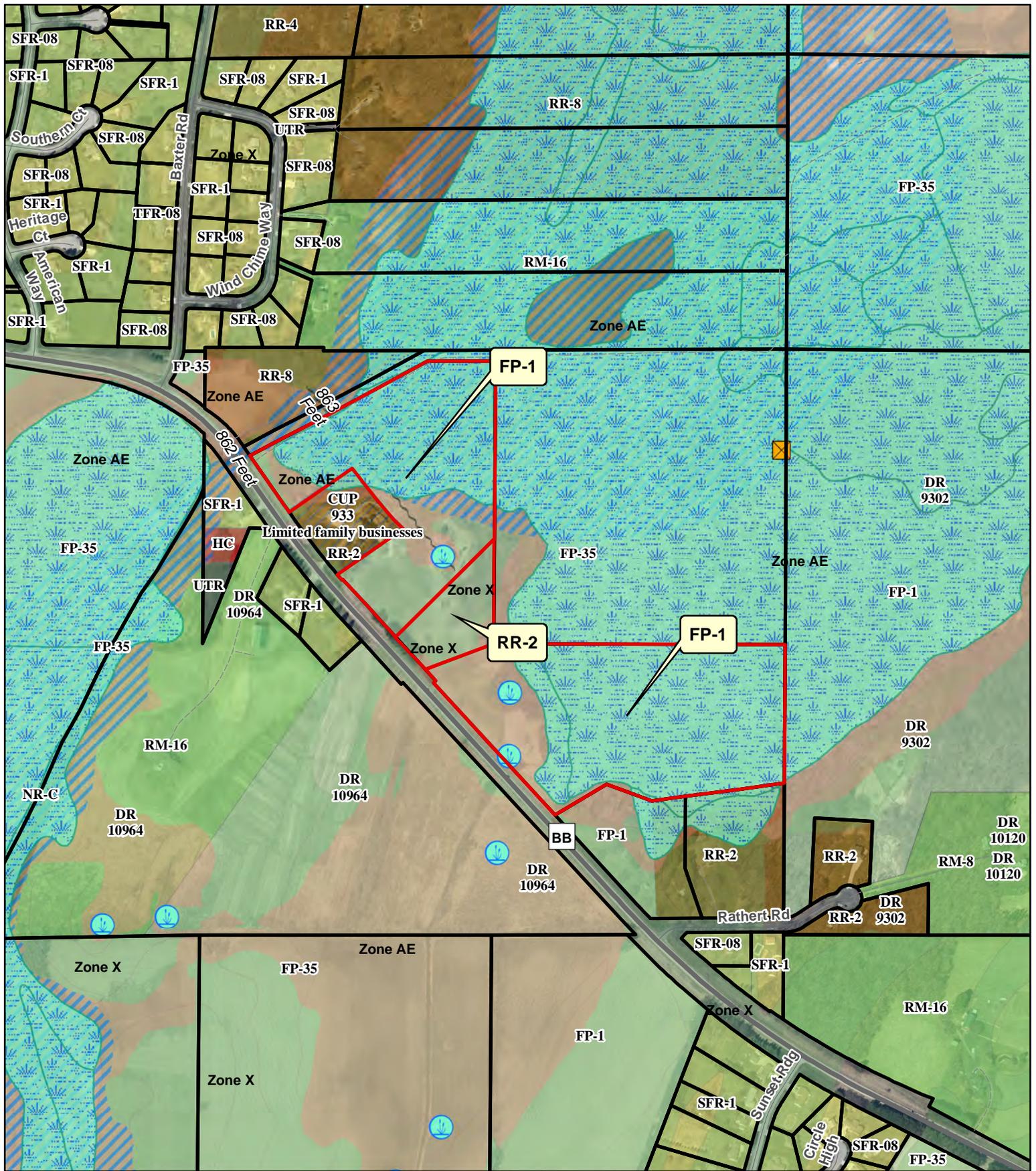
REASON FOR REZONE

SEPARATING THE EXISTING RESIDENCE FROM THE FARMLAND; CREATING A RESIDENTIAL LOT; CREATING TWO AGRICULTURAL LOTS

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	FP-1 Farmland Preservation District	22.0
FP-35 Farmland Preservation District	FP-1 Farmland Preservation District	17.24
FP-35 Farmland Preservation District	RR-2 Rural Residential District	3.06

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		

COMMENTS: The existing RR-2 zoning boundary is 360' x 360'. See attached ordinance amendment. Existing buildings on property shall meet setback requirements to new lot lines. Existing septic system shall be within the proposed residential lot.



Legend

- | | | | |
|--|------------|---|---------|
|  | Wetland | Significant Soils | |
|  | Floodplain |  | Class 1 |
| | |  | Class 2 |



0 205 410 820 Feet



Petition 11793
TERRY L PECKHAM



Dane County
Department of Planning and Development
 Zoning Division
 Room 116, City-County Building
 210 Martin Luther King Jr. Blvd.
 Madison, Wisconsin 53703
 (608) 266-4266

Application Fees	
General:	\$395
Farmland Preservation:	\$495
Commercial:	\$545
<ul style="list-style-type: none"> • PERMIT FEES DOUBLE FOR VIOLATIONS. • ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION. 	

REZONE APPLICATION

APPLICANT INFORMATION			
Property Owner Name:	TERRY PECKHAM	Agent Name:	BRUCE PECKHAM
Address (Number & Street):	2080 Hwy BB	Address (Number & Street):	N2007 MORTER Rd
Address (City, State, Zip):	Cottage Grove, WI 53527	Address (City, State, Zip):	LODI, WI 53555
Email Address:	morterbp@gmail.com	Email Address:	morterbp@gmail.com
Phone#:	608-513-4845	Phone#:	608-513-4845

PROPERTY INFORMATION	
Township:	Cottage Grove
Parcel Number(s):	0711-112-9340-9
Section:	11
Property Address or Location:	2080 CTH BB, Cottage Grove, WI 53527

REZONE DESCRIPTION	
<p>Reason for the request. In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.</p>	<p>Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p><i>THIS will use the last development right on the Goodman farm. SEE Attached - legal description of the rezoning boundary and map.</i></p>	

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	FP-1	22.0
FP-35	FP-1	17.24
FP-35	RR-2	3.06

Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.

<input checked="" type="checkbox"/> Scaled drawing of proposed property boundaries	<input checked="" type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input checked="" type="checkbox"/> Pre-application consultation with town and department staff	<input type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer
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I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Owner/Agent Signature

Date 6/11/2021

Dear Zoning Commission:

June 11, 2021

Estate of Terry Peckham is applying for rezone of a parcel of land located in the NE ¼ and NW ¼ of the SW ¼ of Section 11, T7N, R11E, in the Town of Cottage Grove, Dane County, Wisconsin. The purpose of this rezone is to create on new residential building site which will be zoned RR-2. The remainder of the farm land will than be split by this new parcel and will have to be rezone to FP-1 land to comply with county ordinances. Terry's existing house and farm buildings are currently on an RR-2 zoned parcel. All parcels will become lots in a CSM to complete the rezone boundaries. The current use of the land is an existing residential home and some farm buildings. There is no plan at this time to change the existing conditions of this site, once the CSM is finalized, Estate of Terry Peckham will try to sell the building site and one of the FP-1 farm sites.

Per application guidelines, I am providing the following information:

1. Existing uses of property:

The property is currently a residential home with farm buildings and some agricultural lands.

2. Existing uses of all neighboring properties:

This parcel is surrounded by rural residential lots and agricultural lands.

3. Proposed uses of the rezoned area:

The proposed use is to remain residential house with farm buildings, and create a new residential house site.

4. Time schedule for development:

Once the CSM is completed the new building site and an agricultural lot will be sold to potential new owners.

5. Parcels affected by rezone:

0711-112-9340-9

Property Owner: Terry Peckham
2080 CTH BB
Cottage Grove, WI 53527

Agent: Bruce Peckham, PR
N2007 Morter Rd
Lodi, WI 53555
608-513-4845

LEGAL DESCRIPTION OF PROPOSED ZONING

PARCEL : 0711-112-9340-9

FP-35 TO FP-1

A parcel of land located in the NE ¼ and NW ¼ of the SW ¼, all in Section 11, T7N, R11E, in the Town of Cottage Grove, Dane County, Wisconsin being more particularly described as follows: beginning at the center of said Section 11: thence South along the east line of said NE ¼ of the SW ¼, 632.87 feet; thence S 81°57'48"W along the north line of C.S.M. No. 1136, 611.11 feet; thence Northwesterly, 220.85 feet; thence Southwesterly, 275.71 feet to the northeasterly right of way of CTH BB; thence Northwesterly along said right of way, 826 feet; thence Northeasterly, 327 feet to the north line of the NE ¼ of the SW ¼; thence East along said north line, 1340 feet to the point of beginning. This description contains 22.00 acres.

DELAYED EFFECTIVE DATE REQUESTED

P-35 TO RR2

A parcel of land located in the NE ¼ and NW ¼ of the SW ¼, and in the SW ¼ of the NW ¼, all in Section 11, T7N, R11E, in the Town of Cottage Grove, Dane County, Wisconsin being more particularly described as follows:

Commencing at the center of said Section 11; thence West along the north line of said NE ¼ of the SW ¼, 1340 feet to the southeast corner of said SW ¼ of the NW ¼, to the point of beginning; thence North along the east line of said SW ¼ of the NW ¼, 479; thence Southwesterly, 637 feet; to the northeasterly right of way of County Highway BB; thence Southeasterly along said right of way, 204 feet; thence Northeasterly, 327 to the point of beginning. This description contains 3.06 acres.

DELAYED EFFECTIVE DATE REQUESTED

FP-35 TO FP-1

A parcel of land located in the SW ¼ of the NW 1/4, Section 11, T7N, R11E, in the Town of Cottage Grove, Dane County, Wisconsin being more particularly described as follows:

Commencing at the center of said Section 11: thence West along the north line of the NE ¼ of the SW ¼, 1340 feet to the east line of said SW ¼ of the NW ¼; thence North along said east line, 315 feet to the point of beginning.

Thence continue North along said east line, 781 feet; thence West, 200 feet; thence Southwesterly, 1020 feet to the northeasterly right of way of County Highway BB; thence Southeasterly along said right of way, 330 feet; thence N 50°E, 260 feet; thence S 4°E, 360 feet; thence S 50°W, 355 feet to the northeasterly right of way of County Highway BB; thence Southeasterly along said right of way, 360 feet; thence Northeasterly, 637 feet to the point of beginning. This description contains 17.24 acres.

DELAYED EFFECTIVE DATE REQUESTED



PECKHAM REZONE



NAD_1983_HARN_Wisconsin_TM

1 : 3,960

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>

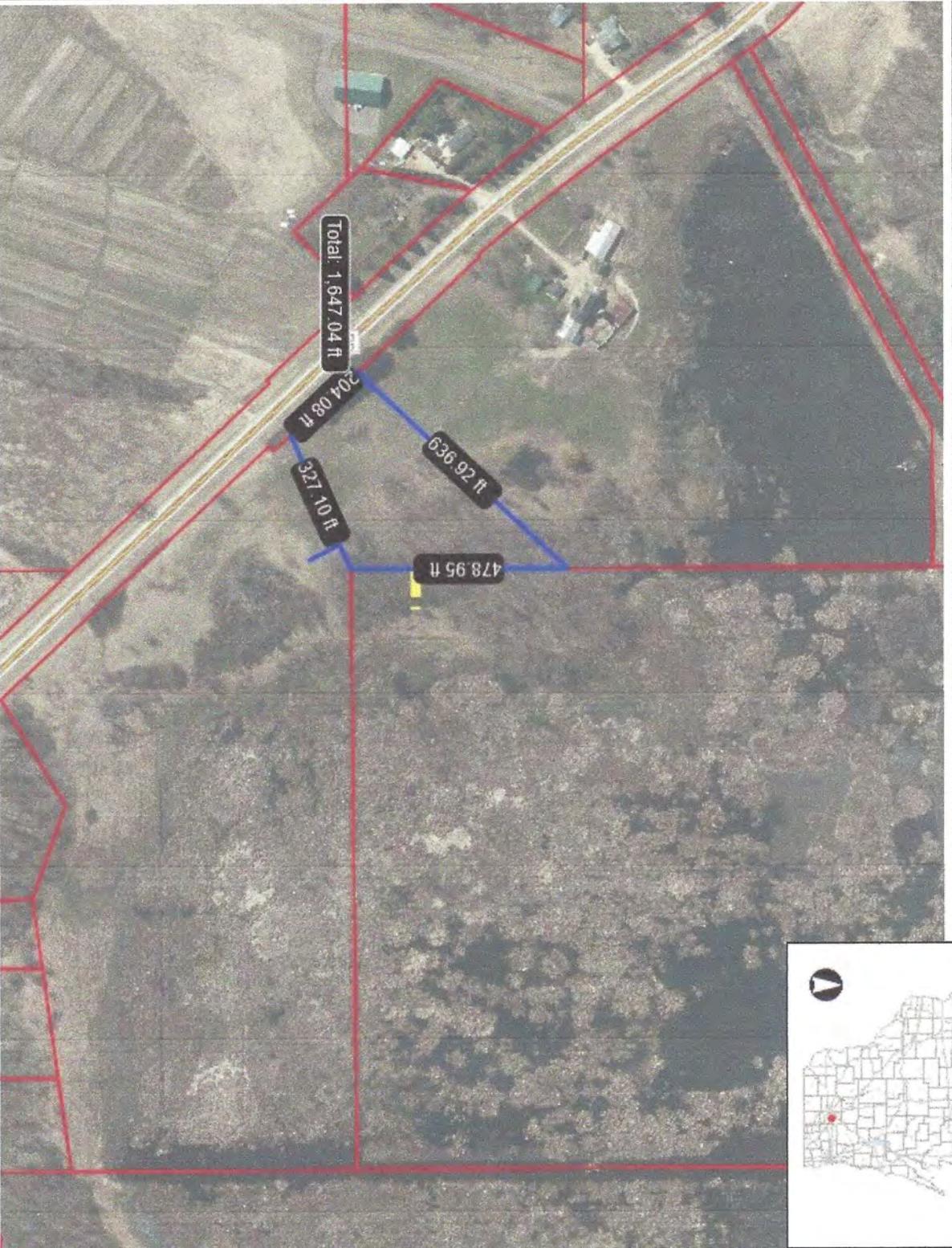
- Legend**
- Municipality
 - State Boundaries
 - County Boundaries
 - Major Roads**
 - Interstate Highway
 - State Highway
 - US Highway
 - County and Local Roads**
 - County HWY
 - Local Road
 - Railroads
 - Tribal Lands
 - DOA Statewide Parcel Map Database Project

Notes

Area To Rezone apx. 3.0 acres, outlined in blue



PECKHAM REZONE



NAD_1983_HARN_Wisconsin_TM

1 : 3,960

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Area To Rezone apx. 3.0 acres, outlined in blue



PECKHAM REZONE



Legend

- Wetland Indicators
- Wetland Class Areas
- Wetland Class Points**
 - Dammed pond
 - Excavated pond
 - Filled/draind wetland
 - Wetland too small to delineate
 - Filled excavated pond
- Filled Points
- Wetland Class Areas
- Filled Areas
- Wetland Identifications and Confirmations
- NRCS Wetspots
- Index to EN_Image_Basemap_Leaf_Off
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0.1 0 0.03 0.1 Miles

1:1,980

NAD_1983_HARN_Wisconsin_TM

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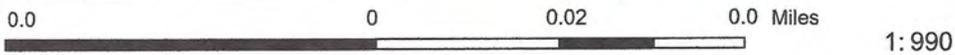


PECKHAM REZONE



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ZONING ORDINANCE AMENDMENT NO. 5051

Amending Section 10.03 relating to Zoning Districts in the Town of

COTTAGE GROVE

The Dane County Board of Supervisors does ordain as follows: That the Zoning District Maps of the Town of Cottage Grove be amended to include in the A-2(2) Agriculture District the following described land:

Pet. #5051/933:

Part of the SW 1/4 NW 1/4 Section 11, Town of Cottage Grove described as follows: Commencing at the the Northwest corner of said Section 11; thence South along the West line of said Northwest quarter, 1584 feet more or less to The North right-of-way line of CTH BB; thence S 38° 30' East, 660 feet to a point on the North right-of-way of said CTH BB, which is also the point of beginning; thence S 40° East along the North right-of-way of line CTH BB; 360 feet; thence N 50° East, 360 feet; thence N 40° West, 360 feet; thence S 50° West, 360 feet to the point of beginning.

Existing RR-2 zoning on property.

EFFECTIVE: JUN 07 1991