

Dane County Rezone Petition

Application Date	Petition Number
03/26/2022	DCPREZ-2022-11838
Public Hearing Date	
06/28/2022	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME SWALHEIM 2011 REV TR, DUANE P & CANDACE J	PHONE (with Area Code) (608) 335-4057	AGENT NAME BIRRENKOTT SURVEYING	PHONE (with Area Code) (608) 837-7463
BILLING ADDRESS (Number & Street) 436 CONNIE ST		ADDRESS (Number & Street) 1677 N BRISTOL STREET	
(City, State, Zip) COTTAGE GROVE, WI 53527		(City, State, Zip) Sun Prairie, WI 53590	
E-MAIL ADDRESS dewey@chorus.net		E-MAIL ADDRESS ccasson@birrenkottsurveying.com	

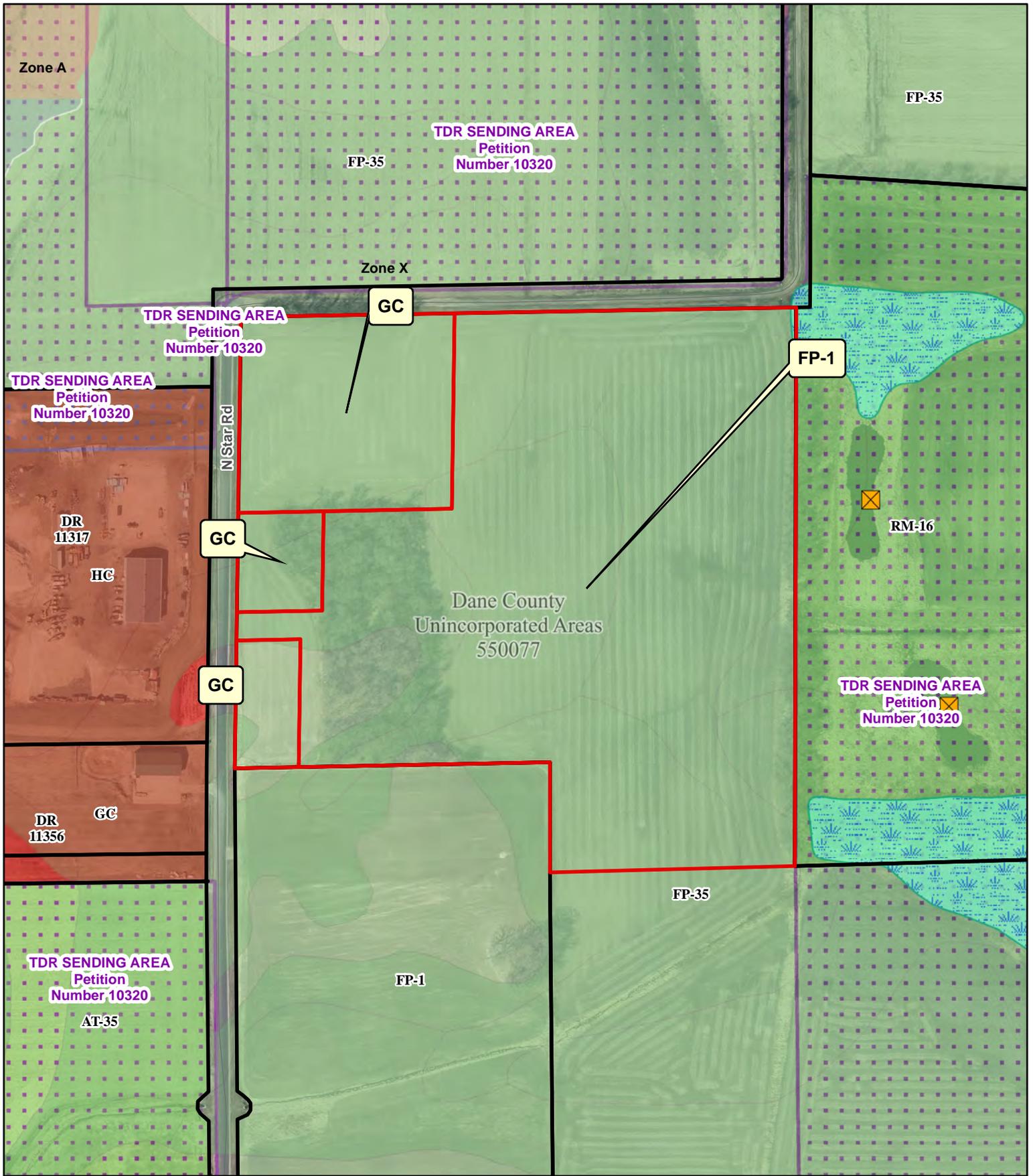
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
East of 3475 N Star Road					
TOWNSHIP COTTAGE GROVE	SECTION 27	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0711-273-9000-6					

REASON FOR REZONE

CREATING 3 COMMERCIAL LOTS AND ONE AGRICULTURAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	GC General Commercial District	7.47
FP-35 Farmland Preservation District	FP-1 Farmland Preservation District	27.93

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

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



Petition 11838
 SWALHEIM 2011 REV TR,
 DUANE P & CANDACE J



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:	DP&CJ Swalheim 2011 Rev. Trust	Agent Name:	Birrenkott Surveying
Address (Number & Street):	436 Connie Street	Address (Number & Street):	1677 N. Bristol Street
Address (City, State, Zip):	Cottage Grove, WI 53527	Address (City, State, Zip):	Sun Prairie, WI 53590
Email Address:	dewey@chorus.net	Email Address:	ccasson@birrenkottsurveying.com
Phone#:	608-335-4057	Phone#:	608-837-7463

PROPERTY INFORMATION			
Township:	Cottage Grove	Parcel Number(s):	0711-273-9000-6
Section:	27	Property Address or Location:	SW ¼ of the SW ¼, Sec. 27-7-11; along N. Star Road

REZONE DESCRIPTION	
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.	Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

The DP&CJ Swalheim 2011 Rev. Trust wishes to rezone 35.4 acres located in the Southwest ¼ of the Southwest ¼ of Section 27, T7N, R11E, Town of Cottage Grove. The property is located along N. Star Road. Parcel No.: 0711-273-9000-6. Current zoning: FP-35. Proposed zoning: 27.93 acres to FP-1; 7.47 acres to GC. The property is currently vacant. A small commercial development is anticipated. The area across from the subject property is zoned HC and is occupied by an excavating company. The property around the subject property is zone agriculture. (Please see attached)

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	GC	7.47
FP-35	FP-1	27.93

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 type="checkbox"/> Scaled drawing of proposed property boundaries | <input type="checkbox"/> Legal description of zoning boundaries | <input type="checkbox"/> Information for commercial development (if applicable) | <input type="checkbox"/> Pre-application consultation with town and department staff | <input type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer |
|---|---|---|--|--|

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 3/17/22

The proposed CSM will attract a range of businesses that are compatible with the permitted uses of the General Commercial district.

- The hours of operation will ultimately depend on the specific business, but generally these hours will fall between 5 a.m. and 6 p.m.
- There will be between one and 10 full-time employees, all of which could be on site under normal working conditions.
- There is no anticipated noise concerns since normal operations will be indoors. Driveway and parking areas will be paved to limit any dust concerns. There is no anticipated soot, runoff or pollution for these lots.
- There is no anticipated outside storage of materials. Normal working activities are also anticipated to be inside.
- Adherence to county stormwater and erosion control standards will be maintained by those engineering/landscaping companies hired for design purposes.
- Adequate sanitary facilities will be provided. The exact size and location will depend on future soil/perc testing for each lot. No storage, or generation, of manure is anticipated.
- Each business will be required to contract with a licensed waste-removal company (e.g., Waste Management or Pellitteri Waste Systems) for the removal of trash, solid waste and recyclables.
- Including employees, it is anticipated there will be between 20 and 40 vehicle trips daily. Delivery and vendor activities, client traffic and waste removal may add an additional five to 20 trips daily. Snow removal during the winter months will add trips sporadically. North Star Road has recently been upgraded. No required additional upgrades are anticipated to accommodate future vehicle traffic.
- No hazardous, toxic or explosive materials will be allowed to be stored on site.
- Outdoor building and parking lighting will be designed to minimize the impact of light pollution.
- Any signage will be designed to meet the county requirements of section 10.800.



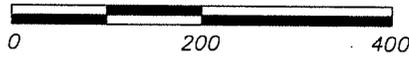
BIRRENKOTT SURVEYING

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

L:\2021\210194-Prelim CSM v2

Zoning Map

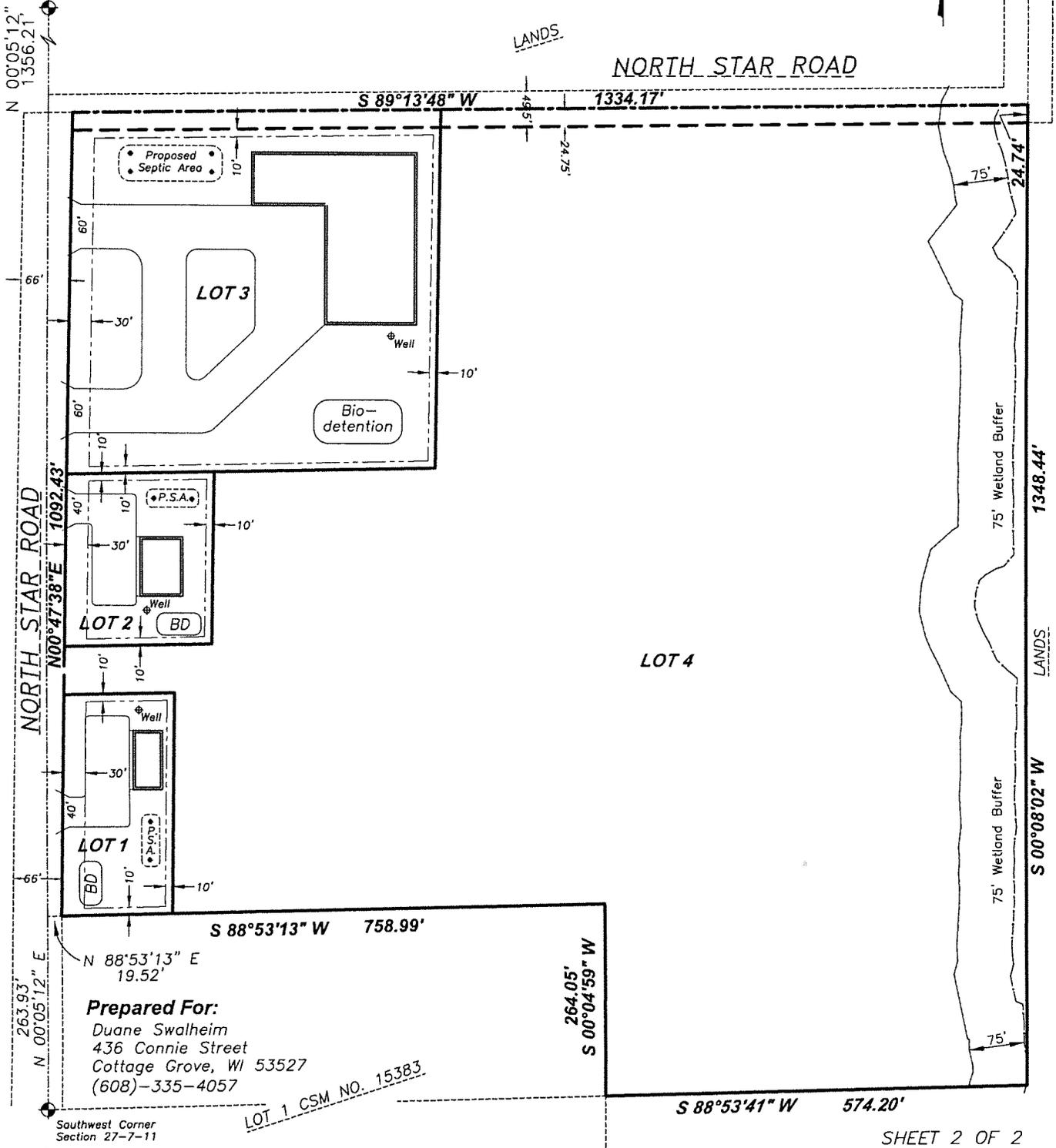
Conceptual Commercial Layout



SCALE 1" = 200'



West 1/4 Corner
Section 27-7-11



NORTH STAR ROAD

NORTH STAR ROAD

Prepared For:
Duane Swalheim
436 Connie Street
Cottage Grove, WI 53527
(608)-335-4057

LOT 1 CSM NO. 15383

Legend:

--- = Delineated Wetlands per Taylor Conservation LLC
Dated: June 11, 2021

SHEET 2 OF 2
March 17, 2022

Office Map No. **210194**

