

Dane County Rezone Petition

Application Date	Petition Number
07/22/2022	DCPREZ-2022-11889
Public Hearing Date	
09/20/2022	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME VINEY ACRES LLC	PHONE (with Area Code) (608) 873-6381	AGENT NAME BIRRENKOTT SURVEYING	PHONE (with Area Code) (608) 837-7463
BILLING ADDRESS (Number & Street) 2093 US HIGHWAY 12 & 18		ADDRESS (Number & Street) PO BOX 237	
(City, State, Zip) COTTAGE GROVE, WI 53527		(City, State, Zip) Sun Prairie, WI 53590	
E-MAIL ADDRESS		E-MAIL ADDRESS mpynnonen@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 2906 Siggelkow Rd					
TOWNSHIP COTTAGE GROVE	SECTION 31	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0711-311-8010-0					

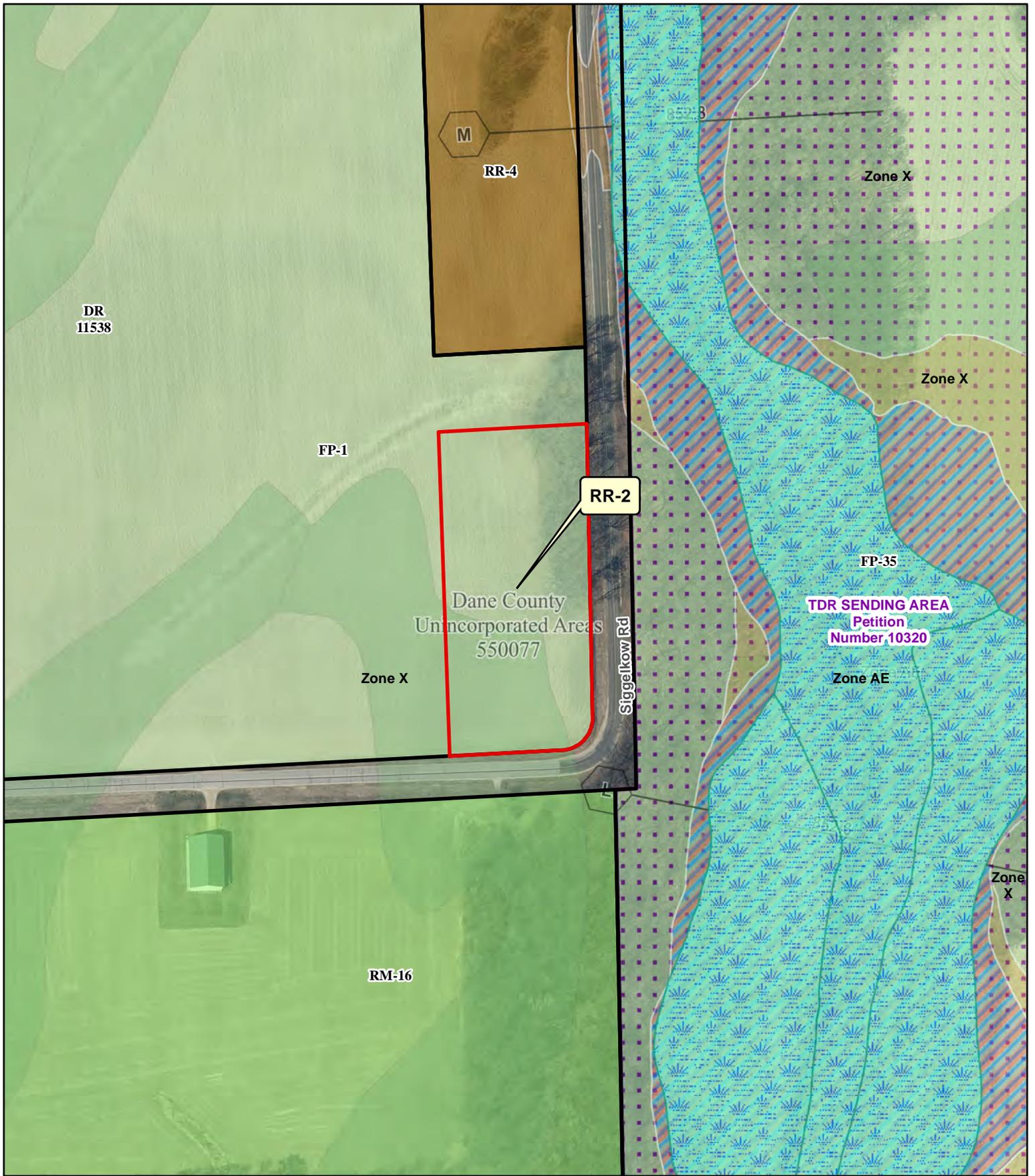
REASON FOR REZONE

CREATING ONE RESIDENTIAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-1 Farmland Preservation District	RR-2 Rural Residential District	2.7

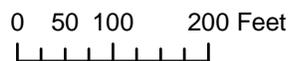
C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: REZONE INVOLVES TRANSFER OF DEVELOPMENT RIGHTS (TDR). PORTION OF PROPERTY IS SUBJECT TO SHORELAND ZONING.



Legend

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



Petition 11889
VINEY ACRES LLC



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:	Viney Acres LLC	Agent Name:	Birrenkott Surveying: Mark Pynnonen
Address (Number & Street):	2093 US Highway 12 and 18	Address (Number & Street):	P.O Box 237
Address (City, State, Zip):	Cottage Grove, WI 53527	Address (City, State, Zip):	Sun Prairie, WI 53590
Email Address:		Email Address:	mpynnonen@birrenkottsurveying.com
Phone#:	608-873-6381	Phone#:	608-837-7463

PROPERTY INFORMATION

Township:	Cottage Grove	Parcel Number(s):	018/0711-311-8010-0
Section:	31	Property Address or Location:	Northeast 1/4 of the Northeast 1/4

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 No

Don Viney would like to use his development rights from parcel 0711-363-9020-0 and transfer this to parcel 0711-311-8010-0 for better use of farm land preservation.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RR-2	FP-1	2.672
FP-1	RR-2	

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 checked="" 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

7-21-2022

SUPPLEMENTAL INFORMATION FOR COMMERCIAL DEVELOPMENT

A scaled site plan and detailed operations plan must be submitted for commercial rezone applications. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach the relevant maps and plans listed below to your application form.

SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:

- Scale and north arrow
- Date the site plan was created
- Existing subject property lot lines and dimensions
- Existing and proposed wastewater treatment systems and wells
- All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
- All dimension and required setbacks, side yards and rear yards
- Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
- Location and dimensions of any existing utilities, easements or rights-of-way
- Parking lot layout in compliance with s. 10.102(8)
- Proposed loading/unloading areas
- Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
- All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade
- Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area
- Any lighting, signs, refuse dumpsters, and possible future expansion areas.

NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties.

- Provide a brief written statement explaining the current use(s) of the property on which the rezone is proposed.
- Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

OPERATIONAL NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:

- Hours of operation
- Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time
- Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building
- Compliance with county stormwater and erosion control standards under Chapter 11 of Chapter 14, Dane County Code
- Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
- Facilities for managing and removal of trash, solid waste and recyclable materials.
- Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken
- Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties
- Signage, consistent with section 10.800

ADDITIONAL PROPERTY OWNERS. Provide contact information for additional property owners, if applicable.

Additional Property Owner Name(s):

Address (Number & Street):

Address (City, State, Zip):

Email Address:

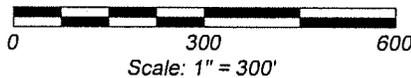
Phone Number:

BIRRENKOTT SURVEYING

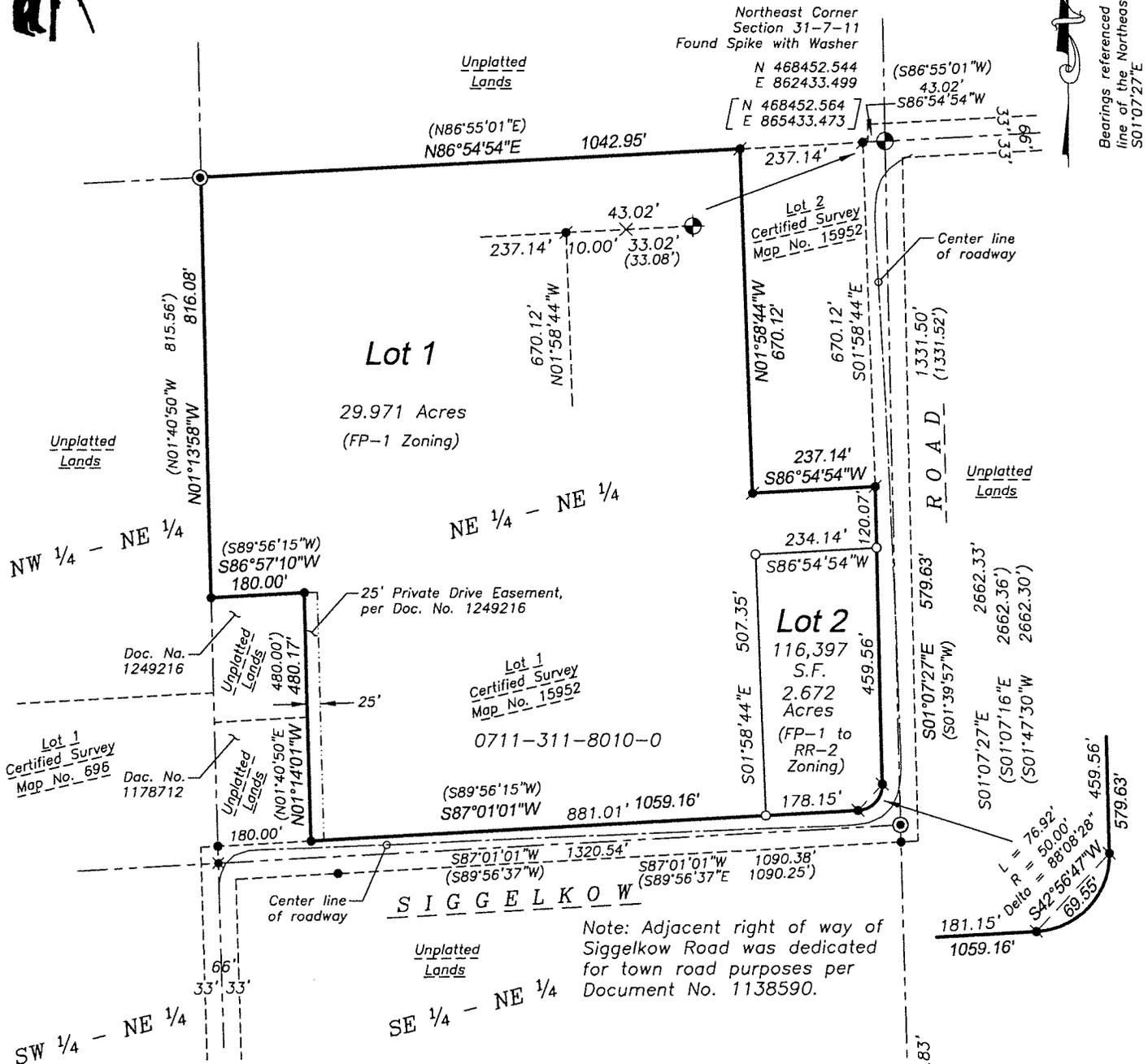


BIRRENKOTT SURVEYING
1677 N. BRISTOL STREET
SUN PRAIRIE, WIS. 53590
608-837-7463

ZONING MAP



Bearings referenced to the East line of the Northeast 1/4, bearing S01°07'27"E



Description (FP-1 to RR-2):

Lot 1, Certified Survey Map No. 15952 as recorded in Volume 117 of Certified Survey Maps of Dane County on Pages 46-48 as Document No. 5819553, being part of the Northeast 1/4 of the Northeast 1/4, Section 31, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin, described as follows: Monuments and witness monuments Commencing at the Northeast Corner of said Section 31; thence S86°54'54"W (recorded as S86°55'01"W), 43.02 feet to a Westerly right-of-way line of Siggelkow Road; thence S01°58'44"W, 670.12 feet along said Westerly right-of-way line; thence continuing along said Westerly right-of-way line S01°07'27"E (recorded as S01°39'57"W), 120.07 feet to the point of beginning; thence continuing along said Westerly right-of-way line S01°07'27"E, 459.56 feet to a point of curvature; thence continuing along Westerly right-of-way line along a curve to the right having a radius of 50.00 feet and a chord bearing and length of S42°56'47"W, 69.55 feet to a Northerly right-of-way line of Siggelkow Road; thence S87°01'01"W, 178.15 feet along said Northerly right-of-way line; thence N01°58'44"W, 507.36 feet; thence N86°54'54"E, 234.14 feet to the point of beginning; Containing 116,397 square feet, or 2.672 acres.

Note: Adjacent right of way of Siggelkow Road was dedicated for town road purposes per Document No. 1138590.

East 1/4 Corner
Section 31-7-11
Found Aluminum Monument
N 465790.722
E 862485.731
[N 465790.710
E 862485.567]