

Dane County Rezone Petition

Application Date	Petition Number
08/23/2021	DCPREZ-2021-11761
Public Hearing Date	
10/26/2021	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME VINEY ACRES LLC	PHONE (with Area Code) (608) 628-4653	AGENT NAME BIRRENKOTT SURVEYING INC	PHONE (with Area Code) (608) 837-7463
BILLING ADDRESS (Number & Street) 2093 US HIGHWAY 12&18		ADDRESS (Number & Street) 1677 N. BRISTOL STREET	
(City, State, Zip) COTTAGE GROVE, WI 53527		(City, State, Zip) Sun Prairie, WI 53590	
E-MAIL ADDRESS viney.marilyn@gmail.com		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	
1834 Schadel Road					
TOWNSHIP COTTAGE GROVE	SECTION 36	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0711-363-9245-0		0711-363-9215-0			

REASON FOR REZONE

CREATING TWO RESIDENTIAL LOTS AND ONE AGRICULTURAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
RR-4 Rural Residential District	RR-1 Rural Residential District	1.3
RM-8 Rural Mixed-Use District	RR-1 Rural Residential District	0.5
RM-8 Rural Mixed-Use District	RR-2 Rural Residential District	2.0
RR-4 Rural Residential District	FP-1 Farmland Preservation District	3.65
RM-8 Rural Mixed-Use District	FP-1 Farmland Preservation District	6.8

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input checked="" type="checkbox"/> Yes <input 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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COMMENTS: EXISTING ON-SITE SEPTIC SYSTEM WILL NEED TO BE IDENTIFIED. THE SEPTIC SYSTEM SHALL BE ON THE SAME LOT AS THE EXISTING HOUSE.



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, Inc.
Address (Number & Street):	2093 U.S. Highway 12 & 18	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:	viney.marilyn@gmail.com	Email Address:	mpynnonen@birrenkottsurveying.com
Phone#:	608-628-4653	Phone#:	608-837-7463

PROPERTY INFORMATION

Township:	Cottage Grove	Parcel Number(s):	0711-363-9215-0, 0711-363-9245-0
Section:	36	Property Address or Location:	1834 Schadel 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 No

The proposed Certified Survey Map will create two residential lots (Lot 1, RR-1; Lot 2, RR-2) and one lot to be reverted to agriculture (Lot 3, FP-1).

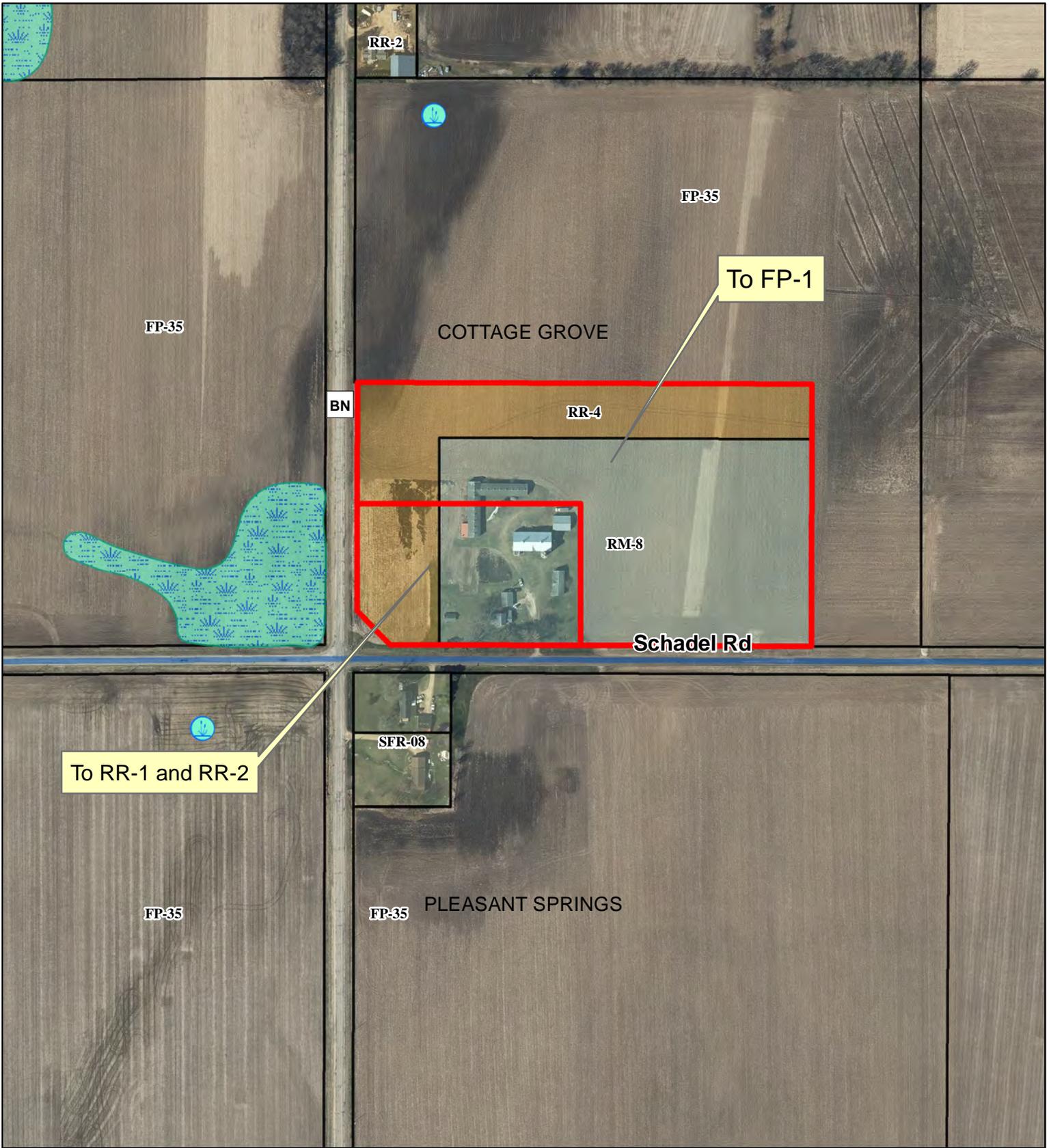
Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RR-4	FP-1, RR-1	3.655, 1.344
RM-8	FP-1, RR-1, RR-2	6.804, 0.493, 2.056

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 |
|---|---|---|--|--|

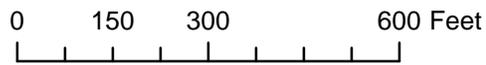
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary 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 Mark A. Pynnnonen FOR BIRRENKOTT SURVEYING Date 8/19/21



Legend

 Wetland



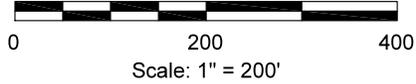
Petition 11761
Viney Acres LLC



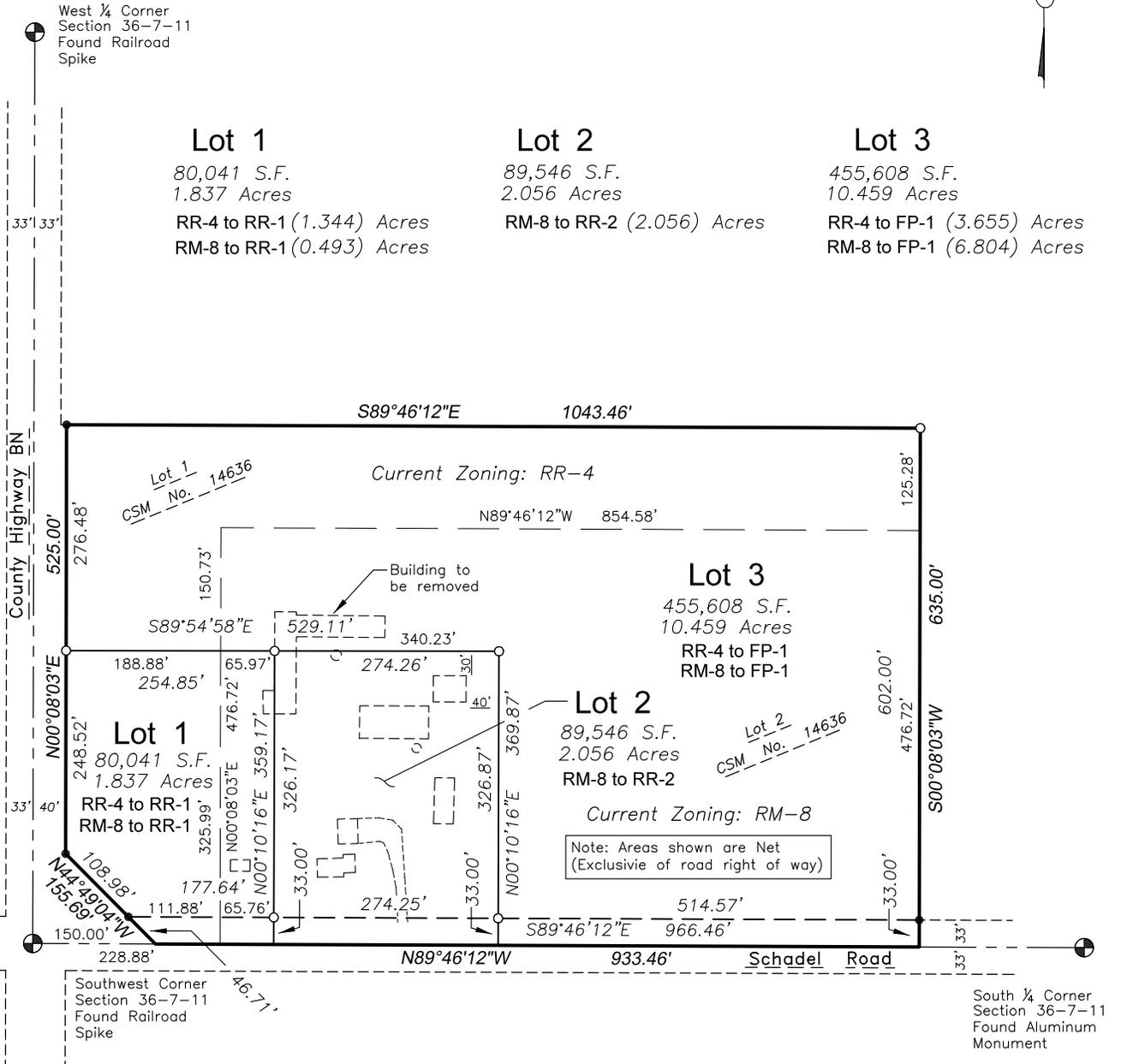
BIRRENKOTT SURVEYING, INC.

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

ZONING MAP



August 19, 2021



Prepared for:

Viney Acres LLC
2093 U.S. Highway 12 & 18
Cottage Grove, WI 53527

Description (RR-4 to FP-1):

Part of Lot 1, Certified Survey Map No. 14636, as recorded in Volume 101 on Pages 233-234 of Certified Survey Maps of Dane County, located in the Southwest ¼ of the Southwest ¼, Section 36, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin, described as follows: Commencing at the Southwest Corner of said Section 36; thence S89°46'12"E, 150.00 feet along the South line of said Southwest ¼; thence N44°49'04"W, 155.69 feet; thence N00°08'03"E, 248.52 feet along the East right-of-way line of County Highway BN to the point of beginning; thence continuing along said right-of-way line N00°08'03"E, 276.48 feet; thence S89°46'12"E, 1043.46 feet; thence S00°08'03"W, 125.28 feet; thence N89°46'12"W, 854.58 feet; thence S00°08'03"W, 150.73 feet; thence N89°54'58"W, 188.88 feet to the point of beginning; Containing 159,237 square feet, or 3.655 acres.

Description (RM-8 to FP-1):

Part of Lot 2, Certified Survey Map No. 14636, as recorded in Volume 101 on Pages 233-234 of Certified Survey Maps of Dane County, located in the Southwest ¼ of the Southwest ¼, Section 36, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin, described as follows: Commencing at the Southwest Corner of said Section 36; thence S89°46'12"E, 288.88 feet along the South line of said Southwest ¼; thence N00°08'03"E, 359.00 feet to the point of beginning; thence continuing N00°08'03"E, 150.73 feet; thence S89°46'12"E, 854.58 feet; thence S00°08'03"W, 476.72 feet; thence N89°46'13"W, 514.57 feet along the North right-of-way line of Schadel Road; thence N00°10'16"E, 326.87 feet; thence N89°54'58"W, 340.23 feet to the point of beginning; Containing 296,371 square feet, or 6.804 acres.

Description (RM-8 to RR-2):

Part of Lot 2, Certified Survey Map No. 14636, as recorded in Volume 101 on Pages 233-234 of Certified Survey Maps of Dane County, located in the Southwest ¼ of the Southwest ¼, Section 36, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin, described as follows: Commencing at the Southwest Corner of said Section 36; thence S89°46'12"E, 294.61 feet along the South line of said Southwest ¼; thence N00°10'16"E, 33.00 feet to the North right-of-way line of Schadel Road and the point of beginning; thence continuing N00°10'16"E, 326.17 feet; thence S89°54'58"E, 274.26 feet; thence S00°10'26"W, 326.87 feet to said right-of-way line; thence N89°46'12"W, 274.25 feet along said right-of-way line to the point of beginning; Containing 89,549 square feet, or 2.056 acres.

Description (RM-8 to RR-1):

Part of Lot 2, Certified Survey Map No. 14636, as recorded in Volume 101 on Pages 233-234 of Certified Survey Maps of Dane County, located in the Southwest ¼ of the Southwest ¼, Section 36, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin, described as follows: Commencing at the Southwest Corner of said Section 36; thence S89°46'12"E, 228.88 feet along the South line of said Southwest ¼; thence N00°08'03"E, 33.00 feet to the North right-of-way line of Schadel Road and the point of beginning; thence continuing N00°08'03"E, 325.99 feet; thence S89°54'58"E, 65.97 feet; thence S00°10'16"W, 326.17 feet; thence N89°46'13"W, 65.76 feet along said right-of-way line to the point of beginning; Containing 21,477 square feet, or 0.493 acres.

Description (RR-4 to RR-1):

Part of Lot 1, Certified Survey Map No. 14636, as recorded in Volume 101 on Pages 233-234 of Certified Survey Maps of Dane County, located in the Southwest ¼ of the Southwest ¼, Section 36, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin, described as follows: Commencing at the Southwest Corner of said Section 36; thence S89°46'12"E, 150.00 feet along the South line of said Southwest ¼; thence N44°49'04"W, 46.71 feet to the North right-of-way line of Schadel Road and the point of beginning; thence N44°49'04"W, 108.98 feet; thence N00°08'03"E, 248.52 feet along the East right-of-way line of County Highway BN; thence S89°54'58"E, 188.88 feet; thence S00°08'02"W, 325.99 feet; thence N89°46'13"W, 111.88 feet along said North right-of-way line to the point of beginning; Containing 58,564 square feet, or 1.344 acres.