

Dane County Rezone Petition

Application Date	Petition Number
03/20/2025	DCPREZ-2025-12164
Public Hearing Date	
05/27/2025	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ALLISON RODRIGUEZ AND JOSUE RODRIGUEZ MORENO	PHONE (with Area Code) (608) 577-7487	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 4185 RIDGE RD		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) DEERFIELD, WI 53531		(City, State, Zip)	
E-MAIL ADDRESS allisonkay.rodriquez@gmail.com		E-MAIL ADDRESS	

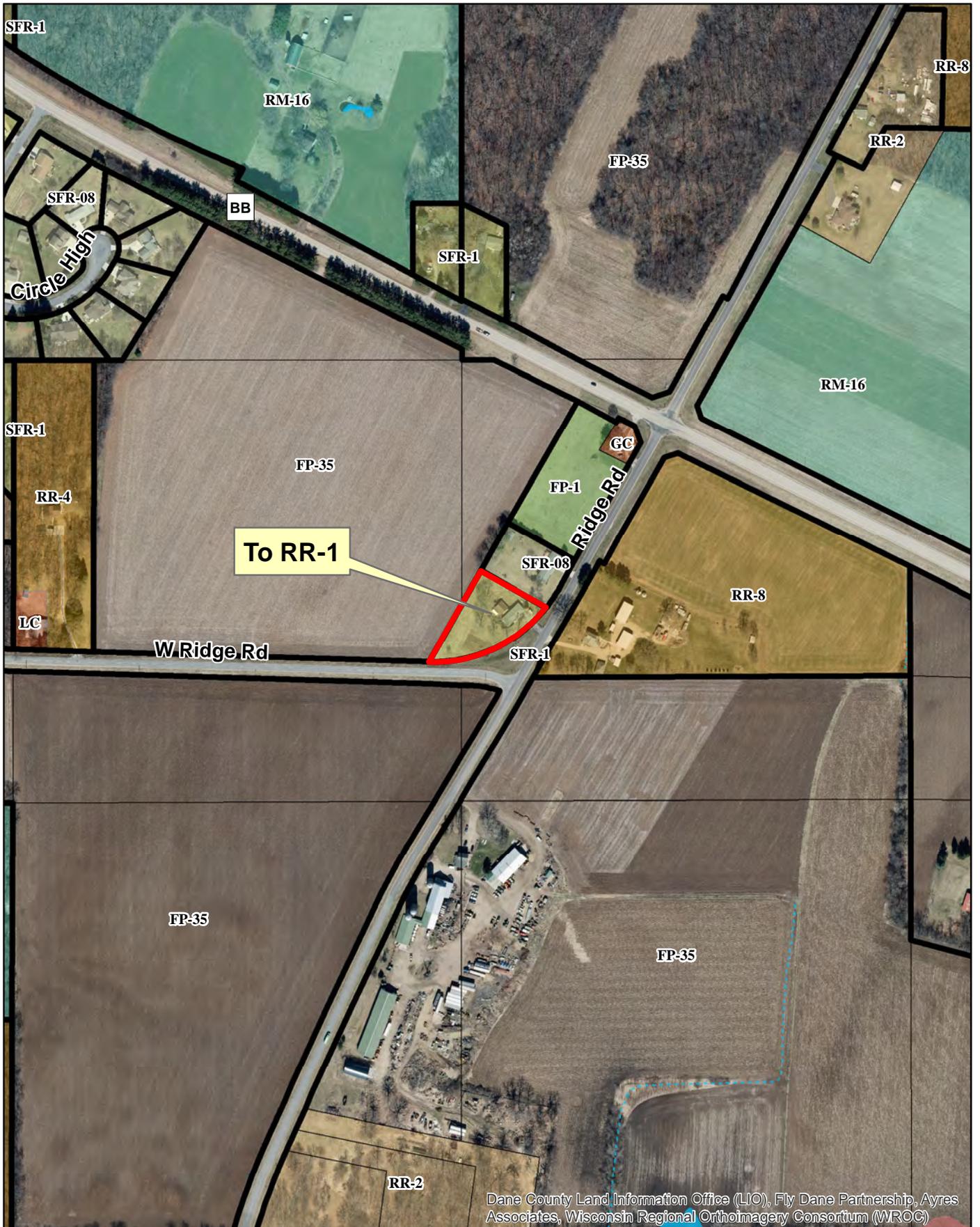
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
4185 Ridge Road					
TOWNSHIP COTTAGE GROVE	SECTION 14	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0711-141-8200-5					

REASON FOR REZONE

ZONING TO ALLOW FOR A LIMITED FAMILY BUSINESS

FROM DISTRICT:	TO DISTRICT:	ACRES
SFR-1 Single Family Residential District	RR-1 Rural Residential District	1.1

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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Dane County Land Information Office (LIO), Fly Dane Partnership, Ayres Associates, Wisconsin Regional Orthoimagery Consortium (WROC)

Legend

-  Wetland
-  Floodplain



0 200 400 800 Feet

**Petition 12164
Rodriguez**



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:	Allison Rodriguez	Agent Name:	
Address (Number & Street):	4185 Ridge Rd.	Address (Number & Street):	
Address (City, State, Zip):	Deerfield, WI 53531	Address (City, State, Zip):	
Email Address:	Allisonkay.Rodriguez@gmail.com	Email Address:	
Phone#:	(608) 577-7487	Phone#:	

PROPERTY INFORMATION			
Township:	Cottage Grove	Parcel Number(s):	018/0711-141-8200-5
Section:	14	Property Address or Location:	4185 Ridge Rd., Deerfield, WI 53531

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>

The property is currently used as a single family home. The owners would like to rezone to RR-1 Rural Residential Zoning to simultaneously apply for a conditional use permit. The conditional use permit would allow the owners to run their small family business from the property. The business is a residential remodeling business, with most of the business activities taking place in client's homes. The owners also want to build a 35'x60' accessory building on the property to use for business purposes - storing supplies and equipment, and carpentry shop space.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
SFR-1 Single Family Residential	RR-1 Rural Residential	1.4

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
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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 *Allison Rodriguez*

Date 3/19/2025

SURVEYORS CERTIFICATE
 STATE OF WISCONSIN
 COUNTY OF DANE

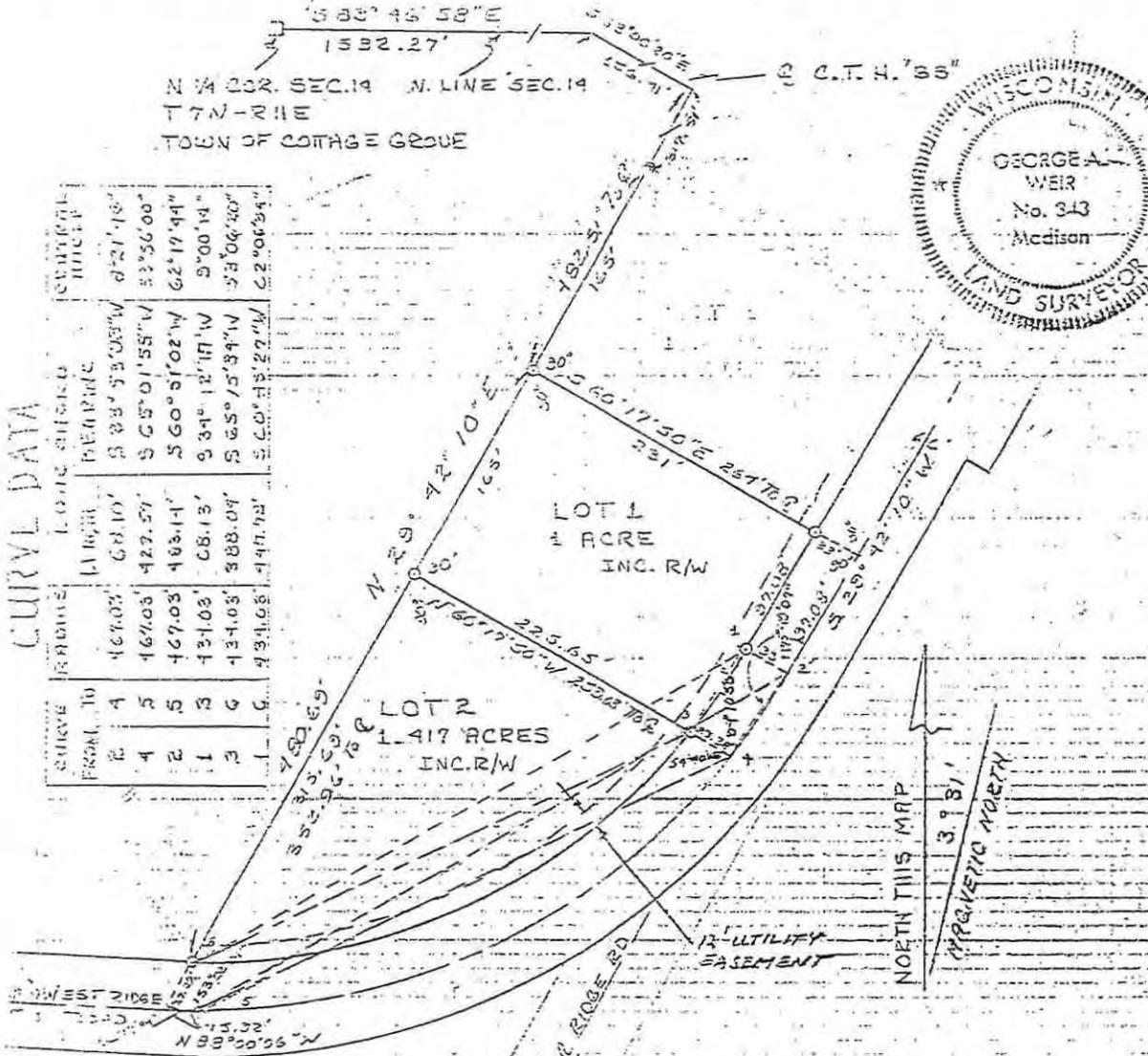
CERTIFIED SURVEY PLAT

I hereby certify that this survey is in compliance with Chapter 236.04 of the Wisconsin Statutes.
 I hereby certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with the information furnished.



GEORGE A. WEIR
 DANE COUNTY SURVEYOR
 City-County Building
 Madison, Wisc. 53701
 Phone office 266-4100
 home 233-2173
 EAST OFFICE
 2317 S. Stoughton Rd.
 Madison, Wisc. 53716
 Phone 222-8511

George A. Weir, Professional Land Surveyor, S 0843



CURVE DATA

CURVE FROM	TO	RADIUS	CHORD	CHORD BEARING	CENTRAL ANGLE
1	2	467.03	68.10	S 83° 45' 58" W	8° 21' 18"
2	3	467.03	427.57	S 65° 01' 58" W	53° 56' 00"
3	4	467.03	483.11	S 60° 51' 02" W	62° 17' 44"
4	5	434.03	388.04	S 31° 12' 11" W	9° 00' 14"
5	6	434.03	388.04	S 65° 15' 34" W	53° 06' 40"
6	1	434.03	447.75	S 60° 45' 27" W	62° 06' 54"

LEGEND
 Scale: 1 inch = 100 FEET
 Iron stakes found
 1" x 24" iron pipe driven
 min. wt. = 1.13 #/ln ft

SURVEYED L. R. K.
 DRAWN L. R. K.
 CHECKED G. A. W.
 APPROVED G. A. W.
 Field Book 514 Page 14
 Date of Survey 5/27/73

SURVEYED FOR: Mrs. Donald Wexins
 RT 4 COTTAGE GROVE WISCONSIN
 DESCRIPTION - LOCATION: A PART OF THE N 1/2 N 1/4 SEC. 19 T7N R1E TOWN OF COTTAGE GROVE DANE COUNTY WISCONSIN
 APPROVED FOR RECORDING PER Dane County Agriculture, Zoning, Plan. & Water Resources Committee action of Oct. 4, 1973

REGISTER OF DEED'S CERTIFICATE
 Received for record this 10 day of Oct., 1973 at 11:00 o'clock, A.M. and recorded in Volume 5 of CERTIFIED SURVEY MAPS of Dane County, on Page 254225

By: Vera Chapman, Deputy Register of Deeds
Harold K. Hill
 1380157

DOCUMENT NO. 1380157 Sheet 1 of 2
 CERTIFIED SURVEY MAP NO. 1306, VOLUME 5 PAGE 254

DESCRIPTION: Part of the North 1/2 of the Northeast 1/4 of Section 14, Township 7 North, Range 11 East, Town of Cottage Grove, Dane County, Wisconsin, more fully described as follows: Commencing at the North 1/4 corner of said Section 14; thence S89°46'58"E, 1582.27 feet; thence S63°0'20"E, 156.41 feet; thence S29°42'10"W, 482.51 feet to the point of beginning of this description; thence S60°17'50"W, 264.00 feet; thence S29°42'10"W, 97.08 feet along the centerline of Ridge Road; thence continue along said centerline on a curve to the right of radius 467.03 feet whose long chord bears S60°51'02"W, 483.14 feet; thence N88°0'06"W, 15.92 feet; thence N29°42'10"E, 517.96 feet to the point of beginning of this description. Said parcel is subject to a public roadway over the Southeasterly and Southerly side thereof.

10-10-73

Field Map No. 3219A

DOCUMENT NO. 1380157

Sheet 2 of 2

CERTIFIED SURVEY MAP NO. 1506, VOLUME 5, PAGE 255

SFR-1 to RR-1

Lot 2 of Certified Survey Map Number No. 1306, recorded in Volume 5, Pages 254-255 of Certified Survey Maps of Dane County as Document No. 1380157, located in the North $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 14, Town of Cottage Grove, Dane County, Wisconsin.