Dane County Rezone Petition

Application Date	Petition Number
04/18/2025	DCPREZ-2025-12170
Public Hearing Date	
06/24/2025	

OWNER INFORMATION

OWNER NAME VINEY ACRES LLC	PHONE (with Area Code) (608) 628-4653
BILLING ADDRESS (Number & Street) 2093 US HIGHWAY 12/18	
(City, State, Zip) COTTAGE GROVE, WI 53527	
E-MAIL ADDRESS viney.marilyn@gmail.com	

AGENT INFORMATION

AGENT NAME BIRRENKOTT SURVEYING	PHONE (with Area Code) (608) 837-7463
ADDRESS (Number & Street) 1677 N. BRISTOL STREET	
(City, State, Zip) Sun Prairie, WI 53590	
E-MAIL ADDRESS bstueck@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**	
3385 N Star Road					
TOWNSHIP COTTAGE GROVE	SECTION 33	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		**PARCEL NUMBERS INVOLVED**		**PARCEL NUMBERS INVOLVED**	
0711-331-8000-7		0711-331-9502-8			

REASON FOR REZONE

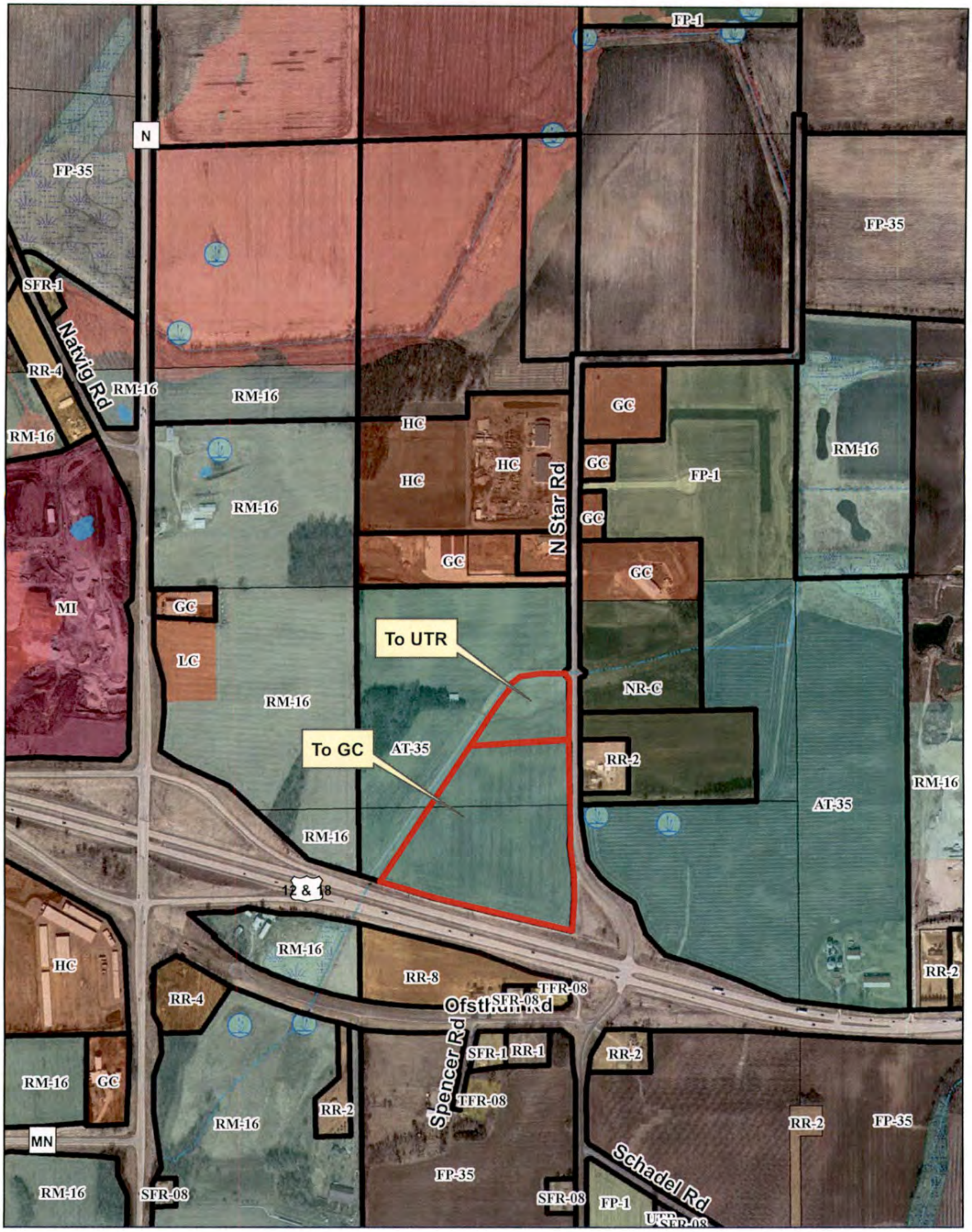
CREATE 7-LOT COMMERCIAL SUBDIVISION

FROM DISTRICT:	TO DISTRICT:	ACRES
AT-35 Agriculture Transition District	GC General Commercial District	21.76
AT-35 Agriculture Transition District	UTR Utility, Transportation and ROW District	3.99

C.S.M REQUIRED?	PLAT REQUIRED?	DEED RESTRICTION REQUIRED?	INSPECTOR'S INITIALS	SIGNATURE:(Owner or Agent)
☐ Yes ☑ No	☑ Yes ☐ No	☑ Yes ☐ No	RWL1	
Applicant Initials________	Applicant Initials________	Applicant Initials________		PRINT NAME:
				DATE:

COMMENTS:
1. ADDITIONAL INFORMTION IS REQUIRED TO BE PROVIDED SHOWING SUITABILITY OF ON-SITE SEPTIC SYSTEMS FOR EACH LOT. LOT 4 MAY NEED TO BE RECONFIGURED FOR ON-SITE SEPTIC SYSTEM.
2. ADDITIONAL INFORMATION IS REQUIRED TO BE PROVIDED SHOWING ADEQUATE STORMWATER FACILITIES ARE AVAILABLE (PRELIMINARY REVIEW LETTER FROM LWR).
3. A WETLAND DELINEATION REPORT SHALL BE PROVIDED SHOWING THE WETLAND BOUNDARIES ON THE PROPERTY.
4. TRAFFIC IMPACT STUDY SHALL BE PROVIDED SHOWING THE COMMERCIAL PARK IMPACT ON THE 12/18 - N STAR ROAD INTERSECTION.

Form Version 04.00.00


FP-1
N
FP-35
FP-35
SFR-1
Natvig Rd
RR-4
RM-16
RM-16
RM-16
HC
HC
HC
GC
GC
FP-1
RM-16
GC
RM-16
N Star Rd
MI
GC
GC
GC
To UTR
LC
NR-C
RM-16
To GC
AT-35
RR-2
RM-16
AT-35
RM-16
12 & 18
RM-16
HC
RR-8
TFR-08
RR-4
SFR-08
Ofsthun Rd
RR-2
Spencer Rd
SFR-1
RR-1
RR-2
RM-16
GC
RR-2
TFR-08
RR-2
FP-35
RM-16
MN
FP-35
Schadel Rd
RM-16
SFR-08
SFR-08
FP-1
UTR
SFR-08

Legend

▨ Wetland

🟥 Floodplain

0 250 500 1,000 Feet

Petition 12170
Viney Acres

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

- 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
Address (Number & Street):	2093 US 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:**	bstueck@birrenkottsurveying.com
Phone#:	608-628-4653	**Phone#:**	608-837-7463

PROPERTY INFORMATION

Township:	Cottage Grove	**Parcel Number(s):**	0711-331-8000-7, 0711-331-9502-8
Section:	33	**Property Address or Location:**	3385 N Star Rd

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 ☒

Viney Acres LLC wishes to rezone 25.76 acres located in the Northeast 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 33, T7N, R11E, Town of Cottage Grove. The property is located along N. Star Road. Parcel Nos.: 0711-331-8000-7, 0711-331-9502-8. Current zoning: AT-35. Proposed zoning: 21.768 Acres to GC; 3.996 acres to UTR.The property currently vacant. A commercial development is anticipated. The areas across from the subject property are zoned NR-C, AT-35 and RR-2. The properties around the subject property are zoned RM-16 and GC.
(Please see attached)

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
AT-35	GC	21.768
AT-35	UTR	3.996

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.

- ☐ Scaled drawing of proposed property boundaries
- ☐ Legal description of zoning boundaries
- ☐ Information for commercial development (if applicable)
- ☐ Pre-application consultation with town and department staff
- ☐ 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 - AGENT FOR BIRRENKOTT SURVEYING

Date 4/17/25

The proposed Commercial Development 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 100 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 50 and 100 vehicle trips daily. Delivery and vendor activities, client traffic and waste removal may add an additional five to 25 trips daily. Snow removal during the winter months will add trips sporadically. North Star Road has recently been upgraded. No required additional upgrades are expected 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.

ZONING MAP

VINEY ACRES BUSINESS PARK

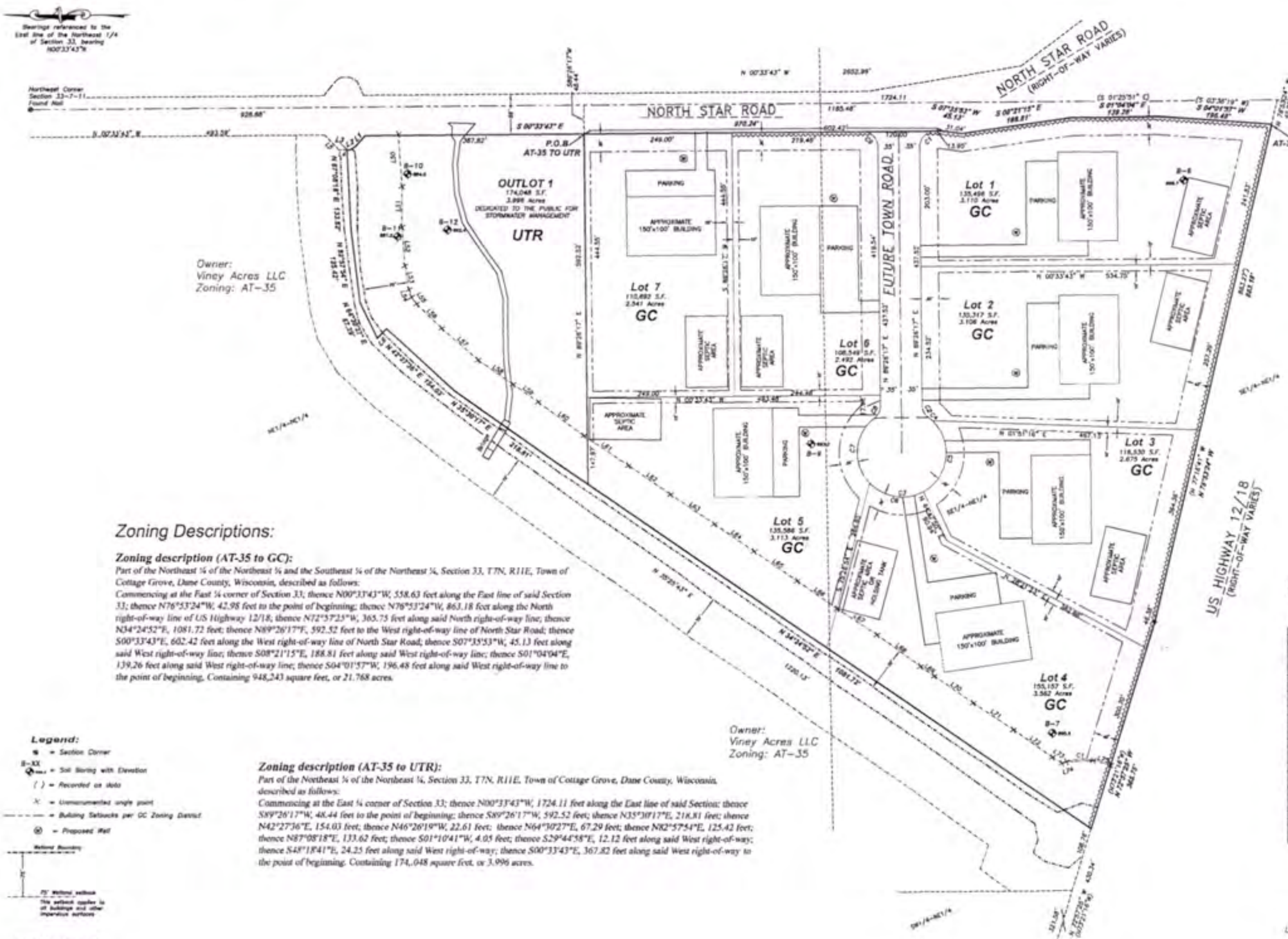
Part of the Northeast 1/4 of the Northeast
1/4 and the Southeast 1/4 of the Northeast
1/4 all in Section 33, T7N, R11E, Town of
Cottage Grove, Dane County, Wisconsin.

0 100 200
Scale: 1"= 100'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT BEARING-IN	TANGENT BEARING-OUT
C1	39.27'	25.00'	90°00'00"	N 45°33'43" W	35.36'	N 00°33'43" W	S 89°26'17" W
C2	23.18'	25.00'	53°07'48"	[illegible]	22.36'	S 89°26'17" W	[illegible]
C3	374.71'	75.00'	286°15'37"	S 00°33'43" E	90.00'	[illegible]	[illegible]
C4	9.55'	75.00'	[illegible]	[illegible]	9.55'	[illegible]	[illegible]
C5	140.53'	75.00'	107°21'21"	[illegible]	120.85'	[illegible]	[illegible]
C6	98.40'	75.00'	75°10'43"	[illegible]	91.50'	[illegible]	[illegible]
C7	126.97'	75.00'	96°59'47"	[illegible]	111.85'	[illegible]	[illegible]
C8	23.18'	25.00'	53°07'48"	[illegible]	22.36'	[illegible]	N 89°26'17" E
C9	39.27'	25.00'	90°00'00"	S 44°26'17" W	35.36'	N 89°26'17" E	N 00°33'43" W

LINE	BEARING	DISTANCE
L1	S 48°18'41" E	24.25'
L2	S 29°44'58" E	12.12'
L3	S 01°10'41" W	4.05'
L4	S 01°10'41" W	12.95'
L5	S 47°35'55" W	33.99'
L6	N 46°26'19" W	22.61'

Bearings referenced to the East line of the Northeast 1/4 of Section 33, bearing N00°33'43"W


Northeast Corner
Section 33-7-11
Found Nail
NORTH STAR ROAD
NORTH STAR ROAD (RIGHT-OF-WAY VARIES)
N 00°33'43" W
2652.95'
1724.11
P.O.B. AT-35 TO UTR
P.O.B. AT-35 TO GC
East 1/4 Corner
Section 33-7-11
Found Brass Cap
OUTLOT 1
174,048 S.F.
3.996 Acres
DEDICATED TO THE PUBLIC FOR STORMWATER MANAGEMENT
UTR
Lot 7
110,693 S.F.
2.541 Acres
GC
Lot 6
108,549 S.F.
2.492 Acres
GC
Lot 1
135,466 S.F.
3.110 Acres
GC
Lot 2
135,317 S.F.
3.106 Acres
GC
Lot 3
116,530 S.F.
2.675 Acres
GC
Lot 4
155,157 S.F.
3.562 Acres
GC
Lot 5
135,586 S.F.
3.113 Acres
GC
FUTURE TOWN ROAD
US HIGHWAY 12/18 (RIGHT-OF-WAY VARIES)
PARKING
APPROXIMATE 150'x100' BUILDING
APPROXIMATE SEPTIC AREA
Owner:
Viney Acres LLC
Zoning: AT-35
Owner:
Viney Acres LLC
Zoning: AT-35

Zoning Descriptions:

Zoning description (AT-35 to GC):
Part of the Northeast ¼ of the Northeast ¼ and the Southeast ¼ of the Northeast ¼, Section 33, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin, described as follows:
Commencing at the East ¼ corner of Section 33; thence N00°33'43"W, 558.63 feet along the East line of said Section 33; thence N76°53'24"W, 42.98 feet to the point of beginning; thence N76°53'24"W, 863.18 feet along the North right-of-way line of US Highway 12/18; thence N72°57'25"W, 365.75 feet along said North right-of-way line; thence N34°24'52"E, 1081.72 feet; thence N89°26'17"E, 592.52 feet to the West right-of-way line of North Star Road; thence S00°33'43"E, 602.42 feet along the West right-of-way line of North Star Road; thence S07°35'53"W, 45.13 feet along said West right-of-way line; thence S08°21'15"E, 188.81 feet along said West right-of-way line; thence S01°04'04"E, 139.26 feet along said West right-of-way line; thence S04°01'57"W, 196.48 feet along said West right-of-way line to the point of beginning. Containing 948,243 square feet, or 21.768 acres.

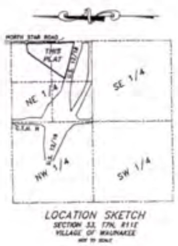
Zoning description (AT-35 to UTR):
Part of the Northeast ¼ of the Northeast ¼, Section 33, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin, described as follows:
Commencing at the East ¼ corner of Section 33; thence N00°33'43"W, 1724.11 feet along the East line of said Section; thence S89°26'17"W, 48.44 feet to the point of beginning; thence S89°26'17"W, 592.52 feet; thence N35°30'17"E, 218.81 feet; thence N42°27'36"E, 154.03 feet; thence N46°26'19"W, 22.61 feet; thence N64°30'27"E, 67.29 feet; thence N82°57'54"E, 125.42 feet; thence N87°08'18"E, 133.62 feet; thence S01°10'41"W, 4.05 feet; thence S29°44'58"E, 12.12 feet along said West right-of-way; thence S48°18'41"E, 24.25 feet along said West right-of-way; thence S00°33'43"E, 367.82 feet along said West right-of-way to the point of beginning. Containing 174,.048 square feet, or 3.996 acres.

Legend:

- ■ = Section Corner
- B-XX ⊕ = Soil Boring with Elevation
- ( ) = Recorded as data
- ✕ = Unmonumented angle point
- — - - — = Building Setbacks per GC Zoning District
- ⊗ = Proposed Well

Wetland Boundary
75' Wetland setback
This setback applies to all buildings and other impervious surfaces

OWNER/SUBDIVIDER
Viney Acres LLC
3385 N Star Road
Cottage Grove, WI 53527


NORTH STAR ROAD
THIS PLAT
NE 1/4
SE 1/4
NW 1/4
SW 1/4

LOCATION SKETCH
SECTION 33, T7N, R11E
VILLAGE OF WAUNAKEE
NOT TO SCALE

75' Wetland Buffer Line

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	46.03'	75.00'	35°09'53"	S 02°41'33" E	45.31'

75' Wetland Buffer Line

LINE	BEARING	DISTANCE
L50	N 85°47'40" E	88.26'
L51	S 89°41'04" E	68.82'
L52	S 85°32'42" W	65.52'
L53	N 80°47'56" E	40.55'
L54	S 71°02'48" W	13.42'
L55	S 54°11'59" W	14.25'
L56	N 44°11'27" E	59.35'
L57	N 41°07'41" E	81.00'
L58	N 34°54'35" E	77.16'
L59	N 35°20'21" E	51.74'
L60	N 35°54'12" E	95.17'
L61	N 33°55'45" E	90.02'
L62	N 34°32'40" E	86.31'
L63	N 33°58'20" E	69.10'
L64	N 34°24'49" E	81.50'
L65	N 34°43'35" E	68.63'
L66	N 35°20'16" E	81.05'
L67	N 32°29'24" E	80.17'
L68	N 36°03'06" E	90.82'
L69	N 34°56'20" E	78.34'
L70	N 34°37'58" E	79.76'
L71	N 33°41'36" E	81.51'
L72	N 35°09'47" E	79.36'
L73	N 31°49'11" E	19.24'
L74	S 20°16'30" E	7.76'
L75	N 14°53'24" E	30.27'

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

April 15, 2025

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Sheet 1 of 1

Office Map No. **240818-Zoningv3**

Page 1 of 7

Wisconsin Department of Safety and Professional Services
Division of Industry Services

SOIL EVALUATION REPORT

In accordance with SPS 385, Wis. Adm. Code

Attach complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and location and distance to nearest road.

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04(1)(m)).

County: DANE

Parcel I.D.: 0711-331-8000-7 & 0711-331-9502-8

Reviewed by:

Date:

Property Owner: DON VINEY

Property Location: Govt. Lot NE&SE ¼ NE ¼ S 33 T 7 N R 11 ☑ E (or) ☐ W

Property Owner's Mailing Address: 2093 US Highway 12 / 18

Site Address or CSM and Lot #: VINEY ACRES BUSINESS PARK

City: Cottage Grove | State: WI | Zip Code: 53527 | Phone Number: 628-4653

☐ City ☐ Village ■ Town COTTAGE GROVE

Nearest Road: North Star Road

■ New Construction Use: ☐ Residential / Number of bedrooms ________

☐ Replacement ☐ Public or commercial – Describe: ________

Code derived designflow rate ________ GPD

Flood Plan elevation if applicable N/A ft.

Parent material Loess over Glacial Outwash

General comments and recommendations: PRELIMINARY SOIL EVALUATION FOR PROPOSED PLAT

This report is a Preliminary Soil Evaluation to determine the suitability of this proposed Viney Acres Business Park plat for Onsite Wastewater Disposal Systems. Soil Conditions are suitable for POWTS-Private Onsite Waste Treatment Systems.

1 Boring # ☐ Boring ■ Pit Ground surface elev. 893.8 ft. Depth to limiting factor 120 in. / elev. 883.8 ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft² *Eff#1	Soil Application Rate GPD/Ft² *Eff#2
1	0-14	10YR 3/2	none	sil	2msbk	mfr	cs	2f	0.6	0.8
2	14-38	10YR 4/4	none	scl	2msbk	mfr	cs	1f	0.4	0.6
3	38-120	10YR 6/4	none	gr. ls	0sg	ml	--	--	0.7	1.6

CST Name (Please Print): Richard C. Herro, Rick Herro Soil Testing LLC

Signature: Richard C. Herro

CST Number: 71536

Address: 603 Dewey Avenue, Jefferson, WI 53549

Date Evaluation Conducted: 1- 27—2025

Telephone Number: 920-650-6788. Email: rherro54@gmail.com

* Effluent #1 = BOD > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

* Effluent #2 = BOD, ≤ 30 mg/L and TSS ≤ 30 mg/L

2 Boring # ☐ Boring ☒ Pit Ground surface elev. 905.2 ft. Depth to limiting factor 46 in. / elev. 901.4 ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft^2	
									*Eff#1	*Eff#2
1	0-14	10YR 3/2	none	sil	2msbk	mfr	cs	2f	0.6	0.8
2	14-25	10YR 4/4	none	scl	2msbk	mfr	cs	1f	0.4	0.6
3	25-46	10YR 5/4	none	sl	1msbk	mfr	cs	--	0.4	0.7
4	At 46	--	Sandstone	R	--	--	--	--		
			Bedrock							

3 Boring # ☐ Boring ☒ Pit Ground surface elev. 913.3 ft. Depth to limiting factor 19 in. / elev. 911.7 ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft^2	
									*Eff#1	*Eff#2
1	0-12	10YR 3/2	none	sil	2msbk	mfr	cs	2f	0.6	0.8
2	12-19	10YR 4/4	none	scl	2msbk	mfr	cs	1f	0.4	0.6
3	19-48	10YR 6/6	soft sandstone	fs / R	0m	mfi	cs	--	--	--
4	At 48	--	Hard sandstone	R	--	--	--	--	--	--

4 Boring # ☐ Boring ☒ Pit Ground surface elev. 887.7 ft. Depth to limiting factor 84 in. / elev. 880.7 ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft^2	
									*Eff#1	*Eff#2
1	0-12	10YR 3/2	none	sil	2msbk	mfr	cs	2f	0.6	0.8
2	12-30	10YR 4/4	none	scl	2msbk	mfr	cs	1f	0.4	0.6
3	30-84	10YR 6/4	none	gr. ls	0sg	ml	cs	--	0.7	1.6
4	84-120	10YR 6/4	c2d 10YR 5/8 & 6/1	gr. ls	0sg	ml	--	--	0.7	1.6

* Effluent #1 = BOD > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

* Effluent #2 = BOD, ≤ 30 mg/L and TSS ≤ 30 mg/L

Some of the area is suitable for conventional in-ground systems. Other areas are suitable for mound type systems. And some areas would need for more detailed Soil Interpretative Investigation to document mound system sites.

5 Boring # ☐ Boring ☒ Pit Ground surface elev. 883.6 ft. Depth to limiting factor 64 in. / elev. 878.3 ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft²	
									*Eff#1	*Eff#2
1	0-14	10YR 3/2	none	sil	2msbk	mfr	cs	2f	0.6	0.8
2	14-28	10YR 4/4	none	scl	2msbk	mfr	cs	1f	0.4	0.6
3	28-64	10YR 6/4	none	gr. ls	0sg	ml	cs	--	0.7	1.6
4	64-96	10YR 6/4	(c2d 10YR	gr. ls	0sg	ml	--	--	0.7	1.6
			5/8 & 6/1)							
			Groundwater							
			observed at 90"							

6 Boring # ☐ Boring ☒ Pit Ground surface elev. 898.7 ft. Depth to limiting factor 23 in. / elev. 896.8 ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft²	
									*Eff#1	*Eff#2
1	0-14	10YR 3/2	none	sil	2msbk	mfr	cs	2f	0.6	0.8
2	14-23	10YR 4/4	none	cl	2msbk	mfr	cs	1f	0.4	0.6
3	23-72	10YR 4/4	(c2d 10YR	cl	2msbk	mfr	--	--	0.4	0.6
			5/8 7 6/1)							

7 Boring # ☐ Boring ☒ Pit Ground surface elev. 895.6 ft. Depth to limiting factor 15 in. / elev. 894.3 ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft²	
									*Eff#1	*Eff#2
1	0-12	10YR 3/2	none	sil	2msbk	mfr	cs	2f	0.6	0.8
2	12-15	10YR 4/3	none	sil	2msbk	mfr	cs	1f	0.6	0.8
3	15-23	10YR 4/3	(c2d	sil	2msbk	mfr	cs	--	0.6	0.8
4	23-50	10YR 4/4	10YR	cl	2msbk	mfi	cs	--	0.4	0.6
5	50-62	10YR 6/6	5/8 & 6/1)	fs	0sg	ml	--	--	0.5	1.0

* Effluent #1 = BOD > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

* Effluent #2 = BOD, ≤ 30 mg/L and TSS ≤ 30 mg/L

8 Boring # ☐ Boring ☒ Pit Ground surface elev. 894.2 ft. Depth to limiting factor 16 in. / elev. 892.9 ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft^2	
									*Eff#1	*Eff#2
1	0-16	10YR 3/2	none	sil	2msbk	mfr	cs	2f	0.6	0.8
2	16-33	10YR 4/4	c2d 10YR	cl	2msbk	mfr	cs	1f	0.4	0.6
3	33-44	10YR 6/6	5/8 & 6/1	vfs	1msbk	mfr	--	--	0.4	0.6

9 Boring # ☐ Boring ☒ Pit Ground surface elev. 893.3 ft. Depth to limiting factor 20 in. / elev. 891.6 ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft^2	
									*Eff#1	*Eff#2
1	0-14	10YR 3/2	none	sil	2msbk	mfr	cs	2f	0.6	0.8
2	14-20	10YR 4/3	none	sicl	2msbk	mfr	cs	1f	0.4	0.6
3	20-42	10YR 4/4	c2d 10YR	cl	2msbk	mfr	cs	--	0.4	0.6
4	42-60	10YR 6/6	5/8 & 6/1	fs	0sg	osg	--	--	0.5	1.0

10 Boring # ☐ Boring ☒ Pit Ground surface elev. 884.0 ft. Depth to limiting factor 12 in. / elev. 883.0 ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft^2	
									*Eff#1	*Eff#2
1	0-12	10YR 3/2	none	sil	2msbk	mfr	cs	2f	0.6	0.8
2	12-40	10YR 4/4	c2d 10YR	cl	2msbk	mfr	cs	1f	0.4	0.6
3	40-66	10YR 4/4	5/8 & 6/1	sicl	0m	mfi	--	--	0.0	0.0
			Groundwater							
			Observed							
			at 66"							

* Effluent #1 = BOD > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

* Effluent #2 = BOD, ≤ 30 mg/L and TSS ≤ 30 mg/L

Boring # 11 ☐ Boring ☒ Pit Ground surface elev. 887.2 ft. Depth to limiting factor 40 in. / elev. 883.9 ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft^2	
									*Eff#1	*Eff#2
1	0-40	10YR 3/2	none	sil	2msbk	mfr	cs	2f	0.6	0.8
2	40-96	10YR 6/4	(m3p 10YR 5/8 & 6/1)	gr. ls	0sg	ml	--	--	0.7	1.6
			Groundwater Observed At 84" depth.							

Boring # 12 ☐ Boring ☒ Pit Ground surface elev. 892.4 ft. Depth to limiting factor 144 in. / elev. 880.4 ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft^2	
									*Eff#1	*Eff#2
1	0-10	10YR 3/2	none	sil	2msbk	mfr	cs	2f	0.6	0.8
2	10-28	10YR 4/4	none	scl	2msbk	mfr	cs	1f	0.4	0.6
3	28-144	10YR 6/4	none	gr. ls	0sg	ml	--	--	0.7	1.6

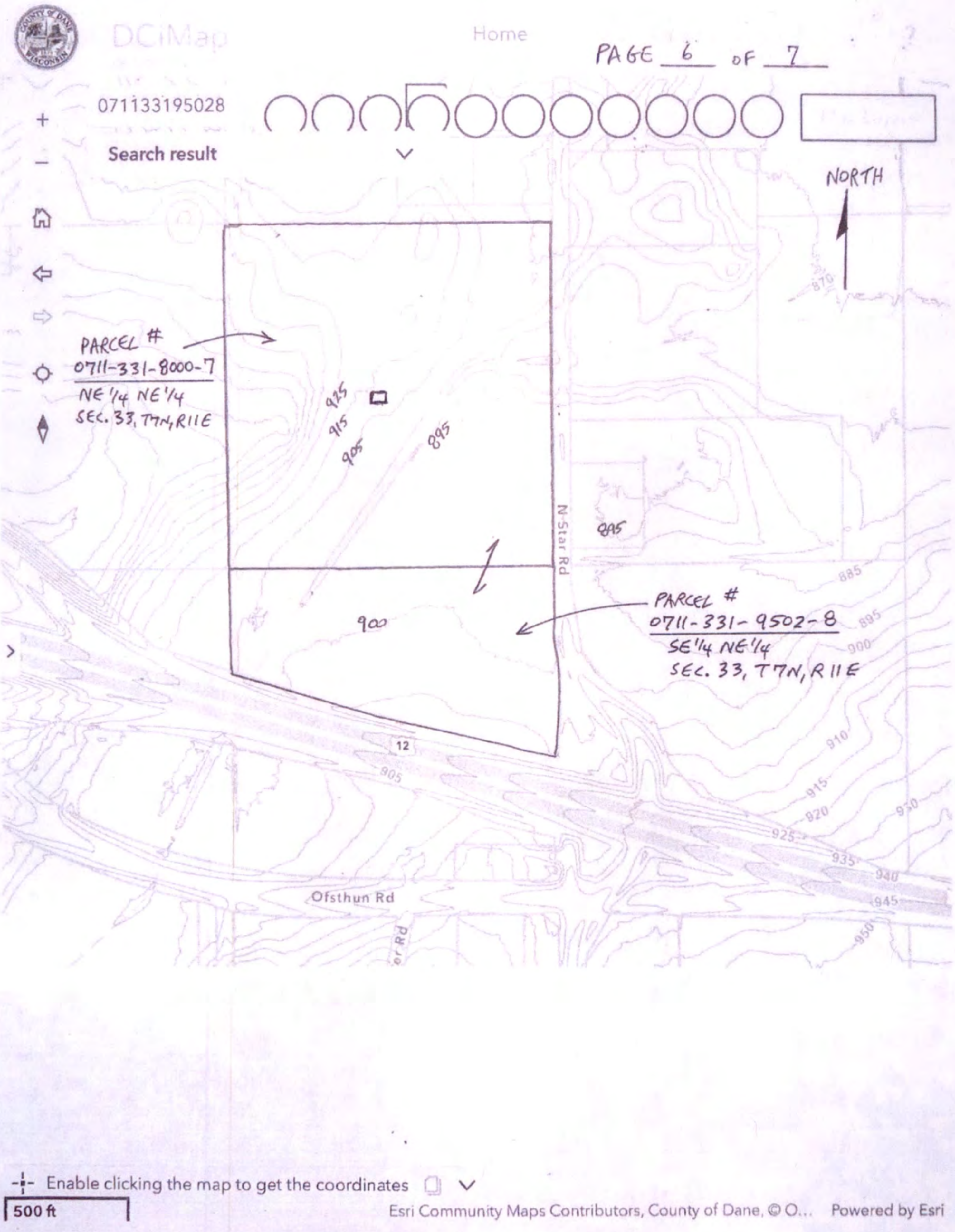
Boring # ☐ Boring ☐ Pit Ground surface elev.______ft. Depth to limiting factor______in. / elev.______ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft^2	
									*Eff#1	*Eff#2

* Effluent #1 = BOD > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L * Effluent #2 = BOD, ≤ 30 mg/L and TSS ≤ 30 mg/L

Mound systems require a site in its natural condition, protected from soil compaction, disturbance, excavation and vehicular traffic. Therefore, it is important to protect the future mound system in the existing natural condition.

PAGE 6 OF 7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500 ft
Esri Community Maps Contributors, County of Dane, © O...
Powered by Esri

071133195028

PARCEL #
0711-331-8000-7
NE 1/4 NE 1/4
SEC. 33, T7N, R11E

PARCEL #
0711-331-9502-8
SE 1/4 NE 1/4
SEC. 33, T7N, R11E

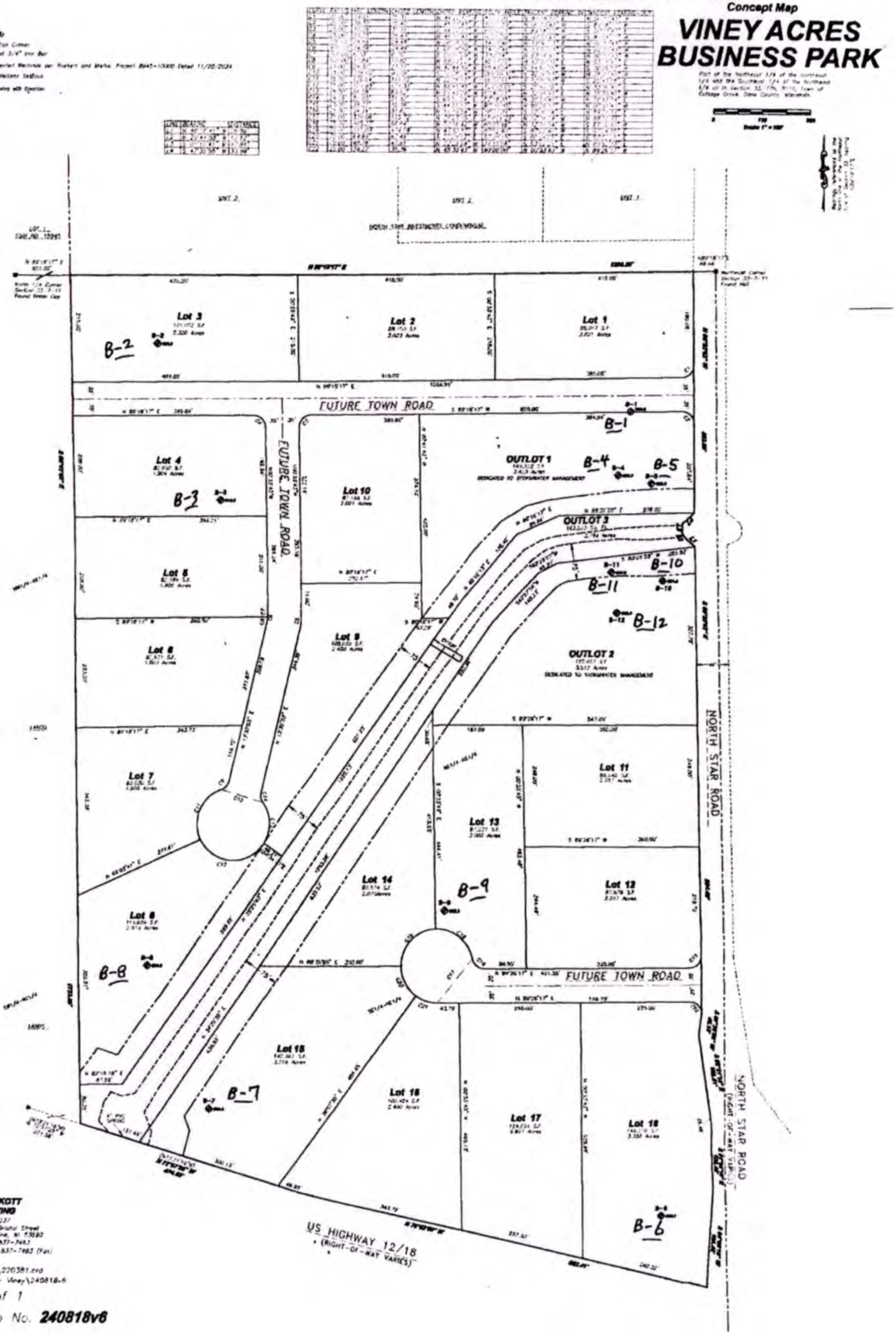
PAGE 7 OF 7

Concept Map

VINEY ACRES BUSINESS PARK

Part of the Northeast 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4 all in Section 33, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin.

Legend:
- ● = Section Corner
- • = Found 3/4" Iron Bar
- – – – – – = Delineated Wetlands per Ruekert and Mielke Project 8845-10000 Dated 11/20/2024
- — – – — = 75' Wetland Setback
- B-1 = Soil Boring with Elevation



UNIT 3
UNIT 2
UNIT 1
NORTH STAR BUSINESS CONDOMINIUM
Lot 1
Lot 2
Lot 3
Lot 4
Lot 5
Lot 6
Lot 7
Lot 8
Lot 9
Lot 10
Lot 11
Lot 12
Lot 13
Lot 14
Lot 15
Lot 16
Lot 17
Lot 18
OUTLOT 1
DEDICATED TO STORMWATER MANAGEMENT
OUTLOT 2
DEDICATED TO STORMWATER MANAGEMENT
OUTLOT 3
FUTURE TOWN ROAD
FUTURE TOWN ROAD
FUTURE TOWN ROAD
NORTH STAR ROAD
NORTH STAR ROAD (RIGHT-OF-WAY VARIES)
US HIGHWAY 12/18 (RIGHT-OF-WAY VARIES)
B-1
B-2
B-3
B-4
B-5
B-6
B-7
B-8
B-9
B-10
B-11
B-12

Scale: 1" = 150'

BIRRENKOTT SURVEYING
P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI 53590
(608) 837-7463
(608) 837-7483 (Fax)

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Sheet 1 of 1

Office Map No. **240818v6**

Wisconsin Department of Safety and Professional Services
Division of Industry Services
4822 Madison Yards Way
PO Box 7302
Madison, WI 53707

Phone: 608-266-2112
Web: http://dsps.wi.gov
Email: dsps@wisconsin.gov

Program: Plumbing
Web: https://dsps.wi.gov/Pages/Programs/Plumbing

Soil and Site Evaluation – Stormwater Infiltration

In accordance with SPS 382.365, 385, Wis. Adm. Code, and WDNR Standard 1002
Personal information you provide may be used for secondary purposes [Privacy Law, s. 15.04(1)(m)]

Page 1 of 5

Attach a complete site plan on paper not less than 8 ½ x 11 inches in size. Plan must include, but is not limited to: vertical and horizontal reference point (BM); direction and percent of slope; scale or dimensions; north arrow; and BM referenced to nearest road.

PLEASE PRINT ALL INFORMATION

COUNTY: DANE

PARCEL ID: 0711-331-8000-7/-9502-8

PROPERTY OWNER: Don Viney

PROPERTY OWNER'S MAILING ADDRESS: 2093 US Highway 12 / 18

CITY, STATE, ZIP CODE: Cottage Grove, WI 53527

PHONE: 608-628-4653

PROPERTY LOCATION

Govt. Lot NE , & SE ¼, NE ¼, S 33 , T 7 N, R 11 E

Lot #, Block #, Subd. Name or CSM #: VINEY ACRES

Municipality: Cottage Grove

☐ City ☐ Village ☑ Town

Nearest Road: North Star Road

Drainage area See Plan ☐sq. ft. ☐acres

Test site suitable for (check all that apply):

☐Site not suitable ☐Bioretention
☐Reuse ☐Subsurface Dispersal System
☐Irrigation ☐Other ____________

HYDRAULIC APPLICATION TEST METHOD

☑ Morphological Evaluation
☐ Double Ring Infiltrometer
☐ Other: (specify) ____________

SOIL MOISTURE

Date of soil borings: 1-27-2025

USDA-NRCS WETS VALUE:
☐ Dry = 1
☐ Normal = 2
☐ Wet = 3

B-1 #OBS. ■ Pit ☐ Boring Ground Surface Elevation 893.8 ft. Elevation of Limiting Factor >883.8 ft.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frags.	% Fines	Hydraulic App. Rate Inches/Hr.
1	0-14	10YR 3/2	none	SIL	2msbk	mfr	cs	0	0	0.13
2	14-38	10YR 4/4	none	SCL	2msbk	mfr	cs	0	0	0.11
3	38-120	10YR 6/4	none	gr. LCS**	0sg	ml	--	10	0	3.60

Comments:
**gr. LCS is gravelly Loamy Coarse Sand.

B-4 #OBS. ☒ Pit ☐ Boring Ground Surface Elevation 887.7 ft. Elevation of Limiting Factor 880.7 ft.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frags.	% Fines	Hydraulic App. Rate Inches/Hr.
1	0-12	10YR 3/2	none	SIL	2msbk	mfr	cs	0	0	0.13
2	12-30	10YR 4/4	none	SCL	2msbk	mfr	gs	0	0	0.11
3	30-84	10YR 6/4	none	gr. LCS**	0sg	ml	cs	10	0	3.60
4	84-120	10YR 6/4	c2d 10YR 5/8 & 6/1	gr. LCS**	0sg	ml	--	10	0	3.60

Comments:

**gr. LCS is gravelly Loamy Coarse Sand.

B-5 #OBS. ☒ Pit ☐ Boring Ground Surface Elevation 883.6 ft. Elevation of Limiting Factor 878.3 ft.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frags.	% Fines	Hydraulic App. Rate Inches/Hr.
1	0-14	10YR 3/2	none	SIL	2msbk	mfr	cs	0	0	0.13
2	14-28	10YR 4/4	none	SCL	2msbk	mfr	cs	0	0	0.11
3	28-64	10YR 6/4	none	gr. LCS**	0sg	ml	cs	10	0	3.60
4	64-96	10YR 6/4	c2d 10YR 5/8 & 6/1	Gr. LCS**	0sg	ml	--	10	0	3.60
			Groundwater							
			Observed at 90"							

Comments:

**gr. LCS is gravelly Loamy Coarse Sand. Groundwater Observed at 90" depth, Elevation = 876.1'.

B-10 #OBS. ☒ Pit ☐ Boring Ground Surface Elevation 884.0 ft. Elevation of Limiting Factor 883.0 ft.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frags.	% Fines	Hydraulic App. Rate Inches/Hr.
1	0-12	10YR 3/2	none	SIL	2msbk	mfr	cs	0	0	0.13
2	12-40	10YR 4/4	c2d 10YR 5/8 & 6/2	CL	2msbk	mfr	cs	0	0	0.03
3	40-66	10YR 4/4	m3p 10YR 5/8 & 6/1	SICL	0m	mfi	--	0	0	0.04
			Groundwater							
			Observed at 66"							

Comments:

Groundwater Observed at 66" depth, Elevation = 878.5'.

B-11 #OBS. ■ Pit ☐ Boring Ground Surface Elevation 887.2 ft. Elevation of Limiting Factor 883.9 ft.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frags.	% Fines	Hydraulic App. Rate Inches/Hr.
1	0-40	10YR 3/2	none	sil	2msbk	mfr	cs	0	0	0.13
2	40-96	10YR 6/4	m3p 10YR 5/8 & 6/1	gr. LCS**	0sg	ml	--	10	0	3.60
			Groundwater							
			Observed at 84"							

Comments:
Groundwater Observed at 84" depth. ** gr. LCS is gravelly Loamy Coarse Sand.

B-12 #OBS. ■ Pit ☐ Boring Ground Surface Elevation 892.4 ft. Elevation of Limiting Factor 880.4 ft.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frags.	% Fines	Hydraulic App. Rate Inches/Hr.
1	0-10	10YR 3/2	none	SIL	2msbk	mfr	cs	0	0	0.13
2	10-28	10YR 4/4	none	SCL	2msbk	mfr	cs	0	0	0.11
3	28-144	10YR 6/4	none	gr. LCS**	0sg	ml	--	10	0	3.60

Comments:
** gr. LCS is gravelly Loamy Coarse Sand.

Overall Site Comments:

Richard C. Herro / Rick Herro Soil Testing LLC
Name (Please Print)

Richard C Herro Email rherro54@gmail.com
Signature

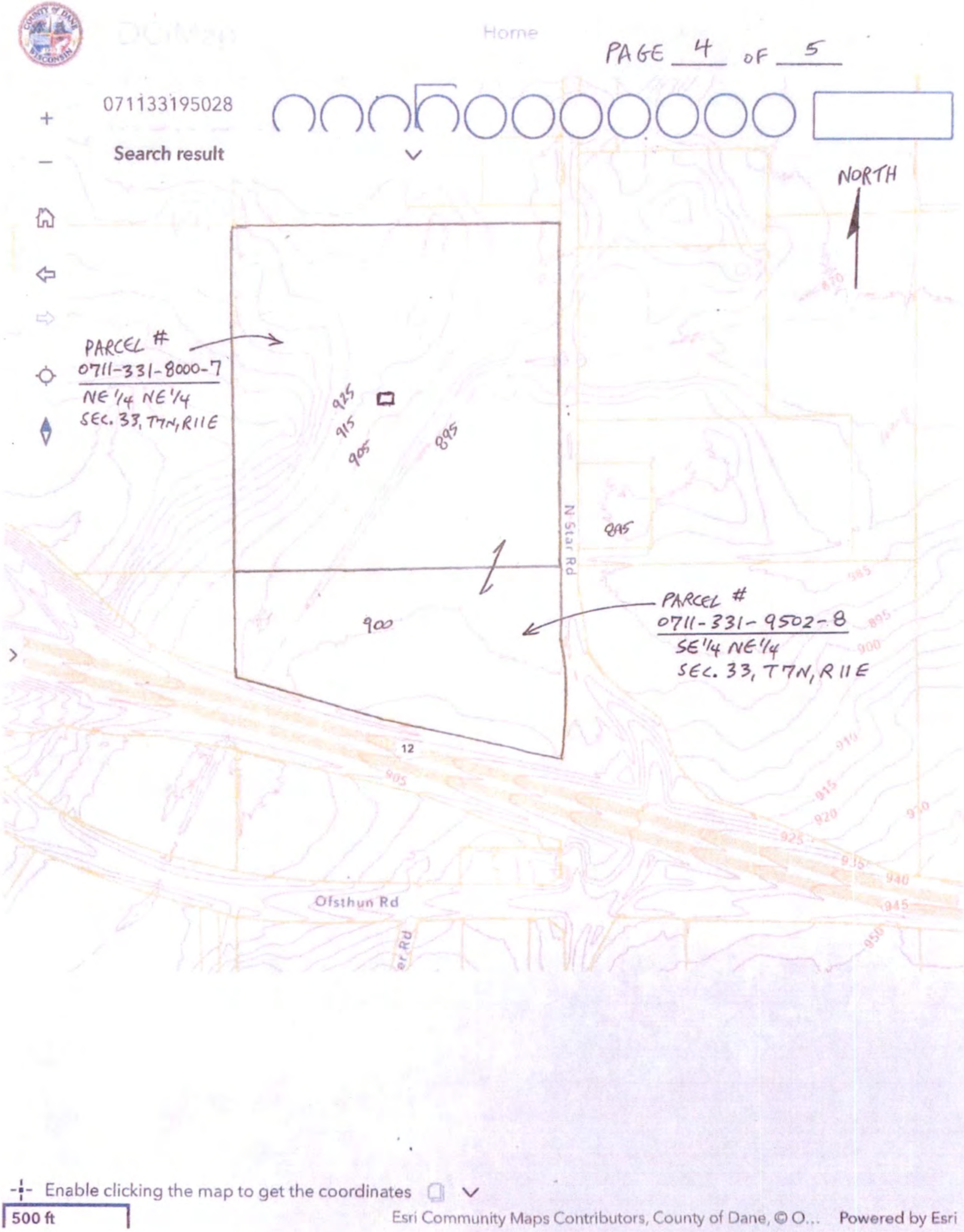
SP-057800001 CST-71536
Credential Number

603 N. Dewey Avenue, Jefferson, WI. 53549
Address

1-27-2025
Date Evaluation Conducted

920-650-6788
Phone Number

PAGE 4 OF 5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Search result
NORTH
PARCEL #
0711-331-8000-7
NE 1/4 NE 1/4
SEC. 33, T7N, R11E
925
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905
895
N Star Rd
895
900
PARCEL #
0711-331-9502-8
SE 1/4 NE 1/4
SEC. 33, T7N, R11E
870
885
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Esri Community Maps Contributors, County of Dane, © O...
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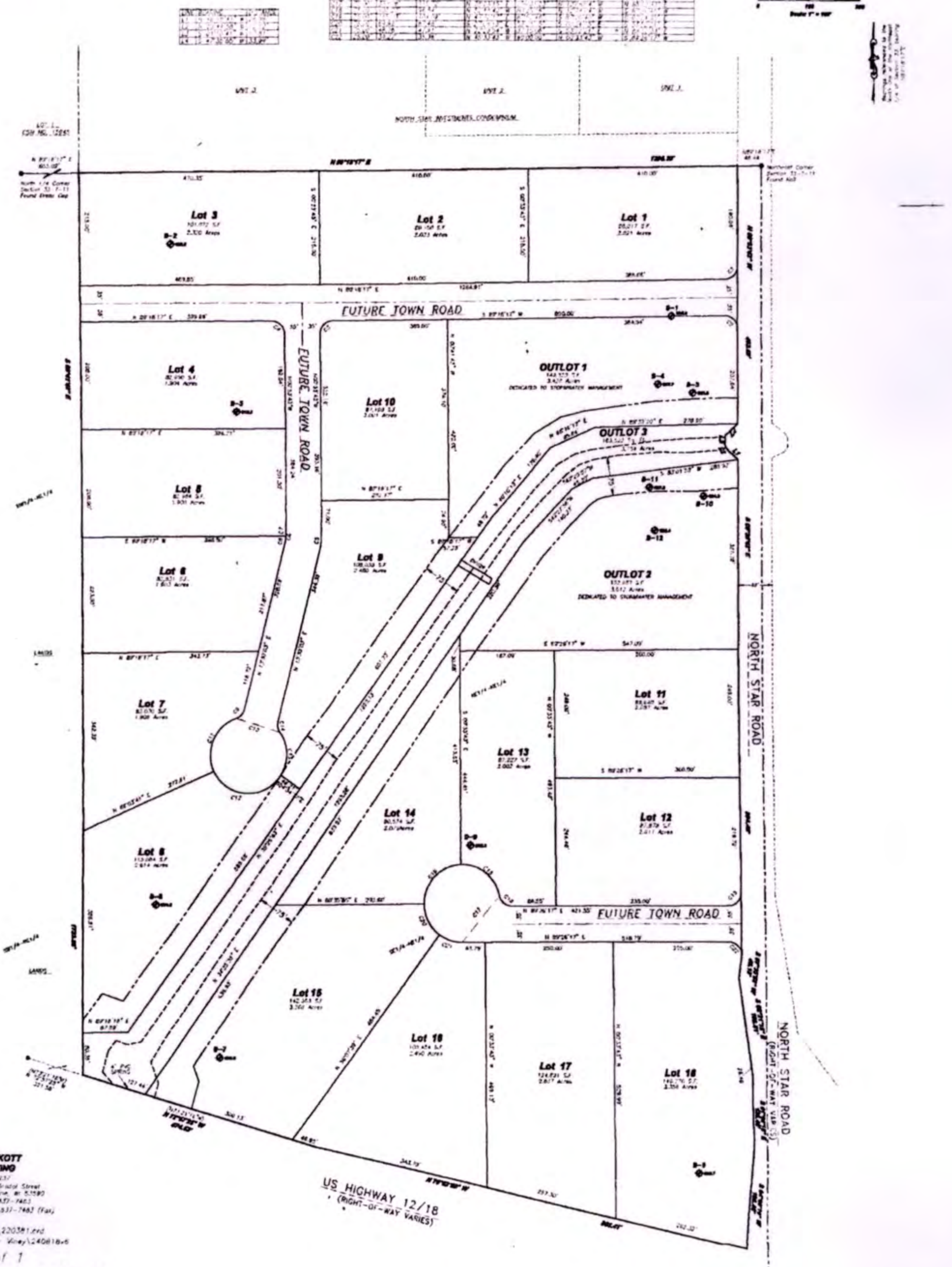
PAGE 5 of 5

Concept Map

VINEY ACRES BUSINESS PARK

Part of the Northeast 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 33, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin

Legend:
- ● = Section Corner
- ● = Found 3/4" Iron Bar
- ------ = Delineated Wetlands per Ruekert and Mielke, Project #045-10000 Dated 11/20/2024
- — - - — = 75' Wetland Setback
- B-1 = Soil Boring with Elevation



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Lot 7
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Lot 9
Lot 10
Lot 11
Lot 12
Lot 13
Lot 14
Lot 15
Lot 16
Lot 17
Lot 18
OUTLOT 1
DEDICATED TO STORMWATER MANAGEMENT
OUTLOT 2
DEDICATED TO STORMWATER MANAGEMENT
OUTLOT 3
FUTURE TOWN ROAD
FUTURE TOWN ROAD
FUTURE TOWN ROAD
NORTH STAR ROAD
NORTH STAR ROAD
US HIGHWAY 12/18
(RIGHT-OF-WAY VARIES)
NORTH STAR INVESTMENTS CONDOMINIUM
UNIT 1
UNIT 2
UNIT 3
B-1
B-2
B-3
B-4
B-5
B-6
B-7
B-8
B-9
B-10
B-11
B-12

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

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Sheet 1 of 1

Office Map No **240818v6**

Viney Acres, LLC Trust wishes to rezone 56.9 acres located in the Northeast ¼ of the Northeast ¼ of Section 33, T7N, R11E, Town of Cottage Grove. The property is located along N. Star Road and US Highway 12/18

Parcel No(s).: 0711-331-8000-7

0711-331-9502-8

Current zoning: AT-35

Proposed zoning: 21.768 acres to GC; 3.996 acres to UTR

The property is currently vacant. Commercial development is anticipated.

Zoning description (AT-35 to GC):
Part of the Northeast ¼ of the Northeast ¼ and the Southeast ¼ of the Northeast ¼, Section 33, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin, described as follows:
Commencing at the East ¼ corner of Section 33; thence N00°33'43"W, 558.63 feet along the East line of said Section 33; thence N76°53'24"W, 42.98 feet to the point of beginning; thence N76°53'24"W, 863.18 feet along the North right-of-way line of US Highway 12/18; thence N72°57'25"W, 365.75 feet along said North right-of-way line; thence N34°24'52"E, 1081.72 feet; thence N89°26'17"E, 592.52 feet to the West right-of-way line of North Star Road; thence S00°33'43"E, 602.42 feet along the West right-of-way line of North Star Road; thence S07°35'53"W, 45.13 feet along said West right-of-way line; thence S08°21'15"E, 188.81 feet along said West right-of-way line; thence S01°04'04"E, 139.26 feet along said West right-of-way line; thence S04°01'57"W, 196.48 feet along said West right-of-way line to the point of beginning, Containing 948,243 square feet, or 21.768 acres.

Zoning description (AT-35 to UTR):
Part of the Northeast ¼ of the Northeast ¼, Section 33, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin, described as follows:
Commencing at the East ¼ corner of Section 33; thence N00°33'43"W, 1724.11 feet along the East line of said Section; thence S89°26'17"W, 48.44 feet to the point of beginning; thence S89°26'17"W, 592.52 feet; thence N35°30'17"E, 218.81 feet; thence N42°27'36"E, 154.03 feet; thence N46°26'19"W, 22.61 feet; thence N64°30'27"E, 67.29 feet; thence N82°57'54"E, 125.42 feet; thence N87°08'18"E, 133.62 feet; thence S01°10'41"W, 4.05 feet; thence S29°44'58"E, 12.12 feet along said West right-of-way; thence S48°18'41"E, 24.25 feet along said West right-of-way; thence S00°33'43"E, 367.82 feet along said West right-of-way to the point of beginning. Containing 174,.048 square feet, or 3.996 acres.