

Russ 8-18-15
Kent
Staudt
608 220-5556
4672 Villas Rd
Pursue w/ Rezone
Not CUP!

You have the
and Rezone
& CUP applications
So process
Rezone only
Please.
Mx - Diana



DANE COUNTY PLANNING & DEVELOPMENT

Room 116, City-County Building, Madison, Wisconsin 53703
Fax (608) 267-1540

June 12, 2015

Mr. Kent J. Staudt
4672 Vilas Road
Madison WI 53728

RE: Recreational vehicles parked or stored at 4672 Vilas Road
Parcel # 018/0711-061-9110-9

Dear Mr. Staudt:

The Dane County Code of Ordinances (DCCO) is available at the following world-wide, web address:
<http://danedocs.countyofdane.com/webdocs/pdf/ordinances/ord010.pdf>.

Section 10.01 of DCCO states, "(51) Recreational equipment. Shall include boats, canoes, snowmobiles or camping and luggage carrying trailers intended to be towed by an automobile or truck or a camper unit to be mounted on a truck. Any motor driven camper or motor home shall be considered as recreational equipment."

Section 10.126(3)(r) of the DCCO states, "The seasonal storage of recreational equipment and motor vehicles owned by private individuals other than those resident on the premises, this storage to be in existing agricultural accessory buildings. The storage of a dealer's inventory or the construction of any new buildings for storage shall be considered a commercial use and subject to the provisions of this chapter."

The zoning district classification of your property, Lot 1, Certified Survey Map #3521, is R - 2, Residence District, DCPREZ-2003-08797, effective October 15, 2003.

A change of zoning district classification from R-2, Residence District to A-2(1), Agriculture District and a Conditional Use Permit (CUP) will be required for your proposal to store recreational vehicles on your property.

Please see the following, enclosed information for the zoning change and the CUP application:

- Zoning Change Application;
- Conditional Use Application;
- Six Standards of a Conditional Use Permit;
- 2015 Meeting Schedule;
- Fee Schedule;
- Copy of Certified Survey Map #3521, 3 of 3;
- Access Dane property information, 018/0711-061-9110-9;
- Location Map, Alden G. Kaukl, Wisconsin Land Surveyor, S-1384, October 30, 2003;
- Return envelope.

Sincerely,

Russell L. Bartlett, bartlett@countyofdane.com, 608-267-3960, Zoning Inspector, County of Dane ✓

Cc: Town Clerk

*Housing &
Economic Development*
(608)266-4270, Rm. 362

Planning
(608)266-4251, Rm. 116

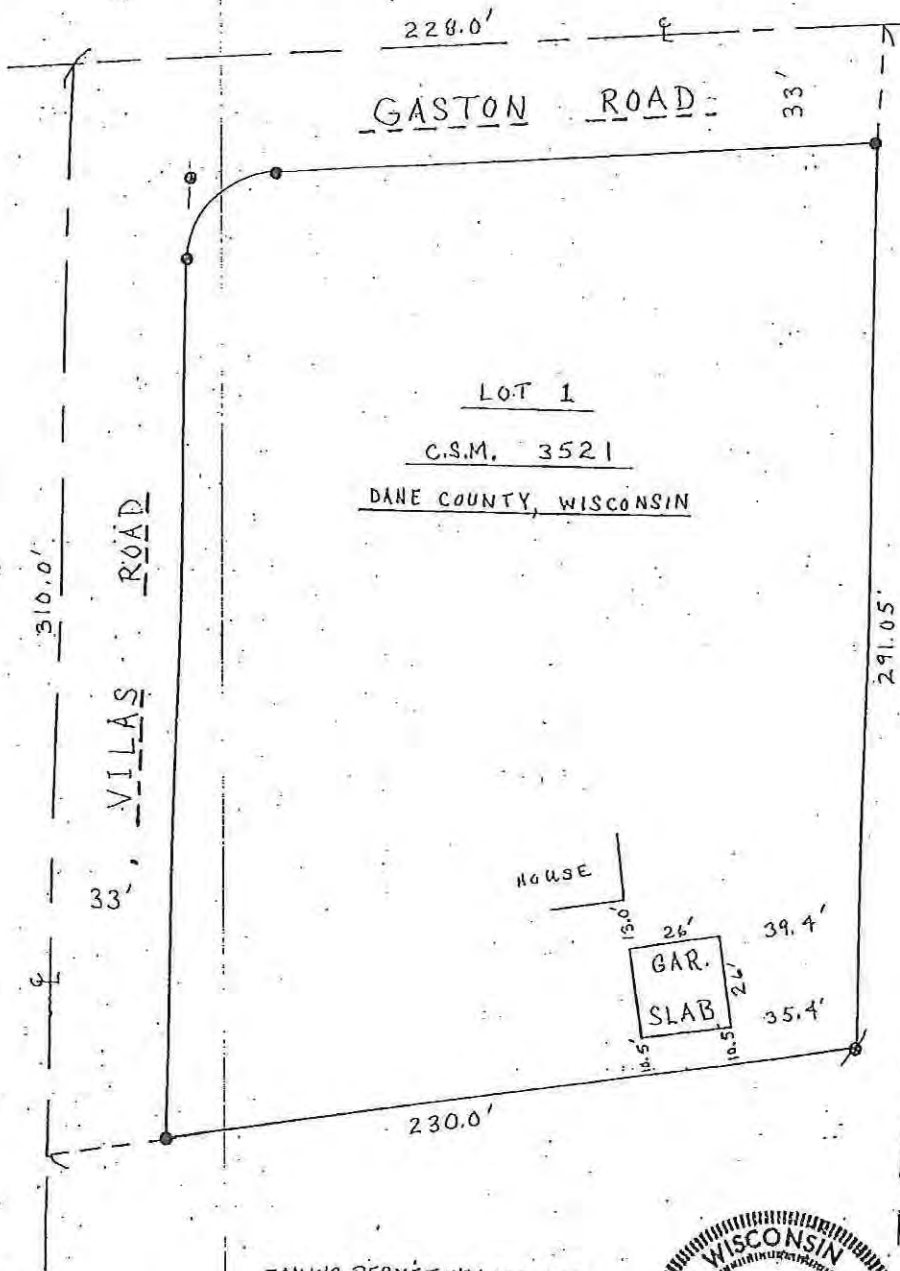
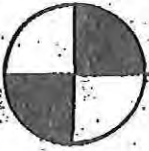
Records & Support
(608)266-4251, Rm. 116

Zoning
(608)266-4266, Rm. 116

LOCATION MAP

PREPARED BY
BADGER SURVEYING AND MAPPING SERVICE

2702 INTERNATIONAL LANE · MADISON, WISCONSIN 53704
OFFICE: (608) 244-2010 · FAX: (608) 244-6272



ZONING PERMIT NO: 925-203

DATE: OCTOBER 30, 2003



SCALE 1" = 40'

PREPARED FOR:
JASON FRISCH
4672 VILAS RD.
MADISON, WI.

JOB NO. 36-130 SHEET 1 OF 1


2004-00725

Parcel Number - 018/0711-061-9110-9

Current

[← Parcel Parents](#)

[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF COTTAGE GROVE	
State Municipality Code	018	
PLSS (T,R,S,QQ,Q)	07N 11E 06 SW NE (Click link above to access images for Qtr-Qtr)	
Section	07N 11E 06 (Click link above to access images for Section)	
Plat Name	CSM 03521 (Click link above to access images for Plat) CSM 03521 (Click link above to access images for Surveys within Plat)	
Block/Building		
Lot/Unit	1 (Click link above to see images for this Lot)	
Parcel Description	LOT 1 CSM 3521 CS14/101-103 R2102/79-81-8/5/80 DESCR AS SEC 6-7-11 PRT SW1/4NE1/4 1.57 ACRES This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	KENT J STAUDT	
Primary Address	4672 VILAS RD	
Billing Address	4672 VILAS RD MADISON WI 53718	

Assessment Summary		More +
Assessment Year	2015	
Valuation Classification	G1	
Assessment Acres	1.570	
Land Value	\$86,800.00	
Improved Value	\$132,900.00	
Total Value	\$219,700.00	

Show Valuation Breakout

Zoning Information

For the most current and complete zoning information, contact the Division of Zoning.

Zoning
R-2 DCPREZ-0000-08797

Zoning District Fact Sheets

Parcel Maps



[Surveyor Map](#)

[DCiMap](#)

[Google Map](#)

[Bing Map](#)

Tax Summary (2014)**More +**[E-Statement](#)[E-Bill](#)[E-Receipt](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$86,800.00	\$132,900.00	\$219,700.00
Taxes:		\$4,311.96
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$87.59
Specials(+):		\$164.55
Amount:		\$4,388.92

District Information

Type	State Code	Description
REGULAR SCHOOL	3675	MONONA GROVE SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	09DG	DEERGROVE EMS
OTHER DISTRICT	09CG	COTTAGE GROVE FIRE

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
TDI	11/02/2005	4127990		

Show More ▼

DocLink

DocLink is a feature that connects this property to recorded documents. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. Click here for instructions.

By Parcel Number: 0711-061-9110-9

By Owner Name: KENT J STAUDT

[Document Types and their Abbreviations](#)[Document Types and their Definitions](#)



Access Dane is a product of
Dane County Land Information Council

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210 Martin Luther King Jr. Blvd

City-County Bldg. Room 116

Madison, WI 53703



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Bartlett, Russell

From: Kim Banigan <clerk@towncg.net>
Sent: Tuesday, August 04, 2015 9:19 AM
To: Lane, Roger; Bartlett, Russell
Subject: Re: 4672 Vilas Road, Mr. Kent J. Staudt, Zoning change R-2 to A-2(1) and CUP application, storage of recreational equipment

Good Morning,

Thought I would update you on this one...Last night Mr. Staudt appeared before the Town Board and stated that he would like to appeal our plan commission's decision to deny his rezone to A-2, however he did not wish to pursue the CUP for storage of RVs. The board said the rezone would not be viable because our land use plan shows it as existing residential surrounded by planned medium density residential (even though current use of surrounding area is all Ag). They felt the County would not approve even if the Town does since it does not fit into our future land use plan.

Discussion revealed that the main reason he wants to rezone to A2 is so there can be no complaints or citations for having farm machinery on his R-2 lot since he rents the farm land around him. The board thought he should be able to put up an accessory building under his current R-2 zoning to put the tractor etc. in and then it will not be a problem.

He said he has already gotten rid of 2 of the campers, another will be gone next week and he is buying the other one.

Kim Banigan
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4058 County Road N
Cottage Grove, WI 53527
Phone: 608-839-5021 ext. 32
Fax: 608-839-4432
www.tn.cottagegrove.wi.gov

On 7/23/2015 9:24 AM, Lane, Roger wrote:

Dane County will always work with the Town on enforcement of a violation. If the Town would like to delay enforcement until September 1, 2015, the County would be amenable to that.

Russ, If that is the case, we should send a letter to the Stadt's to notify him that enforcement, citations, and/or summons and complaint will commence on September 1, 2015 if the violation occurring on his property are not corrected.

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Dane County Zoning Administrator

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Cc: Lane, Roger
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Good morning Russ and Roger,

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seasonal storage of RV's last night because conflicts with Town plan. They told him he can attend a Town Board meeting and ask for abeyance of enforcement of lack of CUP for 1.5 months or until 9/15/15. Not sure how that works, can the Town Board put enforcement of a county ordinance in abeyance?

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Storing items inside an accessory building is always an alternative. Please note that the R-2 Residence Zoning District limits the size of accessory buildings to 100% of the footprint of the house and no higher than 12 feet to the mean of the roof. He may have troubles getting an RV into the accessory building due to the height.

Thanks for the update.

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To: Bartlett, Russell
Subject: Re: 4672
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4058 County Road N

Bartlett, Russell

From: Lane, Roger
Sent: Wednesday, August 19, 2015 8:01 AM
To: 'Kim Banigan'
Cc: Bartlett, Russell
Subject: RE: 4672 Vilas Road, Mr. Kent J. Staudt, Zoning change R-2 to A-2(1) and CUP application, storage of recreational equipment

Yes. We just processed the petition this morning. The petition number is 10899. It will be on the October 27th public hearing.

Roger

From: Kim Banigan [mailto:clerk@towncg.net]
Sent: Tuesday, August 18, 2015 10:58 AM
To: Lane, Roger
Subject: Re: 4672 Vilas Road, Mr. Kent J. Staudt, Zoning change R-2 to A-2(1) and CUP application, storage of recreational equipment

Good Morning Roger,

The Town Board reconsidered and approved the zone change to A-2 for this property. He is no longer interested in pursuing the CUP. Has he officially applied with the County yet? I can't find a copy of his county application here in order to do a Town Action Report.

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On 8/4/2015 11:10 AM, Lane, Roger wrote:

No. They would just become non-conforming buildings. It appears that he would have to put a new building in front of his house.

Roger

From: Kim Banigan [mailto:clerk@towncg.net]
Sent: Tuesday, August 04, 2015 10:40 AM
To: Lane, Roger
Subject: Re: 4672 Vilas Road, Mr. Kent J. Staudt, Zoning change R-2 to A-2(1) and CUP application, storage of recreational equipment

Yes but what about the garage that he changed from R-1a to R-2 for? Will that be a problem again?

Kim Banigan

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On 8/4/2015 10:23 AM, Lane, Roger wrote:

Pretty much the same. The A-2 allows for a taller accessory building. It also changes the building coverage.

Roger

From: Kim Banigan [<mailto:clerk@towncg.net>]
Sent: Tuesday, August 04, 2015 10:07 AM
To: Lane, Roger
Subject: Re: 4672 Vilas Road, Mr. Kent J. Staudt, Zoning change R-2 to A-2(1) and CUP application, storage of recreational equipment

What about the setbacks?

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On 8/4/2015 10:03 AM, Lane, Roger wrote:

I don't think they would mind at all. If the Town feels comfortable with the change, the ZLR Committee is going to go along with it.

Roger

From: Kim Banigan [<mailto:clerk@towncg.net>]
Sent: Tuesday, August 04, 2015 9:55 AM
To: Lane, Roger
Subject: Re: 4672 Vilas Road, Mr. Kent J. Staudt, Zoning change R-2 to A-2(1) and CUP application, storage of recreational equipment

It looks like that lot was rezoned from R-1A to R-2 back in 2003 for a garage (probably for setbacks?). I think A-2 would put him back in that boat.

Any idea what the likelihood is that the County would approve a rezone to A-2 given our land use plan has it as existing residential surrounded by medium density residential? (even though current use is Ag)

Kim Banigan
Clerk, Town of Cottage Grove

SURVEYOR'S CERTIFICATE

I hereby certify the following described land was surveyed and mapped under my direction and that I have fully complied with Chapter 236.34 of the Wisconsin Statutes and that the map is a correct representation of the boundaries thereof in accordance with the information furnished to me.

Handwritten notes:
C. Conrad
S-299
1673851
August 5, 1980
Vol. 14 of Certified Survey Maps, page 103
N.W. 1/4

Certified Survey Map Number 3521
Document Number 1673851
Recorded August 5, 1980
Vol. 14 of Certified Survey Maps, page 103

Al Conrad Surveyed for
Al Conrad, Land Surveyor No. S-299

State of Wis. } As owners we, Claude McAllen and Zoe McAllen
County of Dane } his wife, certify that we have caused the
land described on this certified survey to be surveyed, divided,
mapped, and dedicated as represented on this certified survey.
We also certify that this certified survey is required by
Chapter 75 of Dane Co. Ordinances to be submitted to the Dane
Co. Agriculture, Zoning, Plan. and Water Resources Committee
and the Town Board of the Town of Cottage Grove. Witness the hand
in seal of said owners this 30th day of July 1980.

Signed in the presence of Wally Johnson Witness Claude McAllen
Zoe McAllen

Claude McAllen and Zoe McAllen personally appeared
before me on this 30th day of July, 1980. The above named
Claude McAllen and Zoe McAllen to me known to be the
persons who executed the foregoing instrument and
acknowledged the same.

My Commission expires } Carl A. Swanson
Notary Public, Dane Co., Wis.
NOV 14, 1982

- Dedication of the 25.0 foot corner radius -
The town road designated herein is hereby acknowledged
and accepted by the Town of Cottage Grove.

Reference No. _____
Legend
Scale 1 inch _____ feet
o Iron Stake found
o 1" x 24" iron pipe
Min. Wt. 1.13#/ln ft.

Approved for recording per Town Board of the
Town of Cottage Grove.
Action of August 4, 1980
Stanley J. G. - Clerk
Authorized Representative
Certified Survey Map No. 3521

RECEIVED FOR record this 5th day of August 1980 at 2:53 P. M. and
recorded in Volume 14 of Certified Survey Maps of Dane County on Page 103

Carol R. Mahonke Register of Deeds
By: Tera Chapman, Deputy CS# 3521
V. 14 - 103
Sheet 3 of 3 Sheets

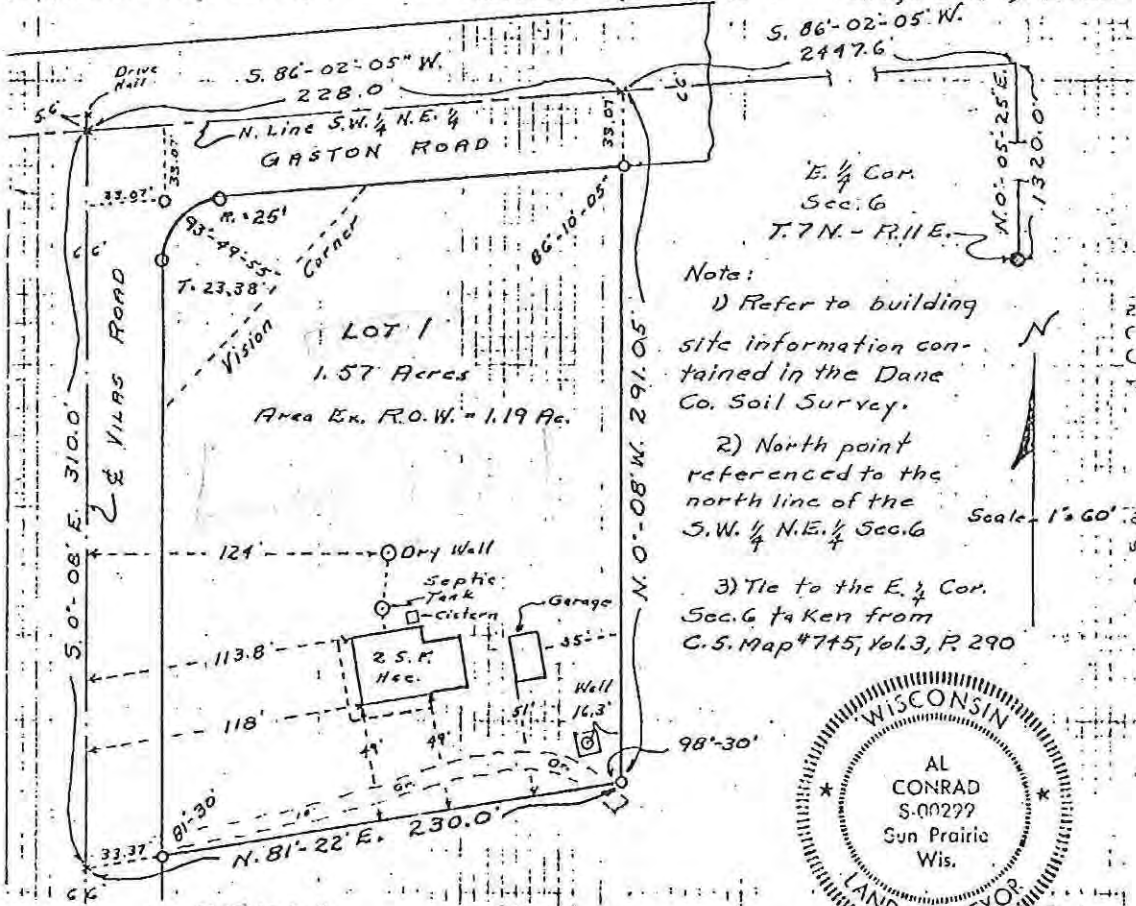
SURVEYOR'S CERTIFICATE

I hereby certify the following described land was surveyed and mapped under my direction and that I have fully complied with Chapter 236.34 of the Wisconsin Statutes and that the map is a correct representation of the boundaries thereof in accordance with the information furnished to me.

Part of the S.W. 1/4 N.E. 1/4 Section 6 T.7 N.-R.11 E. (Twp. of Cottage Grove) Dane Co., Wis. described as follows: Commencing at the East 1/4 Cor. of said Sec. 6; Thence N.0°-05'-25"E. 1320.0 feet; Thence S. 86°-02'-05"W. 2447.6 feet to the p.o.b. Thence continue S. 86°-02'-05"W. 228.0 feet to the E. of Vilas Road; Thence S. 0°-08'E. 310.0 feet along the E. of Vilas Rd.; Thence N. 81°-22'E. 230.0 feet; Then N. 0°-08'W. 291.05 feet to the north line S.W. 1/4 N.E. 1/4 and p.o.b. The above described parcel is subject to a public R.O.W. over the northerly and westerly 33 feet thereof.

Certified Survey Map Number 3521
Document Number 1673001
Recorded August 5, 1980
Vol. 14 of Certified Survey Maps, page 101

Al Conrad Surveyed for Claude McAllen R. I
Al Conrad, Land Surveyor No. S-299 Apr. 15, 1980 Cottage Grove, Wis.



Note:
1) Refer to building site information contained in the Dane Co. Soil Survey.
2) North point referenced to the north line of the S.W. 1/4 N.E. 1/4 Sec. 6
3) Tie to the E. 1/4 Cor. Sec. 6 taken from C.S. Map #745, Vol. 3, P. 290

Reference No. C.S. 104-3

Legend
Scale 1 inch 60 feet
● Iron Stake found
○ 1" x 24" iron pipe
Min. Wt. 1.13#/1n ft.
x Nail in B.T.

Approved for recording per Dane Co. Agriculture Zoning, Plan, and Water Resources Committee.
Action of July 31, 1980
M. Smith # 2669
Authorized Representative
Certified Survey Map No. 3521

RECEIVED FOR record this 5th day of August 1980 at 2:53 P. M. and recorded in Volume 14 of Certified Survey Maps of Dane County on Page 101

Caree R. Mahnke Register of Deeds
By: Winn Chapman, Deputy
CSM# 3521
V. 14-101
Sheet 1 of 3 Sheets

SURVEYOR'S CERTIFICATE

I hereby certify the following described land was surveyed and mapped under direction and that I have fully complied with Chapter 236.34 of the Wisconsin Statutes and that the map is a correct representation of the boundaries there in accordance with the information furnished to me.

SKETCH

Showing Location of Lot 1
in the

S.W. 1/4 - N.E. 1/4 Section 6

T.7N.-R.11E.

Certified Survey Map Number 3521
Document Number 1072001

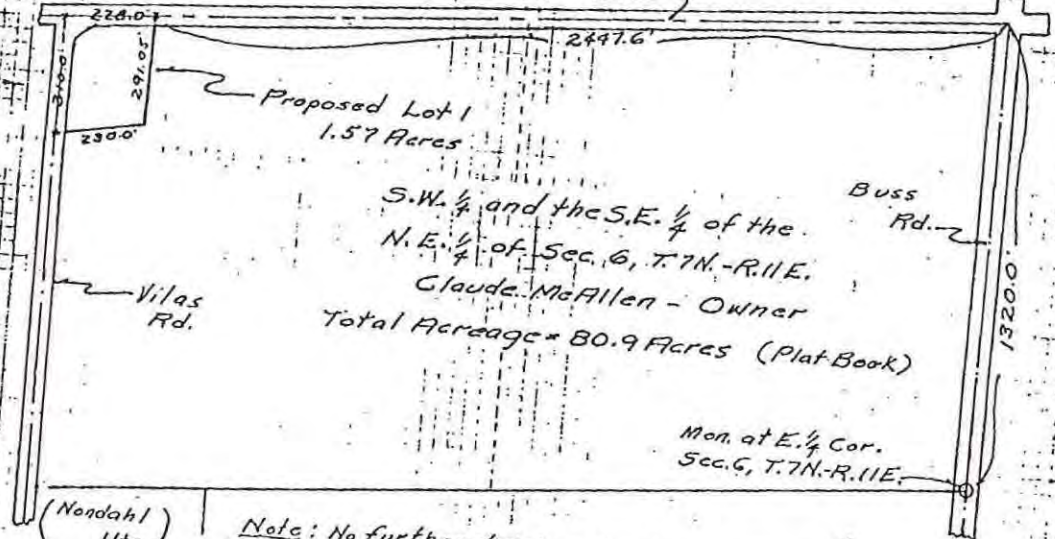
Recorded August 5, 1980
Vol. 14 of Certified Survey Maps, page 102

Al Conrad

Al Conrad, Land Surveyor No. S-299

Surveyed for

Gaston Rd.



(Nondahl Hts.)

Note: No further divisions for the balance of the property will be requested nor approved unless said division conforms with the City of Madison Subdivision Regulations.

Scale 1" = 400'

Reference No. C.S. 104-3

Legend

- Scale 1 inch 400 feet
- o Iron Stake found
- o 1" x 24" iron pipe
- Min. Wt. 1.13#/1n ft.

Approved for recording per City of Madison
Plan Commission
Action of JULY 31, 1980

Charles R. Dumas & Bill Roberts
Authorized Representative
Certified Survey Map No. 3521

RECEIVED FOR record this 5th day of August 1980 at 2:53 P. M. and recorded in Volume 14 of Certified Survey Maps of Dane County on Page 102

Carol R. Mahake
By Vera Chapman, Deputy Register of Deeds

CSM 3521
V. 14-102