

# Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
03/10/2016	DCPREZ-2016-10979
Public Hearing Date	C.U.P. Number
05/24/2016	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME MICHAEL JOHN KNIPFER	PHONE (with Area Code) (608) 712-7531	AGENT NAME	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 1770 N JARGO RD		ADDRESS (Number & Street)	
(City, State, Zip) DEERFIELD, WI 53531		(City, State, Zip)	
E-MAIL ADDRESS bigmikesconcrete@hotmail.com		E-MAIL ADDRESS	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
1770 N Jargo Rd					
TOWNSHIP COTTAGE GROVE	SECTION 13	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0711-133-9780-2					

REASON FOR REZONE	CUP DESCRIPTION
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CREATING ONE RESIDENTIAL LOT	
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
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A-1Ex Exclusive Ag District	A-2 Agriculture District	18.12		
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C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>M.K</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>M.K</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>M.K</u>	INSPECTOR'S INITIALS  SSA1	SIGNATURE:(Owner or Agent) <i>Mich Knifer</i> Michael Knipfer
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PRINT NAME:  3-10-16
DATE:



DANE COUNTY  
PLANNING & DEVELOPMENT

Zoning Division  
Room 116, City-County Building  
210 Martin Luther King Jr. Blvd.  
Madison, Wisconsin 53703-3342  
Phone: (608) 266-4266  
Fax: (608) 267-1540

Zoning Change Application

Items that must be submitted with your application:

- o Written Legal Description of the proposed Zoning Boundaries  
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.
- o Scaled Drawing of the location of the proposed Zoning Boundaries  
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

Owner's Name Michael J Knipfer Agent's Name \_\_\_\_\_  
 Address 1770 N. Sargo Rd Deerfield Wi Address \_\_\_\_\_  
 Phone 608-712-7531 58531 Phone \_\_\_\_\_  
 Email bigmikeconcrete@hotmail.com Email \_\_\_\_\_

Town: Cottage Grove Parcel numbers affected: 07113397802

Section: 01 Property address or location: 1770 N. Sargo Rd Deerfield Wi 53531

Zoning District change: (To / From / # of acres) A-2 From A-1ex 18.12

Soil classifications of area (percentages) Class I soils: — % Class II soils: — % Other: — %

Narrative: (reason for change, intended land use, size of farm, time schedule)

- Separation of buildings from farmland
- Creation of a residential lot
- Compliance for existing structures and/or land uses
- Other:

Planning a new lot for family member

I authorize that I am the owner or have permission to act on behalf of the owner of the property.  
Submitted By: [Signature]

Date: 3-7-16



## Dane County Planning and Development Department

Room 116, City-County Building, Madison, Wisconsin 53703

Fax (608) 267-1540

**Community Development**

(608)261-9781, Rm. 421

**Planning**

(608)266-4251, Rm. 116

**Records & Support**

(608)266-4251, Rm. 116

**Zoning**

(608)266-4266, Rm. 116

February 18, 2016

Michael Knipfer  
1770 N. Jargo Road  
Deerfield, WI 53531  
Delivered via email

Dear Michael,

Attached is a density study report for property you own in section 13 of the Town of Cottage Grove. The property is located in the town's Agricultural Area, within which new non-farm residential development is limited to 1 "Residential Density Unit" (a/k/a "RDU" or "split") per 35 acres of land owned as of May 15, 1982. Your property was part of a larger ~200 acre farm unit owned by L.E. Schlobohm as of 5/15/82.

As noted on the density study report, the original farm unit was eligible for a total of five (5) RDUs. Four (4) RDUs have been used so far, leaving one (1) RDU remaining. Based on your ownership of approximately 80 acres from the original farm unit, it would appear that you are eligible for the one remaining RDU.

As indicated in the town of Cottage Grove Comprehensive Plan, available RDUs may be used to create new residential parcels on your property, or may be transferred under the town's "Transfer of Development Rights" program to a "receiving area".

Please note that this analysis does not guarantee or preclude town or county approval of a particular land division, rezone, or development proposal. The Town of Cottage Grove Plan Commission and Board of Supervisors review all applications to rezone, and apply interpretations, standards and criteria as set forth in the Town plan to guide their decisions. Such standards include considerations for soil type, environmental features, site characteristics, proposed location of driveways and utility extensions, and proposed lot size and location. In addition, all rezones are subject to county Zoning Committee, Board, and Executive approval. A copy of this density analysis is being forwarded to the Town of Cottage Grove Clerk, Kim Banigan.

If you have any questions, please contact me by phone at 267-2536, or email at [allan@countyofdane.com](mailto:allan@countyofdane.com).

Sincerely,

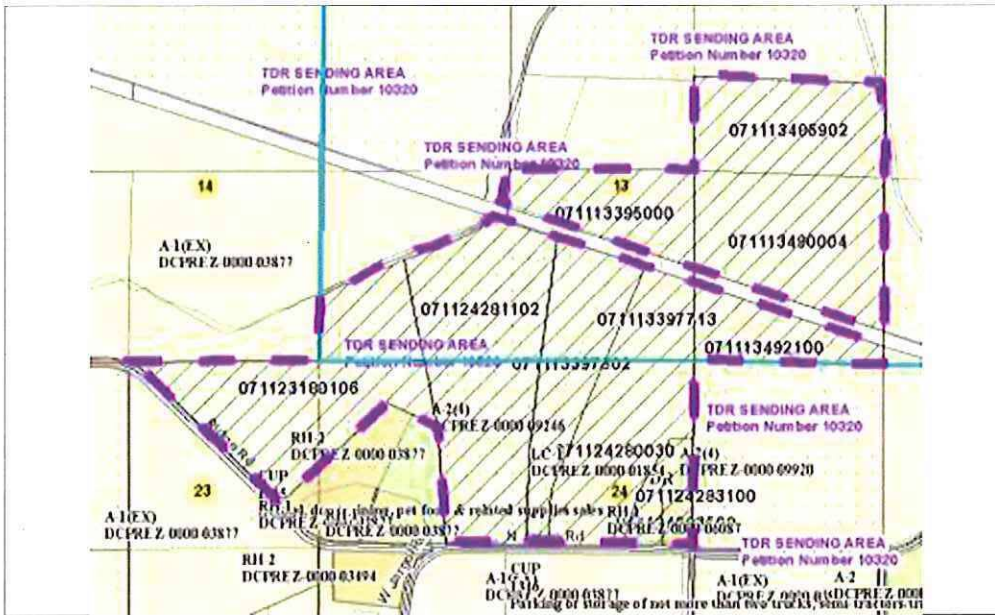
Majid Allan  
Senior Planner

cc: Kim Banigan, Town of Cottage Grove Clerk

# DRAFT: FOR DISCUSSION PURPOSES ONLY

IMPORTANT NOTE: ACREAGE VALUES AND OWNERSHIP HEREIN ARE DERIVED FROM HISTORICAL AND CURRENT RECORDS LOCATED AT THE DANE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT (EG. GIS, PLAT BOOKS, ZONING PERMIT DATA, CSM'S, ETC). DENSITY POLICIES VARY AMONG TOWNS AND MAY REQUIRE INTERPRETATION.

<b>Applicant:</b> Michael Knipfer					
<b>Town</b>	Cottage Grove	<b>A-1EX Adoption</b>	5/15/1982	<b>Orig Farm Owner</b>	Schlobohm, L
<b>Section:</b>	13, 23, 24	<b>Density Number</b>	35	<b>Original Farm Acres</b>	196.8
<b>Density Study Date</b>	2/17/2016	<b>Original Splits</b>	5.62	<b>Available Density Unit(s)</b>	1



**Reasons/Notes:**

5 "Residential Dwelling Units" (RDUs) were available to the original ~200 acre farm. 4 RDUs have been used, leaving 1 RDU remaining.

Prior RDUs: ZP-2338-1993 (J. Knipfer); ZP-1065-1993 (M. Knipfer); ZP-2246-1994 (Eilenfeldt); CSM 7741 (Scholbohm)

Please see attached correspondence for additional information.

Note: Parcels included in the density study reflect farm ownership and acreage as of the date of town plan adoption, or other date specified. Density study is based on the original farm acreage, NOT acreage currently owned.

Parcel #	Acres	Owner Name	CSM
071124283502	1.99	ANNEVE MUNSON & JOHN R MUNSON	07741
071124283100	4.19	ANNEVE MUNSON & JOHN R MUNSON	12572
071124281102	38.92	JOHN R KNIPFER & KAY F KNIPFER	
071123180106	34.48	KIRK K EILENFELDT & HEIDI A EILENFELDT	
071113490004	27.1	MICHAEL JOHN KNIPFER & LAURA DIANE KNIPFER	
071113486902	20.45	MICHAEL JOHN KNIPFER & LAURA DIANE KNIPFER	
071113397802	17.82	MICHAEL JOHN KNIPFER & LAURA DIANE KNIPFER	
071113395000	14.35	MICHAEL JOHN KNIPFER & LAURA DIANE KNIPFER	
071124280030	20.05	SANDRA K BIERD	
071113492100	10.28	SANDRA K BIERD	

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071113397713

6.88

SANDRA K BIERD

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<b>Assessment Summary</b>		<b>More +</b>
<b>Assessment Year</b>	<b>2016</b>	
Valuation Classification	G1 G4 G5	
Assessment Acres	18.260	
Land Value	\$12,300.00	
Improved Value	\$66,300.00	
Total Value	\$78,600.00	

Show Valuation Breakout

### Zoning Information

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

<b>Zoning</b>
A-1(EX) DCPREZ-0000-03877

Zoning District Fact Sheets

### Parcel Maps



Surveyor Map

DCiMap

Google Map

Bing Map

**Tax Summary (2015)****More +**[E-Statement](#)[E-Bill](#)[E-Receipt](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$12,300.00	\$66,300.00	\$78,600.00
<b>Taxes:</b>		\$1,520.11
<b>Lottery Credit(-):</b>		\$0.00
<b>First Dollar Credit(-):</b>		\$81.24
<b>Specials(+):</b>		\$0.00
<b>Amount:</b>		\$1,438.87

**District Information**

Type	State Code	Description
REGULAR SCHOOL	1309	DEERFIELD 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
WD	04/29/2005	4048097		

[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: 0711-133-9780-2

By Owner Name: MICHAEL JOHN KNIPFER

By Owner Name: LAURA DIANE KNIPFER

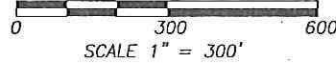
[Document Types and their Abbreviations](#)[Document Types and their Definitions](#)



# 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

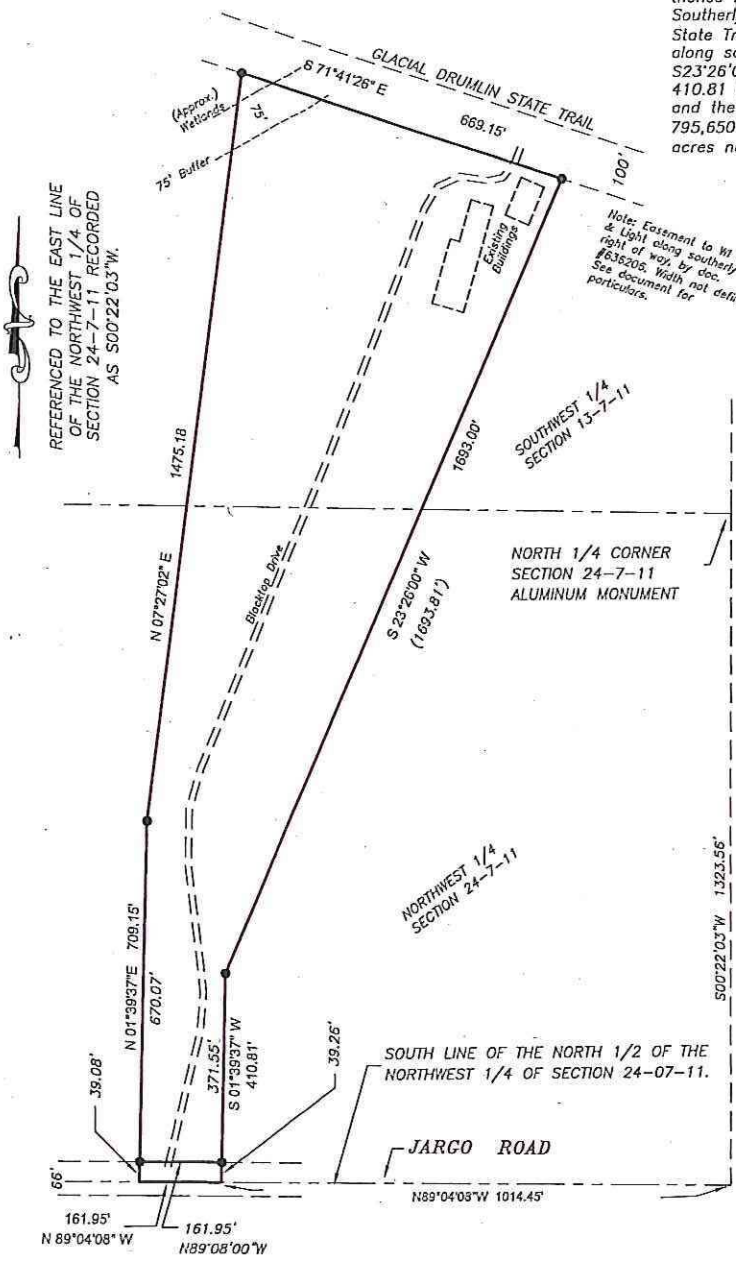


### Description:

Part of the Southeast 1/4 of the Southwest 1/4, Section 13, and part of the Northeast 1/4 of the Northwest 1/4, Section 24, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin, described as follows:  
Commencing at the North 1/4 Corner of said Section 24; thence S00°22'03"W, 1323.56 feet to the center line of Jargo Road; thence N89°04'08"W, 1014.45 feet along said center line to the point of beginning; thence continuing along said center line N89°04'08"W, 191.95 feet; thence N01°39'37"E, 709.15 feet; thence N07°27'02"E, 1475.18 feet to the Southerly right-of-way line of Glacial Drumlin State Trail; thence S71°41'26"E, 669.15 feet along said right-of-way line; thence S23°26'00"W, 1693.00 feet; thence S01°39'37"W, 410.81 feet to the center line of Jargo Road and the point of beginning; Containing 795,650 square feet, or 18.26 acres (18.12 acres net).

Parcel No. 0711-133-9780-2  
Soils: Type II = 97%, Type III = 3%  
Rezone from A-1(Ex) to A-2

Area  
18.26 Acres (Gross)  
18.12 Acres (Net)



- Legend:**
- = Iron stake found
  - = Building Setback Line

Dated: February 18, 2016  
Surveyed: T.A.S.  
Drawn: A.N.T./M.A.P.  
Checked:  
Approved: D.V.B.  
Comp. File:  
Office Map No. 120325B

Prepared For:  
MIKE AND LAURA KNIPFER  
1770 N JARGO ROAD  
DEERFIELD, WI 53531

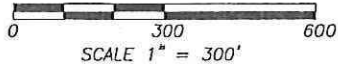




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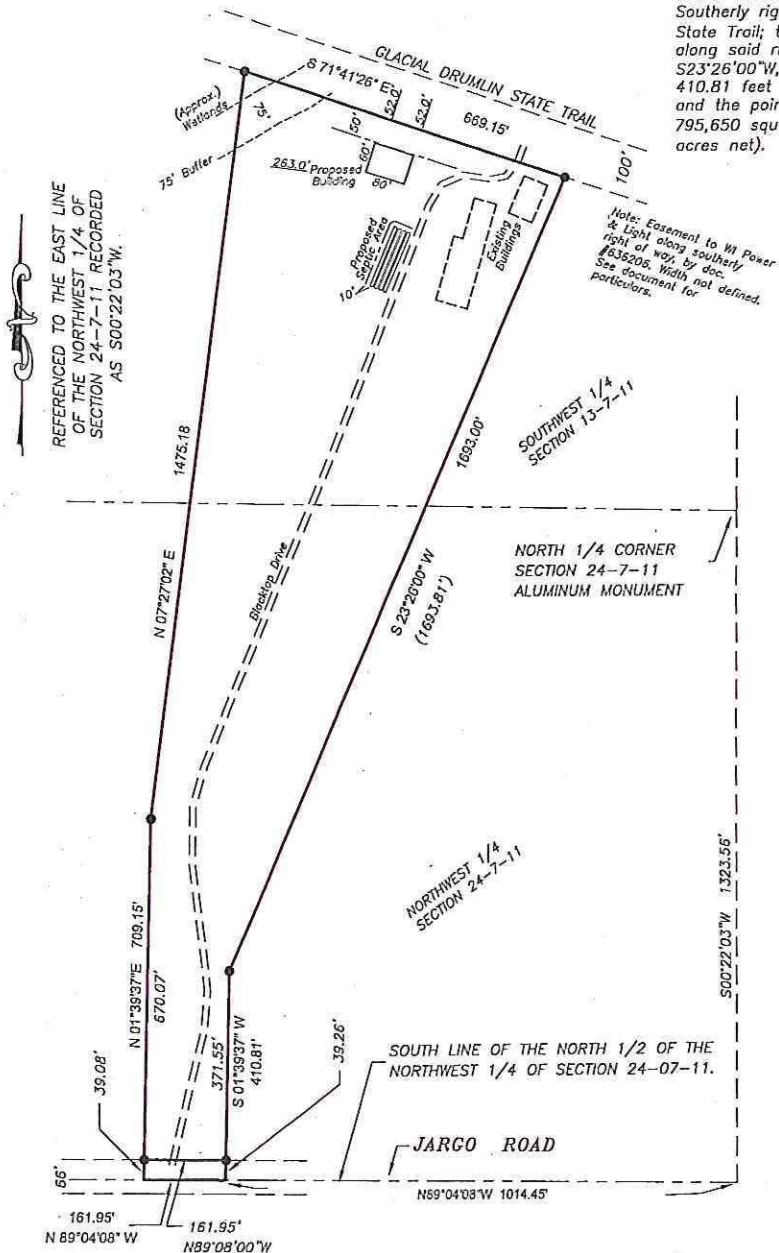
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