

# Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
02/16/2017	DCPREZ-2017-11123
Public Hearing Date	C.U.P. Number
04/25/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME KYLE O KLAWITTER	PHONE (with Area Code) (608) 347-5591	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 1939 HUBRED LN		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) DEERFIELD, WI 53531		(City, State, Zip)	
E-MAIL ADDRESS KandK1939@hughes.net		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
North of 1939 Hubred Lane		North & West of 1939 Hubred Lane			
TOWNSHIP COTTAGE GROVE	SECTION 23	TOWNSHIP COTTAGE GROVE	SECTION 23	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0711-234-8500-0		0711-233-8000-6			

REASON FOR REZONE			CUP DESCRIPTION	
CREATING TWO RESIDENTIAL LOTS				

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	RH-1 Rural Homes District	4.0		
A-1Ex Exclusive Ag District	RE-1 Recreational District <i>A-2</i>	32.0		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <i>XKK</i>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>XKK</i>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>XKK</i>	INSPECTOR'S INITIALS  RLB	SIGNATURE:(Owner or Agent) <i>Kyle O Klawitter</i>
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PRINT NAME: <i>Kyle Klawitter</i>
DATE: <i>2-16-17</i>

*2/16/17 Noon  
Amend A-1Ex to A-2  
as per Owner + Clerk*



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 <u>Kyle Klawitter, Kathryn Olson Klawitter</u>	Agent's Name <u>David Riesop</u>
Address <u>1939 Hubred Lane, Deerfield</u>	Address <u>306 West Quarry St</u> <u>Deerfield, WI</u>
Phone <u>347-5591</u>	Phone <u>764-5602</u>
Email <u>KandK1939@hughes.net</u>	Email <u>wismapping@charter.net</u>

Town: Cottage Grove  Parcel numbers affected: 071112338006, 0711123485000

Section: ~~07~~ 23 Property address or location: 1939 Hubred Lane

Zoning District change: (To / From / # of acres) 4.0 acres A-1 ex to RH-1, 32 acres A-1 ex to RE-1 A-2

Soil classifications of area (percentages) Class I soils:      % Class II soils: 10 % Other: 90 %

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:

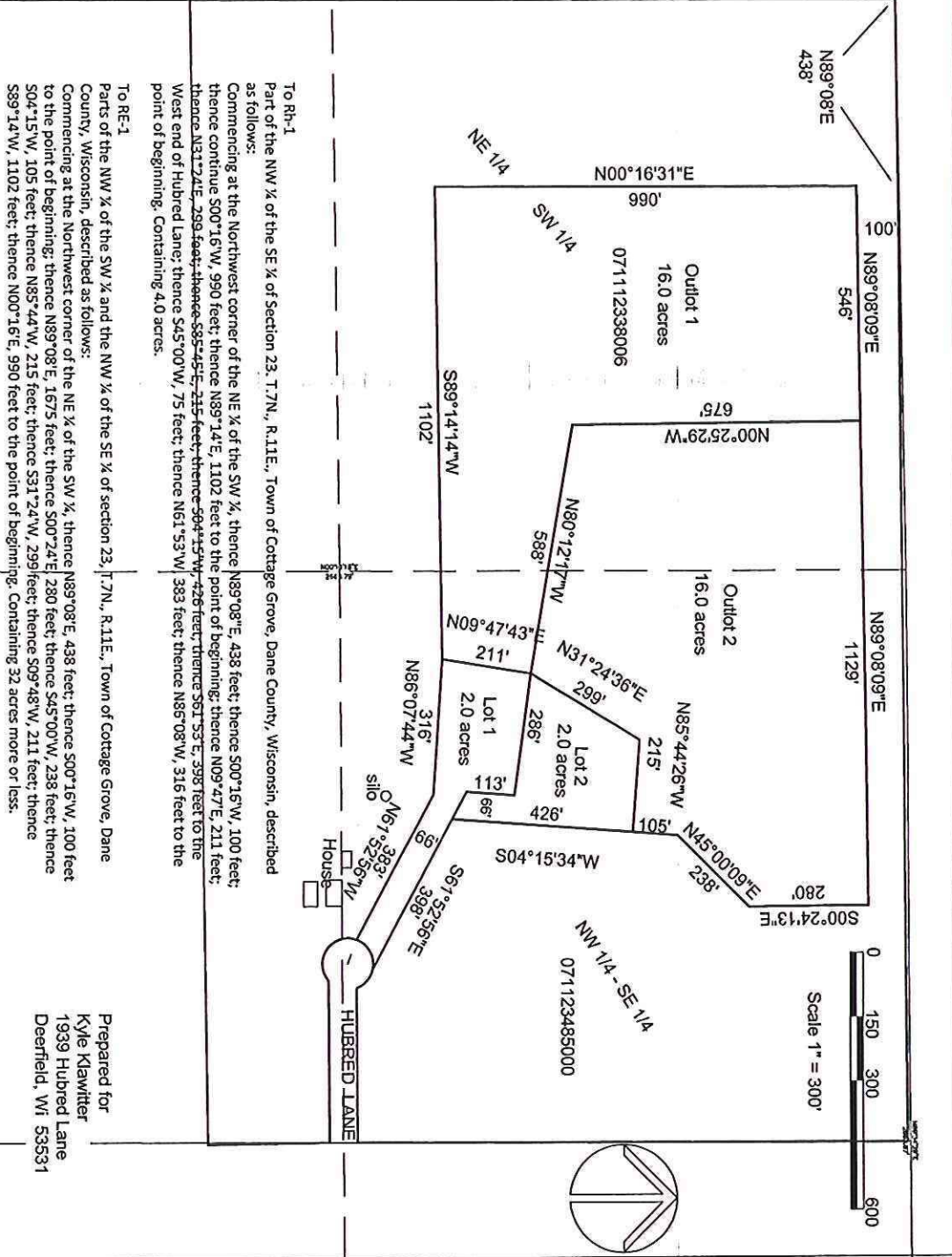
Owner told density study from 2014 was effective.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: Kyle Klawitter Date: 2-16-17

# Preliminary Certified Survey Map

Parts of the NW ¼ of the SW ¼ and the NW ¼ of the SE ¼ of section 23,  
T.7N., R.11E., Town of Cottage Grove, Dane County, Wisconsin,



To Rh-1  
Part of the NW ¼ of the SE ¼ of Section 23, T.7N., R.11E., Town of Cottage Grove, Dane County, Wisconsin, described as follows:  
Commencing at the Northwest corner of the NE ¼ of the SW ¼, thence N89°08'E, 438 feet; thence S00°16'W, 100 feet; thence S00°16'W, 990 feet; thence N89°14'E, 1102 feet to the point of beginning; thence N09°47'E, 211 feet; thence N31°24'E, 299 feet; thence S85°45'E, 215 feet; thence S64°15'W, 426 feet; thence S61°53'E, 398 feet to the West end of Hubred Lane; thence S45°00'W, 75 feet; thence N61°53'W, 393 feet; thence N86°08'W, 316 feet to the point of beginning. Containing 4.0 acres.

To RE-1  
Parts of the NW ¼ of the SW ¼ and the NW ¼ of the SE ¼ of section 23, T.7N., R.11E., Town of Cottage Grove, Dane County, Wisconsin, described as follows:  
Commencing at the Northwest corner of the NE ¼ of the SW ¼, thence N89°08'E, 438 feet; thence S00°16'W, 100 feet to the point of beginning; thence N89°08'E, 1675 feet; thence S00°24'E, 280 feet; thence S45°00'W, 238 feet; thence S04°15'W, 105 feet; thence N85°44'W, 215 feet; thence S31°24'W, 299 feet; thence S09°48'W, 211 feet; thence S89°14'W, 1102 feet; thence N00°16'E, 990 feet to the point of beginning. Containing 32 acres more or less.

Prepared for  
Kyle Klawitter  
1939 Hubred Lane  
Deerfield, WI 53531

**Wisconsin Mapping, LLC**  
\* surveying and mapping services  
306 West Quarry Street, Deerfield, Wisconsin 53531  
(608) 764-5602

Dwg. No. 4975-17 Date 2/12/2017  
Sheet \_\_\_\_\_ of \_\_\_\_\_

# Preliminary Certified Survey Map

Parts of the NW 1/4 of the SW 1/4 and the NW 1/4 of the SE 1/4 of section 23, T.7N., R.11E., Town of Cottage Grove, Dane County, Wisconsin.



To Rh-1  
 Part of the NW 1/4 of the SE 1/4 of section 23, T.7N., R.11E., Town of Cottage Grove, Dane County, Wisconsin, described as follows:  
 Commencing at the Northwest corner of the NE 1/4 of the SW 1/4, thence N89°08'E, 438 feet; thence S00°16'W, 100 feet; thence continue S00°16'W, 990 feet; thence N89°14'E, 1102 feet to the point of beginning, thence N09°47'E, 211 feet; thence N31°24'E, 299 feet; thence S85°45'E, 215 feet; thence S64°15'W, 426 feet; thence S61°53'E, 398 feet to the West end of Hubred Lane; thence S45°00'W, 75 feet; thence N61°53'W, 383 feet; thence N86°08'W, 316 feet to the point of beginning. Containing 4.0 acres.

To RE-1  
 Parts of the NW 1/4 of the SW 1/4 and the NW 1/4 of the SE 1/4 of section 23, T.7N., R.11E., Town of Cottage Grove, Dane County, Wisconsin, described as follows:  
 Commencing at the Northwest corner of the NE 1/4 of the SW 1/4, thence N89°08'E, 438 feet; thence S00°16'W, 100 feet to the point of beginning; thence N89°08'E, 1675 feet; thence S00°24'E, 280 feet; thence S45°00'W, 238 feet; thence S04°15'W, 105 feet; thence N85°44'W, 215 feet; thence S31°24'W, 299 feet; thence S09°48'W, 211 feet; thence S89°14'W, 1102 feet; thence N00°16'E, 990 feet to the point of beginning. Containing 32 acres more or less.

Prepared for  
 Kyle Klawitter  
 1939 Hubred Lane  
 Deerfield, WI 53531



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

March 27, 2014

Kyle Klawitter  
1939 Hubred Ln.  
Deerfield, WI 53531  
Delivered via email

Dear Kyle,

Attached is a density study report for property you own in section 23 of the Town of Cottage Grove. The property is located in the town's Agricultural Area, within which non-farm residential development is limited to 1 "Residential Dwelling Unit" (a/k/a "RDU" or "split") per 35 acres of land owned as of May 15, 1982. As you may know, your property was previously owned by Phil Miller, and totaled approximately 101 acres as of 5/15/82.

As noted on the density study report, the property remains eligible for two (2) possible RDUs. 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". An RDU can also be used to separate the existing residence from the farm onto a smaller parcel of land. I've attached applicable portions from the town plan for your reference.

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

Zoning Fee 386.00  
Revenue Fee 236 EAF fee  
Shared Lot 100

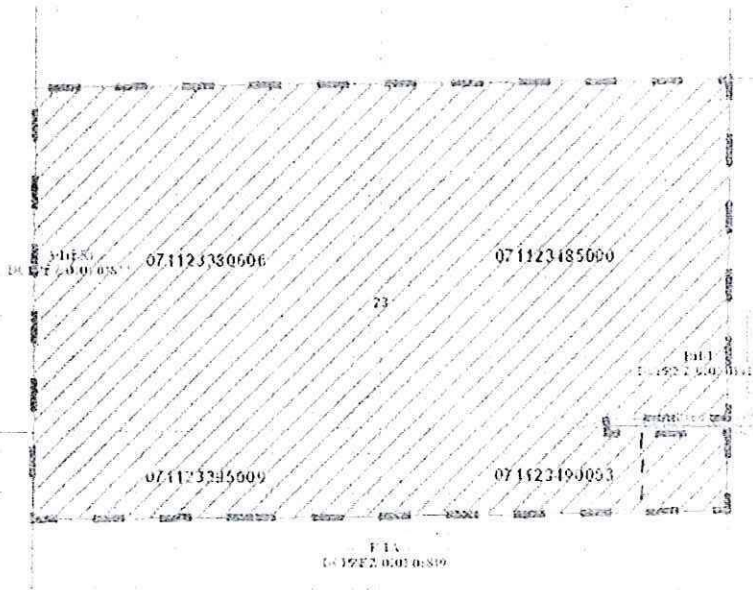
cc: Kim Banigan, Town of Cottage Grove Clerk

1500-2000

# 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> Kyle Klawitter					
<b>Town</b>	Cottage Grove	<b>A-1EX Adoption</b>	5/15/1982	<b>Orig Farm Owner</b>	Phil Miller
<b>Section:</b>	23	<b>Density Number</b>	35	<b>Original Farm Acres</b>	101.04
<b>Density Study Date</b>	3/27/2014	<b>Original Splits</b>	2.89	<b>Available Density Unit(s)</b>	2



**Reasons/Notes:**  
 It appears that two (2) possible "residential dwelling units" (RDUs) remain available to the property. 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 ID	Acres	Owner Name	CSM
071123395009	10.31	KYLE O KLAWITTER & KATHRYN OLSON-KLAWITTER	
071123490003	9.82	KYLE O KLAWITTER & KATHRYN OLSON-KLAWITTER	
071123485000	40.42	KYLE O KLAWITTER & KATHRYN OLSON-KLAWITTER	
071123380006	40.22	KYLE O KLAWITTER & KATHRYN OLSON-KLAWITTER	

*Zoning*

**Parcel Number - 018/0711-234-8500-0****Current**[← Parcel Parents](#)[Summary Report](#)

<b>Parcel Summary</b>		<b>More +</b>
Municipality Name	TOWN OF COTTAGE GROVE	
Parcel Description	SEC 23-7-11 NW1/4SE1/4 & ALSO INCL VAC R...	
Owner Names	KYLE O KLAWITTER KATHRYN OLSON-KLAWITTER 	
Primary Address	1939 HUBRED LN	
Billing Address	1939 HUBRED LN DEERFIELD WI 53531	

<b>Assessment Summary</b>		<b>More +</b>
<b>Assessment Year</b>	<b>2017</b>	
Valuation Classification	G4 G5 G5M G7	
Assessment Acres	40.000	
Land Value	\$30,200.00	
Improved Value	\$3,600.00	
Total Value	\$33,800.00	

[Show Valuation Breakout](#)[Show Assessment Contact Information ▼](#)**Zoning Information**

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

**Zoning**

A-1(EX) DCPREZ-1987-03877

[Zoning District Fact Sheets](#)

**Parcel Maps**



Surveyor Map

DCIMap

Google Map

Bing Map

**Tax Summary (2016)**

More +

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$30,200.00	\$3,600.00	\$33,800.00
<b>Taxes:</b>		\$648.87
<b>Lottery Credit(-):</b>		\$0.00
<b>First Dollar Credit(-):</b>		\$82.79
<b>Specials(+):</b>		\$8.67
<b>Amount:</b>		\$574.75

**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	12/19/1995		30907	71

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: 0711-234-8500-0

[Document Types and their Abbreviations](#)

[Document Types and their Definitions](#)



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210 Martin Luther King Jr. Blvd

City-County Bldg. Room 116

Madison, WI 53703





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## Parcel Number - 018/0711-233-8000-6

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 23 NE SW (Click link above to access images for Qtr-Qtr)	
Section	07N 11E 23 (Click link above to access images for Section)	
Plat Name	METES AND BOUNDS (Click link above to access images for Plat) METES AND BOUNDS (Click link above to access images for Surveys within Plat)	
Block/Building		
Lot/Unit	(Click link above to see images for this Lot)	
Parcel Description	SEC 23-7-11 NE1/4SW1/4 <b>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</b>	
Current Owner	KYLE O KLAWITTER	
Current Co-Owner	KATHRYN OLSON-KLAWITTER	
Primary Address	1939 HUBRED LN	
Billing Address	1939 HUBRED LN DEERFIELD WI 53531	

<b>Assessment Summary</b>		<b>More +</b>
<b>Assessment Year</b>	<b>2017</b>	
Valuation Classification	G4 G5 G5M	
Assessment Acres	40.500	
Land Value	\$7,700.00	
Improved Value	\$0.00	
Total Value	\$7,700.00	

Show Valuation Breakout

Show Assessment Contact Information ▼

**Zoning Information**

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

**Zoning**  
A-1(EX) DCPREZ-1987-03877

Zoning District Fact Sheets

**Parcel Maps**



Surveyor Map

DCiMap

Google Map

Bing Map

**Tax Summary (2016)****More +**[E-Statement](#)[E-Bill](#)[E-Receipt](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$7,700.00	\$0.00	\$7,700.00
<b>Taxes:</b>		\$147.82
<b>Lottery Credit(-):</b>		\$0.00
<b>First Dollar Credit(-):</b>		\$0.00
<b>Specials(+):</b>		\$0.00
<b>Amount:</b>		\$147.82

**District Information**

Type	State Code	Description
REGULAR SCHOOL	1309	DEERFIELD SCHOOL DIST
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OTHER DISTRICT	09DG	DEERGROVE EMS
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Show More ▼

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By Parcel Number: 0711-233-8000-6

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

DR 10304

DR 10304

*MUSTARD WATERS CHRISTOPHER WATERS*

Not Effective  
CUPT 423  
RII-1  
DCPREZ-0000-04709

*JOHN R. COLLIER & JUDITH E. COLLIER*

TDR SENDING AREA  
Petition Number 10320

A-1 (EX)  
DCPREZ-1987-03877

*MURC SCAMFIER & CATHRYN OLSON-KLAWITTER*

DR 10304

A-4  
DCPREZ-0000-10304  
Not Effective  
A-1 (EX) DCPREZ-0000-03877

DR 10304

*CHRISTOPHER WELLS & KRISTINE D. WELLS*

RII-1  
DCPREZ-0000-08414

*COLLEEN COBEY & ROANNA J BRAZIER*

R-1  
DCPREZ-0000-10304

1900  
Hubred Ln

1882

1939

1909

1891

1889

*KATE L. HUBRED & KIM O. HUBRED*

R-1  
DCPREZ-0000-07129

R-1A  
DCPREZ-0000-06899

*FRANK L. KNIPPER & M. WILBEY S. KNIPPER*

*KIM O. HUBRED & KATE L. HUBRED*

TDR SENDING AREA  
Petition Number 10320