

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
09/30/2015	DCPREZ-2015-10921
Public Hearing Date	C.U.P. Number
12/22/2015	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME WILLIAM HORKSTRA	PHONE (with Area Code) (608) 235-7282	AGENT NAME MARK FREDENBERG	PHONE (with Area Code) (608) 235-7282
BILLING ADDRESS (Number & Street) 5529 GREENLEAF DR		ADDRESS (Number & Street) 2445 GASTON ROAD	
(City, State, Zip) MADISON, WI 53713		(City, State, Zip) COTTAGE GROVE, WI 53527	
E-MAIL ADDRESS		E-MAIL ADDRESS mfred999@gmail.com	

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	
2445 GASTON RD		2445 GASTON RD			
TOWNSHIP COTTAGE GROVE	SECTION 4	TOWNSHIP COTTAGE GROVE	SECTION 4	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0711-041-8110-5		0711-041-8110-5			

REASON FOR REZONE	DESCRIPTION
SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS	<p>2435 Gaston 0711-041-8011-5</p> <p>2445 Gaston 0711-041-8110-5</p>

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
RH-4 Rural Homes District	R-1 Residence District	0.754		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No	INSPECTOR'S INITIALS SSA1	SIGNATURE:(Owner or Agent) 
Applicant Initials <i>WJ</i>	Applicant Initials <i>WJ</i>	Applicant Initials <i>WJ</i>		PRINT NAME: Mark R. Fredenberg
				DATE: 9/30/15



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 William Hoekstra
Address 5529 Greenleaf Drive
Phone Madison, WI 53713
(608) 222-5302
Email None

Agent's Name Mark Fredenberg
Address 2445 Gaston Road
Phone Cottage Grove WI 53527
(608) 235-7282
Email mfred999@gmail.com

Town Cottage Grove Parcel numbers affected: 0711-041-8011-5 / 0711-041-8110-5

Section: 01 0A Property address or location: 2445 Gaston Road, Cottage Grove

Zoning District change: (To / From / # of acres) R1 / RH4 / 0.754 acres

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:

Adding additional land to existing parcel

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

Submitted By: [Signature]

Date: 9/30/15

ZONING PERMIT APPLICATION www.countyofdane.com

SUPPLEMENT to Web-App #

PROPERTY OWNER INFORMATION

OWNER NAME
William Hoekstra

OWNER ADDRESS (Number, Street, City, State, Zip)
5529 Greenleaf Drive, Madison, WI 53713

HOME PHONE
608.222.5302

CELL PHONE
NA

E-MAIL ADDRESS
NA

AGENT INFORMATION

AGENT NAME
Mark Fredenberg

AGENT ADDRESS
2445 Gaston Road
(City, State, Zip)
Cottage Grove WI 53527

PHONE
608.235.7282

E-MAIL ADDRESS
mfred999@gmail.com

CONTRACTOR INFORMATION

CONTRACTOR NAME
Fredenberg Construction

CONTRACTOR ADDRESS
P.O. Box 234
(City, State, Zip)
Cottage Grove, WI 53527

PHONE
608.575.0405

E-MAIL ADDRESS
CGWI@AOL.com

PROPERTY/LOCATION INFORMATION (<http://accessdane.co.dane.wi.us/>)

<input checked="" type="checkbox"/> PARENT PARCEL NUMBER	PARCEL NUMBER: <i>0711.041.8011.5</i>	CURRENT ZONING: <i>RH-4</i>	ACREAGE: <i>20.28</i>
TOWNSHIP: <i>Cottage Grove</i>	SECTION: <i>4</i> ¼: <i>NE</i> ¼: _____		
ADDRESS: <i>None</i>			
CSM:	LOT	SUBDIVISION	BLOCK/LOT

PROPOSED PROJECT INFORMATION

PROJECT DESCRIPTION:
Zoning change on 0.754 acre RH-4 to R-1; 30'x40' ^{New} Shed

This project is a new building or structure.
 This project is an addition/alteration to an existing building or structure.

SANITARY SERVICE:
 SEWER SEPTIC

PERMIT NUMBER:

HEIGHT IN FEET:

NUMBER OF STORIES: (Not including basement)

AREA TO NEAREST SQUARE FOOT:
(Outside dimensions including unfinished area, attached garages and above grade decks or porches)

BASEMENT:	1ST FLOOR: <i>1200</i>	↓ TOTAL SQUARE FOOTAGE: ↓
2ND FLOOR:	3RD FLOOR:	

ESTIMATED CONSTRUCTION COST: (Please round to nearest dollar) → → → → → \$

CUSTOMER TO PROVIDE

Zoning Status; CUP; Deed Restriction; CSM Variance (# _____)

Site Plan drawn to scale and includes dimensions

Site Plan including location of well/septic

Setbacks

Site Plan approval from applicable township.

Floor plans to scale

Elevation of property frontage drawn to scale.

Driveway permits (state, county, town)

Sanitary permits (public, private)

STAFF REVIEW

Zoning District

Permitted Use?

Rural Address (new/existing)

Wetland/Floodplain/Shoreland (attachment)

Erosion Control permit (slopes, disturbance, filling/access)

Review Location Survey and available options.

- The property is within 300 feet of a stream or 1000 feet from a pond or lake?
- Is there a wetland or floodplain on or near the property?
- Have you talked with the township about your project and are they in agreement?
- Has there been a zoning permit issued for this property in the past 5 years?
- Is this project associated with a rezone/CUP/variance (petition/appeal # _____)
- Is a location survey required? (see reverse)
- Is this to correct a violation?

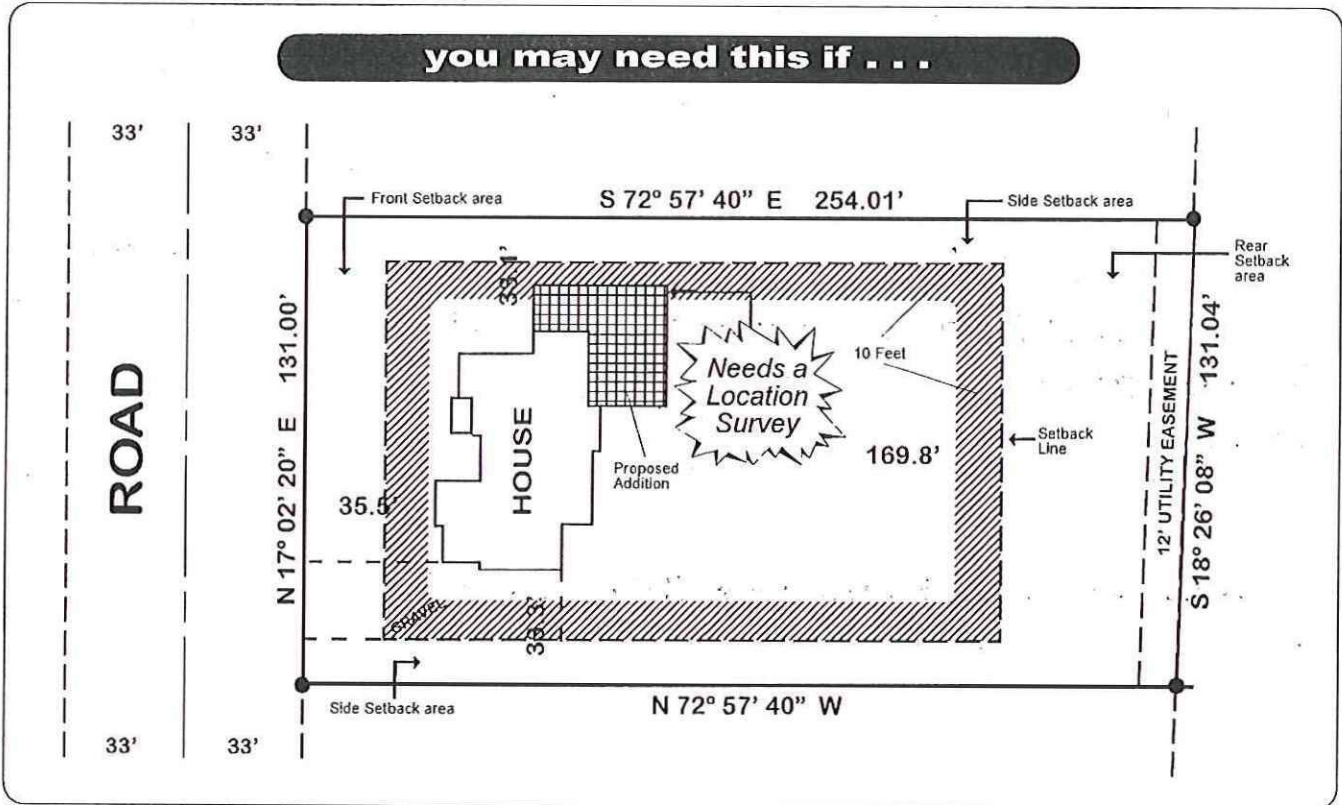
Retention Pond

- | | | |
|---|--|-------------------------------------|
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Don't know |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Don't know |
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | |
- (leave blank if none)
- | | | |
|------------------------------|--|-------------------------------------|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Don't know |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | |


APPLICATION MUST BE SIGNED (Continue on Back) → → →

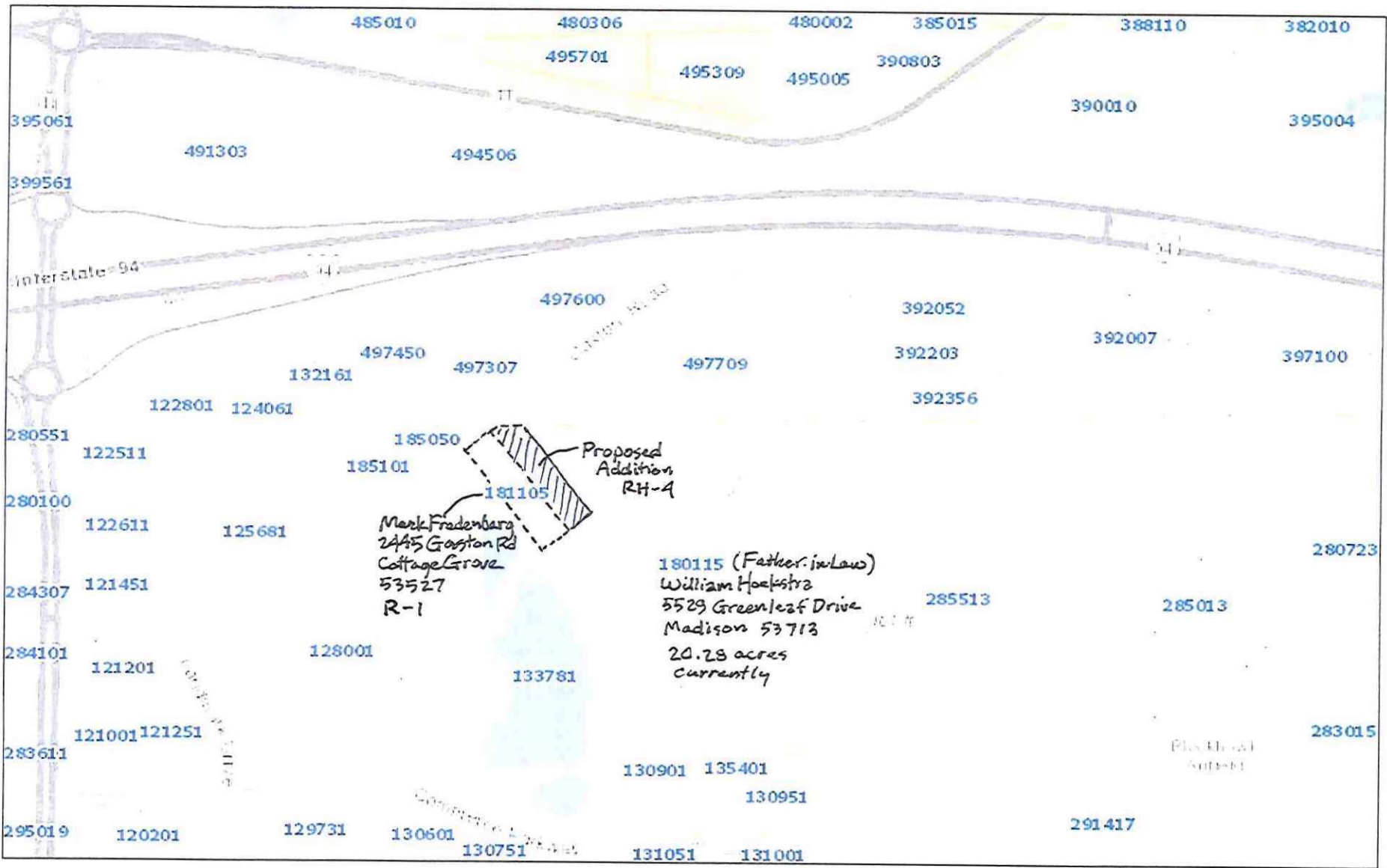
A location survey, by a licensed surveyor, is required if your construction is within 10 feet of a setback line.

- You will need to hire a surveyor to prepare a location survey to verify the construction location.
- The survey shall be done at the time when foundations or basement walls are completed.
- A location survey shall be submitted to the zoning office before continuing work on the project.
- Note: A location survey may add significant cost to your project. Please contact a Wisconsin Licensed Land Surveyor.



1. I, the undersigned, hereby make application for a zoning permit only for the location and the work described herein and certify to the accuracy of that information. I further certify I am the property owner, or a duly authorized representative, and may sign this permit application on behalf of the owner(s) of said property, and I have read and understand all of the conditions of this permit and will construct the project in compliance with those conditions. I understand that failure to provide accurate information or to comply with any provisions of the permit renders it null and void and may result in an enforcement action.
2. I, the undersigned, hereby consent to the entry on the permitted premises by zoning inspectors of the Dane County Department of Planning & Development to determine compliance with the county's zoning ordinances. This consent is valid for the period commencing with issuance of this zoning permit and terminating with issuance of a certificate of compliance or until earlier revoked in writing by the owner of the property.

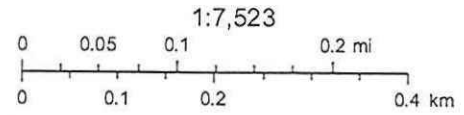
PRINT: Owner/Agent William Hoekstra/Mark Fradenberg	DATE: 9/30/2015
SIGNATURE: Owner/Agent 	



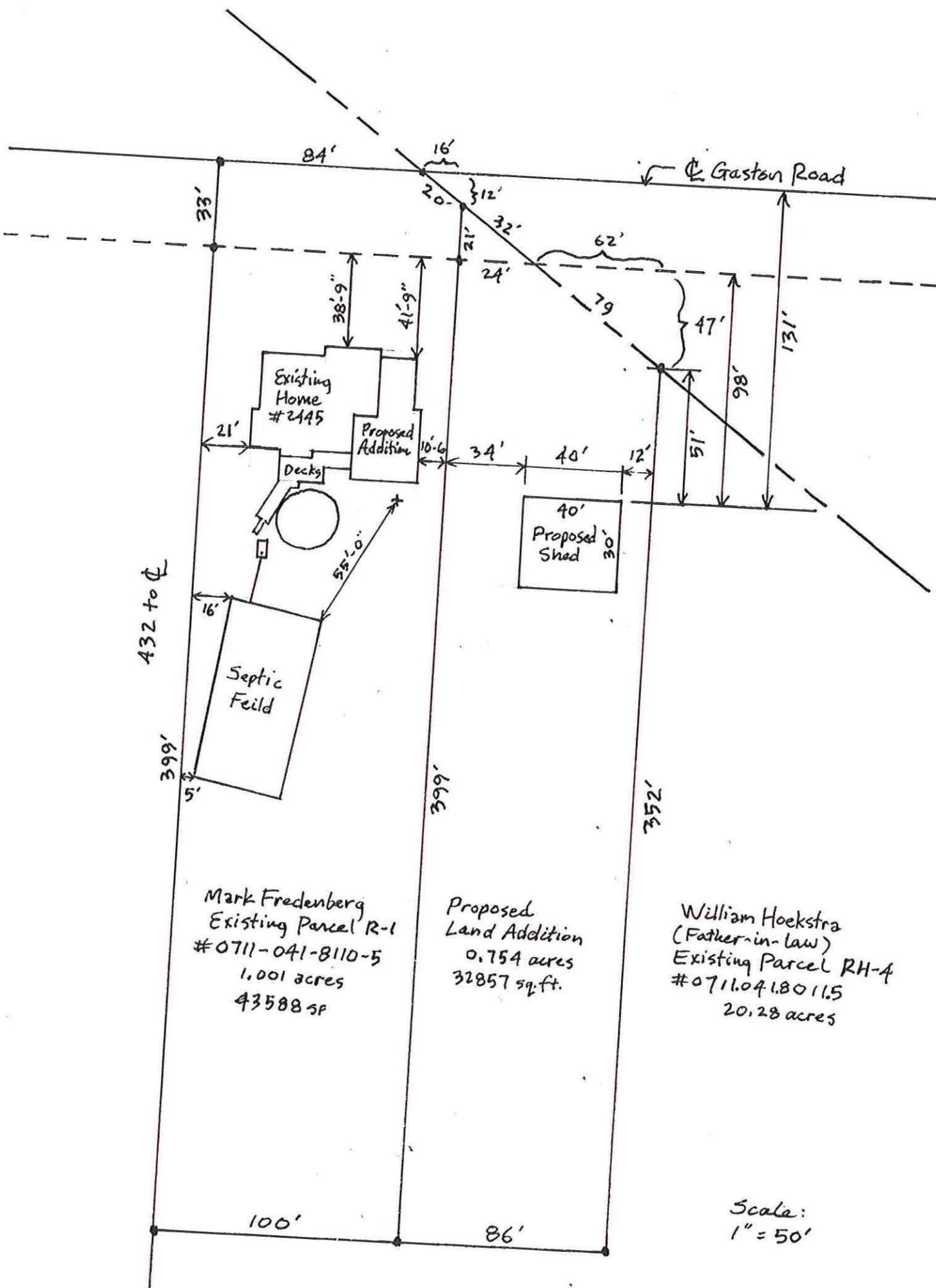
September 28, 2015

Parcel Number

Tax Parcels



Planning Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO.



432 to ϕ

Existing Home #2445
Proposed Addition



40' Proposed Shed

Mark Fredenberg
Existing Parcel R-1
#0711-041-8110-5
1.001 acres
43588 sf

Proposed Land Addition
0.754 acres
32857 sq.ft.

William Hoekstra
(Father-in-law)
Existing Parcel RH-4
#0711.041.8011.5
20.28 acres

Scale:
1" = 50'

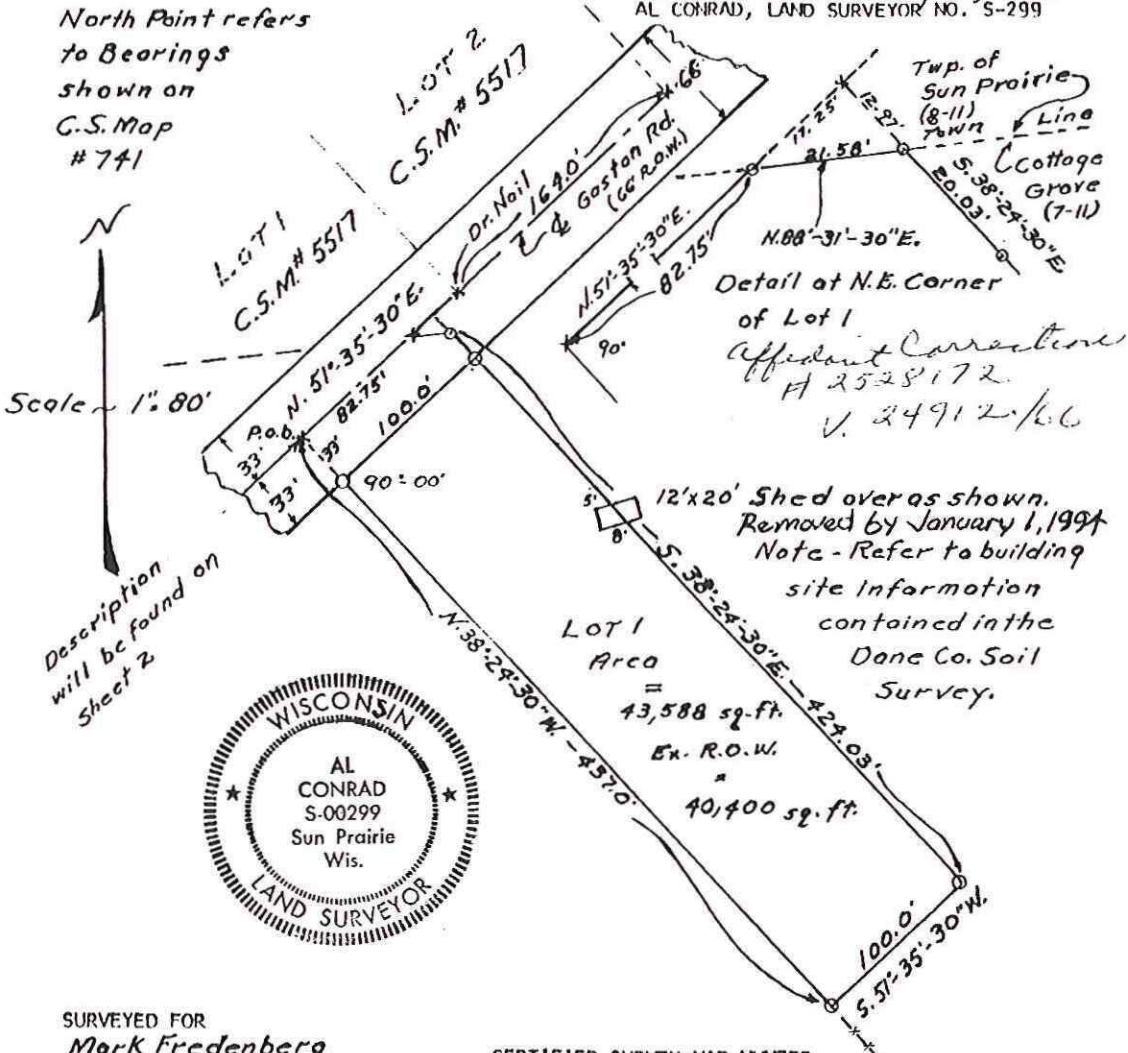
V23788P 45

SURVEYOR'S CERTIFICATE - CERTIFIED SURVEY MAP

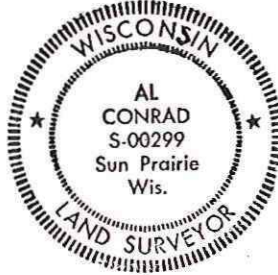
I HEREBY CERTIFY THE FOLLOWING DESCRIBED LAND WAS SURVEYED AND MAPPED UNDER MY DIRECTION AND THAT I HAVE FULLY COMPLIED WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THAT THE MAP IS A CORRECT REPRESENTATION OF THE BOUNDARIES THEREOF IN ACCORDANCE WITH THE INFORMATION FURNISHED TO ME.

AL Conrad May 21, 1993
AL CONRAD, LAND SURVEYOR NO. S-299

North Point refers to Bearings shown on G.S. Map # 741



Scale 1" = 80'
Description will be found on Sheet 2



Detail at N.E. Corner of Lot 1
Affidavit Corrections
H 2528172
V. 24912/66

12' x 20' Shed over as shown.
Removed by January 1, 1994
Note - Refer to building site information contained in the Done Co. Soil Survey.

LOT 1
Area = 43,588 sq. ft.
Ex. R.O.W. = 40,400 sq. ft.

SURVEYED FOR
Mark Fredenberg
616 Oak St.
Stoughton, Wis. 53589
REFERENCE NO. 113-71

CERTIFIED SURVEY MAP NUMBER
DOCUMENT NUMBER 2496567
RECORDED 7-23-93
VOL. 36 OF CERTIFIED SURVEY MAPS, PAGE 208 & 209

LEGEND
SCALE 1 INCH 80 FEET
● IRON STAKE FOUND
○ 1" X 24" IRON PIPE
MIN. WT. 1.13#/IN FT.

APPROVED FOR RECORDING PER Done Co. Zoning and Natural Resources Committee.
ACTION OF July 23 1993

AUTHORIZED REPRESENTATIVE, NORBERT SCRIBNER #5395
CERTIFIED SURVEY MAP NO. 7173

RECEIVED FOR RECORD THIS 23 DAY OF July 1993 AT 3:30 P.M. AND RECORDED IN VOLUME 36 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGE 208 & 209

Janis Lull REGISTER OF DEEDS
By Darlene M. Duckert, Deputy

Sheet 1 of 2 Sheets 12'

- CERTIFIED SURVEY MAP -

V23788P 46

N. 1/4 Cor.
Sec. 4
T. 7N. R. 11E.

5.00°-18'-30"E - 5142.63'



1151.8'

N. 51°-35'-30"E - 1829.1'

P.O.B.

Description - Part of the N.W. 1/4 - N.E. 1/4 of Sec. 4, T. 7N. R. 11E. (Twp. of Cottage Grove) Dane Co., Wis. described as follows:
 Commencing at the N. 1/4 Cor. of Sec. 4, Twp. of Cottage Grove thence S. 0°-18'-30"E. 1151.8 feet along the N.-S. 1/4 line of Sec. 4 to the intersection with the C of Gaston Rd. extended; Thence N. 51°-35'-30"E. along the C of Gaston Rd. and C of Gaston Rd. extended for a distance of 1829.1 feet to the p.o.b. Thence continue N. 51°-35'-30"E. along the C of Gaston Rd. 82.75 feet to the intersection with the north line of Sec. 4, Twp. of Cottage Grove; Thence N. 88°-31'-30"E. 21.58 feet along said north line of Sec. 4; Thence S. 38°-24'-30"E. 424.03 feet; Thence S. 51°-35'-30"W. 100.0 feet; Thence N. 38°-24'-30"W. 437.0 feet to the C of Gaston Rd. and p.o.b. The N. Wly. 33 feet of above described parcel is subject to a public R.O.W.

S. 1/4 Cor.
Sec. 4
T. 7N. R. 11E.

Owners Certificate

As owners we hereby certify that we have caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as shown on this Certified Survey Map. We also certify that this Certified Survey Map is required by §75.17(1) (a). Dane County code of ordinances to be submitted to the Dane County Zoning and Natural Resources Committee for approval."

Julius J. Erb

Signed and Sworn to before me
this 23rd day of July 1993

Marlene A. Sell

Notary Public
Dane County Wisconsin

My commission expires 2/12/95

Sheet 2 of 2 Sheets

RH-1
DCPREZ-0000-09783

RH-2
DCPREZ-0000-04126
Not Effective
A-1(EX) DCPREZ-0000-00000

R-1A
DCPREZ-0000-04126

2430

Gaston Rd

RH-4
DCPREZ-0000-05642

RH-2
DCPREZ-0000-04126
Not Effective
A-1(EX) DCPREZ-0000-00000

2435

2448

R-1A
DCPREZ-0000-03877

2445

Zone X

55025C0452H

R-1
DCPREZ-0000-05642

RH-4
DCPREZ-0000-03877

Not Effective
RH-4 DCPREZ-0000-3877

