

Dane County Rezone & Conditional Use Permit


Application Date	Petition Number
02/14/2018	DCPREZ-2018-11274
Public Hearing Date	C.U.P. Number
04/24/2018	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME HELGELAND FAMILY FARM LLC	PHONE (with Area Code)	AGENT NAME BADGER SURVEYING	PHONE (with Area Code) (608) 244-2010
BILLING ADDRESS (Number & Street) 4569 LOTUS LN		ADDRESS (Number & Street) 525 W PRAIRIE ST.	
(City, State, Zip) MADISON, WI 53718		(City, State, Zip) Columbus, WI 53925	
E-MAIL ADDRESS		E-MAIL ADDRESS badgersurvey@gdinet.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	
2608 Gaston Rd.,					
TOWNSHIP COTTAGE GROVE	SECTION 4	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0711-042-8670-0					

REASON FOR REZONE	CUP DESCRIPTION
CREATING TWO RESIDENTIAL LOTS	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-2 (8) Agriculture District	A-2 (4) Agriculture District	8.51		
A-2 (8) Agriculture District	A-2 (2) Agriculture District	3.75		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS SCW1	SIGNATURE:(Owner or Agent) 
				PRINT NAME: MARK GERHARDT
				DATE: 2-15-18



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 JASON HELGELAND Agent's Name MARK GERHARDT
BADGER SURVEYING
 Address 218 S. MAIN ST. Address 525 W. PRAIRIE ST.
 Phone COTTAGE GROVE, WI. Phone COLUMBUS, WI. 53925
53527 608-244-2010
 Email N/A Email badgersurvey@gdinet.com

Town: COTTAGE GROVE Parcel numbers affected: 0711-0428-6700

Section: 01 Property address or location: 2608 EASTON RD. COTTAGE GROVE, WI.

Zoning District change: (To / From / # of acres) TO A-2(4) & A-2(2) FROM A-2(8)

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:

CREATE 3.75 ACRE BUILDING PARCEL WHERE FARM BUILDING EXISTED PRIOR TO CONTROLLED BURN BY FIRE DEPT. SECOND LOT TO BE A DEEP RESTRICTED PARCEL WITH NO STRUCTURES

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

Submitted By: MARK S. GERHARDT Date: 9-13-18

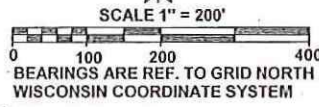
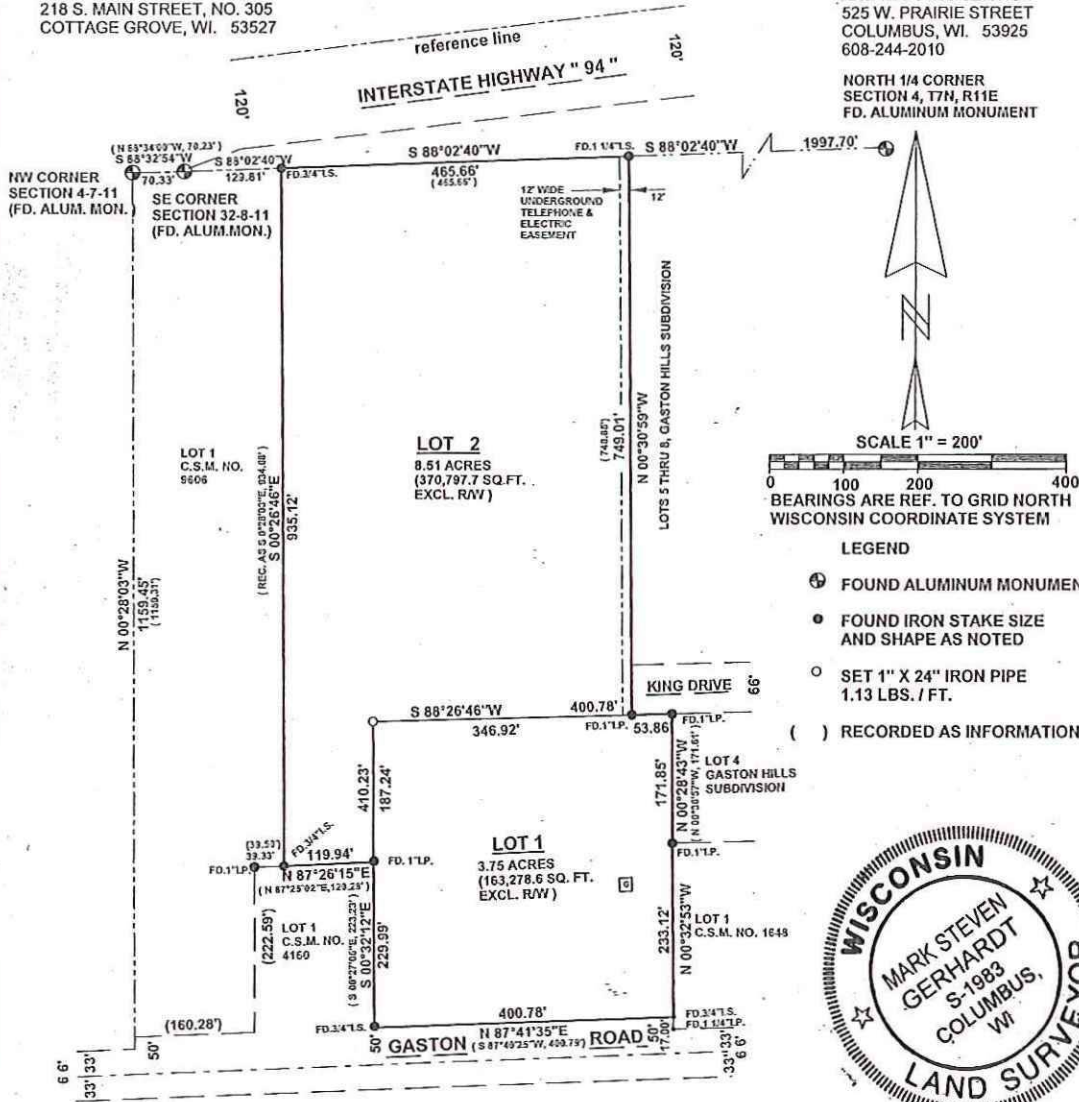
PRELIMINARY DANE COUNTY CERTIFIED SURVEY MAP

LOT 2, CERTIFIED SURVEY MAP NO. 9606, BEING LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 4, T7N, R11E, TOWN OF COTTAGE GROVE, DANE COUNTY, WISCONSIN.

PREPARED FOR:
JASON HELGELAND
 218 S. MAIN STREET, NO. 305
 COTTAGE GROVE, WI. 53527

PREPARED BY:
**BADGER SURVEYING
 AND MAPPING SERVICE**
 525 W. PRAIRIE STREET
 COLUMBUS, WI. 53925
 608-244-2010

**NORTH 1/4 CORNER
 SECTION 4, T7N, R11E
 FD. ALUMINUM MONUMENT**



- LEGEND**
- ⊕ FOUND ALUMINUM MONUMENT
 - FOUND IRON STAKE SIZE AND SHAPE AS NOTED
 - SET 1" X 24" IRON PIPE 1.13 LBS. / FT.
 - () RECORDED AS INFORMATION



LEGAL DESCRIPTION :

LOT 2, CERTIFIED SURVEY MAP NO. 9606, BEING LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 4, T7N, R11E, TOWN OF COTTAGE GROVE, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT ETH N 1/4 CORNER OF SAID SECTION 4; THENCE S 88°02'40"W, 1997.70 FEET TO THE NE CORNER OF LOT 2, CERTIFIED SURVEY MAP NO. 9606 AND THE POINT OF BEGINNING; THENCE CONTINUE S 88°02'40"W ALONG THE NORTH LINE OF LOT 2, CERTIFIED SURVEY MAP NO. 9606, 465.66 FEET TO THE NW CORNER OF SAID LOT 2; THENCE S 00°26'46"E ALONG THE WEST LINE OF LOT 2, CERTIFIED SURVEY MAP NO. 9606, 935.12 FEET TO THE NORTH LINE OF LOT 1, CERTIFIED SURVEY MAP NO. 4160; THENCE N 87°26'15"E ALONG THE NORTH LINE OF LOT 1, CERTIFIED SURVEY MAP NO. 4160, 119.94 FEET TO THE NE CORNER OF LOT 1, CERTIFIED SURVEY MAP NO. 4160; THENCE S 00°32'12"E ALONG THE EAST LINE OF CERTIFIED SURVEY MAP NO. 4160, 229.99 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF GASTON ROAD; THENCE N 87°41'35"E ALONG SAID RIGHT OF WAY LINE, 400.78 FEET TO THE WEST LINE OF LOT 1, CERTIFIED SURVEY MAP NO. 1648; THENCE N 00°32'53"W ALONG THE WEST LINE OF LOT 1, CERTIFIED SURVEY MAP NO. 1648, 233.12 FEET TO THE SW CORNER OF LOT 4, GASTON HILLS SUBDIVISION; THENCE N 00°28'43"W ALONG THE WEST LINE OF SAID LOT 4, 171.85 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF KING DRIVE; THENCE S 88°26'46"W ALONG THE SOUTH RIGHT OF WAY LINE OF KING DRIVE, 53.86 FEET TO THE EAST LINE OF LOT 2, CERTIFIED SURVEY MAP NO. 9606; THENCE N 00°30'59"W ALONG THE EAST LINE OF SAID LOT 2, CERTIFIED SURVEY MAP NO. 9606, 749.01 FEET TO THE POINT OF BEGINNING.

To whom it may concern:

JASON HEELEND RELATIVE OF THE HEELEND
FAMILY FARM WLD WOULD LIKE TO EXHIBIT

A BUILDING LOT ON PART OF THE FAMILY
FARM, THE EXISTING PHASEL IS 12.26

ACRES DESCRIBED AS LOT 2, C.S.M NO.

9606. THE PROPOSED BUILDING LOT WILL

BE 3.75 ACRES ZONED FROM A-2(C8) TO

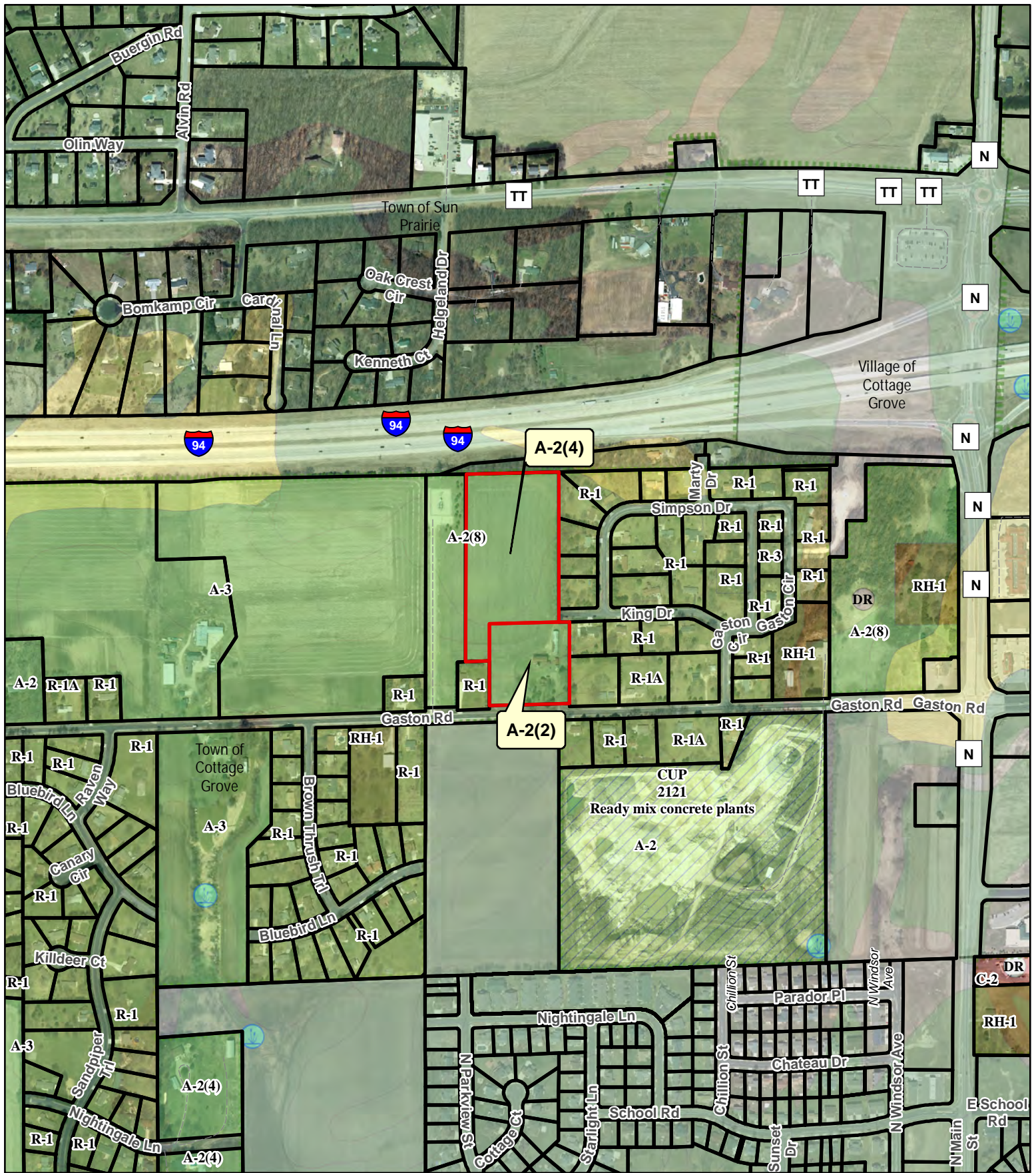
A-2(C2), THE SECOND LOT WILL BE THE

GRANTEE OF LOT 2 AND ZONED A-2(C4)

FROM A-2(C8), IF YOU WOULD HAVE ANY
QUESTIONS REGARDING THIS MATTER PLEASE

FEEL FREE TO CALL AT 608-244-2010

MARK G. BREHMANN, PLS, 6-1983
BROKER SERVICE



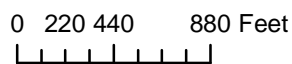
Legend

Significant Soils Floodplain

Class Wetland

Class 1

Class 2



Petition 11274
**HELGELAND FAMILY
 FARM LLC**