

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
06/22/2016	DCPREZ-2016-11020
Public Hearing Date	C.U.P. Number
08/23/2016	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JEFFREY R NATVIG	PHONE (with Area Code)	AGENT NAME ED SHORT	PHONE (with Area Code) (608) 712-1040
BILLING ADDRESS (Number & Street) 3505 VILAS RD		ADDRESS (Number & Street) N8090 BUOL RD	
(City, State, Zip) COTTAGE GROVE, WI 53527		(City, State, Zip) BELLEVILLE, WI 53508	
E-MAIL ADDRESS		E-MAIL ADDRESS EXETERDESIGN@YAHOO.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	
3505 VILAS RD					
TOWNSHIP COTTAGE GROVE	SECTION 29	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0711-294-8315-0					

REASON FOR REZONE			CUP DESCRIPTION	
SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
RH-3 Rural Homes District	RH-2 Rural Homes District	5.917		
RH-3 Rural Homes District	RH-4 Rural Homes District	.578		

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 HJH3	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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06/13/2016	DCPREZ-2016-11020
Public Hearing Date	C.U.P. Number
08/23/2016	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JEFFREY R NATVIG	PHONE (with Area Code)	AGENT NAME ED SHORT	PHONE (with Area Code) (608) 712-1040
BILLING ADDRESS (Number & Street) 3505 VILAS RD		ADDRESS (Number & Street) N8090 BUOL RD	
(City, State, Zip) COTTAGE GROVE, WI 53527		(City, State, Zip) BELLEVILLE, WI 53508	
E-MAIL ADDRESS		E-MAIL ADDRESS EXETERDESIGN@YAHOO.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	
3505 VILAS RD					
TOWNSHIP COTTAGE GROVE	SECTION 29	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0711-294-8315-0					

REASON FOR REZONE			CUP DESCRIPTION	
SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS			<div style="font-size: 48px; color: red; font-weight: bold;">SEE REVISED</div>	
FROM DISTRICT:	TO DISTRICT:	ACRES		
RH-3 Rural Homes District	R-2 Residence District	5.917		
RH-3 Rural Homes District	RH-4 Rural Homes District	.578		

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 checked="" type="checkbox"/> No	INSPECTOR'S INITIALS HJH3	SIGNATURE:(Owner or Agent) <i>[Signature]</i>
Applicant Initials <i>EAS</i>	Applicant Initials <i>EAS</i>	Applicant Initials <i>EAS</i>		PRINT NAME: <i>Ed Short</i>
				DATE: <i>6/13/16</i>



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:

- **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.
- **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>Jeff & Sue Natvig</u>	Agent's Name	<u>Ed Stuart</u>
Address	<u>3505 Vilas Rd</u>	Address	<u>Hungry Run Rd</u>
Phone	<u>Cottage Grove, WI 53527</u>	Phone	<u>Bellefonte, WI 53508</u>
Email		Email	<u>712-1049</u> <u>exteriordesign@yahoo.com</u>

Town: Cottage Grove Parcel numbers affected: 0711/234/8315/0

Section: A 29 Property address or location: ?

Zoning District change: (To / From / # of acres) RH-2 From RH-3, 0.282 w/ROW

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:

After selling 0.631 to neighbor, lot reduce town size.

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

Submitted By: [Signature] Date: 6/13/10

Rob Hulbert – Land Transfers between neighbors

Mr Hulbert owns a parcel located along the west side of Vilas Road just north of STH 12 being about 17 acres in size, zoned RH-4 (Lot 3 –CSM 9819). The land along Vilas road is wooded with very steep slopes. Mr Hulbert intends to build a residence on the land and will need to construct a driveway.

After looking at options, it was determined that the best option was to contact neighbors to see if they were either willing to land swap or for selling for a potential route of a driveway that would not have such a major impact on the environment. Mr Hulbert contacted neighbors Henry Hanzel Jr.(Lot 1 – CSM 9819) and Jeff and Sue Natvig (Lot2- CSM 9819) to work out said proposals. Mr Hanzel was interested in a land swap and the Natvig's were willing to sell a strip of land along the north side of field (See attached Figure). The said strip of land purchased from the Natvig's would allow access onto Vilas Road. Both neighbors have signed an letter of intent in agreement to scenario above.

Mr Hulbert then made contact with the Town of Cottage Grove road patrolman to confirm that access to Vilas would be approved. He received a positive confirmation late in 2015.

More Detail on transfer;

The land swap between Mr Hulbert and Mr Hanzel will result in little change in overall on either parcel size thus no change in current zoning is required.

The land sale from Natvig's to Mr Hulbert (0.631 acres) will result in a reduction of net acres on the remainder owned by the Natvig's (6.282 acres), forcing a rezone from RH-3 to RH-2.

All final land divisions will be conducted by way of Certified Survey Map by a Professional Surveyor.

Jeff & Sue Natvig Rezone
Town of Cottage Grove, Dane County, WI

Rezone RH-3 to RH-2

Part of Lot 2, Certified Survey Map 9819, located in Section 29, Town 7 North, Range 11 East, Town of Cottage Grove, Dane County, Wisconsin:

Commencing at the East Corner of Section 29, Town 7 North, Range 11 East; Thence westerly along the North line of the Southeast Quarter of said Section, S87°57'03"W, 1076.44 feet to the Northeast Corner of Lot 1, CSM 9819; Thence Southerly along the East line of said Lot 1, S00°39'34"W, 717.78 feet to a point also known as the Point of Beginning; Thence N88°13'38"E, 4481.09 feet to the Centerline of Vilas Road; Thence S88°13'38"W, 345.65 feet; Thence S01°46'11"E; Thence S88°13'38"W, 275.47 feet to the East line of Said Lot 1; Thence along the said East line, N00°39'34"E, 589.42 feet to the Point of Beginning.

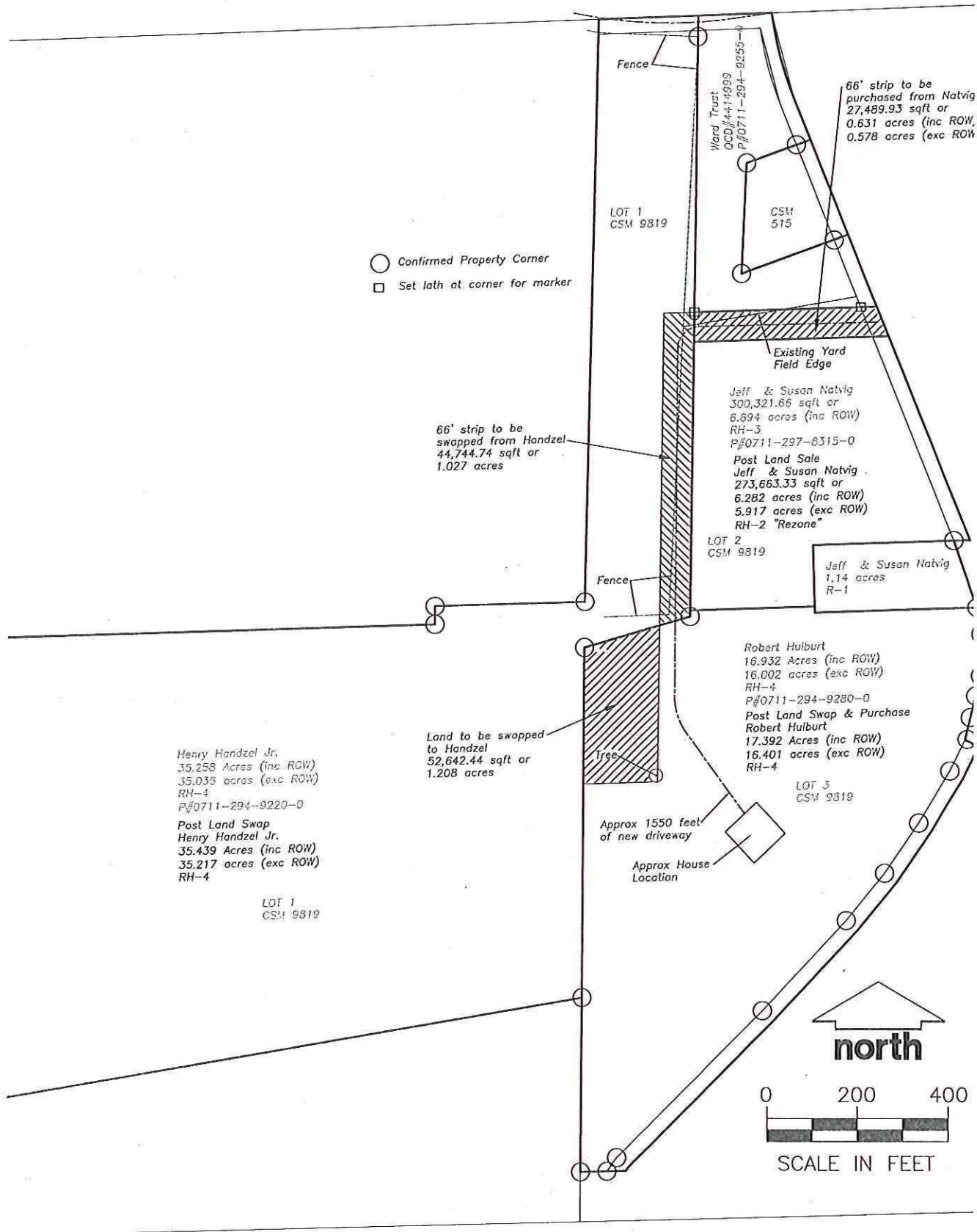
Said Parcel contains 273,663.33 sqft or 6.282 acres including ROW.

Rezone RH-3 to RH-4



Part of Lot 2, Certified Survey Map 9819, located in Section 29, Town 7 North, Range 11 East, Town of Cottage Grove, Dane County, Wisconsin:

Commencing at the East Corner of Section 29, Town 7 North, Range 11 East; Thence westerly along the North line of the Southeast Quarter of said Section, S87°57'03"W, 1076.44 feet to the Northeast Corner of Lot 1, CSM 9819; Thence Southerly along the East line of said Lot 1, S00°39'34"W, 651.78 feet to the Northwest Corner of Lot 2 of CSM 9819 also known as the Point of Beginning; Thence along the North line of said Lot 2, N88°13'38"E, 402.99 feet to the Centerline of Vilas Road; Thence along said Centerline, S21°55'53"E, 70.31 feet; Thence S88°13'38"W, 430.04 feet to the East line of Said Lot 1; Thence along the said East line, N00°39'34"E, 66.00 feet.

Said Parcel contains 27,489.93 sqft or 0.631 acres including ROW.



Parcel Number - 018/0711-294-8315-0**Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF COTTAGE GROVE	
State Municipality Code	018	
Township & Range	Section	Quarter/Quarter & Quarter
T07NR11E	29	NE of the SE
Plat Name	CSM 09819	
Block/Building		
Lot/Unit	2	
Parcel Description	<p>PRT LOT 2 CSM 9819 CS57/28&30-9/14/2000 DESCR AS SEC 29-7-11 PRT NW1/4SE1/4, PRT SW1/4SE1/4, PRT NE1/4SE1/4, PRT SE1/4SE1/4 & ALSO INCL ADDL LANDS ALL DESCR AS COM AT E1/4 COR OF SD SEC 29 TH S89DEG25'41"W ALG N LN OF SD SE1/4 1076.44 FT TH S2DEG08'14"W 651.77 FT TO POB TH N89DEG42'18"E 402.99 FT TO C/L OF VILAS RD TH S20DEG27'13"E ALG SD C/L 627.41 FT TH CONT ALG SD C/L S13DEG22'03"E 81.54 FT TH S89DEG42'18"W 390.00 FT TH N0DEG17'42"W 13.49 FT TH S89DEG42'18"W 275.47 FT TH N2DEG08'14"E 655.50 FT TO POB</p> <p>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</p>	
Current Owner	JEFFREY R NATVIG	
Current Co-Owner	SUSAN A HALVERSON NATVIG	
Primary Address	3505 VILAS RD	
Billing Address	3505 VILAS RD COTTAGE GROVE WI 53527	

Assessment Summary		More +
Assessment Year	2016	
Valuation Classification	G1 G4	
Assessment Acres	8.189	
Land Value	\$96,400.00	
Improved Value	\$173,900.00	
Total Value	\$270,300.00	

Show Valuation Breakout

Open Book

Open Book dates have passed for the year

Starts: ~~05/19/2016 01:00 PM~~

Ends: ~~05/19/2016 03:00 PM~~

[About Open Book](#)

Board Of Review

Board of Review dates have passed for the year

Starts: ~~06/08/2016 07:00 PM~~

Ends: ~~06/08/2016 09:00 PM~~

[About Board Of Review](#)

Show Assessment Contact Information ▼

Zoning Information

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

Zoning

R-1 1.14 Acres DCPREZ-0000-03877

RH-3 DCPREZ-0000-07856

[Zoning District Fact Sheets](#)

Parcel Maps



[DCiMap](#)

[Google Map](#)

[Bing Map](#)

Tax Summary (2015) [More +](#)

[E-Statement](#)

[E-Bill](#)

[E-Receipt](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$96,500.00	\$173,900.00	\$270,400.00
Taxes:		\$4,955.69
Lottery Credit(-):		\$120.97
First Dollar Credit(-):		\$74.88
Specials(+):		\$164.55
Amount:		\$4,924.39

District Information

Type	State Code	Description
REGULAR SCHOOL	5621	STOUGHTON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	09CG	COTTAGE GROVE FIRE
OTHER DISTRICT	09DG	DEERGROVE EMS

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	01/08/2002	3426078		

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: 0711-294-8315-0

By Owner Name: JEFFREY R NATVIG

By Owner Name: SUSAN A HALVERSON NATVIG

[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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