

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
06/21/2019	DCPREZ-2019-11468
Public Hearing Date	C.U.P. Number
08/27/2019	DCPCUP-2019-02477

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME OUNLA THONGSAVANH	PHONE (with Area Code) (608) 514-6243	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 2154 RINDEN RD		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) COTTAGE GROVE, WI 53527		(City, State, Zip)	
E-MAIL ADDRESS othongsavanh@gmail.com		E-MAIL ADDRESS	

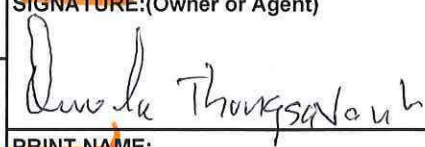
ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
TOWNSHIP PLEASANT SPRINGS	SECTION 3	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0611-034-9685-0					

REASON FOR REZONE	CUP DESCRIPTION
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ZONING DISTRICT TO ALLOW FOR CUP FOR RELIGIOUS USES	RELIGIOUS USES
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	A-2 Agriculture District	10	10.126(3)	10

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>OT</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>OT</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>OT</u>	INSPECTOR'S INITIALS SCW1	SIGNATURE:(Owner or Agent) 
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PRINT NAME: OUNLA THONGSAVANH
DATE: June 21, 2019

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
06/21/2019	DCPCUP-2019-02477
Public Hearing Date	
08/27/2019	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME OUNLA THONGSAVANH	Phone with Area Code (608) 514-6243	AGENT NAME <input type="checkbox"/>	Phone with Area Code
BILLING ADDRESS (Number, Street) 2154 RINDEN RD		ADDRESS (Number, Street) <input type="checkbox"/>	
(City, State, Zip) COTTAGE GROVE, WI 53527		(City, State, Zip)	
E-MAIL ADDRESS othougsavanh@gmail.com		E-MAIL ADDRESS	

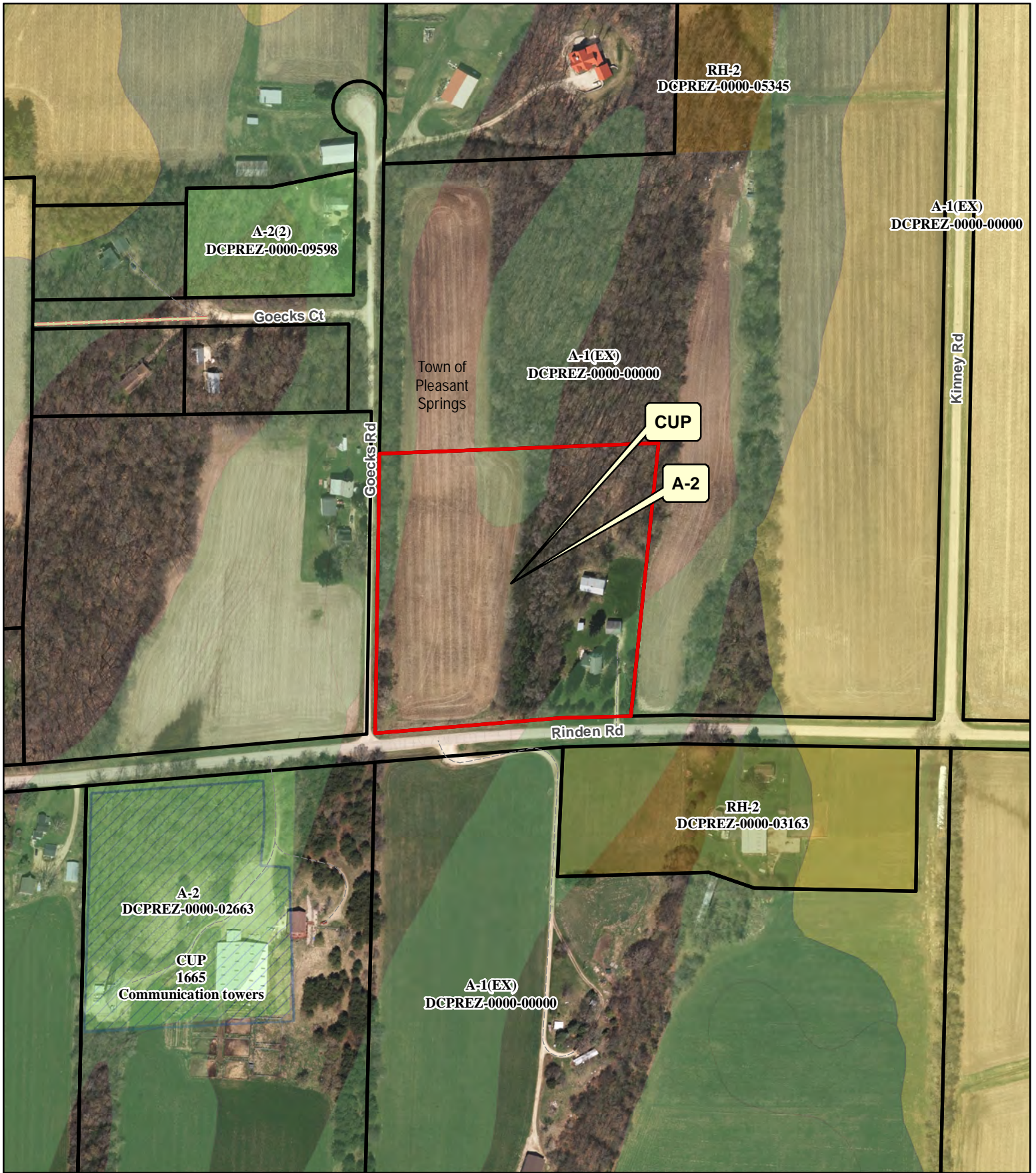
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
2154 Rinden Rd.,					
TOWNSHIP PLEASANT SPRINGS	SECTION 3	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0611-034-9685-0		---		---	

CUP DESCRIPTION
religious uses

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.126(3)	10





DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No	Inspectors Initials SCW1	SIGNATURE:(Owner or Agent) <i>Ounla Thongsavanh</i>
Applicant Initials <i>OT</i>		PRINT NAME: <i>Ounla Thongsavanh</i>
		DATE: <i>6-21-2019</i>

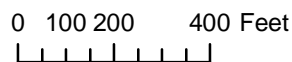
COMMENTS: RELIGIOUS USES



Legend

Wetland > 2 Acres Significant Soils

-  Wetland
-  Floodplain
-  Class 1
-  Class 2



Petition 11468 /CUP 2477
 OUNLA THONGSAVANH

@ 386 - (0495)



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 Doula Thongsavanh (Tan) Agent's Name _____
 Address 2154 Linden Rd Address _____
 Phone 608-514-6243 Phone _____
 Email dthongsavanh@gmail.com Email _____

Town: Pleasant Springs Parcel numbers affected: 0611 034 9685-0

Section: 03 Property address or location: 2154 Linden Rd.

Zoning District change: (To / From / # of acres) A2 from A1-Ex

Soil classifications of area (percentages) Class I soils: _____% Class II soils: _____% Other: _____%
attached.

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 ability for religious uses in Barn/detached bldg

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
 Submitted By: Doula Thongsavanh Date: 6-17-2019

499



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

Conditional Use Application

Application Fee: \$495 Mineral Extraction: \$1145 Cell Tower: \$1145

Items required to be submitted with application:

- o Written Legal Description of Conditional Use Permit boundaries
- o Scaled drawing of the property showing existing/proposed buildings, setback requirements, driveway, parking area, outside storage areas, location/type of exterior lighting, any natural features, and proposed signs.
- o Scaled map showing neighboring area land uses and zoning districts
- o Written operations plan describing the items listed below (additional items needed for mineral extraction sites)
- o Written statement on how the proposal meets the 6 standards of a Conditional Use

Owner: Dunla Thongsavanh Agent: _____
 Address: 2154 Rinden Address: _____
 Phone: 608-514-6243 Phone: _____
 Email: DThongsavanh Email: _____

Parcel numbers affected: 0611 034 9685 Town: Pleasant Springs Section: _____
 Property Address: 2154 Rinden Rd

Existing/ Proposed Zoning District: A1 Exchange to A2 (to allow religious use)

Type of Activity proposed:

Separate checklist for mineral extraction or cell tower uses must be completed.

- o parking
- o Hours of Operation: 10AM - 4pm Saturday and Sunday
- o Number of employees: 5-10 monk, Pres, VP, Treasure, Secretary Board of Dir.
- o Anticipated customers: 30 or less on weekend, parishioners.
- o Outside storage: none
- o Outdoor activities: picnicking for members.
- o Outdoor lighting: none
- o Outside loudspeakers: none outside.
- o Proposed signs: 1 ground sign
- o Trash removal: pelletierie - by employees
- o Six Standards of CUP (see back)

The statements provided are true and provide an accurate depiction of the proposed land use. I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: Dunla Thongsavanh

Date: 6-17-2019

Six Standards of a Conditional Use Permit

Provide an explanation on how the proposed land use will meet all six standards.

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

Septic system with either be sized to accommodate or rental of port-a-potties will provided and maintained gravel parking will be designed for 10-20 vehicles - future parking on 6 acres to east of residence. There will be outdoor storage or additional outdoor lighting. Property is 100 yards from closest single family residence.

2. The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.

main operation will be Saturday and Sunday 10am - 7pm.

The condition of the property will not in anyway impair or diminish the surrounding neighborhood value.

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

for the foreseeable future no new construction other than interior remodeling of "temple" will occur. Property will remain as is currently and into the future.

4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.

consideration will be made to assure parking lot will allow for safe entry and exit of vehicles onto Rinden Rd. owner to speak with town regarding necessary improvements to driveway if necessary.

5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

proposed changes for parking will assure guest are able to drive in off of Rinden Road on private drive leading to designated spots.

6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

The proposed zoning change is to allow for a district that supports religious uses through a CUP. The property is 100 yds from closest residence. This distance will act as a buffer to maintain the rural nature of the properties. Trees line the property to act as a natural buffer zone for neighboring properties.

STATE BAR OF WISCONSIN FORM 2 -2003
WARRANTY DEED

Document Number

Document Name

THIS DEED, made between Leani Y. Schoor f/k/a Leani Y. Puccio, a single person and Stuart McCormick and Cori Puccio-McCormick, husband and wife ("Grantor," whether one or more), and Ounla Thongsavanh and Ian G. Baird ("Grantee," whether one or more).

Grantor, for a valuable consideration, conveys and warrants to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Dane County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Part of the Southeast 1/4 of the Southeast 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin, which is more fully described as follows: Beginning at the Southwest corner of said Southeast 1/4 of the Southeast 1/4; thence North 87° 25' East, along the South line of said quarter quarter, 576.0 feet; thence North 5° 14' East, 724.2 feet; thence South 87° 25' West, 639.2 feet to the West line of said quarter quarter; thence South 0° 18' West, along said West line, 718.4 feet to the point of beginning.

RETURN TO
Ounla Thongsavanh
2154 Rinden Road
Cottage Grove, WI 53527

Tax Parcel No.:
046-0611-034-9685-0

This is a homestead property as to Leani. This is not homestead property as to Stuart and Cori.

Exception to warranties: Municipal and zoning ordinances and agreements entered under them, recorded easements, recorded building and use restrictions and covenants, present uses of the Property in violation of the foregoing disclosed in Seller's Real Estate Condition Report and in the Offer, and general taxes levied in the year of closing.

Dated this 4th day of January, 2019.

Leani Y. Schoor
Leani Y. Schoor f/k/a Leani Y. Puccio
Stuart McCormick
Stuart McCormick
Cori Puccio-McCormick
Cori Puccio-McCormick

File No: 118110142

AUTHENTICATION

Signature(s)

authenticated this ___ day of _____

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY
Attorney Perry J. Armstrong

(Signatures may be authenticated or acknowledged. Both are not necessary.)

January, 2019 the
Y. Puccio, Stuart
McCormick and Cori Puccio-McCormick
person(s) who executed the foregoing instrument and
acknowledge the same.

Amy Hamilton-Durian

* Amy Hamilton-Durian
Notary Public Dane County, WI
My Commission expires: 12/04/2021

AMY HAMILTON-DURIAN
NOTARY PUBLIC
STATE OF WISCONSIN

(Signatures may be authenticated or acknowledged. Both are not necessary.)

*Change ownership
Laos Buddhist
Temp*

Parcel Number - 046/0611-034-9685-0

Current

[← Parcel Parents](#)

[Summary Report](#)

Parcel Summary		More +
Municipality Name	TOWN OF PLEASANT SPRINGS	
Parcel Description	SEC 3-6-11 PRT SE1/4 SE1/4 COM SW COR TH...	
Owner Names	OUNLA THONGSAVANH IAN G BAIRD	
Primary Address	2154 RINDEN RD	
Billing Address	2154 RINDEN RD COTTAGE GROVE WI 53527	

Assessment Summary		More +
Assessment Year	2019	
Valuation Classification	X4	
Assessment Acres	10.000	
Land Value	\$0.00	
Improved Value	\$0.00	
Total Value	\$0.00	

Show Valuation Breakout

Open Book

Open Book dates have passed for the year

Starts: ~~04/17/2019~~ - 12:00 PM

Ends: ~~04/17/2019~~ - 07:00 PM

[About Open Book](#)

Board Of Review

Board of Review dates have passed for the year

Starts: ~~05/23/2019~~ - 05:30 PM

Ends: ~~05/23/2019~~ - 07:30 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

A-1(EX)

[Zoning District Fact Sheets](#)

Parcel Maps



DCiMap

Google Map

Bing Map

Tax Summary (2018) **More +**

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$83,700.00	\$224,000.00	\$307,700.00
Taxes:		\$4,717.97
Lottery Credit(-):		\$186.25
First Dollar Credit(-):		\$76.69
Specials(+):		\$154.71
Amount:		\$4,609.74

District Information

Type	State Code	Description
REGULAR SCHOOL	5621	STOUGHTON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	23CG	COTTAGE GROVE EMS
OTHER DISTRICT	23CG	COTTAGE GROVE FIRE

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	01/08/2019	5464170		

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: 0611-034-9685-0

PLEASE TURN OFF YOUR POP UP BLOCKER TO VIEW DOCLINK DOCUMENTS. If you're unsure how to do this, please contact your IT support staff for assistance. You will be unable to view any documents purchased if your pop up blocker is on.



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 210 Martin Luther King Jr. Blvd
 City-County Bldg. Room 116
 Madison, WI 53703



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(3) or more persons not of the immediate family are received, kept or provided with food and shelter or care for compensation; but not including hospitals, clinics or similar institutions devoted primarily to the diagnosis and treatment of the sick or injured.

(43) Park, amusement. An area, publicly or privately owned, containing amusement and recreational facilities and devices, whether operated for profit or not.

(44) Park, public. An area owned by the county or a municipality within the county, operated for the convenience and recreation of the public, and containing such facilities as the owning municipality shall see fit.

[(45) reserved.]

(46) Person. Except where otherwise indicated by the context, the word person shall include the plural, or a company, firm, corporation or partnership.

(46a) Planned unit development. A form of land development permitted after following the procedures for creating a planned unit development district as provided in section 10.153. The planned unit development district is designed to allow variation in the types and arrangements of land uses and structures in developments conceived and implemented as cohesive, unified projects. Each planned unit development district shall be either a rural planned unit development district or an urban planned unit development district.

(47) Pleasure horses. All horses and ponies which are kept or raised for personal use by the owner(s) of or persons residing on the property or their guests. The term does not include horses or ponies kept or raised for commercial breeding purposes, held for sale as beasts of burden or draft animals, boarded for a fee, or offered to the public for riding purposes upon payment of a fee.

(48) Professional office. A building in which is provided space for professional offices such as those of doctors, practitioners, dentists, real estate brokers, engineers, lawyers, authors, architects, musicians and other recognized professional occupations.

(48m) Race event or rally means a gathering of more than three people for the purpose of repetitive vehicular activity over a fixed course or area, which persists for periods in excess of 30 minutes in any one 24 hour period.

(48r) Racing vehicle. A motor vehicle of a type used for racing or participation in a race event or rally. Such vehicles may not normally be legally operated on the public highways.

(48w) Recorded means recorded with the Dane County Register of Deeds.

(49) Refuse. Refuse means combustible and noncombustible rubbish including, but not limited to, paper, wood, metal, glass, cloth and products thereof, litter and street rubbish, ashes and lumber, concrete and other debris resulting from the construction or demolition of structures.

(50) Solid waste recycling center. A solid waste recycling center is a solid waste disposal operation at which temporary storage and processes such as baling of paper, grinding of glass and flattening of cans, are conducted on segregated solid waste to facilitate reuse of the segregated solid waste as raw material. Also see salvage yard, section 10.20(1)(a).

(50m) Substantial Farm Income. Means that a minimum of \$10,400 gross farm income/year for the past three (3) years is currently derived from the farming operation on the farm where the residential use is proposed. Rental income may not be used to meet the income requirement.

(51) Recreational equipment. Shall include boats, canoes, snowmobiles or camping and luggage carrying trailers intended to be towed by an automobile or truck or a camper unit to be mounted on a truck. Any motor driven camper or motor home shall be considered as recreational equipment.

(51a) Religious uses. Shall include, but not be limited to, churches, convents and monasteries. For purposes of this chapter, a school is not a religious use.

(52) Rendering plant. A plant for the reduction of dead animals or slaughtered animals not suitable for human consumption, to by-products such as hide, skin, grease, bones, glue and soap, and for the storage of such by-products.

(53) Roadside stand. A structure having a ground area of not over 200 square feet, not permanent by being attached to the ground, readily removable in its entirety and to be used solely for the sale of farm and garden products produced on the premises. Such structures may be located within the setback lines of roads but shall not interfere with visibility along the highway.

(54) Rooming house. Same as lodging house.

(54a) Rural planned unit development district. A planned unit development district that may include any combination of the permitted or conditional uses in the A-1 (Exclusive), A-3, A-4, RE-1, CO-1, AB and/or LC-1 districts, and/or any residential housing district, as appropriate, to be used only for senior housing developed for seniors ages 55 or older. Any uses which are



BIRRENKOTT SURVEYING, INC.

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

PLAT OF SURVEY

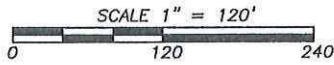
SURVEYOR'S CERTIFICATE:

I, Daniel V. Birrenkott, hereby certify that this survey is in compliance with the Wisconsin Administrative Code, Chapter A-E7. I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with the information provided and is correct to the best of my knowledge and belief.

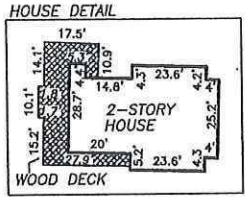
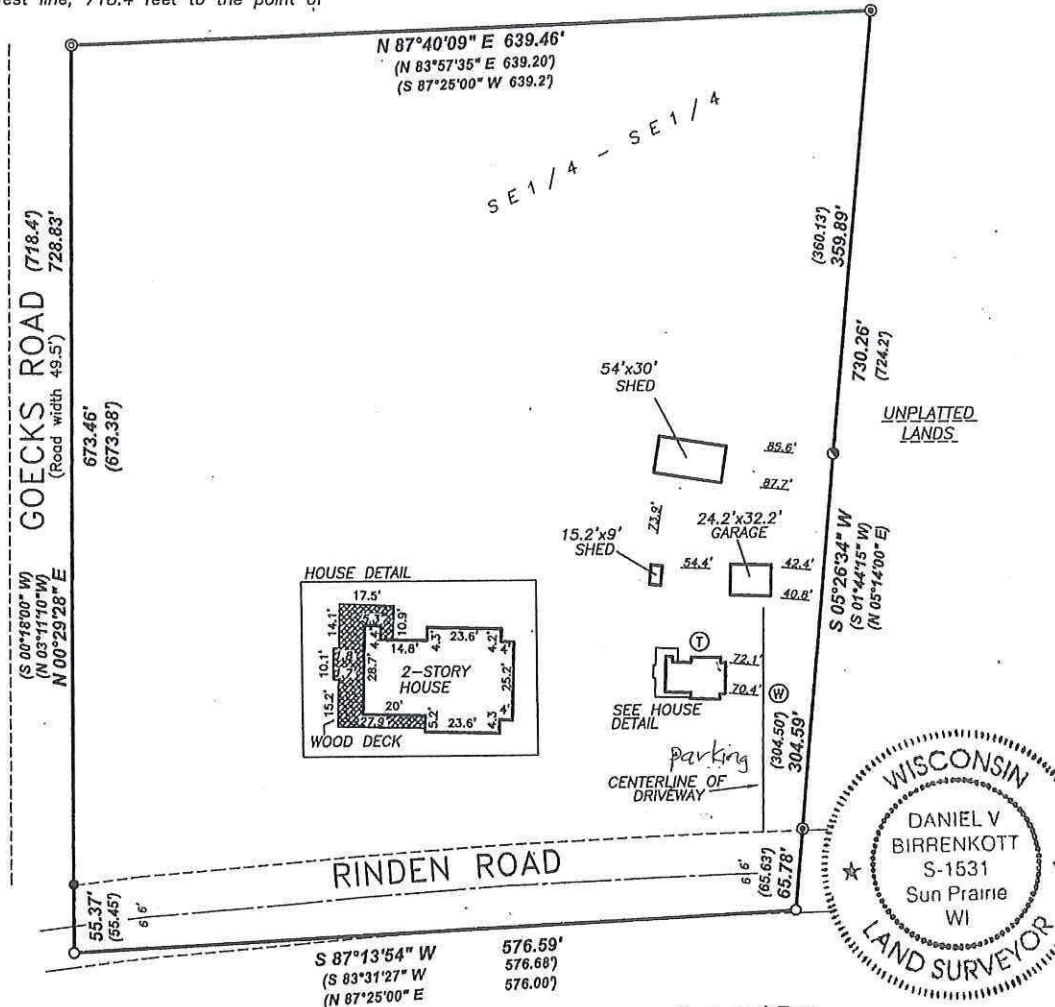
Daniel V. Birrenkott
Wisconsin Professional Land Surveyor No. S-1531. 8-29-2018

Description per Title Commitment:

Part of the Southeast 1/4 of the Southeast 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin, which is more fully described as follows: Beginning at the Southwest corner of said Southeast 1/4 of the Southeast 1/4; thence North 87° 25' East, along the South line of said quarter quarter, 576.0 feet; thence North 5° 14' East, 724.2 feet; thence South 87° 25' West, 639.2 feet to the West line of said quarter quarter; thence South 0° 18' West, along said West line, 718.4 feet to the point of beginning.



UNPLATTED LANDS



Prepared For:

Leani Schoor
2154 Rinden Road
Cottage Grove, WI 53527
(608)-421-4078

Legend:

- ⊙ = Found 1/2" Iron Pipe
- = Found 3/4" Iron Pipe
- ⊖ = Found 3/4" Iron Bar
- ⊙ = Found 1" Iron Pipe
- = 1"x24" Iron pipe set min.wt.=1.13#/ln.ft.
- ⊕ = Septic Tank (no visible vents)
- ⊗ = Well

Notes:

This survey is subject to any and all easements and agreements both recorded and unrecorded.

The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.

Wetlands, if present have not been delineated.

This survey shows visible, above-ground improvements only. No guarantee is made for below-ground structures.

Date of Survey: August 22, 2018

Survey was referenced to Glen L Northrop Map #99-00912 Dated: Nov. 9th 2018 SHEET 1 OF 1

Dated: August 29, 2018
Surveyed: T.A.S.
Drawn: B.T.S.
Checked: D.V.B.
Approved: D.V.B.
Field book: 371/10
Comp. File: J:\2018\CARLSON
Office Map No. 180786

Bearings referenced to the South line of the Southeast 1/4 of the Southeast 1/4, platted bearing S87°13'54" W

2018-01374

THOMAS D FIECHTER
2211 GOECKS RD
COTTAGE GROVE, WI 53527

TIMOTHY A GARTZKE
211 BRICKSON ST
STOUGHTON, WI 53589

Current Owner
2141 RINDEN RD
COTTAGE GROVE, WI 53527

TODD J TOFTE
2927 GOECKS RD
COTTAGE GROVE, WI 53527

ROBERT M LEFF
2217 GOECKS CT
COTTAGE GROVE, WI 53527

ALAN S VEJVODA
2967 GOECKS RD
COTTAGE GROVE, WI 53527

BERNARD J RIPP
1809 PASO ROBLE WAY
MADISON, WI 53716

OUNLA THONGSAVANH
2154 RINDEN RD
COTTAGE GROVE, WI 53527

LILA LEMANSKI
2189 RINDEN RD
COTTAGE GROVE, WI 53527

LILA LEMANSKI
2189 RINDEN RD
COTTAGE GROVE, WI 53527



A-2(2)
DCPREZ-0000-09598

Goecks Ct

GwC

DnB

DnB

KdD2

PnB

A-1(EX)
DCPREZ-0000-00000

GwC

A-1(EX)
DCPREZ-0000-00000
2927

Goecks Rd

DnC2

PnA

2154

ScB

MdC2

Rinden Rd

2165

ScB

KdC2

2141

Not Effective
CUP 2213

RH-2
DCPREZ-0000-03163

Not Effective
A-2(4) DCPREZ-2012-10478

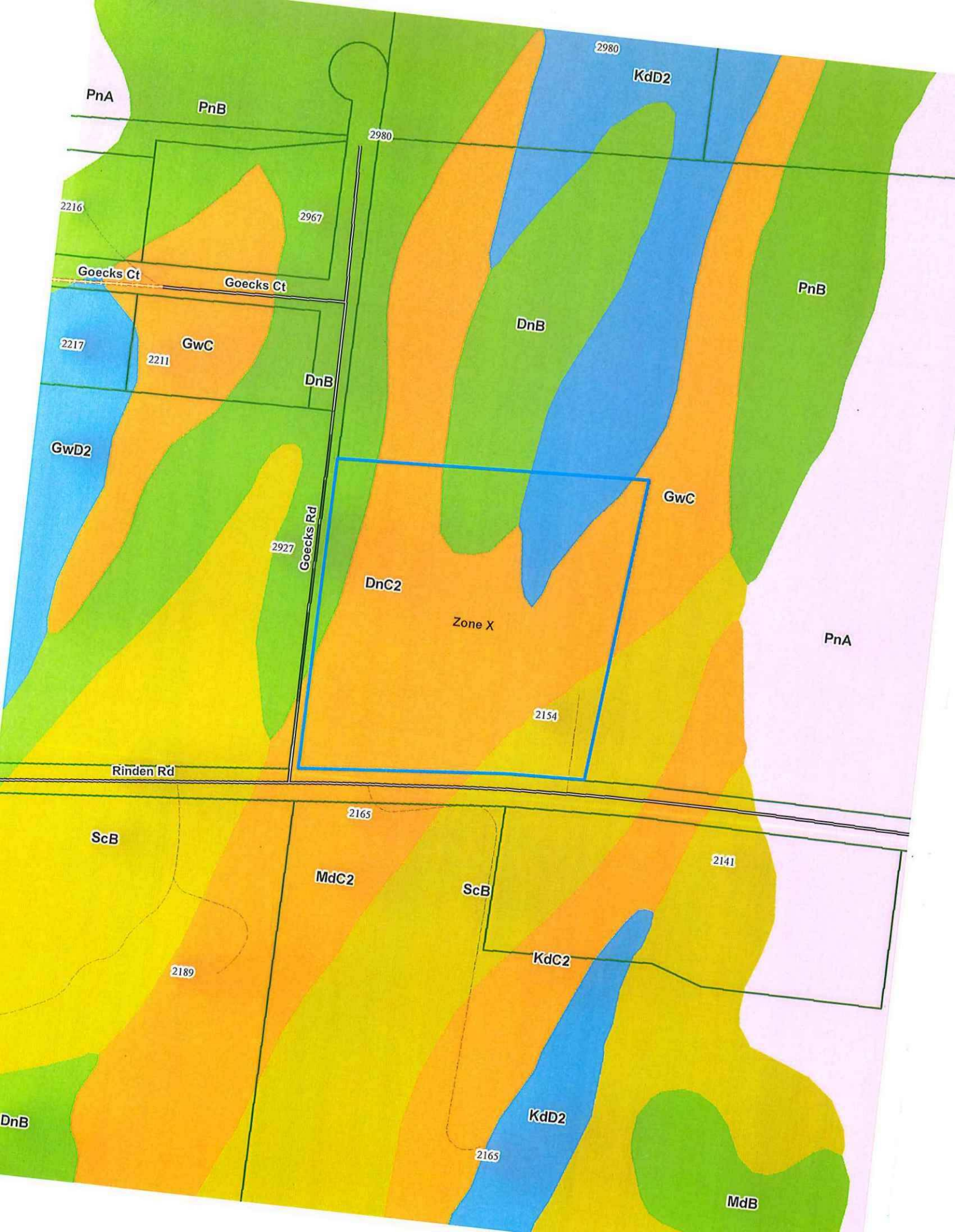
A-2
Not Effective
CUP 1431
CUP
Not Effective
CUP 1654
Communication towers

A-1(EX)
DCPREZ-0000-00000

KdD2

2189

NA





Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap