

# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
02/20/2019	DCPREZ-2018-11391
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
03/26/2019	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME LARRY G SKAAR	PHONE (with Area Code) (608) 692-5510	AGENT NAME BIRRENKOTT SURVEYING	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 4374 SECRETARIAT CT		ADDRESS (Number & Street) 1677 N BRISTOL ST	
(City, State, Zip) COTTAGE GROVE, WI 53527		(City, State, Zip) SUN PRAIRIE, WI 53590	
E-MAIL ADDRESS		E-MAIL ADDRESS MPYNNONEN@BIRRENKOTT.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	
EAST OF 3380 NORTH STAR RD					
TOWNSHIP COTTAGE GROVE	SECTION 34	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0711-342-8725-0					

REASON FOR REZONE			CUP DESCRIPTION	
CREATING ONE RESIDENTIAL LOT				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
FP-1 (Small Lot Farmland Preservation) District	RM-16 (Rural Mixed-Use, 16 acres and up) District	18.294		

<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  SLJ3	<b>SIGNATURE:(Owner or Agent)</b>   <b>PRINT NAME:</b>   <b>DATE:</b>  
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# Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
12/28/2018	DCPREZ-2018-11391
Public Hearing Date	C.U.P. Number
<del>03/19/2019</del>	3/26/2019

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME LARRY G SKAAR	PHONE (with Area Code) (608) 692-5510	AGENT NAME BIRRENKOTT SURVEYING	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 4374 SECRETARIAT CT		ADDRESS (Number & Street) 1677 N BRISTOL ST	
(City, State, Zip) COTTAGE GROVE, WI 53527		(City, State, Zip) SUN PRAIRIE, WI 53590	
E-MAIL ADDRESS		E-MAIL ADDRESS MPYNNONEN@BIRRENKOTT.COM	

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	
EAST OF NORTH STAR RD					
TOWNSHIP COTTAGE GROVE	SECTION 34	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0711-342-8725-0					

REASON FOR REZONE	CUP DESCRIPTION
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CREATING ONE RESIDENTIAL LOT	
SEE REVISED APP SHOWING NEW ZONING DISTRICTS	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-4 Agriculture District	A-2 Agriculture District	18.294		

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  SLJ3	SIGNATURE:(Owner or Agent) <i>Mark A. Pynnönen</i>
Applicant Initials <i>Mgp</i>	Applicant Initials <i>Mgp</i>	Applicant Initials <i>Mgp</i>		PRINT NAME: MARK A. PYNNONEN
				DATE: 12/28/18





DANE COUNTY  
**PLANNING & DEVELOPMENT**

**Zoning Change Application**

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

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 LARRY S KAAR  
 Address 4374 SECRETARIAT COURT  
COTTAGE GROVE, WI 53527  
 Phone 608-692-5510  
 Email \_\_\_\_\_

Agent's Name BIRRENKOTT SURVEYING  
 Address 1677 N. BRISTOL STREET  
SUN PRAIRIE, WI 53590  
 Phone 608-837-7463  
 Email MPYNNONEN@BIRRENKOTT

Town: COTTAGE GROVE Parcel numbers affected: 0711-342-8725-0 SURVEYING.COM

Section: 27, 34 Property address or location: NORTH STAR ROAD

Zoning District change: (To / From / # of acres) A-2 / A-4 / 18.294

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 60 % Other: 40 %

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:

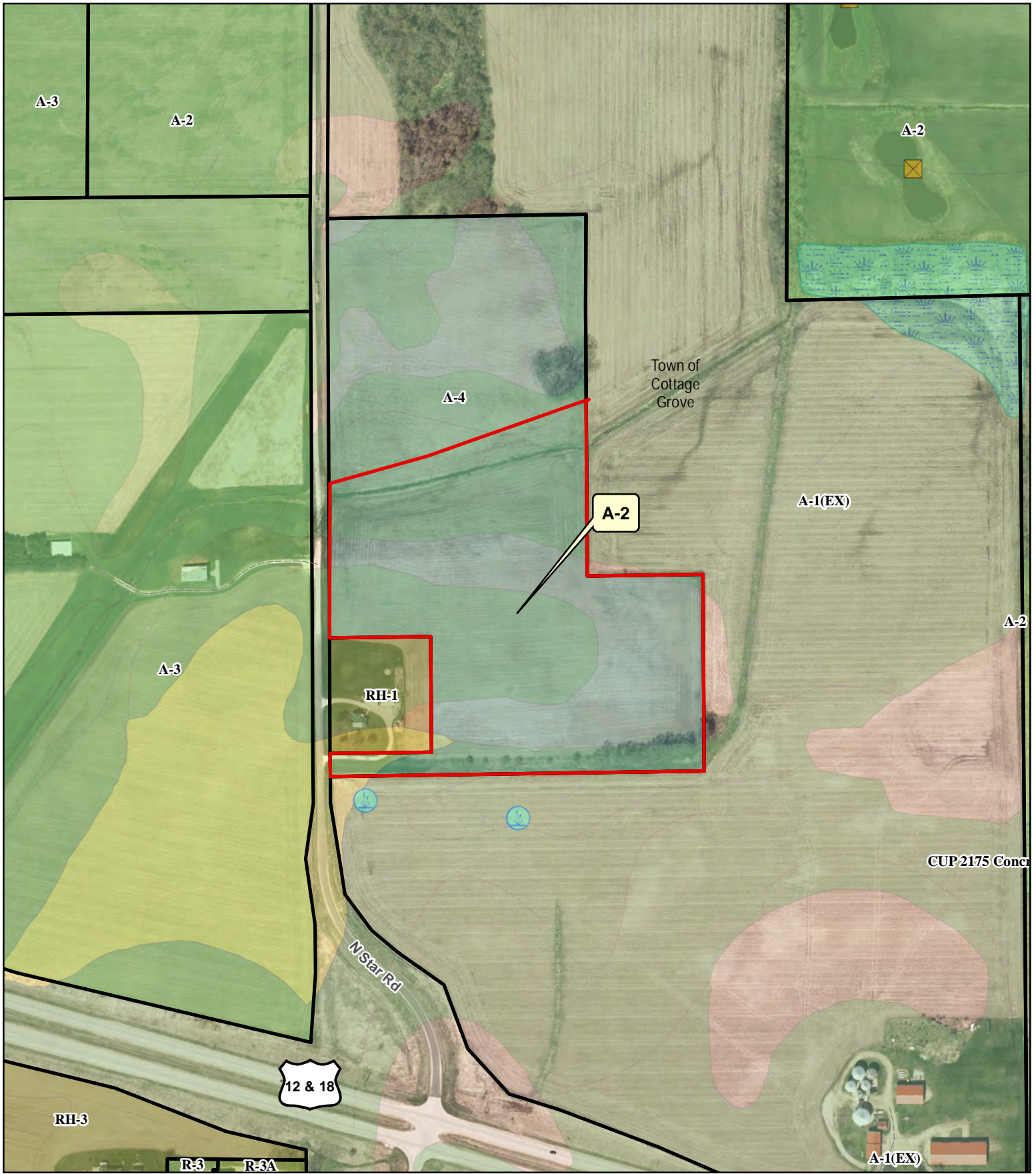
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I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: Mark A. Pynnönen  
MARK A. PYNNONEN

Date: 12/28/18

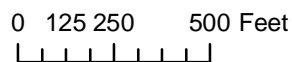




**Legend**

**Wetland > 2 Acres Significant Soils**

- Wetland
- Class 1
- Floodplain
- Class 2



Petition 11391  
LARRY G SKAAR



TDR SENDING AREA  
Petition Number 10320

A-1(EX)  
DCPREZ-1987-03877

TDR SENDING AREA  
Petition Number 10320

Proposed  
C-2  
11317

Proposed  
A-2  
11309

Proposed  
CUP  
2405

A-3  
DCPREZ-2014-10691

A-2  
DCPREZ-2014-10691

CUP  
2405  
Non-metallic mineral extraction

N Star Rd

Proposed  
C-2  
11356

A-1(EX)  
DCPREZ-1987-03877

TDR SENDING AREA  
Petition Number 10320

A-4  
DCPREZ-2012-10405

Not Effective  
R-1A DCPREZ-0000-3385

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

TDR SENDING AREA  
Petition Number 10320

A-3  
DCPREZ-2014-10691

RH-1  
DCPREZ-2012-10405  
3380

Not Effective  
CUP 1218

A-2  
DCPREZ-0000-06172

CUP  
2175

Concrete Batch Plant

RH-3  
DCPREZ-0000-07038

F2410  
DCPREZ-0000-06942

2392, 2382 R-3A  
DCPREZ-1987-03877

Ofsthun Rd

A-2(1)  
DCPREZ-0000-08333

A-1(EX)  
DCPREZ-0000-09713

Not Effective  
R-1 DCPREZ-0000-3877

A-1(EX)  
DCPREZ-1987-03877

R-1A  
DCPREZ-0000-0667

CUP  
2397

A-1(EX)  
DCPREZ-1987-03877

RH-3290

A-1(EX)  
DCPREZ-1987-03877

TDR SENDING AREA  
Petition Number 10320

Sincer Rd

3284

Cemetery

2294

2298

2292

2272

RH-1

DCPREZ-0000-07932

2294

2298

2292

2272

RH-1

DCPREZ-0000-07932

2294

2298

2292

2272

RH-1

DCPREZ-0000-07932

2294

2298

2292

2272

RH-1

DCPREZ-0000-07932

2294

2298

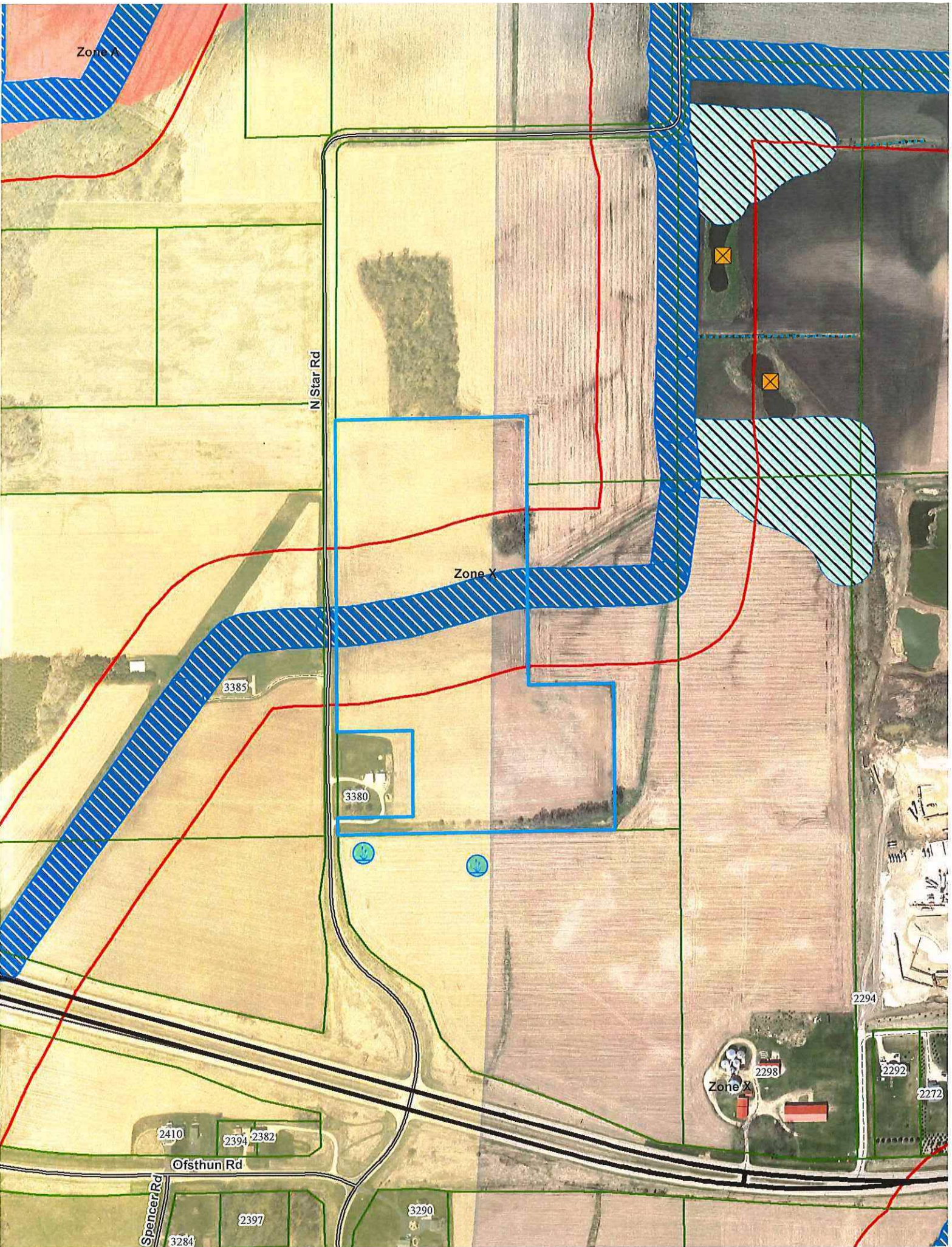
2292

2272

RH-1

DCPREZ-0000-07932





Zone A

N Star Rd

Zone X

3385

3380

2410

2394

2382

Ofsthun Rd

Spencer Rd

3284

2397

3290

2294

2298

2292

2272

Zone X



# ZONING MAP

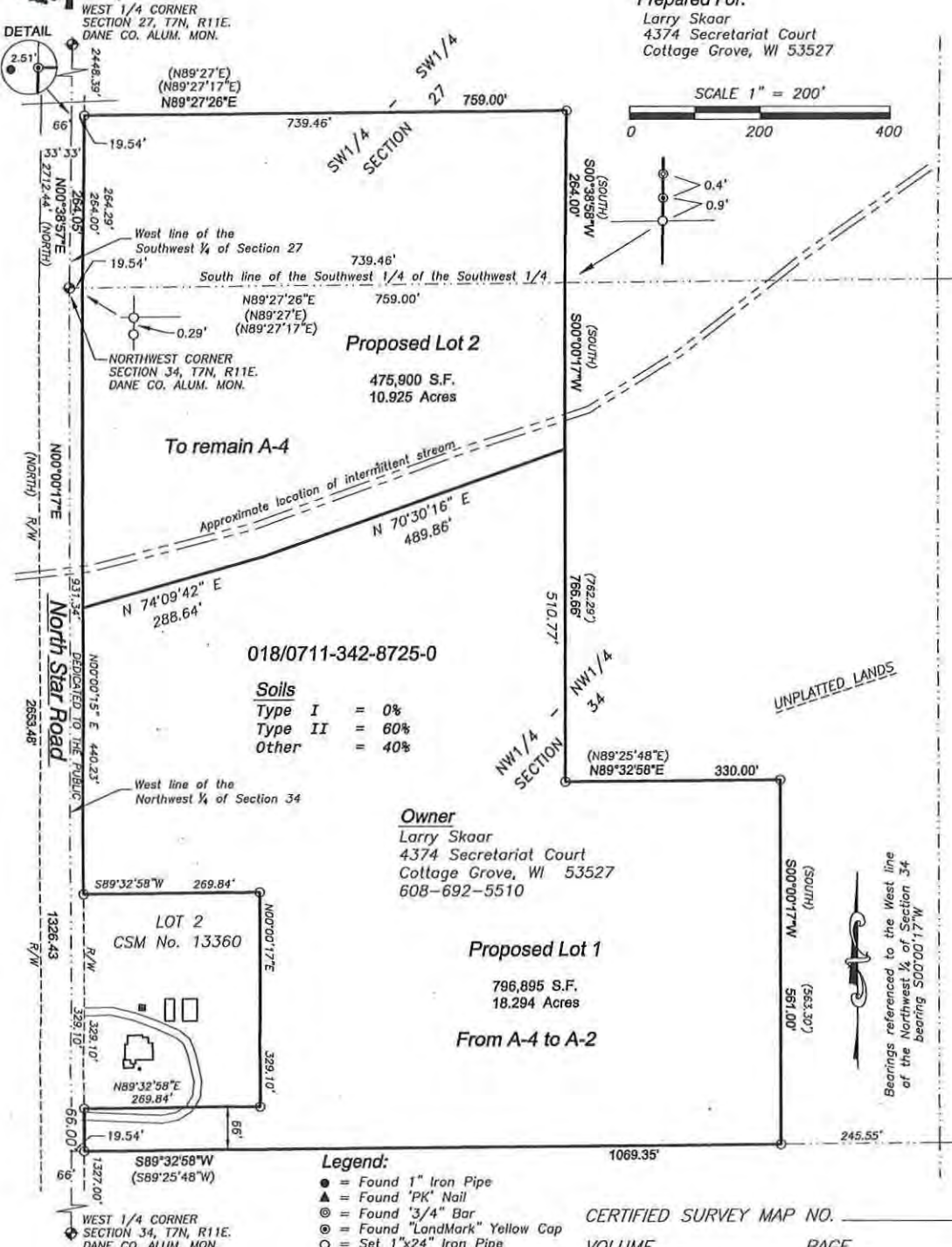
PART OF THE SW1/4 OF THE SW1/4 SECTION 27 AND PART OF THE NW1/4 OF THE NW1/4 OF SECTION 34, T7N, R11E, TOWN OF COTTAGE GROVE, DANE COUNTY, WISCONSIN

Prepared For:  
Larry Skaar  
4374 Secretariat Court  
Cottage Grove, WI 53527

SCALE 1" = 200'

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

WEST 1/4 CORNER SECTION 27, T7N, R11E, DANE CO. ALUM. MON.



018/0711-342-8725-0

**Soils**  
Type I = 0%  
Type II = 60%  
Other = 40%

**Owner**  
Larry Skaar  
4374 Secretariat Court  
Cottage Grove, WI 53527  
608-692-5510

**Proposed Lot 1**

796,895 S.F.  
18.294 Acres

**From A-4 to A-2**

**Legend:**


- = Found 1" Iron Pipe
- ▲ = Found 'PK' Nail
- ⊙ = Found '3/4" Bar
- ⊕ = Found 'LandMark' Yellow Cap
- = Set 1"x24" Iron Pipe min. wght. 1.13 lbs./ft.
- △ = Set 'PK' Nail
- ⊗ = Septic Tank
- = Existing Wire Fence
- ( ) = "Recorded as" Information

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

DOCUMENT NO. \_\_\_\_\_

**Parcel Number - 018/0711-342-8725-0****Current**[← Parcel Parents](#)[Summary Report](#)

<b>Parcel Detail</b>		<b>Less —</b>
Municipality Name	TOWN OF COTTAGE GROVE	
State Municipality Code	018	
PLSS (T,R,S,QQ,Q)	07N 11E 34 NW NW (Click link above to access images for Qtr-Qtr)	
Section	07N 11E 34 (Click link above to access images for Section)	
Plat Name	CSM 13360 (Click link above to access images for Plat) CSM 13360 (Click link above to access images for Surveys within Plat)	
Block/Building		
Lot/Unit	1 (Click link above to see images for this Lot)	
Parcel Description	<p>LOT 1 CSM 13360 CS86/254&amp;256-9/11/2012 DESCR AS SEC 27-7-11 PRT SW1/4SW1/4 &amp; SEC 34-7-11 PRT NW1/4NW1/4 (29.21 ACRES EXCL R/W)</p> <p><b>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</b></p>	
Current Owner	LARRY G SKAAR	
Primary Address	<b>No parcel address available.</b>	
Billing Address	4374 SECRETARIAT CT COTTAGE GROVE WI 53527	



<b>Assessment Summary</b>		<b>More +</b>
<b>Assessment Year</b>	<b>2018</b>	
Valuation Classification	G4 G5 G5M	
Assessment Acres	29.210	
Land Value	\$8,700.00	
Improved Value	\$0.00	
Total Value	\$8,700.00	

Show Valuation Breakout

Show Assessment Contact Information ▼

**Zoning Information**

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

<b>Zoning</b>
A-4 DCPREZ-2012-10405
NOTICE: Some portion of this parcel either contains or is in close proximity to sensitive environmental features (i.e. shorelands, floodplains, or wetlands), and Dane County regulations may apply. Please contact the Dane County Zoning Division at (608) 266-4266 for additional permitting information.

Zoning District Fact Sheets

**Parcel Maps**

Maps are unavailable for this parcel.

Surveyor Map

DCiMap



**Tax Summary (2018)****More +**[E-Statement](#)[E-Bill](#)[E-Receipt](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$8,700.00	\$0.00	\$8,700.00
<b>Taxes:</b>		\$156.92
<b>Lottery Credit(-):</b>		\$0.00
<b>First Dollar Credit(-):</b>		\$0.00
<b>Specials(+):</b>		\$0.00
<b>Amount:</b>		\$156.92

**District Information**

Type	State Code	Description
REGULAR SCHOOL	5621	STOUGHTON 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
QCD	01/13/1994	2566653	26285	55

[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: 0711-342-8725-0

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.



**PET 11391**

**Description (A-4 to A-2):**

Part of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 27 and part of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 34, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin, described as follows:

thence N00°05'14"W, 66.00 feet; thence N89°32'58"E, 269.84 feet; thence N00°00'17"E, 329.10 feet; thence S89°32'58"W, 269.84 feet; thence N00°00'15"E, 440.23 feet; thence N74°09'42"E, 288.64 feet; thence N70°30'16"E, 489.86 feet; thence S00°00'17"W, 510.77 feet; thence N89°32'58"E, 330.00 feet; thence S00°00'17"W, 561.00 feet; thence S89°32'58"W, 1069.35 feet to the point of beginning; Containing 796,895 square feet, or 18.294 acres.



JODI L COON

SWALHEIM 2011 REV TR, DUANE P & CANDACE J

LARRY G SKAAR

LARRY G SKAAR

Current Owner  
3380 N STAR RD  
COTTAGE GROVE, WI 53527

SWALHEIM 2011 REV TR, DUANE P & CANDACE J

STEVE J BANOVTZ

JODI L COON  
1805 TOWER DR  
STOUGHTON, WI 53589

SWALHEIM 2011 REV TR, DUANE P & CANDACE J

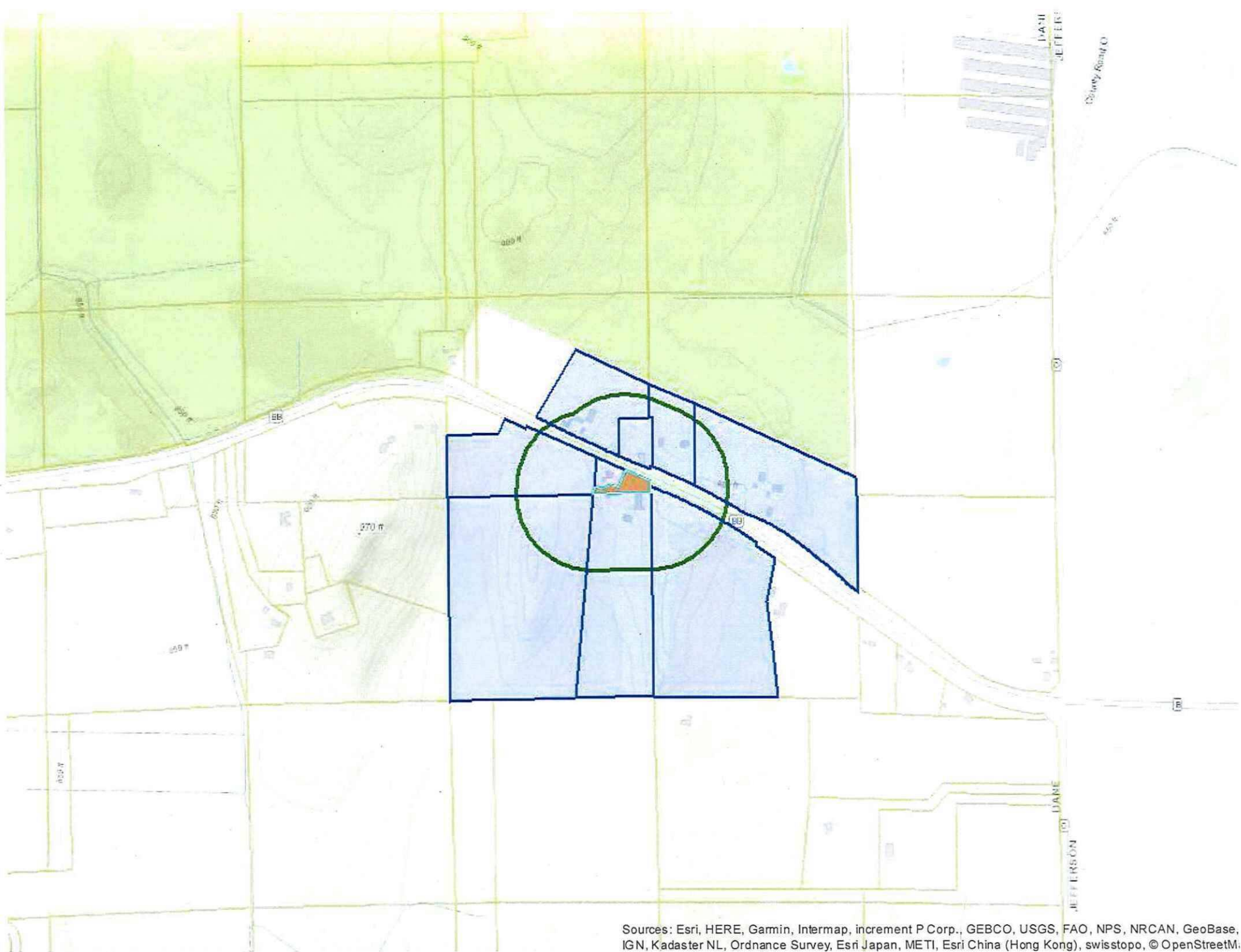
SWALHEIM 2011 REV TR, DUANE P & CANDACE J  
436 CONNIE ST  
COTTAGE GROVE, WI 53527



**Description (A-4 to A-2):**

Part of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 27 and part of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 34, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin, described as follows:

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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), swisstopo, © OpenStreetM