

Dane County Rezone & Conditional Use Permit


Application Date	Petition Number
07/15/2014	DCPREZ-2014-10750
Public Hearing Date	C.U.P. Number
09/23/2014	DCPCUP-2014-02287

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME RON SCHULTZ FARM LTD	PHONE (with Area Code) (608) 839-4119	AGENT NAME STEVEN M QUERIN	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 2293 W RIDGE RD		ADDRESS (Number & Street) □	
(City, State, Zip) COTTAGE GROVE, WI 53527		(City, State, Zip)	
E-MAIL ADDRESS		E-MAIL ADDRESS	

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	
2293 W Ridge Rd					
TOWNSHIP COTTAGE GROVE	SECTION 10	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0711-103-9750-0					

REASON FOR REZONE	CUP DESCRIPTION
ALLOW DUPLEX	SEASONAL STORAGE IN EXISTING FARM BUILDINGS

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	R-3A Residence District	.63	10.123(3)(a)6.	3.69

C.S.M REQUIRED?	PLAT REQUIRED?	DEED RESTRICTION REQUIRED?	INSPECTOR'S INITIALS	SIGNATURE:(Owner or Agent)
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	SSA1	
Applicant Initials <i>SMS</i>	Applicant Initials <i>SMS</i>	Applicant Initials <i>SMS</i>		PRINT NAME: STEVEN M. QUERIN-SCHULTZ
				DATE: 07-15-14



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 RON SCHULTZ FARM, LTD. ^{OWNER} Agent's Name STEVEN M. QUERIN - SCHULTZ, SEC.
 Address 2293 W. RIDGE RD, COTTAGE GROVE, WI 53527 Address _____
 Phone 608 839-4119 HOME Phone _____
608 720-8409 CELL Phone _____
 Email guerinschultz@hotmail.com Email _____

Town: COTTAGE GROVE Parcel numbers affected: 0711-103-9750-0
 Section: 01 10 Property address or location: 2293 W. RIDGE RD, COTTAGE GROVE, WI 53527

Zoning District change: (To / From / # of acres) A1-EX TO R3A
SPOT ZONING FOR EXISTING FARMHOUSE

Soil classifications of area (percentages) Class I soils: _____% Class II soils: _____% Other: _____%
EXISTING HOME

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: I WISH TO SPOT ZONE CHANGE THE EXISTING FARMHOUSE FROM A1-EX TO R3A TO ALLOW ME TO RENT OUT THE DOWNSTAIRS. THE FARMHOUSE WAS DIVIDED INTO 2 UNITS IN 1951 WHEN MY PARENTS & GRANDPARENTS BOUGHT THE FARM TOGETHER. I DO NOT WISH TO DIVIDE AND SELL OFF THE HOUSE.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
 Submitted By: Steven M. Querin-Schultz, Sec. Date: 07-03-14



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Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703-3342
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Conditional Use Application

Application Fee: \$486 Mineral Extraction: \$1136

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	<u>RON SCHULTZ FARM, LTD.</u>	Agent	<u>STEVEN M. QUERIN-SCHULTZ, SEC.</u>
Address	<u>2293 W. RIDGE RD, COTTAGE GROVE, WI 53527</u>	Address	<u>WI 53527</u>
Phone	<u>608-839-4119 Home</u> <u>608-720-8409 Cell</u>	Phone	_____
Email	<u>querinschultz@hotmail.com</u>	Email	_____

Parcel numbers affected: 2 Town: COTTAGE GROVE Section: 10915
0711-103-9750-0 / 0711-152-8080-0 Property Address: 2293 W. RIDGE RD.
COTTAGE GROVE, WI 53527

Existing/ Proposed Zoning District : A1-EX

- o Type of Activity proposed: SEASONAL STORAGE OF RECREATIONAL EQUIPMENT AND
Separate checklist for mineral extraction uses must be completed.
MOTOR VEHICLES IN EXISTING BUILDINGS.
- o Hours of Operation - 8:00 AM - 8:00 PM
- o Number of employees - NONE
- o Anticipated customers - 60 UNITS
- o Outside storage NONE
- o Outdoor activities - NONE
- o Outdoor lighting - NONE ADDED - ONE MERCURY VAPOR LIGHT EXISTING.
- o Outside loudspeakers NONE
- o Proposed signs - ~~XXXX~~ 6X6 ON BARN
- o Trash removal - N.A.
- o Six Standards of CUP (see back)

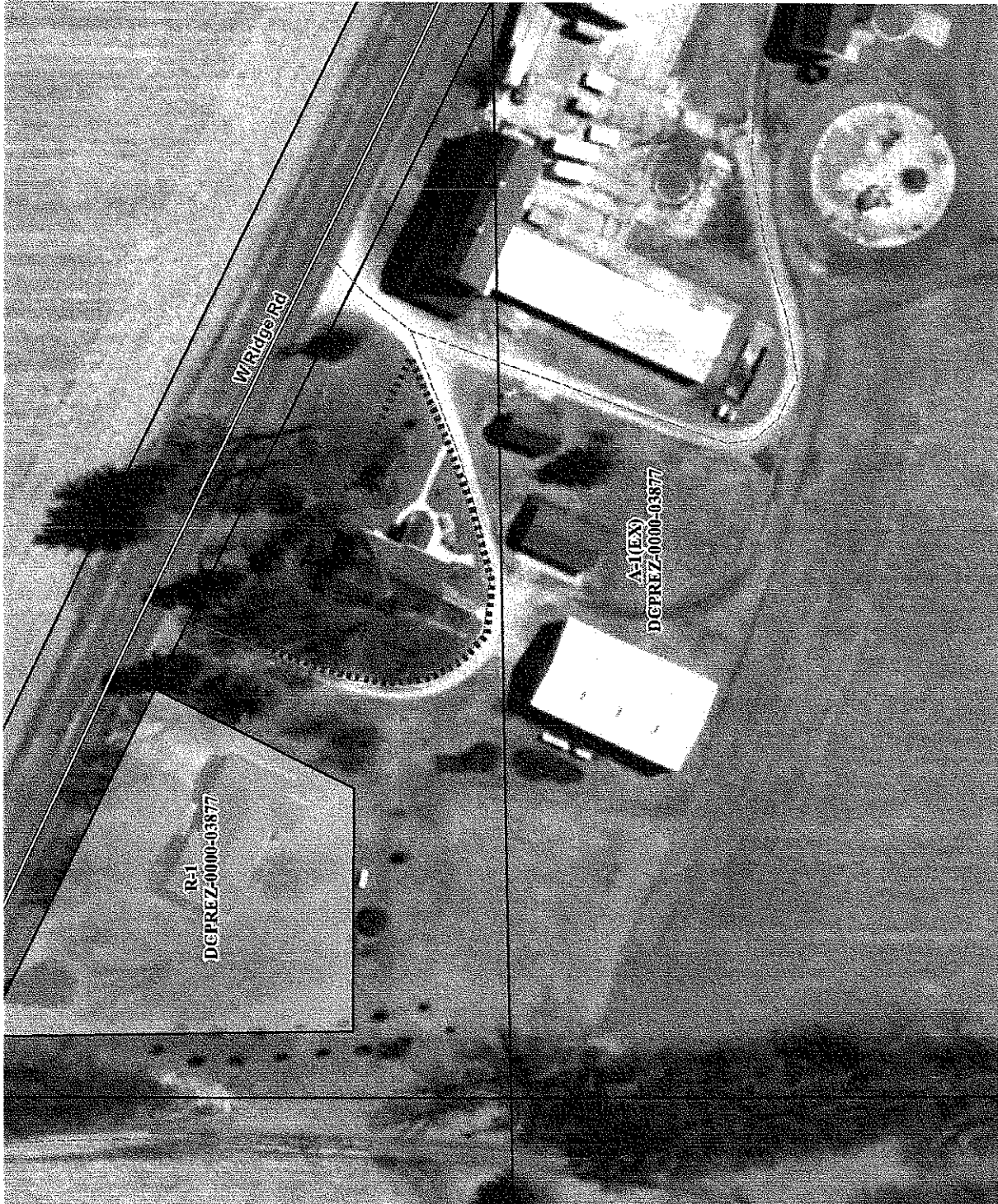
The statements provided are true and provide an accurate depiction of the proposed land use. I authorize that I am the owner or have permission to act on behalf of the owner of the property.
 Submitted By: Steven M. Querin-Schultz, SEC. Date: 7-03-14

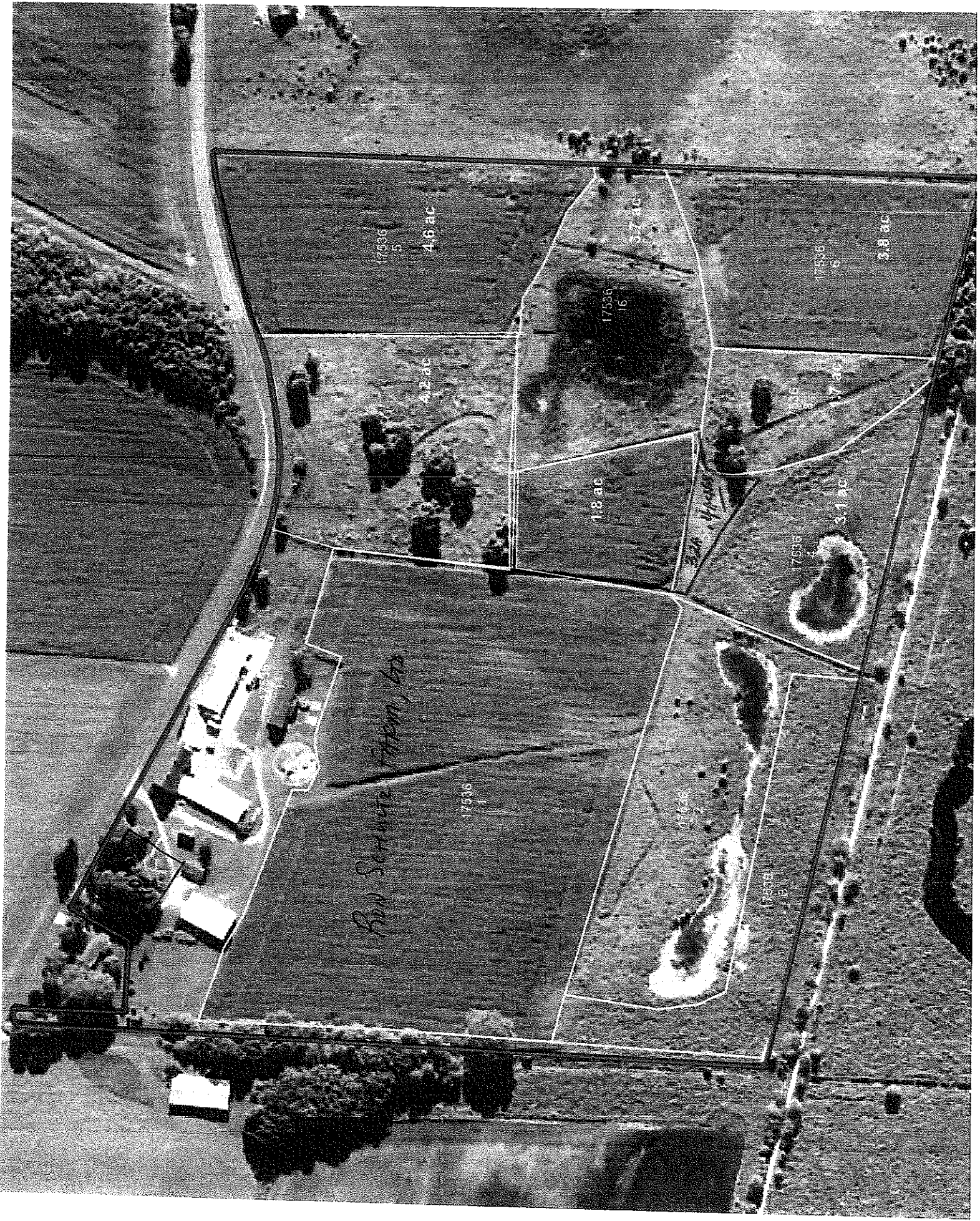
Six Standards of a Conditional Use Permit

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. *I FEEL THAT THE STORAGE OF RECREATIONAL VEHICLES INSIDE EXISTING FARM BUILDINGS WILL HAVE LESS EFFECT ON PUBLIC HEALTH, SAFETY, COMFORT OR GENERAL WELFARE THAN THE DAIRY FARM DID WHEN IT WAS IN OPERATION.*
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. *THE USE, VALUE & ENJOYMENT OF OTHER PROPERTY IN THE AREA SHOULD NOT BE IMPAIRED OR DIMINISHED BY STORING RECREATIONAL VEHICLES IN EXISTING BUILDINGS. AGAIN, THE AMOUNT OF TRAFFIC AND ACTIVITY WILL BE FAR LESS THAN WHEN IT WAS A DAIRY FARM.*
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. *THE APPEARANCE OF THE FARM SHOULD NOT CHANGE SIGNIFICANTLY, SINCE THE STORAGE OF RECREATIONAL EQUIPMENT & MOTOR VEHICLES WILL BE INSIDE EXISTING BUILDINGS.*
4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made. *WE HAVE GOOD DRIVEWAYS BUILT TO HANDLE TRUCK SEMI TRAFFIC WHEN THIS WAS A FARM. THE BUILDINGS HAVE INSIDE LIGHTS, NO OTHER UTILITIES ARE REQUIRED.*
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. *THERE WILL NOT BE A LARGE AMOUNT OF TRAFFIC AT ONE TIME. SINCE IT'S SEASONAL STORAGE, THE TRAFFIC WILL BE SPREAD OUT AND SPORADIC.*
6. That the conditional use shall conform to all applicable regulations of the district in which it is located. *ALL STORAGE WILL BE INSIDE EXISTING FARM BUILDINGS.*

ACCESS ROAD
PARKING
SIGN
UNITS





Bob Schulte Farm, Inc.

17536
5
4.6 ac

1.2 ac

11.8 ac

17536
16
3.7 ac

17536
5
3.8 ac

17536
3
3.1 ac

17536
1
11.8 ac

17536
2
1.8 ac

17536
3
3.1 ac

324 1/4 Hrs

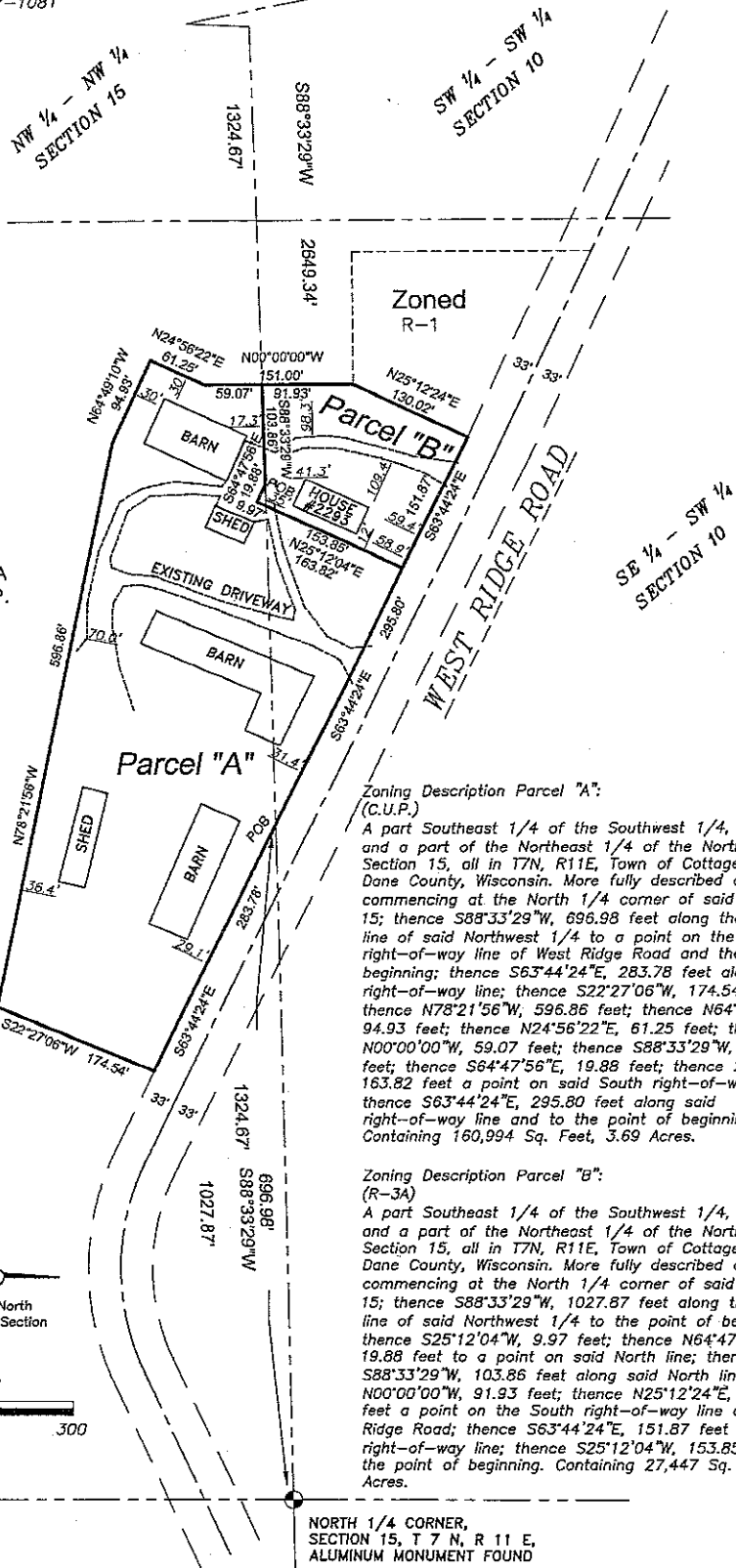


BIRRENKOTT SURVEYING, INC.

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

ZONING MAP

NORTH 1/4 CORNER,
SECTION 15, T 7 N, R 11 E,
ALUMINUM MONUMENT FOUND



Parcel Numbers
0711-152-8080-0
0711-103-9750-0

Soils
Type II --- 55%
Type IV --- 45%

Spot Rezones
From A-1(Ex) to R-3A
From A-1(Ex) to C.U.P.

Zoned
A-1(Ex)

Zoned
R-1

NE 1/4 - NW 1/4
SECTION 15

SW 1/4 - SW 1/4
SECTION 10

SE 1/4 - SW 1/4
SECTION 10

Prepared For:
RON SCHULTZ FARM, LTD
2293 W. RIDGE RD.
COTTAGE GROVE, WI 53527

Bearings referenced to the North
line of the Northwest 1/4 of Section
15, bearing of N88°33'29"E

SCALE 1" = 150'
0 150 300

Zoning Description Parcel "A": (C.U.P.)

A part Southeast 1/4 of the Southwest 1/4, Section 10 and a part of the Northeast 1/4 of the Northwest 1/4, Section 15, all in T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin. More fully described as follows: commencing at the North 1/4 corner of said Section 15; thence S88°33'29"W, 696.98 feet along the North line of said Northwest 1/4 to a point on the South right-of-way line of West Ridge Road and the point of beginning; thence S63°44'24"E, 283.78 feet along said right-of-way line; thence S22°27'06"W, 174.54 feet; thence N78°21'56"W, 596.86 feet; thence N64°49'10"W, 94.93 feet; thence N24°56'22"E, 61.25 feet; thence N00°00'00"W, 59.07 feet; thence S88°33'29"W, 103.86 feet; thence S64°47'56"E, 19.88 feet; thence 25°12'04"E, 163.82 feet to a point on said South right-of-way line; thence S63°44'24"E, 295.80 feet along said right-of-way line and to the point of beginning. Containing 160,994 Sq. Feet, 3.69 Acres.

Zoning Description Parcel "B": (R-3A)

A part Southeast 1/4 of the Southwest 1/4, Section 10 and a part of the Northeast 1/4 of the Northwest 1/4, Section 15, all in T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin. More fully described as follows: commencing at the North 1/4 corner of said Section 15; thence S88°33'29"W, 1027.87 feet along the North line of said Northwest 1/4 to the point of beginning; thence S25°12'04"W, 9.97 feet; thence N64°47'56"W, 19.88 feet to a point on said North line; thence S88°33'29"W, 103.86 feet along said North line; thence N00°00'00"W, 91.93 feet; thence N25°12'24"E, 130.02 feet to a point on the South right-of-way line of West Ridge Road; thence S63°44'24"E, 151.87 feet along said right-of-way line; thence S25°12'04"W, 153.85 feet to the point of beginning. Containing 27,447 Sq. Feet, 0.63 Acres.

NORTH 1/4 CORNER,
SECTION 15, T 7 N, R 11 E,
ALUMINUM MONUMENT FOUND