

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
02/20/2025	DCPREZ-2025-12152
<b>Public Hearing Date</b>	
04/22/2025	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME WILMER LARSON	PHONE (with Area Code) (608) 438-1059	AGENT NAME BIRRENKOTT SURVEYING - BRYAN STUECK	PHONE (with Area Code) (608) 837-7463
BILLING ADDRESS (Number & Street) 2254 UPHOFF RD		ADDRESS (Number & Street) PO BOX 237	
(City, State, Zip) COTTAGE GROVE, WI 53527		(City, State, Zip) Sun Prairie, WI 53590	
E-MAIL ADDRESS		E-MAIL ADDRESS bstueck@birrenkottsurveying.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
East of 2177 Uphoff Road					
TOWNSHIP COTTAGE GROVE	SECTION 15	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0711-154-8001-0					

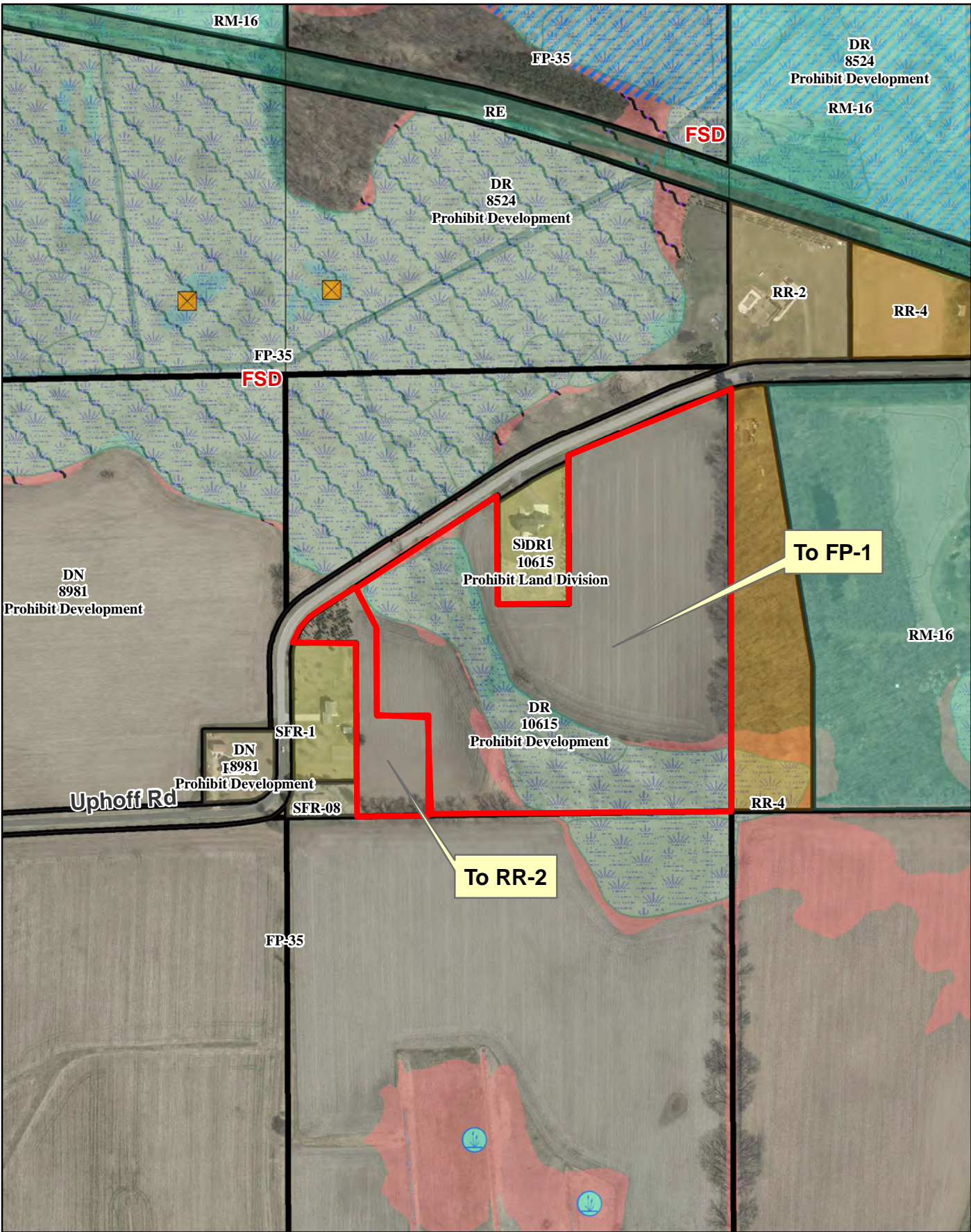
## REASON FOR REZONE

CREATING ONE RESIDENTIAL LOT AND AN AGRICULTURAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-2 Rural Residential District	2.22
FP-35 Farmland Preservation District	FP-1 Farmland Preservation District	22.47

<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 checked="" type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  RWL1	<b>SIGNATURE:(Owner or Agent)</b>  <b>PRINT NAME:</b>  <b>DATE:</b>
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COMMENTS: WETLANDS PRESENT ON THE EAST SIDE OF THE PROPOSED LOT.



**Legend**

-  Wetland
-  Floodplain



0 250 500 1,000 Feet

Petition 12152  
Larson





**Dane County**  
**Department of Planning and Development**  
Zoning Division  
Room 116, City-County Building  
210 Martin Luther King Jr. Blvd.  
Madison, Wisconsin 53703  
(608) 266-4266

Application Fees	
General:	\$395
Farmland Preservation:	\$495
Commercial:	\$545
<ul style="list-style-type: none"><li>• PERMIT FEES DOUBLE FOR VIOLATIONS.</li><li>• ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.</li></ul>	

## REZONE APPLICATION

APPLICANT INFORMATION			
Property Owner Name:	Wilmar Larson	Agent Name:	Birrenkott Surveying- Bryan Stueck
Address (Number & Street):	2254 Uphoff Road	Address (Number & Street):	PO Box 237
Address (City, State, Zip):	Cottage Grove, WI 53527	Address (City, State, Zip):	Sun Prairie, WI 53590
Email Address:		Email Address:	bstueck@birrenkottsurveying.com
Phone#:	608-438-1059	Phone#:	608-837-7463

PROPERTY INFORMATION	
Township: Cottage Grove	Parcel Number(s): 018/0711-154-8001-0
Section: 15	Property Address or Location: No parcel Address Available per AccessDane

REZONE DESCRIPTION													
<b>Reason for the request.</b> In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.	<b>Is this application being submitted to correct a violation?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>												
-Create a residential parcel. -Rezone remaining Ag to FP-1													
<table><thead><tr><th>Existing Zoning District(s)</th><th>Proposed Zoning District(s)</th><th>Acres</th></tr></thead><tbody><tr><td>FP-35</td><td>RR-2</td><td>2.222</td></tr><tr><td>FP-35</td><td>FP-1</td><td>22.469</td></tr><tr><td></td><td></td><td></td></tr></tbody></table>	Existing Zoning District(s)	Proposed Zoning District(s)	Acres	FP-35	RR-2	2.222	FP-35	FP-1	22.469				
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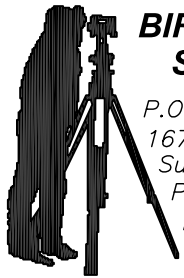
**Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.**

<input type="checkbox"/> Scaled drawing of proposed property boundaries	<input type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input type="checkbox"/> Pre-application consultation with town and department staff	<input type="checkbox"/> Application fee ( <b>non-refundable</b> ), payable to the Dane County Treasurer
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I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Owner/Agent Signature Bryan Stueck - AGENT FOR  
BIRRENKOTT SURVEYING

Date 2/20/25

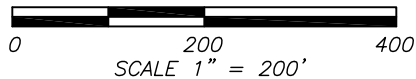


# BIRRENKOTT SURVEYING

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

## ZONING MAP

Part of the Northwest of the Southeast 1/4 and part of the  
Northeast 1/4 of the Southeast 1/4 all in Section 15, T7N,  
R11E, Town of Cottage Grove, Dane County, Wisconsin.

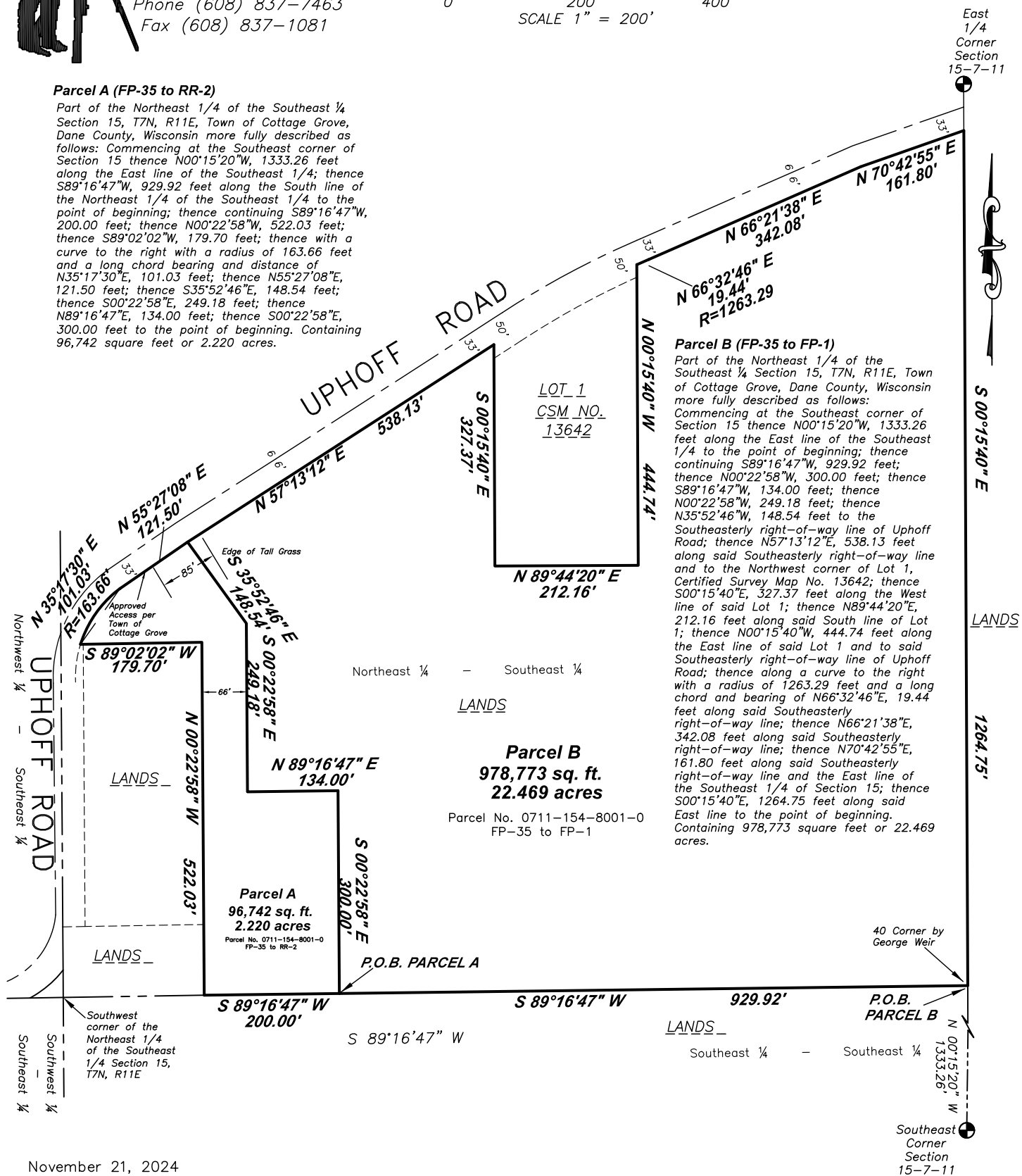


### Parcel A (FP-35 to RR-2)

Part of the Northeast 1/4 of the Southeast 1/4  
Section 15, T7N, R11E, Town of Cottage Grove,  
Dane County, Wisconsin more fully described as  
follows: Commencing at the Southeast corner of  
Section 15 thence N00°15'20"W, 1333.26 feet  
along the East line of the Southeast 1/4; thence  
S89°16'47"W, 929.92 feet along the South line of  
the Northeast 1/4 of the Southeast 1/4 to the  
point of beginning; thence continuing S89°16'47"W,  
200.00 feet; thence N00°22'58"W, 522.03 feet;  
thence S89°02'02"W, 179.70 feet; thence with a  
curve to the right with a radius of 163.66 feet  
and a long chord bearing and distance of  
N35°17'30"E, 101.03 feet; thence N55°27'08"E,  
121.50 feet; thence S35°52'46"E, 148.54 feet;  
thence S00°22'58"E, 249.18 feet; thence  
N89°16'47"E, 134.00 feet; thence S00°22'58"E,  
300.00 feet to the point of beginning. Containing  
96,742 square feet or 2.220 acres.

### Parcel B (FP-35 to FP-1)

Part of the Northeast 1/4 of the  
Southeast 1/4 Section 15, T7N, R11E, Town  
of Cottage Grove, Dane County, Wisconsin  
more fully described as follows:  
Commencing at the Southeast corner of  
Section 15 thence N00°15'20"W, 1333.26  
feet along the East line of the Southeast  
1/4 to the point of beginning; thence  
continuing S89°16'47"W, 929.92 feet;  
thence N00°22'58"W, 300.00 feet; thence  
S89°16'47"W, 134.00 feet; thence  
N00°22'58"W, 249.18 feet; thence  
N35°52'46"W, 148.54 feet to the  
Southeasterly right-of-way line of Uphoff  
Road; thence N57°13'12"E, 538.13 feet  
along said Southeasterly right-of-way line  
and to the Northwest corner of Lot 1,  
Certified Survey Map No. 13642; thence  
S00°15'40"E, 327.37 feet along the West  
line of said Lot 1; thence N89°44'20"E,  
212.16 feet along said South line of Lot 1;  
thence N00°15'40"W, 444.74 feet along  
the East line of said Lot 1 and to said  
Southeasterly right-of-way line of Uphoff  
Road; thence along a curve to the right  
with a radius of 1263.29 feet and a long  
chord and bearing of N66°32'46"E, 19.44  
feet along said Southeasterly  
right-of-way line; thence N66°21'38"E,  
342.08 feet along said Southeasterly  
right-of-way line; thence N70°42'55"E,  
161.80 feet along said Southeasterly  
right-of-way line and the East line of  
the Southeast 1/4 of Section 15; thence  
S00°15'40"E, 1264.75 feet along said  
East line to the point of beginning.  
Containing 978,773 square feet or 22.469  
acres.



# DRAFT: FOR DISCUSSION PURPOSES ONLY

IMPORTANT NOTE: ACREAGE VALUES AND OWNERSHIP HEREIN ARE DERIVED FROM HISTORICAL AND CURRENT RECORDS LOCATED AT THE DANE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT (EG. GIS, PLAT BOOKS, ZONING PERMIT DATA, CSM'S, ETC). DENSITY POLICIES VARY AMONG TOWNS AND MAY REQUIRE INTERPRETATION.

**Applicant:** Wilmer Larson

<b>Town</b>	Cottage Grove	<b>A-1EX Adoption</b>	5/15/1982	<b>Orig Farm Owner</b>	Larson
<b>Section:</b>	15	<b>Density Number</b>	35	<b>Original Farm Acres</b>	110.45
<b>Density Study Date</b>	8/6/2024	<b>Original Splits</b>	3.16	<b>Available Density Unit(s)</b>	1



## Reasons/Notes:

The farm was eligible for 3 RDUs ("splits") based on 1982 acreage. Two prior RDUs used per CSM 8225 and the secondary farm residence at 2254 Uphoff Rd. CSM 7892 separated a pre-1982 residence prior to 2011 so does not count towards density limitation.

Note: Parcels included in the density study reflect farm ownership and acreage as of the date of town plan adoption, or other date specified. Density study is based on the original farm acreage, NOT acreage currently owned.

Parcel #	Acres	Owner Name	CSM
071115487407	1.02	JEFFREY L SCHULTZ & ROBIN M SCHULTZ	07892
071115495005	40.81	LARSON REV TR, WILMER A	
071115485025	37.13	LARSON REV TR, WILMER A	
071115395006	10.17	LARSON REV TR, WILMER A	
071115380003	20.25	LARSON REV TR, WILMER A	
071115488504	1.04	ROBERT JAMES KREKEL & HEIDI L KREKEL	08225

\* Type name below signatures.

### **Parcel A (FP-35 to RR-2)**

Part of the Northeast 1/4 of the Southeast ¼ Section 15, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin more fully described as follows: Commencing at the Southeast corner of Section 15 thence N00°15'20"W, 1333.26 feet along the East line of the Southeast 1/4; thence S89°16'47"W, 929.92 feet along the South line of the Northeast 1/4 of the Southeast 1/4 to the point of beginning; thence continuing S89°16'47"W, 200.00 feet; thence N00°22'58"W, 522.03 feet; thence S89°02'02"W, 179.70 feet; thence with a curve to the right with a radius of 163.66 feet and a long chord bearing and distance of N35°17'30"E, 101.03 feet; thence N55°27'08"E, 121.50 feet; thence S35°52'46"E, 148.54 feet; thence S00°22'58"E, 249.18 feet; thence N89°16'47"E, 134.00 feet; thence S00°22'58"E, 300.00 feet to the point of beginning. Containing 96,742 square feet or 2.220 acres.

### **Parcel B (FP-35 to FP-1)**

Part of the Northeast 1/4 of the Southeast 1/4 Section 15, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin more fully described as follows: Commencing at the Southeast corner of Section 15 thence N00°15'20"W, 1333.26 feet along the East line of the Southeast 1/4 to the point of beginning; thence continuing S89°16'47"W, 929.92 feet; thence N00°22'58"W, 300.00 feet; thence S89°16'47"W, 134.00 feet; thence N00°22'58"W, 249.18 feet; thence N35°52'46"W, 148.54 feet to the Southeasterly right-of-way line of Uphoff Road; thence N57°13'12"E, 538.13 feet along said Southeasterly right-of-way line and to the Northwest corner of Lot 1, Certified Survey Map No. 13642; thence S00°15'40"E, 327.37 feet along the West line of said Lot 1; thence N89°44'20"E, 212.16 feet along said South line of Lot 1; thence N00°15'40"W, 444.74 feet along the East line of said Lot 1 and to said Southeasterly right-of-way line of Uphoff Road; thence along a curve to the right with a radius of 1263.29 feet and a long chord and bearing of N66°32'46"E, 19.44 feet along said Southeasterly right-of-way line; thence N66°21'38"E, 342.08 feet along said Southeasterly right-of-way line; thence N70°42'55"E, 161.80 feet along said Southeasterly right-of-way line and the East line of the Southeast 1/4 of Section 15; thence S00°15'40"E, 1264.75 feet along said East line to the point of beginning. Containing 978,773 square feet or 22.469 acres.