

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
11/27/2017	DCPREZ-2017-11240
Public Hearing Date	C.U.P. Number
02/27/2018	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME SCOTT B FRANK	PHONE (with Area Code) (608) 469-2360	AGENT NAME	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 1986 RATHERT RD		ADDRESS (Number & Street)	
(City, State, Zip) COTTAGE GROVE, WI 53529		(City, State, Zip)	
E-MAIL ADDRESS SFRANK@OAKPARKPLACE.COM		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	
1980 RATHERT RD					
TOWNSHIP COTTAGE GROVE	SECTION 11	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0711-111-9350-0					

REASON FOR REZONE			CUP DESCRIPTION	
REDUCE THE SIZE OF A RESIDENTIAL LOT				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-2 Agriculture District	A-2 (2) Agriculture District			

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <i>SF</i>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>SF</i>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>SF</i>	INSPECTOR'S INITIALS HJH3	SIGNATURE:(Owner or Agent) <i>Scott Frank</i>
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PRINT NAME: Scott Frank
DATE: 11/27/17



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 Scott Frank Agent's Name
Address 1986 Rathert Road Address
Phone (608) 469-2360 Phone
Email sfrank@oakparkplace.com Email

Town: Cottage Grove Parcel numbers affected: 0711-111-9350-0

Section: 01 Property address or location: 1980 Rathert Road, Cottage Grove, WI 53527

Zoning District change: (To / From / # of acres) To: A-2 (2) From: A-2 , 2 acres on newly created parcel

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:
Want to retain the larger parcel with the farm. Smaller parcel created for single family home.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
Submitted By: Date: 11/21/17

**LEGAL DESCRIPTION
FOR
ZONING CHANGE**

A-2 to A-2(2)

Being a part of Lot 1, C.S.M. No. 13484; located in the SW ¼ of the NE ¼, and the NW ¼ of the SE ¼ of Section 11, Town 07 North, Range 11 East, Town of Cottage Grove, Dane County, Wisconsin, described as follows:

COMMENCING at the southwest corner of Lot 1, CSM No. 13484;
thence N89°13'40"E, 7.24 feet along the south line of Lot 1, CSM No. 13484 to a point of curvature.
thence continuing along the south line of Lot 1, CSM No. 13484 and along the arc of said curve to the left with a central angle of 32°01'14", a radius of 100.00 feet and a long chord on N73°13'03"E, 55.16 feet;
thence continuing along the south line of Lot 1, CSM No. 13484, N57°12'26"E, 73.54 feet to the **POINT OF BEGINNING**;
thence N02°41'01"E, 400.00 feet;
thence S86°42'59"E, 266.00 feet;
thence S02°41'01"W, 283.30 feet to the south line of Lot 1, CSM No. 13484;
thence S74°00'05"W, 65.84 feet along the south line of Lot 1, C.S.M. No. 13484 to a point on a curve;
thence continuing along the south line of Lot 1, C.S.M. No. 13484 and said curve to the left with a central angle of 88°19'46", a radius of 60.00 feet and a long chord of S78°24'37"W, 83.61 feet a point of reverse curvature;
thence continuing along the south line of Lot 1, C.S.M. No. 13484 and said curve to the right with a central angle of 43°34'06", a radius of 30.00 feet and a long chord of S56°01'47"W, 22.27 feet to a point of reverse curvature;
thence continuing along the south line of Lot 1, C.S.M. No. 13484 and said curve to the left with a central angle of 20°36'24", a radius of 200.00 feet and a long chord of S67°30'38"W, 71.54 feet a point of tangency;
thence continuing along the south line of Lot 1, C.S.M. No. 13483 , S57°12'26"W, 49.09 feet to the **POINT OF BEGINNING**.

Containing 87,220 square feet (2.00 acres).

Subject to all recorded and unrecorded easements and restrictions.

Subject to all recorded and unrecorded easements.

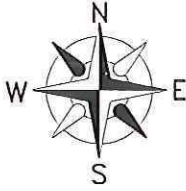
SEE ZONING CHANGE MAP

This Description Prepared by
Paulson & Associates, LLC
Daniel A. Paulson
Professional Land Surveyor
PLS 1699

November 15, 2017

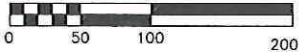
ZONING CHANGE MAP

BEING PART OF LOT 1, C.S.M. NO. 13484; LOCATED IN THE
SW 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE SE 1/4,
SECTION 11, T7N, R11E, TOWN OF COTTAGE GROVE, DANE COUNTY, WISCONSIN



SCALE

1" = 100'



LEGEND

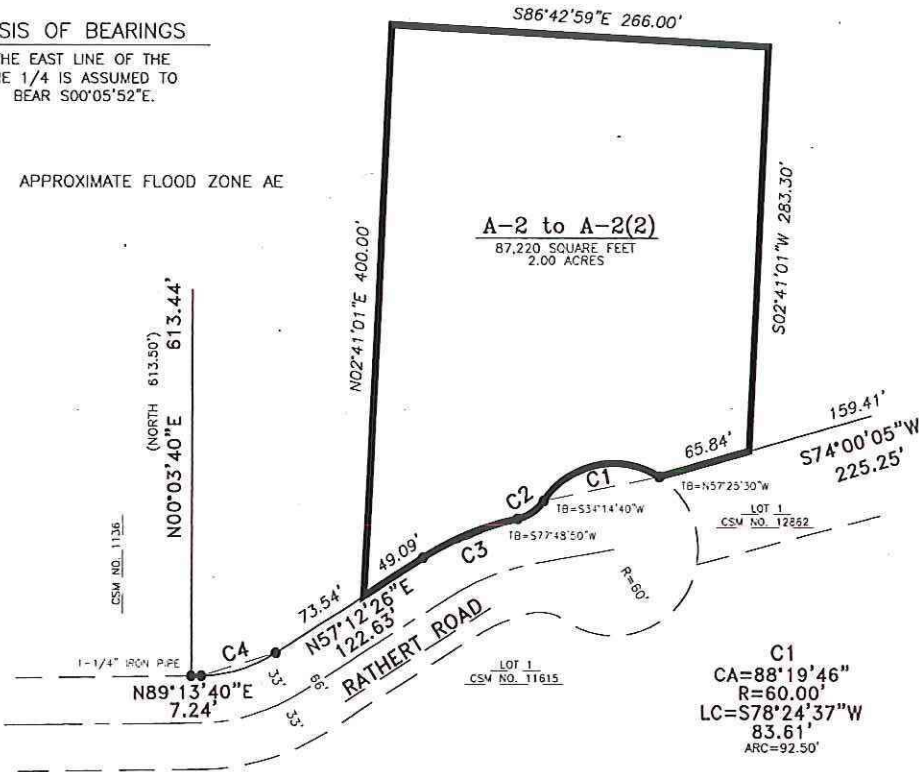
- ⊙ DANE COUNTY ALUMINUM SECTION CORNER MONUMENT (FD)
- 3/4" IRON RE-BAR (FOUND) (UNLESS NOTED)
- o— OVERHEAD UTILITIES

LOT 1
CSM NO. 13484

BASIS OF BEARINGS

THE EAST LINE OF THE
NE 1/4 IS ASSUMED TO
BEAR S00°05'52"E.

APPROXIMATE FLOOD ZONE AE



C1
CA=88°19'46"
R=60.00'
LC=S78°24'37"W
83.61'
ARC=92.50'

C2
CA=43°34'06"
R=30.00'
LC=S56°01'47"W
22.27'
ARC=22.81'

C3
CA=20°36'24"
R=200.00'
LC=S67°30'38"W
71.54'
ARC=71.93'

C4
CA=32°01'14"
R=100.00'
LC=N73°13'03"E
55.16'
ARC=55.89'

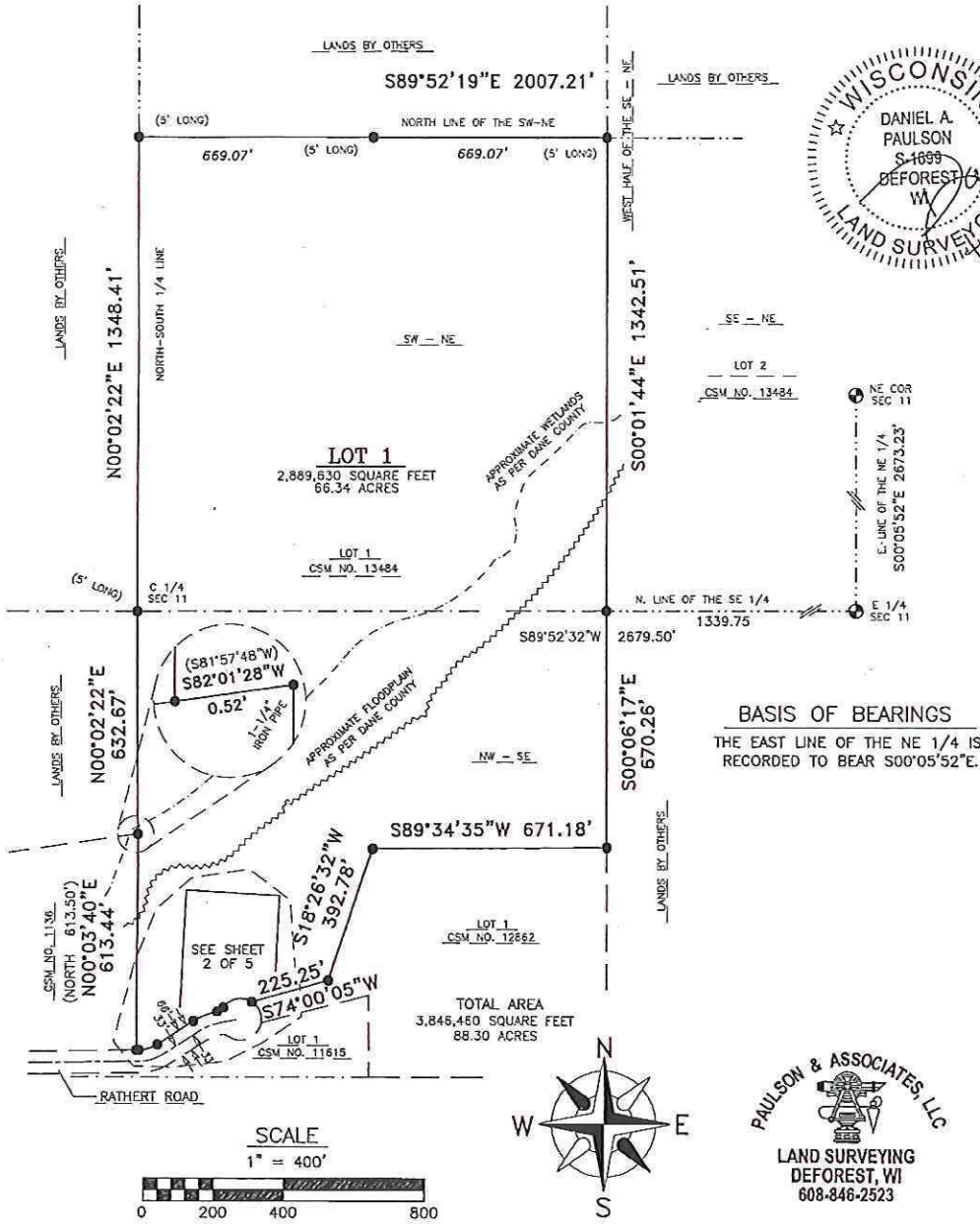


SURVEYOR
PAULSON & ASSOCIATES, LLC
Daniel A. Paulson
136 W. Holm Street
DeForest, WI 53532

OWNER/SUBDIVIDER
Scott & Sharon Frank
1980 Rathert Road
Cottage Grove, WI 53529

DANE COUNTY CERTIFIED SURVEY MAP NO. _____

BEING LOT 1, C.S.M. NO. 13484; LOCATED IN THE
 SW 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE SE 1/4,
 SECTION 11, T7N, R11E, TOWN OF COTTAGE GROVE, DANE COUNTY, WISCONSIN

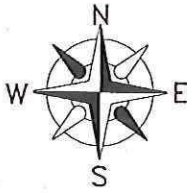


- LEGEND**
- ⊕ DANE COUNTY ALUMINUM SECTION CORNER MONUMENT (FD)
 - 3/4" IRON RE-BAR (FOUND) (UNLESS NOTED)
 - () "RECORDED AS" INFORMATION
 - ~ ~ ~ ~ ~ APPROXIMATE FLOOD ZONE AE PANEL # 55025C0458H & 55025C0459H

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NOTE: REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.



LEGEND

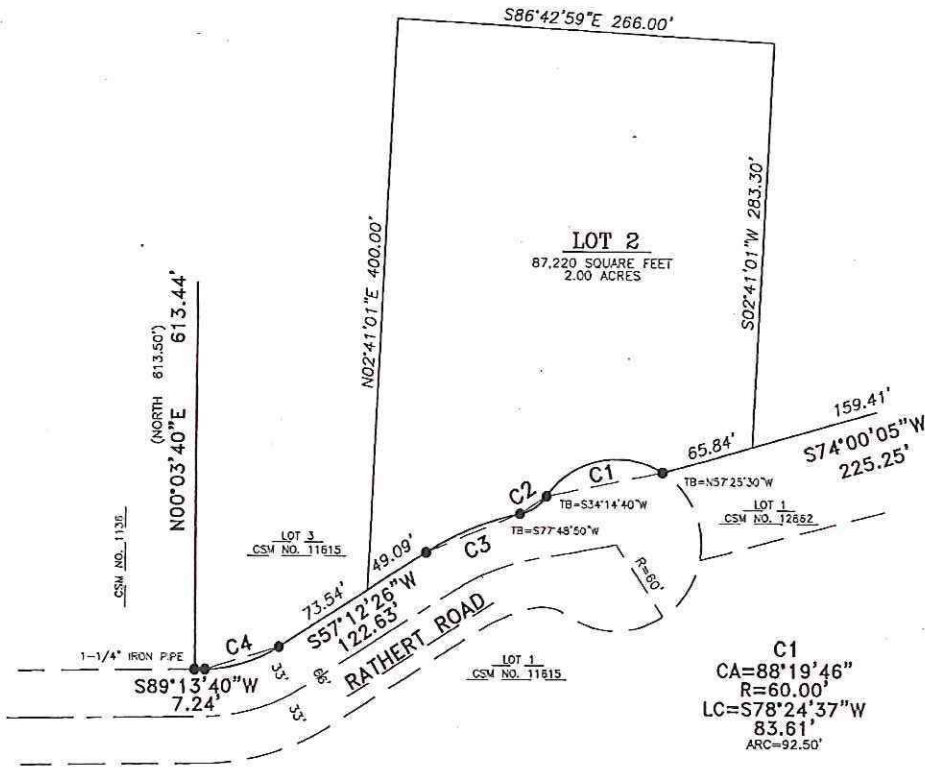
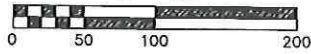
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- O.E.— OVERHEAD UTILITIES

BASIS OF BEARINGS

THE EAST LINE OF THE NE 1/4 IS ASSUMED TO BEAR S00°05'52"E.

SCALE

1" = 100'



C1
 CA=88°19'46"
 R=60.00'
 LC=S78°24'37"W
 83.61'
 ARC=92.50'

C2
 CA=43°34'06"
 R=30.00'
 LC=S56°01'47"W
 22.27'
 ARC=22.81'

C3
 CA=20°36'24"
 R=200.00'
 LC=S67°30'38"W
 71.54'
 ARC=71.93'

C4
 CA=32°01'14"
 R=100.00'
 LC=S73°13'03"W
 55.16'
 ARC=55.89'



SURVEYOR
 PAULSON & ASSOCIATES, LLC
 Daniel A. Paulson
 136 W. Holum Street
 DeForest, WI 53532

OWNER/SUBDIVIDER
 Scott B. & Sharon L. Frank
 1980 Rathert Road
 Cottage Grove, WI 53529

OWNERS CERTIFICATE OF DEDICATION

As owners, we hereby certify that we caused the land described to be surveyed, divided and mapped as represented on the map. We also certify that this certified survey map is required by S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

Dated this _____ day of _____, 2018.

Scott B. Frank

Sharon L. Frank

STATE OF WISCONSIN)
_____ COUNTY))SS

Personally came before me in _____ this _____ day of _____, 2018, the above Scott B. Frank to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public _____, Wisconsin
My commission expires: _____

STATE OF WISCONSIN)
_____ COUNTY))SS

Personally came before me in _____ this _____ day of _____, 2018, the above Sharon L. Frank to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public _____, Wisconsin
My commission expires: _____

CONSENT OF MORTGAGEE

I, _____ as representative of _____, mortgagee of the above described land owned by Scott B. and Sharon L. Frank., do hereby consent to the surveying, dividing, dedicating and mapping of the land described on this map.

Dated this _____ day of _____, 2018.

STATE OF WISCONSIN)
_____ COUNTY))SS

Personally came before me this _____ day of _____, 2018, the above _____ to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public _____, Wisconsin
My commission expires: _____



SURVEYOR'S CERTIFICATE

I, Daniel A Paulson, Registered Land Surveyor **DO HEREBY CERTIFY** that by the direction of Scott & Sharon Frank, I have surveyed, divided, and mapped **Lot 1, C.S.M. No. 13484**; located in the SW ¼ of the NE ¼ and the NW ¼ of the SE ¼ of Section 11, Town 07 North, Range 11 East, Town of Cottage Grove, Dane County, Wisconsin, described as follows:

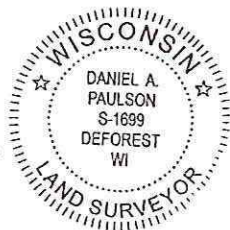
Containing 2,976,850 square feet (68.34 acres).
Subject to Flood Plain and Wetlands.
Subject to all recorded and unrecorded easements and restrictions.
Subject to all recorded and unrecorded easements.

I do hereby certify that to the best of my knowledge, information and belief this survey is a correct representation of the boundaries of land surveyed and the division of that land and that I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, Chapter 75.17 of Dane County Subdivision Ordinance and the Town of Cottage Grove Code of Ordinances in surveying and mapping the same.

Daniel A. Paulson

Daniel A. Paulson RLS-1699

11-15-17
Date



TOWN OF COTTAGE GROVE APPROVAL CERTIFICATE

Approved for recording by the Town of Cottage Grove

Date Authorized Representative

VILLAGE OF COTTAGE GROVE APPROVAL CERTIFICATE

Approved for recording by the Village of Cottage Grove.

Date Village Clerk

DANE COUNTY APPROVAL CERTIFICATE

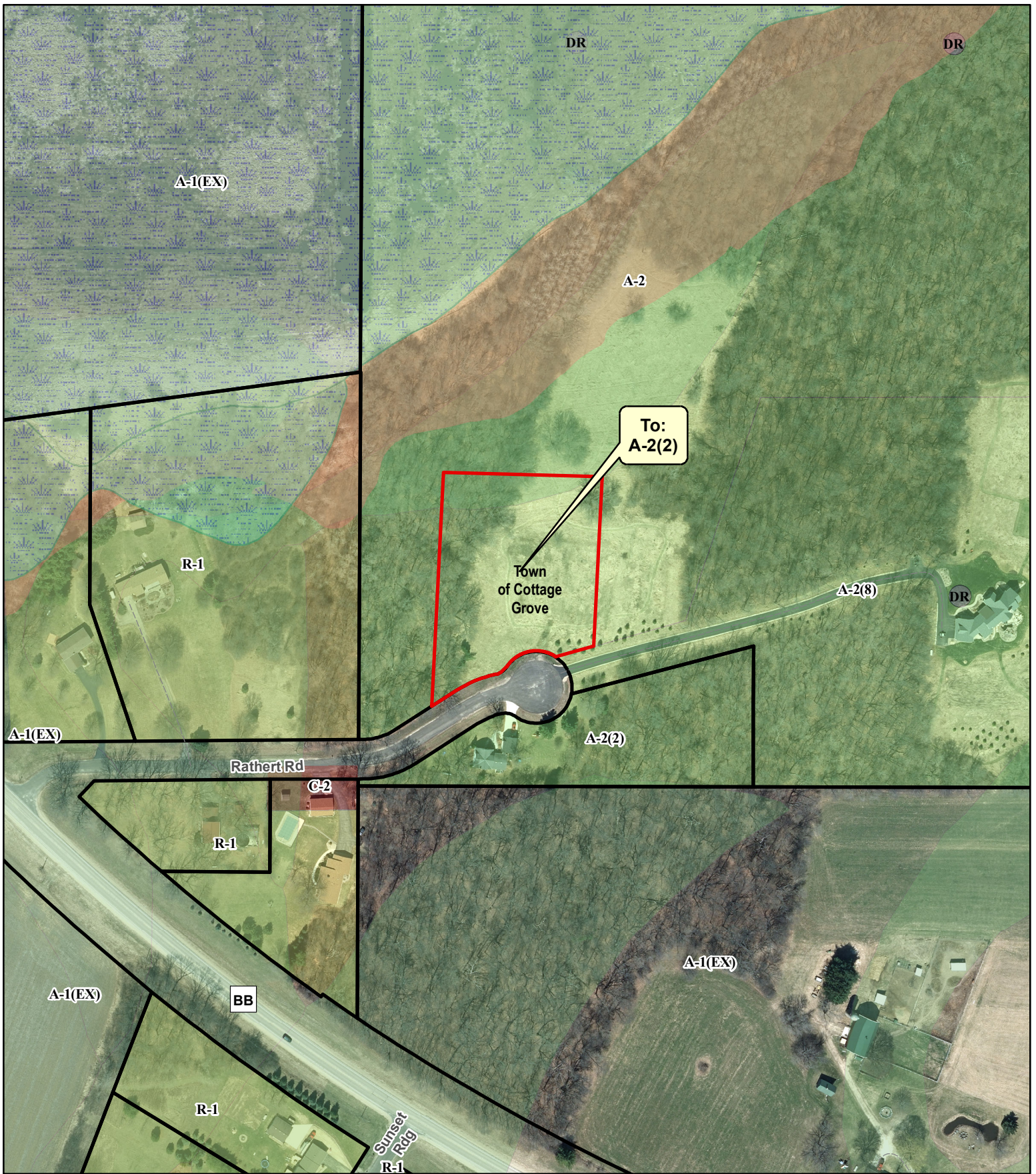
Approved for recording by the Dane County Zoning and Land Regulation Committee.

Date: Authorized Representative

CERTIFICATE OF THE DANE COUNTY REGISTER OF DEEDS

Received for recording this _____ day of _____, 2018, at _____ o'clock ____ M. and recorded in Volume _____ of Certified Survey Maps of Dane County, Pages _____

DOCUMENT NO. _____
Dane County Register of Deeds



Legend

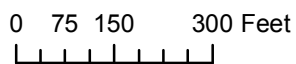
Significant Soils Floodplain



Wetland



Class
 Class 1
 Class 2



Petition 11240
 SCOTT B FRANK