

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
07/15/2020	DCPREZ-2020-11582
Public Hearing Date	C.U.P. Number
09/22/2020	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME KYLE J MATHEWS	PHONE (with Area Code) (608) 516-8328	AGENT NAME CHARLES CHVALA	PHONE (with Area Code) (608) 692-6007
BILLING ADDRESS (Number & Street) 3646 COUNTY HIGHWAY AB		ADDRESS (Number & Street) 131 W. WILSON STREET, SUITE 301	
(City, State, Zip) MCFARLAND, WI 53558		(City, State, Zip) Madison, WI 53703	
E-MAIL ADDRESS kjmathews1@gmail.com		E-MAIL ADDRESS cjchvala@gmail.com	

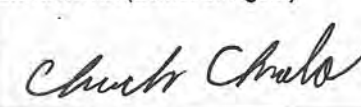
ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE/CUP	ADDRESS OR LOCATION OF REZONE/CUP	ADDRESS OR LOCATION OF REZONE/CUP
East of 3934 Vilas Hope Road		
TOWNSHIP COTTAGE GROVE	SECTION 19	TOWNSHIP
		SECTION
PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED
0711-191-9130-8	0711-191-9500-0	

REASON FOR REZONE	CUP DESCRIPTION
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CREATING ONE RESIDENTIAL LOT	
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
FP-35 Farmland Preservation District	RR-2 Rural Residential District	2.86		

C.S.M REQUIRED?	PLAT REQUIRED?	DEED RESTRICTION REQUIRED?	INSPECTOR'S INITIALS	SIGNATURE:(Owner or Agent)
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	RWL1	
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		PRINT NAME:

	DATE:
	7/20/2020

Application revised July 20th increasing the size of the lot from 2.0 to 2.86 acres.



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"> • PERMIT FEES DOUBLE FOR VIOLATIONS. • ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION. 	

REZONE APPLICATION

APPLICANT INFORMATION			
Property Owner Name:	Kyle Matthews	Agent Name:	Charles Chvala
Address (Number & Street):	3646 Cty. Hwy. AB	Address (Number & Street):	131 W. Wilson St., Ste. 301
Address (City, State, Zip):	McFarland, WI 53558	Address (City, State, Zip):	Madison, WI 53703
Email Address:	kjmathews1@gmail.com	Email Address:	cjchvala@gmail.com
Phone#:	608-516-8328	Phone#:	608-692-6007

PROPERTY INFORMATION	
Township: T7N R11E	Parcel Number(s): 018/0711-191-9500-0;018/0711-191-9130-8
Section: 19	Property Address or Location: in the SW 1/4 AND SE 1/4 OF THE NE 1/4, Sec. 19

REZONE DESCRIPTION		
<p>Reason for the request. 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.</p> <p>Property owner wishes to build a residence on non-prime Agricultural lands that he owns with frontage on Vilas Hope Road;</p>	<p>Is this application being submitted to correct a violation?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	
Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-2	2
		Revised to 2.86

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.

Scaled drawing of proposed property boundaries
 Legal description of zoning boundaries
 Information for commercial development (if applicable)
 Pre-application consultation with town and department staff
 Application fee (**non-refundable**), payable to the Dane County Treasurer

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 *Chuck Chvala*

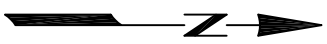
Date 7/15/20

North of Section 19, T7N, R11E
Town of Cottage Grove
Found Aluminum Monument

Rezone Map

Located In:

The SW 1/4 of the NE 1/4 and the SE 1/4 of the NE 1/4 of Section 19, T7N, R11E,
Town of Cottage Grove, Dane County, Wisconsin



BEARINGS ARE REFERENCED TO THE
WISCONSIN COUNTY COORDINATE SYSTEM
DANE COUNTY ZONE



NW 1/4-NE 1/4

NE 1/4-NE 1/4

Vilas Hope Road

S 00°18'00" E 1329.52'
North-South 1/4 Section line

easterly right-of-way line

N 00°18'00" W 32.90'

N 85°49'08" E 33.08'

N 00°18'00" W 32.56'

N 86°53'26" E 33.04'

north line-SW 1/4 of the NE 1/4
Existing Parcel No.: 018/0711-191-9000-5

S 86°53'26" W 1321.77'

SW 1/4-NE 1/4

Parcel No.:018/0711-191-9130-8

Proposed Parcel to Rezone
124,523 S.F.
2.86 Acres

16.5'

24.03'

north line-SE 1/4 of the NE 1/4

N 00°12'27" W 6.40'

S 65°35'49" E 364.89'

N 65°35'49" W 196.17'

N 00°02'30" W 132.19'

S 86°42'53" W 153.92'

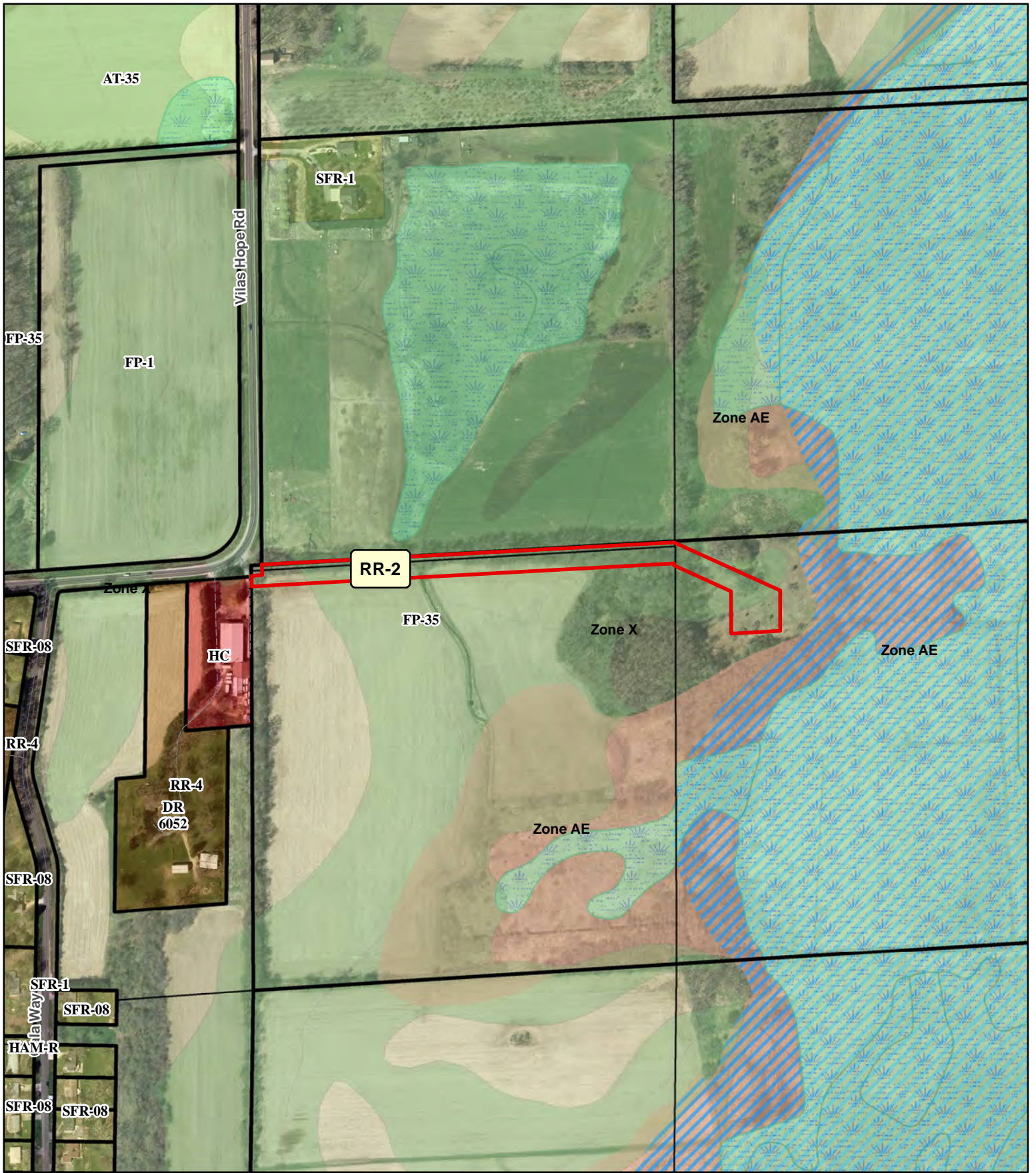
S 00°02'30" E 126.12'

SE 1/4-NE 1/4





Parcel No.:018/0711-191-9500-0

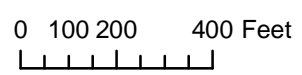
PREPARED FOR:
KYLE MATTHEWS
3646 COUNTY HIGHWAY AB
McFARLAND, WI 53558

PREPARED BY:
ISTHMUS SURVEYING, LLC
450 NORTH BALDWIN STREET
MADISON, WI 53703
(608) 244.1090
www.isthmussurveying.com



Legend

-  Wetland
-  Floodplain
- Significant Soils**
-  Class 1
-  Class 2



Petition 11582
 KYLE J MATHEWS

Matthews Rezone from FP-35 to RR-2

A parcel of land lying in the SW 1/4 of the NE 1/4 and the SE 1/4 of the NE 1/4 of Section 19, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin, more particularly described as follows:

Commencing at the North 1/4 of said Section 19, thence S 00°18'00"E, along the North-South 1/4 Section line, 1329.52 feet to a point on the north line of the SW ¼ of the NE 1/4;
thence N 86°53'26"E, along said north line, 33.04 feet to the point of beginning of this description;

thence N 86°53'26" E, along said north line, 1289.05 feet;

thence S 65°35'52"E, 364.90 feet;

thence S 00°02'30"E, 126.12 feet;

thence S 86°42'53"W, 153.92 feet;

thence N 00°02'30"W, 132.19 feet;

thence N 65°35'49"W, 196.11 feet;

thence N 00°12'27"W, 6.40 feet;

thence S 86°53'26"W, 1321.77 feet;

thence N 00°18'00"W, 32.90 feet;

thence N 85°49'08"E, 33.08 feet;

thence N 00°18'00"W, 32.56 feet to the point of beginning.

This description contains an area of 124,523 Square Feet or 2.86 Acres.