

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
09/12/2018	DCPREZ-2018-11360
Public Hearing Date	C.U.P. Number
11/27/2018	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME DANIEL GOFF	PHONE (with Area Code) (608) 235-4633	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 340 INVERNESS TER		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) BARABOO, WI 53913		(City, State, Zip)	
E-MAIL ADDRESS goffvintage@aol.com		E-MAIL ADDRESS	

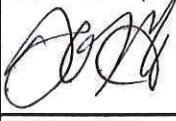
ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
3019 COUNTY HIGHWAY BB					
TOWNSHIP COTTAGE GROVE	SECTION 7	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0711-071-9080-0					

REASON FOR REZONE	CUP DESCRIPTION
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AMEND DEED RESTRICTION TO ALLOW SERVICE OF AUTOMOBILES	
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
C-2 Commercial District	C-2 Commercial District	.9		

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	INSPECTOR'S INITIALS SSA1	SIGNATURE:(Owner or Agent) 
Applicant Initials <u>DG</u>	Applicant Initials <u>DG</u>	Applicant Initials <u>DG</u>		PRINT NAME: Daniel Goff
				DATE: 9/12/18



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	<u>Daniel Goff</u>	Agent's Name	<u>Daniel Goff</u>
Address	<u>340 Inverness Terrace, Baraboo, Wi 53527</u>	Address	<u>340 Inverness Terrace, Baraboo, Wi 53527</u>
Phone	<u>608-235-4633</u>	Phone	<u>608-235-4633</u>
Email	<u>goffvintage@aol.com</u>	Email	<u>goffvintage@aol.com</u>

Town: Cottage Grove Parcel numbers affected: 0711-071-9080-0

Section: 02 Property address or location: 3019 County Rd BB, Cottage Grove, Wi 53527

Zoning District change: (To / From / # of acres) .9 acres to HC non exclusive from C2 Exclusive. Automobile sales and storage now with no service. We want to remove the deed restriction to allow service of automobiles. New zoning would be HC with no deed restrictions.

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:

We would like to remove the deed restriction that does not allow service of automobiles. This is a very important part of automobile sales in any dealership. This allows the selling automobile dealer to service the cars he sells, and do his own inspections. I am not sure why this deed restriction was placed on the property to begin with.

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

Date: 9/11/18

Town of Cottage Grove
Notice of Intent for Change of Land Use
(Instructions for completion of this form are list on the reverse side)

1. Applicant

Name: Daniel Goff
Address: 340 Inverness Terrace
Baraboo
Zip: 53913 Phone: 608-235-4633
Email: goffvintage@aol.com

2. Landowner

Name: Daniel Goff
Address: 340 Inverness Terrace
Baraboo
Zip: 53913 Phone: 608-235-4633
Email: goffvintage@aol.com

3. Location and description of Land

Parcel No: _____ Parcel size: _____
Parcel address: 3019 County Road BB, Cottage Grove, Wi 53527
Description: 1 acre, 2 buildings Rezoning to allow service of automobiles as well as current use of sales and storage.

4. Action requested

- (A) Zone change from C2 Exlcusive to C2/HC for 1 acres
(B) Conditional use permit for _____ acres currently zoned _____
(C) Site approval for _____ on _____ acres (no fee)

5. Intended land use: 1 acre, 2 buildings Rezoning to allow service of automobiles as well as current use of sales and storage.

6. Names and address of adjoining and adjacent landowners (use additional sheet if necessary)

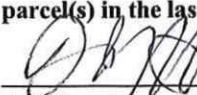
Name: Shannon Mandeville Manstrong Construction
Address: 3015 County Rd BB
Cottage Grove, Wi 53527

Name: Randy Schlobohm
Address: 3023 County Rd BB
Cottage Grove, Wi 53527

Name: _____
Address: _____

Name: _____
Address: _____

I hereby certify that the information provided on this notice is true and correct. I understand that failure to provide all required information shall be grounds for denial of my request. I also certify that no other change has been requested on this/these parcel(s) in the last twelve (12) months.

 _____
Applicant Date

_____ _____
Landowner Date

Notice of Intent for Change of Land Use Completion Instructions

Please read the following instructions carefully. Your cooperation in completing the application accurately will speed the process. Failure to provide complete information will delay consideration of your application. This form will need to be completed and returned to the Town Hall at least two weeks prior to the Plan Commission meeting which is normally held on the fourth Wednesday of each month.


1. Applicant – List the name, address and phone number of the persons submitting this application.
2. Landowner – If the owner of the land is not the applicant, list the landowner's name, address and phone number.
3. Location and description of land – List the existing parcel number, the total existing parcel size, the address of the existing parcel and a brief description of the parcel (as exists prior to the proposed land use change).
4. Action requested – Circle the letter (A,B or C) that applies to the action requested and complete the information appropriate to that request. More than one action may be requested, however, all requests must apply to the same parcel.
5. Intended use – Include a statement of the intended use for the land if the request(s) are granted.
6. Names and addresses of adjacent and adjoining landowners – List the names and addresses of all adjoining and adjacent landowners within 200 feet of the existing parcel (before the land use change) without regard to man-made boundaries such as roads, fence lines, driveways, etc. In applications involving subdivision zoning, all property owners with 500 feet of the parcel must be notified. In this case, the town will determine the landowners of record. The town will provide at least 7 days prior written notice by ordinary mail to landowners affected as noted above. Included in the notice will be time, date and location of the meeting.
7. A scale drawing or map of the entire parcel must be included – On 8½ by 11 inch paper, included as much detail as possible. All current and proposed (approximate) boundaries, structures, sewage systems, wells, driveways and roads must be shown. All approximate dimensions and distances must be specified. Aerial photographs are helpful supplement, but are not sufficient by themselves. Larger maps are helpful, but an 8½ by 11 copy must also be submitted for presentation at the plan commission meeting. All applicable provisions of the Town Comprehensive Plan and Ordinances must be complied with.
8. Fees – A fee of \$250 must be submitted. In addition to this fee, the applicant may be responsible for additional costs incurred in notification of adjoining and adjacent landowners, either directly, or as reimbursement to the town clerk.
9. Scheduling and procedure – This application will not be scheduled until such time as the town clerk has been notified that all adjoining and adjacent landowners have been notified. The Town will accept only one (1) zoning change application on any given parcel in a 12 month period. Land use change requests approved by the town board and plan commission will expire after one year if no further action is taken by the applicant toward receiving approval by the Dane County Board.
10. Plan Commission hearings may be delayed up to one month if not more than one application has been received in that month unless commission per diems are paid by the applicant.

Parcel Number - 018/0711-071-9080-0

Current

[← Parcel Parents](#)

[Summary Report](#)

Parcel Detail			Less -
Municipality Name	TOWN OF COTTAGE GROVE		
State Municipality Code	018		
Township & Range	Section	Quarter/Quarter & Quarter	
T07NR11E	07	SW of the NE	
Plat Name	CSM 12804		
Block/Building			
Lot/Unit	2		
Parcel Description	LOT 2 CSM 12804 CS81/101-103 11-17-09 F/K/A LOT 1 CSM 11911 CS73/107-110 09-13-06 DESCR AS SEC 07-07-11 PRT OF NW1/4 NE1/4 & PRT SW1/4 NE1/4 (0.797 ACRE) This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.		
Current Owner	DANIEL GOFF 		
Primary Address	3019 COUNTY HIGHWAY BB Edit Delete		
Additional Address	Add Additional		
Billing Address	340 INVERNESS TER Edit BARABOO WI 53913		

Assessment Summary		More +
Assessment Year	2018	
Valuation Classification	G2	
Assessment Acres	0.797	
Land Value	\$42,000.00	
Improved Value	\$60,200.00	
Total Value	\$102,200.00	

Show Valuation Breakout

Zoning Information

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

Zoning

C-2 DCPREZ-0000-10184

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



DCiMap

Google Map

Bing Map

Tax Summary (2017)

More +

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$42,000.00	\$60,200.00	\$102,200.00
Taxes:		\$2,071.31
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$90.79
Specials(+):		\$8.67
Amount:		\$1,989.19

District Information

Type	State Code	Description
REGULAR SCHOOL	3675	MONONA GROVE 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	07/14/2011	4777205		

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: 0711-071-9080-0

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.



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Dane County Land Information Council

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210 Martin Luther King Jr. Blvd

City-County Bldg. Room 116

Madison, WI 53703



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DANE COUNTY ORDINANCE AMENDMENT NO: 10058 **EFFECT: NOV. 18, 2009**

Internal Tracking Number: REC025552

Amending Section 10.03 relating to Zoning Districts in the Town of Cottage Grove.

The Dane County Board of Supervisors does ordain as follows: That the Zoning District Maps of the Town of Cottage Grove be amended to include in the R-1 Residential and C-2 Commercial district(s) following described land:

PETITION NUMBER: 10058

Part of Section 07, Town of Cottage Grove described as follows:

LOT 1: A-2(1) TO R-1

Part of Lot 1, Certified Survey Map No. 11911, located in the Southwest 1/4 of the Northeast 1/4 of Section 7, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin being more particularly described as follows: beginning at the Northwest corner of said Lot 1; thence along the Southerly right of way line of County Trunk Highway BB along a curve to the right having a radius of 7590.00 feet and a chord bearing and distance of N84°02'01"E, 66.28 feet; thence continuing along said Southerly right of way line N88°22'28"E, 53.52 feet; thence S01°37'32"E, 67.41 feet; thence S22°03'50"W, 14.11 feet; thence S07°09'19"E, 239.69 feet to the South line of said Lot 1; thence along said South line S87°51'31"W, 106.55 feet to the Southwest corner of said Lot 1; thence along the West line of said Lot 1, N07°09'19"W, 316.32 feet to the said Northwest corner of Lot 1 and the point of beginning. The above described parcel contains 34,626 square feet or 0.794 acres.

LOT 2: A-2(1) TO C-2

Part of Lot 1, Certified Survey Map No. 11911, located in the Southwest 1/4 of the Northeast 1/4 of Section 7, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin being more particularly described as follows: commencing at the Northwest corner of said Lot 1; thence along the Southerly right of way line of County Trunk Highway BB along a curve to the right having a radius of 7590.00 feet and a chord bearing and distance of N84°02'01"E, 66.28 feet; thence continuing along said Southerly right of way line N88°22'28"E, 53.52 feet to the point of beginning. thence continuing along said Southerly right of way line N88°22'28"E, 46.87 feet; thence continuing along said Southerly right of way line N87°37'23"E, 48.02 feet to the Northeast corner of said Lot 1; thence along the East line of said Lot 1, S07°08'04"E, 320.04 feet to the Southeast corner of said Lot 1; thence along the South line of said Lot 1, S87°51'31"W, 108.19 feet; thence N07°09'19"W, 239.69 feet; thence N22°03'50"W, 14.11 feet; thence N01°37'32"W, 67.41 feet to the said Southerly right of way line of County Trunk Highway BB and the point of beginning. The above described parcel contains 33,780 square feet or 0.775 acres.

CONDITIONAL ZONING

Conditional zoning is hereby imposed pursuant to Section 10.255(3)(a)2.(b) of the Dane County Code of Ordinances. The rezoned area shall be subject to the following conditions.

(continued on page 2)

The Dane County Board of Supervisors does ordain that this amendment, based upon Their findings, to be consistent with the provisions of Wisconsin State Statute 91.77 (1)(a),(b),(c).

DEED RESTRICTION REQUIRED

This amendment will be effective if within 180 days of its adoption by Dane County the owner or owners of the land record the following restriction(s) on said land:

1. The C-2 Zoning District parcel shall be deed restricted to limit the land uses to sales of new and used vehicles.

Said restriction(s) shall run in favor of Dane County and the pertinent Town Board(s) as well as the owners of land within 300 feet of the site. **Failure to record the restriction(s) will cause the rezone to be null and void. A copy of the recorded document shall be submitted to Dane County Zoning.**

CERTIFIED SURVEY REQUIRED

The above listed description/s is/are intended to describe land for which a certified survey map will be prepared for approval and recorded. This amendment will become effective, if within 180 days of its approval by Dane County, a certified survey map that describes the land to be rezoned is recorded in the office of the Dane County Register of Deeds. **Failure to record the survey will cause the rezone to be null and void. Two copies of the recorded survey shall be submitted to Dane County Zoning.**

MARY SHOWERS FARM PRTNSP
4526 SANDPIPER TRL
COTTAGE GROVE WI 53527

MARK LEWIS
LORI LEWIS
3031 COUNTY HIGHWAY BB
COTTAGE GROVE WI 53527

SHANNON L MANDEVILLE
TINA MANDEVILLE
234 MERRYTURN RD
MADISON WI 53714

MICHAEL L VIKEN
4410 VILAS HOPE RD
COTTAGE GROVE WI 53527

JENNIFER L PETERSON
LANCE B PETERSON
2995 COUNTY HIGHWAY BB
MADISON WI 53718

ZAPP FAMILY IRREV TR
5306 TERMINAL DR
MCFARLAND WI 53558

JENNIFER L PETERSON
LANCE B PETERSON
2995 COUNTY HIGHWAY BB
MADISON WI 53718

DONALD L SELMER
4396 VILAS HOPE RD
COTTAGE GROVE WI 53527

DONOVAN PECKHAM
6551 LAKE RD
WINDSOR WI 53598

Current Owner
Current Owner
4392 VILAS HOPE RD
COTTAGE GROVE WI 53527

DANIEL GOFF
340 INVERNESS TER
BARABOO WI 53913

DOOR CREEK GOLF COURSE INC
4321 VILAS RD
COTTAGE GROVE WI 53527

THOMAS M WILLAN
JULIA A WILLAN
4407 VILAS HOPE RD
COTTAGE GROVE WI 53527

STONEMOR WISCONSIN LLC
3600 HORIZON BLVD STE 100
TREVOSÉ PA 19053

DONOVAN PECKHAM
6551 LAKE RD
WINDSOR WI 53598

COPENHAVER REV TR
5145 HORSEHEAD LAKE RD
HARSHAW WI 54529

JENNIFER L PETERSON
LANCE B PETERSON
2995 COUNTY HIGHWAY BB
MADISON WI 53718

RANDY S SCHLUPP
4538 BAXTER RD
COTTAGE GROVE WI 53527

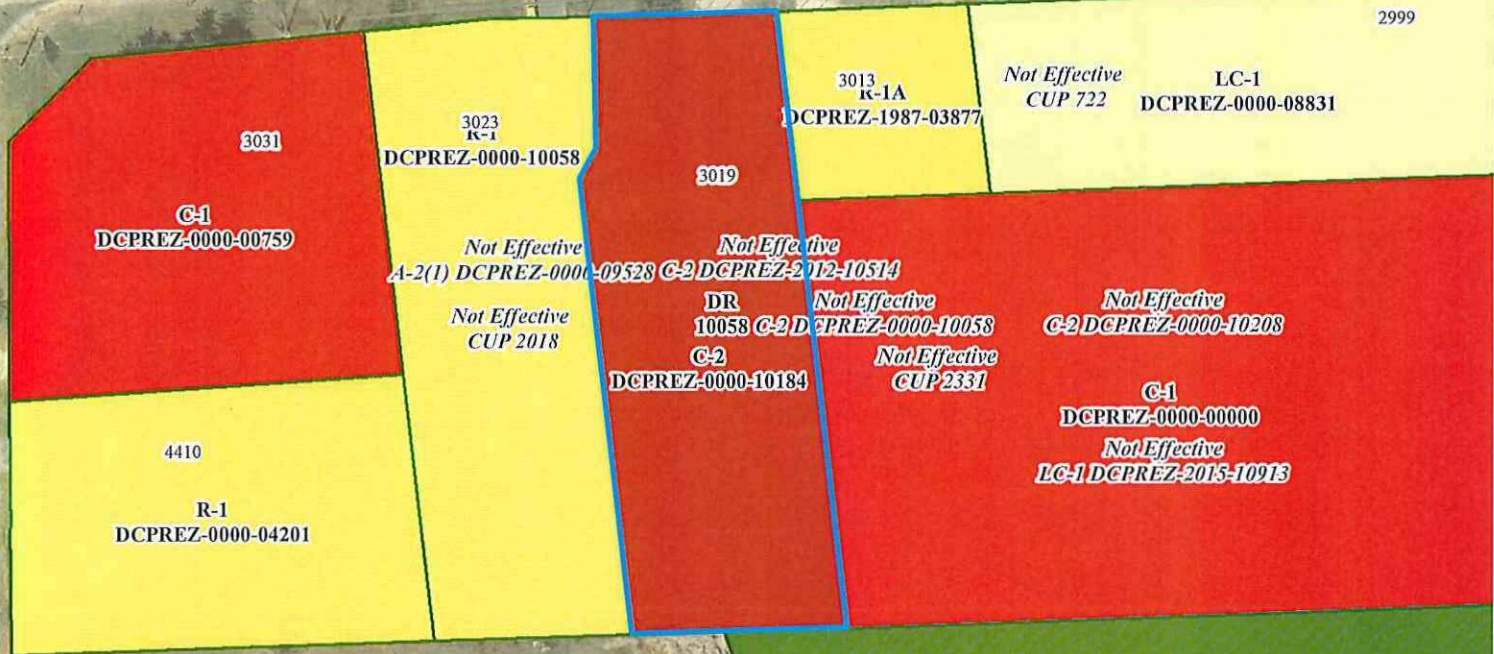
Not Effective
A-2(8) DCPREZ-0000-8863

A-3
DCPREZ-2014-10691

CUP
2-512
1987-03877
Cemeteries

BB

2999

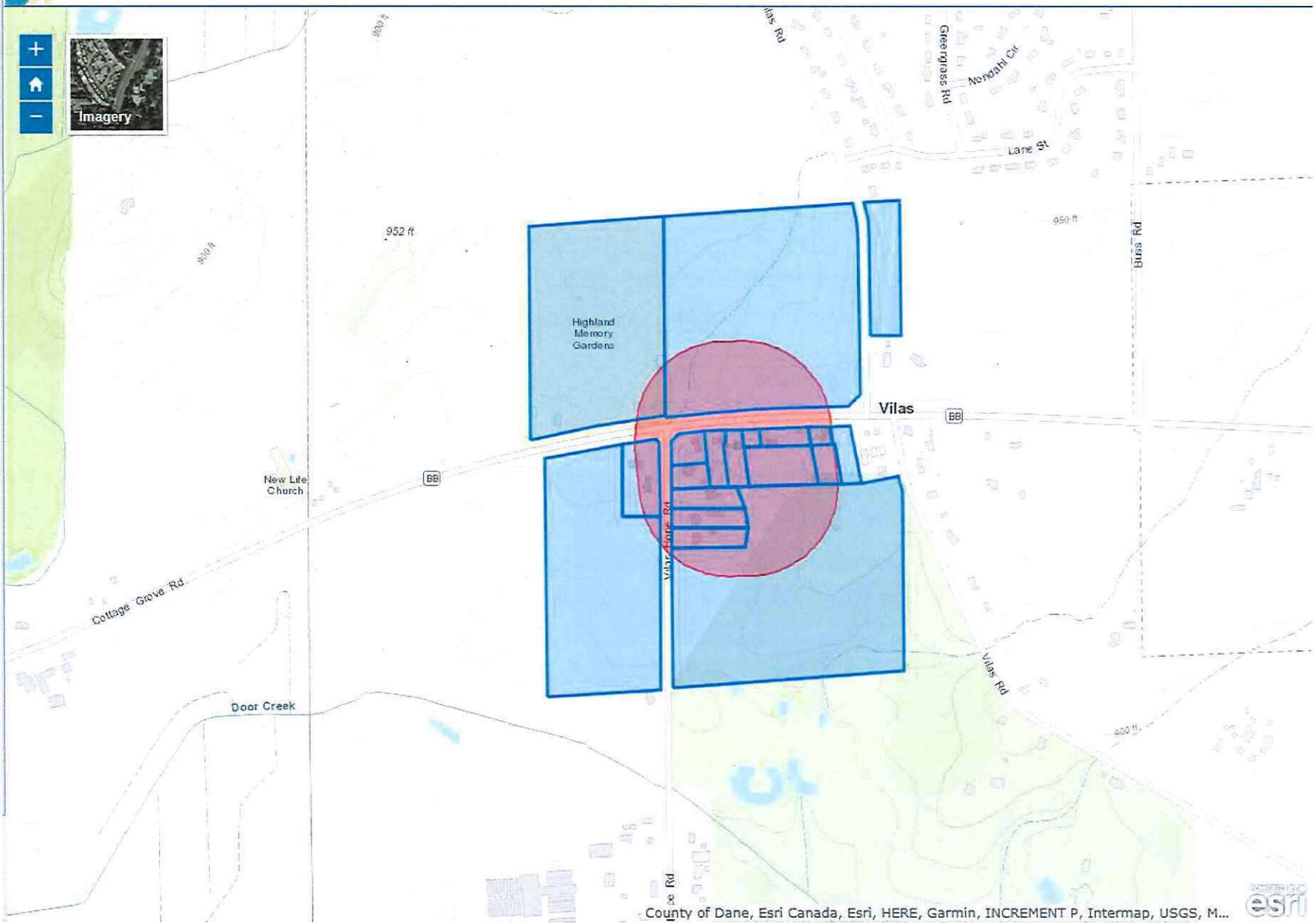


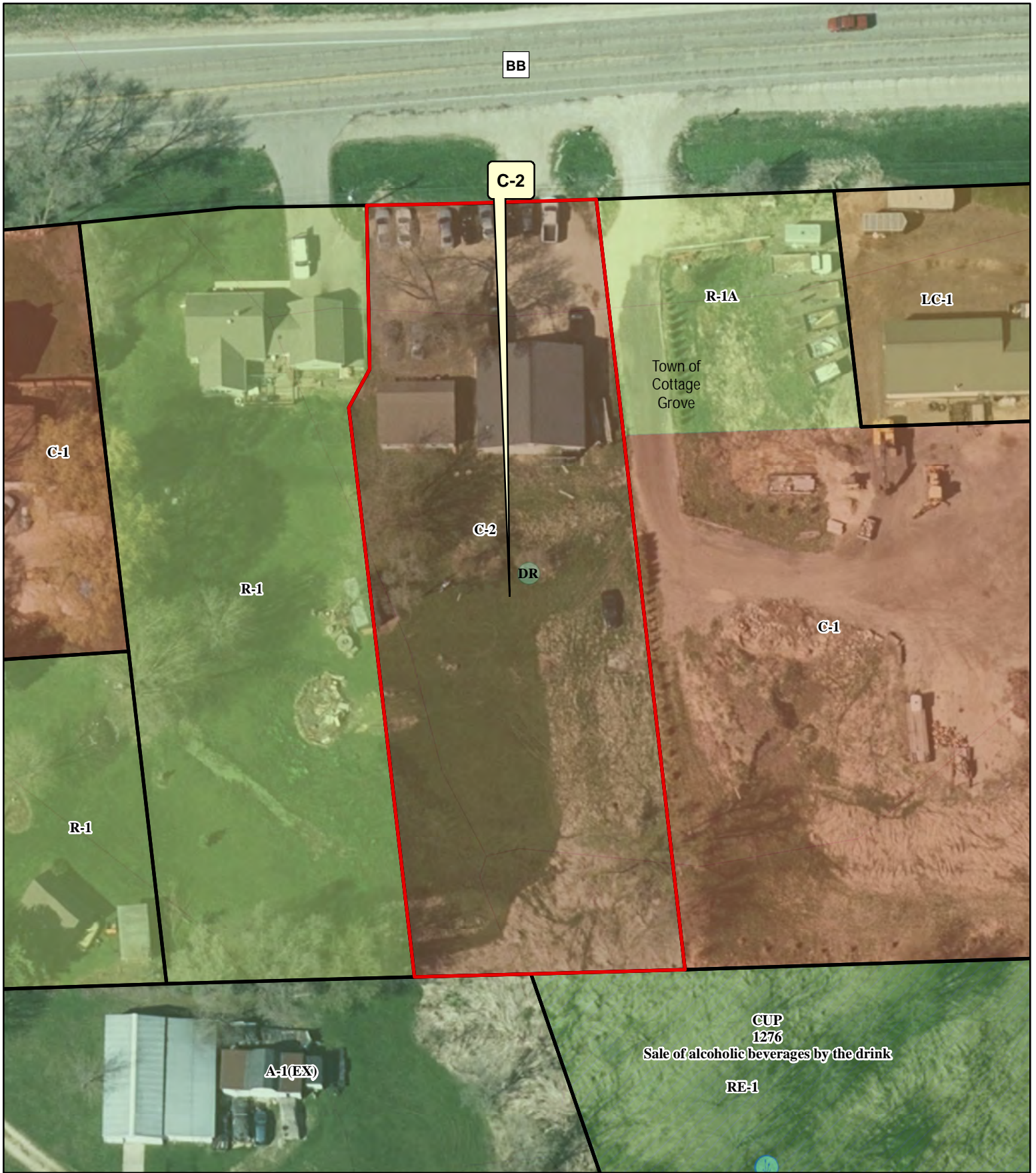
Vilas Hope Rd








Not Effective
CUP 725

CUP
1276
Sale of alcoholic beverages by the drink
RE-1
DCPREZ-0000-04458





Legend

-  Wetland
 -  Floodplain
 - Significant Soils**
 -  Class 1
 -  Class 2
- 0 15 30 60 Feet
- 

Petition 11360
 DANIEL GOFF