

Dane County Rezone Petition

Application Date	Petition Number
03/17/2021	DCPREZ-2021-11692
Public Hearing Date	
05/25/2021	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME VLKJH SKAAR LLC	PHONE (with Area Code) (608) 839-1534	AGENT NAME BIRRENKOTT SURVEYING INC	PHONE (with Area Code) (608) 837-7463
BILLING ADDRESS (Number & Street) % VICKI L KRAUS 3682 COUNTY HIGHWAY N		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	

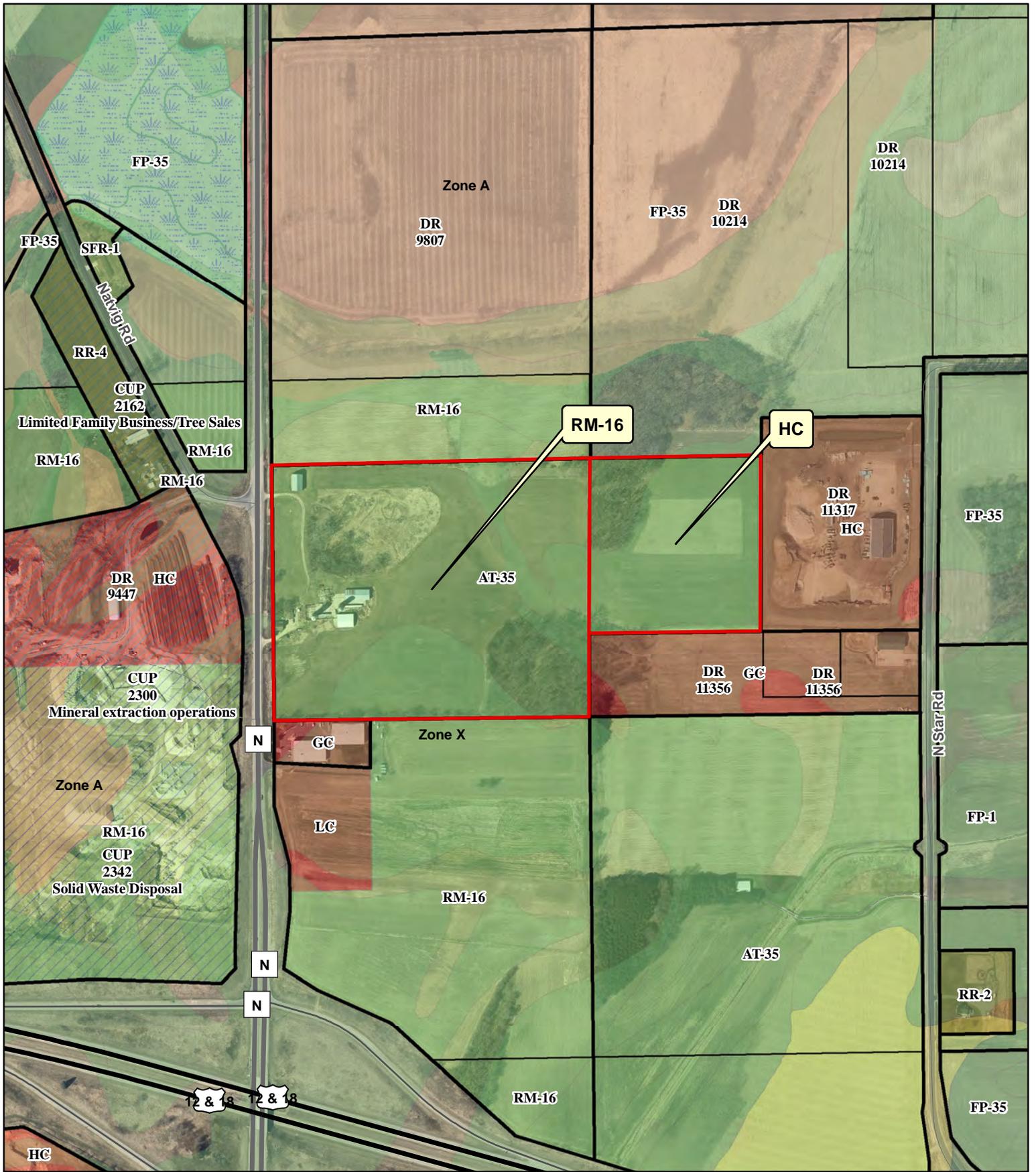
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
East of 3440 County Hwy N					
TOWNSHIP COTTAGE GROVE	SECTION 28	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0711-284-9700-0		0711-284-9160-0			

REASON FOR REZONE

ADJACENT LANDOWNER PURCHASING ADDITIONAL LANDS FOR EXISTING COMMERCIAL BUSINESS

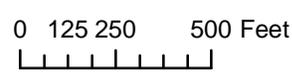
FROM DISTRICT:	TO DISTRICT:	ACRES
AT-35 Agriculture Transition District	HC Heavy Commercial District	10
AT-35 Agriculture Transition District	RM-16 Rural Mixed-Use District	28.6

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

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



Petition 11692
VLKJH SKAAR LLC



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:	VLKJH Skarr LLC- Vicki Kraus	Agent Name:	Birrenkott Surveying Inc- Bryan Stueck
Address (Number & Street):	3682 County Highway N	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#:	608-839-1534	Phone#:	608-837-7463

PROPERTY INFORMATION			
Township:	Cottage Grove	Parcel Number(s):	018/0711-284-9700-0
Section:	28	Property Address or Location:	3440 County Highway N

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>Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	
<p>Selling land to neighbor (Capitol Holdings LLC). Captiol Holdings LLC will combine purchased land to existing lands to create a one lot CSM.</p>		
Existing Zoning District(s)	Proposed Zoning District(s)	Acres
AT-35	HC	10.0
<i>revised</i> AT-35	<i>RM-16</i>	<i>28.6</i>

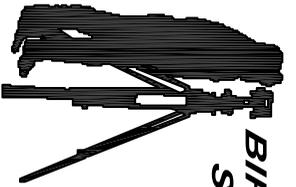
Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional 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 (non-refundable), 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

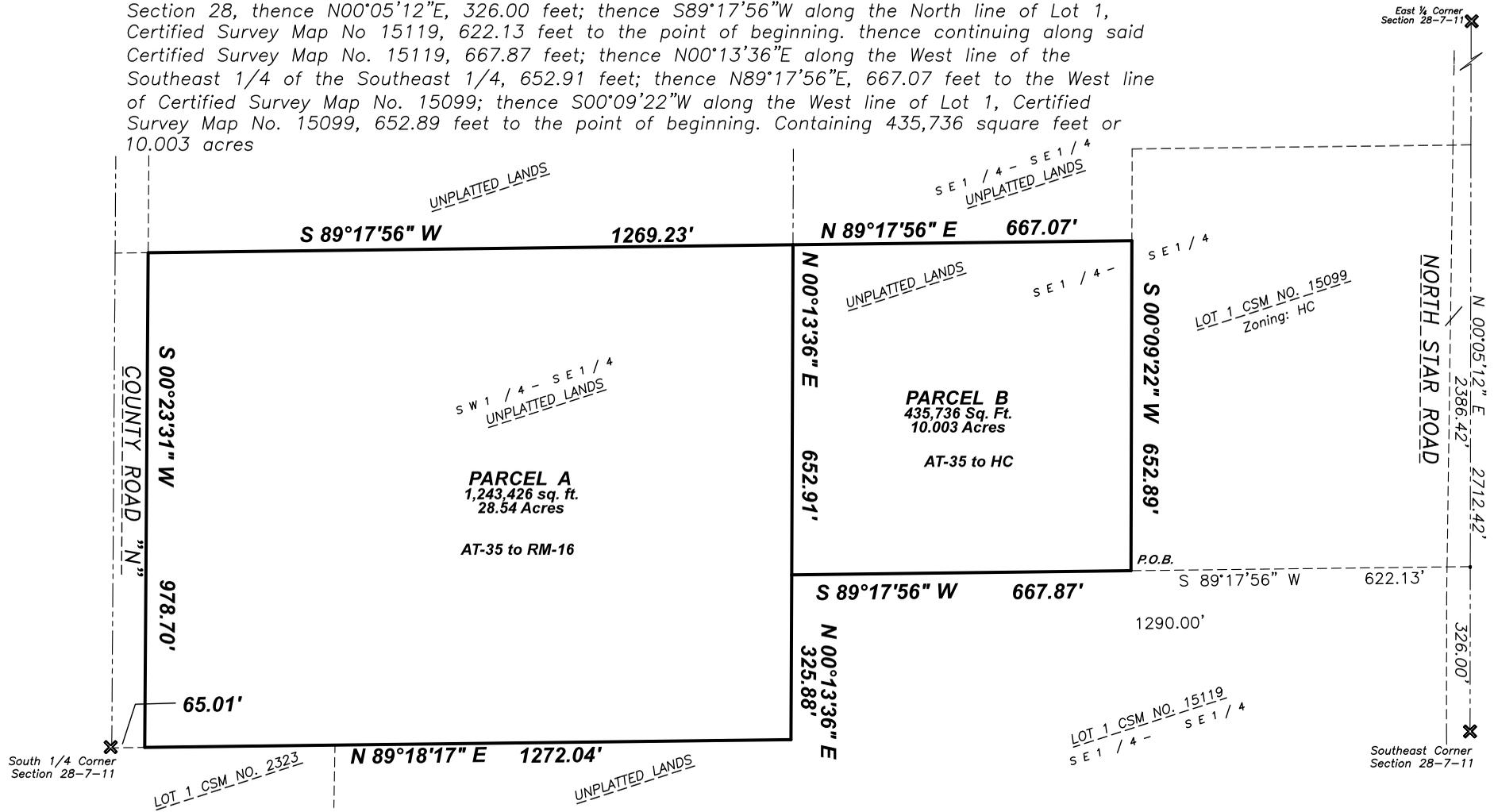
Date *03/16/21*



**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



Dated: March 17, 2021
Surveyed:
Drawn: B.T.S.
Checked:
Approved: D.V.B.
Field book:
Comp. File: J:/2020/CARLSON
Office Map No. 200219

Parcel A Description

Located in the Southwest 1/4 of the Southeast 1/4, Section 28, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin more fully described as follows: Commencing at the Southeast corner of Section 28, thence N00°05'12"E, 326.00 feet; thence S89°17'56"W along the North line of Lot 1, Certified Survey Map No 15119, 1290.00 feet to the point of beginning. thence N00°13'36"E along the East line of the Southwest 1/4 of the Southeast 1/4, 652.91 feet; thence S89°17'56"E, 1269.23 feet to the East right-of-way of County Highway N; thence S00°23'31"W, 978.70 feet; thence N89°18'17"E, 1272.04 feet along the South line of the Southwest 1/4 of the Southeast 1/4 and the North line of Certified Survey Map No. 02323; thence N00°13'36"E, 325.88 feet along the East line of the Southwest 1/4 of the Southeast 1/4, to the point of beginning. Containing 1,243,426 square feet or 28.54 acres

Parcel B Description

Located in the Southeast 1/4 of the Southeast 1/4, Section 28, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin more fully described as follows: Commencing at the Southeast corner of Section 28, thence N00°05'12"E, 326.00 feet; thence S89°17'56"W along the North line of Lot 1, Certified Survey Map No 15119, 622.13 feet to the point of beginning. thence continuing along said Certified Survey Map No. 15119, 667.87 feet; thence N00°13'36"E along the West line of the Southeast 1/4 of the Southeast 1/4, 652.91 feet; thence N89°17'56"E, 667.07 feet to the West line of Certified Survey Map No. 15099; thence S00°09'22"W along the West line of Lot 1, Certified Survey Map No. 15099, 652.89 feet to the point of beginning. Containing 435,736 square feet or 10.003 acres

