

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
03/14/2024	DCPREZ-2024-12040
<b>Public Hearing Date</b>	
05/28/2024	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME BEN & GWEN SPECHT	PHONE (with Area Code) (608) 839-1700	AGENT NAME JON & TONI SKALA	PHONE (with Area Code) (608) 839-1700
BILLING ADDRESS (Number & Street) 2549 GASTON RD		ADDRESS (Number & Street) 2546 GASTON ROAD	
(City, State, Zip) COTTAGE GROVE, WI 53527		(City, State, Zip) COTTAGE GROVE, WI 53527	
E-MAIL ADDRESS TONISKALA2546@GMAIL.COM		E-MAIL ADDRESS TONISKALA2546@GMAIL.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	
2546 GASTON ROAD					
TOWNSHIP COTTAGE GROVE	SECTION 4	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0711-042-8290-7					

## REASON FOR REZONE



CREATING ONE RESIDENTIAL LOT

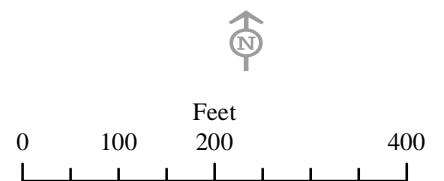
FROM DISTRICT:	TO DISTRICT:	ACRES
RR-2 Rural Residential District	SFR-08 Single Family Residential District	.73
RR-2 Rural Residential District	RR-1 Rural Residential District	1.83

<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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# REZONE 12040

-  Floodway Areas in Zone AE
-  Floodplain





**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:	Ben & Gwen Specht	Agent Name:	Jon & Toni Skala
Address (Number & Street):	2546 Gaston Rd	Address (Number & Street):	2546 Gaston Rd
Address (City, State, Zip):	Cottage Grove, WI 53527	Address (City, State, Zip):	Cottage Grove, WI 53527
Email Address:	toniskala2546@gmail.com	Email Address:	toniskala2546@gmail.com
Phone#:	(608)839-1700	Phone#:	(608)839-1700

PROPERTY INFORMATION			
Township:	Town of Cottage Grove	Parcel Number(s):	071104282907
Section:	4	Property Address or Location:	2546 Gaston Rd Cottage Grove, WI 53527

REZONE DESCRIPTION	
<p><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.</p>	<p><b>Is this application being submitted to correct a violation?</b>            Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>

Current lot and use is residential home that we sold to daughter 2 years ago with agreement that we (parents) would request future partial split of lot in lower L quadrant for a residential home. Lot rezone and split would bring property up to size with jointing residential neighborhood. Only 1 new lot is to be created for elderly parent residential use.

I have discussed this with Town Chair Kris Hampton, and we think you should go ahead and apply to Dane County for a land division and rezone to create a new residential parcel where the shed is. There is a provision in the Town's Comprehensive Plan to allow creation of a new residential lot within 1/4 mile of the Village of Cottage Grove without requiring a RDU. Once the County accepts your application, you should also apply to the Town for the rezone, using the Petition for Change of Land use found at this link: <https://www.tn.cottagegrove.wi.gov/change-of-land-use/> Note that you will only need to complete pages 1-5. You will also need to apply to the Village of Cottage Grove for ETJ review of the land division. Kim Banigan Clerk-Treasurer, Town of Cottage Grove

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RR-2	SFR-08	.73
RR-2	RR-1	1.83

**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 checked="" type="checkbox"/> Scaled drawing of proposed property boundaries	<input checked="" 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 *Toni M. Skala*

Date 3/12/24

# Preliminary Certified Survey Map

PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 4, TOWN 7 NORTH,  
RANGE 11 EAST, TOWNSHIP OF COTTAGE GROVE, DANE COUNTY, WISCONSIN

Lot 1, to SFR-8

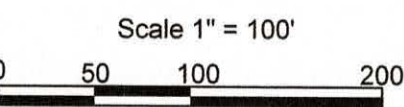
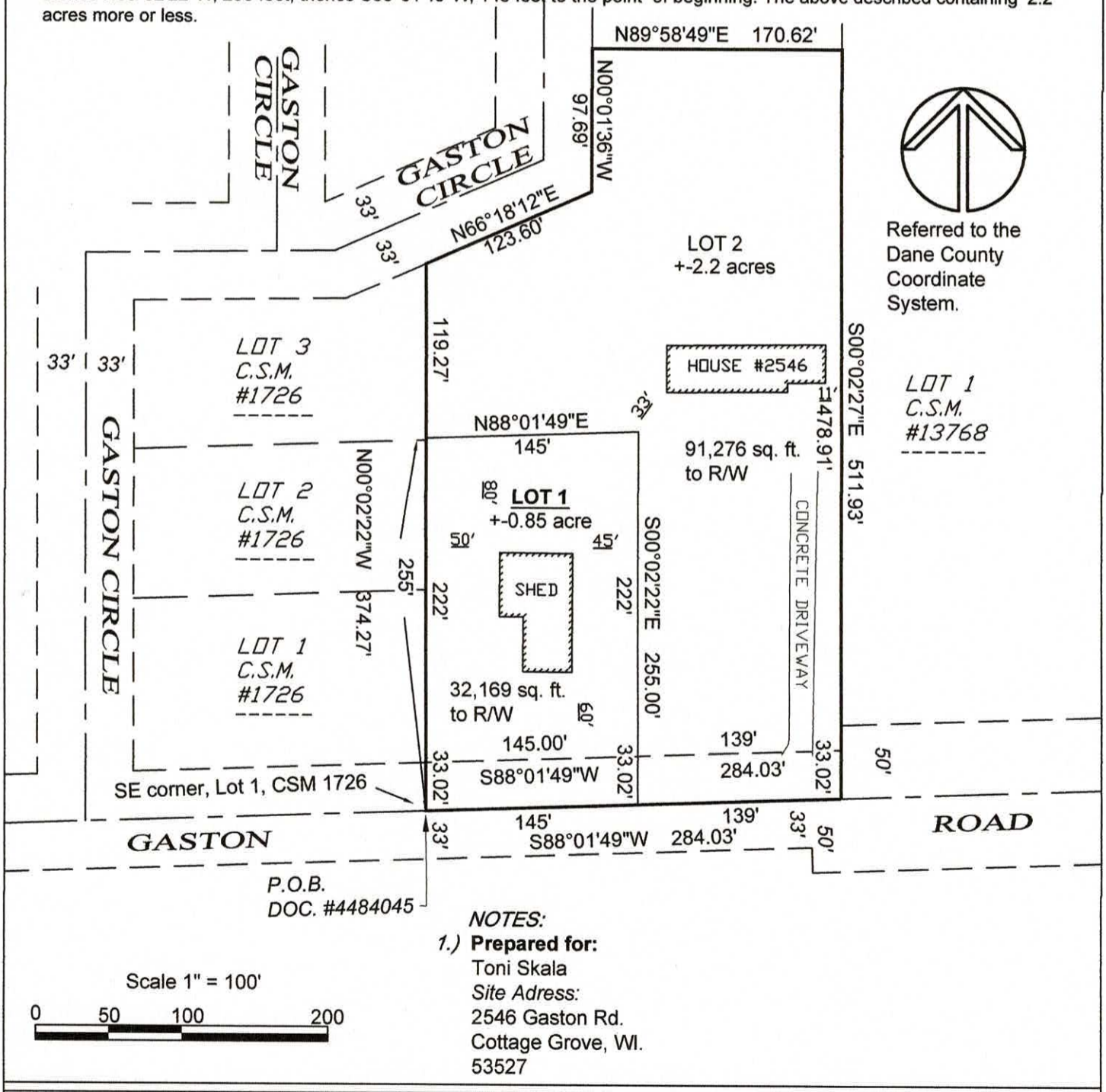
PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 4, TOWN 7 NORTH,  
RANGE 11 EAST, TOWNSHIP OF COTTAGE GROVE, DANE COUNTY, WISCONSIN

Commencing at the Southeast Corner of Lot 1 of Dane County Certified Survey Map Number 1726, thence N00°02'22"W along the Easterly line of said C.S.M., 255 feet thence N88°01'49"E, 145 feet; thence S00°02'27"E, 255 feet; thence S88°01'49"W, 145 feet to the point of beginning. The above described containing 0.85 acres more or less.

Lot 2, to RR-1

PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 4, TOWN 7 NORTH,  
RANGE 11 EAST, TOWNSHIP OF COTTAGE GROVE, DANE COUNTY, WISCONSIN

Commencing at the Southeast Corner of Lot 1 of Dane County Certified Survey Map Number 1726, thence N00°02'22"W along the Easterly line of said C.S.M., 255 feet to to the point of beginning; thence N00°02'22"W, 119.27 feet to the South right-of-way line of Gaston Circle; thence N66°18'12"E along said right-of-way, 123.60 feet; thence N00°01'36"W, 97.69 feet; thence N89°58'49"E, 170.62 feet to the West line of CSM #13768; thence S00°02'27"E, 511.93 feet; thence S88°01'49"W, 139 feet; thence N00°02'22"W, 255 feet; thence S88°01'49"W, 145 feet to the point of beginning. The above described containing 2.2 acres more or less.



**NOTES:**  
1.) Prepared for:  
Toni Skala  
Site Address:  
2546 Gaston Rd.  
Cottage Grove, WI.  
53527

**Wisconsin Mapping, LLC**  
\* surveying and mapping services  
306 West Quarry Street, Deerfield, Wisconsin 53531  
(608) 764-5602

Dwg. No. 6219-24 Date 3/05/24  
Sheet 1 of 1 revised legal, 3/27/24  
Document No. \_\_\_\_\_  
C. S. M. No. \_\_\_\_\_ V. \_\_\_\_\_ P. \_\_\_\_\_

**Lot 1, RR-2 to SFR-8**

PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 4, TOWN 7 NORTH, RANGE 11 EAST,  
TOWNSHIP OF COTTAGE GROVE, DANE COUNTY, WISCONSIN

Commencing at the Southeast Corner of Lot 1 of Dane County Certified Survey Map Number 1726, thence N00°02'22"W along the Easterly line of said C.S.M., 255 feet thence N88°01'49"E, 145 feet; thence S00°02'27"E, 255 feet; thence S88°01'49"W, 145 feet to the point of beginning. The above described containing 0.85 acres more or less.

**Lot 2, RR-2 to RR-1**

PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 4, TOWN 7 NORTH, RANGE 11 EAST,  
TOWNSHIP OF COTTAGE GROVE, DANE COUNTY, WISCONSIN

Commencing at the Southeast Corner of Lot 1 of Dane County Certified Survey Map Number 1726, thence N00°02'22"W along the Easterly line of said C.S.M., 255 feet to the point of beginning; thence N00°02'22"W, 119.27 feet to the South right-of-way line of Gaston Circle; thence N66°18'12"E along said right-of-way, 123.60 feet; thence N00°01'36"W, 97.69 feet; thence N89°58'49"E, 170.62 feet to the West line of CSM #13768; thence S00°02'27"E, 511.93 feet; thence S88°01'49"W, 139 feet; thence N00°02'22"W, 255 feet; thence S88°01'49"W, 145 feet to the point of beginning. The above described containing 2.2 acres more or less.