

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
11/21/2019	DCPREZ-2019-11512
Public Hearing Date	C.U.P. Number
01/28/2020	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME C & L INVESTMENT PARTNERSHIP	PHONE (with Area Code) (608) 692-5510	AGENT NAME BIRRENKOTT SURVEYING	PHONE (with Area Code) (608) 837-7463
BILLING ADDRESS (Number & Street) W1085 COUNTY HIGHWAY K		ADDRESS (Number & Street) PO BOX 237	
(City, State, Zip) COLUMBUS, WI 53925		(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/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
3101 US HIGHWAY 12 & 18		SOUTHEAST OF 3101 US HIGHWAY 12 & 18			
TOWNSHIP COTTAGE GROVE	SECTION 30	TOWNSHIP COTTAGE GROVE	SECTION 30	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0711-303-8300-8		0711-303-9742-0			

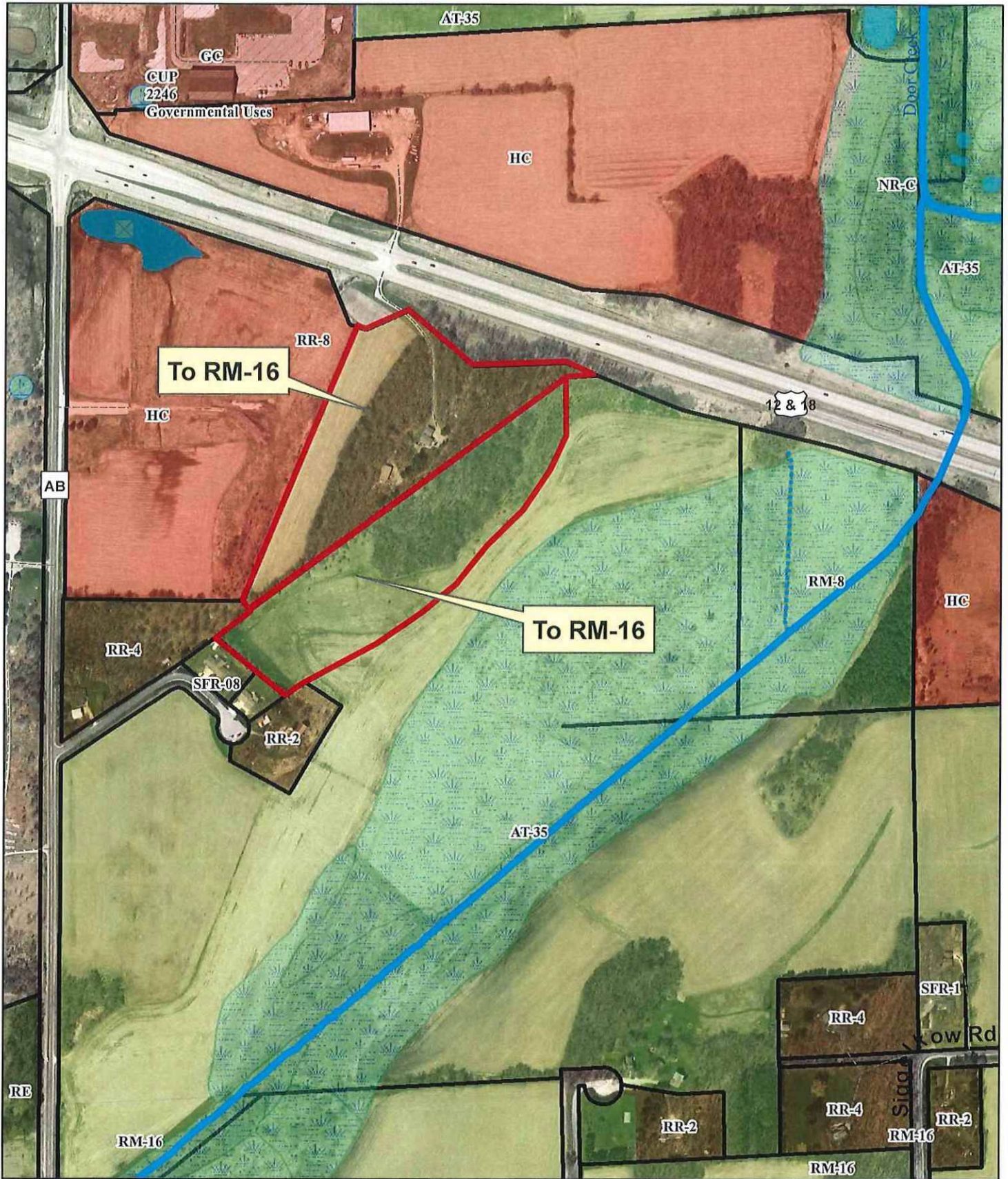
REASON FOR REZONE	CUP DESCRIPTION
SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
RM-8 (Rural Mixed-Use, 8 to 16 acres) District	RM-16 (Rural Mixed-Use, 16 acres and up) District	11.56		
AT-35 (Agriculture Transition) District	RM-16 (Rural Mixed-Use, 16 acres and up) District	11.69		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <i>Mas</i>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>Mas</i>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS SLJ3	SIGNATURE:(Owner or Agent) <i>Mark A. Pynnönen</i>
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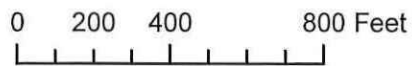
COMMENTS: REZONE APPLICATION FEE OF \$395 IS DUE BY 11-26-19.

PRINT NAME: <i>Mark A. Pynnönen</i>
DATE: <i>11/21/2019</i>



Legend

 Wetland



Petition 11512
C&L Investment



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

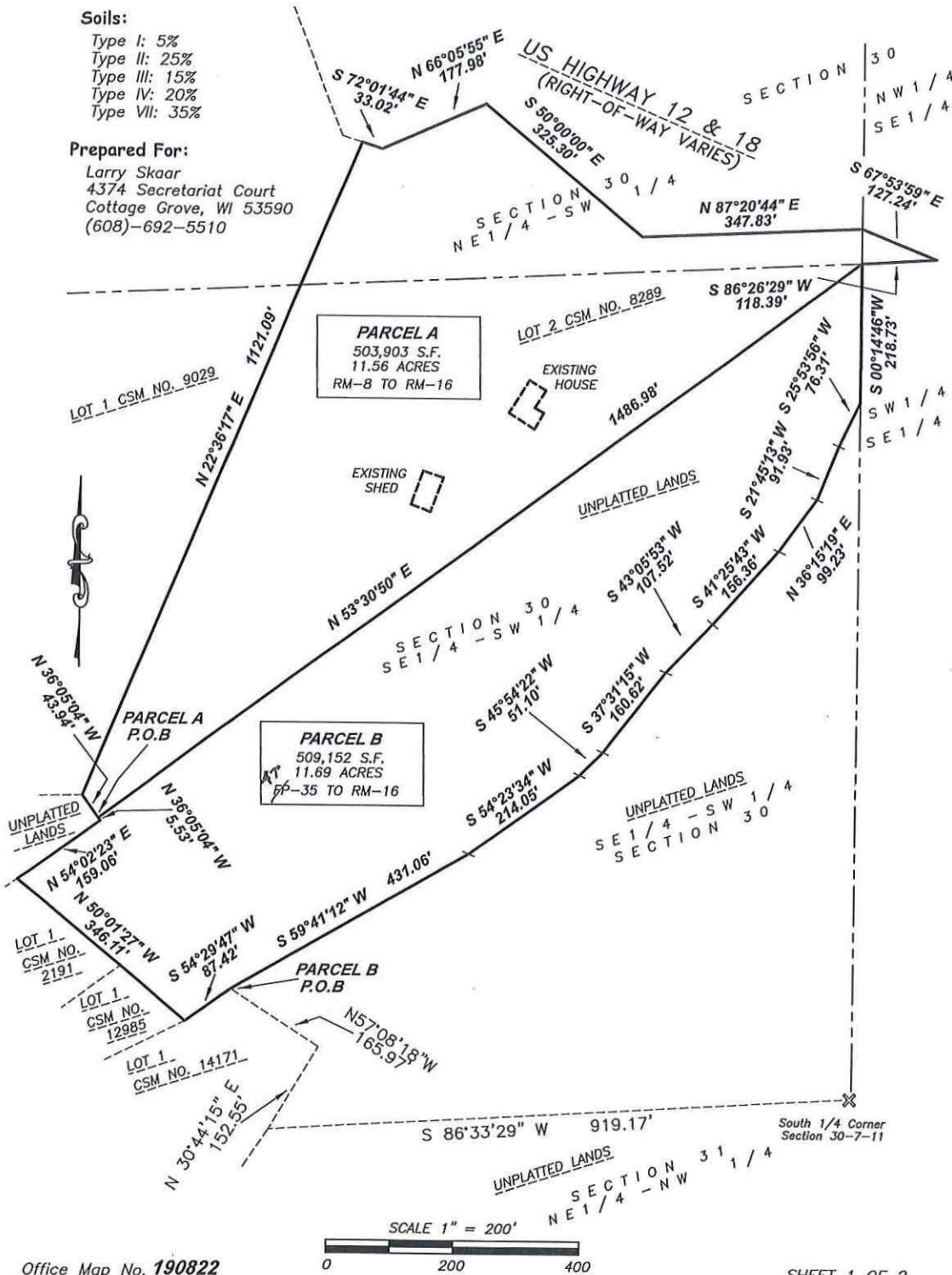
Parcels:
018/0711-303-8300-8
018/0711-303-9742-0

Soils:

- Type I: 5%
- Type II: 25%
- Type III: 15%
- Type IV: 20%
- Type VII: 35%

Prepared For:

Larry Skaar
4374 Secretariat Court
Cottage Grove, WI 53590
(608)-692-5510





DANE COUNTY
PLANNING & DEVELOPMENT

Zoning Change Application

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

Items that must be submitted with your application:

- o **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.
- o **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>Larry Skaar</u>	Agent's Name	<u>Birrenkott Surveying: Bryan Stueck</u>
Address	<u>4374 Secretariat Court</u> <u>Cottage Grove, WI 53527</u>	Address	<u>P.O. Box 237</u> <u>Sun Prairie, WI 53590</u>
Phone	<u>(608) 692-5510</u>	Phone	<u>(608) 837-7463</u>
Email	<u></u>	Email	<u>bstueck@birrenkottsurveying.com</u>

Town: Cottage Grove Parcel numbers affected: 018/0711-303-8300-8; 018/0711-303-9742-0

Section: 30 Property address or location: 3101 US HIGHWAY 12 & 18

Zoning District change: (To / From / # of acres) RM-16/RM-8, ~~FP-35/23.25~~
AT-35

Soil classifications of area (percentages) Class I soils: 5 % Class II soils: 25 % Other: 70 %

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:

Selling land to next-door neighbor.

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

Submitted By: Bryan Stueck - AGENT FOR BIRRENKOTT SURVEYING

Date: 11/21/2019



**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

PARCEL A

Located in the Southeast 1/4 of the Southwest 1/4 and the Northeast 1/4 of the Southwest 1/4 of Section 30, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin, described as follows:


Commencing at the South 1/4 Corner of Section 30, thence S86°33'29"W along the South line of Section 30, 919.17 feet; thence N30°44'15"E along the East line of Certified Survey Map No. 14171, 152.55 feet; thence N57°08'18"W along the North line of said Certified Survey Map No. 14171, 165.97 feet; thence S54°29'47"W along the West line of Certified Survey Map No. 14171, 87.42 feet; thence N50°01'27"W along the North line of Certified Survey Map No. 12985 & 2191, 346.11 feet; thence N54°02'23"E, 159.06 feet; thence N36°05'04"W, 5.53 feet to the point of beginning; thence N36°05'04"W, 43.94 feet; thence N22°36'17"E along the East line of Certified Survey Map No. 9029, 1,121.09 feet; thence S72°01'44"E along the Southerly right-of-way of US Highway 12 & 18, 33.02 feet; thence N66°05'55"E along said Southerly right-of-way, 177.98 feet; thence S50°00'00"E along said Southerly right-of-way, 325.30 feet; thence N87°20'44"E along said Southerly right-of-way, 347.83 feet; thence S67°53'59"E along said Southerly right-of-way, 127.24 feet; thence S86°26'29"W along the North line of the Southeast 1/4 of the Southwest 1/4, 118.39 feet; thence S53°30'50"W along the East line of Certified Survey Map No. 8289, 1,486.98 feet to the point of beginning. Containing 503,903 square feet or 11.56 acres

PARCEL B

Located in the Southeast 1/4 of the Southwest 1/4 of Section 30, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin, described as follows:

Commencing at the South 1/4 Corner of Section 30, thence S86°33'29"W along the South line of Section 30, 919.17 feet; thence N30°44'15"E along the East line of Certified Survey Map No. 14171, 152.55 feet; thence N57°08'18"W along the North line of said Certified Survey Map No. 14171, 165.97 feet to the point of beginning. thence S54°29'47"W along the West line of Certified Survey Map No. 14171, 87.42 feet; thence N50°01'27"W along the North line of Certified Survey Map No. 12985 & 2191, 346.11 feet; thence N54°02'23"E, 159.06 feet; thence N36°05'04"W, 5.53 feet; thence N53°30'50"E along the East line of Certified Survey Map No. 8289, 1,486.98 feet; thence S00°14'46"W along the East line of the Southeast 1/4 of the Southwest 1/4, 218.73 feet; thence S25°53'56"W, 76.31 feet; thence S21°45'13"W, 91.93 feet; thence S36°15'19"W, 99.23 feet; thence S41°25'43"W, 156.36 feet; thence S43°05'53"W, 107.52 feet; thence S37°31'15"W, 160.62 feet; thence S45°54'22"W, 51.10 feet; thence S54°23'34"W, 214.05 feet; thence S59°41'12"W, 431.06 feet to point of beginning 509,152 square feet or 11.69 acres

Parcel Number - 018/0711-303-8300-8**Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF COTTAGE GROVE	
State Municipality Code	018	
PLSS (T,R,S,QQ,Q)	07N 11E 30 NE SW (Click link above to access images for Qtr-Qtr)	
Section	07N 11E 30 (Click link above to access images for Section)	
Plat Name	CSM 08289 (Click link above to access images for Plat) CSM 08289 (Click link above to access images for Surveys within Plat)	
Block/Building		
Lot/Unit	2 (Click link above to see images for this Lot)	
Parcel Description	<p>LOT 2 CSM 8289 CS44/325-328-7/31/96 DESCR AS SEC 30-7-11 PRT FR SW1/4 & PRT SE1/4 & ALSO INCL LOT 1 CSM 5085 CS23/54-57 (11.572 ACRES) EXC TO WI DOT IN DOC #2794450 & DOC #2801153</p> <p>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</p>	
Current Owner	C & L INVESTMENT PARTNERSHIP	
Primary Address	3101 US HIGHWAY 12 & 18	
Billing Address	W1085 COUNTY HIGHWAY K COLUMBUS WI 53925	

Assessment Summary		More +
Assessment Year	2019	
Valuation Classification	G1	
Assessment Acres	11.572	
Land Value	\$175,300.00	
Improved Value	\$159,700.00	
Total Value	\$335,000.00	

Show Valuation Breakout

Open Book

Open Book dates have passed for the year

Starts: ~~04/15/2019~~ - 11:00 AM

Ends: ~~04/15/2019~~ - 01:00 PM

[About Open Book](#)

Board Of Review

Board of Review dates have passed for the year

Starts: ~~04/30/2019~~ - 07:00 PM

Ends: ~~04/30/2019~~ - 09:00 PM

[About Board Of Review](#)

Show Assessment Contact Information ▼

Zoning Information

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


Zoning
RR-8 DCPREZ-2019-00000

[Zoning District Fact Sheets](#)

Parcel Number - 018/0711-303-9742-0

Current

[← Parcel Parents](#)[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF COTTAGE GROVE	
State Municipality Code	018	
PLSS (T,R,S,QQ,Q)	07N 11E 30 SE SW (Click link above to access images for Qtr-Qtr)	
Section	07N 11E 30 (Click link above to access images for Section)	
Plat Name	METES AND BOUNDS (Click link above to access images for Plat) METES AND BOUNDS (Click link above to access images for Surveys within Plat)	
Block/Building		
Lot/Unit	(Click link above to see images for this Lot)	
Parcel Description	SEC 30-7-11 PRT SE1/4SW1/4 BEG NE COR TH S TO SE COR TH W TO SW COR TH N 420 FT M/L TH NELY TO POB EXC CSM 2191 EXC TO DOT IN 2783173 EXC CSM 12985 EXC CSM 8289 & ALSO EXC CSM 14171 This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	LARRY G SKAAR	
Primary Address	No parcel address available.	
Billing Address	4374 SECRETARIAT CT COTTAGE GROVE WI 53527	

Assessment Summary		More +
Assessment Year	2019	
Valuation Classification	G4 G5	
Assessment Acres	23.770	
Land Value	\$4,500.00	
Improved Value	\$0.00	
Total Value	\$4,500.00	

Show Valuation Breakout

Open Book

Open Book dates have passed for the year

Starts: ~~04/15/2019~~ 11:00 AM

Ends: ~~04/15/2019~~ 01:00 PM

[About Open Book](#)

Board Of Review

Board of Review dates have passed for the year

Starts: ~~04/30/2019~~ 07:00 PM

Ends: ~~04/30/2019~~ 09:00 PM

[About Board Of Review](#)

Show Assessment Contact Information ▼

C&L INVESTMENT PARTNERSHI...
W1085 COUNTY HIGHWAY K
COLUMBUS, WI 53925

COPART OF CONNECTICUT IN...
STE 300 14185 DALLAS PKWY
DALLAS, TX 75254

LARRY G SKAAR
4374 SECRETARIAT CT
COTTAGE GROVE, WI 53527

C & L INVESTMENT PARTNERS...
W1085 COUNTY HIGHWAY K
COLUMBUS, WI 53925

VERNON J RATHERT
3124 HOPE HOLLOW TRL
MCFARLAND, WI 53558

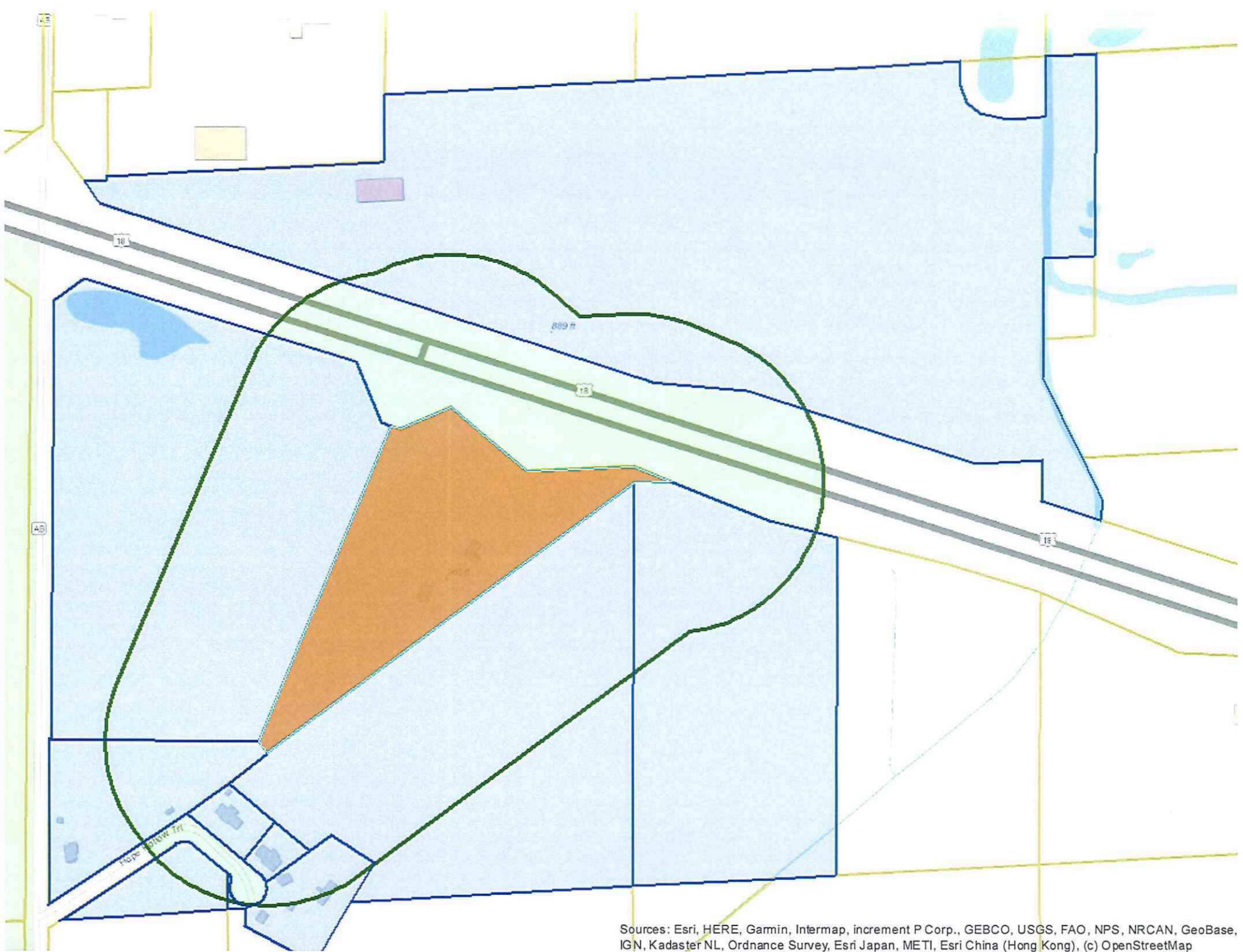
LARRY G SKAAR
4374 SECRETARIAT CT
COTTAGE GROVE, WI 53527

AMY M FLUKE
3104 HOPE HOLLOW TRL
MCFARLAND, WI 53558

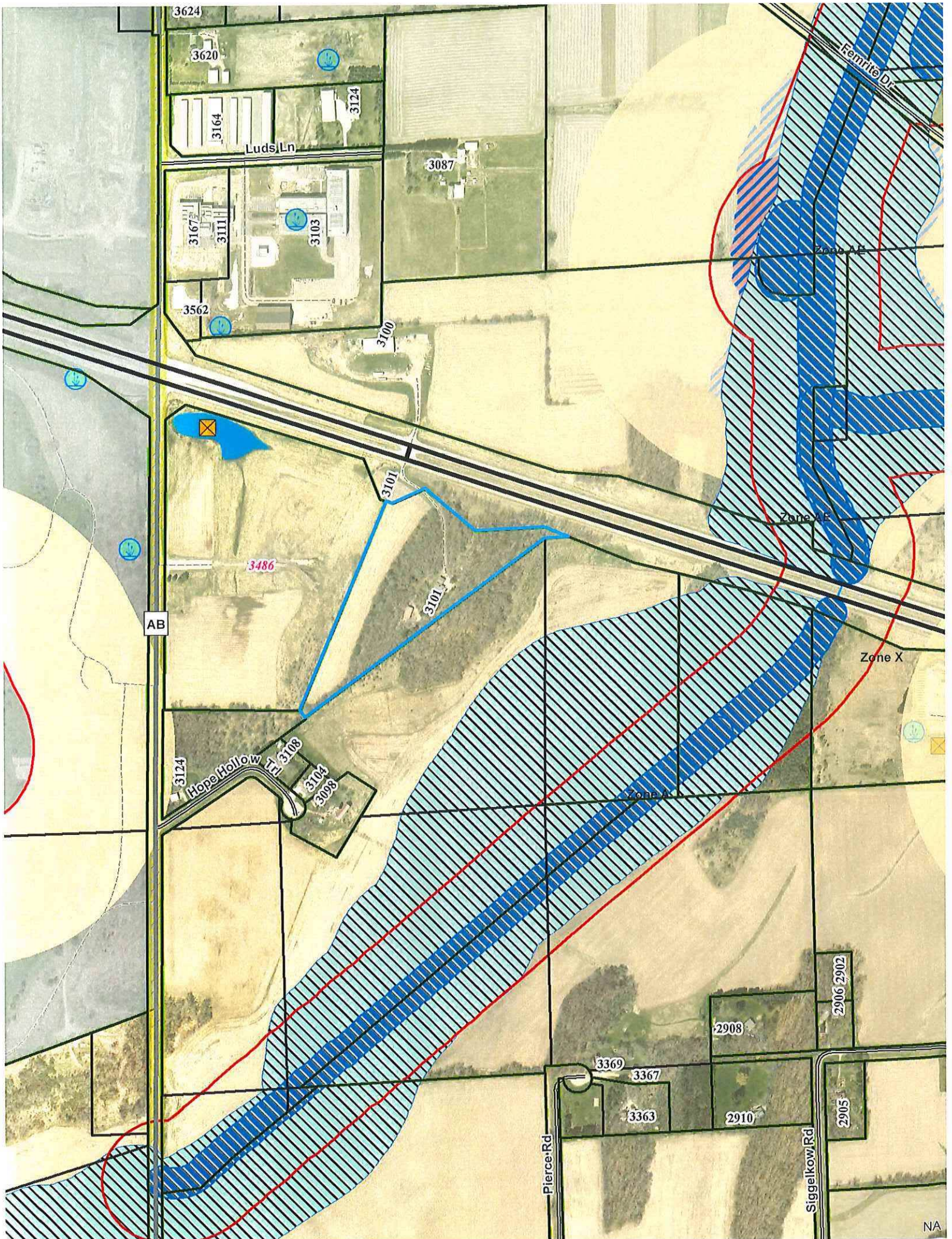
BRIAN D ROGERS
3108 HOPE HOLLOW TRL
MCFARLAND, WI 53558

LARRY G SKAAR
4374 SECRETARIAT CT
COTTAGE GROVE, WI 53527

AMY MARLENE FLUKE
3098 HOPE HOLLOW TRL
MCFARLAND, WI 53558



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap



3624

3620

3164

Luds Ln

3124

3087

3167

3111

3103

3562

3100

3101

3486

3101

AB

3124

Hope Hollow Ln

3108

3104

3108

Zone X

Zone X

2902

2906

2908

3369

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2902

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Pierce Rd

Siggelkow Rd

NA