

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
02/06/2015	DCPREZ-2015-10824
Public Hearing Date	C.U.P. Number
04/28/2015	

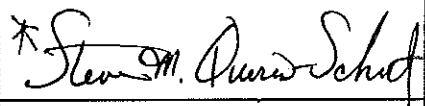
OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME SCHULTZ REV TR, RONALD A & JOANNE B	PHONE (with Area Code) (608) 839-4139	AGENT NAME STEVE QUERIN-SCHULTZ	PHONE (with Area Code) (608) 220-8409
BILLING ADDRESS (Number & Street) 2305 WEST RIDGE RD		ADDRESS (Number & Street) 43572 S SLEEPY HOLLOW RD.	
(City, State, Zip) COTTAGE GROVE, WI 53527		(City, State, Zip) Gays Mills, WI 54631	
E-MAIL ADDRESS ronjo25@frontier.com		E-MAIL ADDRESS querinschultz@hotmail.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	
2305 W Ridge Road				west of 2305 W Ridge Road	
TOWNSHIP COTTAGE GROVE	SECTION 10	TOWNSHIP	SECTION	TOWNSHIP COTTAGE GROVE	SECTION 10
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0711-103-9720-0				0711-103-9730-0	

REASON FOR REZONE	CUP DESCRIPTION
CREATING ONE RESIDENTIAL LOT	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	R-1 Residence District	.16		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input 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 SCW1	SIGNATURE:(Owner or Agent) 
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		PRINT NAME: STEVEN M. QUERIN-SCHULTZ
				DATE: 02-06-15

Petition # 10824

Public Hearing Date 4/28/15

Application

- Application filled out and signed
- Metes and bounds description
- Scaled map
- Letter of intent
- If commercial, plan showing proposed improvements (building, parking, landscape)

Zoning Review

- 1. Zoning District fits the proposed land use? Yes / No
- 2. Zoning District fit the proposed and remaining lots (s)? Yes / No
- 3. Proposed lot meet the minimum width and area requirements? Yes / No
- 4. Do the existing structures meet the setbacks for the District? Yes / No
- 5. Do the existing structures meet the height limitations? Yes / No
- 6. Do the existing (proposed) structures meet the lot coverage? Yes / No
- 7. Do the Accessory structures meet the principal structure ratio? Yes / No
- 8. Existing building heights conform to district? Yes / No
- 9. Shoreland, Wetland, Flood plain issues? Yes / No
- 10. Steep slope issues? Yes / No
- 11. Commercial parking standards met? Yes / No
- 12. Screening requirements met? Yes / No
- 13. Outside lighting requirements? Yes / No

Comments:

Planning Review

- 1. Density Study Needed? Yes / No Splits _____
- 2. Determination of Legal Status Yes / No
- 3. In compliance with Town plan? Yes / No
- 4. Land Division Compliance? Yes / No

Comments:

Contacts / Correspondence: (date: issue)

486.00



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 JOANNE B. SCHULTZ Agent's Name STEVEN M. QUERIN-SCHULTZ
Address 2305 W. RIDGE RD. Address 43572 S. SLEAZY HOLLOW RD.
Phone COTTAGE GROVE, WI 53527 Phone GAYS MILLS, WI 54631
608-839-4139 608-220-8409
Email ronjo25@frontier.com Email guerinschultz@hotmail.com

Town: COTTAGE GROVE Parcel numbers affected: 0711-103-9720-0 & NEW PARCEL 07111039730 0
Section: 10 Property address or location: 2305 W. RIDGE RD.
Zoning District change: (To / From / # of acres) R-1 FROM .16 ACRES OF A1-EX.

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:

(OCT. 31, 2014)
WHEN THE RON SCHULTZ FARM, LTD WAS SOLD WE QUIT CLAIM DRAEDED AN ODD .16 ACRE PARCEL LOCATED WEST OF JOANNE SCHULTZ'S R-1 LOT TO HER. WE WISH TO ADD THE NON-CONFORMING A1-EX PARCEL TO THE EXISTING R-1 LOT. AFTER THE ZONING IS CHANGED, A NEW CSM WILL BE CREATED COMBINING THE TWO LOTS.

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

Submitted By: Steven M. Querin-Schultz
Joanne B. Schultz

Date: 02-06-15

JOANNE B. SCHULTZ, OWNER



CERTIFIED SURVEY MAP

DATED: January 15, 2015

Birrenkott Surveying, Inc.

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, Wisconsin 53590
Phone (608) 837-7463
Fax (608) 837-1081

Surveyor's Certificate:

I, Daniel V. Birrenkott, herby certify that this survey is in full compliance with Chapter 236.34 of Wisconsin Statutes. I also certify that by the direction of the owners listed hereon, I have surveyed and mapped the lands described hereon and that the map is a correct representation of all the exterior boundaries of the land surveyed and the division of that land, in accordance with the information provided.

Daniel V. Birrenkott, Registered Land Surveyor No. S-1531

Description:

Part of the Southeast ¼ of the Southwest ¼, Section 10, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin, described as follows: Commencing at the Southwest corner of said Section 10; thence N88°33'29"E, 1324.67 feet along the South line of said Southwest ¼ to the West line of said Southeast ¼ of the Southwest ¼; thence N00°09'56"W, 83.50 feet along said West line to the point of beginning; thence continuing along said West line N00°09'56"W, 225.40 feet to the Southwesterly right-of-way line of West Ridge Road; thence S64°57'32"E, 253.04 feet along said right-of-way line; thence S25°02'04"W (recorded as S25°12'W), 130.00 feet; thence S89°50'04"W (recorded as West), 173.60 feet to the said West line of the Southeast ¼ of the Southwest ¼ and the point of beginning; Containing 36,012 square feet, or 0.827 acres.

Owners Certificate:

We, Joanne B. Schultz and the Schultz Revocable Trust, owners, hereby certify that we have caused the lands described on this Certified Survey Map to be surveyed, divided and mapped as shown on this Certified Survey Map. We also certify that this Certified Survey Map is required by S.75.17 (1)(a), Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval. We further certify that this Certified Survey Map is required to be submitted to the Village of Cottage Grove for approval.

Schultz Revocable Trust

Joanne B. Schultz

Joanne B. Schultz, Trustee

State of Wisconsin)

Dane County) ss Personally came before me this _____ day of _____, 2015, the above-named Joanne B. Schultz, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin

My Commission Expires _____

Printed name

Village of Cottage Grove Certificate:

This Certified Survey Map is hereby acknowledged, accepted, and approved for recording by the Village of Cottage Grove.

Dated _____

Deb Winter, Clerk, Village of Cottage Grove

Town of Cottage Grove Certificate:

Resolved that this Certified Survey Map is hereby acknowledged, accepted and approved for recording by the Town of Cottage Grove.

Dated _____

Kim Banigan, Clerk, Town of Cottage Grove

Surveyed For:

Joanne Schultz
2305 West Ridge Road
Cottage Grove, WI 53527
608-220-8409

Approved for recording, per Dane County Zoning and Land Regulation Committee action, dated _____, 2015.

Daniel Everson, Authorized Representative

Register of Deeds Certificate:

Received for recording this _____ day of _____, 2015
at _____ o'clock _____ m and recorded in Volume _____ of Certified Survey
Maps of Dane County on Pages _____.

Surveyed:

Drawn: M.A.P.

Checked: M.A.P./D.V.B.

Approved: D.V.B.

Field book:

Tape/File: J:\2014\Carlson

Kristi Chlebowski, Register of Deeds

Document No. _____

Sheet 2 of 2

Office Map No.: 140847

Certified Survey Map No. _____, Volume _____, Page _____

Description (revised 33-foot strip):

Part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Section 10, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin described as follows: Commencing at the South $\frac{1}{4}$ Corner of said Section 10; thence S88°33'29"W, 626.00 feet along the South line of said Southwest $\frac{1}{4}$ to the center line of West Ridge Road; thence N63°44'24"W, 511.13 feet along said center line; thence continuing along said center line N64°48'00"W, 228.85 feet; thence S00°00'00"E, 36.47 feet to the Southwesterly right-of-way line of West Ridge Road and the point of beginning; thence N64°48'00"W, 36.47 feet along said right-of-way line to the West line of said Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; thence S00°00'00"E, 224.00 feet along said West line; thence N90°00'00"E, 33.00 feet; thence N00°00'00"W, 208.47 feet to said right-of-way line and the point of beginning; Containing 0.16 acres, more or less.

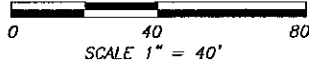


**BIRRENKOTT
SURVEYING, INC.**

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1677 N. Bristol Street
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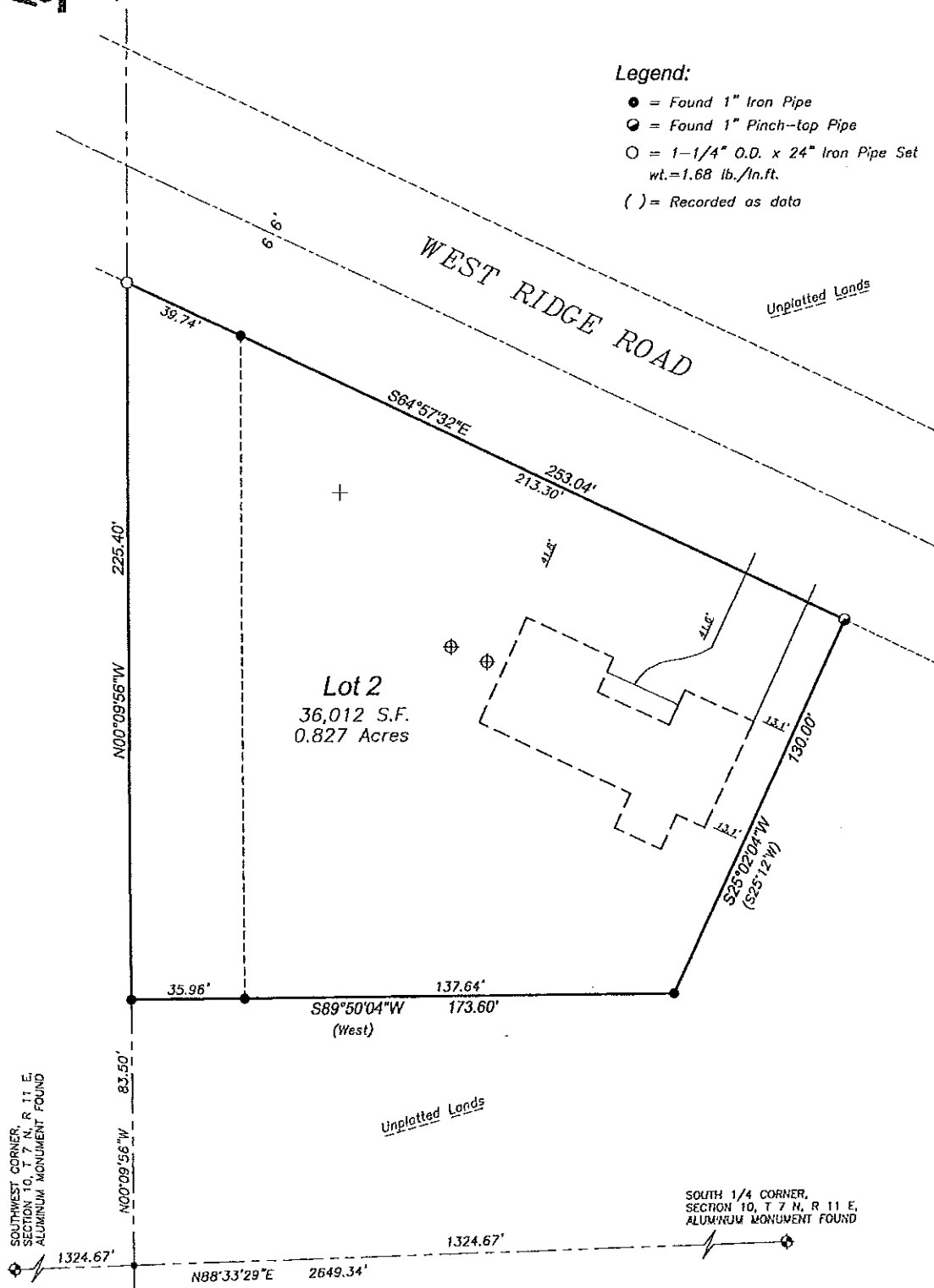
CERTIFIED SURVEY MAP

Part of the Southeast 1/4 of the Southwest 1/4, Section 10, T7N,
R11E, Town of Cottage Grove, Dane County, Wisconsin



Legend:

- = Found 1" Iron Pipe
- ⊙ = Found 1" Pinch-top Pipe
- = 1-1/4" O.D. x 24" Iron Pipe Set
wt.=1.68 lb./in.ft.
- () = Recorded as data



SOUTHWEST CORNER,
SECTION 10, T 7 N., R 11 E,
ALUMINUM MONUMENT FOUND

SOUTH 1/4 CORNER,
SECTION 10, T 7 N., R 11 E,
ALUMINUM MONUMENT FOUND

CERTIFIED SURVEY MAP NO. _____
VOLUME _____ PAGE _____
DOCUMENT NO. _____