

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
07/24/2023	DCPREZ-2023-11977
<b>Public Hearing Date</b>	
09/26/2023	

<b>OWNER INFORMATION</b>	<b>AGENT INFORMATION</b>
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OWNER NAME KRISTINE LEON	PHONE (with Area Code) (920) 810-0050	AGENT NAME KYLE BLOOM	PHONE (with Area Code) (262) 370-3244
BILLING ADDRESS (Number & Street) 213 YARROW HILL DR		ADDRESS (Number & Street) 1609 LANDMARK DRIVE SUITE 104	
(City, State, Zip) COTTAGE GROVE, WI 53527		(City, State, Zip) Cottage Grove, WI 53527	
E-MAIL ADDRESS kstary88@gmail.com		E-MAIL ADDRESS kyle.broom@greywp.com	

<b>ADDRESS/LOCATION 1</b>	<b>ADDRESS/LOCATION 2</b>	<b>ADDRESS/LOCATION 3</b>
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ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
East of 3475 N Star Rd.					
TOWNSHIP COTTAGE GROVE	SECTION 27	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0711-273-0022-0					

### REASON FOR REZONE

MODIFY EXISTING DEED RESTRICTION TO ALLOW VEHICLE REPAIR OR MAINTENANCE AS A CONDITIONAL USE

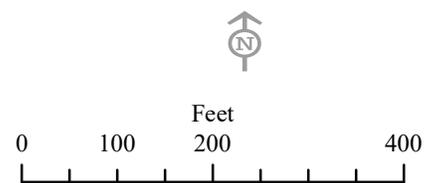
FROM DISTRICT:	TO DISTRICT:	ACRES
GC General Commercial District	GC General Commercial District	1.07

<b>C.S.M REQUIRED?</b>  <input type="checkbox"/> Yes <input checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No  Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  RUH1	<b>SIGNATURE:(Owner or Agent)</b>    <b>PRINT NAME:</b>    <b>DATE:</b>    
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# REZONE 11977

-  Floodway Areas in Zone AE
-  Floodplain





## SUPPLEMENTAL INFORMATION FOR COMMERCIAL DEVELOPMENT

A scaled site plan and detailed operations plan must be submitted for commercial rezone applications. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach the relevant maps and plans listed below to your application form.

**SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:**

- Scale and north arrow
- Date the site plan was created
- Existing subject property lot lines and dimensions
- Existing and proposed wastewater treatment systems and wells
- All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
- All dimension and required setbacks, side yards and rear yards
- Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
- Location and dimensions of any existing utilities, easements or rights-of-way
- Parking lot layout in compliance with s. [10.102\(8\)](#)
- Proposed loading/unloading areas
- Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
- All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade
- Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area
- Any lighting, signs, refuse dumpsters, and possible future expansion areas.

**NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties.**

- Provide a brief written statement explaining the current use(s) of the property on which the rezone is proposed.
- Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

**OPERATIONAL NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:**

- Hours of operation
- Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time
- Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building
- Compliance with county stormwater and erosion control standards under [Chapter 11](#) of [Chapter 14](#), Dane County Code
- Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
- Facilities for managing and removal of trash, solid waste and recyclable materials.
- Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken
- Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties
- Signage, consistent with section [10.800](#)

**ADDITIONAL PROPERTY OWNERS. Provide contact information for additional property owners, if applicable.**

<b>Additional Property Owner Name(s):</b>	
<b>Address (Number &amp; Street):</b>	
<b>Address (City, State, Zip):</b>	
<b>Email Address:</b>	
<b>Phone Number:</b>	

The proposed business will be an automotive shop that specializes in the repair and sale of European cars (e.g., Audi, Volkswagen, BMW). There will be no salvage or body work done at this business.

### **Building A (Phase I)**

Building A will be the main office and shop. The total area of Building A will be 5,000 ft<sup>2</sup> (50'x100'). The building will be a wood frame with pre-painted steel panels used for roofing and siding constructed by Cleary Building Corp. The southwest side of the building will have an office/reception area that is 600 ft<sup>2</sup>. Within the office/reception area, there will be a 10'x10' office for meeting with clients and doing any necessary paperwork. There will also be a 10x10' restroom. The remaining 400 ft<sup>2</sup> will be a reception/waiting area.

The shop will have one roll up door on the west side of the building and one roll up door on the east side of the building for cars to enter and exit. There will be a 10'x10' employee restroom with a shower along the south wall. The shop will have 3 auto bays with lifts. There will be a 12'x15' storage room in the southeast corner of the shop. There will be a floor drain.

There will be parking spaces facing N Star Rd to display current vehicles for sale. There will be a 24' entrance on N Star Rd.

On the east side of the property will be a 12'x20' chain link fence where the dumpsters will be stored.

The septic area is located at the northeast side of the lot.

The initial phase of the business will have one mechanic and 1-2 licensed salespeople. As this is a specialized automotive business, the inspection and repair will be scheduled via phone or through the website. Automotive sales will also be promoted and listed through the business website. Hours will initially be by appointment only.

The parking lot, vehicle display area, driveway, and lanes around Building A will be asphalt.

### **Building B (Phase II)**

Phase II will include construction of a second building, Building B. The main purpose of Building B will be to offer winter storage options for vehicles. The building will be 3,750 ft<sup>2</sup>. Vehicles stored for winter will be parked in the building for the winter and the storage price will be by foot. The vehicle storage building will be heated.





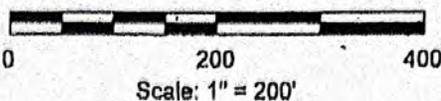


**BIRRENKOTT SURVEYING**

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

# CERTIFIED SURVEY MAP

Part of the Southwest 1/4 of the Southwest 1/4, Section 27, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin



**Legend:**

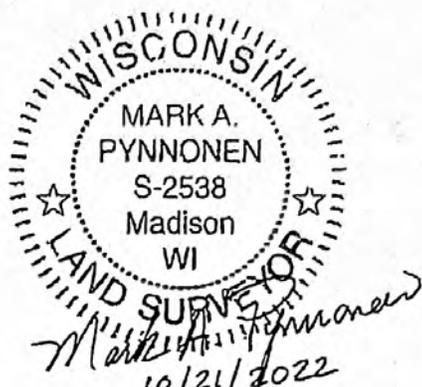
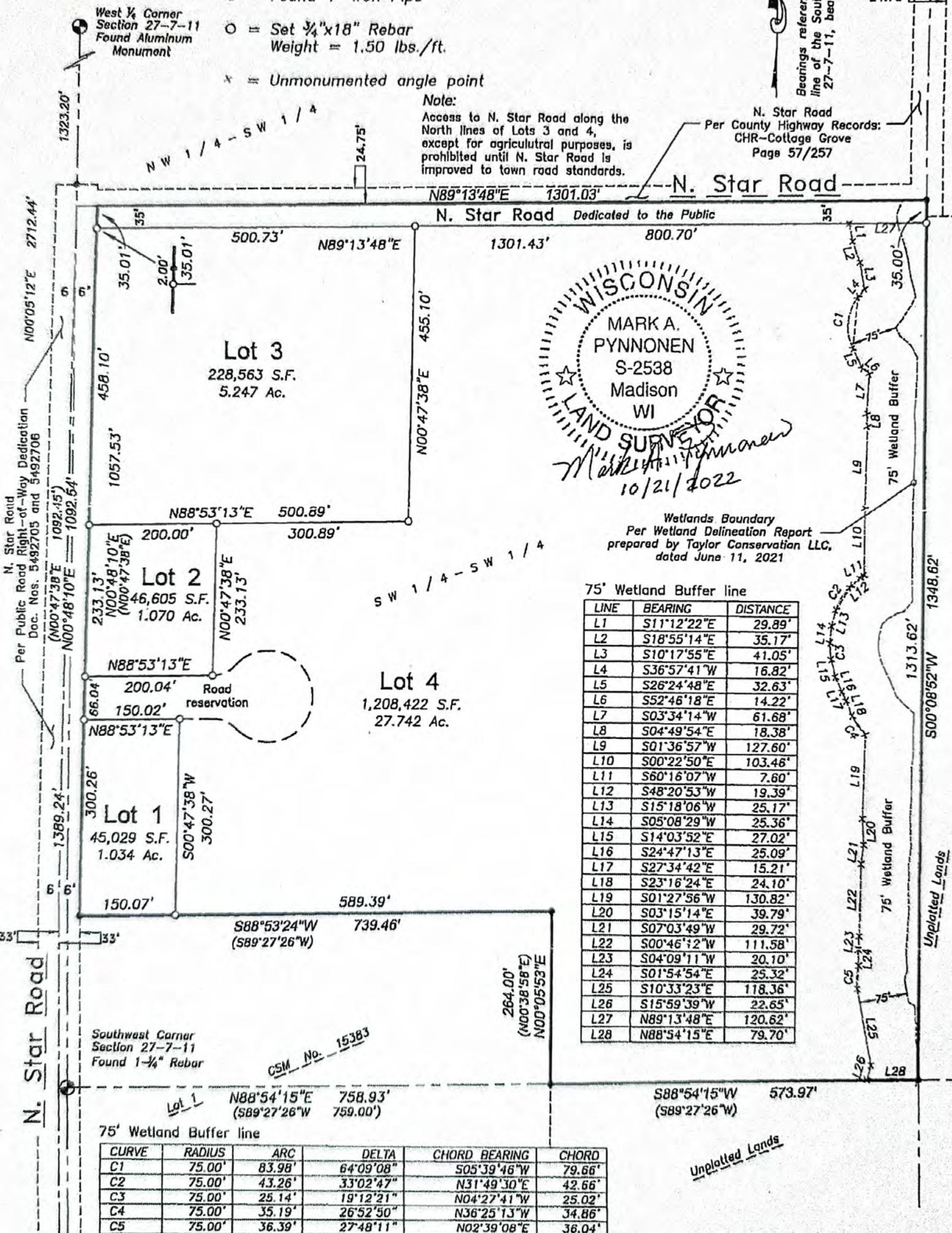
- = Found 1" Iron Pipe
- = Set 3/4"x18" Rebar  
Weight = 1.50 lbs./ft.
- x = Unmonumented angle point

**Note:**

Access to N. Star Road along the North lines of Lots 3 and 4, except for agricultural purposes, is prohibited until N. Star Road is improved to town road standards.

N. Star Road  
Per County Highway Records:  
CHR-Cottage Grove  
Page 57/257

Bearings referenced to the West line of the Southwest 1/4, Section 27-7-11, bearing N00°05'12"E



Wetlands Boundary  
Per Wetland Delineation Report  
prepared by Taylor Conservation LLC,  
dated June 11, 2021

**75' Wetland Buffer line**

LINE	BEARING	DISTANCE
L1	S11°12'22"E	29.89'
L2	S18°55'14"E	35.17'
L3	S10°17'55"E	41.05'
L4	S36°57'41"W	16.82'
L5	S26°24'48"E	32.63'
L6	S52°46'18"E	14.22'
L7	S03°34'14"W	61.68'
L8	S04°49'54"E	18.38'
L9	S01°36'57"W	127.60'
L10	S00°22'50"E	103.46'
L11	S60°16'07"W	7.60'
L12	S48°20'53"W	19.39'
L13	S15°18'06"W	25.17'
L14	S05°08'29"W	25.36'
L15	S14°03'52"E	27.02'
L16	S24°47'13"E	25.09'
L17	S27°34'42"E	15.21'
L18	S23°16'24"E	24.10'
L19	S01°27'56"W	130.82'
L20	S03°15'14"E	39.79'
L21	S07°03'49"W	29.72'
L22	S00°46'12"W	111.58'
L23	S04°09'11"W	20.10'
L24	S01°54'54"E	25.32'
L25	S10°33'23"E	118.36'
L26	S15°59'39"W	22.65'
L27	N89°13'48"E	120.62'
L28	N88°54'15"E	79.70'

75' Wetland Buffer line

CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	75.00'	83.98'	64°09'08"	S05°39'46"W	79.66'
C2	75.00'	43.26'	33°02'47"	N31°49'30"E	42.66'
C3	75.00'	25.14'	19°12'21"	N04°27'41"W	25.02'
C4	75.00'	35.19'	26°52'50"	N36°25'13"W	34.86'
C5	75.00'	36.39'	27°48'11"	N02°39'08"E	36.04'

**Note:** Monuments and witness monuments found and verified for the following Public Land Survey Monument Records:

- Southwest Corner, Section 27, prepared by Daniel V. Birrenkott, dated February 24, 2022
- West 1/4 Corner, Section 27, prepared by Bruce D. Bowden, dated February 11, 2013

CERTIFIED SURVEY MAP NO. 16140  
VOLUME 119 PAGE 134  
DOCUMENT NO. 5870098

**Legal Description:**

**Rezone from GC to GC (modify deed restriction)**

Lot 2, Certified Survey Map No. 16140, recorded in Volume 119 of Certified Survey Maps of Dane County on pages 134-135 as Document No. 5870098, located in the southwest  $\frac{1}{4}$  of the southwest  $\frac{1}{4}$ , Section 27, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin.