

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
01/28/2020	DCPREZ-2020-11533
Public Hearing Date	C.U.P. Number
03/24/2020	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME STORAGE WORLD OF COTTAGE GROVE LLC	PHONE (with Area Code) (608) 356-7733	AGENT NAME ROTH PROFESSIONAL SOLUTIONS	PHONE (with Area Code) (608) 617-4070
BILLING ADDRESS (Number & Street) PO BOX 163		ADDRESS (Number & Street) 315 DEWITT ST	
(City, State, Zip) BARABOO, WI 53913		(City, State, Zip) PORTAGE, WI 53901	
E-MAIL ADDRESS MROTH@REMSMBE.COM		E-MAIL ADDRESS CHUCK@RPSPROFESSIONALSOLUTIONS.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	
3286 FIELD VIEW LANE					
TOWNSHIP COTTAGE GROVE	SECTION 33	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0711-332-9700-0					

REASON FOR REZONE	CUP DESCRIPTION
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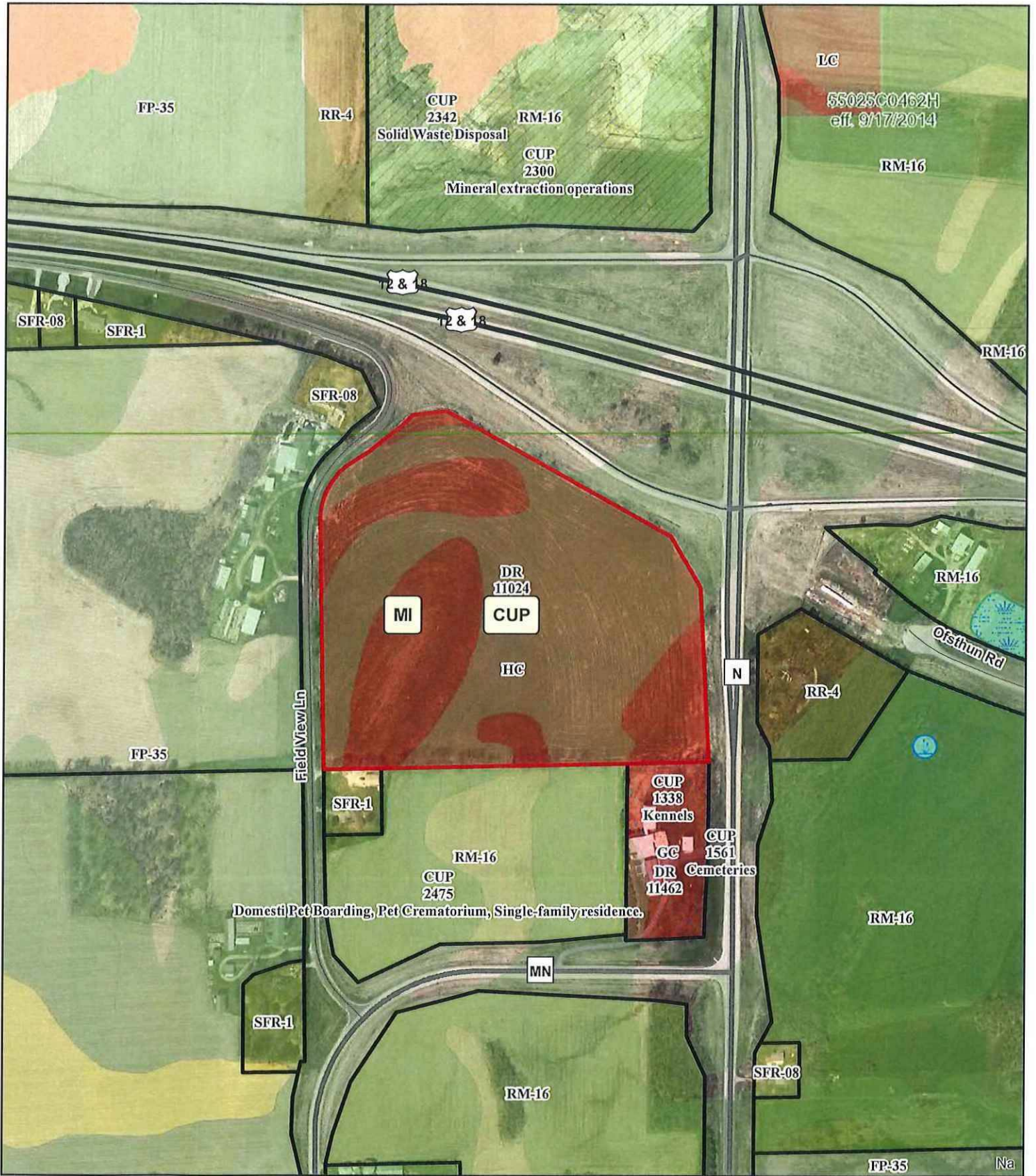
REZONE TO ALLOW FOR MINERAL EXTRACTION WITH EXISTING MINI STORAGE WAREHOUSES ON PROPERTY	
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
HC (Heavy Commercial District)	MI (Manufacturing and Industrial) District	25.16		

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials: <i>AK</i>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials: <i>AK</i>	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials: <i>AK</i>	INSPECTOR'S INITIALS SLJ3	SIGNATURE:(Owner or Agent) 
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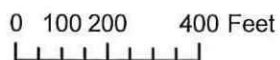
COMMENTS: DEED RESTRICTION DOCUMENT #5298900 LIMITS USE OF THE PROPERTY.

PRINT NAME: <i>Charles A. Heef</i>
DATE: <i>Jan 28, 2020</i>



Legend

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



Petition 11533
**STORAGE WORLD OF
 COTTAGE GROVE LLC**



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:

- 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 Storage World of Cottage Grove, LLC Agent's Name Chuck Leet (Roth Professional Solutions)
 Address E10980 Penny Lane, Baraboo, WI Address 315 DeWitt / Portage, WI 53901
 Phone _____ Phone _____
(608) 356-7733 (608) 617-4070
 Email mroth@remsmbe.com Email chuck@rpsprofessionalsolutions.com

Town: Cottage Grove Parcel numbers affected: 071133297000

Section: 33 Property address or location: 3286 Field View Lane

Zoning District change: (To / From / # of acres) To MI (Manufacturing & Industrial) from HC (Heavy Commercial) 25.16 Acres

Soil classifications of area (percentages) Class I soils: 50 % Class II soils: 45 % Other: 5 %

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:

**SEE
REVISED**

Non-metallic Mineral Extraction & Production of Sand, Gravel & Rock for Limited Duration.

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

Submitted By:

Date: 01/16/2020

Exhibit B

ZONING MAP

Meise Construction, Inc
Non-Metallic Mining Application



BIRRENKOTT SURVEYING, INC.

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



REZONING DESCRIPTION:

Part of the Southwest 1/4 of the Northwest 1/4 of Section 33, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin. More fully described as follows: Commencing at the West 1/4 Corner of said Section 33; thence N88°48'22"E, 1363.89 feet along the South line of said Northwest 1/4 of said Section 33 to on the East right of way line of County Highway MN and the point of beginning; thence N01°11'27"W, 808.98 feet along said East right of way line; thence along a curve to the right with a radius of 250.00 feet, with a chord bearing and length of N29°15'45"E, 156.45 feet along said East right of way line; thence N57°52'11"E, 87.02 feet along said East right of way line; thence N51°01'37"E, 129.20 feet along said East right of way line; thence along a curve to the left with a radius of 250.00 feet, with a chord bearing and length of N45°50'32"E, 45.19 feet along said East right of way line to a point on the South Right of way line of State highway 12 & 18; thence N82°54'57"E, 105.79 feet along said South right of way line of State; thence S61°12'49"E, 808.74 feet along said South right of way line of State; thence S30°17'49"E, 184.00 feet along said South right of way line of State to a point on the West right of way line of County Highway N; thence S02°59'27"E, 544.76 feet along said West right of way line to a point on the South line of said Northwest 1/4 of said Section 33; thence S88°48'22"W, 1201.51 feet along said South line to the point of beginning, containing 1,096,082 Sq. Feet or 25.16 Acres.

Dated: JUNE 22, 2016
 Surveyed: T.A.S.
 Drawn: T.K.
 Checked:
 Approved: D.V.B.
 Field book: 359/1-2
 Comp. File: J:\2015\CARLSON
 Office Map No. 160398

Owner	Petition Number
Storage World of Cottage Grove, LLC	DCPREZ-2020-11533

DIGITAL LEGAL DESCRIPTION

Existing Zoning District: HC (Heavy Commercial) District

Proposed Zoning District: MI (Manufacturing and Industrial) District

Rezoning Description:

Part of the Southwest 1/4 of the Northwest 1/4 of Section 33, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin. More fully described as follows: Commencing at the West ¼ corner of said Section 33; thence N88°46'22"E, 1363.89 feet along the South line of said Northwest 1/4 of said Section 33 to on the East right of way line of County Highway MN and the point of beginning; thence N01°11'27"W 808.98 feet along said East right of way line; thence along a curve to the right with a radius of 250.00 feet, with a chord bearing and length of N29°15'45"E, 156.45 feet along said East right of way line; thence N57°52'11"E, 87.02 feet along said East right of way line; thence N51°01'37 E, 129.20 feet along said East right of way line; thence along a curve to the left with a radius of 250.00 feet, with a chord bearing and length of N45°50'32"E, 45.19 feet along said East right of way line to a point on the South right of way line of State highway 12 & 18; thence N82°54'57E, 105.79 feet along said South right of way line of State; thence S61°12'49"E, 808.74 feet along said South right of way line of State; thence S30°17'49"E, 184.00 feet along said South right of way line of State to a point on the West right of line of County Highway N; thence S02°59'27"E, 544.76 feet along said West right of way line to a point on the South line of said Northwest ¼ of said Section 33; thence S88°48'22"W, 1201.51 feet along said South line to the point of beginning, containing 1,096,082 Square Feet or 25.16 Acres.



9 0 9 8 9 0 1

Tx:8825683

**KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS**

**DOCUMENT #
5298900**

01/12/2017 1:42 PM

Trans. Fee:

Exempt #:

Rec. Fee: 30.00

Pages: 3

DEED RESTRICTIONS

PETITION NO. 11024

Use black ink & print legibly

WHEREAS,

Storage World of Cottage Grove, LLC

is owner of the following described real estate in the Town of Cottage Grove, Dane County, Wisconsin further described as follows:

Recording area

Name and return address:

*Tim Moy
201 8th Ave
Asheboro, NC 28913*

Parent Parcel Number(s):
071133297000

LEGAL DESCRIPTION:

Part of the Southwest 1/4 of the Northwest 1/4 of Section 33, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin. More fully described as follows: Commencing at the West 1/4 Corner of said Section 33; thence N88°48'22"E, 1363.89 feet along the South line of said Northwest 1/4 of said Section 33 to on the East right of way line of County Highway MN and the point of beginning; thence N01°11'27"W, 808.98 feet along said East right of way line; thence along a curve to the right with a radius of 250.00 feet, with a chord bearing and length of N29°15'45"E, 156.45 feet along said East right of way line; thence N57°52'11"E, 87.02 feet along said East right of way line; thence N51°01'37"E, 129.20 feet along said East right of way line; thence along a curve to the left with a radius of 250.00 feet, with a chord bearing and length of N45°50'32"E, 45.19 feet along said East right of way line to a point on the South Right of way line of State highway 12 & 18; thence N82°54'57"E, 105.79 feet along said South right of way line of State; thence S61°12'49"E, 808.74 feet along said South right of way line of State; thence S30°17'49"E, 184.00 feet along said South right of way line of State to a point on the West right of way line of County Highway N; thence S02°59'27"E, 544.76 feet along said West right of way line to a point on the South line of said Northwest 1/4 of said Section 33; thence S88°48'22"W, 1201.51 feet along said South line to the point of beginning, containing 1,096,082 Sq. Feet or 25.16 Acres.

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WHEREAS, said owners desire to place certain restrictions and notice on the above-described real estate, to bind the owner(s) and those who may acquire title hereafter.

WHEREAS, the restrictions provided herein shall be enforceable at law or equity against any party who has or acquires any interest in the land subject to this restriction by the following who are named as Grantees and beneficiaries with enforcement rights:

- The County Government of Dane County, Wisconsin provided that the land is under the jurisdiction of said County at the time the enforcement action is commenced, and;
- The Town Government of the Town of Cottage Grove, Dane County, provided that the land is within the jurisdiction of said Town at the time the enforcement is commenced, and;
- The owner(s) of record of any lands that are located within 300 feet of the subject property.

THEREFORE, the following restrictions are hereby imposed:

1. Land uses on the property shall be limited to the following: offices with ancillary retail sales of supplies; mini-warehouses; and storage of motor vehicles on site.
2. The installation or erection of off-premise advertising signs (billboards) is prohibited on the property.

The restrictions set forth herein may be amended or terminated in the following manner:

1. The owner(s) of the subject property may submit a written petition calling for the amendment or termination of the restrictions. Such petition must be submitted to the Dane County Clerk who shall refer the petition to the Dane County Zoning and Land Regulation Committee (or successor committee), which shall then schedule and hold a public hearing on the petition.

The petition shall then be referred to the Town Government of the Town in which the subject property is located. The Zoning and Land Regulation Committee shall issue a written report on the petition to the County Board of Supervisors. The County Board shall, by majority vote, approve or reject the petition. Amendment or termination of the restrictions shall also require the approval of the Town Board.

2. Upon approval of the petition calling for an amendment or termination of the restrictions, the owner(s) of the subject property shall draft the amendatory covenant instrument. The owner(s) shall then execute and record the amendatory covenant with the Dane County Register of Deeds.
3. A rezoning of the subject property to a different zoning district shall also act to terminate the restrictions set forth herein.

1/12/17
Date

Timothy A Moy
Signature of Grantor (owner)

Timothy A Moy
*Name printed

1/12/17
Date

Timothy A Moy
Signature of Grantor (owner)

Timothy A Moy
*Name printed

This document was drafted by:
(print or type name below)

**Dane County Planning &
Development**

STATE OF WISCONSIN, County of Sauk

Subscribed and sworn to before me on 1/12/17 by the above named person(s).

Signature of notary or other person authorized to administer an oath (as per s. 706.06, 706.07) *Patricia Spragg*

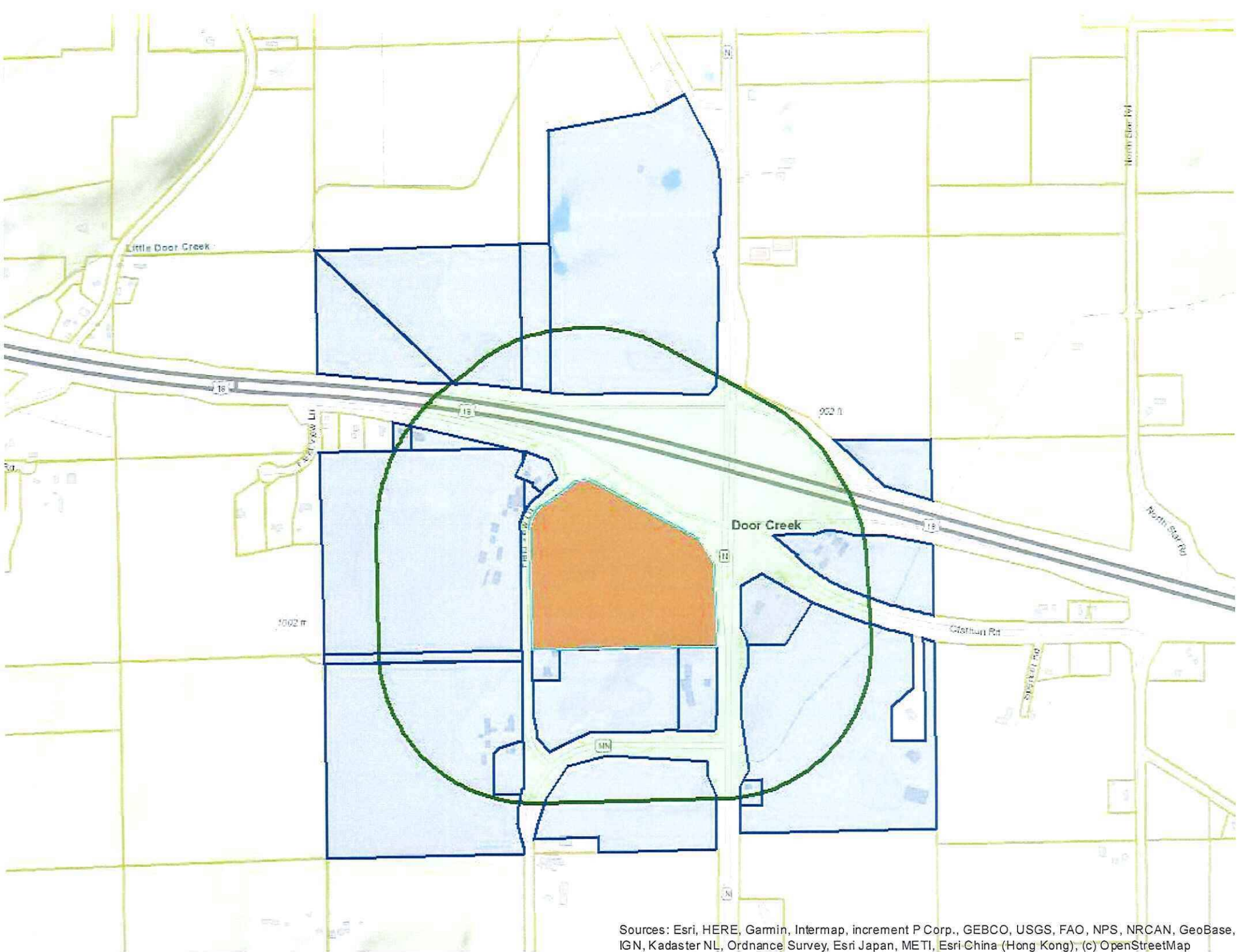
Print or type name: Patricia Spragg

Title CPA Date commission expires: 7/17/18

*Names of persons signing in any capacity must be typed or printed below their signature.
P&D form 2/20/2001

Parcel Number - 018/0711-332-9700-0**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 33 SE NW (Click link above to access images for Qtr-Qtr)	
Section	07N 11E 33 (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 33-7-11 PRT SE1/4NW1/4 LYG S OF USH 12 & 18 & W OF CTH N EXC PRT LYG NWLY OF FIELD VIEW LN EXC TO STATE FOR HWY IN R926/213 & EXC TO WI DOT IN DOC #2837933 TOG W/ESMT AGRMT IN DOC 3636946 This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	STORAGE WORLD OF COTTAGE GROVE LLC	
Primary Address	3286 FIELD VIEW LN	
Billing Address	PO BOX 163 BARABOO WI 53913	



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

LARRY G SKAAR
4374 SECRETARIAT CT
COTTAGE GROVE, WI 53527

JOHN OFSTHUN
2476 OFSTHUN RD
COTTAGE GROVE, WI 53527

SKAAR SCATTERED ACRES IN...
3178 DUNCAN RD
STOUGHTON, WI 53589

C MARK SCHROEDER
14 SAUTHOFF RD
MADISON, WI 53704

STORAGE WORLD OF COTTAG...
PO BOX 163
BARABOO, WI 53913

LARRY G SKAAR
4374 SECRETARIAT CT
COTTAGE GROVE, WI 53527

SKAAR PIT LLC
2561 COFFEYTOWN RD
COTTAGE GROVE, WI 53527

EVERSON PROPERTIES LLC
596 EDGERTON RD
EDGERTON, WI 53534

SKAAR SCATTERED ACRES IN...
3178 DUNCAN RD
STOUGHTON, WI 53589

BMS PROPERTIES LLC
414 MANLEY LN
COTTAGE GROVE, WI 53527

GABRIEL LOPEZ ORDUNO
DANIELLE LOPEZ
3329 FIELD VIEW LN
COTTAGE GROVE, WI 53527

KATHLEEN J ECCLES
3267 FIELD VIEW LN
COTTAGE GROVE, WI 53527

LARRY G SKAAR
4374 SECRETARIAT CT
COTTAGE GROVE, WI 53527

JOHN J HORNUNG
NANCY J HORNUNG
2441 OFSTHUN RD
COTTAGE GROVE, WI 53527

JOSEPH KONKEL
NICOLE KONKEL
3325 FIELD VIEW LN
COTTAGE GROVE, WI 53527

STEPHEN J RIDDLE
3274 FIELD VIEW LN
COTTAGE GROVE, WI 53527

EVERSON PROPERTIES LLC
596 EDGERTON RD
EDGERTON, WI 53534

KRISTOPHER D HAMPTON
FAYE E HAMPTON
3310 COUNTY HIGHWAY N
COTTAGE GROVE, WI 53527

EVERSON PROPERTIES LLC
596 EDGERTON RD
EDGERTON, WI 53534

SKAAR SCATTERED ACRES IN...
3178 DUNCAN RD
STOUGHTON, WI 53589