

Dane County Rezone Petition

Application Date	Petition Number
02/16/2021	DCPREZ-2020-11648
Public Hearing Date	
02/23/2021	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME SCREAMIN' NORWEGIAN FARMS LLC	PHONE (with Area Code) (608) 345-6315	AGENT NAME ROYAL OAK ASSOCIATES	PHONE (with Area Code) (608) 274-0500
BILLING ADDRESS (Number & Street) 1893 US HIGHWAY 12 & 18		ADDRESS (Number & Street) 3678 KINSMAN BLVD	
(City, State, Zip) COTTAGE GROVE, WI 53527		(City, State, Zip) Madison, WI 53704	
E-MAIL ADDRESS punkyskaar@gmail.com		E-MAIL ADDRESS tthorson@royaloakengineering.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	
East of 1884 Skaar Road					
TOWNSHIP COTTAGE GROVE	SECTION 26	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0711-264-8001-0					

REASON FOR REZONE

TRANSFER OF DEVELOPMENT RIGHTS TO CREATE ONE RESIDENTIAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	SFR-1 Single Family Residential District	1.99
FP-35 Farmland Preservation District	TDR-R Transfer of Development Rights Receiving Area Overlay District Receiving Area	1.99
FP-35 Farmland Preservation District	TDR-S Transfer of Development Rights Sending Area Overlay District Sending Area	1.8

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 RWL1	SIGNATURE:(Owner or Agent)
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		PRINT NAME:
				DATE:

Dane County Rezone Petition

Application Date	Petition Number
12/14/2020	DCPREZ-2020-11648
Public Hearing Date	
02/23/2021	

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OWNER NAME SCREAMIN' NORWEGIAN FARMS LLC	PHONE (with Area Code) (608) 345-6315	AGENT NAME ROYAL OAK ASSOCIATES	PHONE (with Area Code) (608) 274-0500
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East of 1884 Skaar Road					
TOWNSHIP COTTAGE GROVE	SECTION 26	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0711-264-8001-0					

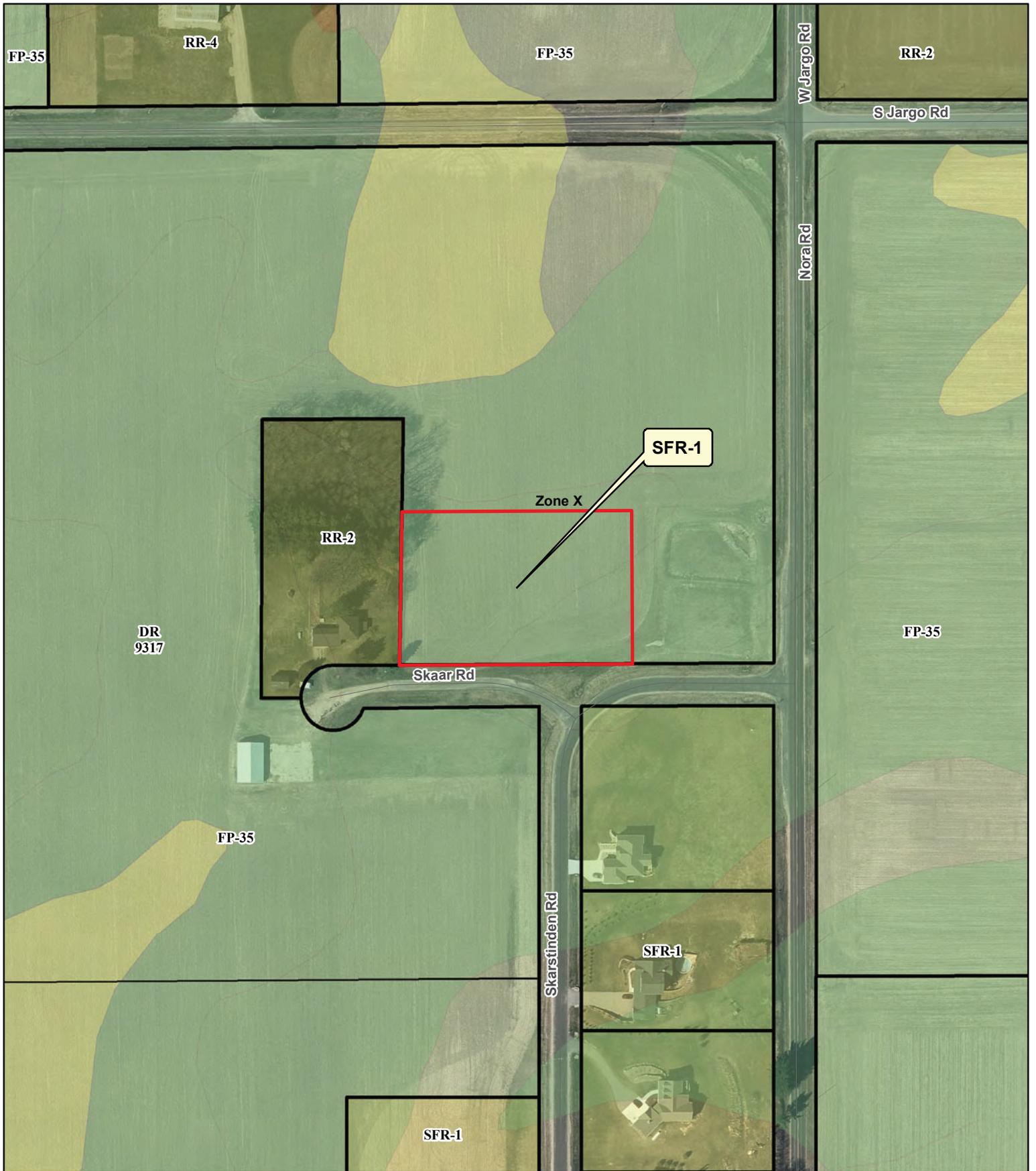
REASON FOR REZONE

CREATING ONE RESIDENTIAL LOT

SEE REVISED

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	SFR-1 Single Family Residential District	1.99

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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Legend

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



Petition 11648
**SCREAMIN' NORWEGIAN
 FARMS LLC**



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"> • PERMIT FEES DOUBLE FOR VIOLATIONS. • ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION. 	

REZONE APPLICATION

APPLICANT INFORMATION

Property Owner Name:	Screamin Norwegian Farm Neli Skaar	Agent Name:	Royal Oak Associates - Tim Thorson
Address (Number & Street):	1893 USH 12 & 18	Address (Number & Street):	3678 Kinsman Blvd
Address (City, State, Zip):	Cottage Grove, WI 53527	Address (City, State, Zip):	Madison, WI 53704
Email Address:	punkyskaar@gmail.com	Email Address:	tthorson@royaloakengineering.com
Phone#:	608-345-6315	Phone#:	608-274-0500 ex18

PROPERTY INFORMATION

Township:	Cottage Grove	Parcel Number(s):	0711-264-8001-0
Section:	26	Property Address or Location:	East of 1884 Skaar Road

REZONE DESCRIPTION

Reason for the request. 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.

Is this application being submitted to correct a violation?
 Yes No

Screamin Norwegian Farms is requesting a zoning change on 1.99 acres of the existing 33.9 acres of their property - parcel number 0711-264-8001-0. The existing zoning of the property is FP-35 and is requesting a zoning change to SFR-1 plus overlay zoning of TDR-R. This parcel will be receiving a Development Right from parcel number 0711-351-9240 located on USH 12 & 18. A certified survey map will be completed and recorded to create a one lot parcel for a single family residence.

This Development Right transfer is from parcel number 0711-351-9240 located on USH 12 & 18. This sending parcel of the Development Right has an existing zoning of FP-35 and is proposed to remain as FP-35 zoning with an overlay rezone of TDR-S.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	SFR-1 + TDR-R	1.99
FP-35	FP-35 + TDR-S	1.80

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 type="checkbox"/> Scaled drawing of proposed property boundaries	<input 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 (non-refundable), payable to the Dane County Treasurer
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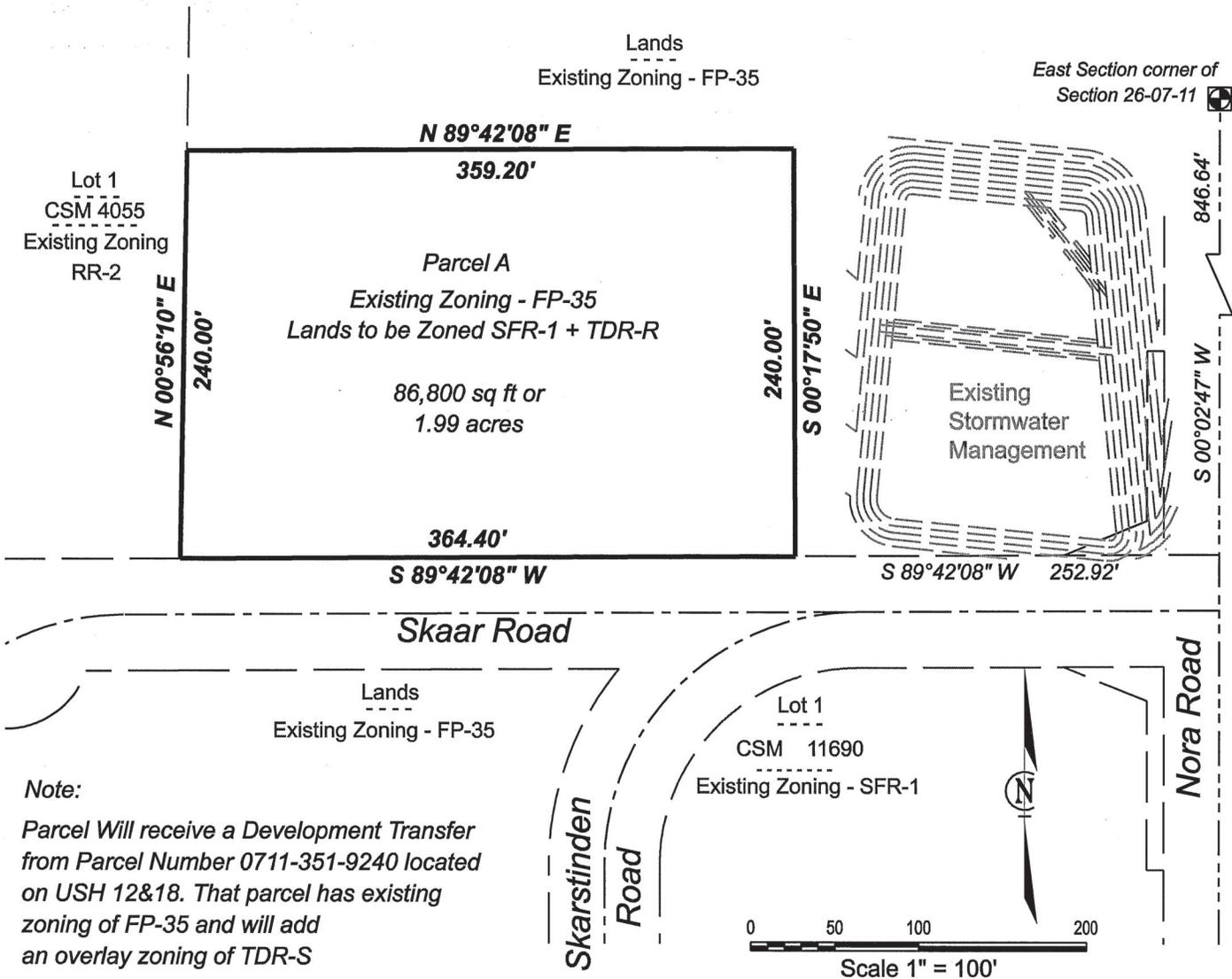
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary 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 Neli Skaar

Date 2/12/2021

Zoning Change Request

Parcel lying in the NE 1/4 of the SE 1/4 of Section 26,
T07N, R11, Town of Cottage Grove, Dane County, Wisconsin



Note:

Parcel Will receive a Development Transfer from Parcel Number 0711-351-9240 located on USH 12&18. That parcel has existing zoning of FP-35 and will add an overlay zoning of TDR-S

Description of Parcel A - Lands to be zoned SFR-1 + TDR-R

Parcel lying in the NE 1/4 of the SE 1/4 of Section 26, T07N, R11E, Town of Cottage Grove, Dane County, Wisconsin, more fully described as follows:

Commencing at the East Corner of said section 26; Thence S 00°02'47" W, 846.64 feet along the East line of the Southeast 1/4; Thence S 89°42'08" W, 252.92 feet along the northerly right of way of Skaar Road to the point of beginning of this description; Thence continuing S 89°42'08" W, 364.40 feet along said Northerlyright of way; Thence N 00°56'10" E, 240.00 feet along the east line of Lot 1 CSM 4055; Thence N 89°42'08" E, 359.20 feet; Thence S 00°17'50" E, 240.00 feet to the point of beginning of this description.

Said parcel contains 86,800 square feet or 1.99 acres.

Surveyed By: TT
 Drawn By: TT
 Date: 12-07-20 Revise 02-12-21

Surveyed for:
 Screamin' Norwegian Farms
 Neli Skaar
 1893 USH 12 & 18
 Cottage Grove, WI

Royal Oak & Associates, Inc.
 3678 Kinsman Blvd
 Madison, WI 53704
 Phone (608) 274-0500

Office Map No: 16580
 Sheet 1 of 2 Sheets



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	
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Commercial:	\$545
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REZONE APPLICATION

APPLICANT INFORMATION

Property Owner Name:	Screamin Norwegian Farm Neli Skaar	Agent Name:	Royal Oak Associates - Tim Thorson
Address (Number & Street):	1893 USH 12 & 18	Address (Number & Street):	3678 Kinsman Blvd
Address (City, State, Zip):	Cottage Grove, WI 53527	Address (City, State, Zip):	Madison, WI 53704
Email Address:	punkyskaar@gmail.com	Email Address:	tthorson@royaloakengineering.com
Phone#:	608-345-6315	Phone#:	608-274-0500 ex18

PROPERTY INFORMATION

Township:	Cottage Grove	Parcel Number(s):	0711-264-8001-0
Section:	26	Property Address or Location:	1885 Skaar Road

REZONE DESCRIPTION

Reason for the request. 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.

Is this application being submitted to correct a violation?
 Yes No

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Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	SFR-1	1.99

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.

- | | | | | |
|---|---|---|--|--|
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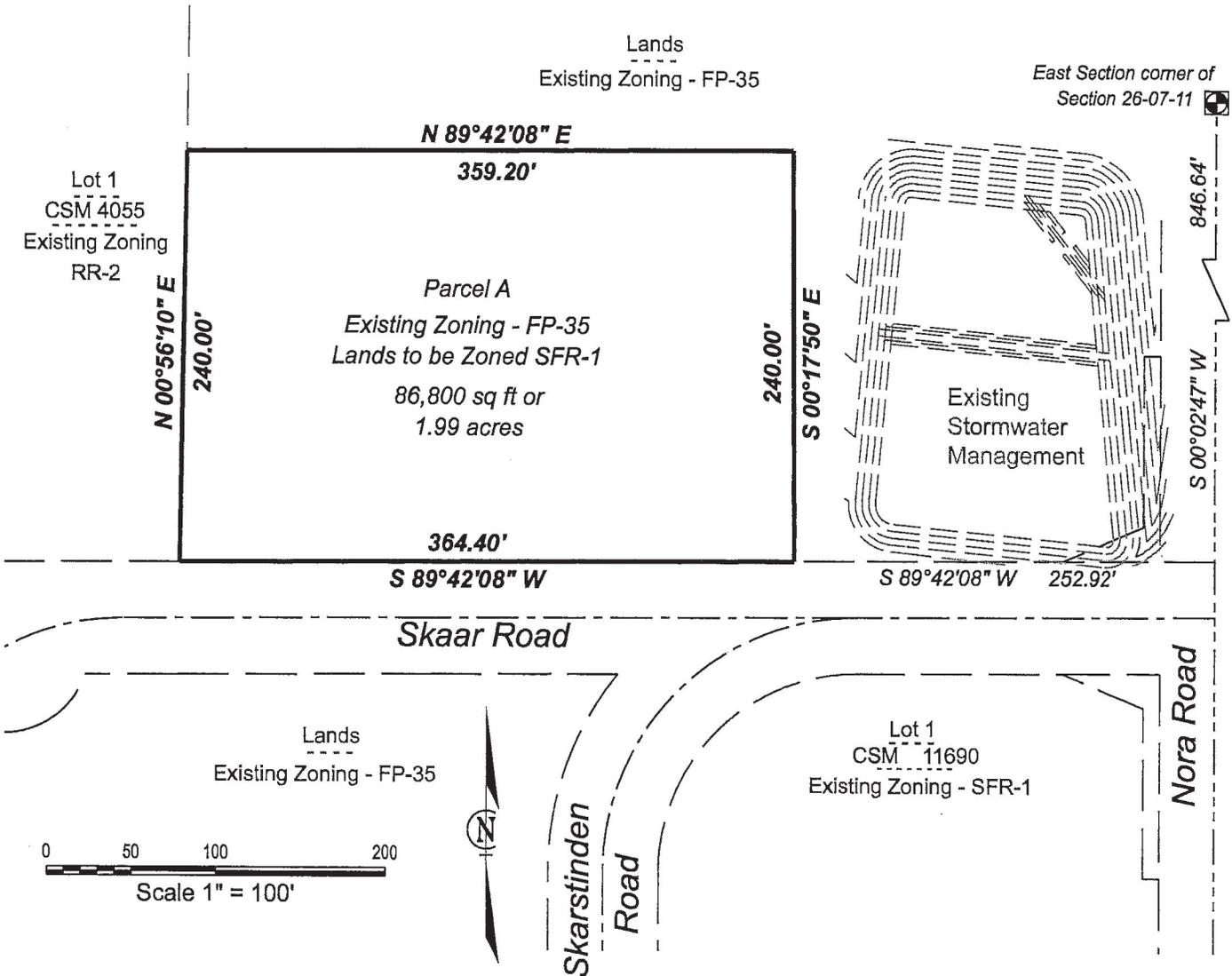
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Owner/Agent Signature Nelif Skaar

Date 12/7/2020

Zoning Change Request

Parcel lying in the NE 1/4 of the SE 1/4 of Section 26,
T07N, R11, Town of Cottage Grove, Dane County, Wisconsin



Description of Parcel A - Lands to be zoned SFR-1

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Dane County, Wisconsin, more fully described as follows:

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Said parcel contains 86,800 square feet or 1.99 acres.

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Drawn By: TT
Date: 12-07-20

Surveyed for:
Screamin' Norwegian Farms
Neli Skaar
1893 USH 12 & 18
Cottage Grove, WI

Royal Oak & Associates, Inc.
3678 Kinsman Blvd
Madison, WI 53704
Phone (608) 274-0500

Office Map No: 16580
Sheet 1 of 2 Sheets



Royal Oak & Associates, Inc.

Land Surveyors & Site Designs

3678 Kinsman Blvd, Madison, WI 53704
Phone (608) 274-0500 Fax (608) 274-4530
www.royaloakengineering.com

December 8, 2020

Roger Lane
Dane County Zoning
City County Building, Room 116
210 Martin Luther King Jr. Blvd
Madison, WI 53703

Subject: Zoning Change Request – Screamin Norwegian Farms Section 26 in the Town of Cottage Grove

Dear Roger,

Please find the Zoning Change application, fees, and zoning change map on the property owned by Screamin' Norwegian Farms, LLC – Neli Skaar. They are requesting a zoning change on 1.99 acres of 33.9 acres on the property with the parcel number of 0711-264-8001-0

This parcel is located on Skaar Road off of Nora Road in section 26 of the Town of Cottage Grove. The zoning change request is for a proposed zoning of SFR-1 from the existing FP-35 zoning. The agricultural land will remain in the current ownership for agricultural purposes

Screamin Norwegian Farms is proposing to create one parcel for a single family residence. A Certified Survey will be completed to create the parcel. They are proposing to transfer a development right from parcel number 0711-351-9240-1 (located on USH 12 & 18) to this location.

Please review and let us know if you have any questions or comments. We are looking to put this on the next zoning change meeting.

Sincerely,

Tim Thorson
Royal Oak & Associates, Inc

Zoning Change Request Overall Map

