

# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
06/18/2015	DCPREZ-2015-10882
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
08/25/2015	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME GREGORY H HEISIG	PHONE (with Area Code) (608) 658-0105	AGENT NAME BIRRENKOTT SURVEYING INCORPORATED	PHONE (with Area Code) (608) 837-7463
BILLING ADDRESS (Number & Street) 2074 US HIGHWAY 12 & 18		ADDRESS (Number & Street) 1677 NORTH BRISTOL STREET	
(City, State, Zip) COTTAGE GROVE, WI 53527		(City, State, Zip) Sun Prairie, WI 53590	
E-MAIL ADDRESS		E-MAIL ADDRESS akasper@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	
2074 US Highway 12 & 18					
TOWNSHIP COTTAGE GROVE	SECTION 35	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0711-352-9301-6					

REASON FOR REZONE			CUP DESCRIPTION	
SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS				
<b>FROM DISTRICT:</b>	<b>TO DISTRICT:</b>	<b>ACRES</b>	<b>DANE COUNTY CODE OF ORDINANCE SECTION</b>	<b>ACRES</b>
RH-1 Rural Homes District	A-1Ex Exclusive Ag District	0.5		
A-1Ex Exclusive Ag District	RH-1 Rural Homes District	0.346		

<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <i>Map</i>	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>Map</i>	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>Map</i>	<b>INSPECTOR'S INITIALS</b>  RLB	<b>SIGNATURE:(Owner or Agent)</b> <i>Mark A. Pynnönen</i>
				<b>PRINT NAME:</b> <i>Mark A. Pynnönen</i>
				<b>DATE:</b> <i>6/18/15</i>



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	<u>GREGORY H HEISIG + Don Viney</u>	Agent's Name	<u>BIRRENKOTT SURVEYING INC.</u>
Address	<u>2074 US HIGHWAY 12 &amp; 18</u>	Address	<u>1677 N. BRISTOL ST. SUN PRAIRIE,</u>
	<u>COTTAGE GROVE WI 53527</u>		<u>WIS. 53590</u>
Phone	<u>(608) 658-0105</u>	Phone	<u>(608) 837-7463</u>
Email	<u></u>	Email	<u>akasper@birrenkottsurveying.com</u>

Town: Cottage Grove Parcel numbers affected: 018/0711-352-9301-6 + 018/0711-352-9001-9  
Lot 1 CSM

Section: 35 Property address or location: 2074 US HIGHWAY 12 & 18

Zoning District change: (To / From / # of acres) A-1 ex / RH-1 / 0.50  
RH-1 / A-1 ex / 0.346

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

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:

Swapping empty lands with the adjoining land owner for lands with and existing out building.

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

Submitted By: *Christy Kasper*

Date: 6-17-15









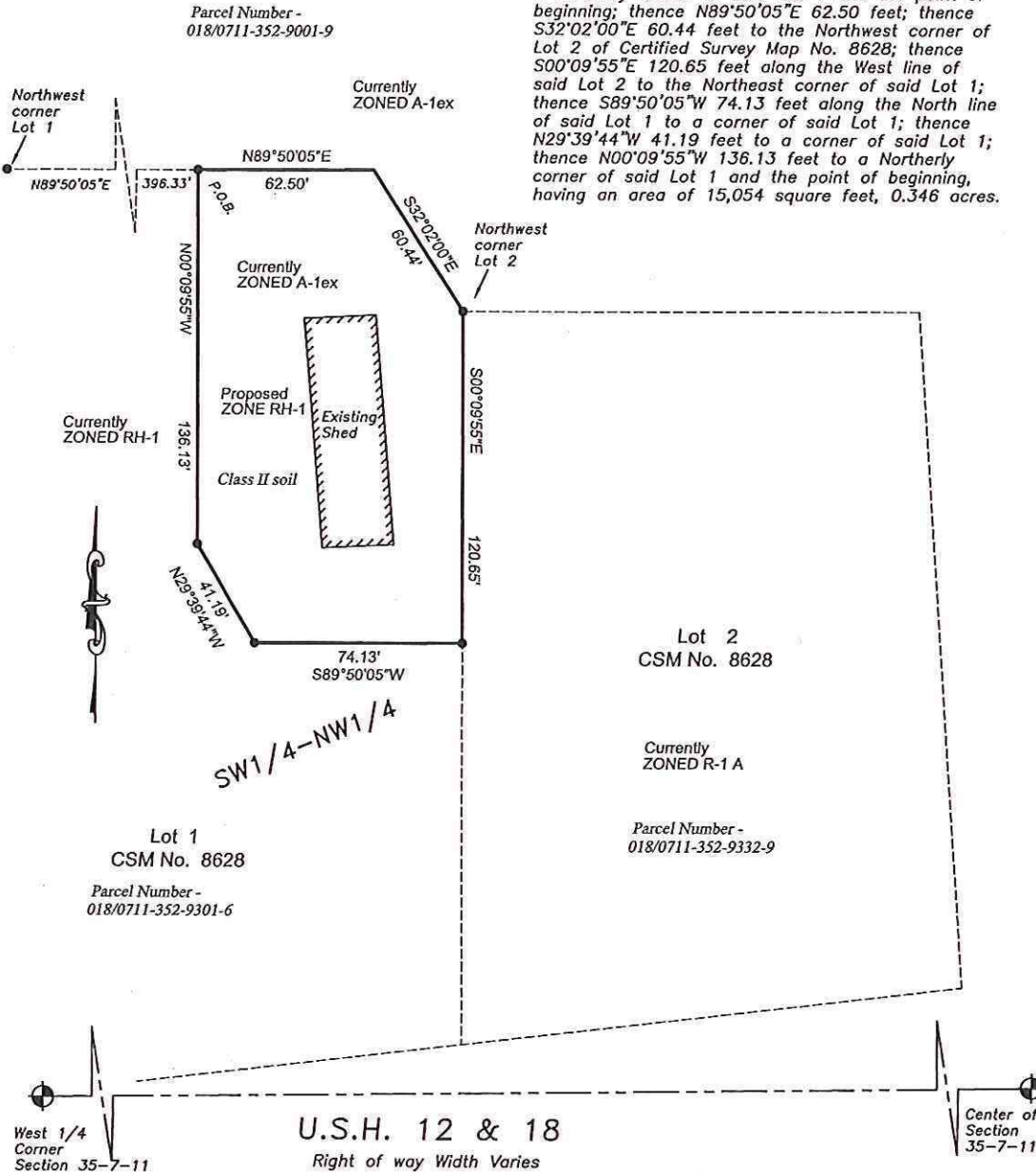
**BIRRENKOTT  
SURVEYING, INC.**

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

# ZONING MAP

Zoning Description:  
A-1ex to RH-1

A Part of the Southwest 1/4 of the Northwest 1/4, Section 35, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin, described as follows: Beginning at the Northwest corner of Lot 1 of Certified Survey Map No. 8628; thence N89°50'05"E, 396.33 feet along the North line of said Lot 1 to a Northerly corner of said Lot 1 and the point of beginning; thence N89°50'05"E 62.50 feet; thence S32°02'00"E 60.44 feet to the Northwest corner of Lot 2 of Certified Survey Map No. 8628; thence S00°09'55"E 120.65 feet along the West line of said Lot 2 to the Northeast corner of said Lot 1; thence S89°50'05"W 74.13 feet along the North line of said Lot 1 to a corner of said Lot 1; thence N29°39'44"W 41.19 feet to a corner of said Lot 1; thence N00°09'55"W 136.13 feet to a Northerly corner of said Lot 1 and the point of beginning, having an area of 15,054 square feet, 0.346 acres.



West 1/4  
Corner  
Section 35-7-11

U.S.H. 12 & 18  
Right of way Width Varies

Center of  
Section  
35-7-11

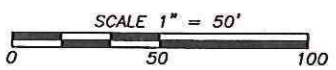
**Legend:**

● = Found 3/4" Iron Bar

Prepared For:  
Donald Viney  
2093 U.S.H. 12 & 18  
Cottage Grove, WI 53527  
(608)-837-6381

Dated: June 16, 2015  
Surveyed:  
Drawn: T.K.  
Checked:  
Approved: D.V.B.  
Field book:  
Comp. File: J:\2015\CARLSON  
Office Map No. 150463

NW1/4-SW1/4





**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

Currently  
ZONED A-1ex

Northwest corner Lot 1  
N89°50'05"E  
66.00'

Zoning Description:  
RH-1 to A-1ex

Part of Lot 1, Certified Survey Map No. 8628, located in the Southwest 1/4 of the Northwest 1/4, Section 35, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin, described as follows: Beginning at the Northwest corner of said Lot 1; thence N89°50'05"E, 66.00 feet along the North line of said Lot 1; thence S00°09'55"E, 333.84 feet to a point on the South line of said Lot 1 also being the North right of way line of United States Highway 12 & 18; thence N87°50'26"W, 66.05 feet along said South line to the Southwest corner of said Lot 1; thence N00°09'55"W, 331.16 feet along the West line of said Lot 1 to the point of beginning, containing 21,945 square feet, 0.504 acres.

Currently  
ZONED A-1ex  
Parcel Number -  
018/0711-352-9001-9

Lot 1  
CSM No. 8628

Currently  
ZONED RH-1

Proposed  
ZONE A-1 ex

Class II & III soils

SW 1/4 - NW 1/4

Parcel Number -  
018/0711-352-9301-6

N00°09'55"W

S00°09'55"E

N31°16'

S33.84'

N87°50'26"W  
66.05'

West 1/4  
Corner  
Section 35-7-11

Center of  
Section  
35-7-11

U.S.H. 12 & 18  
Right of way Width Varies

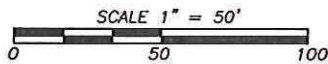
**Legend:**

- = Found 3/4" Iron Bar
- ~~~~~ = No Vehicular Access

Prepared For:  
Greg Heisig  
2093 U.S.H. 12 & 18  
Cottage Grove, WI 53527  
(608)-658-0105

NW 1/4 - SW 1/4

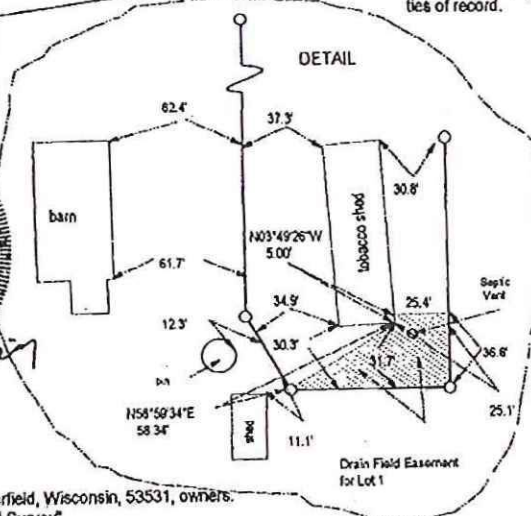
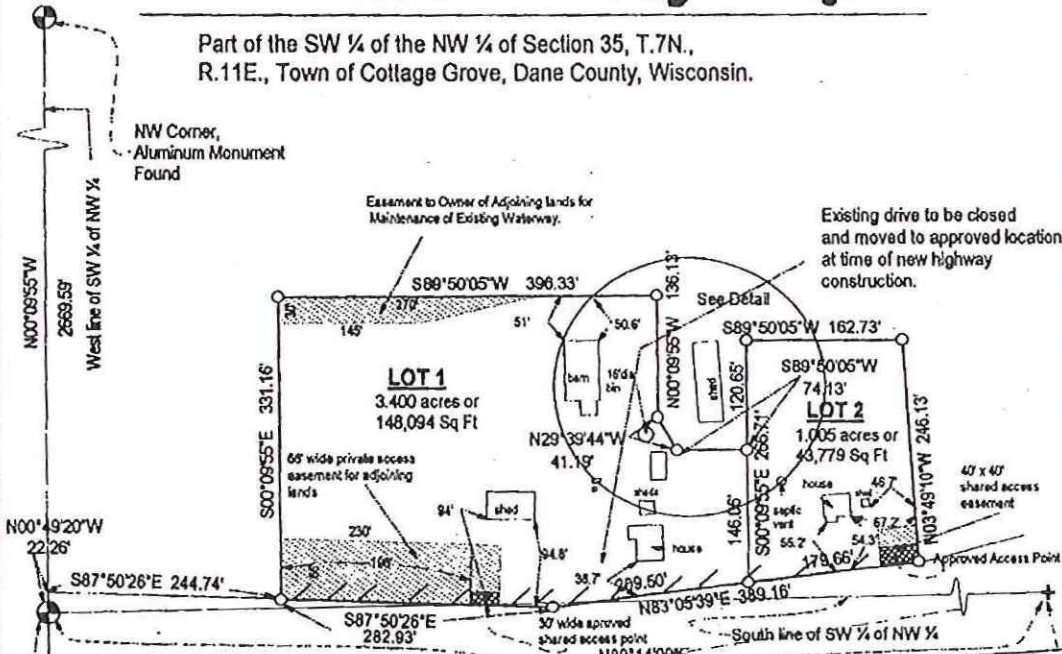
Dated: June 16, 2015  
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Drawn: T.K.  
Checked:  
Approved: D.V.B.  
Field book:  
Comp. File: J:\2015\CARLSON  
Office Map No. 150464



0000488

# Certified Survey Map

Part of the SW 1/4 of the NW 1/4 of Section 35, T.7N.,  
R.11E., Town of Collage Grove, Dane County, Wisconsin.



**Wisconsin Mapping**  
surveying and mapping services  
306 West Quarry Street, Deerfield, Wisconsin 53531  
(608) 764-5602

Dwg. No. 1821-97 Date 06/12/1997  
Sheet 1 of 2  
Document No. 2868746  
C. S. M. No. 87628 v. 47 p. 211

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