


# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
08/16/2016	DCPREZ-2016-11048
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
10/25/2016	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ELIZABETH LIGHTFOOT	PHONE (with Area Code) (608) 209-3398	AGENT NAME ELIZABETH LIGHTFOOT	PHONE (with Area Code) (608) 209-3398
BILLING ADDRESS (Number & Street) 3055 SIGGELKOW RD		ADDRESS (Number & Street) 3055 SIGGELKOW RD	
(City, State, Zip) MCFARLAND, WI 53558		(City, State, Zip) MCFARLAND, WI 53558	
E-MAIL ADDRESS		E-MAIL ADDRESS	

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	
3055 Sigglekow Rd.					
TOWNSHIP COTTAGE GROVE	SECTION 31	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0711-313-8003-6					

REASON FOR REZONE			CUP DESCRIPTION	
ZONING COMPLIANCE FOR EXISTING LANDSCAPING BUISNESS				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	A-B Ag-Business District	2.28		
A-1Ex Exclusive Ag District	C-1 Commercial District	3.63		

<b>C.S.M REQUIRED?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  DJE1	<b>SIGNATURE: (Owner or Agent)</b> 
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**PRINT NAME:**  
Becky Kielstrup

**DATE:**  
8-16-16



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 ELIZABETH LIGHTFOOT Agent's Name ELIZABETH LIGHTFOOT  
 Address 3055 SIGGELKOW RD Address 22 CORY ST, MADISON, WI  
 Phone 608-209-3398 Phone 608 209 3398  
 Email Liza.Lightfoot@gmail.com Email Liza.Lightfoot@gmail.com

Town: COTTAGE GROVE Parcel numbers affected: 0711-314-9001-5  
 Section: 01 Property address or location: 3055 SIGGELKOW RD, MCFARLAND  
 Zoning District change: (To / From / # of acres) LC1 & A1-EX TO C-1

Soil classifications of area (percentages) Class I soils: 50 % Class II soils: 50 % Other: 0 %

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:

Avant Gardening & Landscaping is growing beyond its present LC-1 zoning that has been adequate for the past 19 years. We anticipate future growth so we would like to stay compliant.

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

Submitted By: ELIZABETH LIGHTFOOT

Date: 8/10/16



0711-313-8003-6 25.46 AC  
 A-1EX AND A-B  
 0711-314-9001-5 37.79 AC  
 A-1EX AND LC-1

EXISTING A1-EX  
 PROPOSED C-1  
 (1.8 acres)

EXISTING LC-1  
 PROPOSED C-1  
 (1.75 acres)

EXISTING AB  
 (0.48 acres)

EXISTING A1-EX  
 PROPOSED AB  
 (2.2 acres)

SCALE: 1/8" = 1'-0"

\$ 486 A-1EX TO C-1/A-B  
 + \$ 150 (C-1 ZONING)  
 \$ 636 SPORT PES



3055 SIGGELKOW ROAD  
 MCFARLAND, WI 53558  
 PHONE: 608-838-2054  
 WWW.AVANTGARDENING.COM  
 AVANT@AVANTGARDENING.COM

AVANT GARDENING  
 3055 Siggelkow Road McFarland, WI 53558

DRAWING TITLE  
 ZONING CHANGES

DATE: 10 August 2016

REVISED:

DRAWN BY: [blank]  
 CHECKED BY: [blank]  
 FILE NAME: Avant\_2016.dwg

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 AVANT GARDENING &  
 LANDSCAPING, INC.  
 ALL RIGHTS RESERVED. ALL  
 PLANS, SPECIFICATIONS,  
 DESIGN, AND RENDERINGS  
 REMAIN THE PROPERTY OF  
 AVANT GARDENING &  
 LANDSCAPING, INC. NO PART  
 MAY BE REPRODUCED OR  
 TRANSMITTED IN ANY  
 FORM WITHOUT EXPRESS  
 WRITTEN CONSENT.





**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

**REZONE FROM A-1ex TO AB DESCRIPTION:**

A part of the Northeast 1/4 of the Southwest 1/4 and a part of the Southwest 1/4 of the Southeast 1/4 of Section 31, T7N, R11E, Town of Cottage Grove more fully described as follows: Commencing at the West 1/4 corner of said Section 31; thence N86°44'29"E, 1570.40 feet along the East-West quarter line; thence S00°54'36"E, 1271.42 feet; thence along a curve to the right with a radius of 60.00 feet, with a chord bearing and length of S50°36'53"E, 18.92 feet to the point of beginning; thence N31°46'54"E, 269.41 feet; thence N88°01'36"E, 461.10 feet; thence S02°34'39"E, 224.00 feet to a point on the south line of said 1/4 1/4; thence S88°01'36"W, 75.00 feet along said South line; thence N02°34'39"W, 135.00 feet; thence S88°01'36"W, 155.00 feet; thence S02°34'39"E, 135.00 feet to a point on the south line of said 1/4 1/4; thence S88°01'36"W, 383.15 feet along said South line to the point of beginning, containing 99,387 Sq. Feet or 2.28 Acres.

**REZONE FROM A-1ex & LC-1 TO C-1 DESCRIPTION:**

A part of the Southeast 1/4 of the Southwest 1/4 and a part of the Southwest 1/4 of the Southeast 1/4 of Section 31, T7N, R11E, Town of Cottage Grove more fully described as follows: Commencing at the West 1/4 corner of said Section 31; thence N86°44'29"E, 1570.40 feet along the East-West quarter line; thence S00°54'36"E, 1271.42 feet; thence along a curve to the right with a radius of 60.00 feet, with a chord bearing and length of S50°36'53"E, 18.92 feet to a point on the North line of said 1/4 1/4 and the point of beginning; thence N88°01'36"E, 592.00 feet along said North line; thence S01°58'24"E, 193.24 feet; thence S88°01'36"W, 402.00 feet; thence N56°35'02"W, 223.29 feet; thence along a curve to the left with an arc length of 68.00 feet, with a radius of 60.00 feet, with a chord bearing and length of N09°04'32"W, 64.42 feet to a point on the North line of said 1/4 1/4 and the point of beginning, containing 158,334 Sq. Feet or 3.63 Acres.

**PETITION NUMBER: 6793**

**(Description of Record)**

Part of the SW 1/4 of Section 31, Town of Cottage Grove described as follows: Commencing at the West quarter corner of said Section 31; thence N86° 44' 29" East, 1570.40 feet along the East-West quarter line, thence S00° 54' 36" East 1271.42 feet, thence along a curve to the right, the radius being 60.00 feet, the long chord is S50° 36' 53" East 18.92 feet; thence East 190 feet to the point of beginning; thence South 170 feet; thence South 170 feet; thence East 402 feet; thence North 170 feet; thence West 402 feet to the point of beginning.

**PETITION NUMBER: 8623**

**(Description of Record)**

Part of the NE 1/4 SW 1/4 and the NW 1/4 SE 114 all in Section 31, Town of Cottage Grove described as follows: Commencing at the West quarter corner of said Section 31; thence N86 44'29" East along the North line of the of the SW 1/4 of said Section 31, feet; thence S00°54'36" West 1271.42 feet to a point of curvature; thence Southeasterly 19.00 feet along a curve to the right which has a radius of 60.00 feet and a chord bearing of S50°36'53" East, 18.92 feet; thence N88°01'36" East, 383.15 feet to the point of beginning; thence N02°34'39" West, 135.00 feet; thence N88°01'36" East, 155.00 feet; thence S02°34'39" East, 135.00 feet; thence S88°01'36" West, 155.00 feet to the point of beginning.

Dated: AUGUST 10, 2016  
Surveyed:  
Drawn: T.K.  
Checked:  
Approved: D.V.B.  
Field book:  
Comp. File: J:\2016\CARLSON  
Office Map No. 160652

Not Effective  
A-B/DCPREZ-0000-8501

RH-1  
DCPREZ-1937-038

Not Effective  
A-1(EX) DCPREZ-1987-03877  
A-3  
DCPREZ-2014-10691

RH-3  
DCPREZ-0000-07049

A-B  
DCPREZ-0000-08623

LC-1  
DCPREZ-0000-06793

A-2  
DCPREZ-2014-10691

31

55025C0463H

3063

3055

3059

A-1(EX)  
DCPREZ-1937-03877

