

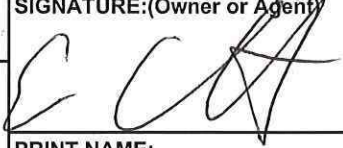
Dane County Rezone & Conditional Use Permit

| | |
|----------------------------|------------------------|
| Application Date | Petition Number |
| 08/14/2018 | DCPREZ-2018-11346 |
| Public Hearing Date | C.U.P. Number |
| 10/23/2018 | |

| OWNER INFORMATION | | AGENT INFORMATION | |
|---|--|---|--|
| OWNER NAME JOSEPH G BESSETTI | PHONE (with Area Code) (608) 839-3867 | AGENT NAME HUSTON REAL ESTATE LLC | PHONE (with Area Code) (608) 255-9223 |
| BILLING ADDRESS (Number & Street) 2621 COFFEYTOWN RD | | ADDRESS (Number & Street) 2561 COFFEYTOWN RD., | |
| (City, State, Zip) COTTAGE GROVE, WI 53527 | | (City, State, Zip) Cottage Grove, WI 53527 | |
| E-MAIL ADDRESS | | E-MAIL ADDRESS dennis@rghuston.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 | |
| 2621 Coffeytown Rd., | | | | | |
| TOWNSHIP COTTAGE GROVE | SECTION 21 | TOWNSHIP | SECTION | TOWNSHIP | SECTION |
| PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | |
| 0711-212-8500-6 | | | | | |

| REASON FOR REZONE | | | CUP DESCRIPTION | |
|--|-------------------------|-------|---------------------------------------|-------|
| SALE OF 5.208 ACRES OF LAND TO NEIGHBORING PARCEL FOR EXPANSION OF CONSTRUCTION BUSINESS | | | | |
| FROM DISTRICT: | TO DISTRICT: | ACRES | DANE COUNTY CODE OF ORDINANCE SECTION | ACRES |
| A-2 Agriculture District | C-2 Commercial District | 5.208 | | |

| | | | | |
|---|--|--|---|---|
| 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 SCW1 | SIGNATURE: (Owner or Agent)  |
| | | | | PRINT NAME: ERIC CHRISTENSEN |
| | | | | DATE: 8/14/18 |

#51L



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>Joseph G. Bessetti and Kimberly A. Huston</u> | Agent's Name <u>Huston Real Estate, LLC - Dennis Richardson, Agent</u> |
| Address <u>2621 Coffeytown Road</u> <u>Cottage Grove, WI 53527</u> | Address <u>2561 Coffeytown Road</u> <u>Cottage Grove, WI 53527</u> |
| Phone <u>(608) 839-3867</u> | Phone <u>(608) 255-9223</u> |
| Email _____ | Email <u>dennis@rghuston.com</u> |

Town: Cottage Grove Parcel numbers affected: 018/0711-212-8500-6

Section: 21 Property address or location: 2621 Coffeytown Road, Cottage Grove, WI 53527

Zoning District change: (To / From / # of acres) To C-2/ From A-2/ # of Acres 5.208

Soil classifications of area (percentages) Class I soils: _____% Class II soils: _____% Other: _____%
BbA - 10.9%; BbB - 19.5%; BoB - 1.1%; DnB - 37.1%; DoC2 - 13.3%; KdC2 - 13.3%; Os - 4.9%

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:

Sale of 5.208 acres of land to neighboring parcel for expansion of construction business.

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

Submitted By: [Signature]
Joseph G. Bessetti

Date: 8/14/18
8/14/18



[Signature], ERIC CHRISTENSEN - R.L. HUSTON CO., INC 8/14/18

Parcel Number - 018/0711-212-8500-6

Current

[← Parcel Parents](#)

[Summary Report](#)

| Parcel Summary | | More + |
|-----------------------|--|--|
| Municipality Name | TOWN OF COTTAGE GROVE | |
| Parcel Description | SEC 21-7-11 NW1/4 NW1/4 EXC PRT NW OF HW... | |
| Owner Names | JOSEPH G BESSETTI KIMBERLY A HUSTON |   |
| Primary Address | 2621 COFFEYTOWN RD | |
| Billing Address | 2621 COFFEYTOWN RD COTTAGE GROVE WI 53527 | |

| Assessment Summary | | More + |
|---------------------------|--------------|---------------|
| Assessment Year | 2018 | |
| Valuation Classification | G4 G5 G5M G7 | |
| Assessment Acres | 35.900 | |
| Land Value | \$124,700.00 | |
| Improved Value | \$164,200.00 | |
| Total Value | \$288,900.00 | |

Show Valuation Breakout

Show Assessment Contact Information ▼

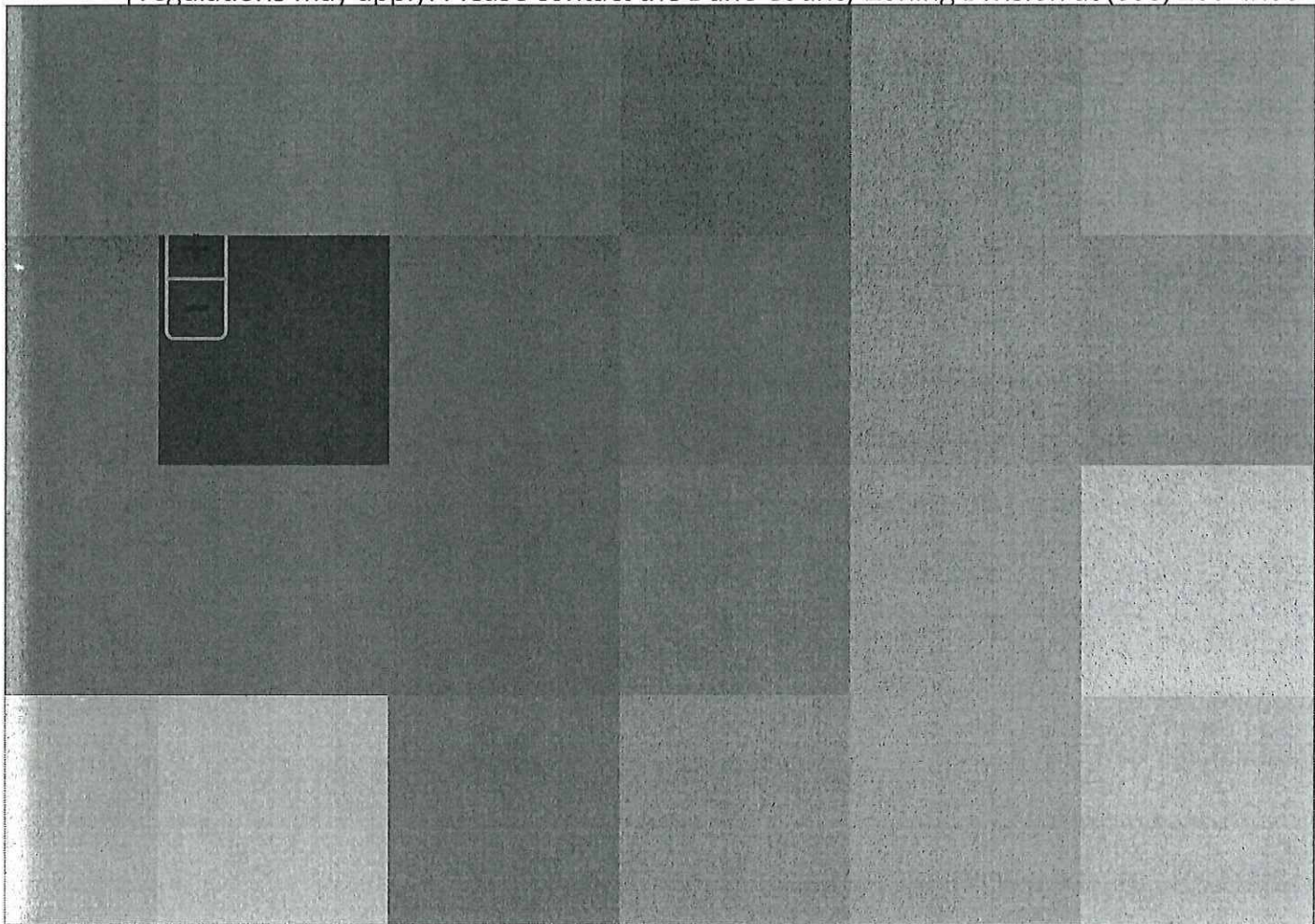
Zoning Information

For the most current and complete zoning information, contact the Division of Zoning.

Zoning

A-2 DCPREZ-2014-10691

NOTICE: Some portion of this parcel either contains or is in close proximity to sensitive environmental features (i.e. shorelands, floodplains, or wetlands), and Dane County regulations may apply. Please contact the Dane County Zoning Division at (608) 266-4266



Tax Summary (2017)**More +**[E-Statement](#)[E-Bill](#)[E-Receipt](#)

| Assessed Land Value | Assessed Improvement Value | Total Assessed Value |
|--------------------------------|----------------------------|----------------------|
| \$124,700.00 | \$164,200.00 | \$288,900.00 |
| Taxes: | | \$5,855.21 |
| Lottery Credit(-): | | \$158.88 |
| First Dollar Credit(-): | | \$90.79 |
| Specials(+): | | \$168.87 |
| Amount: | | \$5,774.41 |

District Information

| Type | State Code | Description |
|-------------------|------------|--------------------------|
| REGULAR SCHOOL | 3675 | MONONA GROVE SCHOOL DIST |
| TECHNICAL COLLEGE | 0400 | MADISON TECH COLLEGE |
| OTHER DISTRICT | 09DG | DEERGROVE EMS |
| OTHER DISTRICT | 09CG | COTTAGE GROVE FIRE |

Recorded Documents

| Doc. Type | Date Recorded | Doc. Number | Volume | Page |
|-----------|---------------|-------------|--------|------|
| WD | 04/04/2006 | 4177202 | | |

DocLink

DocLink is a feature that connects this property to recorded documents. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. [Click here for instructions.](#)

By Parcel Number: 0711-212-8500-6

PLEASE TURN OFF YOUR POP UP BLOCKER TO VIEW DOCLINK DOCUMENTS. If you're unsure how to do this, please contact your IT support staff for assistance. You will be unable to view any documents purchased if your pop up blocker is on.



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210 Martin Luther King Jr. Blvd

City-County Bldg. Room 116

Madison, WI 53703

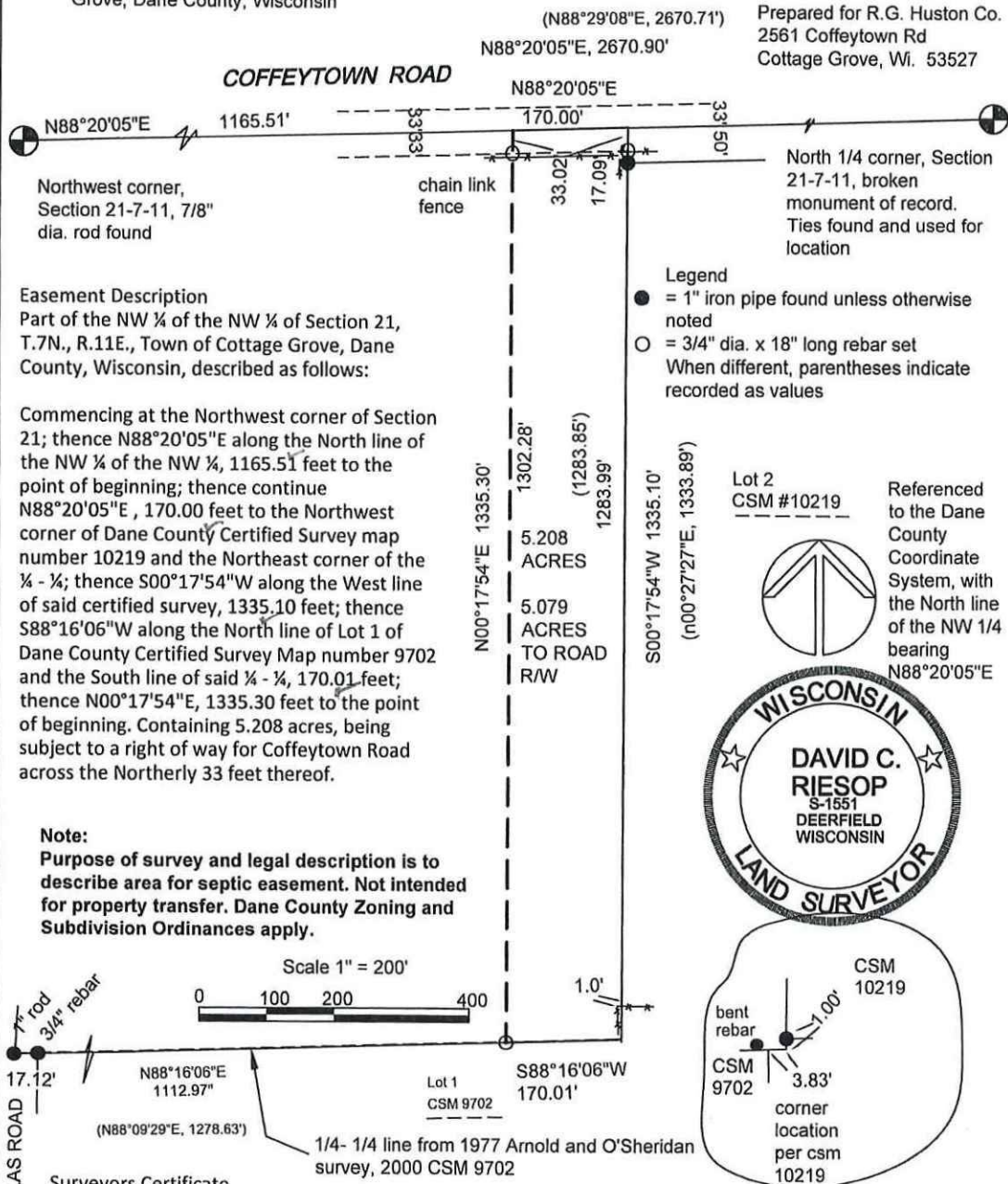


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Easement Survey

Part of the NW 1/4 of the NW 1/4 of Section 21, T.7N., R.11E., Town of Cottage Grove, Dane County, Wisconsin

Prepared for R.G. Huston Co.
2561 Coffeytown Rd
Cottage Grove, WI. 53527



Northwest corner, Section 21-7-11, 7/8" dia. rod found

chain link fence

North 1/4 corner, Section 21-7-11, broken monument of record. Ties found and used for location

Easement Description
Part of the NW 1/4 of the NW 1/4 of Section 21, T.7N., R.11E., Town of Cottage Grove, Dane County, Wisconsin, described as follows:

Commencing at the Northwest corner of Section 21; thence N88°20'05"E along the North line of the NW 1/4 of the NW 1/4, 1165.51 feet to the point of beginning; thence continue N88°20'05"E, 170.00 feet to the Northwest corner of Dane County Certified Survey map number 10219 and the Northeast corner of the 1/4 - 1/4; thence S00°17'54"W along the West line of said certified survey, 1335.10 feet; thence S88°16'06"W along the North line of Lot 1 of Dane County Certified Survey Map number 9702 and the South line of said 1/4 - 1/4, 170.01 feet; thence N00°17'54"E, 1335.30 feet to the point of beginning. Containing 5.208 acres, being subject to a right of way for Coffeytown Road across the Northerly 33 feet thereof.

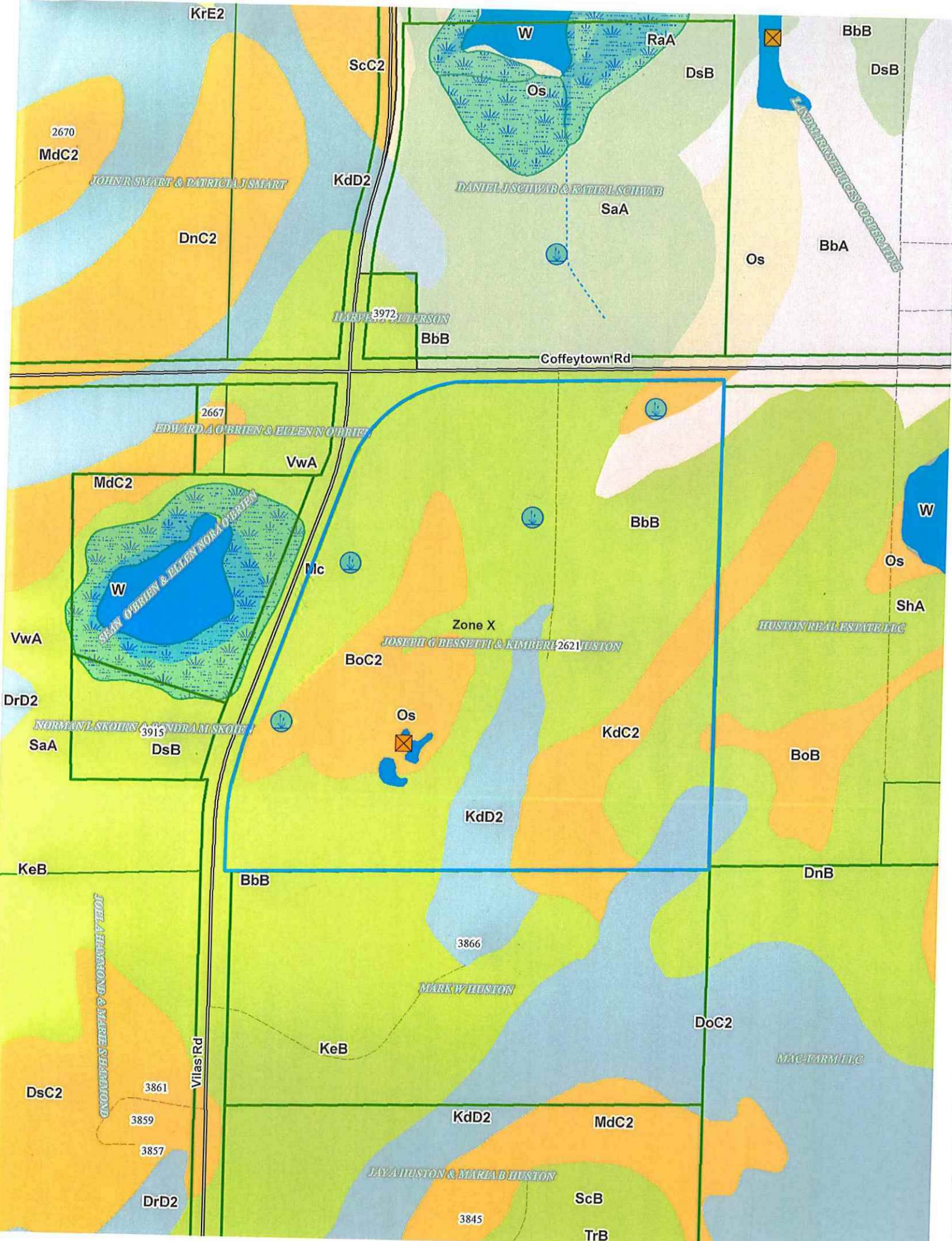
Note:
Purpose of survey and legal description is to describe area for septic easement. Not intended for property transfer. Dane County Zoning and Subdivision Ordinances apply.

Surveyors Certificate
I, David C. Riesop, Wisconsin Registered Land Surveyor, hereby certify that I have surveyed, mapped and monumented the lands as described hereon, and that such map is a true and correct representation of the boundaries of the lands surveyed, and that I have fully complied with the State of Wisconsin Administrative Code in surveying and mapping the same, to the best of my knowledge and belief.

David C. Riesop 7/20/2018
David C. Riesop S-1551

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

Dwg. No. 5230-18 Date 7/18/2018
Sheet 1 of 1



KrE2

W

BbB

ScC2

DsB

DsB

2670

MdC2

JOHN R. SMART & PATRICIA J. SMART

KdD2

DANIEL J. SCHWAB & KATHLEEN SCHWAB

SaA

DnC2

Os

BbA

HERVEY J. PETERSON

3972

BbB

Coffeytown Rd

2667

EDWARD A. O'BRIEN & ELLEN N. O'BRIEN

VwA

MdC2

W

Mc

BbB

Os

W

VwA

Zone X

JOSEPH G. BESSETTI & KIMBERLY TUNTON

HUSTON REAL ESTATE LLC

BoC2

2621

DrD2

SaA

DsB

Os

KdC2

BoB

KeB

BbB

KdD2

DnB

JOEL A. HARRISON & MARIE S. HARRISON

Vilas Rd

DsC2

3861

3859

3857

DrD2

3866

MARK W. HUSTON

KeB

DoC2

MAC-FARM LLC

KdD2

MdC2

JAYA HUSTON & MARIA B. HUSTON

3845

ScB

TrB

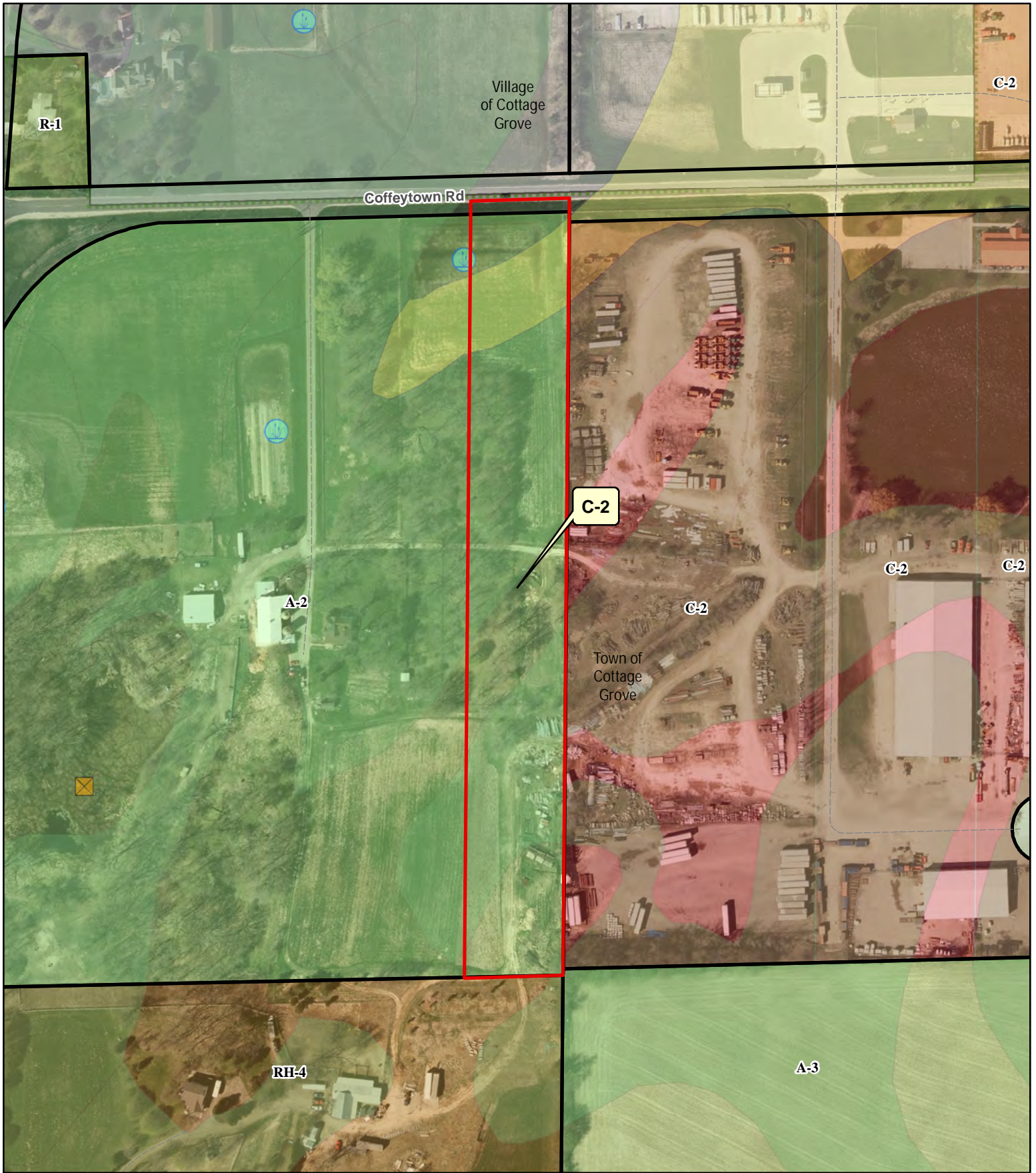
SITE MAP - ZONING

LEGEND:



 - EXISTING PARCEL

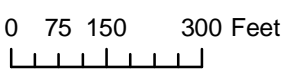
 - PROPOSED PARCEL





Legend

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



Petition 11346
JOSEPH G BESSETTI