

# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
07/16/2019	DCPREZ-2019-11474
<b>Public Hearing Date</b>	<b>G.U.P. Number</b>
09/24/2019	

OWNER INFORMATION	AGENT INFORMATION
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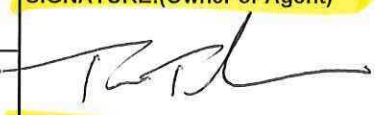
OWNER NAME STRAND FAMILY FARM LLC	PHONE (with Area Code) (608) 335-7243	AGENT NAME ROYAL OAK ASSOCIATES INC	PHONE (with Area Code) (608) 274-0500
BILLING ADDRESS (Number & Street) 4278 VILAS HOPE RD		ADDRESS (Number & Street) 3678 KINSMAN BLVD	
(City, State, Zip) COTTAGE GROVE, WI 53527		(City, State, Zip) MADISON, WI 53704	
E-MAIL ADDRESS KASTRAND@CHARTER.NET		E-MAIL ADDRESS TTHORSON@ROYALOAKENGINEERING.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	
NORTH OF 4278 VILAS HOPE RD					
TOWNSHIP COTTAGE GROVE	SECTION 7	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0711-074-9052-0					

REASON FOR REZONE	CUP DESCRIPTION
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LOT LINE ADJUSTMENT TO ADD DRIVEWAY TO EXISTING SFR-08 LOT	
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
RM-16 (Rural Mixed-Use, 16 acres and up) District	SFR-08 (Single Family Residential, small lots) District	0.27		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>TT</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>TT</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>TT</u>	INSPECTOR'S INITIALS  SLJ3	SIGNATURE:(Owner or Agent) 
				PRINT NAME: <u>Tim THORSON</u>

COMMENTS: DRIVEWAY AREA BEING ADDED TO EXISTING SFR-08 LOT

DATE: <u>7-16-19</u>
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DANE COUNTY  
**PLANNING DEVELOPMENT**

**Zoning Change Application**

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

Items that must be submitted with your application:

- **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.
- **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 KATHY STRAND - STRAND FAMILY FARM Agent's Name ROYAL OAK ASSOC. - TIM THORSON  
 Address 4278 VILAS HOPE RD Address 3678 KINSMAN BLVD  
 Phone COTTAGE GROVE, WI. 53527 Phone MADISON WI 53704  
(608) 335-7243 (608) 274-0500 EX 18  
 Email K.ASTRAND@CHARTER.NET Email TTHORSON@ROYALOAKENGINEERING.COM

Town: COTTAGE GROVE Parcel numbers affected: 0711-074-9151-0 , 0711-074-9052-0

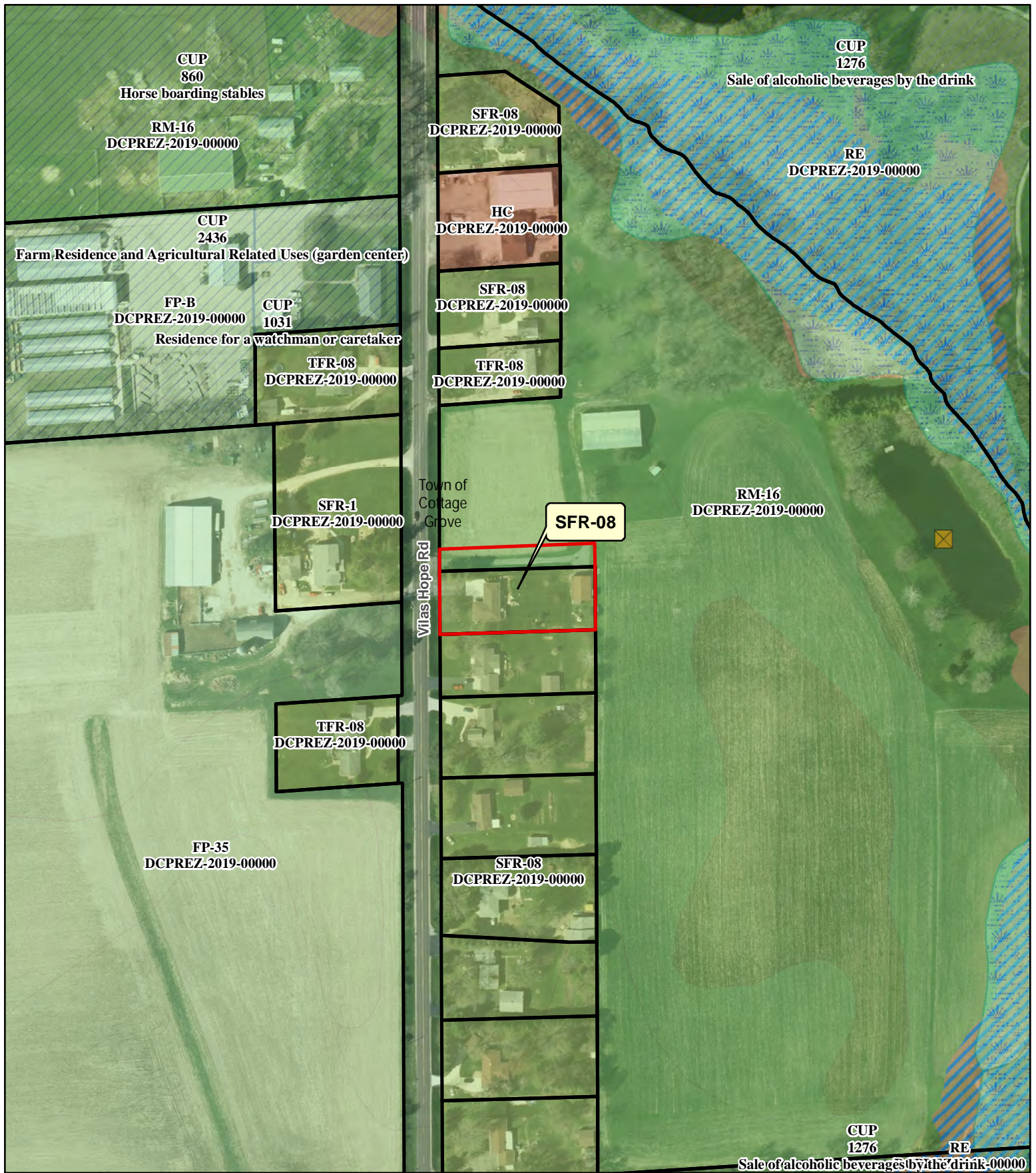
Section: 07 07 Property address or location: 4278 VILAS HOPE ROAD

Zoning District change: (To / From / # of acres) TO SFR-08, FROM RM-16, 0.27 ACRES

Soil classifications of area (percentages) Class I soils: ~~100~~ % Class II soils: 100 % Other:      %  
SOIL KEB

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:  
TAKE A 40' WIDE X 300' (0.27 AC) AREA OF  
LAND FROM THE 30 ACRES AND ADD TO THE  
EXISTING PARCEL AT 4278 VILAS HOPE ROAD.  
THERE IS AN EXISTING DRIVEWAY ON THE 30 ACRE PIECE  
THAT GOES TO THE EXISTING GARAGE IN THE REAR OF THE  
RESIDENTIAL LOT. THE TRANSFER OF LANDS WILL ALLOW THE  
DRIVEWAY TO REMAIN AND ALL ON RESIDENTIAL LOT.

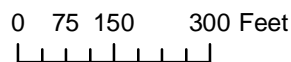
I authorize that I am the owner or have permission to act on behalf of the owner of the property.  
Submitted By: [Signature] Date: 7-15-19



**Legend**

**Wetland > 2 Acres Significant Soils**

- Wetland
- Class 1
- Floodplain
- Class 2



**Petition 11474**  
**STRAND FAMILY FARM**  
**LLC**



## Royal Oak & Associates, Inc.

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

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July 12, 2019

Mr. Roger Lane  
Dane County Planning Department  
City-County Building  
210 Martin Luther King Jr., Blvd  
Room 116  
Madison, WI 53703

RE: Letter of Intent – Zoning Change Request and Preliminary CSM

Dear Roger:


Please find a zoning change application, zoning change map and a preliminary certified survey on the parcel located at 4278 Vilas Hope Road, owned by Strand Family Farms LLC - Kathy Strand. We are requesting a zoning change from RM-16 to a new zoning of SFR-08 for 0.27 acres. The parcel numbers affected are 0711-074-9151-0 and 0711-074-9052.0.

This zoning change and certified survey is being done to transfer a 40' x 300' – (12,000 sq ft or 0.27 acres) area of land from the 30 acre parcel to the existing residential parcel at 4278 Vilas Hope Road. There is an existing driveway on the 30 acre piece that goes to the existing garage in the rear of the residential lot. The transfer of this property will allow the driveway to remain and will all be on the residential property.

This will be a 2 lot certified survey. One lot will be the residential lot and the other lot will be the remainder of the 30 acres. This CSM will include two existing parcels, so no new parcels are being created.

Sincerely,

Tim Thorson  
Royal Oak & Associates

Parcel Detail		Less —
Municipality Name	TOWN OF COTTAGE GROVE	
State Municipality Code	018	
PLSS (T,R,S,QQ,Q)	07N 11E 07 SW SE (Click link above to access images for Qtr-Qtr)	
Section	07N 11E 07 (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	<p>SEC 7-7-11 SW1/4SE1/4 EXC E 148.5 FT, ALSO EXC S 834.8 FT OF W 300 FT &amp; EXC N 216 FT OF S 1050.8 FT OF W 250 FT &amp; EXC R14397/65 &amp; EXC DOC 2825198 &amp; ALSO EXC COM AT S1/4 COR OF SEC 7 &amp; C/L OF VILAS HOPE RD TH N 838.4 FT ALG SD C/L &amp; N-S 1/4 LN TH N88DEG39'30"E 300 FT TH N 108 FT TO POB TH CONT N 108 FT TH S88DEG39'30"W 50 FT TH S 108 FT TH N88DEG39'30"E 50 FT TO POB THIS EXC SUBJ TO ACCESS ESMT</p> <p><b>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</b></p>	
Current Owner	STRAND FAMILY FARM LLC	
Primary Address	<b>No parcel address available.</b>	
Billing Address	4278 VILAS HOPE RD COTTAGE GROVE WI 53527	

<b>Assessment Summary</b>		<b>More +</b>
<b>Assessment Year</b>	<b>2019</b>	
Valuation Classification	G4 G5 G5M G7	
Assessment Acres	26.736	
Land Value	\$27,600.00	
Improved Value	\$23,700.00	
Total Value	\$51,300.00	

Show Valuation Breakout

### Open Book

Open Book dates have passed for the year

Starts: ~~04/15/2019 - 11:00 AM~~

Ends: ~~04/15/2019 - 01:00 PM~~

[About Open Book](#)

### Board Of Review

Board of Review dates have passed for the year

Starts: ~~04/30/2019 - 07:00 PM~~

Ends: ~~04/30/2019 - 09:00 PM~~

[About Board Of Review](#)

Show Assessment Contact Information ▼

**Zoning Information**

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

**Zoning**

RM-16 0.63 Acres DCPREZ-2019-00000

RM-16 DCPREZ-2019-00000

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 for additional permitting information.

Zoning District Fact Sheets

**Parcel Maps**



Surveyor Map

DCiMap

**Tax Summary (2018)****More +**[E-Statement](#)[E-Bill](#)[E-Receipt](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$27,600.00	\$23,700.00	\$51,300.00
<b>Taxes:</b>		\$1,032.13
<b>Lottery Credit(-):</b>		\$0.00
<b>First Dollar Credit(-):</b>		\$89.94
<b>Specials(+):</b>		\$0.00
<b>Amount:</b>		\$942.19

**District Information**

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

**Recorded Documents**

Doc. Type	Date Recorded	Doc. Number	Volume	Page
QCD	05/01/2017	5321885		

[Show More ▼](#)**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.](#)

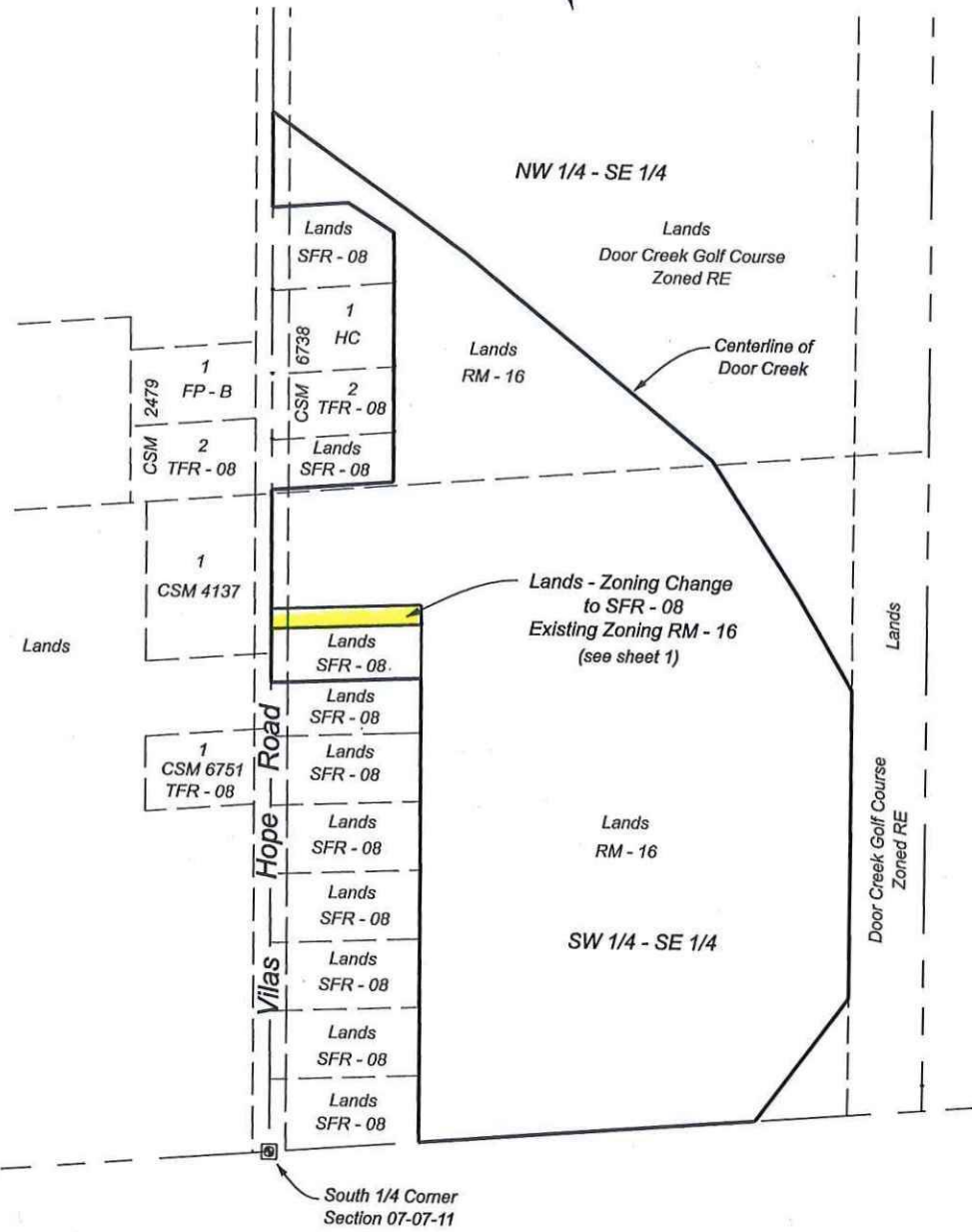
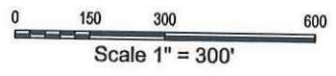
By Parcel Number: 0711-074-9052-0

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.



# Zoning Change Request

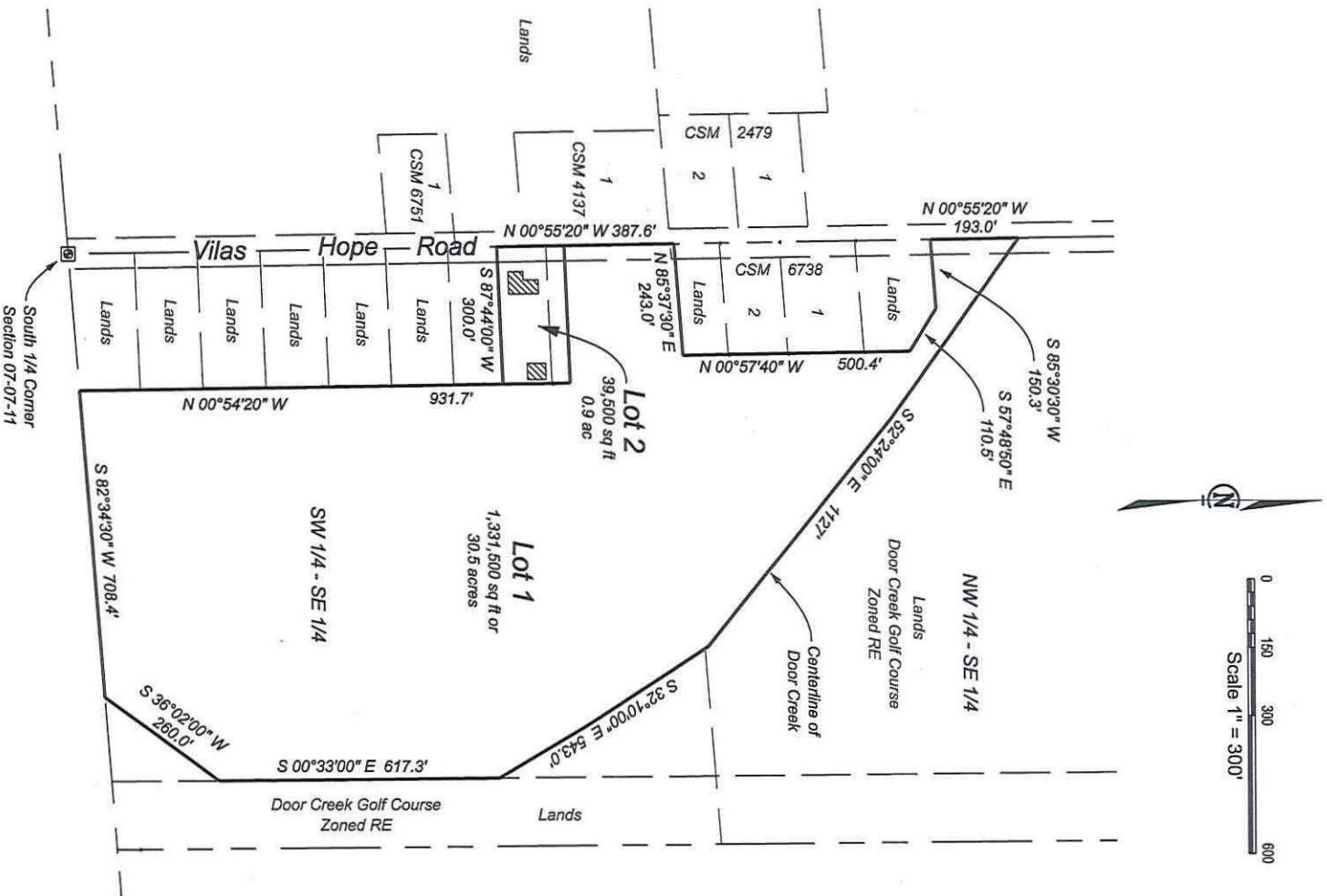
Parcel lying in the SW1/4 of the SE1/4 of Section 07, T07N, R11E,  
Town of Cottage Grove, Dane County, Wisconsin



Drawn By: TT  
 Approved By: CMS  
 Date: 07-08-19

# Preliminary Certified Survey

Parcel lying in the SW 1/4 of the SE 1/4 of Section 07, T07N, R11E,  
Town of Cottage Grove, Dane County, Wisconsin



South 1/4 Corner  
Section 07-07-11

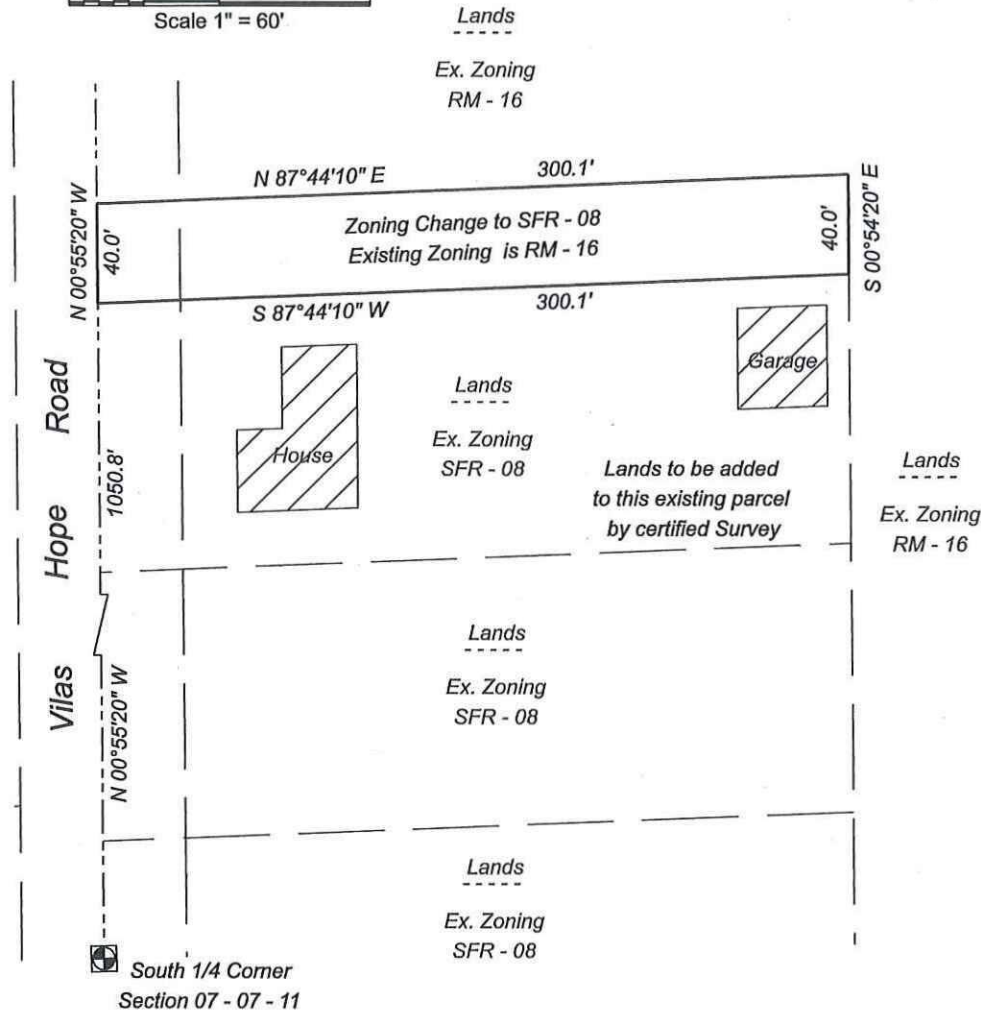
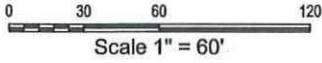
Surveyed By: TT  
 Drawn By: TT  
 Approved By: CNS  
 Date: 07-10-19  
 Office Map No.: 16498  
 Sheet 1 of 1 Sheets

Surveyed for:  
 Kathy Strand  
 4278 Vilas Hope Road  
 Cottage Grove, WI

Royal Oak & Associates, Inc.  
 3678 Kinsman Blvd  
 Madison, WI 53704  
 Phone (608) 274-0500  
 Fax (608) 274-4530

# Zoning Change Request

Parcel lying in the SW1/4 of the SE1/4 of Section 07, T07N, R11E,  
Town of Cottage Grove, Dane County, Wisconsin



Surveyed for:  
Kathy Strand  
4278 Vilas Hope Road  
Cottage Grove, WI

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

Drawn By: TT  
Approved By: CMS  
Date: 07-08-19

**Description of Lands to be Rezoned  
SFR-08 from existing zoning RM-16**

Parcel lying in the SW 1/4 of the SE 1/4 of Section 07, T07N, R11E,  
Town of Cottage Grove, Dane County, Wisconsin,  
more fully described as follows:

Commencing at the South 1/4 Corner of said Section 07,  
Thence N 00°55'20" W, 1050.8 feet along the west line of the  
southeast 1/4 of said section 07, Thence continuing N 00°55'20" W,  
40.0 feet along said west line; Thence N 87°44'10" E, 300.1 feet;  
Thence S 00°54'20" E, 40.0 feet; Thence S 87°44'10" W, 300.1 feet  
to the point of beginning of this description.

Said parcel contains 12,002 square feet or 0.27 acres.

MADISON PENTECOSTAL ASSEMBLY INC  
5109 E BUCKEYE RD  
MADISON, WI 53716

EDWARD J KNAPTON  
4311 VILAS HOPE RD  
COTTAGE GROVE, WI 53527

ROBERT J HAMMOND  
4319 VILAS HOPE RD  
COTTAGE GROVE, WI 53527

DOOR CREEK GOLF COURSE INC  
4321 VILAS RD  
COTTAGE GROVE, WI 53527

HOMBURG LIVING TR, BRUCE M  
6002 MILWAUKEE ST  
MADISON, WI 53718

DOOR CREEK GOLF COURSE INC  
4321 VILAS RD  
COTTAGE GROVE, WI 53527

STRAND FAMILY FARM LLC  
4278 VILAS HOPE RD  
COTTAGE GROVE, WI 53527

ST JOHN LE, PAMELA R  
4259 VILAS HOPE RD  
COTTAGE GROVE, WI 53527

NATHANIEL P SNYDER  
320 FORRESTEN DR  
COTTAGE GROVE, WI 53527

DOOR CREEK GOLF COURSE INC  
4321 VILAS RD  
COTTAGE GROVE, WI 53527

PETER A SERSCH  
4316 VILAS HOPE RD  
COTTAGE GROVE, WI 53527

STRAND FAMILY FARM LLC  
4278 VILAS HOPE RD  
COTTAGE GROVE, WI 53527

KATHERINE A STRAND  
4278 VILAS HOPE RD  
COTTAGE GROVE, WI 53527

NATHANIEL SNYDER  
4312 VILAS HOPE RD  
COTTAGE GROVE, WI 53527

DOOR CREEK GOLF COURSE INC  
4321 VILAS RD  
COTTAGE GROVE, WI 53527

ASHLEY E WILSON  
4258 VILAS HOPE RD  
COTTAGE GROVE, WI 53527

DEBBIE RICE  
4083 ORIENT DR  
HERNANDO BEACH, FL 34607

Current Owner  
4195 VILAS HOPE RD  
COTTAGE GROVE, WI 53527

KENNETH L HENDRICKSON  
4242 VILAS HOPE RD  
COTTAGE GROVE, WI 53527

DOOR CREEK GOLF COURSE INC  
4321 VILAS RD  
COTTAGE GROVE, WI 53527

EDWARD D EKLOF  
4293 VILAS HOPE RD  
COTTAGE GROVE, WI 53527

TERENCE J STRAND  
4270 VILAS HOPE RD  
COTTAGE GROVE, WI 53527

JERRY A GUST  
4230 VILAS HOPE RD  
COTTAGE GROVE, WI 53527

EDWARD D EKLOF  
4293 VILAS HOPE RD  
COTTAGE GROVE, WI 53527

JEFFREY DAVID RICHART  
4264 VILAS HOPE RD  
COTTAGE GROVE, WI 53527

DOOR CREEK GOLF COURSE INC  
4321 VILAS RD  
COTTAGE GROVE, WI 53527

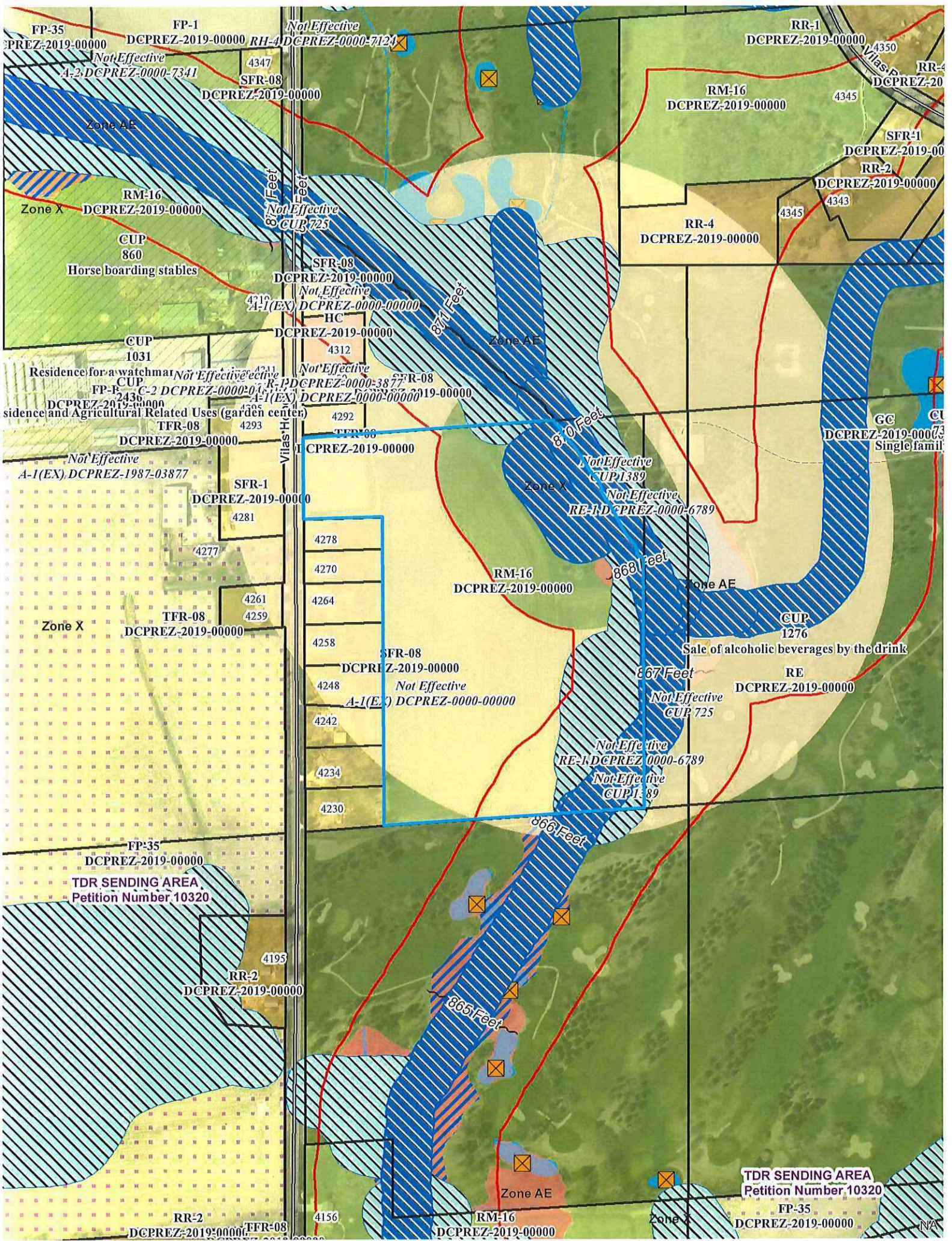
EDWARD J KNAPTON  
4311 VILAS HOPE RD  
COTTAGE GROVE, WI 53527

ANTHONY W HEASLIP  
4248 VILAS HOPE RD  
COTTAGE GROVE, WI 53527

DOOR CREEK GOLF COURSE INC  
4321 VILAS RD  
COTTAGE GROVE, WI 53527

GREG M ZUKOWSKI  
4281 VILAS HOPE RD  
COTTAGE GROVE, WI 53527

JASON L VIRNIG  
4234 VILAS HOPE RD  
COTTAGE GROVE, WI 53527



FP-35  
DCPREZ-2019-00000

FP-1  
DCPREZ-2019-00000

RR-4  
DCPREZ-0000-7124

RR-1  
DCPREZ-2019-00000

Not Effective  
A-2 DCPREZ-0000-7341

SFR-08  
DCPREZ-2019-00000

RM-16  
DCPREZ-2019-00000

RR-4  
DCPREZ-2019-00000

Zone AE

RM-16  
DCPREZ-2019-00000

Not Effective  
CUP 725

RR-4  
DCPREZ-2019-00000

SFR-1  
DCPREZ-2019-00000

RR-2  
DCPREZ-2019-00000

CUP  
860

Horse boarding stables

SFR-08  
DCPREZ-2019-00000

Not Effective  
A-1(EX) DCPREZ-0000-00000

877 Feet

CUP  
1031

DCPREZ-2019-00000

870 Feet

Residence for a watchman  
CUP

Not Effective  
A-1(EX) DCPREZ-0000-00000

870 Feet

Residence and Agricultural Related Uses (garden center)  
TFR-08

DCPREZ-2019-00000

868 Feet

Zone X  
Not Effective  
CUP 1389

Not Effective  
A-1(EX) DCPREZ-1987-03877

SFR-1  
DCPREZ-2019-00000

867 Feet

Not Effective  
RE-1 DCPREZ-0000-6789

Zone X

4281

868 Feet

Zone AE

4277

4278

867 Feet

RM-16  
DCPREZ-2019-00000

4261

4270

867 Feet

CUP  
1276

4264

4264

867 Feet

Sale of alcoholic beverages by the drink  
RE

4258

SFR-08  
DCPREZ-2019-00000

867 Feet

Not Effective  
CUP 725

4248

Not Effective  
A-1(EX) DCPREZ-0000-00000

866 Feet

Not Effective  
RE-1 DCPREZ-0000-6789

4242

4242

866 Feet

Not Effective  
CUP 1389

4234

4234

866 Feet

Not Effective  
CUP 1389

4230

4230

866 Feet

FP-35  
DCPREZ-2019-00000

TDR SENDING AREA  
Petition Number 10320

4195

865 Feet

RR-2  
DCPREZ-2019-00000

4195

865 Feet

RR-2  
DCPREZ-2019-00000

4156

865 Feet

RR-2  
DCPREZ-2019-00000

4156

865 Feet

RR-2  
DCPREZ-2019-00000

4156

865 Feet

RR-2  
DCPREZ-2019-00000

4156

865 Feet

RR-2  
DCPREZ-2019-00000

4156

865 Feet

RR-2  
DCPREZ-2019-00000

4156

865 Feet

RR-2  
DCPREZ-2019-00000

4156

865 Feet

RR-2  
DCPREZ-2019-00000

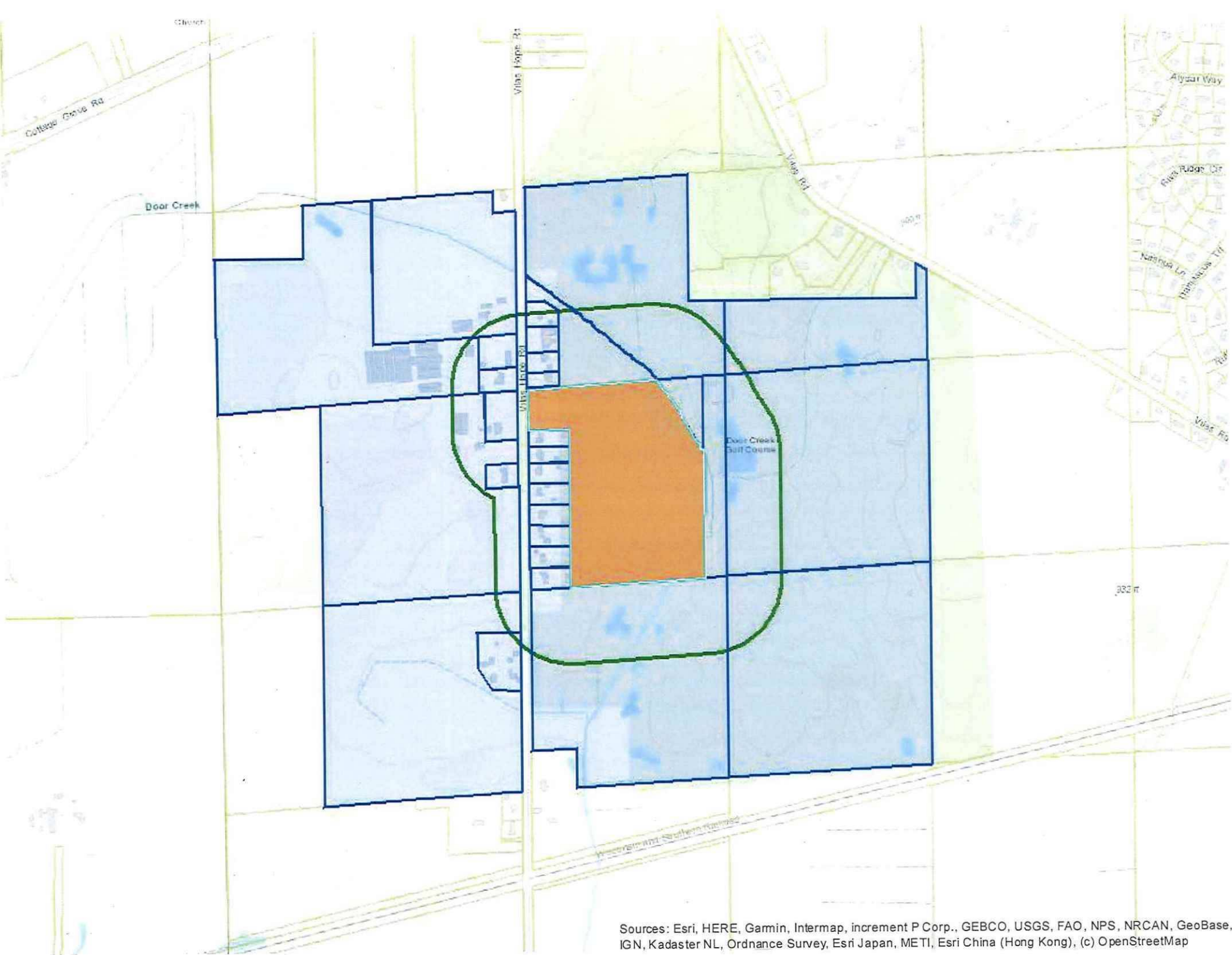
4156

865 Feet

TDR SENDING AREA  
Petition Number 10320

FP-35  
DCPREZ-2019-00000

NA



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