

Dane County Rezone & Conditional Use Permit

| | |
|----------------------------|------------------------|
| Application Date | Petition Number |
| 05/03/2019 | DCPREZ-2018-11283 |
| Public Hearing Date | C.U.P. Number |
| 05/22/2018 | |

| OWNER INFORMATION | | AGENT INFORMATION | |
|--|--|--|--|
| OWNER NAME RIESOP FARMS LLC | PHONE (with Area Code) (608) 225-5864 | AGENT NAME DAVID RIESOP | PHONE (with Area Code) (608) 764-5602 |
| BILLING ADDRESS (Number & Street) 306 W QUARRY ST | | ADDRESS (Number & Street) 306 W QUARRY ST | |
| (City, State, Zip) DEERFIELD, WI 53531 | | (City, State, Zip) DEERFIELD, WI 53531 | |
| E-MAIL ADDRESS | | E-MAIL ADDRESS WISMAPPING@CHARTER.NET | |

| 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 | |
| EAST OF 2256 COTTAGE GROVE RD | | | | | |
| TOWNSHIP COTTAGE GROVE | SECTION 10 | TOWNSHIP | SECTION | TOWNSHIP | SECTION |
| PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | |
| 0711-101-8501-0 | | | | | |

| REASON FOR REZONE | | | CUP DESCRIPTION | |
|---|---|-------|---------------------------------------|-------|
| PLANNED SUBDIVISION | | | | |
| FROM DISTRICT: | TO DISTRICT: | ACRES | DANE COUNTY CODE OF ORDINANCE SECTION | ACRES |
| AT-35 (Agriculture Transition) District | SFR-08 (Single Family Residential, small lots) District | 21.1 | | |
| AT-35 (Agriculture Transition) District | TDR-R Transfer of Development Rights Receiving Area Overlay District (Receiving Area) | 21.1 | | |

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

Dane County Rezone & Conditional Use Permit

| | |
|----------------------------|------------------------|
| Application Date | Petition Number |
| 03/15/2018 | DCPREZ-2018-11283 |
| Public Hearing Date | C.U.P. Number |
| 05/22/2018 | |

| OWNER INFORMATION | AGENT INFORMATION |
|-------------------|-------------------|
|-------------------|-------------------|

| | | | |
|--|--|--|--|
| OWNER NAME RIESOP FARMS LLC | PHONE (with Area Code) (608) 225-5864 | AGENT NAME DAVID RIESOP | PHONE (with Area Code) 608-764-5602 |
| BILLING ADDRESS (Number & Street) 306 W QUARRY ST | | ADDRESS (Number & Street) 306 W QUARRY ST | |
| (City, State, Zip) DEERFIELD, WI 53531 | | (City, State, Zip) DEERFIELD, WI 53531 | |
| E-MAIL ADDRESS | | E-MAIL ADDRESS WISMAPPING@CHARTER.NET | |

| 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 | |
|-----------------------------------|---------------|-----------------------------------|---------|-----------------------------------|---------|
| EAST OF 2256 COTTAGE GROVE RD | | | | | |
| TOWNSHIP COTTAGE GROVE | SECTION 10 | TOWNSHIP | SECTION | TOWNSHIP | SECTION |
| PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | |
| 0711-101-8501-0 | | | | | |

| REASON FOR REZONE | CUP DESCRIPTION |
|-------------------|-----------------|
|-------------------|-----------------|

| | |
|---|-------------------------|
| REASON FOR REZONE <b style="font-size: 2em; color: red;">SEE REVISED | CUP DESCRIPTION |
|---|-------------------------|

| FROM DISTRICT: | TO DISTRICT: | ACRES | DANE COUNTY CODE OF ORDINANCE SECTION | ACRES |
|--------------------------|------------------------|-------|---------------------------------------|-------|
| A-3 Agriculture District | R-1 Residence District | 21.1 | | |

| | | | | |
|--|---|---|----------------------------------|--------------------------------|
| C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>DR</i> | PLAT REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <i>DR</i> | DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>DR</i> | INSPECTOR'S INITIALS SLJ3 | SIGNATURE:(Owner or Agent) |
|--|---|---|----------------------------------|--------------------------------|

PRINT NAME:
DAVID RIESOP

DATE:
3/15/2018



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 <u>Riesop Farms LLC</u> | Agent's Name <u>David Riesop</u> |
| Address <u>306 West Quarry st, Deerfield, Wi</u> | Address <u>306 W Quarry St, Deerfield, Wi 53531</u> |
| Phone <u>(608) 225-5864</u> | Phone <u>(608) 764-5602</u> |
| Email _____ | Email <u>wismapping@charter.net</u> |

Town: Cottage Grove Parcel numbers affected: 0711-101-8501-0

Section: 10 Property address or location: Kennedy Road

Zoning District change: (To / From / # of acres) A-3 to R-1 21.1 acres

Soil classifications of area (percentages) Class I soils: 20 % Class II soils: 25 % Other: 50 %

Narrative: (reason for change, intended land use, size of farm, time schedule)

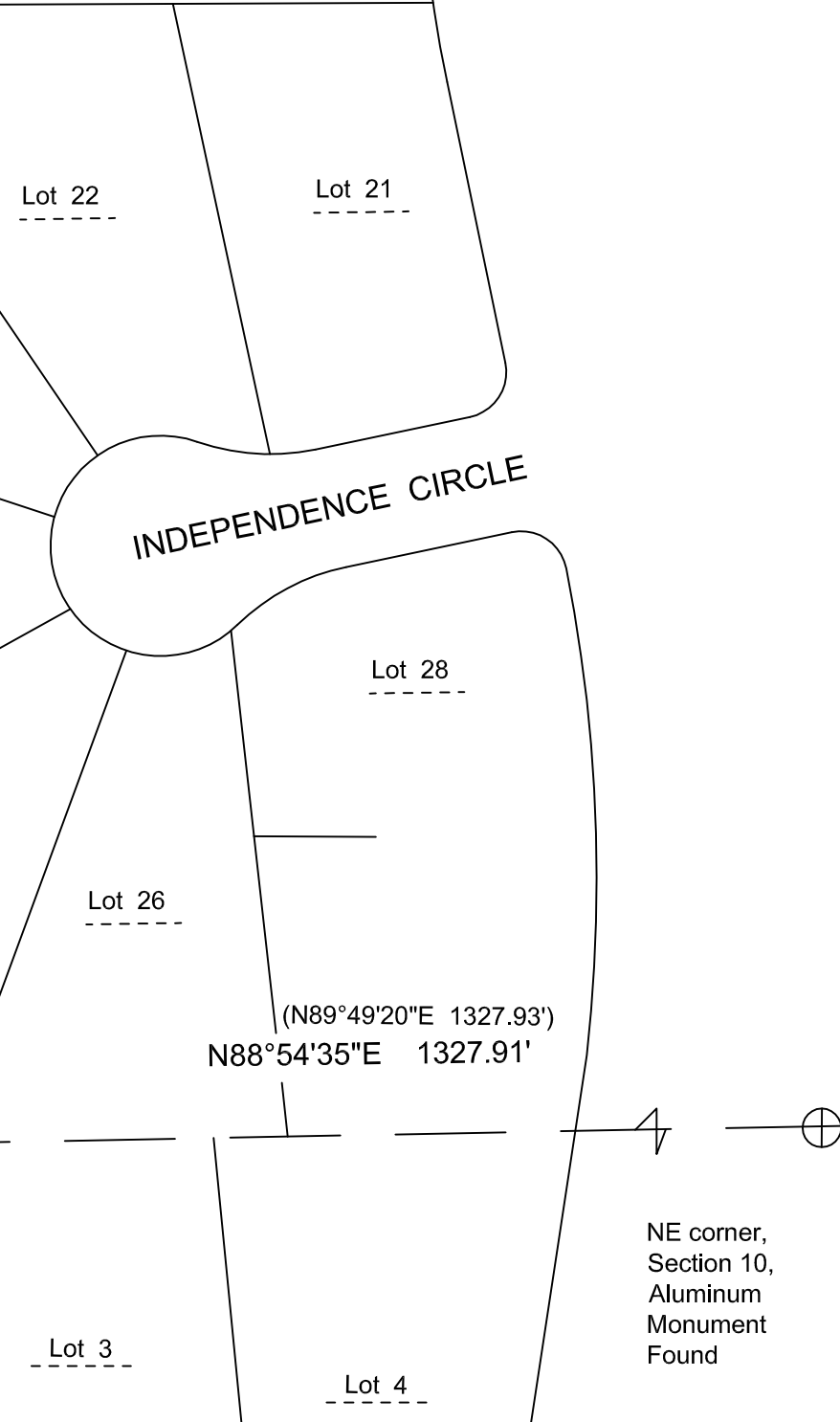
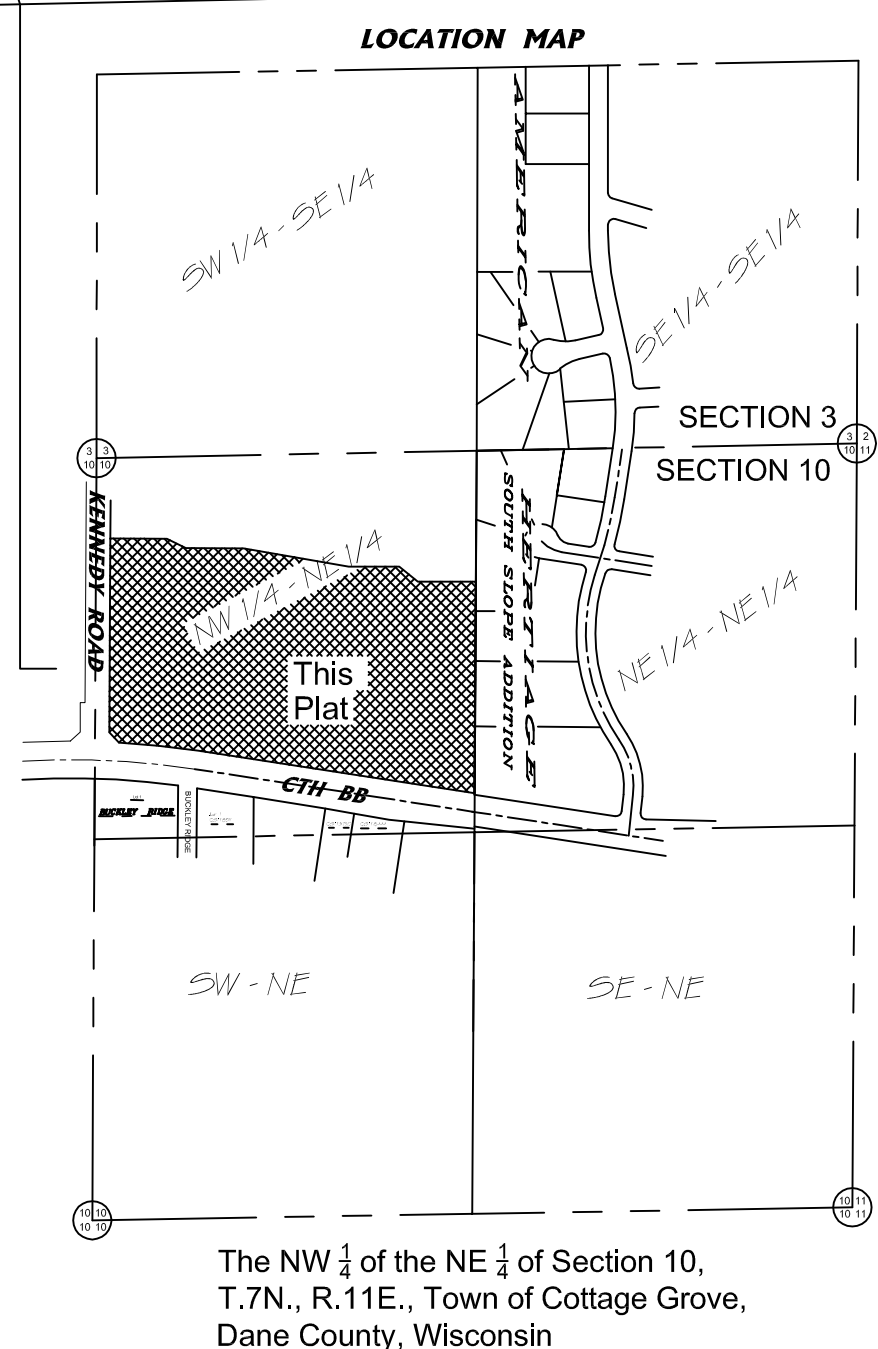
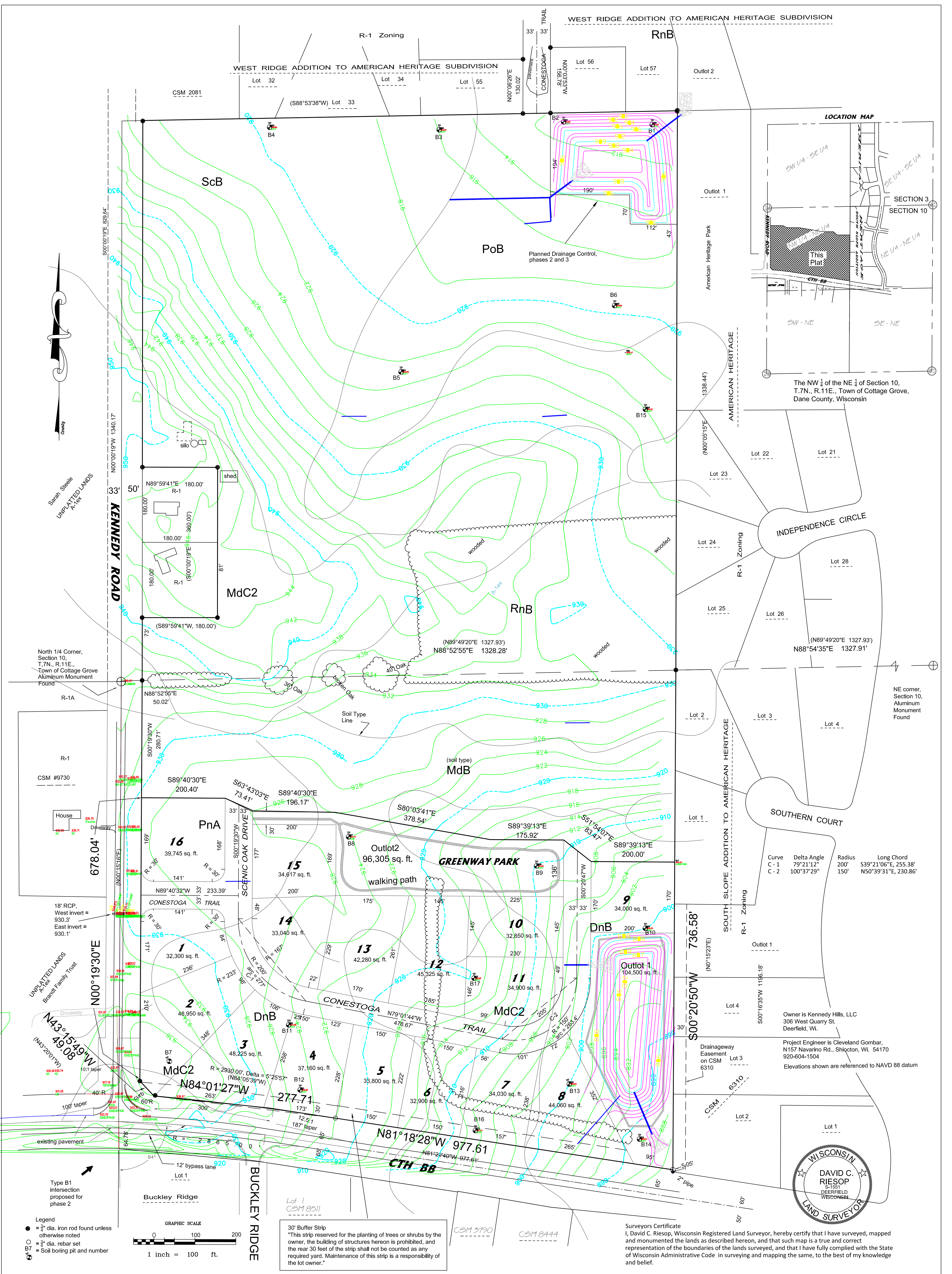
- Separation of buildings from farmland
- Creation of a residential lot
- Compliance for existing structures and/or land uses
- Other:

Planned subdivision of infill land designated as un sewerred residential use and is in Township receiving area.

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

Submitted By:

Date: 3/14/2018



| Curve | Delta Angle | Radius | Long Chord |
|-------|-------------|--------|-----------------------|
| C - 1 | 79°21'12" | 200' | 539°21'06" E, 255.38' |
| C - 2 | 100°37'29" | 150' | N50°39'31" E, 230.86' |

Owner is Kennedy Hills, LLC
306 West Quarry St.
Deerfield, WI.

Project Engineer is Cleveland Gombar,
N157 Navarino Rd., Shiocton, WI. 54170
920-604-1504
Elevations shown are referenced to NAVD 88 datum



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 S-1551

VILLAGE APPROVAL
I hereby certify that this development plan, was approved by the Village Board of the Village of Cottage Grove on _____.

Village Clerk _____

TOWNSHIP APPROVAL
This Preliminary Plat has been approved per Town of Cottage Grove Plan Commission action of _____ and Township Board action dated _____.

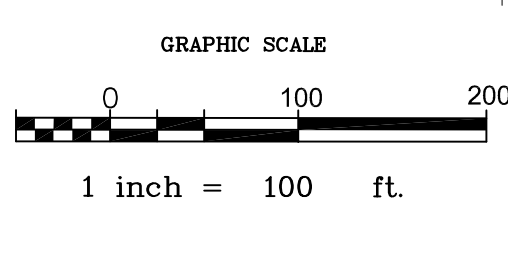
Kim Barigan, Town Clerk

Preliminary Plat of
KENNEDY HILLS
Part of the NW 1/4 of the NE 1/4 of Section 10, T.7N., R.11E.,
Town of Cottage Grove, Dane County, Wisconsin.

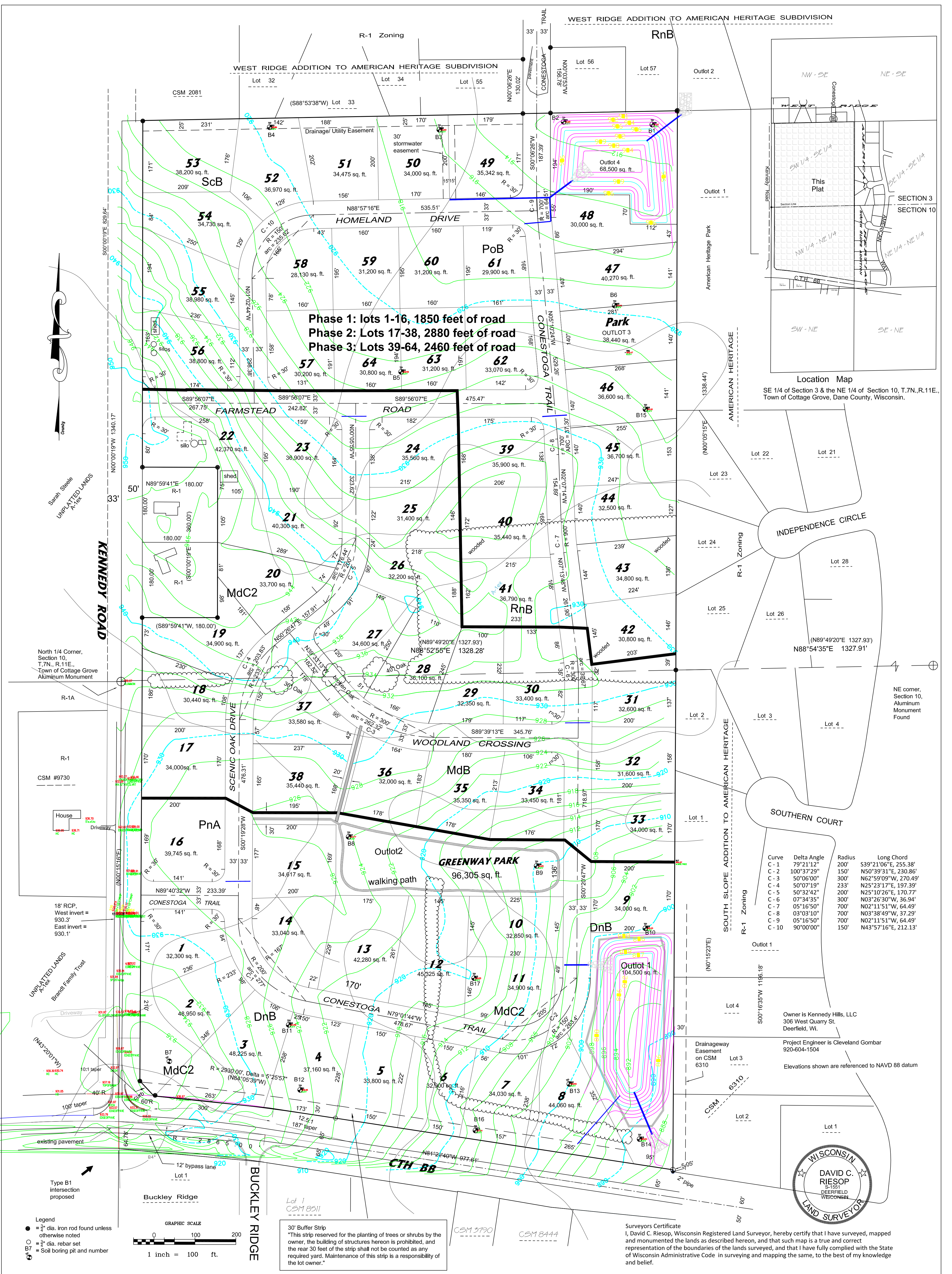
Wisconsin Mapping, LLC Dwg. No. 4241-19 Date 3/24/2019
306 West Quarry Street, Deerfield, Wisconsin 53531 Sheet 1 of 1
(608) 764-5602

Part of the NW 1/4 of the NE 1/4 of Section 10, T.7N., R.11E. Town of Cottage Grove, Dane County, Wisconsin, described as follows:
Commencing at the North 1/4 corner of Section 10; thence N88°52'58"E, 50.02 feet to the East line of Kennedy Road; thence S00°19'30"E, 280.71 feet along said East line to the point of beginning; thence S89°40'30"E, 200.40 feet; thence S63°43'03"E, 73.41 feet; thence S89°40'30"E, 196.17 feet; thence S80°03'41"E, 378.54 feet; thence S89°39'13"E, 175.92 feet; thence S51°54'07"E, 83.47 feet; thence S89°39'13"E, 200.00 feet to the East line of the NW 1/4 of the NE 1/4 of Section 10; thence S00°20'50"W along said line, 736.58 feet to the North line of County Trunk Highway BB; thence N81°18'28"W along said line, 977.61 feet to the point of curvature of a curve to the left, said curve having a radius of 2930.00 feet and a delta angle of 5°25'57"; the long chord of which bears N84°01'27"W, 277.71 feet; thence Northwesterly along the arc of said curve and North line, 277.81 feet; thence N43°15'49"W, 49.08 feet to the East line of Kennedy Road; thence N00°19'30"E along said line, 678.04 feet to the point of beginning.
The above described containing 924,275 square feet or 21.22 acres.

- Legend
- = 3/4" dia. iron rod found unless otherwise noted
 - = 1/2" dia. rebar set
 - ⊗ = Soil boring pit and number



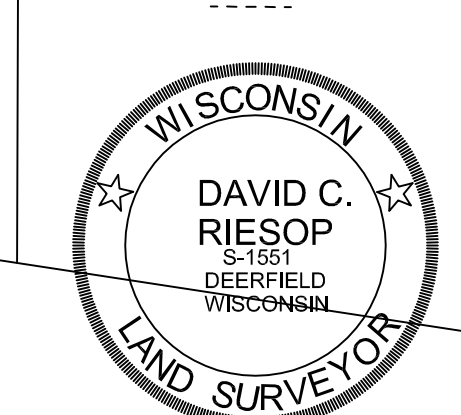
30' Buffer Strip
"This strip reserved for the planting of trees or shrubs by the owner, the building of structures hereon is prohibited, and the rear 30 feet of the strip shall not be counted as any required yard. Maintenance of this strip is a responsibility of the lot owner."



Phase 1: lots 1-16, 1850 feet of road
 Phase 2: Lots 17-38, 2880 feet of road
 Phase 3: Lots 39-64, 2460 feet of road

Location Map
 SE 1/4 of Section 3 & the NE 1/4 of Section 10, T.7N., R.11E.,
 Town of Cottage Grove, Dane County, Wisconsin.

Curve Delta Angle Radius Long Chord
 C-1 79°21'12" 200' S39°21'06"E, 255.38'
 C-2 100°37'29" 150' N50°39'31"E, 230.86'
 C-3 50°06'00" 300' N62°59'09"W, 270.49'
 C-4 50°07'19" 233' N25°23'17"E, 197.39'
 C-5 50°32'42" 200' N25°10'26"E, 170.77'
 C-6 07°34'35" 300' N03°26'30"W, 36.94'
 C-7 05°16'50" 700' N02°11'51"W, 64.49'
 C-8 03°03'10" 700' N03°38'49"W, 37.29'
 C-9 05°16'50" 700' N02°11'51"W, 64.49'
 C-10 90°00'00" 150' N43°57'16"E, 212.13'



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.

Parts of the SW 1/4 of the SE 1/4 of Section 3, and the NW 1/4 of the NE 1/4 of Section 10, all in T.7N., R.11E., Town of Cottage Grove, Dane County Wisconsin, described as follows:
 Commencing at the South 1/4 corner of Section 3; thence N88°53'53"E along the South line of said section, 50.01 feet to the East line of Kennedy Road, and the point of beginning; thence N00°03'46"E along said East line, 150.38 feet to the Southwest corner of Lot 2, Dane County Certified Survey Map number 10354; thence N89°59'46"E, 180.17 feet to the Southeast corner of said lot; thence N00°03'12"E, 359.69 feet to the Northeast corner of Lot 1 of said Certified Survey; thence N89°51'54"W, 180.11 feet to its Northwest Corner thereof and the East line of Kennedy Road; thence N00°03'45"E along said East line, 829.64 feet to the South line of Dane County Certified Survey Map number 2081; thence N88°57'21"E along the South line of said Certified Survey and the South line of the West Ridge Addition to American Heritage, 1280.49 feet to the Northwest corner of Outlot 1 of the plat of American Heritage; thence S00°09'32"W, 1338.70 feet to the Northwest corner of the plat of South Slope Addition to American Heritage; thence S00°20'50"W along the West line of said plat, 1196.10 feet to the North line of County Highway "BB"; thence N81°18'28"W along said North line, 977.61 feet to the point of curvature of a curve to the left, said curve having a central angle of 5°25'57" and a radius of 2930.00 feet; thence long chord of which bears N84°01'27"W, 277.71 feet; thence Northwesterly along the arc of said curve and North line, 277.81 feet; thence N43°15'49"W along the North line of said highway, 49.08 feet to the East line of Kennedy road; thence N00°19'30"E along said East line, 958.75 feet to the point of beginning. The above described containing 69.724 acres.

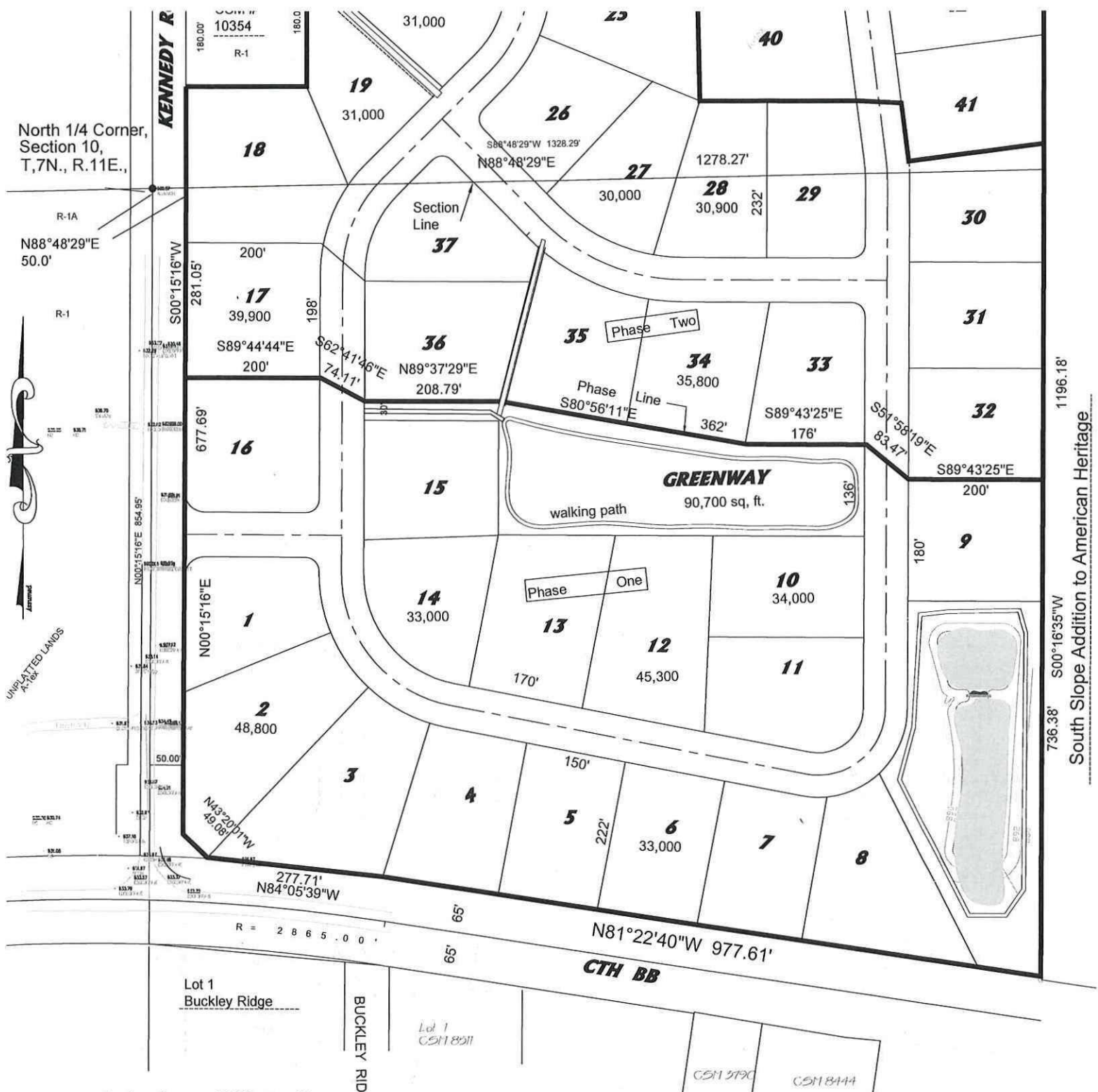
VILLAGE APPROVAL
 I hereby certify that this development plan, was approved by the Village Board of the Village of Cottage Grove on _____
 Village Clerk
 Township Approval
 This Preliminary Plat has been approved per Town of Cottage Grove Plan Commission action of _____ and Township Board action dated _____
 Kim Banigan, Town Clerk

David C. Riesop S-1551

Preliminary Plat of
KENNEDY HILLS
 Part of the SW 1/4 of the SE 1/4 of Section 3, and the NW 1/4 of the NE 1/4 of Section 10, all in T.7N., R.11E., Town of Cottage Grove, Dane County, Wisconsin.

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

Dwg. No. 4241-19 Date 2/26/2019
 Sheet 1 of 1



Rezone Map
 Part of the NW 1/4 of the NE 1/4 of Section 10, T.7N., R.11E.,
 Town of Cottage Grove Dane County, Wisconsin

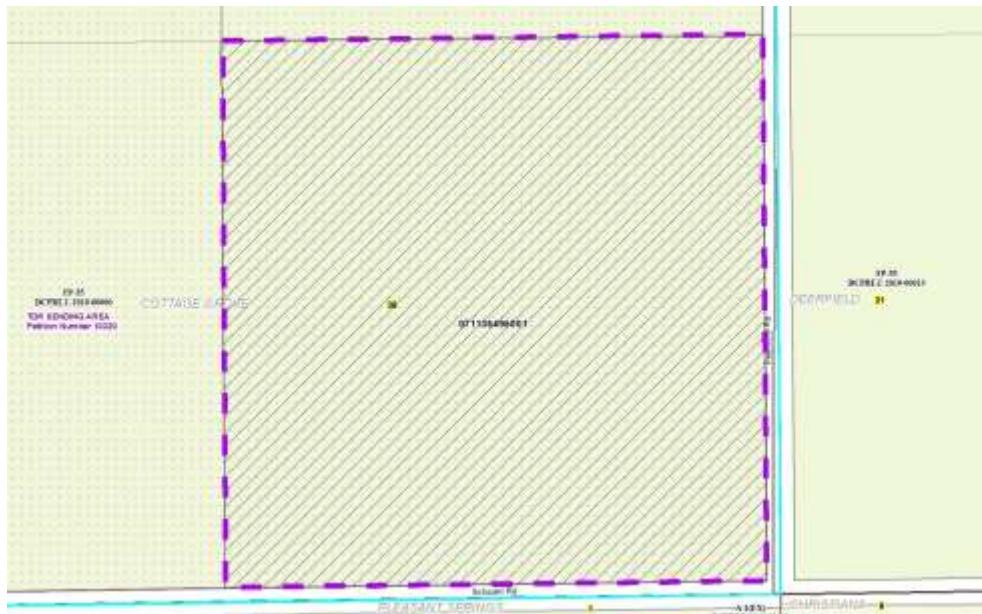
Part of the NW 1/4 of the NE 1/4 of Section 10, T.7N., R.11E., Town of Cottage Grove, Dane County, Wisconsin, described as follows:
 Commencing at the North 1/4 corner of Section 10; thence N88°48'29"E, 50 feet to the East line of Kennedy Road; thence S00°15'16"W
 along said line, 281.05 to the point of beginning; thence S89°44'44"E, 200 feet; thence S62°41'46"E, 74.11 feet; thence N89°37'29"E,
 208.79 feet; thence S80°56'11"E, 362 feet; thence S89°43'25"E, 176 feet; thence S51°58'19"E, 83.47 feet; thence S89°43'25"E, 200 feet to
 the East line of the NW 1/4 of the NE 1/4; thence S00°16'35"W along the East line of said 1/4 - 1/4, 736.38 feet to the North line of County
 Highway BB; thence N81°22'40"W along said North line, 977.61 feet to the point of curvature of a curve to the left, said curve having a
 radius of 2930 feet, the long chord of which bears N84°05'39"W, 277.71 feet; thence Northwesterly along the arc of said curve and North
 line, 277.81 feet; thence N43°20'01"W, 49.08 feet to the aforesaid East line of Kennedy Road; thence N00°15'16"E along said line, 677.69
 feet to the point of beginning. Containing 21.1 acres more or less.

DRAFT: FOR DISCUSSION PURPOSES ONLY

IMPORTANT NOTE: ACREAGE VALUES AND OWNERSHIP HEREIN ARE DERIVED FROM HISTORICAL AND CURRENT RECORDS LOCATED AT THE DANE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT (EG. GIS, PLAT BOOKS, ZONING PERMIT DATA, CSM'S, ETC). DENSITY POLICIES VARY AMONG TOWNS AND MAY REQUIRE INTERPRETATION.

Applicant: Dave Dinkel

| | | | | | |
|---------------------------|---------------|------------------------|-----------|----------------------------------|------------|
| Town | Cottage Grove | A-1EX Adoption | 5/15/1982 | Orig Farm Owner | C.M. Nyhus |
| Section: | 36 | Density Number | 35 | Original Farm Acres | 38.59 |
| Density Study Date | 4/16/2019 | Original Splits | 1.1 | Available Density Unit(s) | 1 |



Reasons/Notes:

The original ~40 acre Nyhus farm is eligible for 1 RDU.

Note: Parcels included in the density study reflect farm ownership and acreage as of the date of town plan adoption, or other date specified. Density study is based on the original farm acreage, NOT acreage currently owned.

| Parcel # | Acres | Owner Name | CSM |
|--------------|-------|---|-----|
| 071136495001 | 38.59 | SKAAR JT REV LIVING TR, DUANE L & DOROTHY J | |

DRAFT: FOR DISCUSSION PURPOSES ONLY

IMPORTANT NOTE: ACREAGE VALUES AND OWNERSHIP HEREIN ARE DERIVED FROM HISTORICAL AND CURRENT RECORDS LOCATED AT THE DANE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT (EG. GIS, PLAT BOOKS, ZONING PERMIT DATA, CSM'S, ETC). DENSITY POLICIES VARY AMONG TOWNS AND MAY REQUIRE INTERPRETATION.

Applicant: Dave Dinkel

| | | | | | |
|---------------------------|---------------|------------------------|-----------|----------------------------------|-------------|
| Town | Cottage Grove | A-1EX Adoption | 5/15/1982 | Orig Farm Owner | James Skaar |
| Section: | 36 | Density Number | 35 | Original Farm Acres | 80.29 |
| Density Study Date | 4/16/2019 | Original Splits | 2.29 | Available Density Unit(s) | 2 |




Reasons/Notes:

The original ~80 acre James Skaar farm is eligible for 2 RDUs. Proposal is to transfer the RDU from the back 40 of the farm (parcel 0711-364-8500-3).

Note: Parcels included in the density study reflect farm ownership and acreage as of the date of town plan adoption, or other date specified. Density study is based on the original farm acreage, NOT acreage currently owned.

| <u>Parcel #</u> | <u>Acres</u> | <u>Owner Name</u> | <u>CSM</u> |
|-----------------|--------------|---|------------|
| 071136490006 | 39.75 | SKAAR JT REV LIVING TR, DUANE L & DOROTHY J | |
| 071136485003 | 40.7 | SKAAR JT REV LIVING TR, DUANE L & DOROTHY J | |

Parcel Number - 018/0711-101-8501-0**Current**[← Parcel Parents](#)[Summary Report](#)

| Parcel Detail | | Less — |
|-------------------------|--|---|
| Municipality Name | TOWN OF COTTAGE GROVE | |
| State Municipality Code | 018 | |
| PLSS (T,R,S,QQ,Q) | 07N 11E 10 NW NE (Click link above to access images for Qtr-Qtr) | |
| Section | 07N 11E 10 (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 | SEC 10-7-11 NW1/4 NE1/4 N OF HWY EXC CSM 10354 This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed. | |
| Current Owner | RIESOP FARMS LLC |  |
| Primary Address | No parcel address available. | |
| Billing Address | 306 W QUARRY ST DEERFIELD WI 53531 | |

| Assessment Summary | | More + |
|--------------------------|------------|--------|
| Assessment Year | 2018 | |
| Valuation Classification | G4 G5 | |
| Assessment Acres | 31.880 | |
| Land Value | \$8,000.00 | |
| Improved Value | \$0.00 | |
| Total Value | \$8,000.00 | |

Show Valuation Breakout

Show Assessment Contact Information ▼

Zoning Information

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

| Zoning |
|-----------------------|
| A-3 DCPREZ-2014-10691 |

Zoning District Fact Sheets

Parcel Maps



Surveyor Map

DCiMap

Tax Summary (2017)

More +

E-Statement

E-Bill

E-Receipt

| Assessed Land Value | Assessed Improvement Value | Total Assessed Value |
|--------------------------------|----------------------------|----------------------|
| \$8,000.00 | \$0.00 | \$8,000.00 |
| Taxes: | | \$162.13 |
| Lottery Credit(-): | | \$0.00 |
| First Dollar Credit(-): | | \$0.00 |
| Specials(+): | | \$0.00 |
| Amount: | | \$162.13 |

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 |

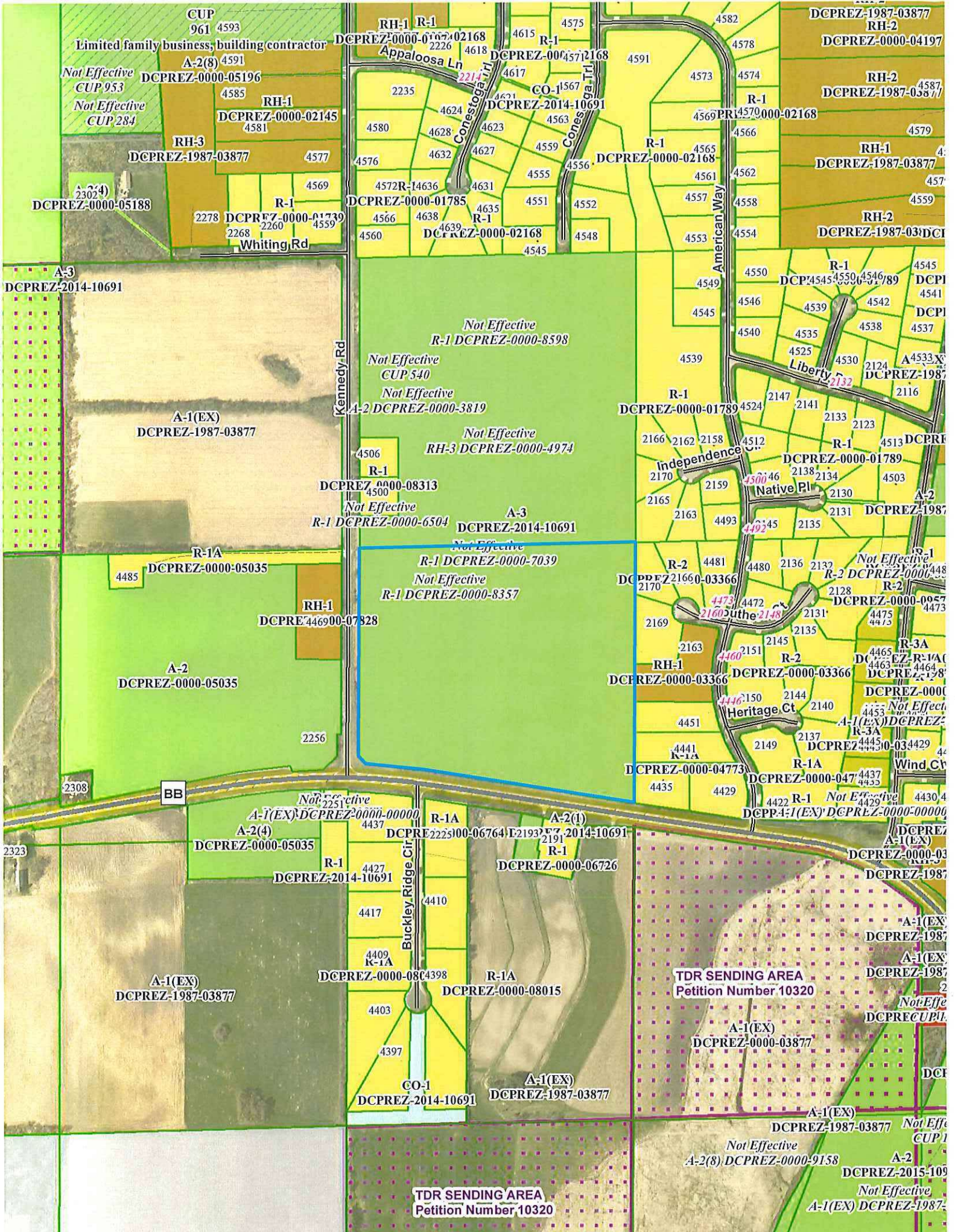
Recorded Documents

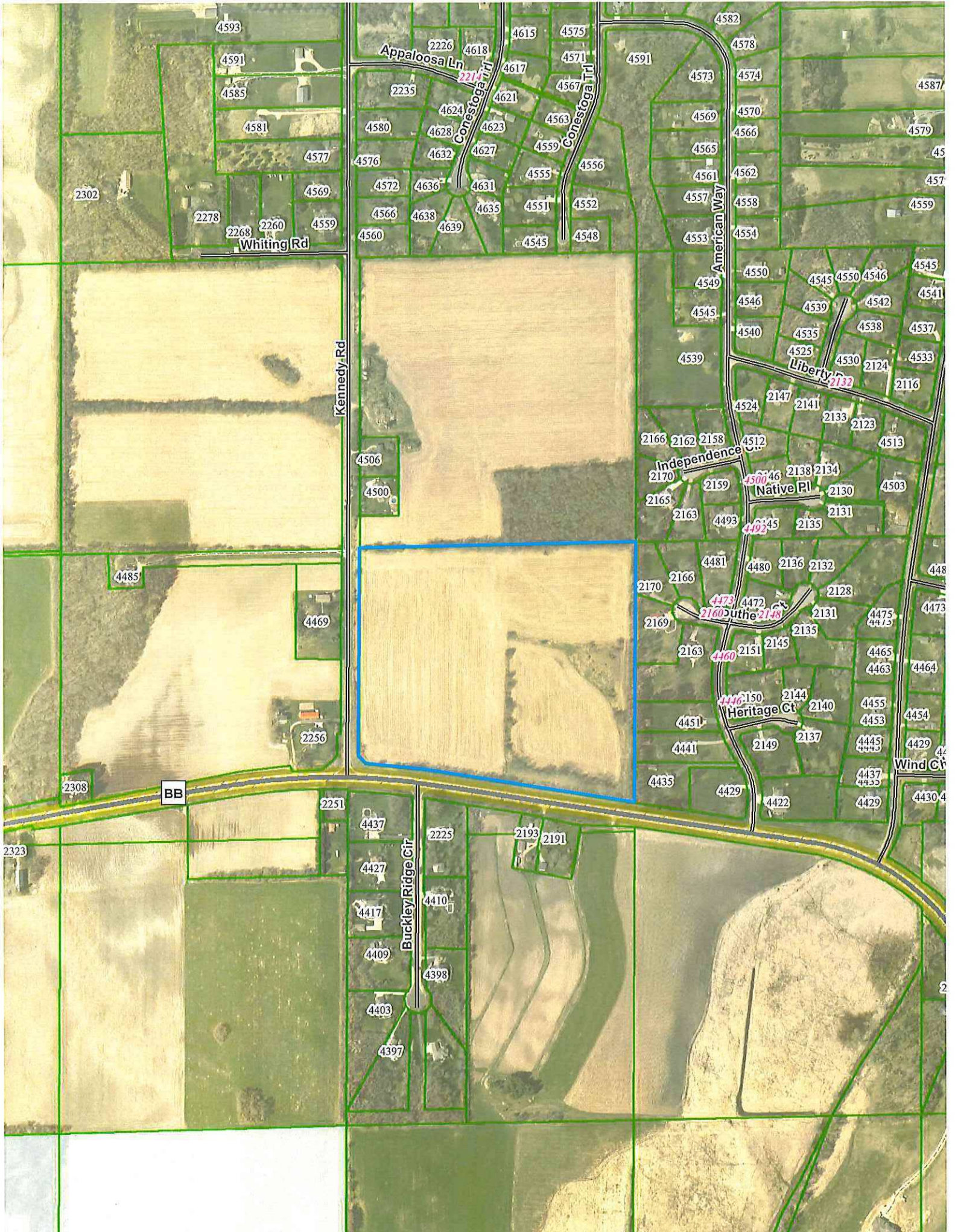
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|-----------|---------------|-------------|--------|------|
| D | 12/04/2012 | 4938722 | | |

Show More ▼



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 210 Martin Luther King Jr. Blvd
 City-County Bldg. Room 116
 Madison, WI 53703





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Whiting Rd

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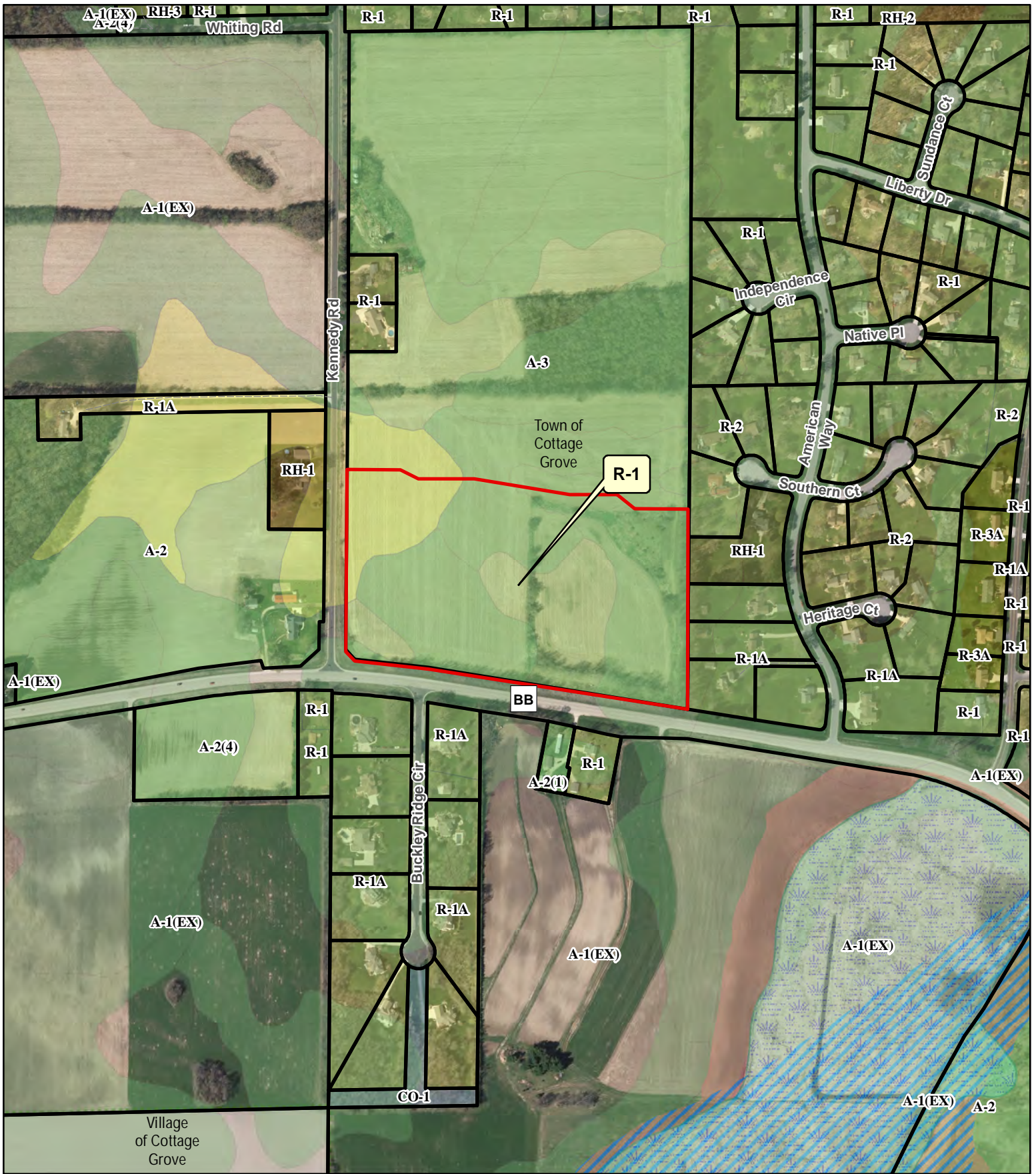
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4397





Buckley Ridge Cir

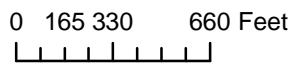
Heritage Ct

Wind Ct



Legend

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



Petition 11283
RIESOP FARMS LLC