

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
06/19/2014	DCPREZ-2014-10743
Public Hearing Date	C.U.P. Number
08/26/2014	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME AMY M FLUKE	PHONE (with Area Code) (608) 212-6160	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 3098 HOPE HOLLOW TRL		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) MCFARLAND, WI 53558		(City, State, Zip)	
E-MAIL ADDRESS AMY@AFLUKE.NET		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	
3098 HOPE HOLLOW TRL					
TOWNSHIP COTTAGE GROVE	SECTION 30	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0711-303-9760-0					

REASON FOR REZONE			CUP DESCRIPTION	
ZONING TO ALLOW FOR EVENT VENUE				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-2 (1) Agriculture District	B-1 Local Business District	1.082		

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>AF</i>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>AF</i>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>AF</i>	INSPECTOR'S INITIALS HJH3	SIGNATURE: (Owner or Agent) <i>Amy Fluke</i>
				PRINT NAME: <i>Amy Fluke</i>
				DATE: <i>6/19/14</i>

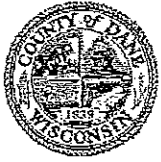
Dane County Planning and Development
Zoning Change Application

Applicant:

Amy Fluke
3098 Hope Hollow Trail
McFarland, WI 53558

Contents:

- Section 1. Zoning Change Application
- Section 2. Certified Survey Map
- Section 3. Site Plan (detailing parking) with brief narrative



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.
lot 2 of CSM # 12985
- 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>Amy M Fluke</u>	Agent's Name	_____
Address	<u>3098 Hope Hollow Trl McFarland, WI 53558</u>	Address	_____
Phone	<u>608-212-6160</u>	Phone	_____
Email	<u>amy@afluke.net</u>	Email	_____

Town: Cottage Grove Parcel numbers affected: 071130397600
 Section: 01 30 Property address or location: 3098 Hope Hollow Trail McFarland WI 53558

Zoning District change: (To / From / # of acres)
To: B-1 From: A-2(1) 1.082 acres

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

- 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:

We would like zoning that allows us to offer a small rural venue for events such as: family reunions, weddings & small events. We would replace the current barn with a commercially built barn of the same size in the same location on the property

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
 Submitted By: *Cory Beer*

Date: 6/19/14

PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30 AND PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31 ALL IN T7N, R11E, TOWN OF COTTAGE GROVE, DANE COUNTY, WISCONSIN

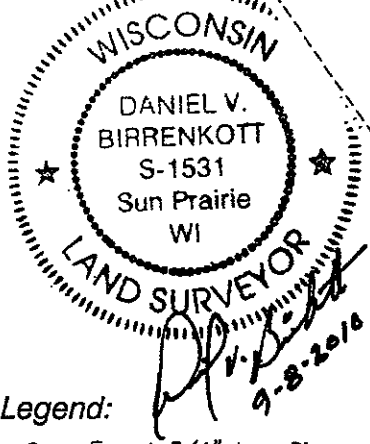
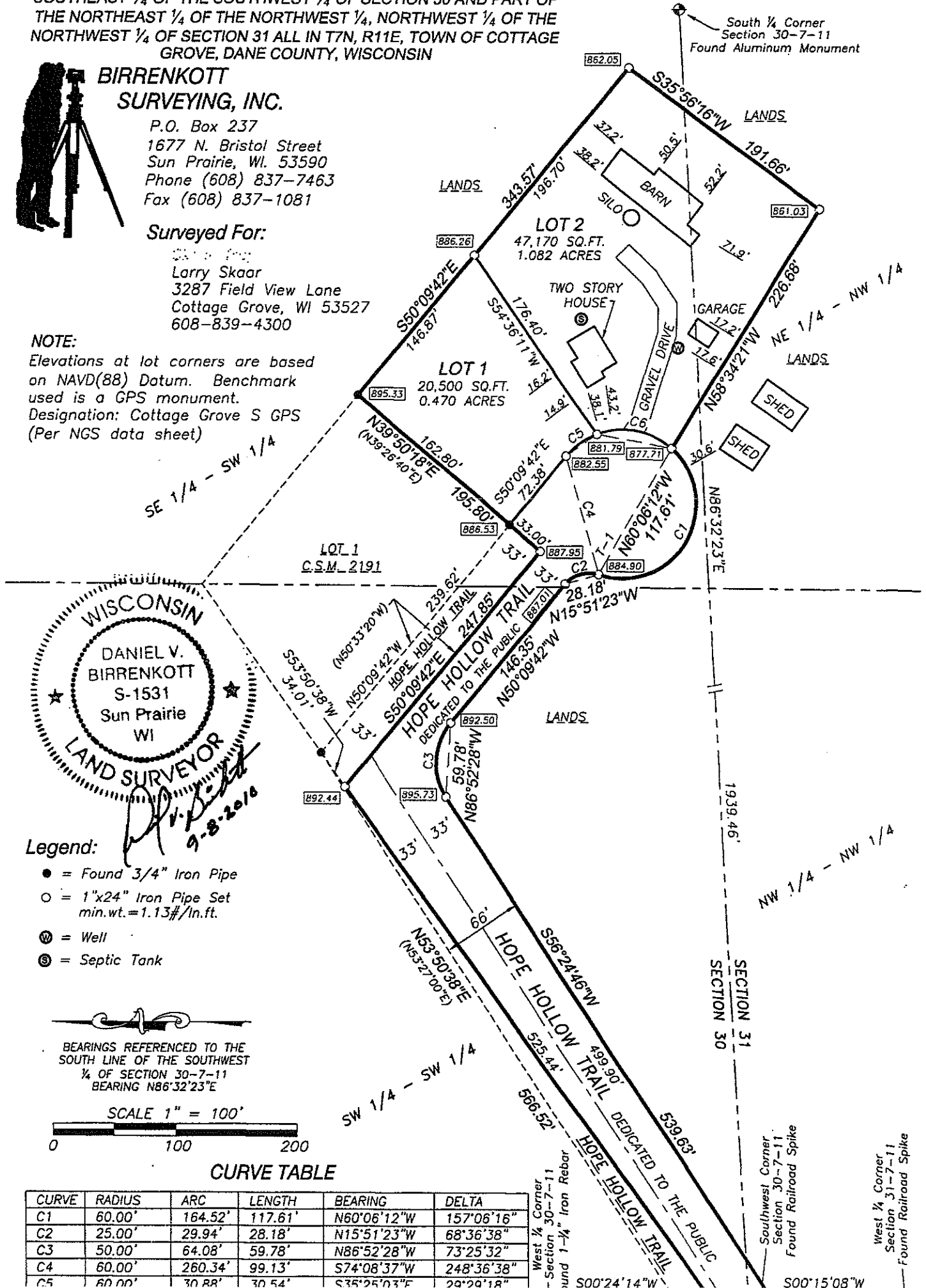


BIRRENKOTT SURVEYING, INC.

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

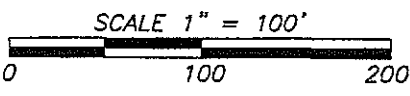
Surveyed For:
Larry Skaar
3287 Field View Lane
Cottage Grove, WI 53527
608-839-4300

NOTE:
Elevations at lot corners are based on NAVD(88) Datum. Benchmark used is a GPS monument. Designation: Cottage Grove S GPS (Per NGS data sheet)



- Legend:**
- = Found 3/4" Iron Pipe
 - = 1"x24" Iron Pipe Set min.wt.=1.13#/in.ft.
 - ⊕ = Well
 - ⊙ = Septic Tank

BEARINGS REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 30-7-11 BEARING N86°32'23"E



CURVE TABLE

CURVE	RADIUS	ARC	LENGTH	BEARING	DELTA
C1	60.00'	164.52'	117.61'	N60°06'12"W	157°06'16"
C2	25.00'	29.94'	28.18'	N15°51'23"W	68°36'38"
C3	50.00'	64.08'	59.78'	N86°52'28"W	73°25'32"
C4	60.00'	260.34'	99.13'	S74°08'37"W	248°36'38"
C5	60.00'	30.88'	30.54'	S35°25'03"E	20°20'18"

West 1/4 Corner Section 30-7-11 Found 1-1/4" Iron Rebar
Southwest Corner Section 30-7-11 Found Railroad Spike
West 1/4 Corner Section 31-7-11 Found Railroad Spike

CERTIFIED SURVEY MAP

DATED: MAY 26, 2010



**BIRRENKOTT
SURVEYING, INC.**

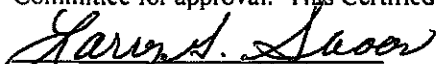
P.O. Box 237
1677 N. Bristol Street
Sun Prairie, Wisconsin 53590
Phone (608) 837-7463
Fax (608) 837-1081

Description:

Part of the Southwest 1/4 of the Southwest 1/4, part of the Southeast 1/4 of the Southwest 1/4 of Section 30 and part of the Northeast 1/4 of the Northwest 1/4, part of the Northwest 1/4 of the Northwest 1/4 of Section 31 all in T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin more particularly described as follows: beginning at the Southwest corner of said Section 30; thence N53°50'38"E, (recorded as N53°27'00"E), 566.52 feet to the most Westerly corner of Certified Survey Map No. 2191; thence along the Southwesterly line of said Certified Survey Map, S50°09'42"E (recorded as S50°33'20"E), 247.85 feet to the most Southerly corner of said Certified Survey Map; thence along the Southwesterly line of said Certified Survey Map, N39°50'18"E (recorded as N39°26'40"E), 195.80 feet to the most Easterly corner of said Certified Survey Map; thence S50°09'42"E, 343.57 feet; thence S35°56'16"W, 191.66 feet; thence N58°34'21"W, 226.68 feet to a point on a curve; thence along a curve to the right having a radius of 60.00 feet with a chord bearing and distance of N60°06'12"W, 117.61 feet to a point of reverse curvature; thence along a curve to the left having a radius of 25.00 feet with a chord bearing and distance of N15°51'23"W, 28.18 feet to a point of tangency; thence N50°09'42"W, 146.35 feet to a point of curvature; thence along a curve to the left having a radius of 50.00 feet with a chord bearing and distance of N86°52'28"W, 59.78 feet to a point of tangency; thence S56°24'46"W, 539.63 feet to the West line of the said Northwest 1/4 of Section 31; thence along said West line N00°15'08"E, 47.05 feet to the said Southwest corner of Section 30 and the point of beginning. The above described parcel contains 117,454 square feet or 2.696 acres.

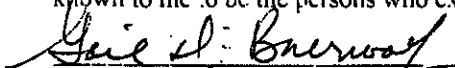
Owners Certificate:

As owner, Larry G. Skaar hereby certifies that I have caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as shown on this Certified Survey Map. I also certify that this Certified Survey Map is required by S75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval. This Certified Survey Map is required by the City of Madison as an approving authority.


Larry G. Skaar

State of Wisconsin)

Dane County,) ss Personally came before me this 30th day of August, 2010, the above named Larry G. Skaar, to me known to me to be the persons who executed the foregoing instrument and acknowledged the same.


Notary Public

Gail D. Baerwolf
Printed name

My Commission Expires 5/27/12

Consent of Mortgage Certificate:

Bank of Sun Prairie, mortgagee of the land described hereon, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Certified Survey Map, and does hereby consent to the Owners Certificate of Larry G. Skaar

By Thomas W. Blyth

Date 8/30/10

Printed Name Thomas W. Blyth

Title Asst. Vice President

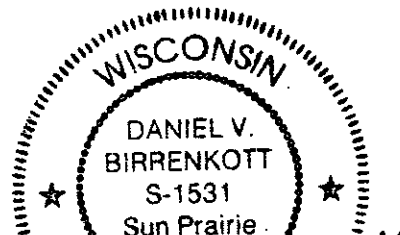
Any future subdivision of this property may be subject to the review of the City of Madison using its extraterritorial jurisdiction.
Wetlands if present have not been delineated.
Refer to building site information contained in Dane County Soil Survey.
This survey is subject to any and all easements and agreements both recorded and unrecorded.
The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.
This survey shows visible, above-ground improvements only. No guarantee is made for below-ground structures.

Surveyed for:

Larry Skaar
3287 Field View Lane
Cottage Grove, WI 53527

Surveyed: PFMC / TS
Drawn: PFMC
Checked: DVB
Approved: DVB

Certified Survey Map No. 12985



CERTIFIED SURVEY MAP

DATED: MAY 26, 2010



**BIRRENKOTT
SURVEYING, INC.**

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

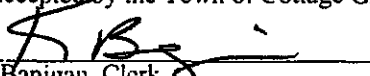
Surveyor's Certificate:

I, Daniel V. Birrenkott, hereby certify that this survey is in full compliance with Chapter 236.34 of Wisconsin Statutes. I also certify that by the direction of the owners listed hereon, I have surveyed and mapped the lands described hereon and that the map is a correct representation of all of the exterior boundaries of the land surveyed and division of that land, in accordance with the information provided.


Daniel V Birrenkott, Registered Land Surveyor No. S-1531 I,


Town of Cottage Grove Approval Certificate:

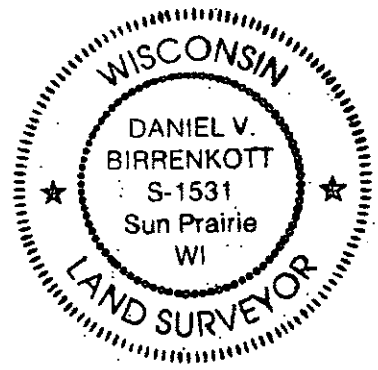
This Certified Survey Map including any dedications herein is hereby acknowledged and accepted by the Town of Cottage Grove.


Kim Banigan, Clerk
Town of Cottage Grove
Dated 9/7/2010

City of Madison Plan Commission Certificate:

Approved for recording per the Secretary of the city of Madison Plan Commission.

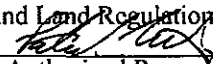

Mark A. Olinger, Secretary
City of Madison Plan Commission
Dated 1 SEPT 2010



Any future subdivision of this property may be subject to the review of the City of Madison using its extraterritorial jurisdiction. Wetlands if present have not been delineated. Refer to building site information contained in Dane County Soil Survey. This survey is subject to any and all easements and agreements both recorded and unrecorded. The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes. This survey shows visible, above-ground improvements only. No guarantee is made for below-ground structures.

Surveyed for:

Larry Skaar
3287 Field View Lane
Cottage Grove, WI 53527

Approved for recording per Dane County Zoning and Land Regulation Committee action of SEPTEMBER 14, 2010 by  #9135
Authorized Representative, ZLR CHAIR
PATRICK MILES

Register of Deeds Certificate:

Surveyed: PFMC / TS
Drawn: PFMC

Received for recording this 16 day of SEPTEMBER, 2010
at 11:50 o'clock A m and recorded in Volume 83 of Certified Survey Maps

Section 3. Site Plan (detailing parking) with brief narrative

The attached map is intended to address parking for the proposed zoning change.

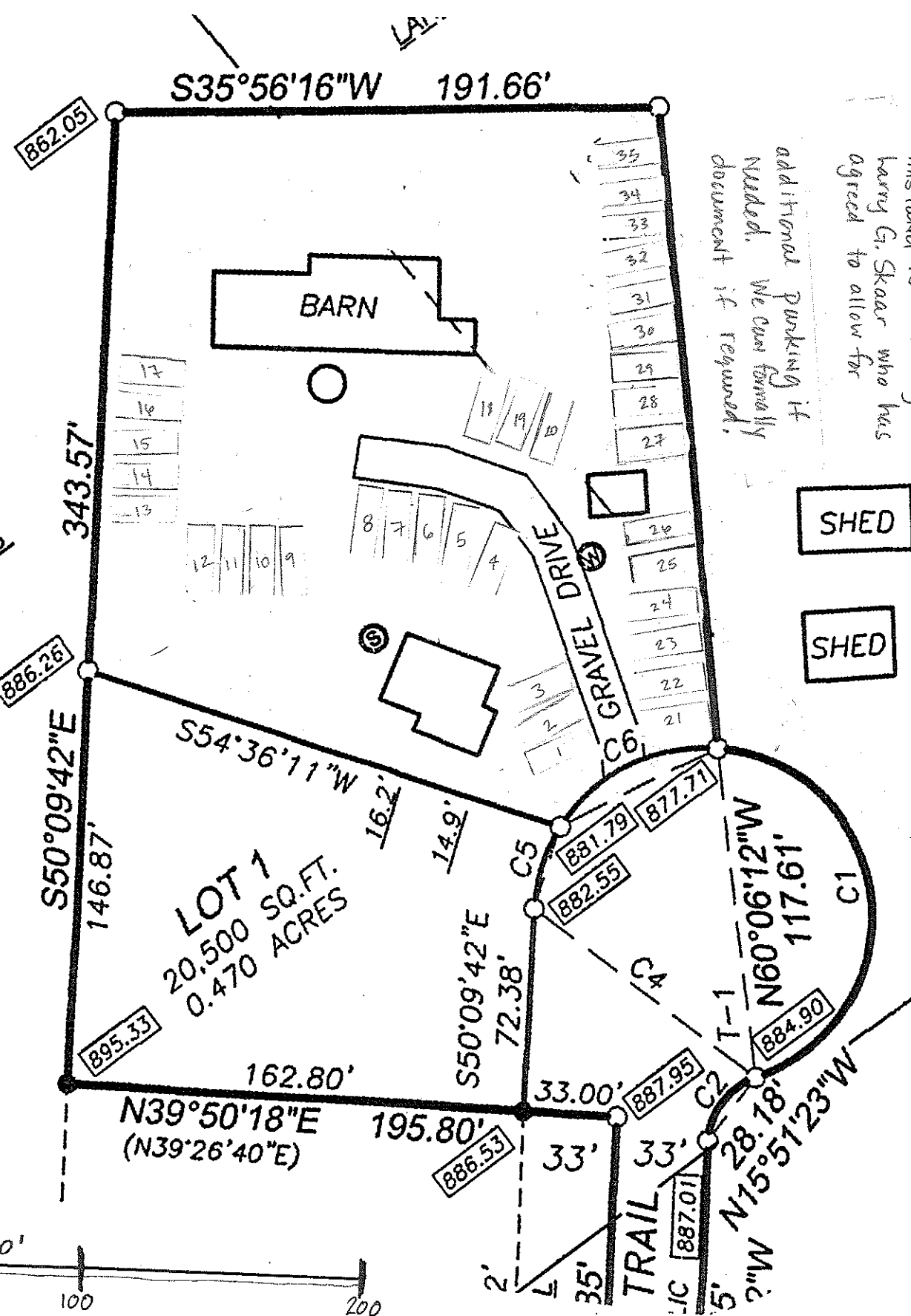
Understanding:

- One parking spot is required per 3/4 people
- The parking dimensions for 90 degree parking spots is 8 feet wide and 17 feet long
- The site plan illustrates parking for 35 parking spots on the premises which would therefore accommodate 105 people (assuming 3 people per car)
- Our intent is to limit our patrons to bringing 35 cars on-site

Other Considerations:

Ideally we would like to offer customers the option to invite more than 105 people (but no more than the occupancy limit of the building).

- If the county agrees we would like to have the option to offer customers additional parking that is not on our site should they wish to have more than 105 people attend (but no more than the occupancy limit placed on the new building). The parking options we have considered and would like to propose to the county are as follows:
 - The adjacent property is an open grass field and has the capacity to park an additional 30 cars and the owner Larry Skaar has agreed to provide this property for the use of parking during events
 - We are also considering a busing option where we would limit parking on-site and instead our customers would park at the bus location and the participants would be bussed from a nearby location to our property.
 - We are currently in discussions with Nelson Busing which is located just a few miles from the property to have customers park there and be bussed onto our property.
- If the county finds these options unacceptable we would like to pursue approval for the zoning change with the parking capacity of the property (i.e. 35 cars).



This land is owned by
Larry G. Skaar who has
agreed to allow for
additional parking if
needed. We can formally
document if required.

SHED

SHED

