

Dane County Rezone Petition

Application Date	Petition Number
01/18/2024	DCPREZ-2024-12018
Public Hearing Date	
03/26/2024	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JOHN R DONLON & TRACY TESKE	PHONE (with Area Code) (608) 616-2703	AGENT NAME TRAVIS LEESER	PHONE (with Area Code) (608) 379-0132
BILLING ADDRESS (Number & Street) 3685 RIDGE RD		ADDRESS (Number & Street) 190 PAOLI STREET	
(City, State, Zip) DEERFIELD, WI 53531		(City, State, Zip) Verona, WI 53593	
E-MAIL ADDRESS tracyteske@yahoo.com		E-MAIL ADDRESS tleeser@clearybuilding.com	

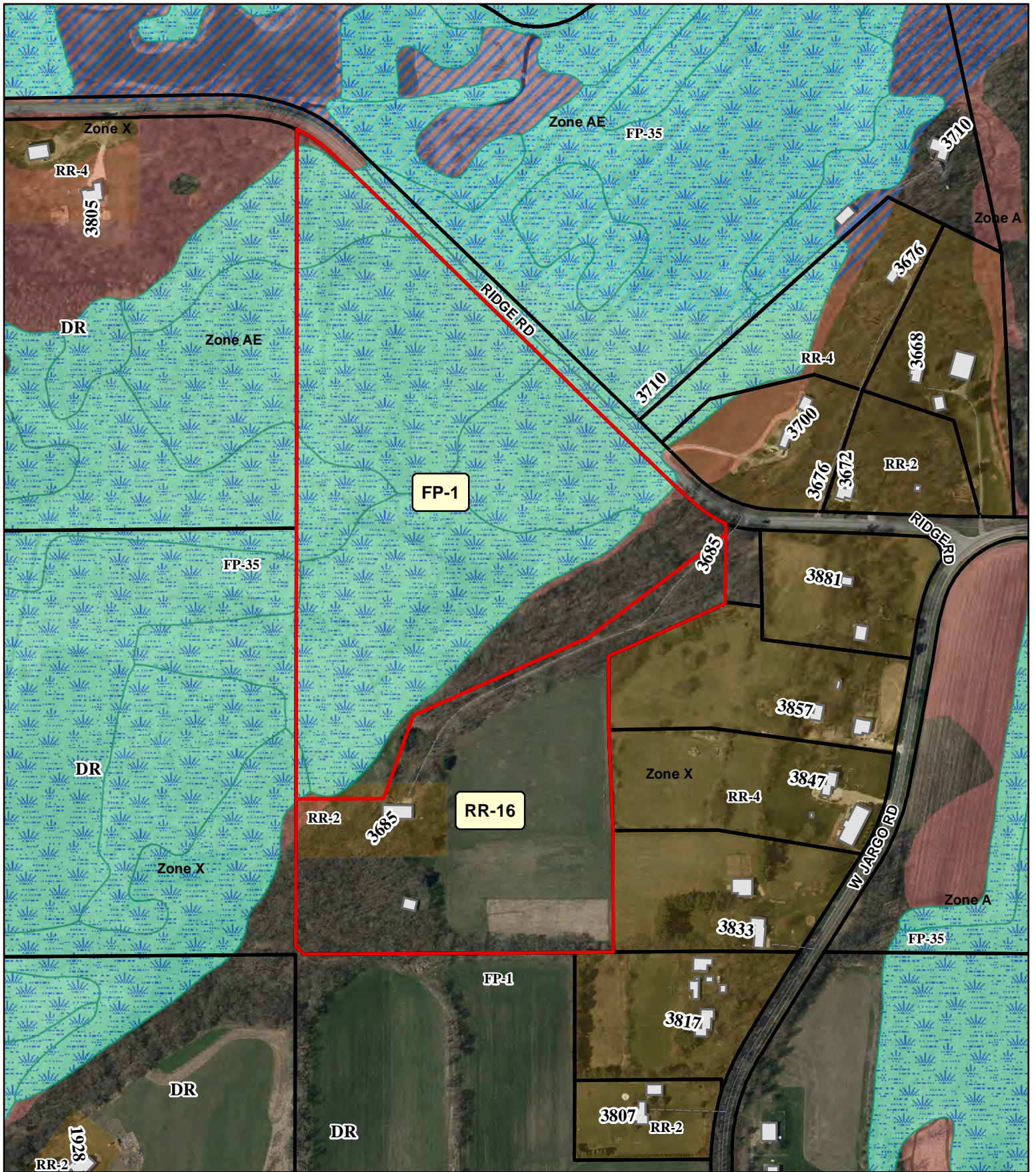
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
3685 Ridge Road					
TOWNSHIP COTTAGE GROVE	SECTION 23 & 24	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0711-231-9500-1		0711-242-9120-8 0711-231-9800-8		0711-231-8140-9	

REASON FOR REZONE




CONSOLIDATE 4 PARCELS INTO 2 LOTS

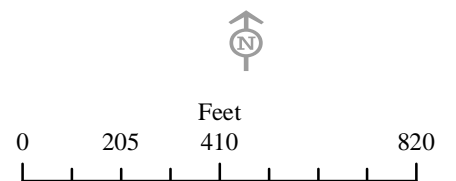
FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	FP-1 Farmland Preservation District	32.6
FP-35 Farmland Preservation District	RR-16 Rural Residential District	8.46
RR-2 Rural Residential District	RR-16 Rural Residential District	2.46
FP-1 Farmland Preservation District	RR-16 Rural Residential District	9.6

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 RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
---	--	--	---	---



REZONE 12018

-  Wetland
-  Floodway Areas in Zone AE
-  Floodplain





Dane County
Department of Planning and Development
 Zoning Division
 Room 116, City-County Building
 210 Martin Luther King Jr. Blvd.
 Madison, Wisconsin 53703
 (608) 266-4266

Application Fees	
General:	\$395
Farmland Preservation:	\$495
Commercial:	\$545
<ul style="list-style-type: none"> • PERMIT FEES DOUBLE FOR VIOLATIONS. • ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION. 	

REZONE APPLICATION

APPLICANT INFORMATION			
Property Owner Name:	JOHN R DONLON & TRACY TESKE	Agent Name:	Travis Leeser
Address (Number & Street):	3685 RIDGE DR	Address (Number & Street):	190 Poali St
Address (City, State, Zip):	DEERFIELD WI 53531	Address (City, State, Zip):	Verona, WI
Email Address:	tracyteske@yahoo.com	Email Address:	treeser@clearybuilding.com
Phone#:	(608) 616-2703	Phone#:	608 379 0132

PROPERTY INFORMATION			
Township:	Cottage Grove	Parcel Number(s):	071123195001,071124291208,071123198008,
Section:	23	Property Address or Location:	3685 RIDGE DR 071123181409

REZONE DESCRIPTION	
<p>Reason for the request. In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.</p>	<p>Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input type="checkbox"/></p>

Restructure lot lines from 4 different lots (one being illegally parceled) into 2 lots. Existing Lots were FP-35, FP-1, and RR-2. New lots will be 32.66 acres FP-1 and 19.58 Acres RR-16. Rezone completed per instructions from Dane County officials as lot was illegally created on existing CSM.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	FP-1	20.54
RR-2	RR-16	2.46
FP-1	RR-16	9.6

Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.

<input type="checkbox"/> Scaled drawing of proposed property boundaries	<input type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input type="checkbox"/> Pre-application consultation with town and department staff	<input type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer
---	---	---	--	--

I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Owner/Agent Signature Date 1/6/12

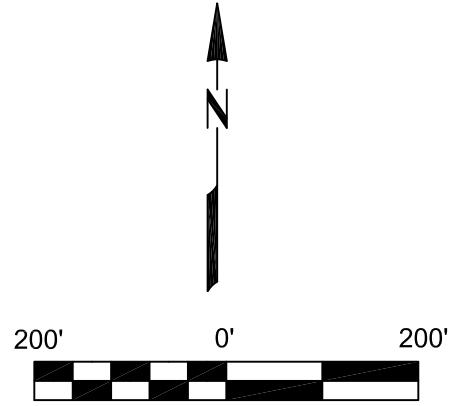
Rezone Map

Located In:

A portion of Lot 2, C.S.M. No. 3139, as recorded in Volume 12 of Dane County C.S.M.'s, page 182, as Document No. 1615332, and other lands all in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 23 and in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 24, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin

North line-NE 1/4 of Section 23
S 89°19'36" W 1351.17'

Northeast Corner
Section 23, T7N, R11E



RIDGE
ROAD

NE 1/4-NE 1/4
Section 23

Rezone to FP-1
34.07 Acres Gross
32.66 Acres Net

S 89°18'51" E
106.77'

N 00°02'00" W, 2666.68'

West line-E 1/2 Section 23

525.35'

SE 1/4-NE 1/4
Section 23

N 53°10'22" E 532.10'
498.72

S 00°38'05" E 254.75'

SW 1/4-NW 1/4
Section 24

N 82°52'02" W
107.56'

N 66°02'55" E 598.08'

S 65°25'58" W 424.03'

N 19°34'11" E 277.31'

LOT 3

C.S.M. 3139

LOT 2

LOT 2

Rezone to RR-16
19.68 Acres Gross
19.58 Acres Net

LOT 1

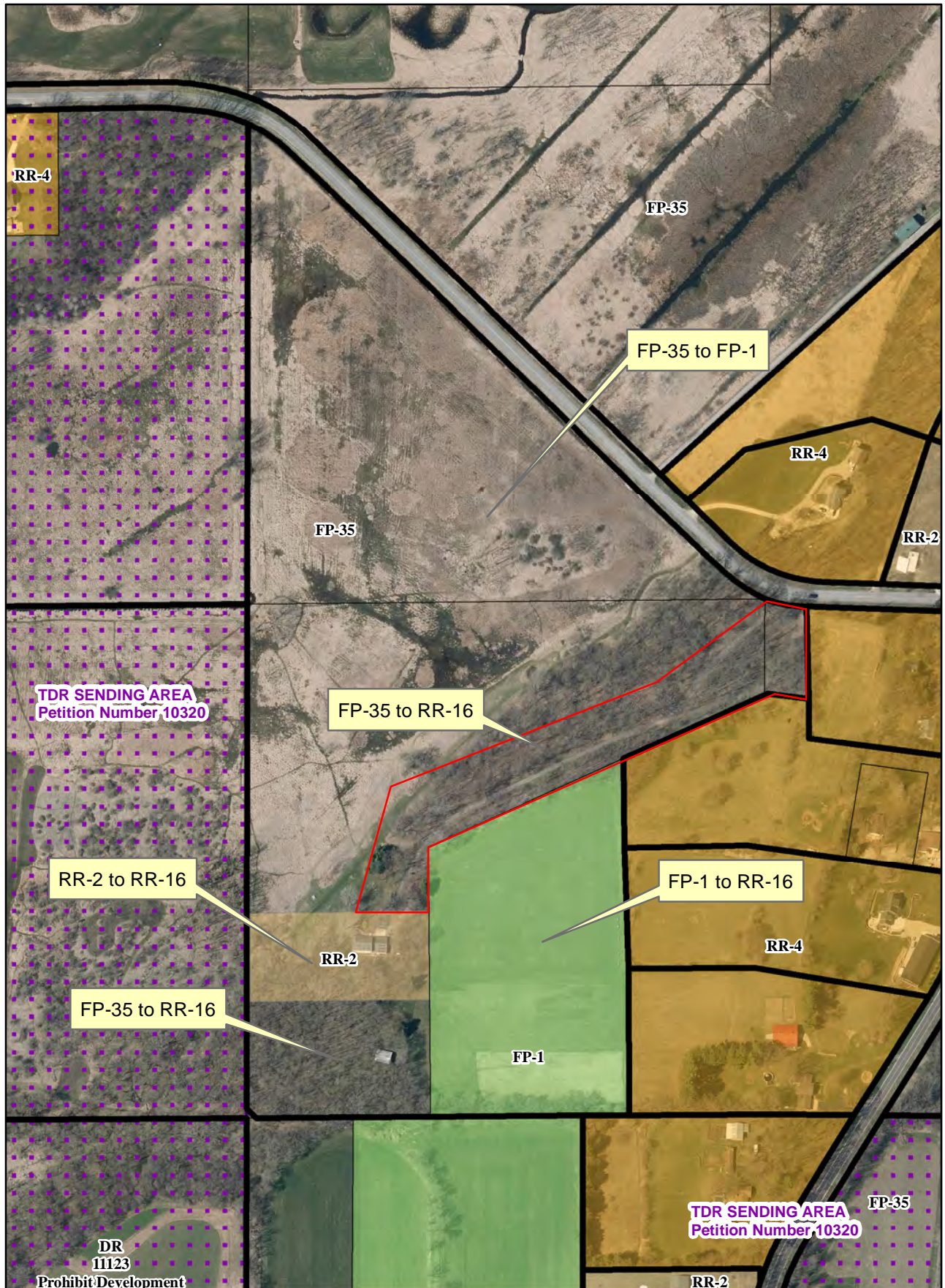
S 01°57'39" E 922.78'

S 89°34'29" W 335.15'

East $\frac{1}{4}$ Corner
Section 23, T7N, R11E

S 89°34'29" W 989.52'

South line-NE 1/4 Section 23



Rezoned from FP-35 to FP-1

A Parcel of land to be Rezoned located in the NE 1/4 of the NE 1/4 and the SE 1/4 of the Northeast 1/4 of Section 23, T7N, R11E, Town of Cottage Grove, more particularly described as follows;

Commencing at the Northeast Corner of Section 23, thence S 89°19'36" W, along the North line of the NE 1/4 of said Section 23, 1351.17 feet to the point of beginning of this description;
thence S 45°31'09" E, along the centerline of Ridge Road, 1881.26 feet;

thence S 53°10'22" W, 532.10 feet;
thence S 66°02'55" W, 598.08 feet;
thence S 19°34'11" W, 277.31 feet;
thence S 89°58'00" W, 275.63 feet;
thence N 00°02'00" W, along the west line of the East ½ of Section 23, 2141.33 feet to the point of beginning.

This description contains an area of 1,484,117 Square Feet or 34.07 Acres, excepting therefrom that portion of Ridge Road, 1,422,654 Square Feet or 32.66 Acres.

Rezoned from FP-35, FP-1 and RR-2 to RR-16

A Parcel of land to be Rezoned being portion of Lot 2, C.S.M. No. 3139 and other lands all lying in the SE 1/4 of the Northeast 1/4 of Section 23, and the SW 1/4 of the NW 1/4 of Section 24, T7N, R11E, Town of Cottage Grove, more particularly described as follows;

Commencing at the East 1/4 Corner of said Section 23, thence S 89°19'36" W, along the South line of the NE 1/4 of said Section 23, 1351.17 feet to the point of beginning of this description;

thence S 89°34'29" W, along said South line of the NE 1/4 of Section 23, 989.52 feet;
thence N 00°02'00" W, along the west line of the East ½ of Section 23, 525.35 feet;
thence N 89°58'00" E, 275.63 feet;
thence N 19°34'11" E, 277.31 feet;
thence N 66°02'55" E, 598.08 feet;
thence N 53°10'22" E, 532.10 feet;
thence S 89°18'51" E, along the Centerline of Ridge Road, 106.77 feet;
thence S 00°38'05" E, 254.75 feet;
thence N 82°52'02" W, 107.56 feet;
thence S 65°25'58" W, 424.03 feet;
thence S 01°57'39" E, 922.78 feet to the point of beginning.

This description contains an area of 857,236 Square Feet or 19.68 Acres, excepting therefrom that portion of Ridge Road Right-of-way, 853,179 Square Feet or 19.58 Acres