

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
04/09/2020	DCPREZ-2020-11541
Public Hearing Date	C.U.P. Number
05/26/2020	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME VINEY ACRES LLC	PHONE (with Area Code) (608) 628-4653	AGENT NAME CHRISTOPHER MILLER	PHONE (with Area Code) (608) 206-1106
BILLING ADDRESS (Number & Street) 2093 US HIGHWAY 12 & 18		ADDRESS (Number & Street) 3186 KINNEY RD	
(City, State, Zip) COTTAGE GROVE, WI 53527		(City, State, Zip) COTTAGE GROVE, WI 53527	
E-MAIL ADDRESS		E-MAIL ADDRESS CHRIS.MILLER.CONSTRUCTION@GMAIL.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	
3186 KINNEY RD		3186 KINNEY RD			
TOWNSHIP COTTAGE GROVE	SECTION 35	TOWNSHIP COTTAGE GROVE	SECTION 34	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0711-353-9004-0		0711-344-9890-0			

REASON FOR REZONE	CUP DESCRIPTION
SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
FP-35 (General Farmland Preservation) District	RR-2 (Rural Residential, 2 to 4 acres) District	1.98		
SFR-1 (Single Family Residential, 1 to 2 acres) District	RR-2 (Rural Residential, 2 to 4 acres) District	1.56		
FP-35 (General Farmland Preservation) District	FP-1 (Small Lot Farmland Preservation) District	33.84		

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 HJH3	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
03/03/2020	DCPREZ-2020-11541
Public Hearing Date	C.U.P. Number
05/12/2020	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME VINEY ACRES LLC	PHONE (with Area Code) (608) 628-4653	AGENT NAME CHRISTOPHER MILLER	PHONE (with Area Code) (608) 206-1106
BILLING ADDRESS (Number & Street) 2093 US HIGHWAY 12 & 18		ADDRESS (Number & Street) 3186 KINNEY RD	
(City, State, Zip) COTTAGE GROVE, WI 53527		(City, State, Zip) COTTAGE GROVE, WI 53527	
E-MAIL ADDRESS		E-MAIL ADDRESS CHRIS.MILLER.CONSTRUCTION@GMAIL.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	
3186 KINNEY RD		3186 KINNEY RD			
TOWNSHIP COTTAGE GROVE	SECTION 35	TOWNSHIP COTTAGE GROVE	SECTION 34	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0711-353-9004-0		0711-344-9890-0			

REASON FOR REZONE	CUP DESCRIPTION
SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS	
See Revised	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
FP-35 (General Farmland Preservation) District	RR-2 (Rural Residential, 2 to 4 acres) District	3.54		
FP-35 (General Farmland Preservation) District	FP-1 (Small Lot Farmland Preservation) District	33.84		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <i>cm</i>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>cm</i>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>cm</i>	INSPECTOR'S INITIALS HJH3	SIGNATURE:(Owner or Agent) 
				PRINT NAME: CHRIS MILLER
				DATE: 3-3-20



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 Area:	\$495
Commercial:	\$545

• 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: <u>VINEY ACRES</u>	Agent Name: <u>CHRISTOPHER G MILLER</u>
Mailing Address: <u>2093 US HWY 12+18 COTTAGE GROVE, WI 53527</u>	Mailing Address: <u>3186 KINNEY RD. COTTAGE GROVE, WI 53527</u>
Email Address:	Email Address: <u>Chris.miller.construction@gmail.com</u>
Phone#: <u>608-628-4653</u>	Phone#: <u>608-226-1156</u>

PROPERTY INFORMATION	
Township: <u>COTTAGE GROVE</u>	Parcel Number(s): <u>018/0711-353-9004-0</u> ² <u>018/0711-344-9890-0</u>
Section: <u>34 + 35</u>	Property Address or Location: <u>LOT 3 CSM 11505</u> <u>LOT 1 CSM 10263</u>

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>

TO REZONE 1.97 AC. FROM THE ADJACENT FP-35 TO ATTACH TO NEIGHBORING SFR-1 AND END UP AS RR-2, SIMILAR TO OTHER ADJACENT PROPERTY. MYSELF, APPLICANT (AGENT) USES THE LAND FOR WOOD CUTTING + TRAILS. CURRENT OWNER AGREED TO SELL IT TO ME LONG AGO AS IT IS 75% WETLAND OR HYDRIC SOILS ANYWAY, AND WE AGREED IT IS MORE BENEFICIAL FOR ME TO OWN, AND WOULD USE AND APPRECIATE IT MORE.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
<u>FP-35</u>	<u>FP-1</u>	<u>33.08</u>
<u>SFR-1</u>	<u>RR-2</u>	<u>3.54</u>

Applications will not be accepted until the applicant has met with department staff to review the application and 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 checked="" type="checkbox"/> Scaled drawing of proposed property boundaries	<input checked="" type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input checked="" type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer <u>J# 19311</u>
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I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I hereby give permission for staff of the Dane County Department of Planning and Development to enter my property for the purpose of collecting information to be used as part of the review of this application. I acknowledge that submittal of false or incorrect information may be grounds for denial of this application.

Owner/Agent Signature Christopher G Miller

Date 3-2-20

ZONING PETITION NO. _____

PRELIMINARY

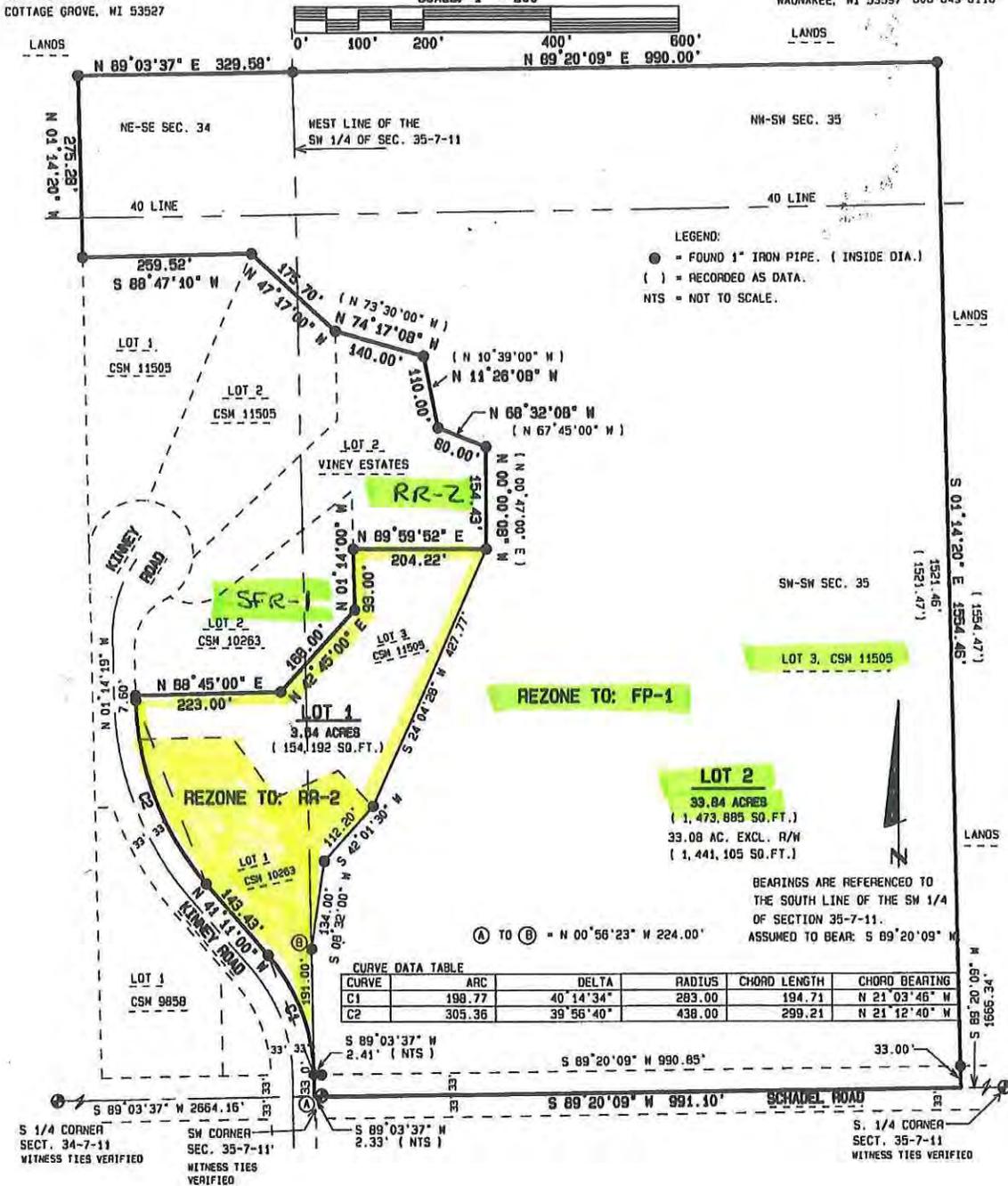
CERTIFIED SURVEY MAP

LOT 1, CERTIFIED SURVEY MAP NO. 10263 AND LOT 3, CERTIFIED SURVEY MAP NO. 11505, ALL LOCATED IN THE NE 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE SE 1/4 OF SECTION 34, AND IN THE NW 1/4 OF THE SW 1/4 AND SW 1/4 OF THE SW 1/4 OF SECTION 35, IN T7N, R11E, TOWN OF COTTAGE GROVE, DANE COUNTY, WISCONSIN.

SURVEYED FOR:
CHRIS MILLER
3186 KINNEY RD.
COTTAGE GROVE, WI 53527

SURVEYED BY:
KEVIN RADEL, ARROW LAND SURVEYING
109 KINGSTON WAY
MAUNAKEE, WI 53597 608-849-8116

SCALE: 1" = 200'



NOTE:

SEE PAGE 2 FOR ZONING DESCRIPTIONS.

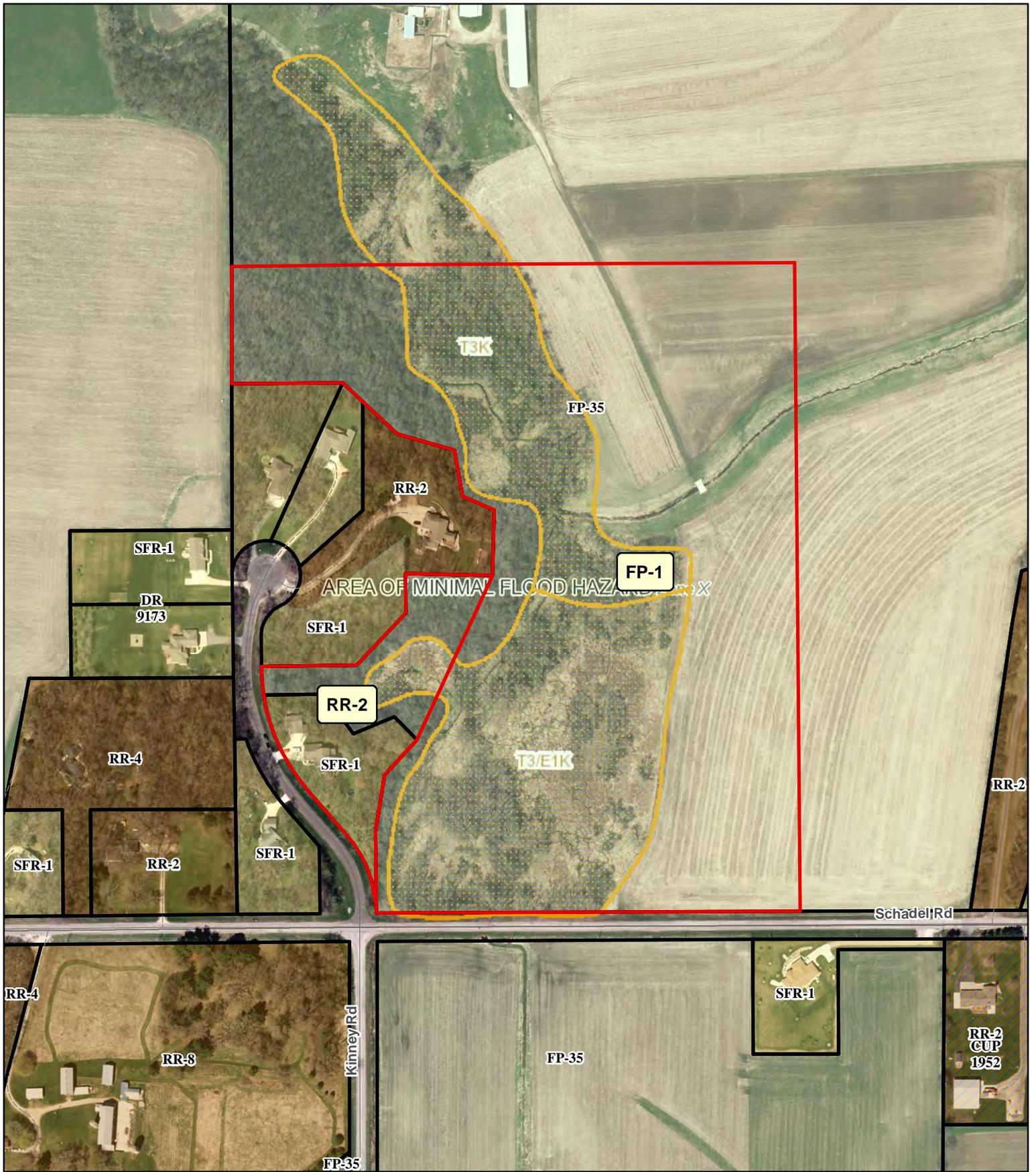
CERTIFIED SURVEY MAP NO. _____

VOLUME _____ PAGE _____

DOCUMENT NO. _____

● = CURRENT LOT

□ = PROPOSED ADD



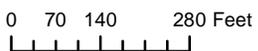
Significant Soils

- Class 1
- Class 2
- Wetland

Flood Hazard Zones

Zone Type

- 1% Annual Chance Flood Hazard
- 0.2% Annual Chance Flood Hazard



Petition 11541
VINEY ACRES LLC

(Lot 1) FP-35 and SFR-1 to RR-2

~~DESCRIPTION: (Lot 1) re-zone from FP-35 and RR-1 to RR-2~~

Lot 1, Certified Survey Map no. 10263 and part of lot 3, Certified Survey Map No. 11505, being located in the SE ¼ of the SE ¼ of Section 34 and in the SW ¼ of the SW ¼ of Section 35, all in T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin, being further described as follows:

Commencing at the SE corner of said Section 34; thence S89°03'37"W 2.33 feet; thence N00°56'23"W 33.00 feet to the point of beginning.

Thence 198.77 feet along the arc of a curve concaved southwesterly, having a radius of 283.00 feet and a long chord bearing N21°03'46"W 194.71 feet; thence N41°11'00"W 143.43 feet; thence 305.36 feet along the arc of a curve concaved northeasterly, having a radius of 438.00 feet and a long chord bearing N21°12'40"W 299.21 feet; thence N01°14'19"W 7.60 feet; thence N88°45'00"E 223.00 feet; thence N42°45'00"E 168.00 feet; N01°14'00"W 93.00 feet; thence N89°59'52"E 204.22 feet; thence S24°04'28"W 427.77 feet; thence S42°01'30"W 112.20 feet; thence S08°32'00"W 134.00 feet; thence S00°56'23"E 191.00 feet to the point of beginning.

Contains: 3.54 acres (154,192 sq.ft.)

Delayed effective date requested.

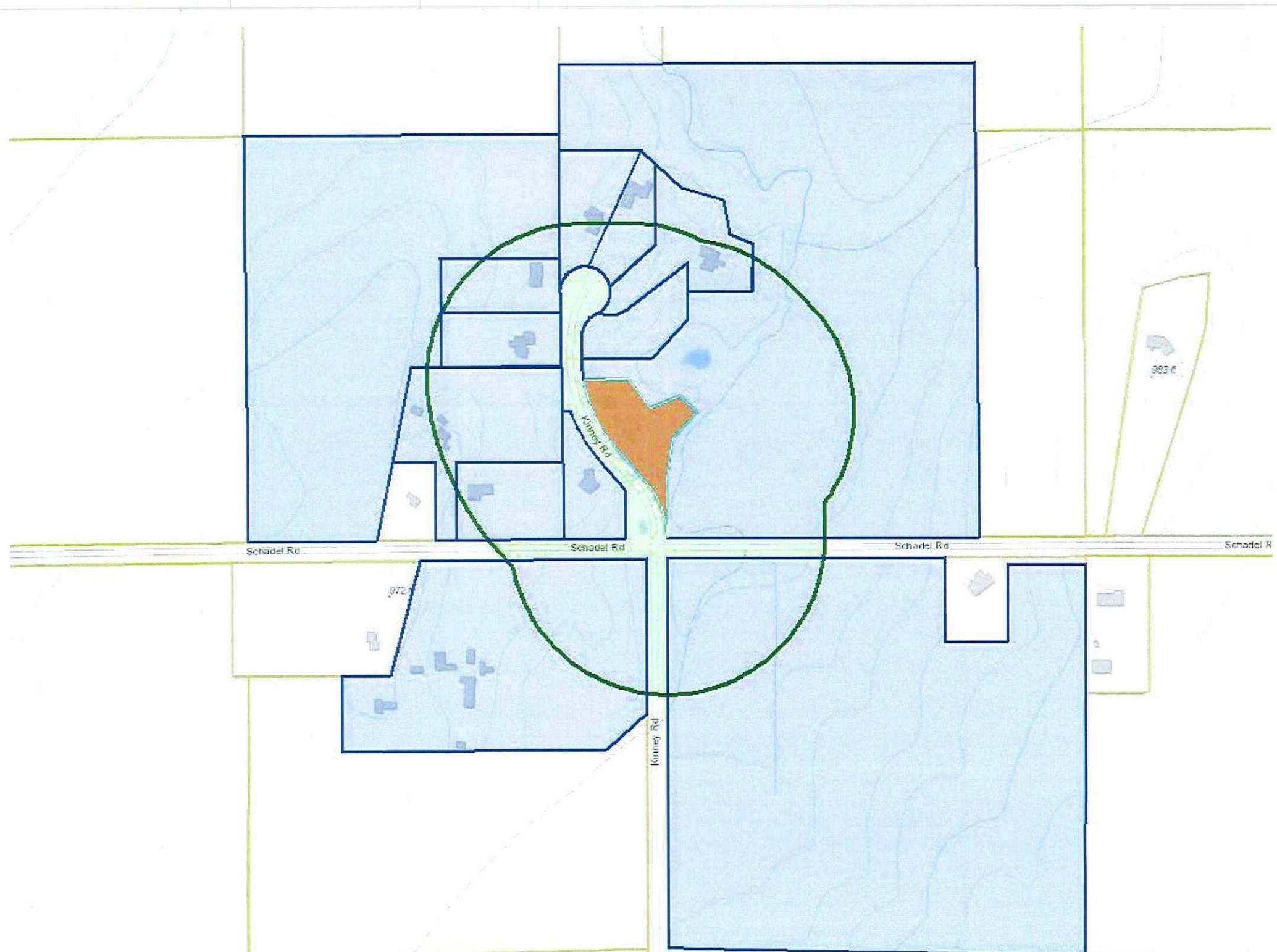
DESCRIPTION: (Lot 2) re-zone from FP-35 to FP-1

Part of Lot 3, Certified Survey Map No. 11505, being located in the SE ¼ of the SE ¼ and the NE ¼ of the SE ¼ of Section 34 and in the SW ¼ of the SW ¼ and the NW ¼ of the SW ¼ of Section 35, all in T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin, being further described as follows:

Beginning at the SW corner of said Section 35; thence S89°03'37"W 2.33 feet; thence N00°56'23"W 224.00 feet; thence N08°32'00"E 134.00 feet; thence N42°01'30"E 112.20 feet; thence N24°04'28"E 427.77 feet; thence N00°00'08"W 154.43 feet; thence N68°32'08"W 80.00 feet; thence N11°26'08"W 110.00 feet; thence N74°17'08"W 140.00 feet; thence N47°17'00"W 175.70 feet; thence S88°47'10"W 259.52 feet; thence N01°14'20"W 275.28 feet; thence N89°03'37"E 329.58 feet; thence N89°20'09"E 990.00 feet; thence S01°14'20"E 1554.46 feet; thence S89°20'09"W 991.10 feet to the point of beginning.

Contains: 33.84 acres total, 33.08 acres excluding right of way. (1,441,105 sq.ft.)

Delayed Effective Date Requested.



Current Owner
Current Owner
3186 KINNEY RD
COTTAGE GROVE, WI 53527

ADAM L JAKUBOWSKI
TERESA A JAKUBOWSKI
3208 KINNEY RD
COTTAGE GROVE, WI 53527

VINEY ACRES LLC
2093 US HIGHWAY 12 & 18
COTTAGE GROVE, WI 53527

SKAAR SCATTERED ACRES IN...
3178 DUNCAN RD
STOUGHTON, WI 53589

BRET A STUBBLEFIELD
STACEY J STUBBLEFIELD
2128 SCHADEL RD
COTTAGE GROVE, WI 53527

VINEY ACRES LLC
2093 US HIGHWAY 12 & 18
COTTAGE GROVE, WI 53527

JASON S VINEY
ALISON M VINEY
2040 SCHADEL RD
COTTAGE GROVE, WI 53527

RICHARD L VANDERHOEF
ANNA VANDERHOEF
2160 SCHADEL RD
COTTAGE GROVE, WI 53527

Current Owner
Current Owner
2041 SCHADEL RD
COTTAGE GROVE, WI 53527

ERIC S HALVERSON
BRENDA L HALVERSON
2045 SCHAEDL RD
COTTAGE GROVE, WI 53527

Current Owner
Current Owner
3204 KINNEY RD
COTTAGE GROVE, WI 53527

VINEY ACRES LLC
2093 US HIGHWAY 12 & 18
COTTAGE GROVE, WI 53527

DAVID LATHROP
JUDI LATHROP
3193 KINNEY RD
COTTAGE GROVE, WI 53527

CHARLES F PAYNE
SUSAN A PAYNE
2133 SCHADEL RD
COTTAGE GROVE, WI 53527

DEREK J DAGGETT
KIMBERLY K DAGGETT
3200 KINNEY RD
COTTAGE GROVE, WI 53527

VINEY ACRES LLC
2093 US HIGHWAY 12 & 18
COTTAGE GROVE, WI 53527

MARK F TOIJALA
KELLY R TOIJALA
3199 KINNEY RD
COTTAGE GROVE, WI 53527

SWALHEIM 2011 REV TR, DUAN...
436 CONNIE ST
COTTAGE GROVE, WI 53527

VINEY ACRES LLC
2093 US HIGHWAY 12 & 18
COTTAGE GROVE, WI 53527

DEREK J DAGGETT
KIMBERLY K DAGGETT
3200 KINNEY RD
COTTAGE GROVE, WI 53527

VINEY ACRES LLC
2093 US HIGHWAY 12 & 18
COTTAGE GROVE, WI 53527

RICHARD D KILGORE
LINDA G KILGORE
3181 KINNEY RD
COTTAGE GROVE, WI 53527

SKAAR SCATTERED ACRES IN...
3178 DUNCAN RD
STOUGHTON, WI 53589

Current Owner
Current Owner
3186 KINNEY RD
COTTAGE GROVE, WI 53527

SWALHEIM 2011 REV TR, DUAN...
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COTTAGE GROVE, WI 53527

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TERESA A JAKUBOWSKI
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COTTAGE GROVE, WI 53527

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STACEY J STUBBLEFIELD
2128 SCHADEL RD
COTTAGE GROVE, WI 53527

RICHARD D KILGORE
LINDA G KILGORE
3181 KINNEY RD
COTTAGE GROVE, WI 53527

RICHARD L VANDERHOEF
ANNA VANDERHOEF
2160 SCHADEL RD
COTTAGE GROVE, WI 53527

Current Owner
Current Owner
3204 KINNEY RD
COTTAGE GROVE, WI 53527

DAVID LATHROP
JUDI LATHROP
3193 KINNEY RD
COTTAGE GROVE, WI 53527

CHARLES F PAYNE
SUSAN A PAYNE
2133 SCHADEL RD
COTTAGE GROVE, WI 53527

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KIMBERLY K DAGGETT
3200 KINNEY RD
COTTAGE GROVE, WI 53527

MARK F TOIJALA
KELLY R TOIJALA
3199 KINNEY RD
COTTAGE GROVE, WI 53527

Parcel Number - 018/0711-344-9890-0**Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Summary		More +
Municipality Name	TOWN OF COTTAGE GROVE	
Parcel Description	LOT 1 CSM 10263 CS60/146&150-12/12/2001 ...	
Owner Names		
Primary Address	3186 KINNEY RD	
Billing Address	3186 KINNEY RD COTTAGE GROVE WI 53527	

Assessment Summary		More +
Assessment Year	2019	
Valuation Classification	G1	
Assessment Acres	1.560	
Land Value	\$119,200.00	
Improved Value	\$345,600.00	
Total Value	\$464,800.00	

[Show Valuation Breakout](#)[Show Assessment Contact Information ▼](#)