

Dane County Rezone Petition

Application Date	Petition Number
06/23/2021	DCPREZ-2021-11733
Public Hearing Date	
09/28/2021	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME MICHAEL MCEVILLY	PHONE (with Area Code) (920) 397-0558	AGENT NAME AARON KALEAS	PHONE (with Area Code) (608) 219-0190
BILLING ADDRESS (Number & Street) 100 ONTARIO CT		ADDRESS (Number & Street) 8792 SPRING VALLEY RD	
(City, State, Zip) GIBSON, PA 15044		(City, State, Zip) BLACK EARTH, WI 53515	
E-MAIL ADDRESS MCEVILLYMIKE@HOTMAIL.COM		E-MAIL ADDRESS ATFABRICATIONSLLC@GMAIL.COM	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE	ADDRESS OR LOCATION OF REZONE	ADDRESS OR LOCATION OF REZONE
EAST OF 3385 N STAR RD		
TOWNSHIP COTTAGE GROVE	SECTION 34	TOWNSHIP
		SECTION
PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED
0711-342-8730-0		

REASON FOR REZONE

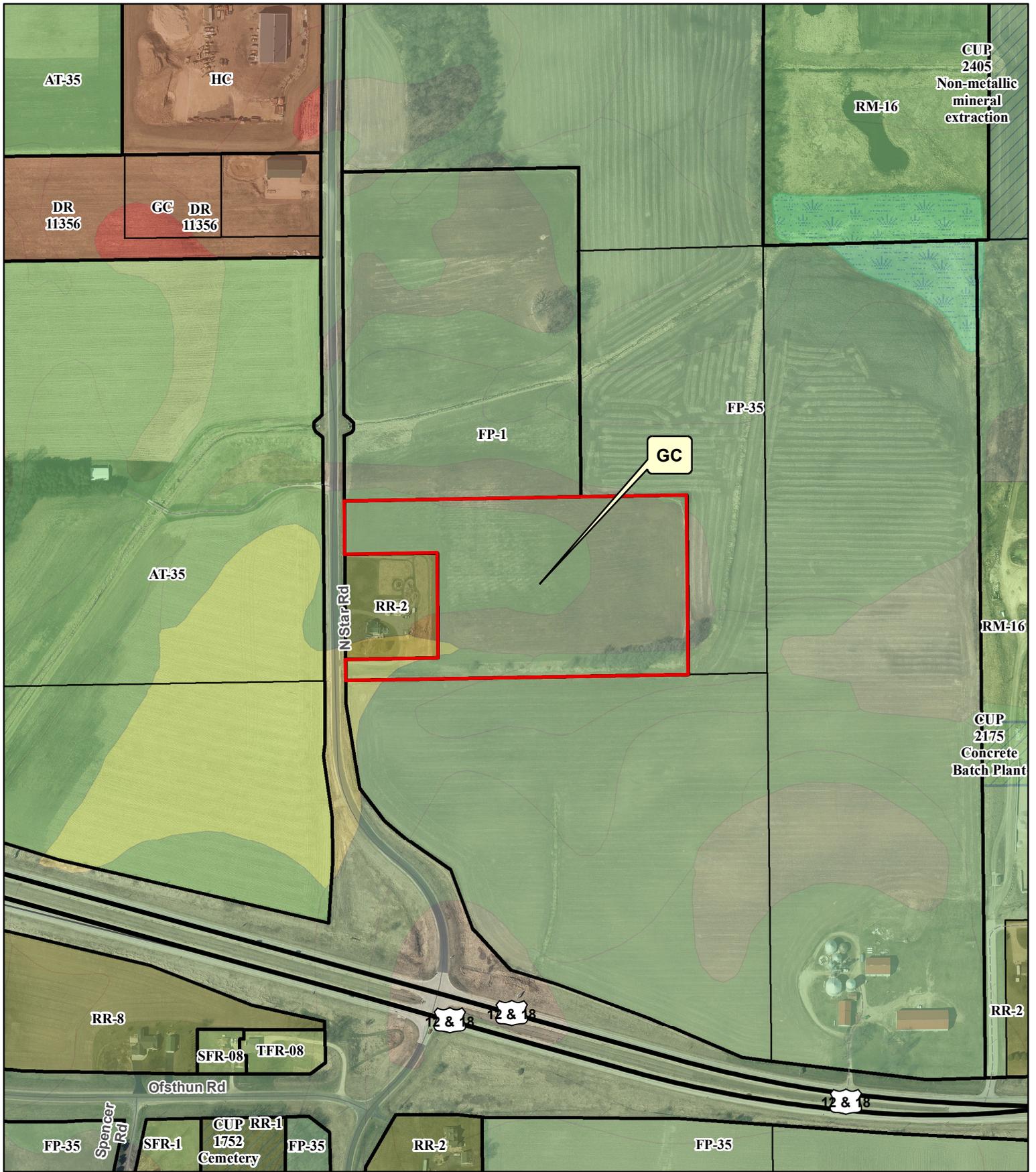
COMMERCIAL REZONE FOR BUILDING TRADE CONTRACTOR OPERATION CONDOS

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-1 Farmland Preservation District	GC General Commercial District	11.734

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

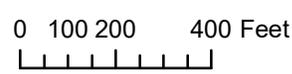
COMMENTS: THE NORTHWESTERN PORTION OF THE PROPERTY IS LOCATED WITHIN 300 FEET OF AN INTERMITTENT STREAM. GROUND DISTURBANCE AND IMPERVIOUS SURFACE AREA WILL BE SUBJECT TO SHORELAND EROSION CONTROL AND SHORELAND ZONING REGULATIONS.

DATE:



Legend

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



Petition 11733
MICHAEL MCEVILLY



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:	Michael McEvelly	Agent Name:	Aaron Kaleas
Address (Number & Street):	100 Ontario Ct	Address (Number & Street):	8792 Spring Valley Road
Address (City, State, Zip):	Gibson PA 15044	Address (City, State, Zip):	Black Earth, WI, 53515
Email Address:	mcevilymike@hotmail.com	Email Address:	atfabricationsllc@gmail.com
Phone#:	920-397-0558	Phone#:	608-219-0190

PROPERTY INFORMATION

Township:	T07NR11E	Parcel Number(s):	071134287300
Section:	34	Property Address or Location:	No parcel address available

REZONE DESCRIPTION

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.

Is this application being submitted to correct a violation?
 Yes No

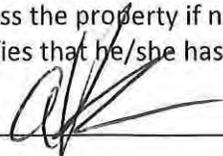
Please see attached summary.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-1 Farm Preservation	GC General Commercial	11.734

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 checked="" type="checkbox"/> Scaled drawing of proposed property boundaries	<input checked="" type="checkbox"/> Legal description of zoning boundaries	<input checked="" type="checkbox"/> Information for commercial development (if applicable)	<input checked="" type="checkbox"/> Pre-application consultation with town and department staff	<input checked="" type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer
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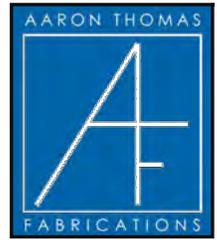
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary 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 6/14/21

REZONING OF 11.734 ACRE PARCEL ON NORTH STAR ROAD IN THE TOWN OF COTTAGE GROVE WI:

PREPARED BY: Aaron Kaleas, Registered Architect WI #12801-5
AARON THOMAS FABRICATIONS LLC
8792 Spring Valley Dr.
Black Earth WI 53515
atfabricationsllc@gmail.com
608-219-0190



ITEM NO.

- #1 EXISTING PROPERTY ZONING AND USE:
Lot 2, see attached legal description contained within CSM 15383, is currently zoned FP-1 Farm Preservation and is located on a dead end road north of highways 12 & 18, east of highway N in the Town of Cottage Grove. Lot 2 is an unimproved lot with no above-ground structures, access roads, utilities, or known wells. This 11.743 acre parcel is currently used for agriculture grain production.
- #2 EXISTING SURROUNDING PROPERTIES:
Immediately surrounding and across North Star Road from Lot 2 is Farm Preservation and Agricultural land currently being used for agricultural grain production. There is a rural residential parcel that Lot 2 wraps around from the east. To the south of the surrounding properties is Hwy 12 & 18. To the north of the surrounding properties, there are additional Farm Preservation, General Commercial, and Heavy Commercial properties. This portion of North Star Road is a dead end further to the north.
- #3 PROPOSED PROPERTY ZONING AND USE:
All of Lot 2 to be rezoned to GC General Commercial. This designation is fully inline with the Town's planned future land use map from December 2020. Development of the parcel would be split into two phases pending approval. Phase one would develop the northwestern 2.13 acres into four 2,250 square foot, two-tenant, building trade contractor operation condos. This type of use is classified as a permitted use per Ch.10 Zoning Section 10.272. Site improvements to include, asphalt paved access road, tenant parking, refuse area, and fire truck turn-around. Landscape screening to be provided on lot lines adjacent to existing residential property for phase one. Onsite storm water retention to be achieved using retention areas and/or bio-swales. Water and sanitation source and type is to be determined pending soil testing and further infrastructure development. Potential phase two development could result in an additional 19 units similar to phase one.



LOT 2 - PHASE 1 LOT COVERAGE	
TOTAL LOT SIZE:	92,663 SQ. FT.
BUILDING FOOTPRINT TOTAL:	9,000 SQ. FT. 9.71%
IMPERVIOUS PAVING TOTAL:	35,056 SQ. FT. 37.83%
PERVIOUS AREA TOTAL:	48,607 SQ. FT. 52.46%
LOT 2 - PHASE 2 LOT COVERAGE	
TOTAL LOT SIZE:	418,819 SQ. FT.
BUILDING FOOTPRINT TOTAL:	42,750 SQ. FT. 10.21%
IMPERVIOUS PAVING TOTAL:	148,429 SQ. FT. 35.44%
PERVIOUS AREA TOTAL:	227,640 SQ. FT. 54.35%
LOT 2 - TOTAL LOT COVERAGE	
TOTAL LOT SIZE:	511,146 SQ. FT.
BUILDING FOOTPRINT TOTAL:	51,750 SQ. FT. 10.12%
IMPERVIOUS PAVING TOTAL:	183,485 SQ. FT. 35.90%
PERVIOUS AREA TOTAL:	271,022 SQ. FT. 54.04%

A1 PROPOSED SITE PLAN - PHASE 1 & 2
 SCALE: 1" = 100' - 0" 6.14.21

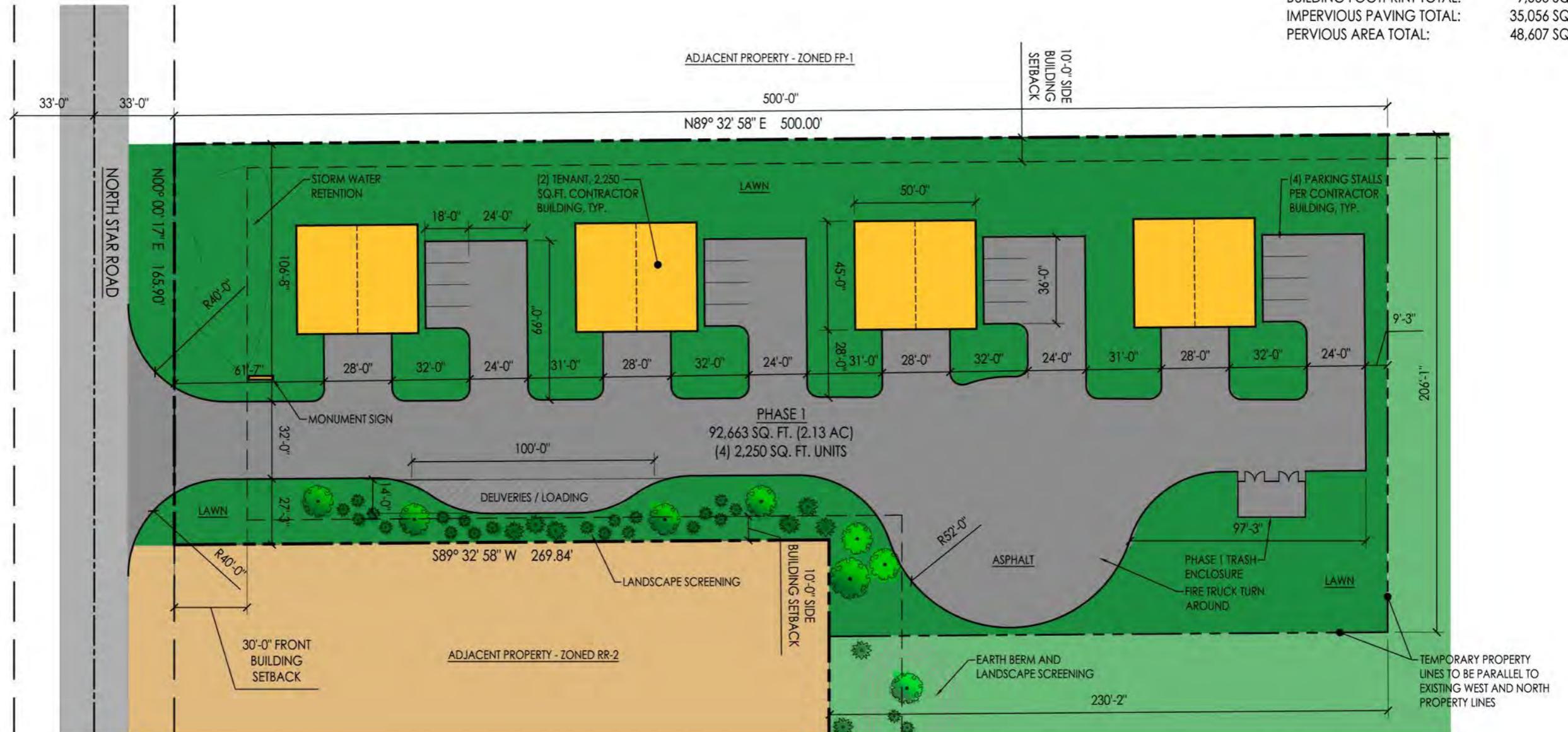


- NOTES:**
1. ALL SITE INFORMATION AND DIMENSIONS FROM DOCUMENT PREPARED BY LICENSED LAND SURVEYOR DATED MARCH 27th 2020.
 2. WELL AND SEPTIC LOCATION TO BE DETERMINED AFTER SOIL TESTING.



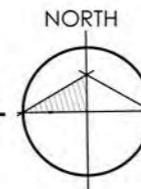
SITE LOCATION MAP

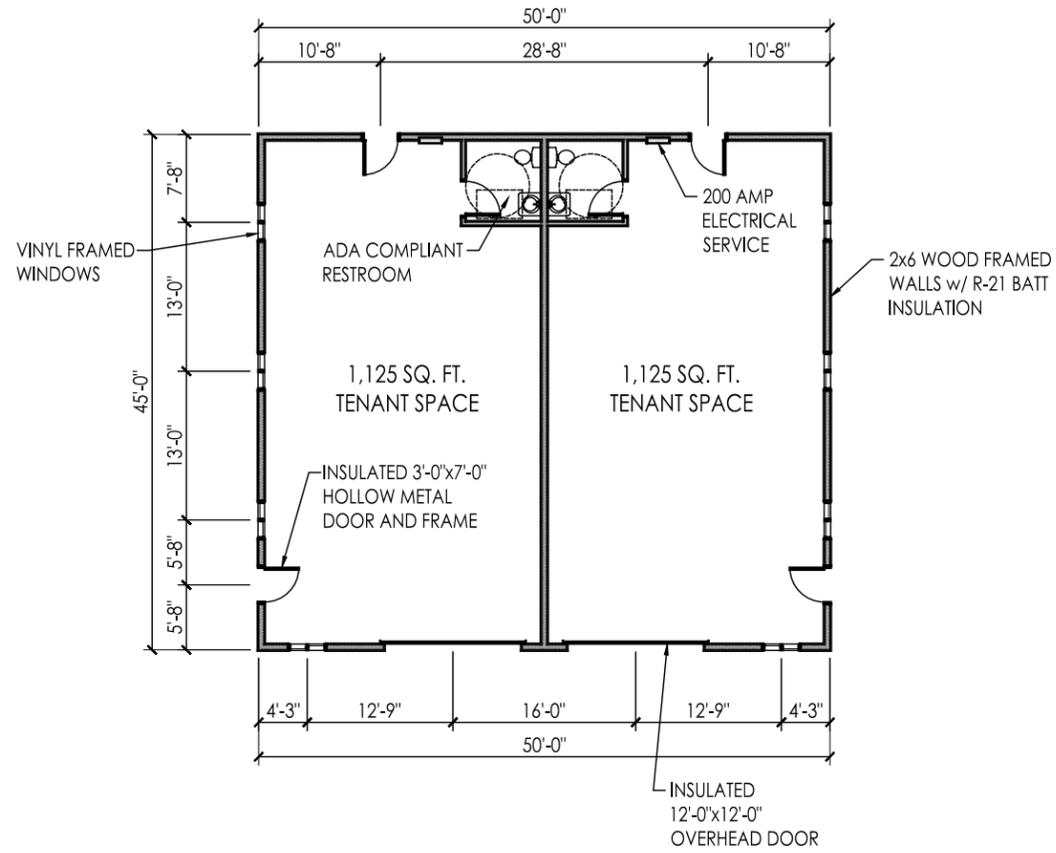
LOT 2 - PHASE 1 LOT COVERAGE
 TOTAL LOT SIZE: 92,663 SQ. FT.
 BUILDING FOOTPRINT TOTAL: 9,000 SQ. FT. 9.71%
 IMPERVIOUS PAVING TOTAL: 35,056 SQ. FT. 37.83%
 PERVIOUS AREA TOTAL: 48,607 SQ. FT. 52.46%



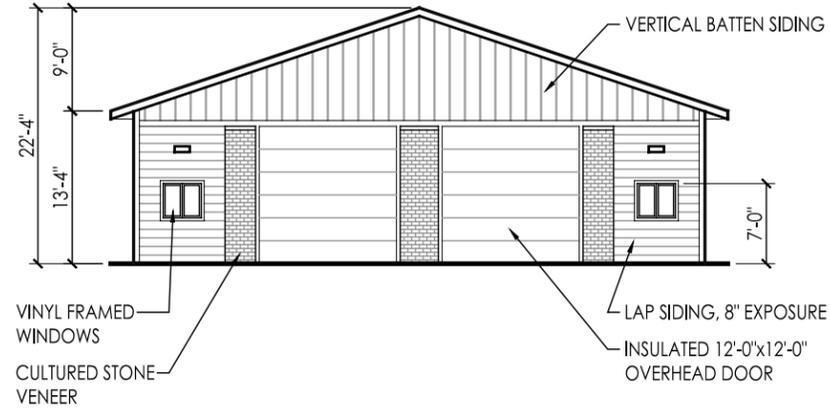
A2 PROPOSED SITE PLAN - PHASE 1
 SCALE: 1" = 50' - 0" 6.14.21

NOTES:
 1. ALL SITE LIGHTING TO BE BUILDING MOUNTED WITH FULL CUT-OFF.

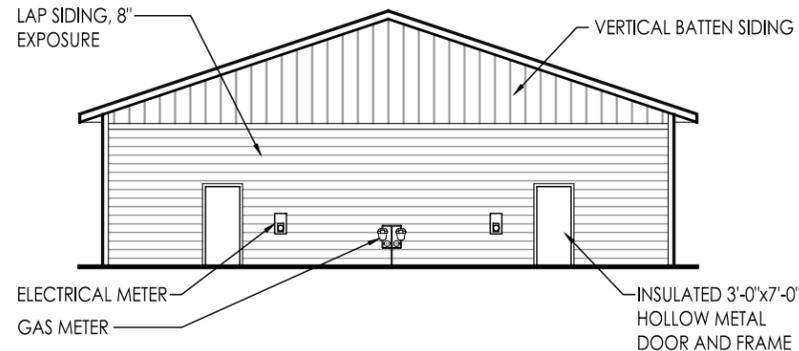




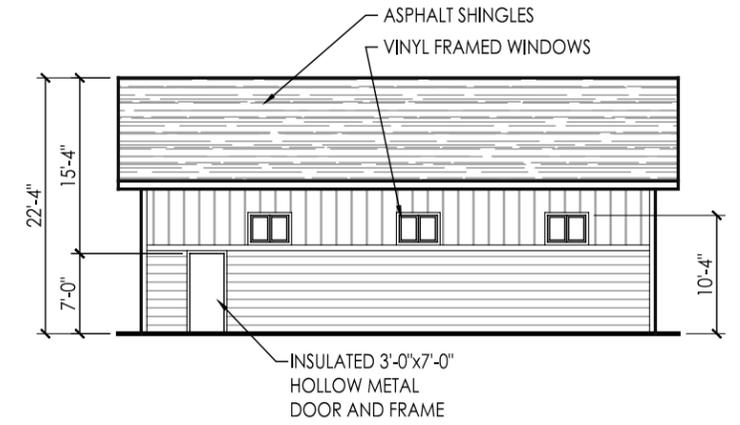
TYPICAL UNIT LAYOUT



TYPICAL FRONT ELEVATION



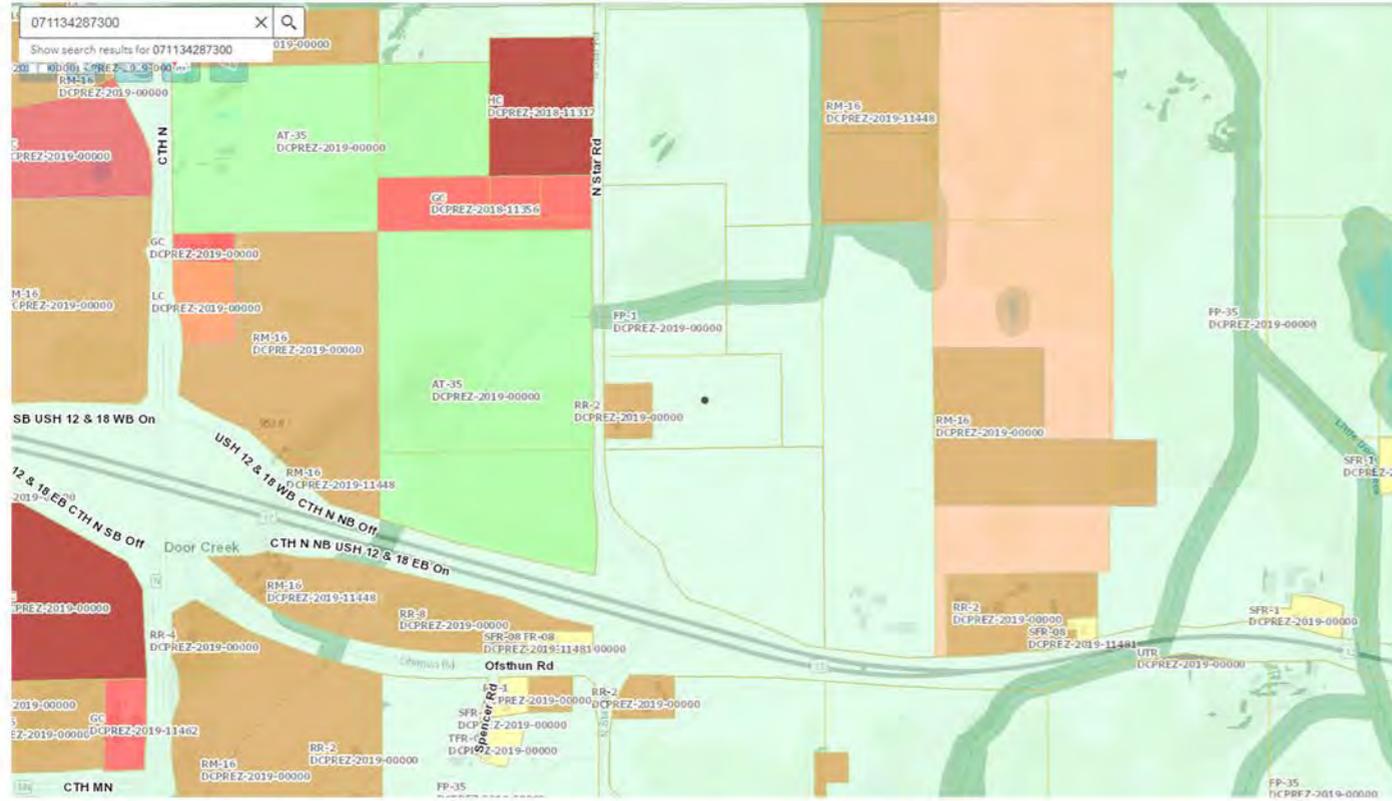
TYPICAL REAR ELEVATION



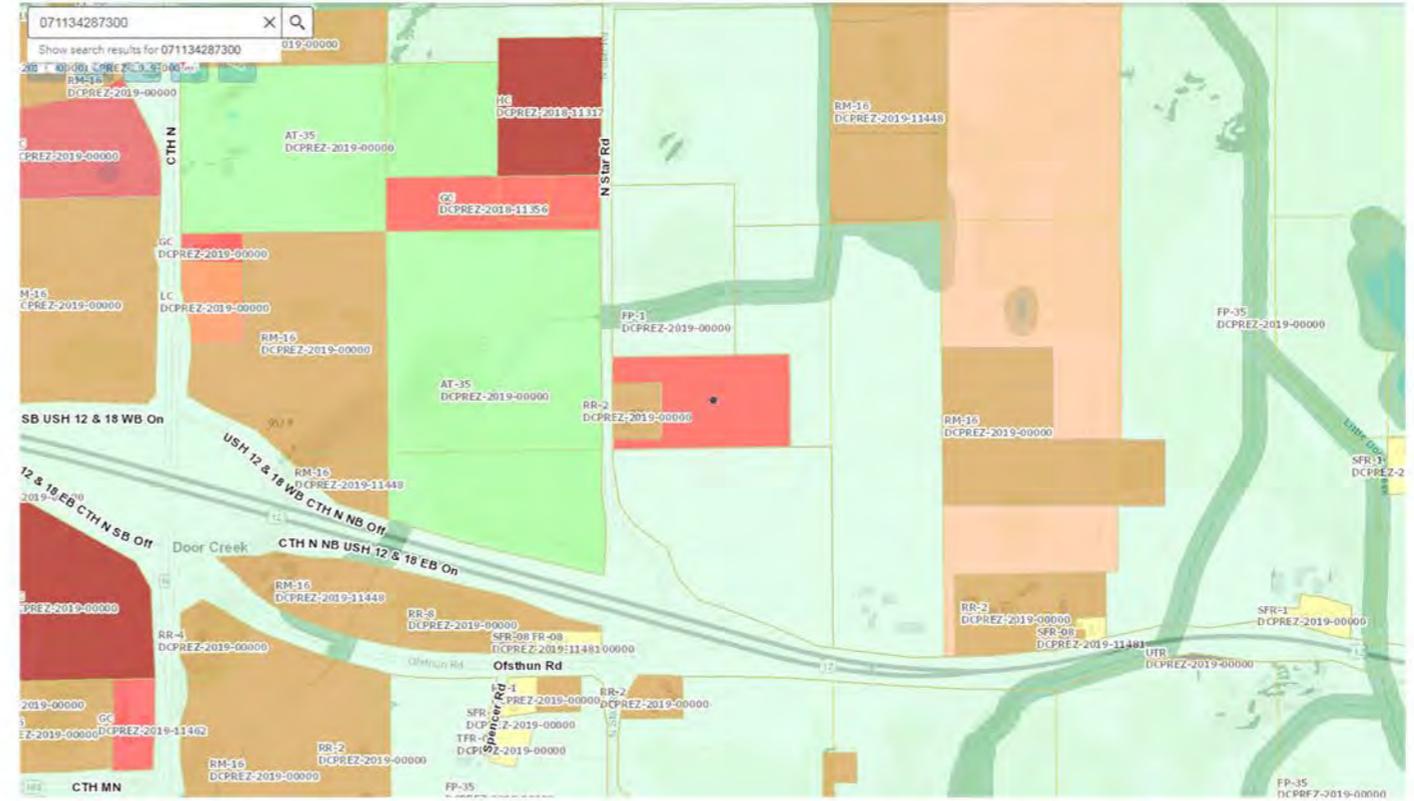
TYPICAL SIDE ELEVATION

A3 PRELIMINARY BUILDING LAYOUT AND ELEVATIONS

6.14.21



EXISTING ZONING MAP



PROPOSED ZONING MAP

ZONING MAP KEY	
FARMLAND PRESERVATION	
AGRICULTURAL TRANSITION	
GENERAL COMMERCIAL	
HEAVY COMMERCIAL	
RURAL RESIDENTIAL and RURAL MIXED USE	
ACTIVE MINERAL EXTRACTION SITE	
RESOURCE PROTECTION CORRIDORS	

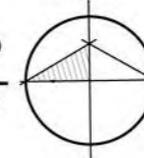
A4

EXISTING AND PROPOSED ZONING MAP

SCALE: N.T.S.

6.14.21

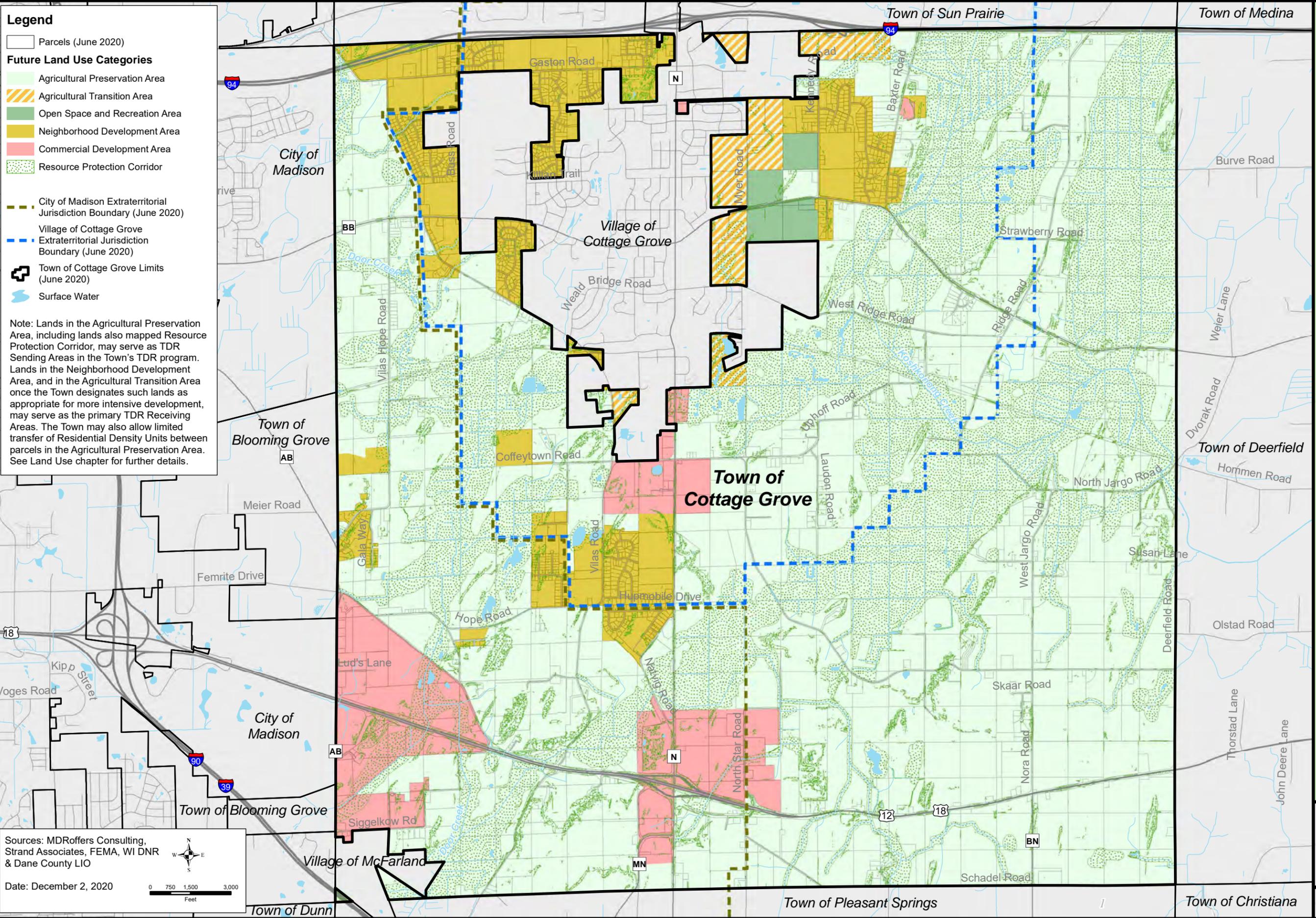
NORTH



Legend

-  Parcels (June 2020)
- Future Land Use Categories**
-  Agricultural Preservation Area
-  Agricultural Transition Area
-  Open Space and Recreation Area
-  Neighborhood Development Area
-  Commercial Development Area
-  Resource Protection Corridor
-  City of Madison Extraterritorial Jurisdiction Boundary (June 2020)
-  Village of Cottage Grove Extraterritorial Jurisdiction Boundary (June 2020)
-  Town of Cottage Grove Limits (June 2020)
-  Surface Water

Note: Lands in the Agricultural Preservation Area, including lands also mapped Resource Protection Corridor, may serve as TDR Sending Areas in the Town's TDR program. Lands in the Neighborhood Development Area, and in the Agricultural Transition Area once the Town designates such lands as appropriate for more intensive development, may serve as the primary TDR Receiving Areas. The Town may also allow limited transfer of Residential Density Units between parcels in the Agricultural Preservation Area. See Land Use chapter for further details.



Sources: MDRoffers Consulting, Strand Associates, FEMA, WI DNR & Dane County LIO

Date: December 2, 2020

0 750 1,500 3,000 Feet

FUTURE LAND USE

TOWN OF COTTAGE GROVE COMPREHENSIVE PLAN
DANE COUNTY, WISCONSIN

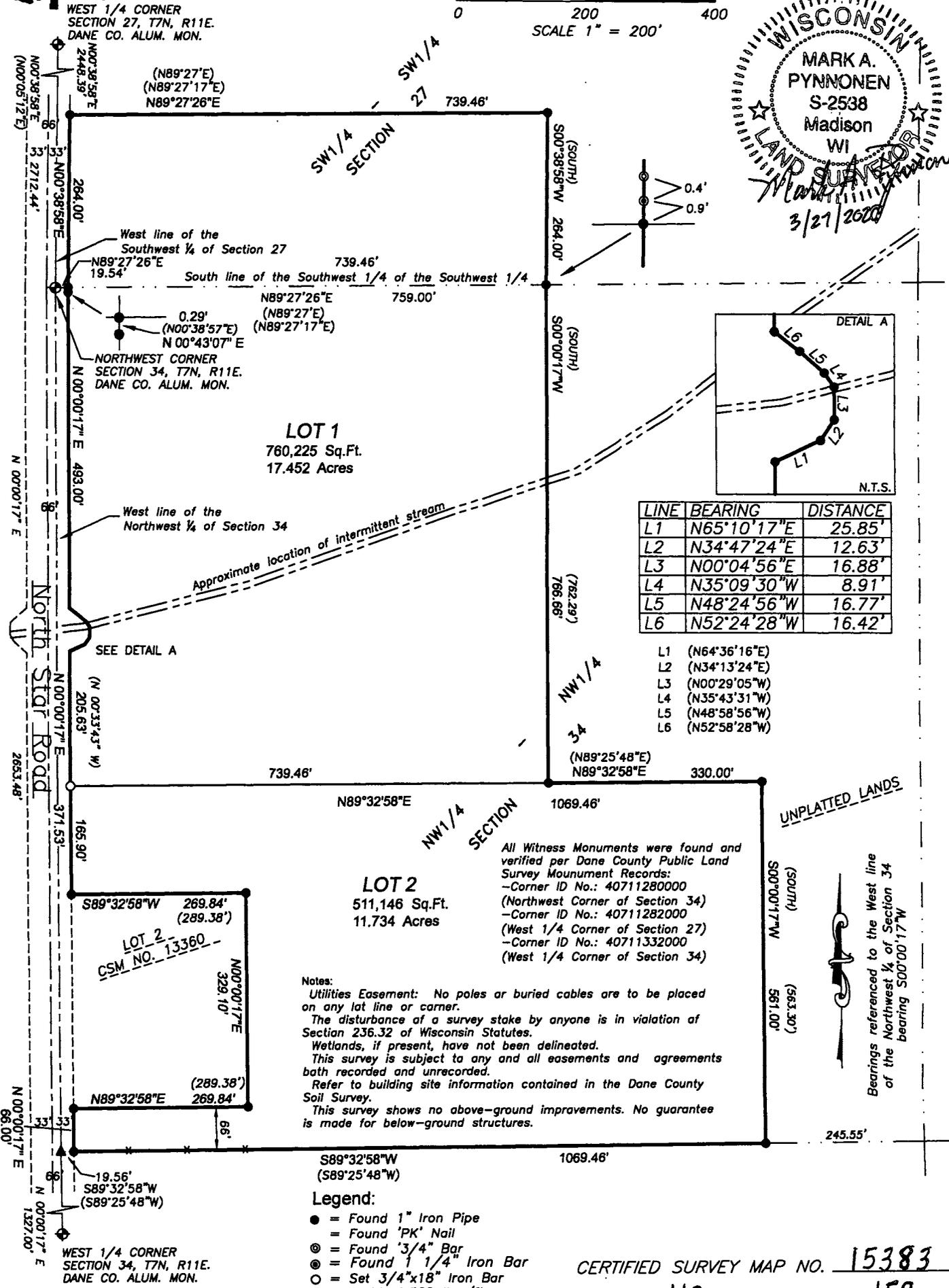
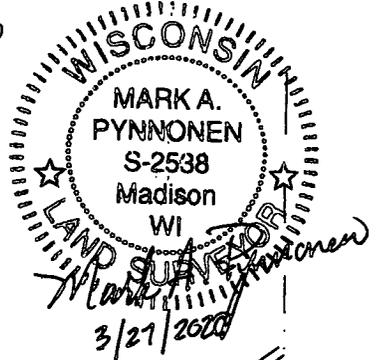
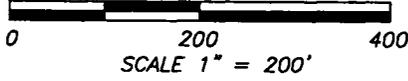




BIRRENKOTT SURVEYING, INC.
 P.O. Box 237
 1677 N. Bristol Street
 Sun Prairie, WI. 53590
 Phone (608) 837-7463
 Fax (608) 837-1081

CERTIFIED SURVEY MAP

Part of Lot 1 Certified Survey Map No. 13360, recorded in Volume 86 of Certified Survey Maps of Dane County on Pages 254-256, located in the Southwest 1/4 of the Southwest 1/4 of Section 27 and the Northwest 1/4 of the Northwest 1/4 of Section 34, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin.



LINE	BEARING	DISTANCE
L1	N64°36'16"E	
L2	N34°13'24"E	
L3	N00°29'05"W	
L4	N35°43'31"W	
L5	N48°58'56"W	
L6	N52°58'28"W	

Notes:
 All Witness Monuments were found and verified per Dane County Public Land Survey Moundment Records:
 -Corner ID No.: 40711280000 (Northwest Corner of Section 34)
 -Corner ID No.: 40711282000 (West 1/4 Corner of Section 27)
 -Corner ID No.: 40711332000 (West 1/4 Corner of Section 34)

Notes:
 Utilities Easement: No poles or buried cables are to be placed on any lot line or corner.
 The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.
 Wetlands, if present, have not been delineated.
 This survey is subject to any and all easements and agreements both recorded and unrecorded.
 Refer to building site information contained in the Dane County Soil Survey.
 This survey shows no above-ground improvements. No guarantee is made for below-ground structures.

- Legend:**
- = Found 1" Iron Pipe
 - = Found 'PK' Nail
 - ⊙ = Found 3/4" Bar
 - ⊗ = Found 1 1/4" Iron Bar
 - = Set 3/4"x18" Iron Bar wght. 1.502 lbs./ft.
- x — = Existing Wire Fence
 () = "Recorded as" Information

CERTIFIED SURVEY MAP NO. 15383
 VOLUME 110 PAGE 158
 DOCUMENT NO. 5576991



CERTIFIED SURVEY MAP

DATED: March 26, 2020

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, Mark A. Pynnonen, 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 the exterior boundaries of the land surveyed and the division of that land, in accordance with the information provided.

Mark A. Pynnonen 3/27/2020
Mark A. Pynnonen, Professional Land Surveyor No. S-2538

Description:

Part of Lot 1 Certified Survey Map No. 13360, recorded in Volume 86 of Certified Survey Maps of Dane County on Pages 254-256, located in the Southwest 1/4 of the Southwest 1/4 of Section 27 and the Northwest 1/4 of the Northwest 1/4 of Section 34, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin, described as follows: Commencing at the Northwest corner of Section 34, thence N89°27'26"E, 19.54 feet to the East right of way line of North Star Road and the point of beginning; thence N00°38'58"E, 264.00 feet along said right of way line; thence N89°27'26"E (recorded as N89°27'17"E, N89°27'E), 739.46 feet; thence S00°38'58"W (recorded as South), 264.00 feet; thence S00°00'17"W, 766.66 feet (recorded as South, 762.29 feet); thence N89°32'58"E (recorded as N89°25'48"E), 330.00 feet; thence S00°00'17"W, 561.00 feet (recorded as South, 563.30 feet); thence S89°32'58"W (recorded as S89°25'48"W), 1069.46 feet to said right of way line; thence N00°00'17"E, 66.00 feet; thence N89°32'58"E, 269.84 feet (recorded as 289.38 feet) along the South line of Lot 2, Certified Survey Map No. 13360; thence N00°00'17"E, 329.10 feet along the East line of said Lot 2; thence S89°32'58"W, 269.84 feet (recorded as 289.38 feet) along the North line of said Lot 2 to said right of way line; thence N00°00'17"E (recorded as N00°33'43"W), 371.53 feet along said right of way line; thence N65°10'17"E (recorded as N64°36'16"E), 25.85 feet along said right of way line; thence N34°47'24"E (recorded as N34°13'24"E), 12.63 feet along said right of way line; thence N00°04'56"E (recorded as N00°29'05"W), 16.88 feet along said right of way line; thence N35°09'30"W (recorded as N35°43'31"W), 8.91 feet along said right of way line; thence N48°24'56"W (recorded as N48°58'56"W), 16.77 feet along said right of way line; thence N52°24'28"W (recorded as N52°58'28"W), 16.42 feet along said right of way line; thence N00°00'17"E, 493.00 feet along said right of way line; thence N00°43'07"E (recorded as N00°38'57"E), 0.29 feet along said right of way line to the point of beginning; Containing 1,271,371 square feet or 29.186 acres.

Owners Certificate:

As owner, I, Larry G. Skaar hereby certify that I have caused the lands described on this Certified Survey Map to be surveyed, divided and mapped as represented on this Certified Survey Map. I also certify that this Certified Survey Map is required by S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

Larry G. Skaar
Larry G. Skaar

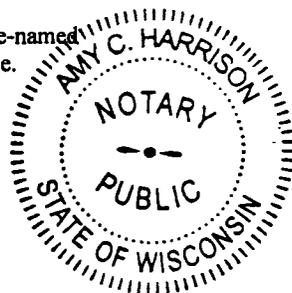
State of Wisconsin)

Dane County) ss Personally came before me this 27th day of March, 2020, the above-named Larry G. Skaar, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Amy C. Harrison
Notary Public, Dane County, Wisconsin.

8-28-2020
My Commission Expires

Amy C. Harrison
Printed name

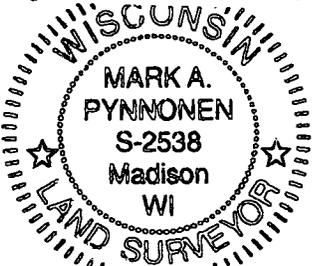


Town of Cottage Grove Approval Certificate

This Certified Survey Map is hereby acknowledged, accepted and approved for recording by the Town Board of the Town of Cottage Grove, Dane County, Wisconsin on March 2, 2020.

Kim Banigan
Kim Banigan, Clerk, Town of Cottage Grove

Dated 3/27/20



Approved for recording per Dane County Zoning and Land Regulation Committee

action of MARCH 30, 2020 by Daniel Everson
Daniel Everson, Authorized Agent
#10370

Surveyed For:
Larry G. Skaar
4374 Secretariat Court
Cottage Grove, WI 53527
(608)-692-5510

Register of Deeds Certificate:

Received for recording this 10th day of April, 2020

at 2:04 o'clock p m and recorded in Volume 110 of Certified Survey

Maps of Dane County on Pages 158-159. Kristi Chlebowski by B. Diehnoff, Deputy
Kristi Chlebowski, Register of Deeds

Document No. 5576991 Received 4-10-20 7:36 am

Certified Survey Map No. 15383, Volume 110, Page 159

Surveyed: _____
Drawn: BTS
Checked: DVB
Approved: DVB
Field book: _____
Tape/File: J:\2020\CARLSON
Sheet 2 of 2
Office Map No.: 200110

11733

FP-1 to CG

Lot 2 of Certified Survey Map No. 15383, located in part of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 34, Town 7 North, Range 11 East, Town of Cottage Grove, Dane County, Wisconsin.