

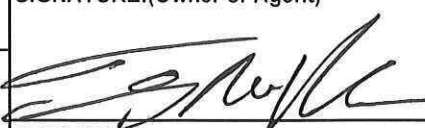
Dane County Rezone & Conditional Use Permit

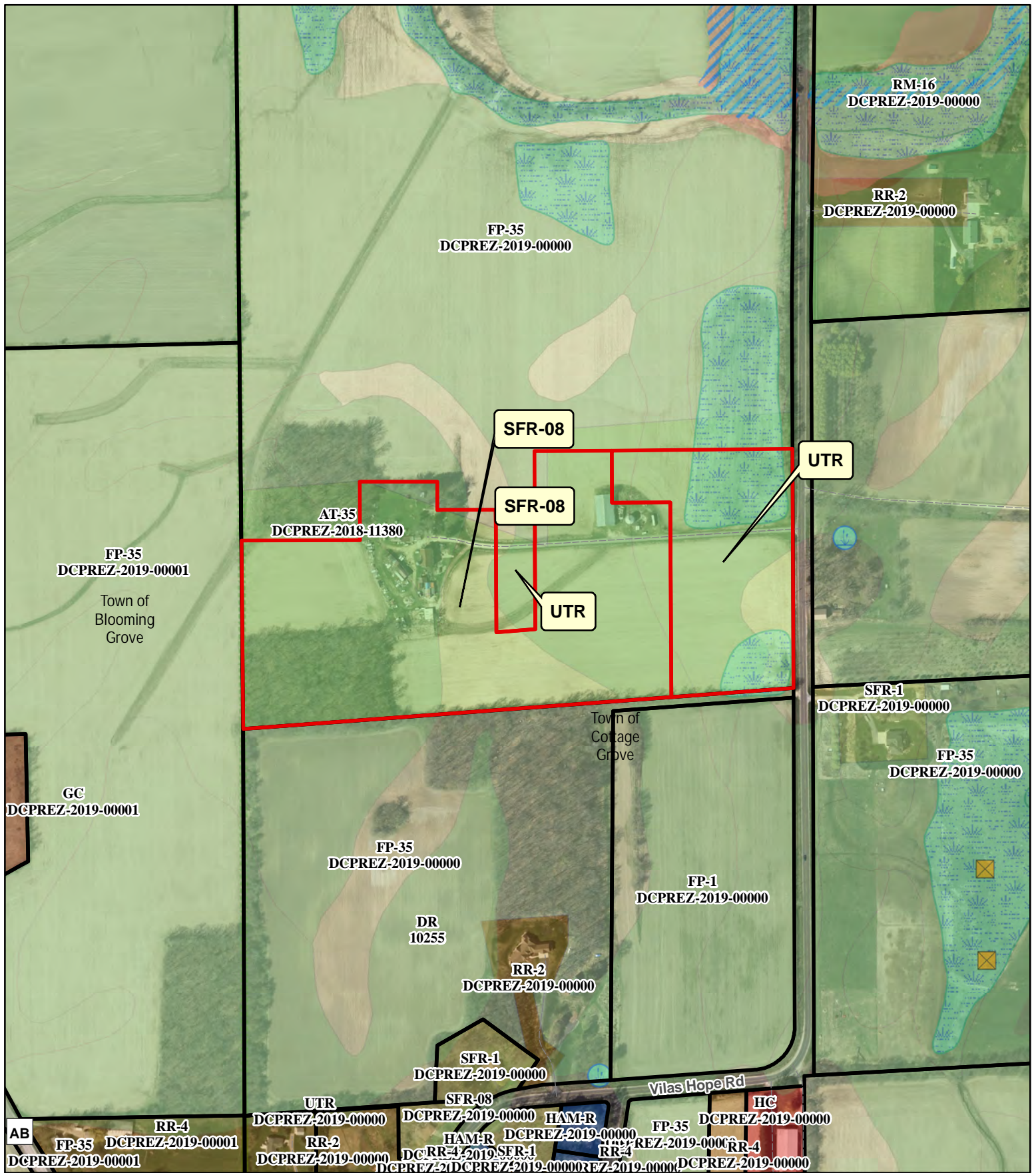
Application Date	Petition Number
10/11/2019	DCPREZ-2019-11500
Public Hearing Date	C.U.P. Number
12/17/2019	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME WINDSOR QUARRY LLC	PHONE (with Area Code) (608) 846-5172	AGENT NAME PAULSON & ASSOCIATES, LLC DANIEL A PAULSON	PHONE (with Area Code) (608) 846-2523
BILLING ADDRESS (Number & Street) 4607 OAK SPRINGS CIR		ADDRESS (Number & Street) 136 W HOLUM STREET	
(City, State, Zip) DEFOREST, WI 53532		(City, State, Zip) DEFOREST, WI 53532	
E-MAIL ADDRESS wmp@centurytel.net		E-MAIL ADDRESS Dan@paulsonllc.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	
3973 VILAS HOPE ROAD		3973 VILAS HOPE ROAD			
TOWNSHIP COTTAGE GROVE	SECTION 18	TOWNSHIP	SECTION 18	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0711-183-9500-0		0711-183-9000-5			





REASON FOR REZONE			CUP DESCRIPTION	
18 LOT 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	23.19		
AT-35 (Agriculture Transition) District	UTR (Utility, Transportation and ROW) District	10.72		

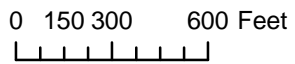
C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>P</u>	PLAT REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>P</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>P</u>	INSPECTOR'S INITIALS SSA1	SIGNATURE:(Owner or Agent)  PRINT NAME: Timothy W Paulson DATE: 10-11-19
--	---	---	---	---



Legend

Wetland > 2 Acres Significant Soils

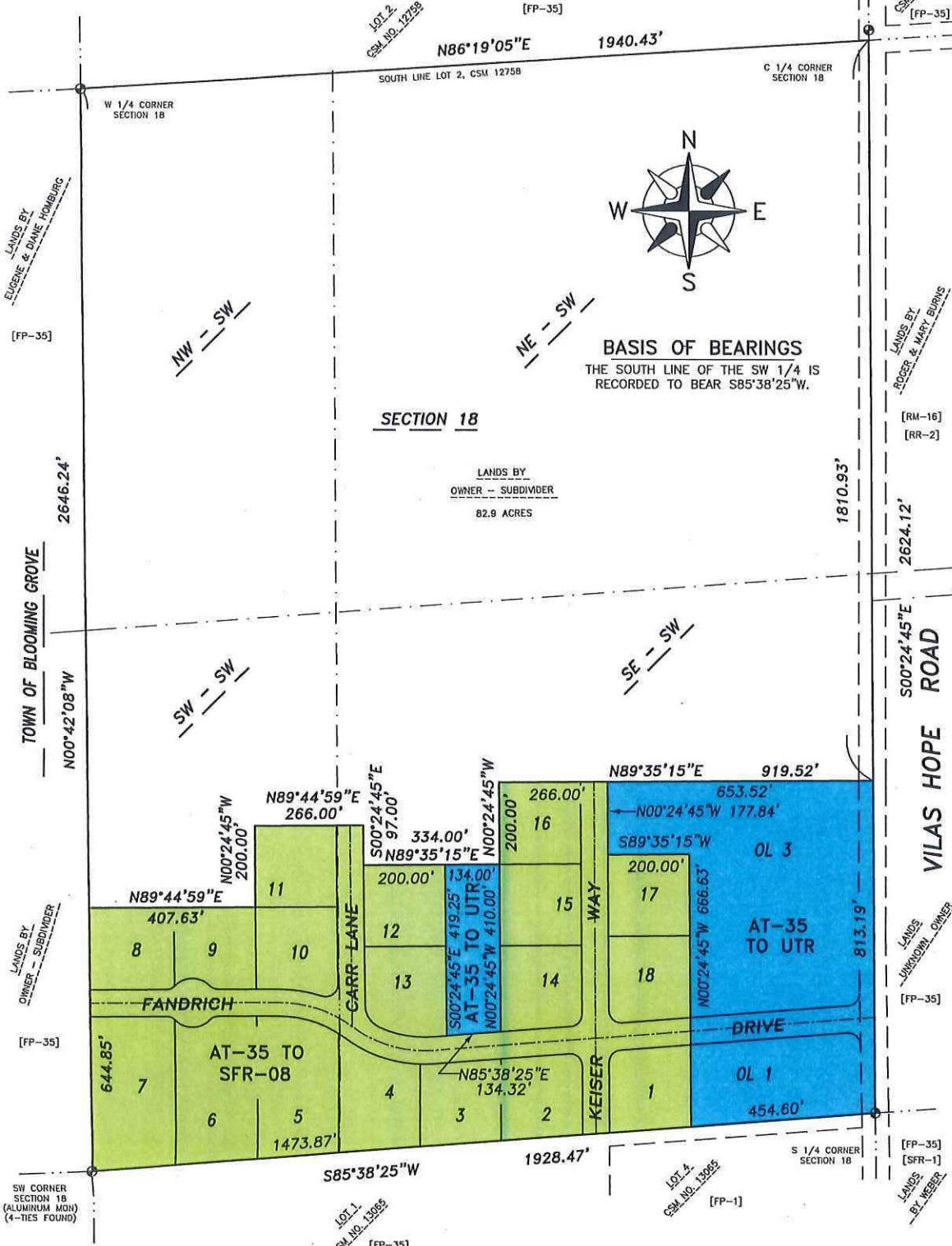
-  Wetland
-  Floodplain
-  Class 1
-  Class 2



**Petition 11500
WINDSOR QUARRY LLC**

ZONING CHANGE MAP

BEING THE NE 1/4 OF THE SW 1/4, THE NW 1/4 OF THE SW 1/4, THE SW 1/4 OF THE SW 1/4 AND THE SE 1/4 OF THE SW 1/4 SECTION 18, T7N, R11E, TOWN OF COTTAGE GROVE, DANE COUNTY, WISCONSIN
116.81 ACRES

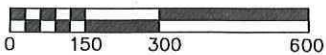


BASIS OF BEARINGS
THE SOUTH LINE OF THE SW 1/4 IS RECORDED TO BEAR S85°38'25\"W.

SECTION 18

LANDS BY
OWNER - SUBDIVIDER
82.9 ACRES

SCALE
1" = 300'



AREA / DENSITY
LANDS TO BE DEVELOPED: 33.9 ACRES
LANDS TO BE DEED RESTRICTED: 82.9 ACRES
TOTAL AREA : 116.8 ACRES



LAND SURVEYING
DEFOREST, WI
608-846-2523

OWNER
WINDSOR QUARRY, LLC
WILLIAM M. & SUSAN K. PAULSON
4607 OAK SPRINGS CIRCLE
DEFOREST, WI 53532

SURVEYOR
PAULSON & ASSOCIATES, LLC
DANIEL A. PAULSON
136 W. HOLUM STREET
DEFOREST, WI 53532



DANE COUNTY
PLANNING & DEVELOPMENT

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	Windsor Quarry LLC, William M. Paulson	Agent's Name	Paulson & Associates, LLC Daniel A. Paulson
Address	4607 Oak Springs Circle, DeForest, WI 53532	Address	136 W. Holum Street, DeForest WI 53532
Phone	(608) 846-5172	Phone	(608)846-2523
Email	WMP@CenturyTel.net SuePaulson@CenturyTel.net	Email	Dan@PaulsonLLC.net

Town: Cottage Grove Parcel numbers affected: 0711-183-9500-0, 0711-183-9000-5

Section: 01 Property address or location: 3973 Vilas Hope Road, Cottage Grove, WI 53527

Zoning District change: (To / From / # of acres) AT-35 to SFR-08 (23.19 ac), AT-35 to UTR (10.72 ac) and

Soil classifications of area (percentages) Class I soils: 75 % Class II soils: 25 % Other: 0 %

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:

For a future rural subdivision, 18 single family lots, total farm is 116.8 ac, construct early 2020.

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

Submitted By: Daniel A. Paulson

Date: 10-2-19

**Legal Description
for
Zoning Change**

Proposed ARBORETUM RIDGE

AT-35 to UTR

Located in part of the SW ¼ of the SW ¼ and the SE ¼ of the SW ¼ of Section 18, Town 7 North, Range 11 East, Town of Cottage Grove, Dane County, Wisconsin, described as follows:

BEGINNING at the South ¼ Corner of Section 18;
thence N00°24'45"W, 813.19 feet along the east line of the SW ¼ of Section 18;
thence S89°35'15"W, 653.52 feet;
thence S00°24'45"E, 177.84 feet;
thence N89°35'15"E, 200.00 feet;
thence S00°24'45"E, 666.65 feet;
thence N85°38'25"E, 454.60 feet along the south line of the SW ¼ of Section 18 to the **POINT OF BEGINNING**.

&

Commencing at the Southwest Corner of Section 18;
thence N00°42'08"W, 644.85 feet along the west line of the SW ¼ of Section 18;
thence N89°44'59"E, 407.63 feet;
thence N00°24'45"W, 200.00 feet;
thence N89°44'59"E, 266.00 feet;
thence S00°24'45"E, 97.00 feet;
thence N89°35'15"E, 200.00 feet to the **POINT OF BEGINNING**;
thence continuing N89°35'15"E, 134.00 feet;
thence S00°24'45"E, 410.00 feet;
thence S85°38'25"W, 134.32 feet;
thence N00°24'45"W, 419.25 feet to the **POINT OF BEGINNING**.

Containing 10.72 acres.

Subject to all recorded and unrecorded easements.

See **ZONING CHANGE MAP**:

This description prepared by:
Paulson & Associates, LLC
Daniel A. Paulson
Professional Land Surveyor

October 2, 2019

**Legal Description
for
Zoning Change**

Proposed ARBORETUM RIDGE

AT-35 to SFR-08

Located in part of the SW ¼ of the SW ¼ and the SE ¼ of the SW ¼ of Section 18, Town 7 North, Range 11 East, Town of Cottage Grove, Dane County, Wisconsin, described as follows:

BEGINNING at the Southwest Corner of Section 18;
thence N00°42'08"W, 644.85 feet along the west line of the SW ¼ of Section 18;
thence N89°44'59"E, 407.63 feet;
thence N00°24'45"W, 200.00 feet;
thence N89°44'59"E, 266.00 feet;
thence S00°24'45"E, 97.00 feet;
thence N89°35'15"E, 200.00 feet;
thence S00°24'45"E, 419.25 feet;
thence N85°38'35"E, 134.32 feet;
thence N00°24'45"W, 296.38 feet;
thence S70°24'45"E, 610.00 feet;
thence N89°35'15"E, 266.00 feet;
thence S00°24'45"E, 177.84 feet;
thence N89°35'15"E, 200.00 feet;
thence S00°24'45"E, 666.63 feet;
thence S85°38'25"W, 1483.87 feet along the south line of the SW ¼ of Section 18 to the **POINT
OF BEGINNING.**

Containing 23.19 acres.

Subject to all recorded and unrecorded easements.

See **ZONING CHANGE MAP:**

This description prepared by:
Paulson & Associates, LLC
Daniel A. Paulson
Professional Land Surveyor

October 2, 2019


Page 1 of 1

Parcel Number - 018/0711-183-9500-0

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 18 SE SW (Click link above to access images for Qtr-Qtr)	
Section	07N 11E 18 (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 18-7-11 SE1/4 SW1/4 & ALSO INCL VAC HOPPMAN DR IN DOC #4691746 This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	WINDSOR QUARRY LLC	
Primary Address	No parcel address available.	
Billing Address	4607 OAK SPRINGS CIR DEFOREST WI 53532	

Assessment Summary		More +
Assessment Year	2019	
Valuation Classification	G4 G5 G5M G7	
Assessment Acres	39.900	
Land Value	\$23,100.00	
Improved Value	\$12,900.00	
Total Value	\$36,000.00	

Show Valuation Breakout

Open Book

Open Book dates have passed for the year

Starts: ~~04/15/2019~~ 11:00 AM

Ends: ~~04/15/2019~~ 01:00 PM

[About Open Book](#)

Board Of Review

Board of Review dates have passed for the year

Starts: ~~04/30/2019~~ 07:00 PM

Ends: ~~04/30/2019~~ 09:00 PM

[About Board Of Review](#)

Show Assessment Contact Information ▼

Zoning Information

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

Zoning

AT-35 24.94 Acres DCPREZ-2018-11380

FP-35 DCPREZ-2019-00000

NOTICE: Some portion of this parcel either contains or is in close proximity to sensitive environmental features (i.e. shorelands, floodplains, or wetlands), and Dane County regulations may apply. Please contact the Dane County Zoning Division at (608) 266-4266 for additional permitting information.

Zoning District Fact Sheets

Parcel Maps



Surveyor Map

DCiMap

Tax Summary (2018)**More +**[E-Statement](#)[E-Bill](#)[E-Receipt](#)[Pay Taxes Online](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$23,200.00	\$12,900.00	\$36,100.00
Taxes:		\$726.33
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$89.94
Specials(+):		\$0.00
Amount:		\$636.39

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

Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	09/22/2008	4469133		

[Show More ▼](#)**DocLink**

DocLink is a feature that connects this property to recorded documents. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. [Click here for instructions.](#)

By Parcel Number: 0711-183-9500-0

PLEASE TURN OFF YOUR POP UP BLOCKER TO VIEW DOCLINK DOCUMENTS. If you're unsure how to do this, please contact your IT support staff for assistance. You will be unable to view any documents purchased if your pop up blocker is on.

VICTORY HMONG ALLIANCE C...
602 ACEWOOD BLVD
MADISON, WI 53714

ROGER M BRUNS
MARY T BRUNS
4040 VILAS HOPE RD
COTTAGE GROVE, WI 53527

WILLIAM H WEBER
LAURA A WEBER
3960 VILAS HOPE RD
COTTAGE GROVE, WI 53527

WINDSOR QUARRY LLC
4607 OAK SPRINGS CIR
DEFOREST, WI 53532

WINDSOR QUARRY LLC
4607 OAK SPRINGS CIR
DEFOREST, WI 53532

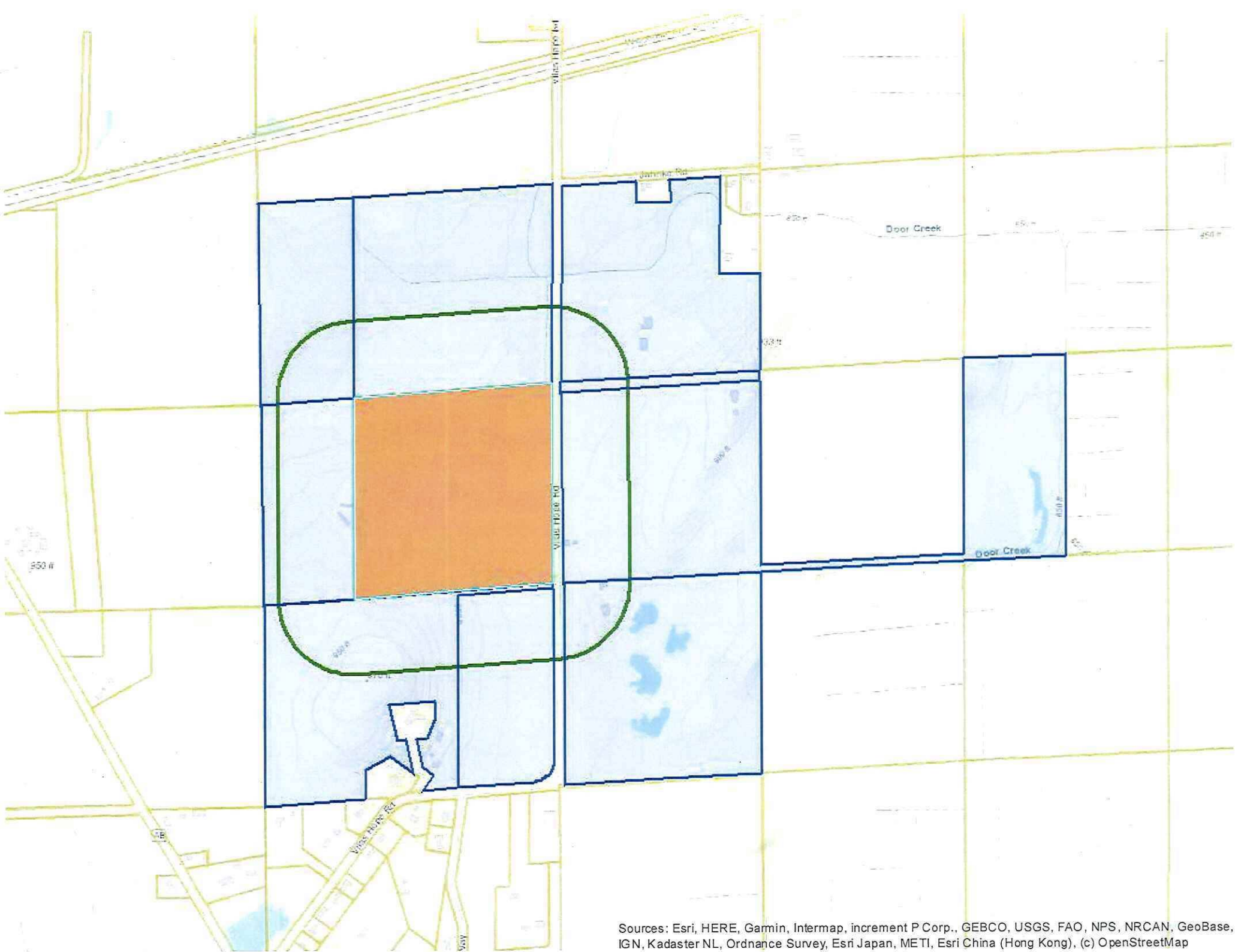
WINDSOR QUARRY LLC
4607 OAK SPRINGS CIR
DEFOREST, WI 53532

WINDSOR QUARRY LLC
4607 OAK SPRINGS CIR
DEFOREST, WI 53532

ROGER M BRUNS
MARY T BRUNS
4040 VILAS HOPE RD
COTTAGE GROVE, WI 53527

Current Owner
3990 VILAS HOPE RD
COTTAGE GROVE, WI 53527

Current Owner
Current Owner
3895 VILAS HOPE RD
COTTAGE GROVE, WI 53527



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap

PRELIMINARY PLAT

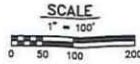
ARBORETUM RIDGE

LOCATED IN THE SW 1/4 OF THE SW 1/4 AND THE SE 1/4 OF THE SW 1/4 SECTION 18, T7N, R11E, TOWN OF COTTAGE GROVE, DANE COUNTY, WISCONSIN 6-18-19



SOIL TYPES
(PER DCI MAPPING)

- Co COLEWOOD SILT LOAM
- DnB DODGE SILT LOAM
- DsC2 DRESDEN SILT LOAM
- MdC2 McHENRY SILT LOAM
- ScB ST CHARLES SILT LOAM
- TrB TROXEL SILT LOAM
- VwA VIROL SILT LOAM



LEGEND

- EXISTING BUILDINGS
- OVERHEAD ELECTRIC LINE
- UNDERGROUND TELEPHONE
- +/- SOIL TYPES (PER DCI MAPPING)
- 2' CONTOUR LINE
- WETLANDS BOUNDARY
- WOODED AREAS
- SOIL BORING
- ZONING DISTRICT



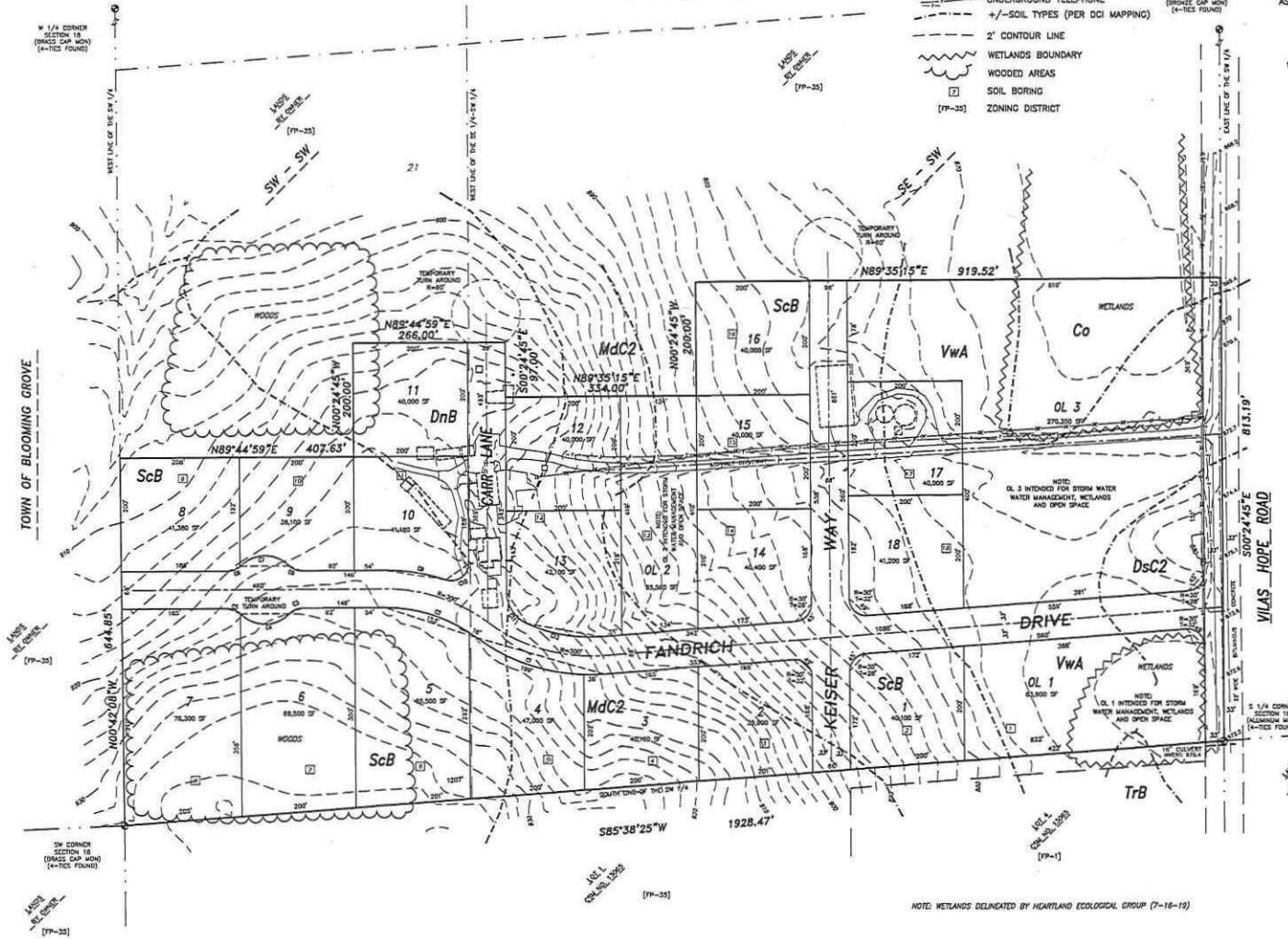
BASIS OF BEARINGS
THE SOUTH LINE OF THE SW 1/4 IS ASSUMED TO BEAR S85°38'23"W.

OWNER - SUBDIVIDER
WINDSOR QUARRIES, LLC
WILLIAM M. & SUSAN K. PAULSON
4807 OAK SPRINGS CIRCLE
DEFOREST, WI 53532
(608) 846-5172
WMP@CenturyTel.net

SURVEYOR
PAULSON & ASSOCIATES, LLC
DANIEL A. PAULSON
136 W. HOLLUM STREET
DEFOREST, WI 53532
(608) 846-2523
Dan@PaulsonLLC.net

DRAINFIELD TYPES
PER JEFF HAMMES
SOIL SCIENTIST

LOT	TYPE
LOT 1	BELOW GRADE
LOT 2	BELOW GRADE
LOT 3	BELOW GRADE
LOT 4	BELOW GRADE
LOT 5	BELOW GRADE
LOT 6	BELOW GRADE
LOT 7	BELOW GRADE
LOT 8	MOUND
LOT 9	BELOW GRADE
LOT 10	BELOW GRADE
LOT 11	
LOT 12	
LOT 13	BELOW GRADE
LOT 14	MOUND
LOT 15	MOUND
LOT 16	MOUND
LOT 17	MOUND
LOT 18	MOUND



NOTE: WETLANDS DELINEATED BY HEARTLAND ECOLOGICAL GROUP (7-16-19)

PRELIMINARY PLAT

ARBORETUM RIDGE

LOCATED IN THE SW 1/4 OF THE SW 1/4 AND THE SE 1/4 OF THE SW 1/4
SECTION 18, T7N, R11E, TOWN OF COTTAGE GROVE, DANE COUNTY, WISCONSIN
116.81 ACRES
6-18-19

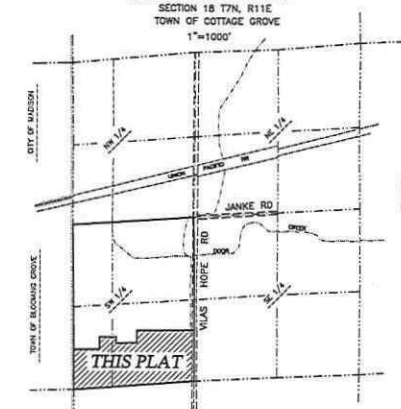


SURVEYOR
PAULSON & ASSOCIATES, LLC
DANIEL A. PAULSON
135 W. HOLM STREET
DEFOREST, WI 53532
(608) 846-2523
Dan@PaulsonLLC.net

OWNER - SUBDIVIDER
WINDSOR QUARRIES, LLC
WILLIAM M. & SUSAN K. PAULSON
4507 OAK SPRINGS CIRCLE
DEFOREST, WI 53532
(608) 846-5172
WMPCenturyTel.net

CURVE DATA TABLE						
CURVE NO.	LOT NO.	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	TANGENT BEARING
C1	46°48'02"	333.00'	N72°30'34"W	232.15'	237.13'	S03°33'43"W
C2	35°41'28"	787.00'	N07°34'17"W	168.88'	730.36'	S84°10'36"E
C3	45°24'23"	30.00'	S85°27'47"W	23.24'	23.88'	S84°40'50"W
C4	91°08'46"	60.00'	S89°44'59"W	85.70'	85.45'	S84°40'50"W
C5	45°24'23"	30.00'	N85°27'50"W	23.24'	23.88'	S84°40'50"W
C6	45°24'23"	30.00'	S85°27'47"W	23.24'	23.88'	S84°40'50"E
C7	91°08'46"	60.00'	S89°44'59"W	85.70'	85.45'	S84°40'50"E
C8	45°24'23"	30.00'	N85°27'50"W	23.24'	23.88'	S84°40'50"E
C9	168°49'57"	133.00'	S89°24'13"E	108.10'	108.56'	S71°34'04"E
C10	168°50'41"	30.00'	N54°00'35"E	48.80'	56.89'	S71°34'04"E
C11	69°15'56"	60.00'	S33°02'43"E	64.71'	68.35'	S50°40'47"E
C12	26°40'54"	267.00'	S89°01'08"E	132.77'	133.68'	S50°40'47"E

GENERAL LOCATION SKETCH
SECTION 18 T7N, R11E
TOWN OF COTTAGE GROVE



SURVEYOR'S CERTIFICATE

I, Daniel A. Paulson, Professional Land Surveyor, do hereby certify, that by direction of William M. Paulson, Managing Member of Windsor Quarries, LLC, I have surveyed, divided, monumented and mapped Heppner Acres locate in the Southwest 1/4 of the Southwest 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 18, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin, described as follows:

BEGINNING at the Southwest Corner of Section 18;
thence N00°42'08"W, 644.85 feet along the west line of the SW 1/4 of Section 18;
thence N89°44'59"E, 407.63 feet;
thence N00°24'45"W, 200.00 feet;
thence N89°44'59"E, 266.00 feet;
thence S00°24'45"E, 97.00 feet;
thence N89°35'15"E, 334.00 feet;
thence N00°24'45"W, 200.00 feet;
thence N89°35'15"E, 919.52 feet to the east line of the SW 1/4 of Section 18;
thence S00°24'45"E, 813.19 feet along the east line of the SW 1/4 of Section 18 to the South 1/4 of said Section 18;
thence S85°38'25"W, 1928.47 feet along the south line of the SW 1/4 of Section 18 to the POINT OF BEGINNING.
Containing 1,477,150 SF (33.91 Acres) more or less.
Subject to all easements of record.

I do further certify that this plat is a correct representation of the exterior boundaries of land surveyed and the subdivision of it, and that I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Town of Cottage Grove Subdivision Ordinance in surveying, dividing and mapping the same.

DANIEL A. PAULSON
Professional Land Surveyor No. S-1699
Dated this _____ day of _____, 2019.

