

Dane County Rezone Petition

Application Date	Petition Number
05/30/2023	DCPREZ-2023-11966
Public Hearing Date	
08/22/2023	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME NATHANIEL AND MARTHA SNYDER	PHONE (with Area Code) (608) 807-9777	AGENT NAME SNYDER EXCAVATING	PHONE (with Area Code) (608) 839-0392
BILLING ADDRESS (Number & Street) 6603 E BUCKEYE RD		ADDRESS (Number & Street) 6603 E BUCKEYE ROAD	
(City, State, Zip) MADISON, WI 53718		(City, State, Zip) Madison, WI 53718	
E-MAIL ADDRESS nate@snyderxp.com		E-MAIL ADDRESS sandy@snyderxp.com	

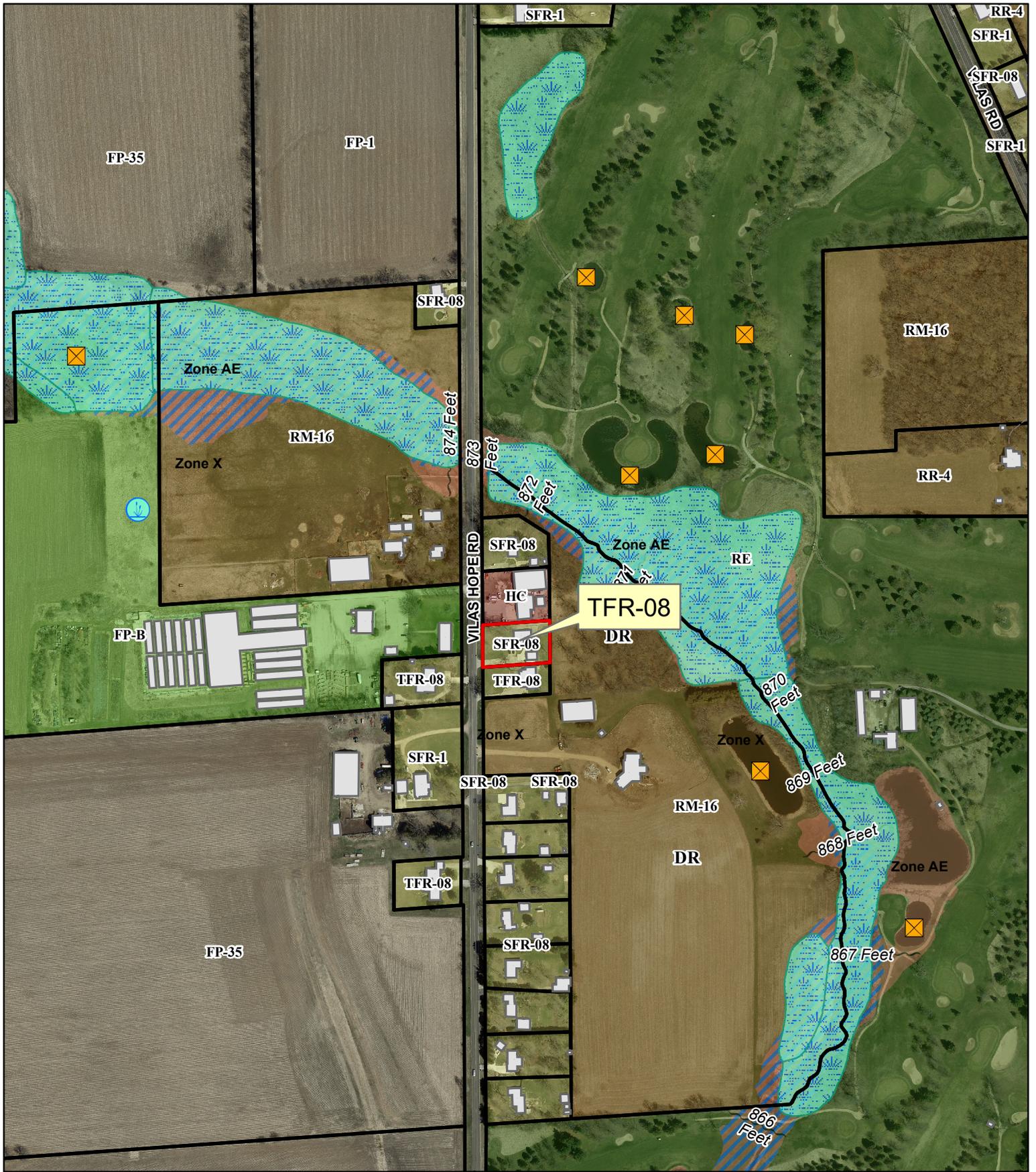
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
4300 Vilas Hope Road					
TOWNSHIP COTTAGE GROVE	SECTION 7	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0711-074-8728-0					

REASON FOR REZONE

ZONING TO ALLOW FOR TWO-FAMILY RESIDENTIAL USE

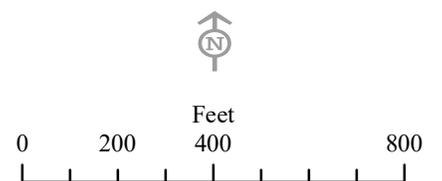
FROM DISTRICT:	TO DISTRICT:	ACRES
SFR-08 Single Family Residential District	TFR-08 Two Family Residential District	0.736

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" 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 RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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REZONE 11966

-  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

- 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:	Nate Snyder	Agent Name:	Sandy Morgan
Address (Number & Street):	6603 E Buckeye Rd	Address (Number & Street):	6603 E Buckeye Rd
Address (City, State, Zip):	Madison, WI 53718	Address (City, State, Zip):	Madison, WI 53718
Email Address:	nate@snyderxp.com	Email Address:	sandy@snyderxp.com
Phone#:	608-807-9777	Phone#:	608-839-0392

PROPERTY INFORMATION	
Township: Cottage Grove	Parcel Number(s): 0711-074-8728-0
Section: 7	Property Address or Location: 4300 Vilas Hope Rd

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 checked="" type="checkbox"/></p>

LOT 2 CSM 6738

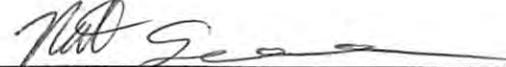
Turn 4300 Vilas Hope Rd currently a SFR-08 single family home into a TFR-08 Two - Family Duplex by installing a wall inside to go from a 3 bedroom single family home to a 1 bedroom on one side and a 2 bedroom on the other side.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
SFR-08	TFR-08	0.736

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 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 5/25/23

SUPPLEMENTAL INFORMATION FOR COMMERCIAL DEVELOPMENT

A scaled site plan and detailed operations plan must be submitted for commercial rezone applications. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach the relevant maps and plans listed below to your application form.

SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:

- Scale and north arrow
- Date the site plan was created
- Existing subject property lot lines and dimensions
- Existing and proposed wastewater treatment systems and wells
- All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
- All dimension and required setbacks, side yards and rear yards
- Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
- Location and dimensions of any existing utilities, easements or rights-of-way
- Parking lot layout in compliance with s. [10.102\(8\)](#)
- Proposed loading/unloading areas
- Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
- All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade
- Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area
- Any lighting, signs, refuse dumpsters, and possible future expansion areas.

NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties.

- Provide a brief written statement explaining the current use(s) of the property on which the rezone is proposed.
- Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

OPERATIONAL NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:

- Hours of operation
- Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time
- Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building
- Compliance with county stormwater and erosion control standards under [Chapter 11](#) of [Chapter 14](#), Dane County Code
- Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
- Facilities for managing and removal of trash, solid waste and recyclable materials.
- Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken
- Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties
- Signage, consistent with section [10.800](#)

ADDITIONAL PROPERTY OWNERS. Provide contact information for additional property owners, if applicable.

Additional Property Owner Name(s):	Martha Snyder
Address (Number & Street):	6603 E Buckeye Rd
Address (City, State, Zip):	Madison, WI
Email Address:	
Phone Number:	608-839-0392

May 25, 2023

4300 Vilas Hope Rd Cottage Grove WI 53527

The current use of 4300 Vilas Hope Rd Property is a single-family house.

The current uses of the surrounding properties are:

4290/4292 Vilas Hope on the south side of 4300 Vilas Hope is a duplex.

4312 Vilas Hope on North side of 4300 Vilas Hope is a Commercial property – Snyder's Excavation

4311 Vilas Hope directly across the street is a commercial property – Warm Belly Farms

The lot to the south of Warm Belly Farms is a duplex.





Stock No. 26273

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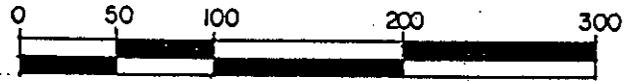
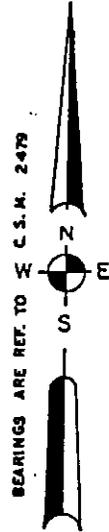
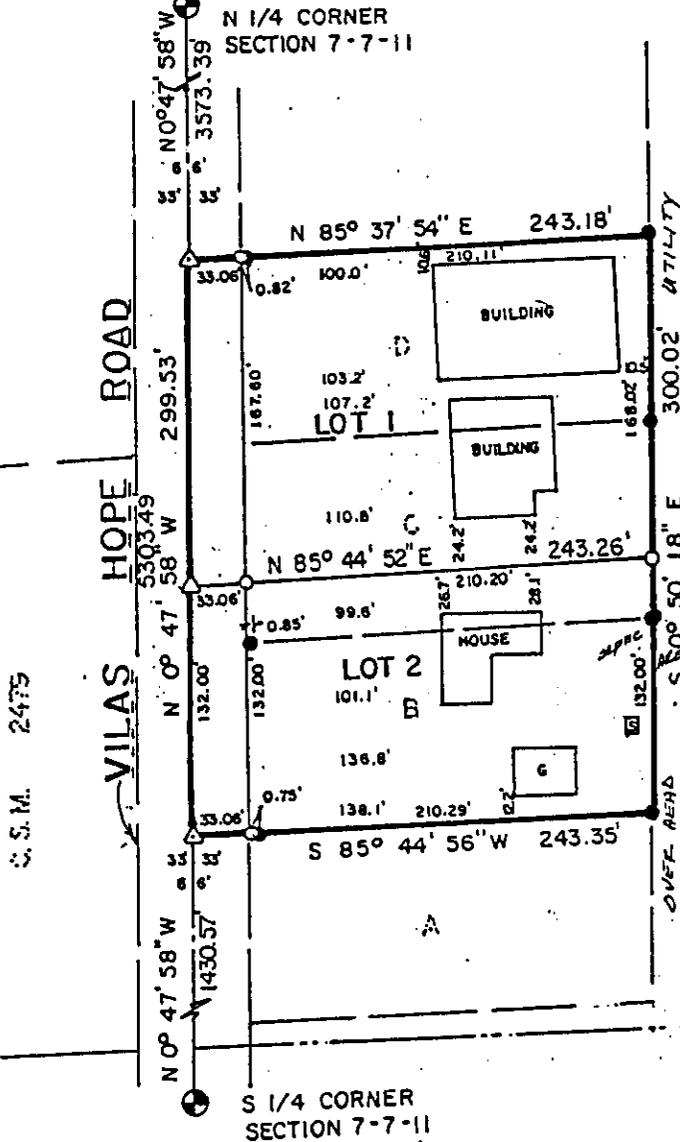
DANE COUNTY CERTIFIED SURVEY MAP NO. 6738

2356343

A PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 7, T.7 N., R.11 E.,
TOWN OF COTTAGE GROVE, DANE COUNTY, WISCONSIN.

SURVEYOR: Badger Surveying and Mapping Service
1937 Winnebago Street
Madison, Wisconsin 53704

SURVEYED FOR: Robert Rice
441 Cheryl Street
Cottage Grove, Wi. 53527



SCALE 1" = 100'

AREA

- LOT 1**
0.94 ACRES
40,729.4 SQ. FT. INCL. R/W
35,199.9 SQ. FT. EXCL. R/W
- LOT 2**
0.74 ACRES
32,058.6 SQ. FT. INCL. R/W
27,702.5 SQ. FT. EXCL. R/W

LEGEND

- FOUND ALUMINUM MONUMENT
- FOUND 1" IRON PIPE
- SET 3/4" X 24" SOLID ROUND IRON STAKE 1.18 LBS./FT.
- △ SET R.R. SPIKE

Note: Refer to building site information contained in Dane County Soil Survey.



LEGAL DESCRIPTION:

A parcel of land located in the NW 1/4 of the SE 1/4 of Section 7, T.7 N., R.11 E., Town of Cottage Grove, Dane County, Wisconsin, more fully described as follows: Commencing at the S 1/4 corner of said Section 7; thence N 0°47'58"W along the N-S 1/4 line, 1430.57 feet to the point of beginning; thence continue N 0°47'58"W along said N-S 1/4 line, 299.53 feet; thence N 85°37'54"E, 243.18 feet; thence S 0°50'18"E, 300.02 feet; thence S 85°44'56"W, 243.35 feet to the point of beginning. Subject to the westerly 33.00 feet thereof.

DANE COUNTY CERTIFIED SURVEY MAP NO. 6738 VOLUME 33 PAGE 191



Stock No. 26273

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SURVEYOR'S CERTIFICATE:

I, Mark Steven Gerhardt, a Registered Land Surveyor in the State of Wisconsin, do hereby certify that I have surveyed and mapped the lands described hereon in full compliance with chapter 236.34 of the Wisconsin Statutes and in accordance with the information furnished and that such survey and map are true and correct to the best of my knowledge and belief.

Mark Steven Gerhardt
Mark Steven Gerhardt S-1983

MAY 26, 1992
Date

OWNERS CERTIFICATE:

As owners we hereby certify that we have caused the land described hereon to be surveyed, divided and mapped as represented. We 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 Natural Resources Committee for Approval.

Lois Pie
owner

owner

STATE OF WISCONSIN) ss
COUNTY OF DANE

Personally came before me this 26 day of MAY, 1992, the above named persons who executed the foregoing instrument and acknowledges the same.

Justin Jackson
Notary Public

5/26/92
Date

NOTARY PUBLIC - STATE OF WI

MY COMMISSION EXPIRES April 25, 1993

COUNTY APPROVAL CERTIFICATE:

Approval for recording per Dane County Zoning and Natural Resources Committee action of May 26, 1992.

Norbert Scribner # 4975
Norbert Scribner, Authorized Representative

REGISTER OF DEEDS CERTIFICATE:

Received for recording this 26TH day of MAY, 1992, at 1:12 o'clock 9 .M., and recorded in Volume 33 of Certified Survey Maps on pages 191, 192.

Jane Licht
Jane Licht, Register of Deeds

DANE COUNTY CERTIFIED SURVEY MAP NO. 6738 VOLUME 33 PAGE 192

SFR-08 to TFR-08

Lot 2 of Certified Survey Map No. 6738, recorded in Volume 33 of Certified Survey Maps of Dane County on pages 191-192 as Document No. 2356343, located in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 7, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin.