

# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
09/22/2016	DCPREZ-2016-11058
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
11/22/2016	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME HUSTON HOLDINGS LLC	PHONE (with Area Code) (608) 255-9223	AGENT NAME MADISON AREA RADIO CONTROL SOCIETY	PHONE (with Area Code) (608) 438-2792
BILLING ADDRESS (Number & Street) 2561 COFFEYTOWN RD		ADDRESS (Number & Street) 5113 RIDGE ROAD	
(City, State, Zip) COTTAGE GROVE, WI 53527		(City, State, Zip) MCFARLAND, WI 53558	
E-MAIL ADDRESS DWHUSTON@RGHUSTON.COM		E-MAIL ADDRESS PRESIDENT@MARCSWI.ORG	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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<b>ADDRESS OR LOCATION OF REZONE/CUP</b>		<b>ADDRESS OR LOCATION OF REZONE/CUP</b>		<b>ADDRESS OR LOCATION OF REZONE/CUP</b>	
NORTH OF 2342 UPHOFF ROAD		UPHOFF ROAD			
TOWNSHIP COTTAGE GROVE	SECTION 15	TOWNSHIP COTTAGE GROVE	SECTION 15	TOWNSHIP	SECTION
<b>PARCEL NUMBERS INVOLVED</b>		<b>PARCEL NUMBERS INVOLVED</b>		<b>PARCEL NUMBERS INVOLVED</b>	
0711-153-8500-8		0711-153-9001-0			



REASON FOR REZONE	CUP DESCRIPTION
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AMEND CONDITIONS OF PETITION NO. 10898-INCREASE OPERATING HOURS.	
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<b>FROM DISTRICT:</b>	<b>TO DISTRICT:</b>	<b>ACRES</b>	<b>DANE COUNTY CODE OF ORDINANCE SECTION</b>	<b>ACRES</b>
RE-1 Recreational District	RE-1 Recreational District	1		

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS  PMK2	SIGNATURE:(Owner or Agent)  
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COMMENTS: AMEND CONDITIONS OF PETITION NO. 10898-INCREASE OPERATING HOURS.

PRINT NAME:  
DATE:  



# Zoning Change Application

Items that must be submitted with your application:

- o **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.
- o **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 Huston Holdings, LLC Agent's Name David Rush - MARCS President  
 Address 2561 Coffeytown Rd Address 5113 Ridge Rd  
 Phone Cottage Grove, WI 53527 Phone McFarland, WI 53558  
608-255-9223 608-438-2792  
 Email dwhuston@rghuston.com Email president@marcswi.org

Town: Cottage Grove Parcel numbers affected: 071115390010; 071115385008  
 Section: or 15 Property address or location: N of 2342 Uphoff Rd  
 Zoning District change: (To / From / # of acres) A-1<sup>EX</sup> to RE-1 1.03 Acres

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 100 % Other: 0 %

See attached

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:

This is an ammendment to the previous conditions of approval under zoning petition 10898.

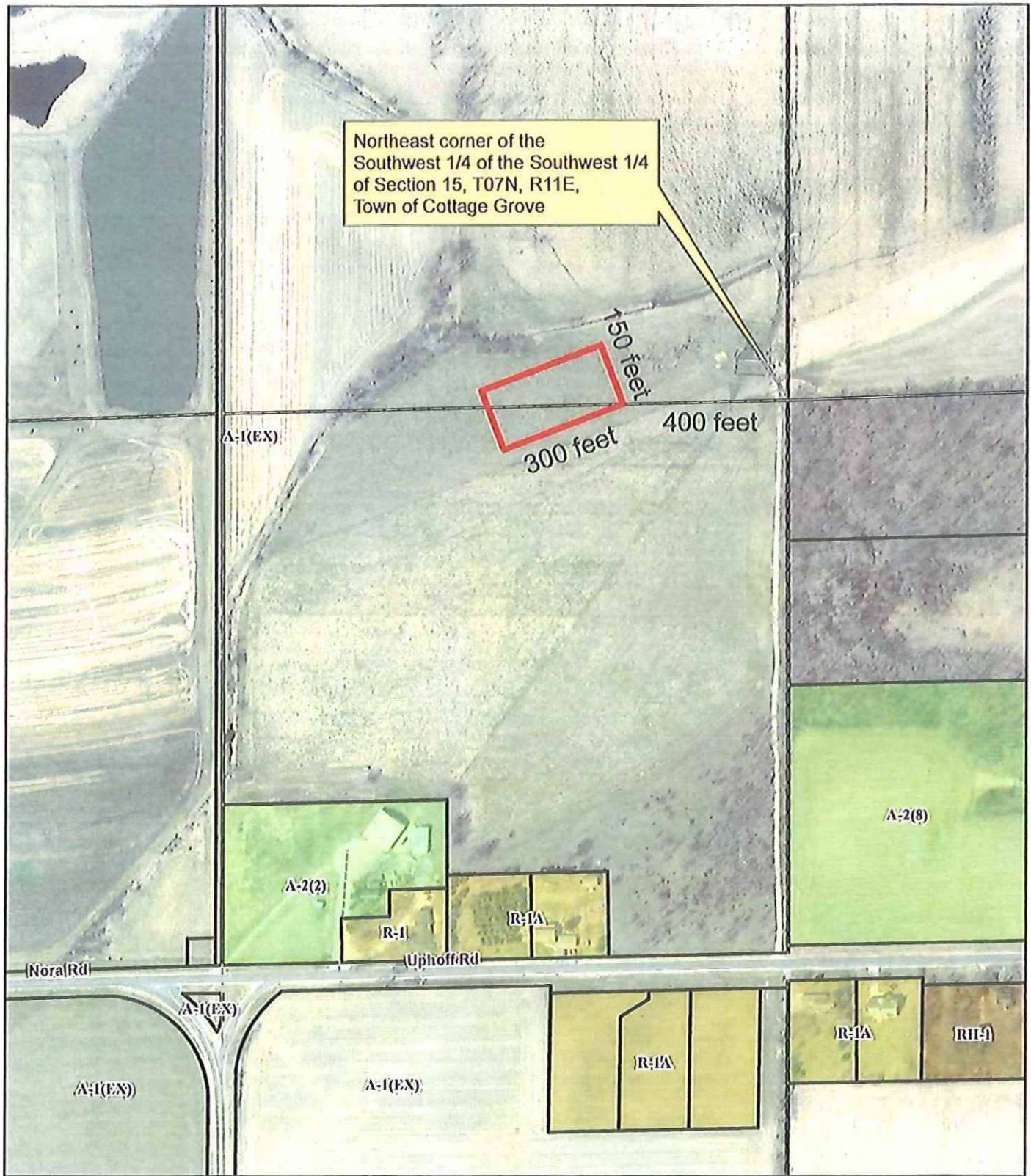
(Increase in flying times for gas & glow planes.) (included)

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

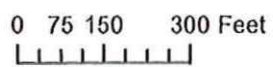
Submitted By: [Signature]

Date: 9-18-2016

Part of the West  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of Section 15, T07N, R11E, more fully described as follows: Commencing at the northeast corner of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 15, thence 400 feet west along the north line to the Point of Beginning; thence S 70 degrees W 300 feet; thence N 20 degrees W 150 feet; thence N 70 degrees E 300 feet; thence S 20 degrees E 150 feet to the point of beginning.



Legend



MARCS Rezone  
 Huston property  
 A-1Ex to RE-1  
 1.03 acres

**Glow/Gas Plane Proposal** *agreed upon*  
*From June 20th Village Meeting.*

**All planes that fly must be documented to have passed the 85 dB test at 50' away sitting on the ground.**

**Flights will be limited to 10 minutes maximum with a 5 minute break in between flights.**

**No more than two planes in the air at a time.**

**Neighbors may contact me if a plane seems too loud and it will be re-checked for dB and/or grounded.**

**Revisit the end of August to see if the conditions and noise level have been acceptable to the neighbors. *I had checked with Charles and Betty Devine and they said things were going fine. The reduction of flight times to 10 minutes as well as lowering the dB level have made it much more tolerable for them.***

**Flying Days**

**Monday, Wednesday, Friday - 10:00 a.m. to 3:00 p.m.**

**Tuesday, Thursday - 3:00 p.m. to 7:00 p.m.**

**Saturday - 10:00 a.m. to 5:00 p.m.**

**Sunday - No glow/gas flying**

**Electrics will continue unchanged from previous approval.**



**Parcel Number - 018/0711-153-8500-8****Current**[← Parcel Parents](#)[Summary Report](#)

<b>Parcel Detail</b>			<b>Less -</b>
Municipality Name	TOWN OF COTTAGE GROVE		
State Municipality Code	018		
<b>Township &amp; Range</b>	<b>Section</b>	<b>Quarter/Quarter &amp; Quarter</b>	
T07NR11E	15	NW of the SW	
Plat Name	METES AND BOUNDS		
Block/Building			
Lot/Unit			
Parcel Description	SEC 15-7-11 NW1/4 SW1/4 <b>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</b>		
Current Owner	HUSTON HOLDINGS LLC 		
Primary Address	<b>No parcel address available.</b>		
Billing Address	2561 COFFEYTOWN RD COTTAGE GROVE WI 53527		

<b>Assessment Summary</b>		<b>More +</b>
<b>Assessment Year</b>	<b>2016</b>	
Valuation Classification	G4 G5	
Assessment Acres	40.600	
Land Value	\$11,300.00	
Improved Value	\$0.00	
Total Value	\$11,300.00	

[Show Valuation Breakout](#)

**Open Book**

Open Book dates have passed for the year

Starts: ~~05/19/2016~~ ~~01:00 PM~~

Ends: ~~05/19/2016~~ ~~03:00 PM~~

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**Board Of Review**

Board of Review dates have passed for the year

Starts: ~~06/08/2016~~ ~~07:00 PM~~

Ends: ~~06/08/2016~~ ~~09:00 PM~~

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Show Assessment Contact Information ▼

**Zoning Information**

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

**Zoning**

A-1(EX) DCPREZ-1987-03877

RE-1 0.68 Acres DCPREZ-2015-10898

[Zoning District Fact Sheets](#)



**Parcel Maps**



DCiMap

**Tax Summary (2015)** **More +**

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$11,400.00	\$0.00	\$11,400.00
<b>Taxes:</b>		\$225.13
<b>Lottery Credit(-):</b>		\$0.00
<b>First Dollar Credit(-):</b>		\$0.00
<b>Specials(+):</b>		\$0.00
<b>Amount:</b>		\$225.13

**District Information**

Type	State Code	Description
REGULAR SCHOOL	3675	MONONA GROVE SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	09CG	COTTAGE GROVE FIRE
OTHER DISTRICT	09DG	DEERGROVE EMS

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
TRD	03/12/1996		31819	71

Show More ▼

## DocLink

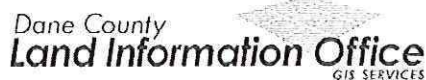
DocLink is a feature that connects this property to recorded documents. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. Click here for instructions.

By Parcel Number: 0711-153-8500-8

By Owner Name: HUSTON HOLDINGS LLC

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**Parcel Number - 018/0711-153-9001-0****Current**[← Parcel Parents](#)[Summary Report](#)

<b>Parcel Detail</b>		<b>Less —</b>
Municipality Name	TOWN OF COTTAGE GROVE	
State Municipality Code	018	
<b>Township &amp; Range</b>	<b>Section</b>	<b>Quarter/Quarter &amp; Quarter</b>
T07NR11E	15	SW of the SW
Plat Name	METES AND BOUNDS	
Block/Building		
Lot/Unit		
Parcel Description	SEC 15-7-11 SW1/4SW1/4 EXC W 532 FT OF S 410 FT & EXC LOT 1 CSM 779 CS3/333 EXC R11745/45 SUBJ TO ACCESS ESMT IN DOC #3658446 <b>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</b>	
Current Owner	HUSTON HOLDINGS LLC	
Primary Address	<b>No parcel address available.</b>	
Billing Address	2561 COFFEYTOWN RD COTTAGE GROVE WI 53527	

<b>Assessment Summary</b>		<b>More +</b>
<b>Assessment Year</b>	<b>2016</b>	
Valuation Classification	G4 G5	
Assessment Acres	33.900	
Land Value	\$8,500.00	
Improved Value	\$0.00	
Total Value	\$8,500.00	

Show Valuation Breakout

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**Board Of Review**

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Starts: ~~06/08/2016~~ 07:00 PM

Ends: ~~06/08/2016~~ 09:00 PM

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**Zoning Information**

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<b>Zoning</b>
A-1(EX) DCPREZ-1987-03877
RE-1 0.36 Acres DCPREZ-2015-10898

[Zoning District Fact Sheets](#)

## Parcel Maps



DCiMap

## Tax Summary (2015)

More +

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$8,700.00	\$0.00	\$8,700.00
<b>Taxes:</b>		\$171.81
<b>Lottery Credit(-):</b>		\$0.00
<b>First Dollar Credit(-):</b>		\$0.00
<b>Specials(+):</b>		\$0.00
<b>Amount:</b>		\$171.81

## District Information

Type	State Code	Description
REGULAR SCHOOL	3675	MONONA GROVE SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	09CG	COTTAGE GROVE FIRE
OTHER DISTRICT	09DG	DEERGROVE EMS

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By Parcel Number: 0711-153-9001-0

By Owner Name: HUSTON HOLDINGS LLC

[Document Types and their Abbreviations](#)

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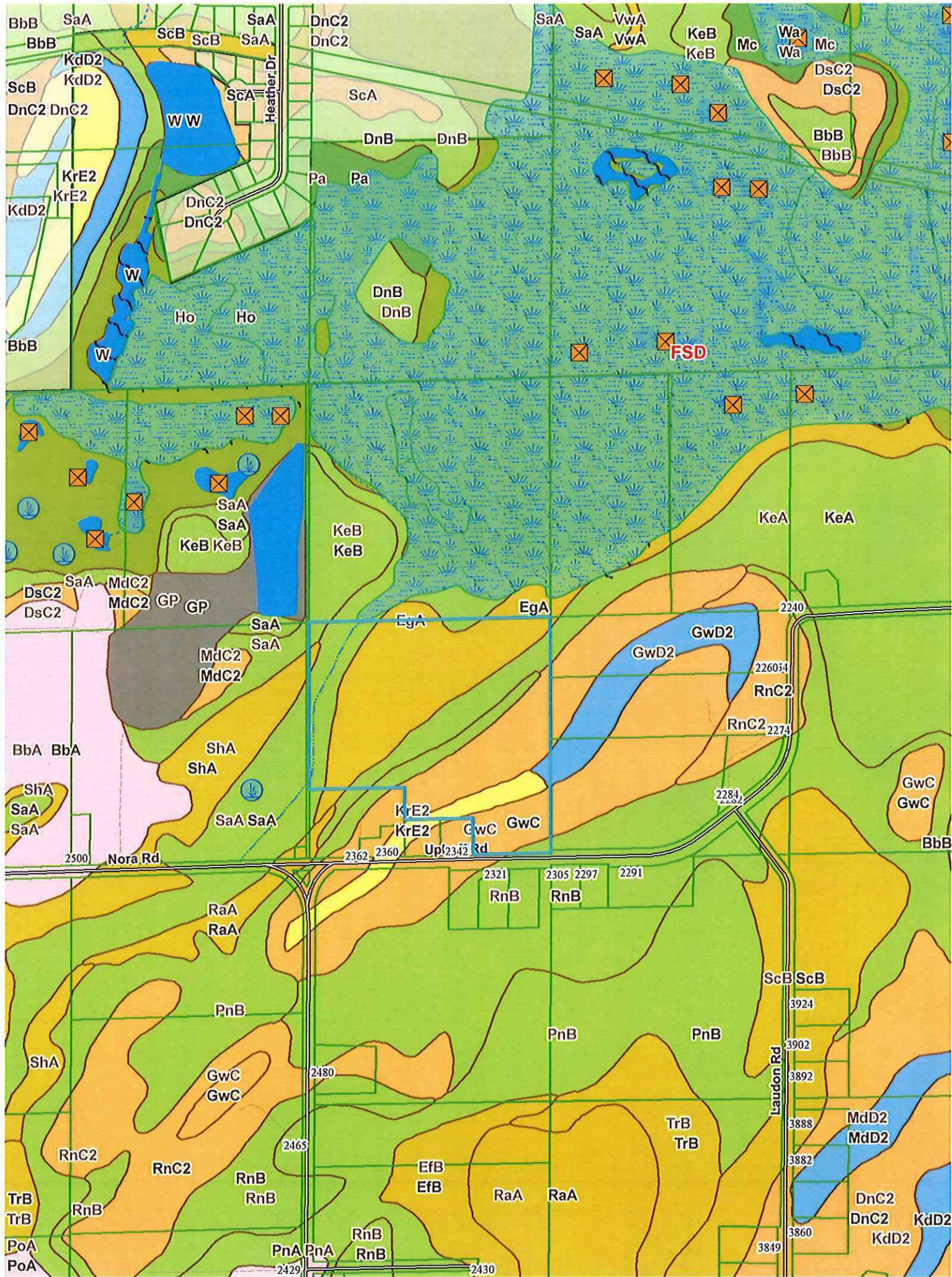
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CO-1  
DCPREZ-2014-10691

**FSD** TDR SENDING AREA  
Petition Number 10320

A-1(EX)  
DCPREZ-1987-03877

RE-1  
DCPREZ-2015-10898

Not Effective  
CUP1405

Not Effective  
CUP1951

Not Effective  
A-2 DCPREZ-0000-8981

Not Effective  
R-1A DCPREZ-

TDR SENDING AREA  
Petition Number 10320

Not Effective  
A-2 DCPREZ-0000-7732  
A-2(8)  
DCPREZ-0000-07785

Not Effective  
A-1(EX) DCPREZ-

A-2(2)  
DCPREZ-0000-07506

R-1  
DCPREZ-0000-62366

R-1A  
DCPREZ-0000-0419

2362 2342 Uphoff Rd

A-1(EX)  
DCPREZ-1987-03877

Not Effective 2321  
A-1(EX) DCPREZ-0000-00000  
R-1A  
DCPREZ-0000-10214

2305 2297 2291  
R-1A  
DCPREZ-1987-03877

RH-1  
DCPREZ-0000-09808

DR  
10149

TDR SENDING AREA  
Petition Number 10320

A-1(EX)  
DCPREZ-1987-03877

A-1(EX)  
DCPREZ-1987-03877

Not Effective  
A-1(EX) DCPREZ-0000-3877

A-2(2)  
DCPREZ-0000-10149

Nora Rd

2480