

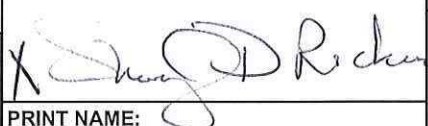
Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
07/09/2018	DCPREZ-2018-11334
Public Hearing Date	C.U.P. Number
09/17/2018	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME WILLIAM J RICKERMAN	PHONE (with Area Code) (920) 251-1930	AGENT NAME WILLIAM RICKERMAN	PHONE (with Area Code) (920) 251-1930
BILLING ADDRESS (Number & Street) 2760 US HIGHWAY 12 & 18		ADDRESS (Number & Street) 2760 US HIGHWAY 12 & 18	
(City, State, Zip) COTTAGE GROVE, WI 53527		(City, State, Zip) COTTAGE GROVE, WI 53527	
E-MAIL ADDRESS		E-MAIL ADDRESS	

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	
2760 USH 12/18					
TOWNSHIP COTTAGE GROVE	SECTION 32	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0711-321-8530-8					

REASON FOR REZONE			CUP DESCRIPTION	
COMMERCIAL				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
RH-2 Rural Homes District	C-2 Commercial District	5.07		

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS DJE1	SIGNATURE:(Owner or Agent) 
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PRINT NAME:
X SHERYL D Rickerman

DATE:
X 7-9-18



DANE COUNTY
PLANNING DEVELOPMENT

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

Zoning Change Application

Items that must be submitted with your application:

LOT 2 CSM 2849

- 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 William J. & SHERYL D Rickerman Agent's Name _____
 Address 2760 U.S. Highway 12 and 18 Address _____
 Phone COTTAGE GROVE WI 53527 Phone _____
920.251.1930 & 920.319.0021 Phone _____
 Email srickerman@hotmail.com Email _____

Town: Cottage Grove Parcel numbers affected: NW 1/4 of the NE 1/4 T7N R1E

Section: 01 32 Property address or location: 2760 US HIGHWAY 12 and 18 Cottage Grove

Zoning District of change: (To / From / # of acres) _____
RHA to C2 or HC with Conditional Use 5 Acres C2 w/ 2 Acres CU
RHA-2

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

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:

William & Sheryl Rickerman are operating (2) SNAP ON FRANCHISES on this property with the approval from the Town of Cottage Grove. IN order to allow for inside & outside operations of our business William and Sheryl need to convert the current property from a RHA to a C-2 or HC to become compliant. All surrounding properties are also C-2. William & Sheryl also need a Conditional use permit for the existing residence on the property.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
Submitted By: [Signature]

Date: 7-9-18

Dane County Conditional Use Permit Application

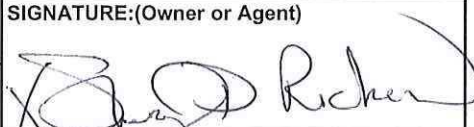
Application Date	C.U.P Number
07/09/2018	DCPCUP-2018-02435
Public Hearing Date	
09/17/2018	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME WILLIAM J RICKERMAN	Phone with Area Code (920) 251-1930	AGENT NAME WILLIAM RICKERMAN	Phone with Area Code (920) 251-1930
BILLING ADDRESS (Number, Street) 2760 US HIGHWAY 12 & 18		ADDRESS (Number, Street) 2760 US HIGHWAY 12 & 18	
(City, State, Zip) COTTAGE GROVE, WI 53527		(City, State, Zip) COTTAGE GROVE, WI 53527	
E-MAIL ADDRESS		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
2760 USH 12/18					
TOWNSHIP COTTAGE GROVE	SECTION 32	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0711-321-8530-8		---		---	

CUP DESCRIPTION
residence

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.14(2)(i)	5.07

DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials DJE1	SIGNATURE:(Owner or Agent) 
		PRINT NAME: X SHERYL D RICKERMAN
		DATE: X 7-9-18



DANE COUNTY
PLANNING & DEVELOPMENT

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

Conditional Use Application

Application Fee: \$486 Mineral Extraction: \$1136

Items required to be submitted with application:

- o Written Legal Description of Conditional Use Permit boundaries
- o Scaled drawing of the property showing existing/proposed buildings, setback requirements, driveway, parking area, outside storage areas, location/type of exterior lighting, any natural features, and proposed signs.
- o Scaled map showing neighboring area land uses and zoning districts
- o Written operations plan describing the items listed below (additional items needed for mineral extraction sites)
- o Written statement on how the proposal meets the 6 standards of a Conditional Use

Owner	<u>William J & Sheryl D Riekerman</u>	Agent	
Address	<u>2760 US Highway 12 and 18</u>	Address	
Phone	<u>Cottage Grove WI 53527</u> <u>920.251.1930 ; 920.319.0021</u>	Phone	
Email	<u>sriekerman@hotmail.com</u>	Email	

Parcel numbers affected: _____ Town: Cottage Grove Section: 32
NW 1/4 of the NE 1/4 T7N, R11E Property Address: 2760 US Highway 12 and 18
Cottage Grove WI 53527

Existing/ Proposed Zoning District : C-2 with conditional use

- o Type of Activity proposed:
Separate checklist for mineral extraction uses must be completed.
- o Hours of Operation Monday - Friday 7am - 6pm
- o Number of employees 4
- o Anticipated customers None
- o Outside storage minimal
- o Outdoor activities minimal
- o Outdoor lighting Lights on buildings only
- o Outside loudspeakers None
- o Proposed signs None
- o Trash removal Normal
- o Six Standards of CUP (see back)

The statements provided are true and provide an accurate depiction of the proposed land use. I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: Date: 7-9-18

Six Standards of a Conditional Use Permit

Provide an explanation on how the proposed land use will meet all six standards.

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

No it will not be detrimental to or endanger the public health, SAFETY, comfort or general welfare.

2. The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.

No there will be no foreseeable impairment or diminishesment by the establishment.

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

No the C.U. will not impede the normal and orderly development & improvement of the surrounding property.

4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.

All utilities, access roads, drainage etc. have been completed.

5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

All adequate measures have been addressed to minimize traffic congestion on site.

6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

The C.U. shall conform to all applicable regulations of the district.

ROBERT D HULBURT
4378 S JORDAN DR UNIT #3
MCFARLAND WI 53558

TRANCHITA REV TR DONALD & KATHLEEN
2764 US HIGHWAY 12 & 18
COTTAGE GROVE WI 53527

ROGER A KORFMACHER
LYNN C KORFMACHER
2846 FEMRITE DR
COTTAGE GROVE WI 53527

JOSE PEPE VASQUEZ
GABRIELA VASQUEZ
2772 US HIGHWAY 12 & 18
COTTAGE GROVE WI 53527

HENRY J HANDZEL JR
CHARLETTE A HANDZEL
2791 SIME RD
COTTAGE GROVE WI 53527

JOSE PEPE VASQUEZ
GABRIELA VASQUEZ
2772 US HIGHWAY 12 & 18
COTTAGE GROVE WI 53527

COLIN KNUEPPEL
RANDY KNUEPPEL
2846 FEMRITE DR
COTTAGE GROVE WI 53527

Current Owner
Current Owner
2774 US HIGHWAY 12 & 18
COTTAGE GROVE WI 53527

SCHWOERER LIVING TR
3408 VILAS RD
COTTAGE GROVE WI 53527

JOHN A DOTT
2760 US HIGHWAY 12 & 18
COTTAGE GROVE WI 53527

SCHWOERER LIVING TR
3408 VILAS RD
COTTAGE GROVE WI 53527

FRED GOETZ
DIANE GOETZ
3437 VILAS RD
COTTAGE GROVE WI 53527

ERIC V YUSAS
3427 VILAS RD
COTTAGE GROVE WI 53527

JOHN A DOTT
2760 US HIGHWAY 12 & 18
COTTAGE GROVE WI 53527

SKAAR SCATTERED ACRES INC
3178 DUNCAN RD
STOUGHTON WI 53589

SKAAR SCATTERED ACRES INC
3178 DUNCAN RD
STOUGHTON WI 53589

DANIEL M DAVIS
CASSIE MCCANCE-DAVIS
3428 VILAS RD
COTTAGE GROVE WI 53527

WILLIAM J RICKERMAN
SHERYL D RICKERMAN
2760 US HIGHWAY 12 & 18
COTTAGE GROVE WI 53527

CERTIFIED SURVEY PLAT

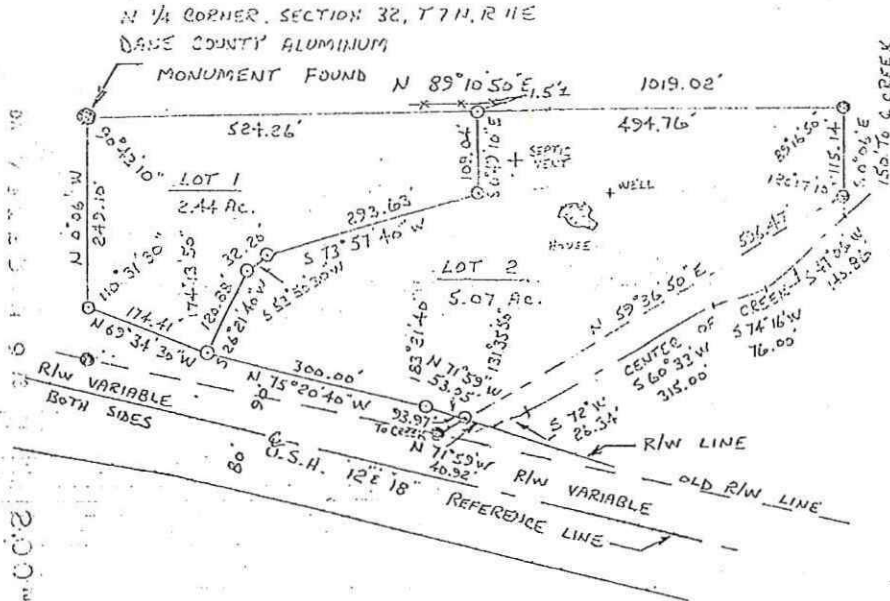
I HEREBY CERTIFY THAT THIS SURVEY IS IN COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES.

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION FURNISHED.

George A. Weir
GEORGE A. WEIR, PROFESSIONAL LAND SURVEYOR



GEORGE A. WEIR, SURVEYOR
&
ROYAL OAK ENGINEERING, INC.
5610 MEDICAL CIRCLE
MADISON, WISCONSIN 53707
PHONE: (608) 274-0500



DESCRIPTION: Part of Lot 1, Certified Survey Map No. 2228, Volume 9, Page 22, being a part of the Northwest 1/4 of the Northeast 1/4 of Section 32, Township 7 North, Range 11 East, Town of Cottage Grove, Dane County, Wisconsin, more fully described as follows: Beginning at the North 1/4 corner of said Section 32; thence N89°10'50"E, 1,019.02 feet; thence S0°06'E, 150.00 feet; thence S47°06'W, 140.86 feet; thence S74°16'W, 76.00 feet; thence S60°33'W, 315.00 feet; thence S72°00'W, 26.34 feet; thence N71°59'W, 40.92 feet; thence N71°59'W, 53.05 feet; thence N75°20'40"W, 300.00 feet; thence N69°34'30"W, 174.41 feet; thence N0°06'W, 249.10 feet to the point of beginning of this description.

NOTE: United States Highway 12 is a controlled access highway in accordance with Section 84.25, Wisconsin Statutes.

NOTE: ONLY ONE ACCESS ALLOWED FOR THESE TWO LOTS

LEGEND
SCALE: 1 INCH = 200 FEET
● IRON STAKES FOUND
○ 1"x2 1/2" IRON PIPE DRIVEN
MIN. WT. - 1.13 #/LN FT

SURVEYED KEN JUVV, & R.A.M.
DRAWN KEN
CHECKED G.A.W.
APPROVED G.A.W.
FIELD BOOK 580 PAGE 50-54
DATE OF SURVEY JUNE 5, 1978
TAPE No. 4, # 3451-3500

SURVEYED FOR: MRS. LARRY STUART 846-9325
2760 Hwy 12 COTTAGE GROVE, WISCONSIN
DESCRIPTION - LOCATION: LOT 1, C.S.M.# 2228 V.9 P.22,
ALSO BEING PART OF THE NW 1/4 - NE 1/4 SECTION 32 T7N R11E
TOWN OF COTTAGE GROVE DANE COUNTY WISCONSIN
APPROVED FOR RECORDING PER Dane County Agriculture, Zoning,
Plan. & Water Resources Commission of June 5, 1978
REGISTER OF DEEDS CERTIFICATE Norbert Scribner # 2132
RECEIVED FOR RECORD THIS 9 DAY OF June, 1978 AT
10:00 O'CLOCK, A.M. AND RECORDED IN VOLUME 11 OF
CERTIFIED SURVEY MAPS OF DANE COUNTY, ON PAGE 200.

Ronald K. Hill
REGISTER OF DEEDS
By: Dora Chapman, Deputy
1576123

OFFICE MAP No. 10135

DOCUMENT NO.
CERTIFIED SURVEY MAP NO. 2849, VOLUME 11 PAGE 200

RH-4
DCPREZ-0000-07856

Zone X

Not Effective
RH-3 DCPREZ-0000-03877

RH-3
DCPREZ-2013-10562

3437

C-1
DCPREZ-0000-02061

C-2
DCPREZ-0000-03228

RH-2
DCPREZ-1987-03877

Not Effective
CUP116

A-1(EX)
DCPREZ-1987-03877

R-1A
DCPREZ-0000-04335

3427

R-1
DCPREZ-0000-34289

Zone A

Zone A

DR
10562

Not Effective
RH-1 DCPREZ-0000-03877

C-2
DCPREZ-0000-02801

CO-1
DCPREZ-2013-10562

C-2
DCPREZ-2013-10562

2725P
1731

Single family residence in C-1, Commercial

A-1(EX)
DCPREZ-1987-03877

Not Effective
C-1 DCPREZ-0000-08231

C-1
DCPREZ-0000-00000

3408

Zone A

C-1
DCPREZ-0000-00000

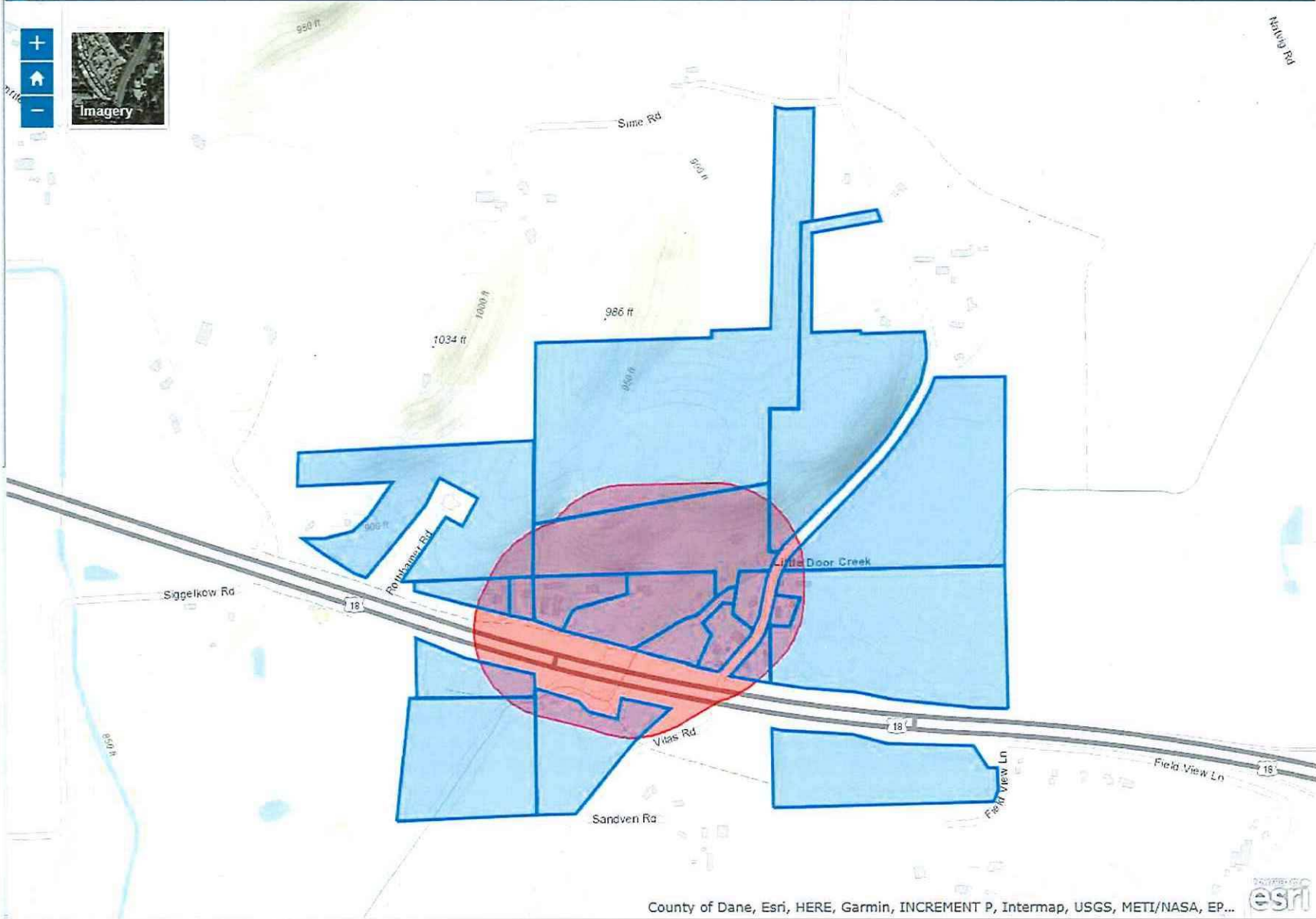
A-1(EX)
DCPREZ-1987-03877

Vilas Rd

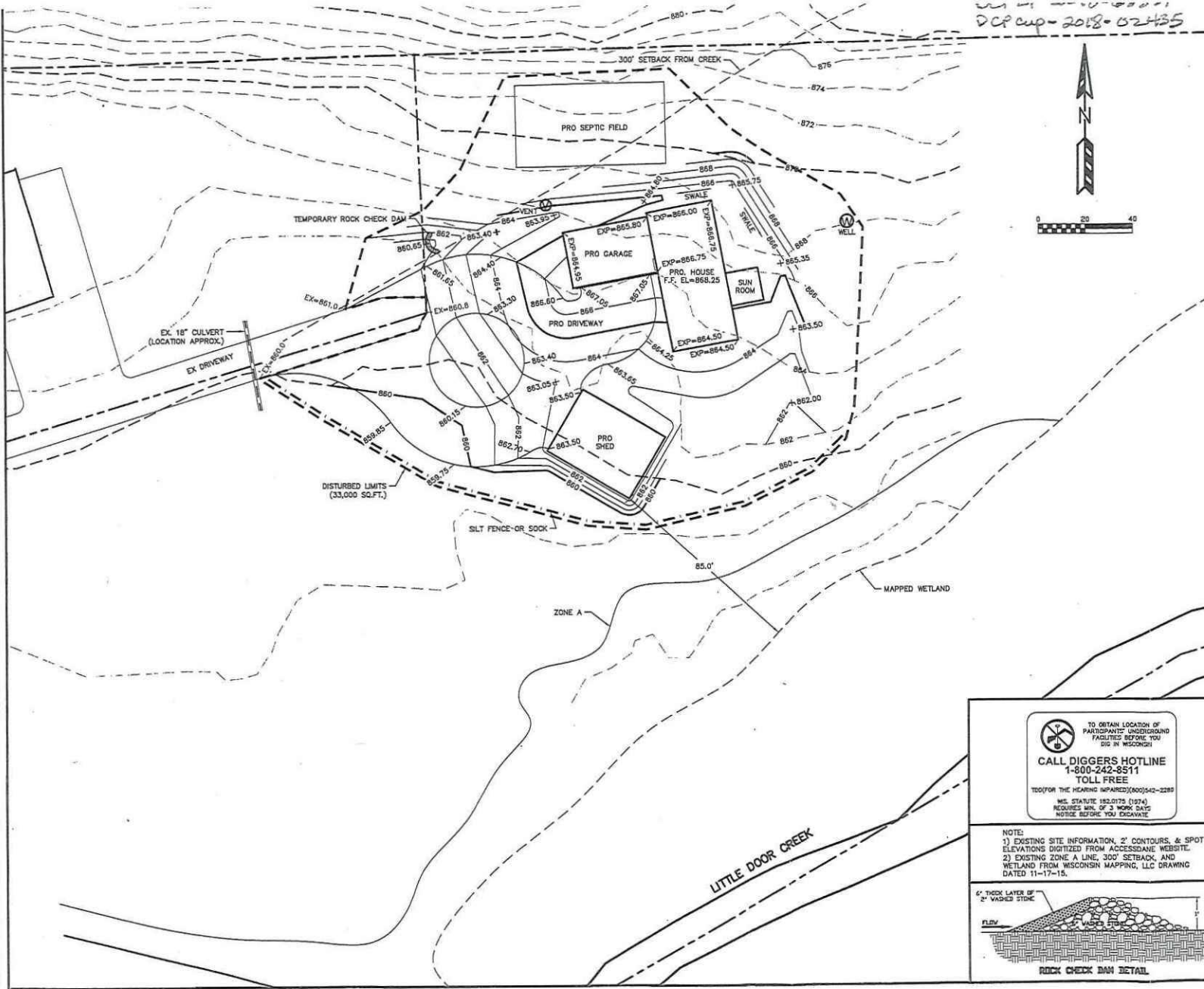
A-2
DCPREZ-1987-03877

A-1(EX)
DCPREZ-1987-03877

Zone A



DCP cup-2018-02435



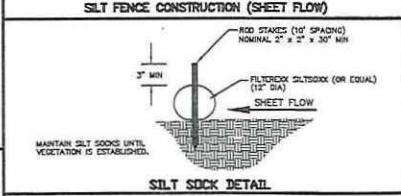
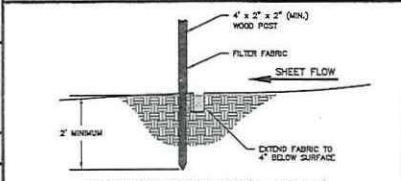
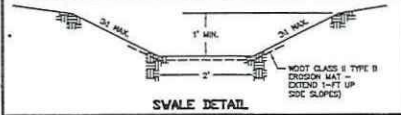
GENERAL NOTES:
 THE EXISTING DRIVEWAY WILL SERVE AS THE CONSTRUCTION ENTRANCE. THE DRIVEWAY IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT READING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.
 EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
 CUT AND FILL SLOPES SHALL BE NO GREATER THAN 2:1.
 3:1 SLOPES AND GREATER SHALL BE MULCHED BY APRIL 1, 2016 AND PERMANENTLY RESTORED BY MAY 5, 2016.
 DRIVEWAY BASE COURSE SHALL BE INSTALLED BY JUNE 15, 2016.
 EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

TIME SCHEDULE:
 DEC. 28, 2015 INSTALL INITIAL EROSION CONTROL DEVICES.
 DEC. 28, 2015 - SEPT. 15, 2016 CONSTRUCT DRIVEWAY, HOUSE, SEPTIC, & SHED AND RESTORE DISTURBED AREAS.

RESTORATION NOTES:
 ALL PERVIOUSLY DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. ALL PERVIOUSLY DISTURBED AREAS SHALL RECEIVE FERTILIZER. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 20 SHALL BE USED ON ALL DISTURBED AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 330 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.
 SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET.
 FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE.
 FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.

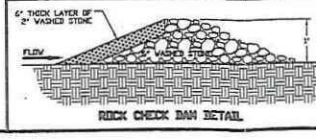
OWNER:
 WILLIAM AND SHERYL RICKERMAN
 111471 STATE HIGHWAY 26
 WAUPAH, WI 53983

ENGINEER:
 QUAM ENGINEERING, LLC
 ATTN: RYAN QUAM
 4604 SIGGELKOW ROAD, SUITE A
 MCFARLAND, WI 53558

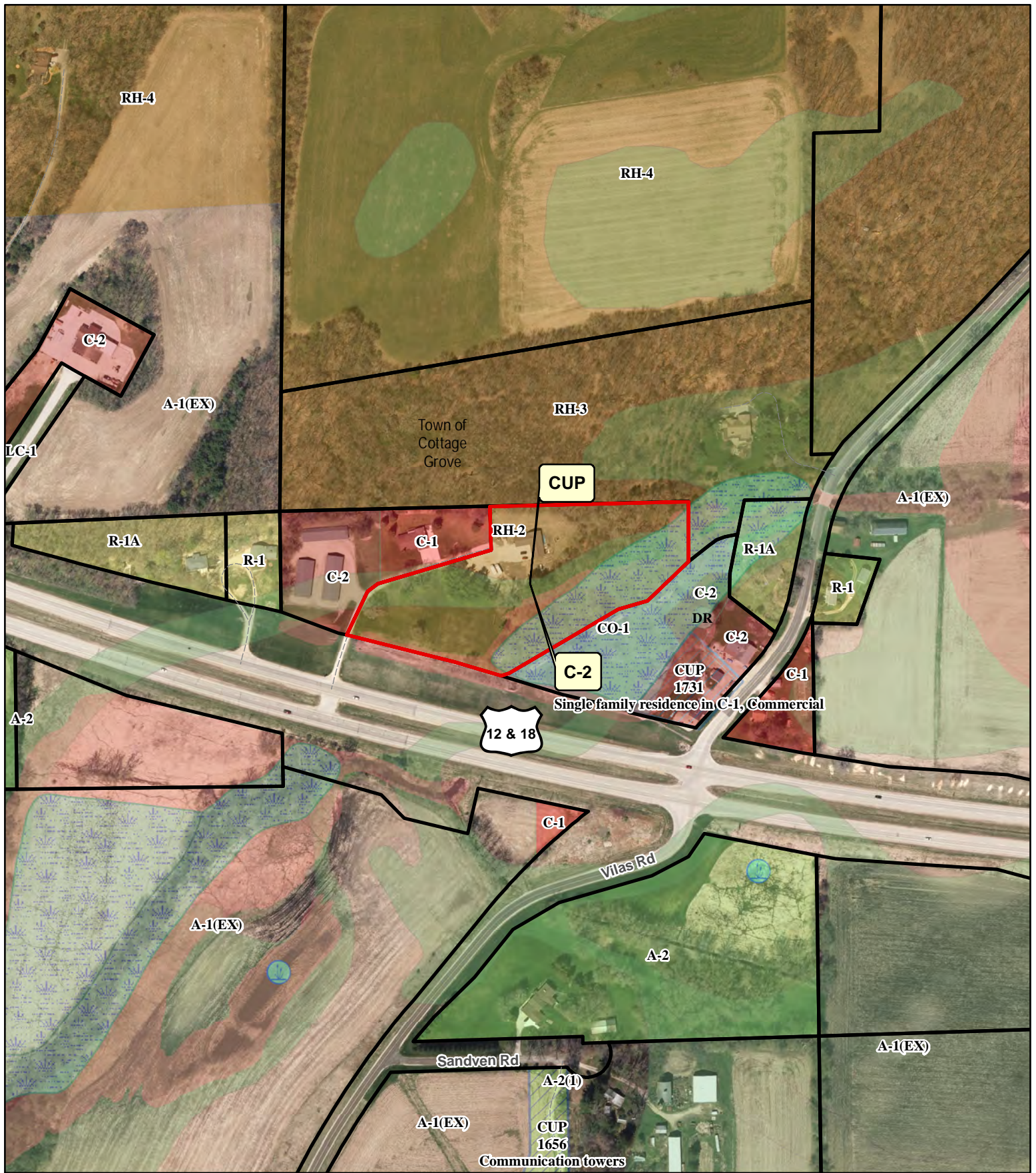


TO OBTAIN LOCATION OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE
 100% FOR THE HEARING IMPAIRED (800)542-2289
 WIS. STATUTE 15.07(5) (1974)
 REQUIRES 90% OF 2 HOUR DAYS
 NOTICE BEFORE YOU EXCAVATE

NOTE:
 1) EXISTING SITE INFORMATION, 2' CONTOURS, & SPOT ELEVATIONS DIGITIZED FROM ACCESS-DANE WEBSITE.
 2) EXISTING ZONE A LINE, 300' SETBACK, AND WETLAND FROM WISCONSIN MAPPING, LLC DRAWING DATED 11-17-15.







2760 US HIGHWAY 12/18
 GRADING AND EROSION CONTROL PLAN
 EXHIBIT #2
 DATED: DECEMBER 10, 2015
QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
 www.quamengineering.com
 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752



Petition 11334 /CUP 2435
WILLIAM J RICKERMAN

Legend

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

