

# Dane County Conditional Use Permit Application


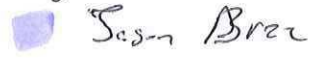
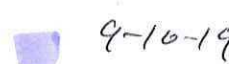
<b>Application Date</b>	<b>C.U.P Number</b>
09/10/2019	DCPCUP-2019-02482
<b>Public Hearing Date</b>	
11/26/2019	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JASON R BREE	Phone with Area Code (262) 370-9230	AGENT NAME <input type="checkbox"/>	Phone with Area Code
BILLING ADDRESS (Number, Street) 2764 PHEASANT RUN		ADDRESS (Number, Street) <input type="checkbox"/>	
(City, State, Zip) COTTAGE GROVE, WI 53527		(City, State, Zip)	
E-MAIL ADDRESS JASON.R.BREE@GMAIL.COM		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	
2764 PHEASANT RUN					
TOWNSHIP COTTAGE GROVE	SECTION 5	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0711-054-5383-7		---		---	

CUP DESCRIPTION
RESIDENTIAL ACCESSORY BUILDING BETWEEN 12'-16' IN HEIGHT.

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.251(3)(a)	.59

<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No  Applicant Initials _____	<b>Inspectors Initials</b>  PMK2	<b>SIGNATURE: (Owner or Agent)</b> 
		<b>PRINT NAME:</b> 
		<b>DATE:</b> 

COMMENTS: RESIDENTIAL ACCESSORY BUILDING BETWEEN 12'-16' IN HEIGHT.



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: \$495 Mineral Extraction: \$1145 Cell Tower: \$1145

Items required to be submitted with application:

- Written Legal Description of Conditional Use Permit boundaries
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.
Scaled map showing neighboring area land uses and zoning districts
Written operations plan describing the items listed below (additional items needed for mineral extraction sites)
Written statement on how the proposal meets the 8 standards of a Conditional Use

Owner Jason Bree Agent
Address 2764 Pheasant Run Address
Phone Cottage Grove, WI 53527 Phone
2623709230
Email Jason.r.bree@gmail.com Email

Parcel numbers affected: 018/0711-054-5383-7 TOWN: Cottage Grove Section: 5 SE SW
Property Address: 2764 Pheasant Run, Cottage Grove, WI 53527

Existing/ Proposed Zoning District : SRF-08

Separate checklist for mineral extraction or cell tower uses must be completed.

- Type of Activity proposed: Detached Residential Garage 18' max rock height
Hours of Operation Non-business no hours.
Number of employees No employees
Anticipated customers No customers
Outside storage No outside storage
Outdoor activities No outdoor activities
Outdoor lighting Standard Garage door lights
Outdoor loudspeakers No loudspeakers
Proposed signs No signs
Trash removal Residential trash removal
Eight Standards of CUP (see page 2)

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: [Signature]

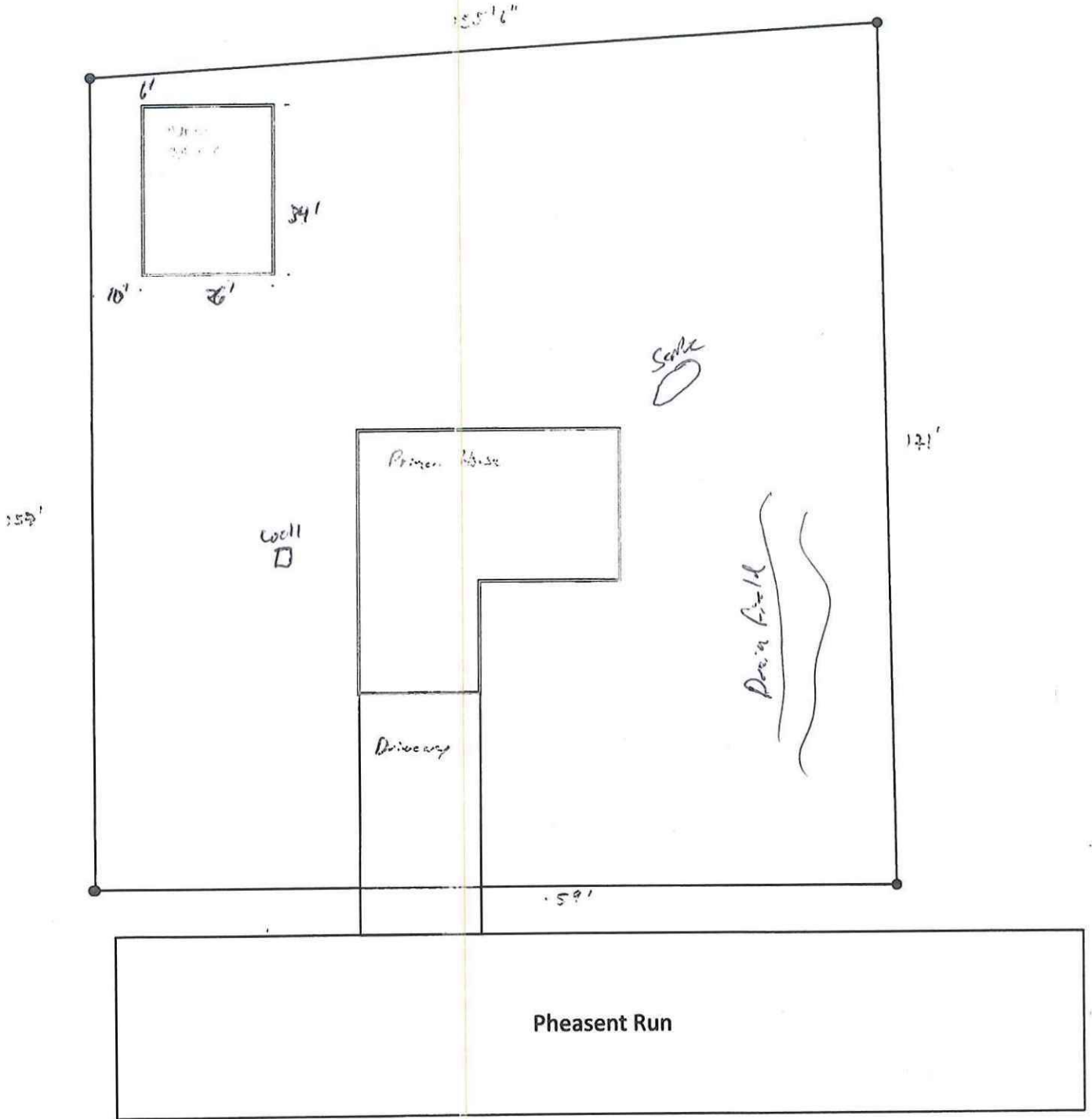
Date: 9/10/19

# Eight Standards of a Conditional Use Permit

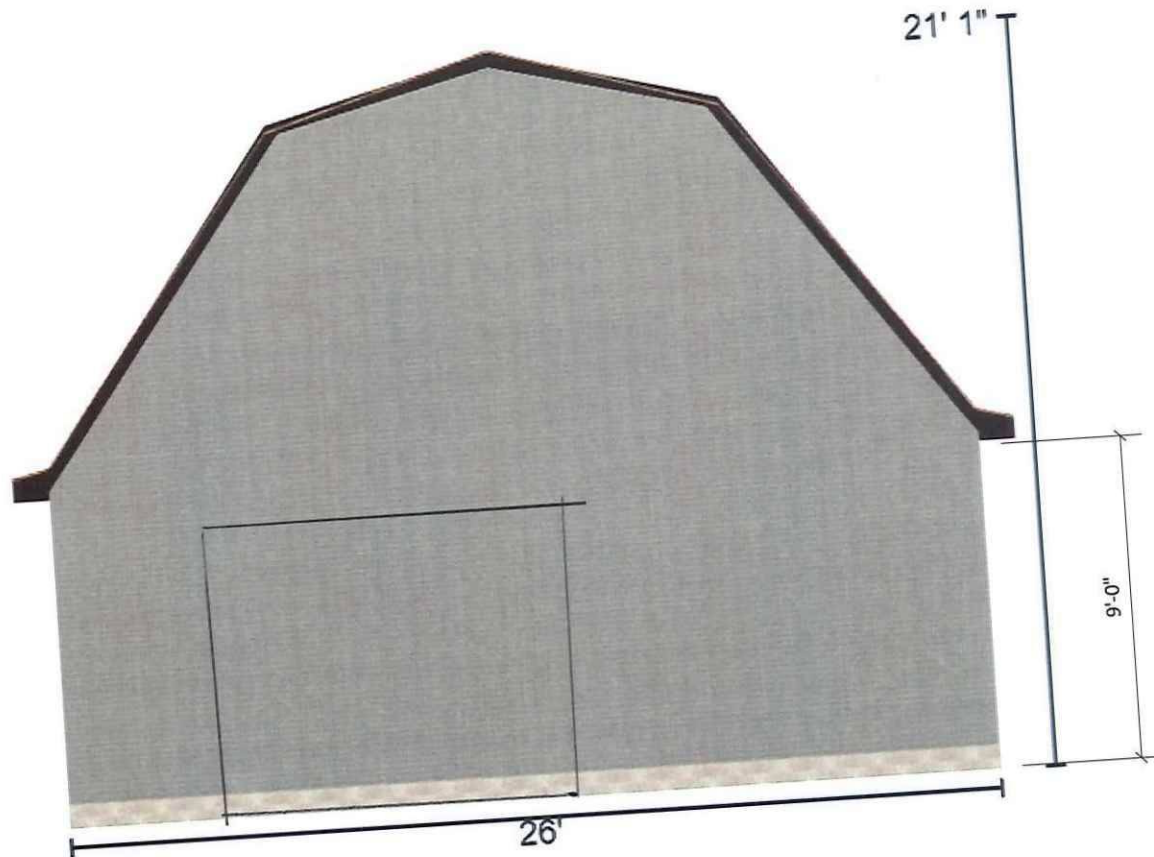
Provide an explanation on how the proposed land use will meet all eight standards.

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.  
This is a detached garage that will sit to the rear of the house. It will no have any uses outside of what a normal residential garage is used for.
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.  
The garage will sit to the rear of the house at the end of a dead end street, with a tree line to the West that will block it from the neighboring subdivision. I don't feel this will detract from the aesthetics of the neighborhood.
3. 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.  
Neighboring properties have already been develop.
4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.  
Electric, Cable, and Internet will be run from the house to the detached garage. Drainage from the roof will follow existing swales in the yard. No other site improvements will be necessary.
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.  
No additional traffic will come from this property.
6. That the conditional use shall conform to all applicable regulations of the district in which it is located.  
All regulations for the Town of Cottage Grove and County of Dane will followed.
7. The proposed conditional use is consistent with adopted Town and County Comprehensive Plans.  
The property will remain single family residential which is what is in the plan.
8. If located in the Farmland Preservation (FP) area, the conditional use meets the necessary findings to be located in the district as per Dane County Code of Ordinances Section 10.220(1)  
The property is not located in a Farmland Preservation area.

Site Plan  
Scale 1" = 30'  
Side setback = 10ft Rear setback = 6ft  
Lot size = 25889.13 sq ft Primary house 2550 sq ft  
New Garage 885 sq ft  
Lot coverage = 13.2%



Scale  $3/16" = 1'$



**Parcel Number - 018/0711-054-5383-7****Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Detail		Less —
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	05	SW of the SE
Plat Name	RAVENWOOD ESTATES-1ST ADDITION	
Block/Building		
Lot/Unit	73	
Plat Name	RAVENWOOD ESTATES-1ST ADDITION (Click link above to access images for Plat)	
Restrictive Covenants	Show Restrictions for this Plat, CSM, or Quarter	
Parcel Description	FIRST ADDITION TO RAVENWOOD ESTATES LOT 73 <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	JASON R BREE	
Primary Address	2764 PHEASANT RUN	
Billing Address	2764 PHEASANT RUN COTTAGE GROVE WI 53527	

<b>Assessment Summary</b>		<b>More +</b>
<b>Assessment Year</b>	<b>2019</b>	
Valuation Classification	G1	
Assessment Acres	0.594	
Land Value	\$50,600.00	
Improved Value	\$162,200.00	
Total Value	\$212,800.00	

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.

<b>Zoning</b>
SFR-08 DCPREZ-2019-00000

[Zoning District Fact Sheets](#)

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
WD	06/28/2013	5001515		

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: 0711-054-5383-7

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.



Access Dane is a product of  
Dane County Land Information Council

© Copyright 2001

210 Martin Luther King Jr. Blvd

City-County Bldg. Room 116

Madison, WI 53703



[Home](#) | [Disclaimer](#) | [Privacy](#) | [Resources](#) | [Contact Us](#)



BRIAN E MURPHY  
HEIDI M MURPHY  
3002 PHEASANT RUN  
COTTAGE GROVE, WI 53527

JASON R BREE  
2764 PHEASANT RUN  
COTTAGE GROVE, WI 53527

CODY S VIAL  
REED C WIDEN  
2755 MOURNING DOVE DR  
COTTAGE GROVE, WI 53527

LLOYD W MENNENGA  
KATHERINE A MENNENGA  
3007 PHEASANT RUN  
COTTAGE GROVE, WI 53527

TIMOTHY L PEAK  
ROSEANN PEAK  
2765 PHEASANT RUN  
COTTAGE GROVE, WI 53527

RANDY B THOMPSON  
DIANE C THOMPSON  
2751 MOURNING DOVE DR  
COTTAGE GROVE, WI 53527

RYAN EMERSON TODD BALSIG...  
THERESA LYNN BALSIGER  
1007 DAMASCUS TRL  
COTTAGE GROVE, WI 53527

MATTHEW R MARCUM  
KRIS I MCDONALD  
101 DONEGAL DR  
COTTAGE GROVE, WI 53527

JOSEPH M ZINKEL  
2747 MOURNING DOVE DR  
COTTAGE GROVE, WI 53527

JUSTIN R JACKSON  
STEPHANIE KATHRYN JACKSO...  
1006 DAMASCUS TRL  
COTTAGE GROVE, WI 53527

JSBC DEVELOPMENT LLC  
4211 W BELTLINE HWY  
MADISON, WI 53711

WADE A FINKE  
AMY M FINKE  
803 KILLIAN TRL  
COTTAGE GROVE, WI 53527

COTTAGE GROVE, VILLAGE OF  
221 E COTTAGE GROVE RD  
COTTAGE GROVE, WI 53527

JAMES ROBERT TAYLOR  
CANDACE EVELYN PETERSON  
3006 MOURNING DOVE DR  
COTTAGE GROVE, WI 53527

GINETTE PETERSON  
709 KILLIAN TRL  
COTTAGE GROVE, WI 53527

RUSSELL BLASER  
2742 MOURNING DOVE DR  
COTTAGE GROVE, WI 53527

MICHAEL HILL  
IRIS HILL  
1009 DAMASCUS TRL  
COTTAGE GROVE, WI 53527

BRIAN J WITT  
LORI A WITT  
703 KILLIAN TRL  
COTTAGE GROVE, WI 53527

SANDRA CROWDER  
STEPHANIE CALLOWAY  
4540 FALCON CT  
COTTAGE GROVE, WI 53527

BRETT T JONDLE  
LISA A JONDLE  
1011 DAMASCUS TRL  
COTTAGE GROVE, WI 53527

MARISSA A TOKARCZYK  
BENJAMIN J TOKARCZYK  
701 KILLIAN TRL  
COTTAGE GROVE, WI 53527

PJF TR  
4549 FALCON CT  
COTTAGE GROVE, WI 53527

Current Owner  
Current Owner  
1014 DAMASCUS TRL  
COTTAGE GROVE, WI 53527

MONONA GROVE SCHOOL DIS...  
5301 MONONA DR  
MONONA, WI 53716

JEFFREY L OTTELIEN  
KAREN S OTTELIEN  
2748 PHEASANT RUN  
COTTAGE GROVE, WI 53527

DAVID ALLEN PETERSON  
DAWN M PETERSON  
1012 DAMASCUS TRL  
COTTAGE GROVE, WI 53527

DONKERSGOED LIVING TR, BR...  
3004 PHEASANT RUN  
COTTAGE GROVE, WI 53527

TINA M BENEKER  
2754 PHEASANT RUN  
COTTAGE GROVE, WI 53527

ADAM JAMES WROBLASKI  
KYLIE WROBLASKI  
2759 MOURNING DOVE DR  
COTTAGE GROVE, WI 53527

CHRISTOPHER D POLLENTIER  
BRITTANY L POLLENTIER  
3005 MOURNING DOVE DR  
COTTAGE GROVE, WI 53527

DEAN J BECKER  
TRACI L BECKER  
1013 DAMASCUS TRL  
COTTAGE GROVE, WI 53527

DEBORAH A FEINER  
2760 MOURNING DOVE DR  
COTTAGE GROVE, WI 53527

RONALD J CHRISTIANSON  
KATHLEEN M CHRISTIANSON  
2739 MOURNING DOVE DR  
COTTAGE GROVE, WI 53527

KEVIN R ANDERSON  
SHERRY L ANDERSON  
2744 PHEASANT RUN  
COTTAGE GROVE, WI 53527

Current Owner  
2753 PHEASANT RUN  
COTTAGE GROVE, WI 53527

JUSTIN MADSEN  
SAMANTHA MADSEN  
2751 PHEASANT RUN  
COTTAGE GROVE, WI 53527

MICHAEL W STERN  
MEGHAN A STERN  
2747 PHEASANT RUN  
COTTAGE GROVE, WI 53527

JEFFREY S ROBBINS  
KERI S ROBBINS  
2743 PHEASANT RUN  
COTTAGE GROVE, WI 53527

ANDREW SENGOS  
PAMELA A SENGOS  
100 DONEGAL DR  
COTTAGE GROVE, WI 53527

MATTHEW D HARMON  
SADETTE HARMON  
801 KILLIAN TRL  
COTTAGE GROVE, WI 53527

DAVID C DUDEK  
JEANNE M DUDEK  
711 KILLIAN TRL  
COTTAGE GROVE, WI 53527

JAKE J VETTER  
KELLY M VETTER  
707 KILLIAN TRL  
COTTAGE GROVE, WI 53527

JUSTIN NETTESHEIM  
MANZ. JENNIFER  
705 KILLIAN TRL  
COTTAGE GROVE, WI 53527

JAMES A YINKO  
REBECCA A YINKO  
3006 PHEASANT RUN  
COTTAGE GROVE, WI 53527

MARK A GAUDREAU  
AMBER L GAUDREAU  
3005 PHEASANT RUN  
COTTAGE GROVE, WI 53527

Current Owner  
Current Owner  
1003 DAMASCUS TRL  
COTTAGE GROVE, WI 53527

JOHN E ZWEIG  
MARGARET J ZWEIG  
1005 DAMASCUS TRL  
COTTAGE GROVE, WI 53527

Current Owner  
Current Owner  
3004 MOURNING DOVE DR  
COTTAGE GROVE, WI 53527

CHRISTOPHER J TISLER  
ERIKA M BERGHAUER  
1010 DAMASCUS TRL  
COTTAGE GROVE, WI 53527

RYAN DENNIS ANDERSON  
JULIE A ANDERSON  
1008 DAMASCUS TRL  
COTTAGE GROVE, WI 53527

BRIAN K RATHGEBER  
LOAN M RATHGEBER  
1004 DAMASCUS TRL  
COTTAGE GROVE, WI 53527

CHARLES L LEECK  
JESSICA L LEWIS  
1002 DAMASCUS TRL  
COTTAGE GROVE, WI 53527

Current Owner  
Current Owner  
4544 FALCON CT  
COTTAGE GROVE, WI 53527

Current Owner  
Current Owner  
2756 MOURNING DOVE DR  
COTTAGE GROVE, WI 53527

DAVID B TOSO  
LAURA R TOSO  
2740 PHEASANT RUN  
COTTAGE GROVE, WI 53527

Current Owner  
Current Owner  
2760 PHEASANT RUN  
COTTAGE GROVE, WI 53527

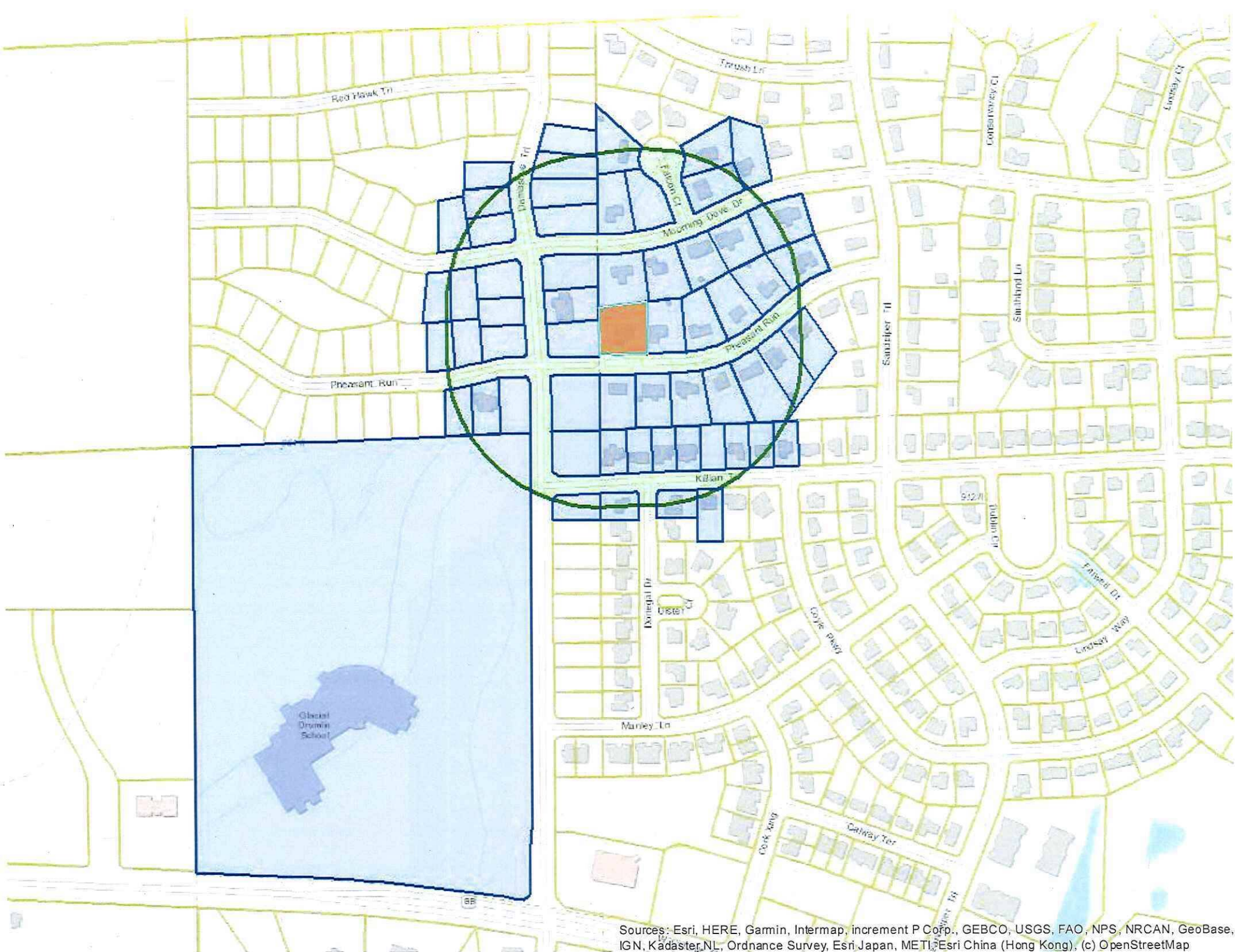
GERALD B GAUDET  
PAIGE M GAUDET  
2759 PHEASANT RUN  
COTTAGE GROVE, WI 53527

OTTO W OEMIG  
SARAH K EKLUND  
2757 PHEASANT RUN  
COTTAGE GROVE, WI 53527

Current Owner  
704 KILLIAN TRL  
COTTAGE GROVE, WI 53527

DALE J FEINER  
KIMBERLY A FEINER  
7854 TWINFLOWER DR  
MADISON, WI 53719





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