

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
07/17/2020	DCPREZ-2020-11587
Public Hearing Date	C.U.P. Number
09/22/2020	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME VINEY ACRES LLC	PHONE (with Area Code) (608) 873-6381	AGENT NAME BIRRENKOTT SURVEYING INC	PHONE (with Area Code) (608) 837-7463
BILLING ADDRESS (Number & Street) C/O 2093 US HIGHWAY 12 & 18		ADDRESS (Number & Street) 1677 N. BRISTOL STREET	
(City, State, Zip) COTTAGE GROVE, WI 53527		(City, State, Zip) Sun Prairie, WI 53590	
E-MAIL ADDRESS dmviney@hughes.net		E-MAIL ADDRESS mpynnonen@birrenkottsurveying.com	

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	
2171 Nora Road					
TOWNSHIP COTTAGE GROVE	SECTION 27	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0711-274-8180-0					

REASON FOR REZONE			CUP DESCRIPTION	
REDUCING THE SIZE OF A RESIDENTIAL LOT AND CREATING AN AGRICULTURAL LOT				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
RR-4 Rural Residential District	RR-2 Rural Residential District	3		
RR-4 Rural Residential District	FP-1 Farmland Preservation District	2.3		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input 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 RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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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
<ul style="list-style-type: none"> • 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:	Viney Acres LLC (Don/Marilyn Viney)	Agent Name:	Birrenkott Surveying, inc.
Address (Number & Street):	2093 U.S. Highway 12 & 18	Address (Number & Street):	1677 N. Bristol Street
Address (City, State, Zip):	Cottage Grove, WI 53527	Address (City, State, Zip):	Sun Prairie, WI 53590
Email Address:	dmviney@hughes.net	Email Address:	mpynnonencp@birrenkottsurveying.com
Phone#:	608-873-6381	Phone#:	608-837-7463

PROPERTY INFORMATION			
Township:	Cottage Grove	Parcel Number(s):	0711-274-8180-0
Section:	27	Property Address or Location:	2171 Nora Road

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>
<p>Viney Acres wishes to split off the residential buildings and keep the proposed Lot 1 as a residential lot. Proposed Lot 2 will remain in agricultural use.</p>	

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RR4	RR2	2.96
RR4	FP1	2.35

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 type="checkbox"/> Scaled drawing of proposed property boundaries	<input type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input type="checkbox"/> Pre-application consultation with town and department staff	<input 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 Mark A. Johnson

Date 7/16/20



BIRRENKOTT SURVEYING, INC.

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

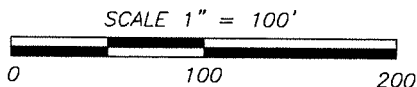
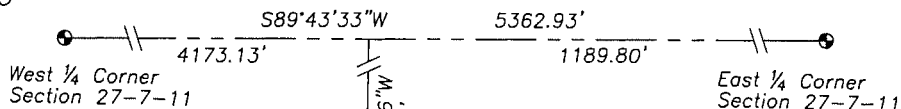
L:\2020\200277 v2

Rezone Map

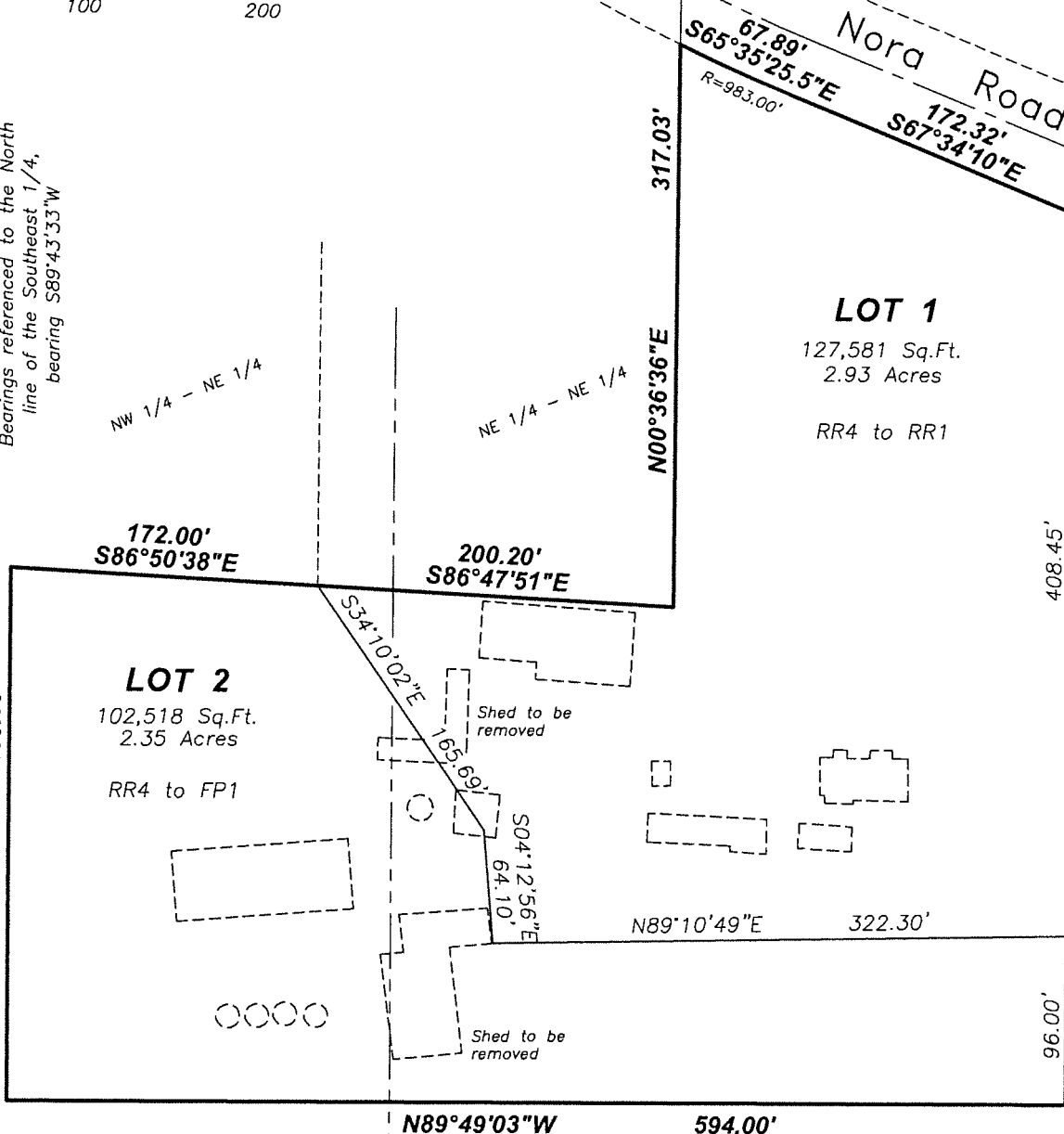
Preliminary Certified Survey Map

Part of the Northwest 1/4 of the Southeast 1/4 and part of the
Northeast 1/4 of the Southeast 1/4, Section 27, T7N, R11E,
Town of Cottage Grove, Dane County, Wisconsin

July 16, 2020



Bearings referenced to the North
line of the Southeast 1/4,
bearing S89°43'33\"/>



Prepared for:

Don and Marilyn Viney
2093 U.S. Highway 12 & 18
Cottage Grove, WI 53527

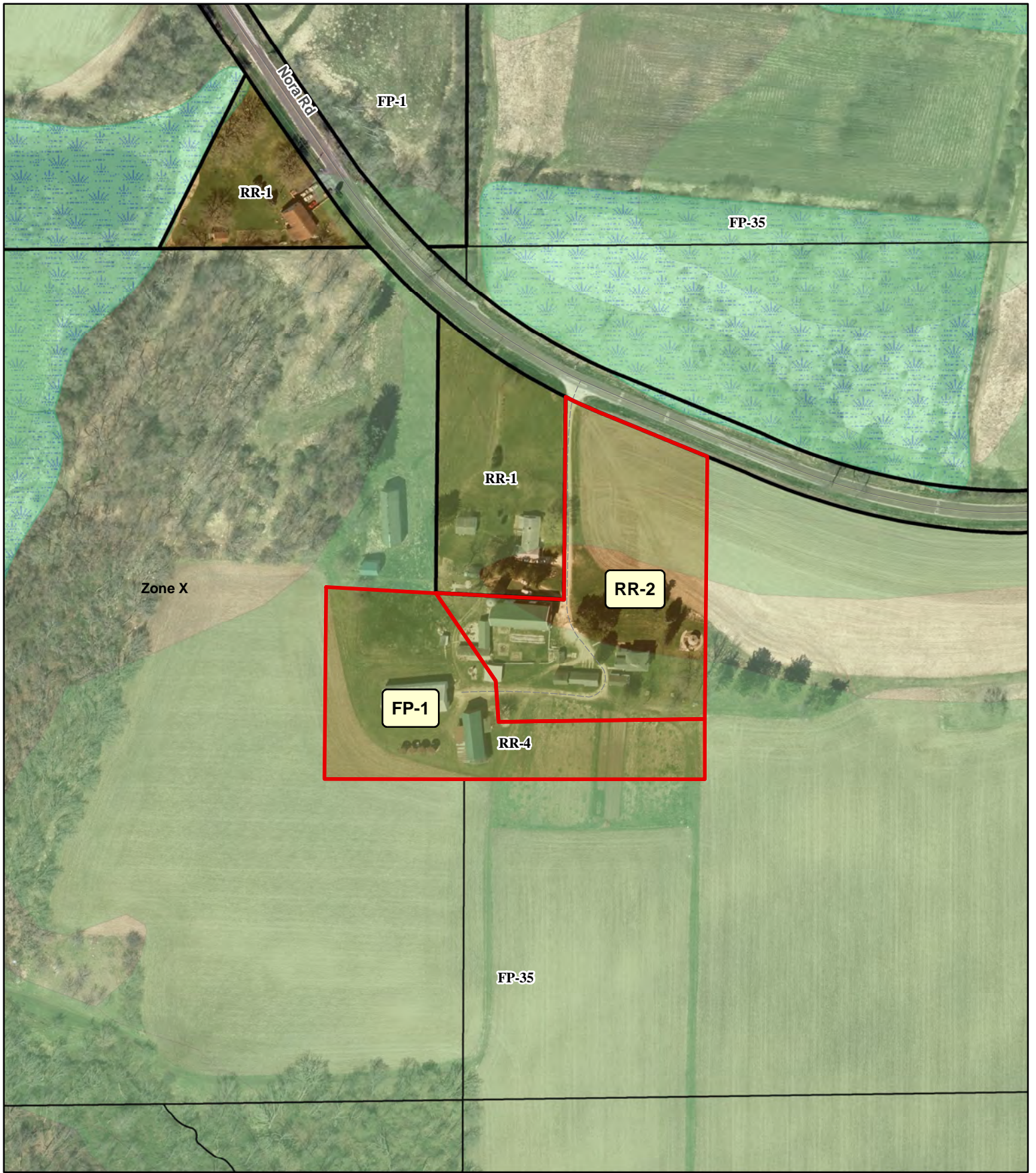
Soils

Type II -- 85%
Type III -- 15%




Parcel Number

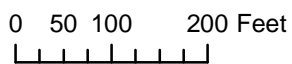
0711-274-8180-0

Office Map No. **200277**



Legend

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



Petition 11587
VINEY ACRES LLC

Zoning description (RR4 to RR1):

Part of Lot 1, Certified Survey Map No. 13178, located in the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, Section 27, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin, described as follows:

Commencing at the East $\frac{1}{4}$ Corner of said Section 27; thence S89°43'33"W, 1189.80 feet along the North line of said Southeast $\frac{1}{4}$; thence S00°36'36"W, 236.78 feet to the Southerly right-of-way line of Nora Road and the point of beginning; thence along said right-of-way line along a non-tangential curve to the left having a radius of 983.00 feet and a chord bearing and length of S65°35'25"E, 67.89 feet; thence S67°34'10"E, 172.32 feet; thence S00°36'34"W, 408.45 feet along the East line of said Lot 1; thence S89°10'49"W, 322.30 feet; thence N04°12'56"W, 64.10 feet; thence N34°10'02"W, 165.69 feet; thence S86°47'51"E, 200.20 feet along a Northerly line of said Lot 1; thence N00°36'36"E, 317.03 feet along a Westerly line of said Lot 1 to the point of beginning; Containing 127,581 square feet, or 2.93 acres.

Zoning description (RR4 to FP1):

Part of Lot 1, Certified Survey Map No. 13178, located in the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, Section 27, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin, described as follows:

Commencing at the East $\frac{1}{4}$ Corner of said Section 27; thence S89°43'33"W, 1189.80 feet along the North line of said Southeast $\frac{1}{4}$; thence S00°36'36"W, 236.78 feet to the Southerly right-of-way line of Nora Road; thence S00°36'36"W, 317.03 feet along a Westerly line of said Lot 1; thence N86°47'51"W, 200.20 feet along a Northerly line of said Lot 1 to the point of beginning; thence S34°10'02"E, 165.69 feet; thence S04°12'56"E, 64.10 feet; thence N89°10'49"E, 322.30 feet; thence S00°36'34"W, 96.00 feet along the East line of said Lot 1; thence N89°49'03"W, 594.00 feet along the South line of said Lot 1; thence N00°37'16"E, 300.00 feet along the most Westerly line of said Lot 1; thence S86°50'38"E, 172.00 feet along a Northerly line of said Lot to the point of beginning; Containing 102,518 square feet, or 2.35 acres.