

Dane County Rezone Petition

Application Date	Petition Number
12/15/2023	DCPREZ-2023-12009
Public Hearing Date	
02/27/2024	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JEFF SCHLIECKAU	PHONE (with Area Code) (608) 217-9220	AGENT NAME WILLIAMSON SURVEYING & ASSOC. LLC	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 4437 BAXTER RD		ADDRESS (Number & Street) 104A W. MAIN ST.	
(City, State, Zip) COTTAGE GROVE, WI 53527		(City, State, Zip) Waunakee, WI 53597	
E-MAIL ADDRESS jschlieckau@gmail.com		E-MAIL ADDRESS chris@williamsonsurveying.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	
North of 3830 Gala Way					
TOWNSHIP COTTAGE GROVE	SECTION 19	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0711-193-8430-0					

REASON FOR REZONE

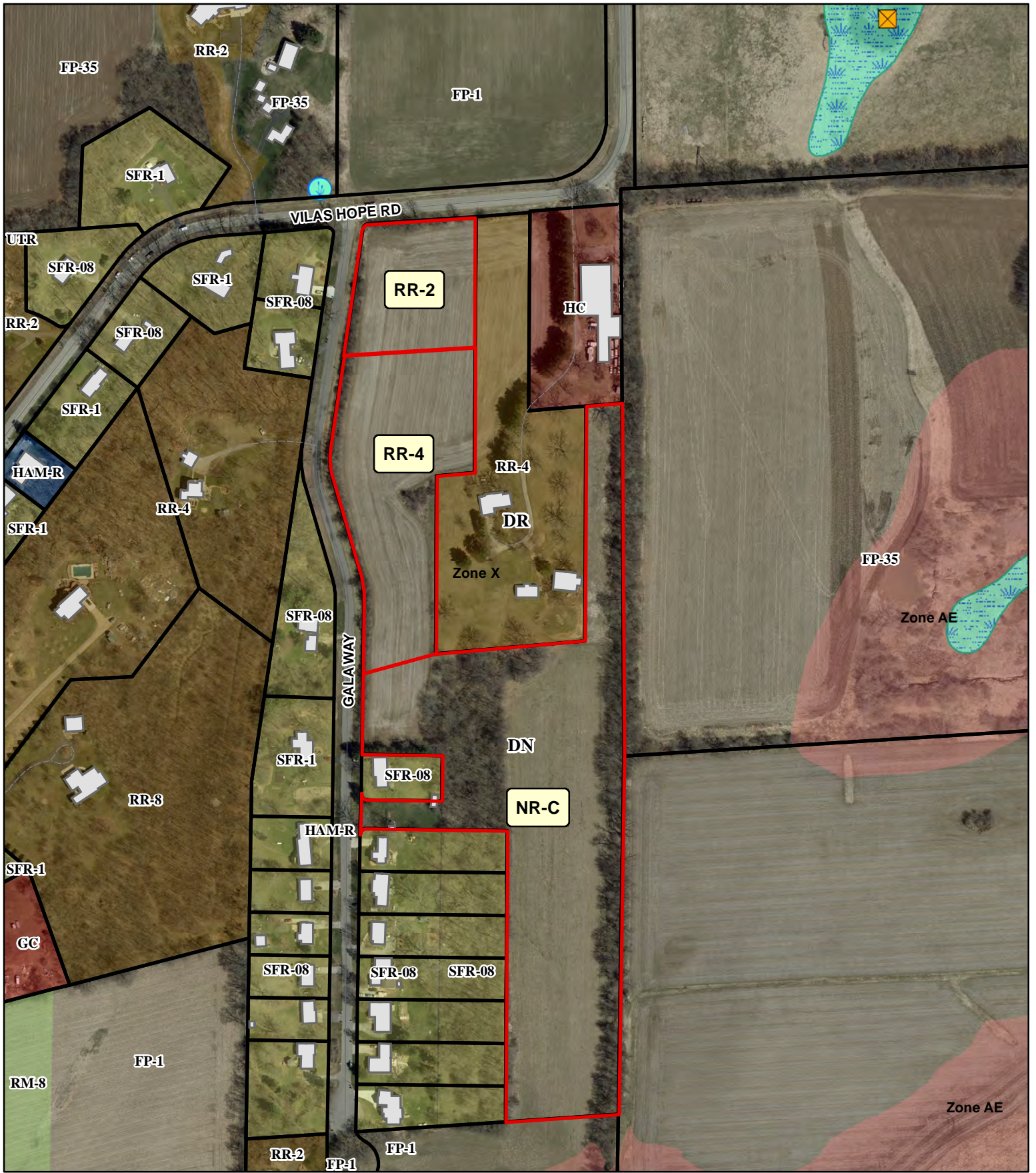
CREATE TWO RESIDENTIAL LOTS AND ONE AGRICULTURAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-1 Farmland Preservation District	RR-2 Rural Residential District	2.0
FP-1 Farmland Preservation District	RR-4 Rural Residential District	4.12
FP-1 Farmland Preservation District	NR-C Natural Resource Conservation District	10.66




C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent)
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		PRINT NAME:

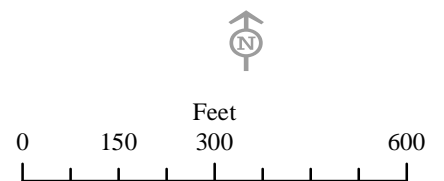
COMMENTS: LOT 1 MUST BE A MINIMUM 2 ACRES FOR RR-2 ZONING; SMALLER REQUIRES RR-1. REZONE INVOLVES A TRANSFER OF DEVELOPMENT RIGHTS (TDR) FROM WOLLIN (PARCEL 0711-024-9000-7) & VINEY ACRES LLC (0711-253-9500-5)

DATE:



REZONE 12009

-  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
<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:	Jeff Schlieckau	Agent Name:	Williamson Surveying & Assoc. LLC
Address (Number & Street):	4437 Baxter Rd	Address (Number & Street):	104A W. Main St
Address (City, State, Zip):	Cottage Grove, WI 53527	Address (City, State, Zip):	Wauwaukee, WI 53597
Email Address:	jschlieckau@gmail.com	Email Address:	chris@williamsonsurveying.com
Phone#:	608-217-9220	Phone#:	608-255-5705

PROPERTY INFORMATION			
Township:	cottage grove	Parcel Number(s):	0711-193-8430-0
Section:	19	Property Address or Location:	SE of the NW & NE of the SW

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>

Jeff recently purchased this Lot as an FP-1 zoned parcel and has accepted offers for 2 transfer development rights that he would like to transfer to this parcel. He is looking to build his own home on one and sell the other lot once it is created. The remaining lands will stay as FP-1 lots that Jeff will retain as buffer around his home site.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-1	RR-1 RR-2	2.00
FP-1	RR-4	4.12
FP-1	NR-C	10.66

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 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 12-13-2023

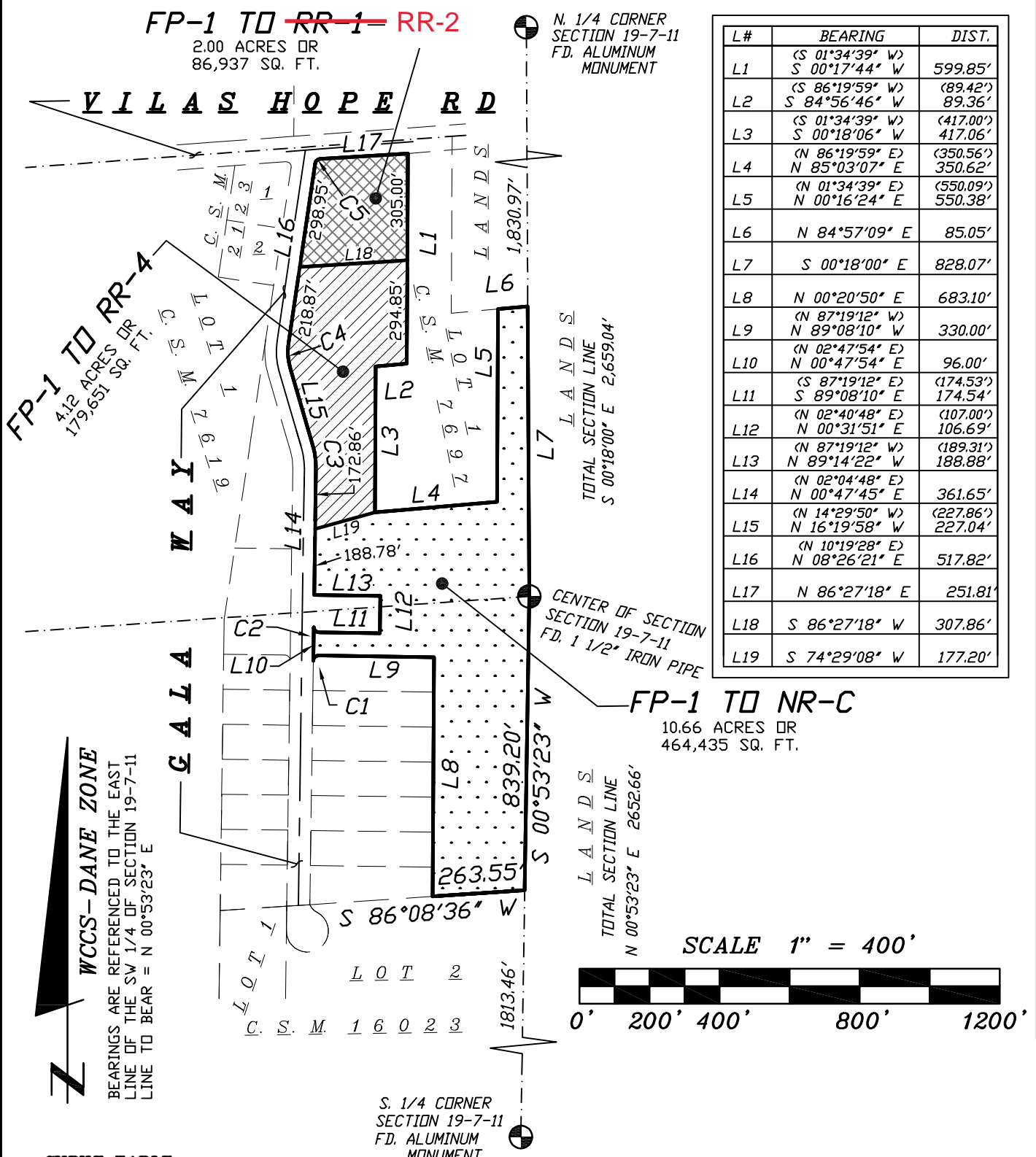


REZONE MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

All of Lot 3, C.S.M. 16023, Located in the SE 1/4 of the NW 1/4 & in the NE 1/4 of the SW 1/4 of Section 19, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin.



L#	BEARING	DIST.
L1	(S 01°34'39" W) S 00°17'44" W	599.85'
L2	(S 86°19'59" W) S 84°56'46" W	(89.42') 89.36'
L3	(S 01°34'39" W) S 00°18'06" W	(417.00') 417.06'
L4	(N 86°19'59" E) N 85°03'07" E	(350.56') 350.62'
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L9	(N 87°19'12" W) N 89°08'10" W	(174.53') 330.00'
L10	(N 02°47'54" E) N 00°47'54" E	(107.00') 96.00'
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L12	(N 02°40'48" E) N 00°31'51" E	(107.00') 106.69'
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L14	(N 02°04'48" E) N 00°47'45" E	(361.65') 361.65'
L15	(N 14°29'50" W) N 16°19'58" W	(227.86') 227.04'
L16	(N 10°19'28" E) N 08°26'21" E	(517.82') 517.82'
L17	N 86°27'18" E	251.81'
L18	S 86°27'18" W	307.86'
L19	S 74°29'08" W	177.20'

CURVE TABLE:

C#	RADIUS	CHORD BEARING AND DIST.	ARC	DELTA	TANGENT BEARING
C1	15.00'	(S 47°40'48" W 21.21') S 45°30'32" W 21.26'	23.63'	(90°00'00") 90°16'06"	N 00°22'28" E S 89°21'25" E
C2	15.00'	(S 42°15'12" E 21.24') S 44°05'44" E 21.02'	23.29'	88°57'52"	S 00°23'12" W S 88°34'40" E
C3	233.00'	(N 05°54'31" W 69.59') N 08°06'40" W 69.72'	69.98'	(17°10'38") 17°12'15"	N 00°29'37" E N 16°42'58" W
C4	167.00'	(N 02°05'11" W 71.76') N 03°41'37" W 72.04'	72.61'	(24°49'18") 24°54'38"	S 08°45'42" W N 16°08'56" W
C5	15.00'	(N 48°48'44" E) N 46°56'24" E 18.67'	20.15'	(76°58'32") 76°58'24"	S 85°25'37" W N 08°27'12" E

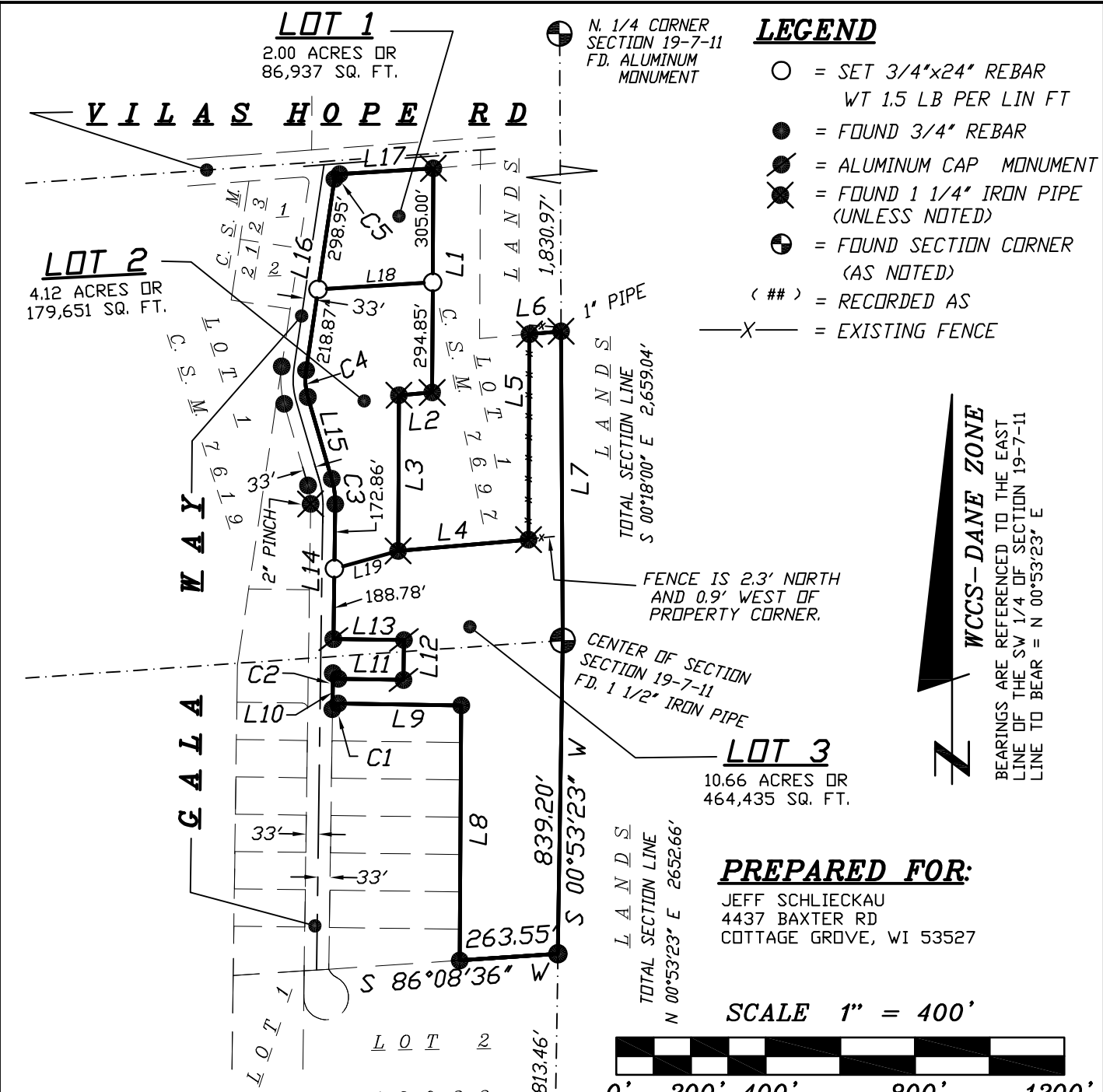


CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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NOTES:

- 1.) SEE SHEETS 2, 3 AND 4 FOR LOT DETAILS.
 - 2.) SEE SHEET 5 FOR LINE TABLE, CURVE TABLE AND ALL OTHER NOTES.
 - 3.) WETLANDS AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN LOCATED OR SHOWN.
- NOTES CONTINUED SHEET 5....

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL

DATE: 8-10-2023

22W-237

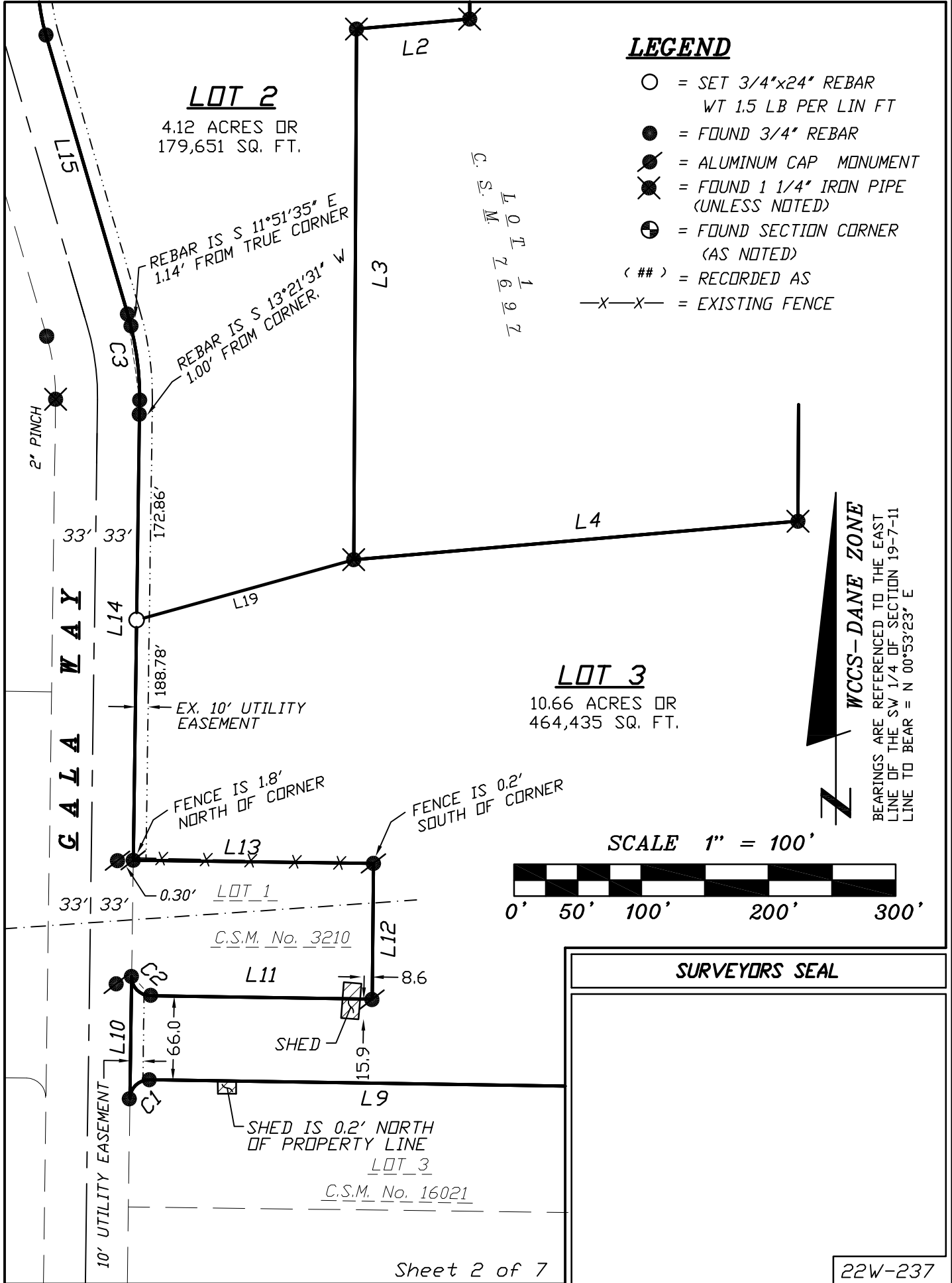


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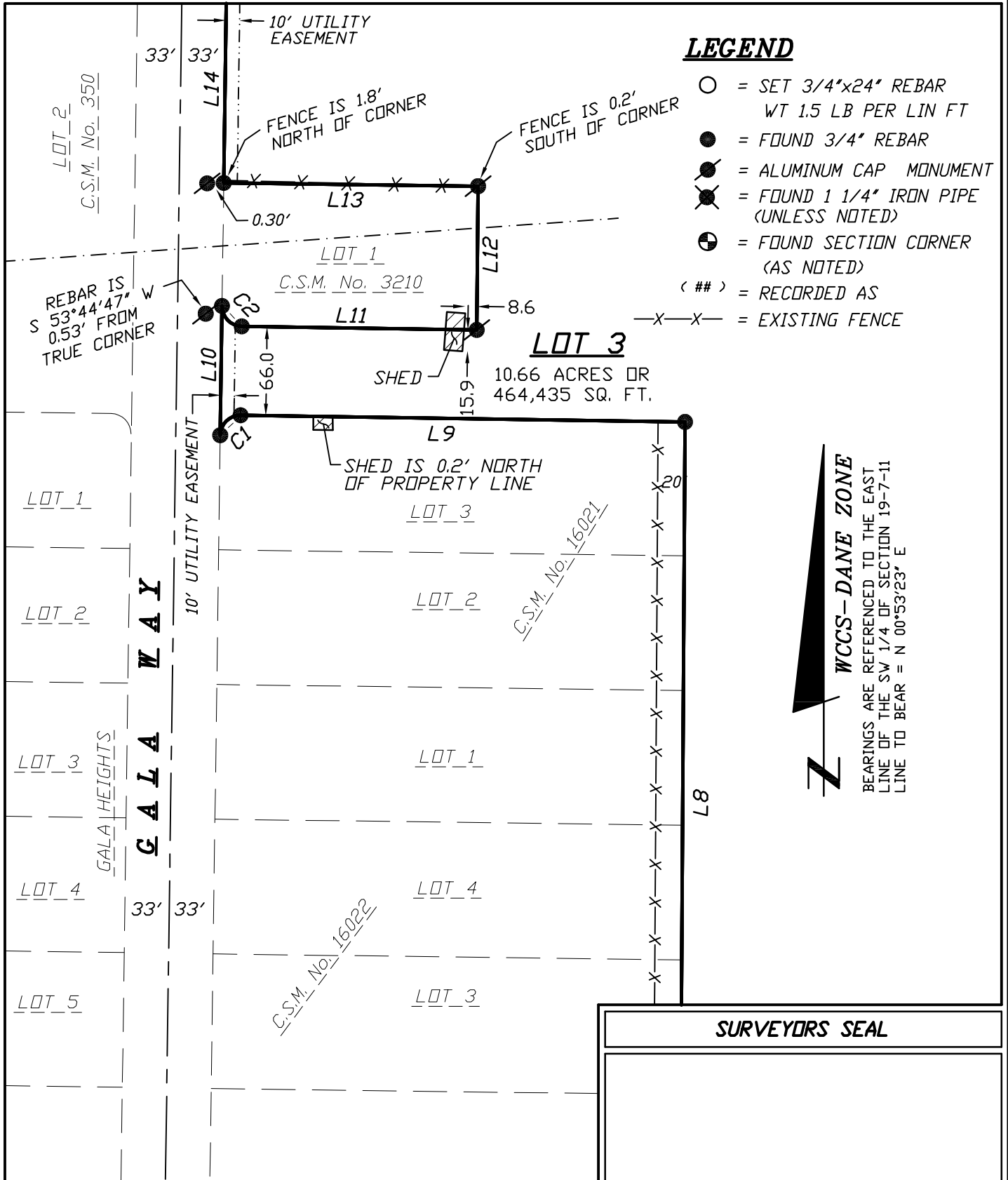


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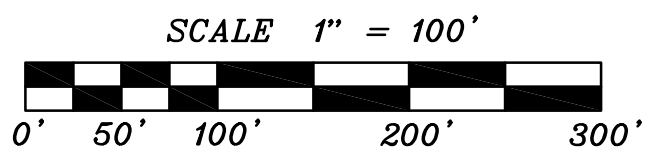


LEGEND

- = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- ⊙ = ALUMINUM CAP MONUMENT
- ⊗ = FOUND 1 1/4" IRON PIPE (UNLESS NOTED)
- ⊕ = FOUND SECTION CORNER (AS NOTED)
- (##) = RECORDED AS
- X-X- = EXISTING FENCE

WCCS-DANE ZONE
 BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SW 1/4 OF SECTION 19-7-11
 LINE TO BEAR = N 00°53'23" E

SURVEYORS SEAL



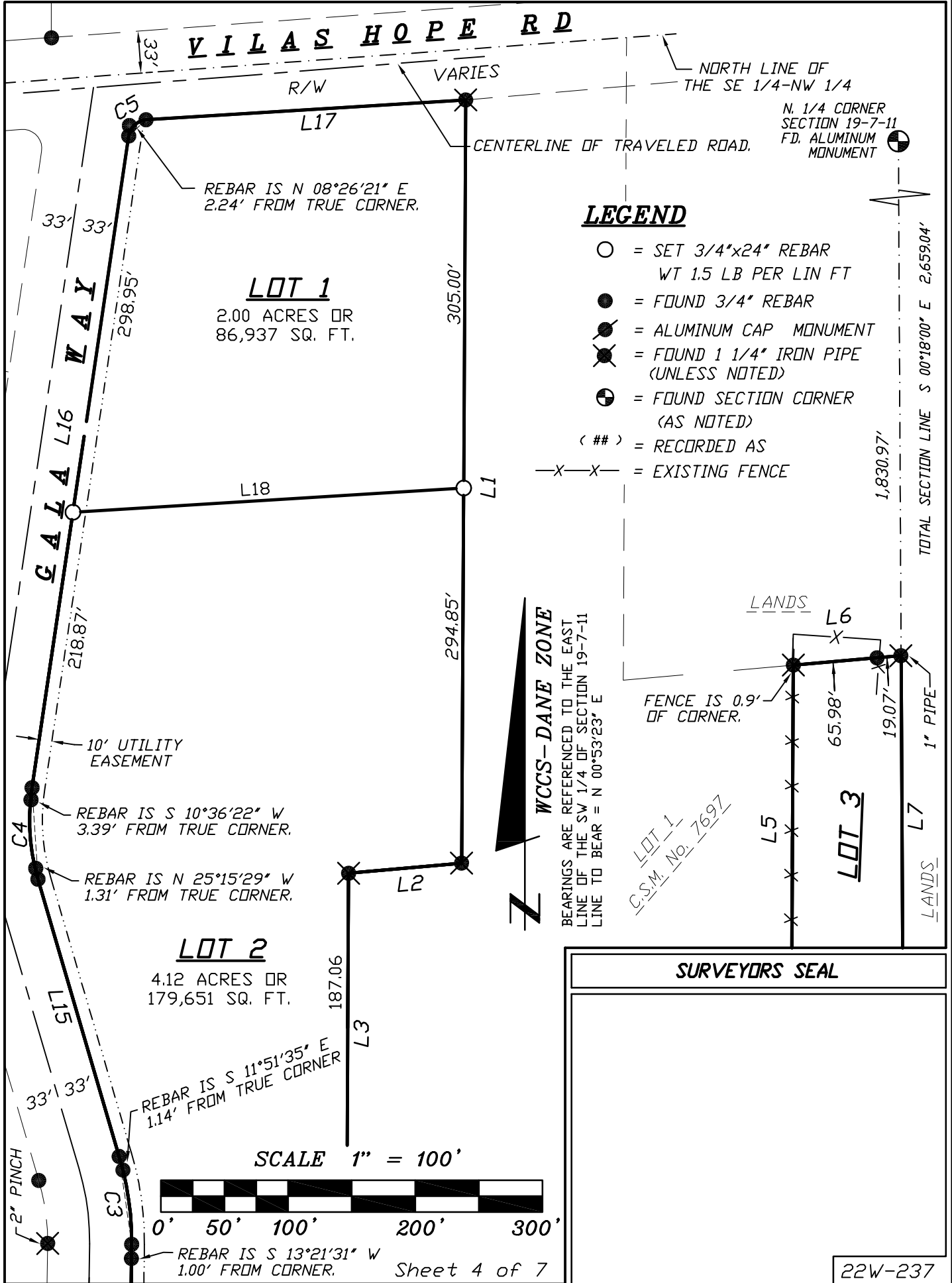


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NOTES CONTINUED:

4.) THIS SURVEY WAS PREPARED PER A TITLE REPORT PROVIDED BY DANE COUNTY TITLE, FILE # XXXXXXXXX

5.) ALL TIES FOR THE SOUTH, CENTER AND NORTH 1/4'S HAVE BEEN VERIFIED TO BE IN GOOD CONDITION WITH THE CURRENT TIE SHEET ON FILE AT THE COUNTY SURVEYORS OFFICE.

6.) PUBLIC UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE BY PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

7.) FUTURE ATTACHMENT TO THE CITY OF MADISON MAY REQUIRE CONNECTION TO THE CITY WATER SYSTEM, IF/WHEN WATER SERVICE BECOMES AVAILABLE.

LINE TABLE:

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SURVEYORS SEAL



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104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

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CONSENT OF MORTGAGEE:

Compeer Financial. FLCA, a bank duly organized and existing under and by virtue of the laws of the State of Wisconsin, as mortgagee of the described land, does hereby consent to the surveying, dividing, dedication and mapping of the land described on this certified survey map and does hereby consent to the below owners certificate.

IN WITNESS WHEREOF, the said Compeer Financial. FLCA, has caused these presents to be signed by its corporate officer listed below at _____, Wisconsin and its corporate seal hereunto affixed on this ___ day of _____, 20__.

Compeer Financial. FLCA

STATE OF WISCONSIN)
DANE COUNTY)

PRINT NAME:

Personally came before me this ____ day of _____, 20__, _____ its _____ of the above named bank, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation, and acknowledge that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

_____ County, Wisconsin.

My commission expires _____
Notary Public

OWNERS' CERTIFICATE:

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided, dedicated and mapped as represented on the certified survey map. I also certify that this certified survey map is required by sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

WITNESS the hand seal of said owners this _____ day of _____, 20__.

Jeff Schlieckau

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this _____ day of _____, 20__ the above named Jeff Schlieckau to me known to be the person who executed the foregoing instrument and acknowledge the same.

_____ County, Wisconsin.

My commission expires _____

Notary Public

Print Name

SURVEYORS SEAL



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

All of Lot 3, C.S.M. 16023, Located in the SE 1/4 of the NW 1/4 & in the NE 1/4 of the SW 1/4 of Section 19, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Chris W. Adams, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Dane County and the City of Madison, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being All of Lot 3, Certified Survey Map No. 16023, recorded in Volume 118, Pages 25-33, as Document No. 5836731 and located in the SE 1/4 of the NW 1/4 & in the NE 1/4 of the SW 1/4 of Section 19, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin. This parcel contains a total of 16.78 acres.

Williamson Surveying and Associates, LLC
by Noa T. Prieve & Chris W. Adams

Date _____

Chris W. Adams S-2748
Professional Land Surveyor

TOWN BOARD RESOLUTION

Resolved that this certified survey map and road right of way dedication is hereby accepted and approved by the Town of Cottage Grove on this _____ day of _____, 20____.

Kim Banigan
Town Clerk

CITY OF MADISON PLAN COMMISSION:

Approved for recording per Secretary,
Madison Planning Commission action of _____
day of _____, 20____

Matthew Wachter
Secretary Plan Commission

DANE COUNTY APPROVAL:

Approved for recording per Dane County
Zoning and Land Regulation Committee action
on _____.

Daniel Everson
Assistant Zoning Administrator

REGISTER OF DEEDS:

Received for recording this ___ day of
_____, 20__ at ___ o'clock __.M. and
recorded in Volume _____ of Dane County
Certified Surveys on pages _____ through
_____.

Kristi Chlebowski
Register of Deeds

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL

TRANSFER OF DEVELOPMENT RIGHTS AGREEMENT

This Transfer of Development Rights Agreement (“Agreement”) is entered into this 24th day of November, 2023, by and between Viney Acres, LLC as "Transferor", and Jeff Schlieckau as "Transferee".

WHEREAS, Transferor is the owner in fee simple of certain real property in the Town of Cottage Grove, Dane County, Wisconsin, more particularly described as set forth on Exhibit A ("Sending Area Property"); and

WHEREAS, Transferee is the owner in fee simple of certain real property in the Town of Cottage Grove ("Town"), Dane County, Wisconsin, more particularly described as set forth on Exhibit B ("Receiving Area Property"); and

WHEREAS, the Sending Area Property is entitled to the equivalent of one (1) development right ("Development Right"), and, as of this date and prior to any conveyance hereunder, the Sending Area Property has one (1) Development Right remaining; and

WHEREAS, the Town has established a Transfer of Development Rights Program ("TDR Program") to allow owners of property in the Town to transfer Development Rights from certain designated lands ("Sending Areas") to other designated lands ("Receiving Areas") in order to protect viable farm operations and farmland, to maintain the rural character of the Town of Cottage Grove, to permanently preserve scenic vistas and environmentally significant areas, to restrict land divisions, to retain and protect open space values of real property and assure the availability of real property for agricultural, forest, recreational or open space uses; and

WHEREAS, Transferor, as Transferor of a Development Right and Transferee, as Transferee of Development Rights, wish to convey one (1) Development Right as part of the TDR Program, on the terms and conditions set forth in the Contract by and between them.

NOW, THEREFORE, in consideration of the above recitals, which are incorporated by reference, and for other valuable consideration, the adequacy of which is hereby affirmed, Transferor and Transferee agree as follows:

1. **Purchase Price.** Transferor will convey to Transferee and Transferee will accept from Transferor one (1) Development Right currently associated with the Sending Area Property, for the sum of \$85,000. (Eighty Five Thousand dollars).

2. **Date of Closing.** The closing shall be held within thirty (30) business days of the date the Town and County has approved the Final CSM of the Receiving Area Property ("Closing Date"), provided that said approval is obtained no later than 1 April 2024. If approval is not obtained by said date or if the County determines this Sending Area is not eligible for this program, this Contract shall be null and void and of no legal effect. If approval by City of Madison and Dane County is not obtained by said date, this contract shall be null and void and of no legal effect.

3. **Conveyance of Development Rights and Deed Restrictions.** Conveyance of the Development Rights shall be made and transferred by the appropriate documents, such as a *Conveyance of Development Rights and Deed Restrictions* ("Grant") AND/OR OTHER DOCUMENTS REQUIRED BY THE TOWN OR COUNTY WHICH ARE TO BE SUPPLIED, entered into by TDR Transferor and TDR Transferee, in the form, or similar, set forth on Exhibit C, which is attached hereto and incorporated herein by reference. The Grant shall be executed on the Closing Date, simultaneous with the payment of the Purchase Price.

Transferor:

Viney Acres, LLC
DocuSigned by:
Don Viney
Don Viney, manager
DocuSigned by:
Marilyn Viney
Marilyn Viney, member

Transferee:

Jeff Schlieckau
DocuSigned by:
Jeff Schlieckau
Jeff Schlieckau

EXHIBIT A

Sending Area Property Description

Part of Parcel Number 018/0711-253-9500-5 DESCR AS SEC 25-7-11 SE1/4 SW1/4 (40.61 ACRES), **Town of Cottage Grove, Dane County WI more particularly described BY SURVEYOR**

EXHIBIT B

Receiving Area Property Description

Part of Parcel Number 018/0711-193-8430-0 being part of the SE1/4 NW1/4 of Section 19-7-11, Town of Cottage Grove, Dane County WI more particularly described BY SURVEYOR

EXHIBIT C

Conveyance of Development Rights and Deed Restrictions ("Grant") entered into by TDR Transferor and TDR Transferee, in the form, or similar, which is attached hereto and incorporated herein by reference.



TRANSFER OF DEVELOPMENT RIGHTS AGREEMENT

This Transfer of Development Rights Agreement ("Agreement") is entered into this 24th day of November, 2023, Wayne L. Wollin and Patricia L. Wollin as "Transferor", and Jeff Schlieckau as "Transferee" and shall be effective upon execution.

WHEREAS, Transferor is the owner in fee simple of certain real property in the Town of Cottage Grove, Dane County, Wisconsin, more particularly described as set forth on Exhibit A ("Sending Area Property"); and

WHEREAS, Transferee is the owner in fee simple of certain real property in the Town of Cottage Grove ("Town"), Dane County, Wisconsin, more particularly described as set forth on Exhibit B ("Receiving Area Property"); and

WHEREAS, the Sending Area Property is entitled to the equivalent of one (1) development right ("Development Right"), and, as of this date and prior to any conveyance hereunder, the Sending Area Property has one (1) Development Right remaining; and

WHEREAS, the Town has established a Transfer of Development Rights Program ("TDR Program") to allow owners of property in the Town to transfer Development Rights from certain designated lands ("Sending Areas") to other designated lands ("Receiving Areas") in order to protect viable farm operations and farmland, to maintain the rural character of the Town of Cottage Grove, to permanently preserve scenic vistas and environmentally significant areas, to restrict land divisions, to retain and protect open space values of real property and assure the availability of real property for agricultural, forest, recreational or open space uses; and

WHEREAS, Transferor, as Transferor of a Development Right and Transferee, as Transferee of Development Rights, wish to convey one (1) Development Right as part of the TDR Program, on the terms and conditions set forth in the Contract by and between them.

NOW, THEREFORE, in consideration of the above recitals, which are incorporated by reference, and for other valuable consideration, the adequacy of which is hereby affirmed, Transferor and Transferee agree as follows:

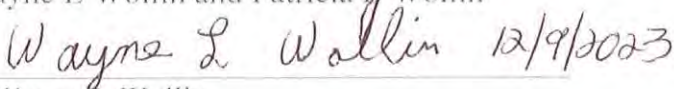
1. **Purchase Price.** Transferor will convey to Transferee and Transferee will accept from Transferor one (1) Development Right currently associated with the Sending Area Property, for the sum of \$60,000. (Sixty Thousand dollars).

2. **Date of Closing.** The closing shall be held within ten (10) business days of the date the Town and County has approved the Final CSM of the Receiving Area Property ("Closing Date"), provided that said approval is obtained no later than 1 April 2024. If approval is not obtained by said date or if the County determines this Sending Area is not eligible for this program, this Contract shall be null and void and of no legal effect. If approval by City of Madison and Dane County is not obtained by said date, this contract shall be null and void and of no legal effect.

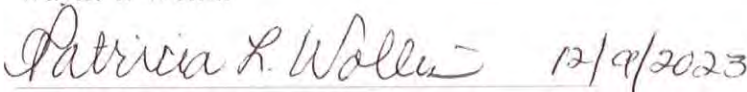
3. **Conveyance of Development Rights and Deed Restrictions.** Conveyance of the Development Rights shall be made and transferred by the appropriate documents, such as a *Conveyance of Development Rights and Deed Restrictions* ("Grant") AND/OR OTHER DOCUMENTS .REQUIRED BY THE TOWN OR COUNTY WHICH ARE TO BE SUPPLIED, entered into by TDR Transferor and TDR Transferee, in the form, or similar, set forth on Exhibit C, which is attached hereto and incorporated herein by reference. The Grant shall be executed on the Closing Date, simultaneous with the payment of the Purchase Price.

Transferor:

Wayne L. Wollin and Patricia L. Wollin

 12/9/2023

Wayne L. Wollin

 12/9/2023

Patricia L. Wollin

Transferee

Jeff Schlieckau



Jeff Schlieckau

EXHIBIT A

Sending Area Property Description

Part of Parcel Number 018/0711-024-9000-7 being **40 plus acres in the SW1/4 SE1/4 of Section 2-7-11, Town of Cottage Grove, Dane County WI more particularly described BY SURVEYOR**

EXHIBIT B

Receiving Area Property Description

Part of Parcel Number 018/0711-193-8430-0 being part of the SE1/4 NW1/4 of Section 19-7-11, Town of Cottage Grove, Dane County WI more particularly described BY SURVEYOR

EXHIBIT C

Conveyance of Development Rights and Deed Restrictions ("Grant") entered into by TDR Transferor and TDR Transferee, in the form, or similar, which is attached hereto and incorporated herein by reference.



Chris Adams

From: Kim Banigan <clerk@towncg.net>
Sent: Monday, October 17, 2022 7:45 AM
To: Chris Adams; Jeff Schlieckau
Subject: Fwd: FW: Gala Way parcel

See response below from City of Madison Principal Planner Brian Grady.

Kim Banigan
Clerk, Town of Cottage Grove
4058 County Road N
Cottage Grove, WI 53527
Phone: 608-839-5021 ext 132
Fax: 608-839-4432
www.tn.cottagegrove.wi.gov
<https://www.facebook.com/Towncg/>
Office Hours: 8:00 a.m. to 12:30 p.m., M-F and weekday afternoons by appointment

----- Forwarded message -----

From: **Grady, Brian** <BGrady@cityofmadison.com>
Date: Fri, Oct 14, 2022 at 2:38 PM
Subject: FW: Gala Way parcel
To: Kim Banigan <clerk@towncg.net>
Cc: Andros, Pamela <Andros@countyofdane.com>, Parks, Timothy <TParks@cityofmadison.com>, Greger, Jeffrey <JGreger@cityofmadison.com>

Hi Kim-

Following up on our phone conversation earlier today.

Although this CSM was recorded on May 27, 2022—ten days after the May 17, 2022 effective date of the IGA—the review/approval process was in progress for quite some time. The CSM was conditionally approved by the Town Board on August 30, 2021; the Dane County Board on November 4, 2021; and the City’s Plan Commission on April 11, 2022. Given this timing, the City considers Lot 3 eligible for the “Single-Family Residential Development” provision in Section (3)c of the [IGA](#).

Thanks,

Brian

Brian Grady (he/him)

Principal Planner

City of Madison Planning Division

(608) 261-9980

From: Kim Banigan <clerk@towncg.net>
Sent: Friday, October 14, 2022 8:56 AM
To: Grady, Brian <BGrady@cityofmadison.com>
Subject: Fwd: Gala Way parcel

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Kim Banigan
Clerk, Town of Cottage Grove
4058 County Road N
Cottage Grove, WI 53527

Phone: 608-839-5021 ext 132

Fax: 608-839-4432
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----- Forwarded message -----

From: Chris Adams <chris@williamsonsurveying.com>
Date: Tue, Oct 11, 2022 at 8:09 AM
Subject: Gala Way parcel
To: Kim Banigan <clerk@towncg.net>, Lane, Roger <lane.roger@countyofdane.com>, Pam Andros <andros@countyofdane.com>
Cc: Jeff Schlieckau <jschlieckau@gmail.com>

Kim, Pam & Roger,

As you may know, Jeff Schlieckau purchased lot 3 of CSM 16023 in hopes of building a home on the site. As he dove into the process of purchasing RDU/TDU, he decided it would be worth pursuing an additional split that he could sell to help balance out the cost of this process. We attempted to discuss the attached proposal to the city of Madison to get a feel for how that would go, and it was made clear that they may not even approve 1 residence on this parcel.

Jeff has discussed options with his attorney and the suggestion was made to create a condominium for this site in order to bypass the city's control. I wanted to check with both the Town and County prior to pursuing this option. Does the RDU/TDU process allow for us to use in a condominium situation? We would be creating units for the buildable lots would be, so proposed Lot 1 on the attached CSM will be Unit 1 with a building area designated within it and the remaining land would be unit 2 and a building area that Jeff wants to build would also be designated.

Please let me know if there are any issues with this plan or if we can proceed with mapping it in order to submit to both for rezone/review.

Thanks,

Chris Adams

Williamson Surveying and Assoc. LLC

Member & Professional Land Surveyor

104 A W. Main St

Waunakee, WI 53597

608-255-5705

Williamsonsurveying.com

LETTER OF INTENT

Dear Plan Commission & Town Board,

October 30, 2023

Jeff Schlieckau purchased Lot 3 of Certified Survey Map No. 16023 with the intention of building his home on this site. The lot does not currently have a density unit that allows for residential building, so Jeff has an offer to purchase a TDR from Wollin (see attached documents). In the process of looking for TDR's he decided to pursue 2 in order to create 1 additional lot on this land that he plans to sell, if approved, in order to offset some of the costs involved in this process for his home site. He has managed to come to an agreement with Viney Acres LLC for the second TDR (see attached documents). During all of this searching we have been communicating with the Town clerk, Dane County planners, and the City of Madison ETJ to figure out a way to make this plan work. This parcel is very irregularly shaped, which has caused most of the issues trying to plan the lot configurations. Jeff has had perc tests done on 2 locations and in order to utilize both plus allow him to build in the location he originally purchased the land for, we are running into an issue with the 2 acres maximum regulation set forth in the Town Comprehensive plan. Per Page 28, Figure 5 of the Comprehensive Plan (attached), "maximum lot size is 2 acres, except that the Town Board may approve a greater size due to unusual land configuration, to better protect farmland, and/or to enhance rural or scenic character." We are asking that the town consider allowing Jeff's proposed Lot 2 to be approved in order to meet all these criteria. The existing parcel is unusually configured making it difficult to shape the lots so that they meet all requirements. We have met the 2.00 acres max for Lot 1, but when trying to fit a building site for Lot 2 on the hill where the perc test was done and allow the remaining lands to be contiguous, we are running into difficulties. The fact that Jeff's lot and the remaining land will be aligned and abutting one another, and preserved as agricultural and scenic lands that will be protected by the NR-C zoning hopefully will help in the decision to allow this exception to the town plans size limit for Lot 2.

Thank you for your consideration and time in this matter.

Chris Adams

Williamson Surveying & Assoc. LLC
104A W. Main St
Waunakee, WI 53597
608-255-5705

FP-1 TO ~~RR-1~~ RR-2

A parcel of land being part of Lot 3, CSM No. 16023, located in the SE ¼ of the NW ¼ of Section 19, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin more particularly described as follows:

Beginning at the northeast property corner of said Lot 3 at the right of way of Vilas Hope Road; thence S 00°17'44" W, 305.00 feet; thence S 86°27'18" W, 307.86 feet; thence N 08°26'21" E, 298.95 feet; thence along the arc of a curve concaved southeasterly having a radius of 15.00 feet and a long chord bearing N 46°56'24" E, a distance of 18.67 feet; thence N 86°27'18" E, 251.81 feet to the point of beginning. This description contains 2.00 acres or 86,937 sq. ft.

FP-1 TO RR-4

A parcel of land being part of Lot 3, CSM No. 16023, located in the SE ¼ of the NW ¼ of Section 19, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin more particularly described as follows:

Commencing at the northeast property corner of said Lot 3 at the right of way of Vilas Hope Road; thence S 00°17'44" W, 305.00 feet to the point of beginning.

thence continue S 00°17'44" W, 294.85 feet; thence S 84°56'46" W, 89.36 feet; thence S 00°18'06" W, 417.06 feet; thence S 74°29'08" W, 177.20 feet; thence N 00°47'45" E, 172.86 feet; thence along the arc of a curve concaved southwesterly having a radius of 233.00 feet and a long chord bearing N 08°06'40" W, a distance of 69.72 feet; thence N 16°19'58" W, 227.04 feet; thence along the arc of a curve concaved northeasterly having a radius of 167.00 feet and a long chord bearing N 03°41'37" W, a distance of 72.04 feet; thence N 08°26'21" E, 218.87 feet; thence N 86°27'18" E, 307.86 feet to the point of beginning. This description contains 4.12 acres or 179,651 sq. ft.

FP-1 TO NR-C

A parcel of land being part of Lot 3, CSM No. 16023, located in the SE ¼ of the NW ¼, and in the NE ¼ of the SW ¼ of Section 19, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin more particularly described as follows:

Commencing at the north ¼ corner of said Section 19; thence S 00°18'00" E, 1830.97 feet to the point of beginning.

Thence continue S 00°18'00" E, 828.07 feet to the center of section; thence S 00°53'23" W, 839.20 feet; thence S 86°08'36" W, 263.55 feet; thence N 00°20'50" E, 683.10 feet; thence N 89°08'10" W, 330.00 feet; thence along the arc of a curve concaved southeasterly having a radius of 15.00 feet and a long chord bearing S 45°30'32" W, a distance of 21.26 feet; thence N 00°47'54" E, 96.00 feet; thence along the arc of a curve concaved northeasterly having a radius of 15.00 feet and a long chord bearing S 44°05'44" E, a distance of 21.02 feet; thence S 89°08'10" E, 174.54 feet; thence N 00°31'51" E, 106.69 feet; thence N 89°14'22" W, 188.88 feet; thence N 00°47'45" E, 188.78 feet; thence N 74°29'08" E, 177.20 feet; thence N 85°03'07" E, 350.62 feet; thence N 00°16'24" E, 550.38 feet; thence N 84°57'09" E, 85.05 feet to the point of beginning. This description contains 10.66 acres or 464,435 sq. ft.