

Dane County Rezone Petition

Application Date	Petition Number
03/21/2024	DCPREZ-2024-12049
Public Hearing Date	
05/28/2024	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME CAPITOL HOLDINGS LLC	PHONE (with Area Code) (608) 354-9428	AGENT NAME BIRRENKOTT SURVEYING	PHONE (with Area Code) (608) 837-7463
BILLING ADDRESS (Number & Street) 782 LOIS DR		ADDRESS (Number & Street) 1677 N. BRISTOL STREET	
(City, State, Zip) SUN PRAIRIE, WI 53590		(City, State, Zip) Sun Prairie, WI 53590	
E-MAIL ADDRESS bconwel@capitolunderground.com		E-MAIL ADDRESS mpynnonen@birrenkottsurveying.com	

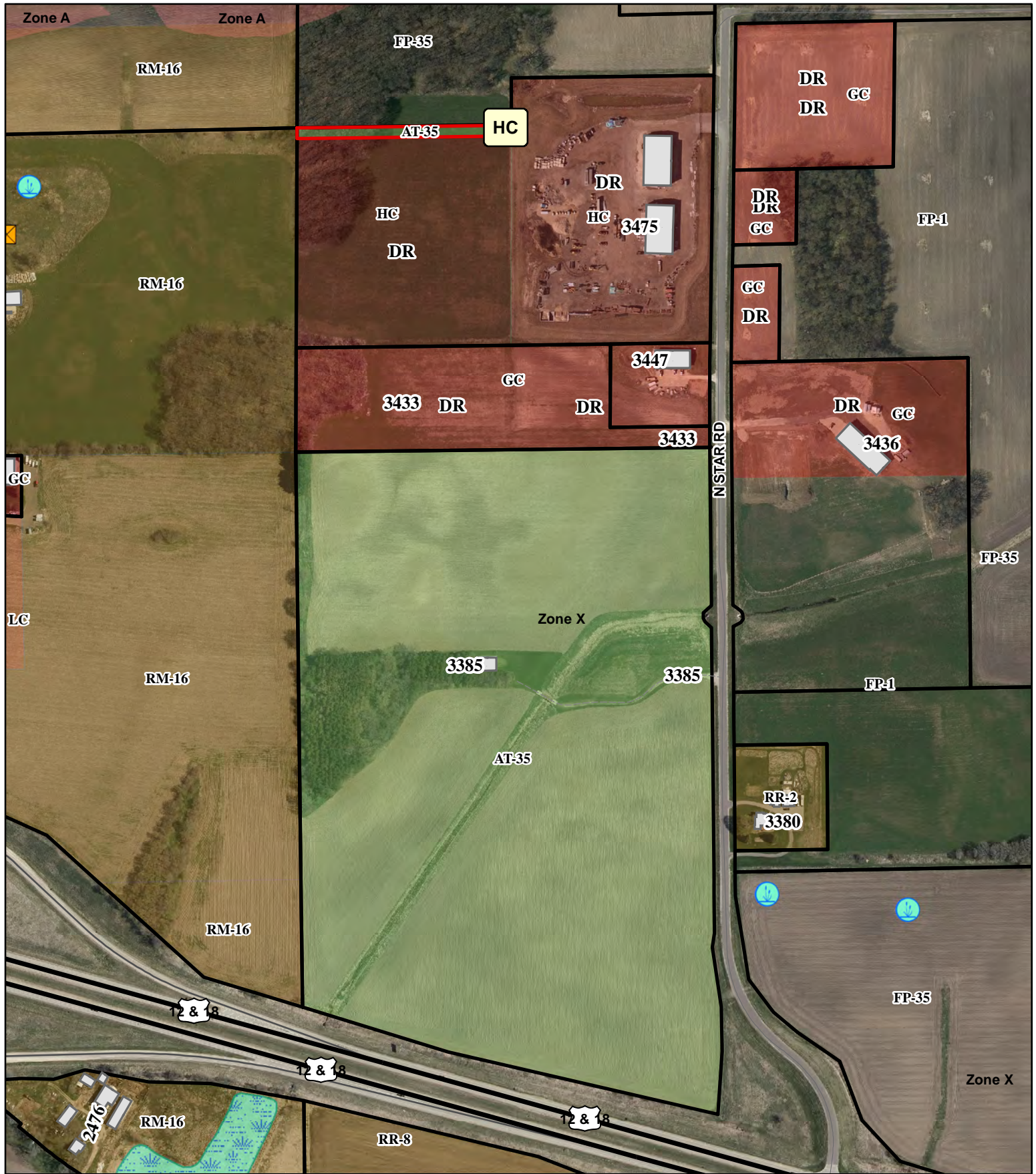
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
3475 N Star Road					
TOWNSHIP COTTAGE GROVE	SECTION 28	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0711-284-9740-0					

REASON FOR REZONE




ADDING LANDS TO EXISTING COMMERCIAL DEVELOPMENT

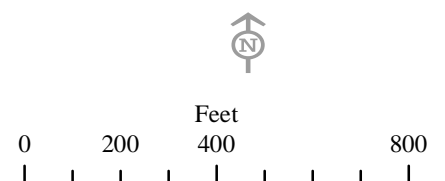
FROM DISTRICT:	TO DISTRICT:	ACRES
AT-35 Agriculture Transition District	HC Heavy Commercial District	0.5

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials_____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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REZONE 12049

-  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
• 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:	Capitol Holdings LLC	Agent Name:	Birrenkott Surveying
Address (Number & Street):	782 Lois Drive	Address (Number & Street):	1677 N. Bristol Street
Address (City, State, Zip):	Sun Prairie, WI 53590	Address (City, State, Zip):	Sun Prairie, WI 53590
Email Address:	bconwell@capitolunderground.com	Email Address:	mpynnonen@birrenkottsurveying.com
Phone#:	608-354-9428	Phone#:	608-837-7463

PROPERTY INFORMATION

Township: Cottage Grove Parcel Number(s): 0711-284-9740-0
Section: 28 Property Address or Location: Part of SE 1/4 SE 1/4 Section 28 adjacent to CSM No. 15945

REZONE DESCRIPTION

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.

Is this application being submitted to correct a violation?
Yes ☐ No ☒

Purpose of this rezone is to add lands of the owner to and existing Certified Survey Map that were inadvertently omitted from said CSM.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
AT-35	HC	0.510

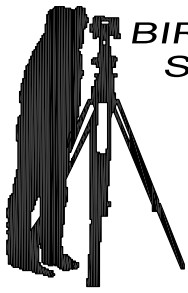
Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional 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 |
|---|---|---|--|--|

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. Pynnonen

Date 3/20/24

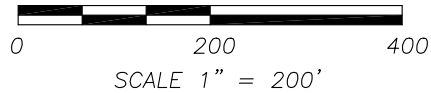


BIRRENKOTT SURVEYING

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

March 20, 2024

ZONING MAP



East 1/4 Corner
Section 28-7-11

N. STAR ROAD

Southeast Corner
Section 28-7-11

S00°05'12"W
1552.09'

N 00°05'12" E 2712.42'
1160.33'

Zoning description (AT-35 to HC):

Part of the Southeast 1/4 of the Southeast 1/4, Section 28, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin, described as follows:

Commencing at the East 1/4 Corner of said Section 28; thence S00°05'12"W, 1552.09 feet along the East line of said Southeast 1/4 to the intersection with Easterly extension of a Northerly line of Lot 2, Certified Survey Map No. 15945; thence S89°17'56"W, 666.86 feet along said extension and Northerly line; thence S00°09'22"W, 148.16 feet along a Westerly line of said Lot 2 to the point of beginning; thence continuing along said Westerly line S00°09'22"W, 33.29 feet; thence S89°17'56"W, 667.07 feet along a Northerly line of said Lot 2 to the West line of said Southeast 1/4 of the Southeast 1/4; thence N00°13'36"E, 33.29 feet along said West line; thence N89°17'56"E, 667.03 feet to the point of beginning; Containing 22,204 square feet, or 0.510 acres.

S89°17'56"W
666.86'

Unit 1
Zoning: GC

Unit 2
Zoning: GC

North Star Investments Condominium

Unit 3
Zoning: GC

S 00°09'22" W
33.29'

S00°09'22"W
148.16'

Lot 2 CSM No. 15945
Zoning: HC

S E 1 / 4 - S E 1 / 4

Zoning: FP-35

667.03'

667.07'

N89°17'56"E

S89°17'56"W

Owner: Capitol Holdings LLC
0711-284-9740-0
Zoning: AT-35
Proposed Zoning: HC
Area: 0.510 Acres

Zoning: RM-16

33.29'
N 00°13'36" E

Lot 1 CSM No. 15945
Zoning: RM-16

S W 1 / 4 - S E 1 / 4

Zoning description (AT-35 to HC):

Part of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, Section 28, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin, described as follows:

Commencing at the East $\frac{1}{4}$ Corner of said Section 28; thence S00°05'12"W, 1552.09 feet along the East line of said Southeast $\frac{1}{4}$ to the intersection with Easterly extension of a Northerly line of Lot 2, Certified Survey Map No. 15945; thence S89°17'56"W, 666.86 feet along said extension and Northerly line; thence S00°09'22"W, 148.16 feet along a Westerly line of said Lot 2 to the point of beginning; thence continuing along said Westerly line S00°09'22"W, 33.29 feet; thence S89°17'56"W, 667.07 feet along a Northerly line of said Lot 2 to the West line of said Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence N00°13'36"E, 33.29 feet along said West line; thence N89°17'56"E, 667.03 feet to the point of beginning; Containing 22,204 square feet, or 0.510 acres.

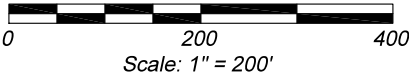
BIRRENKOTT SURVEYING



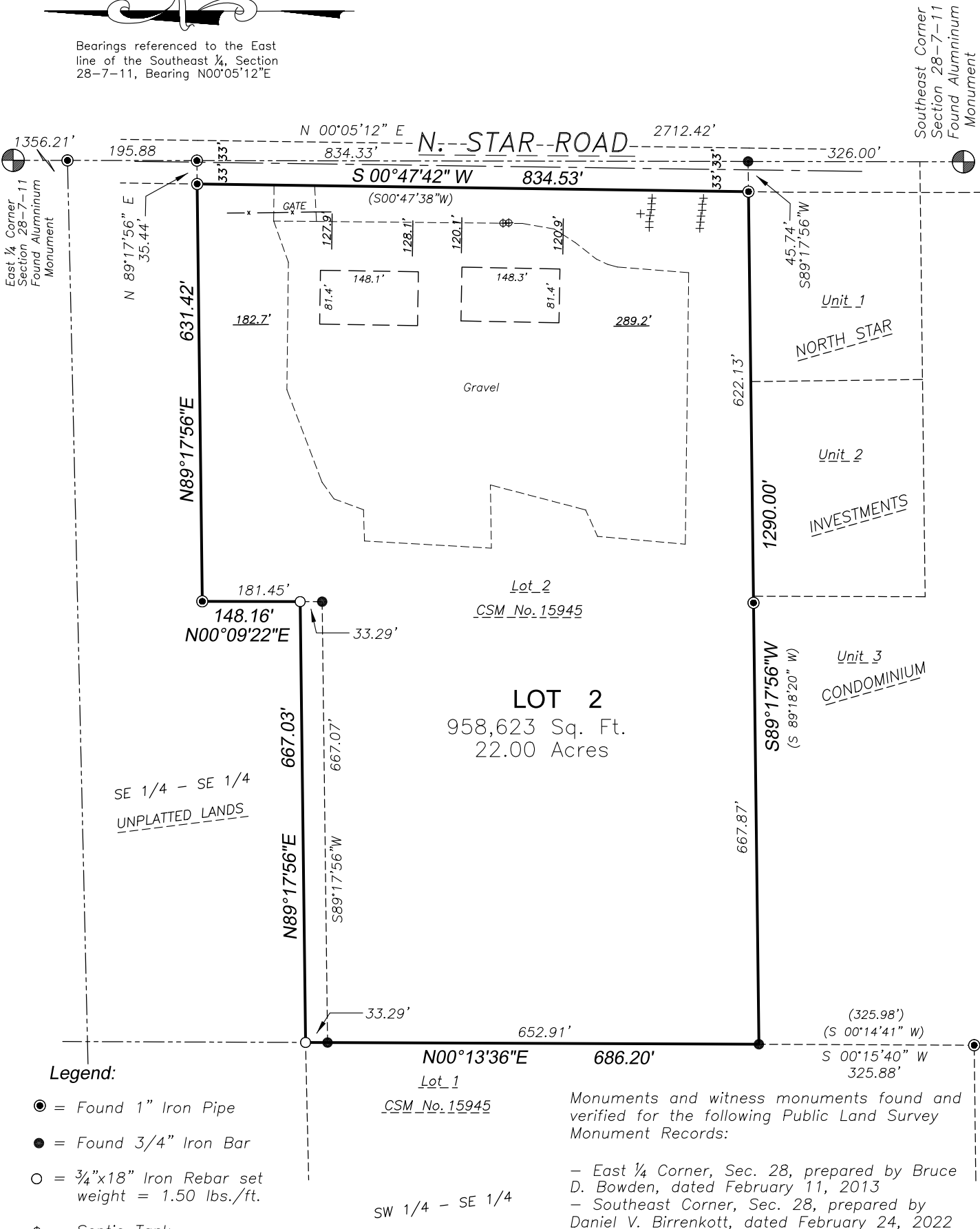
BIRRENKOTT SURVEYING
1677 N. BRISTOL STREET
SUN PRAIRIE, WIS. 53590
608-837-7463
Fax 608-837-1081

CERTIFIED SURVEY MAP

Lot 2, Certified Survey Map No. 15945, recorded in Volume 117 of Certified Survey Maps of Dane County on Pages 26-29 as Document No. 5818526, and other lands located in the Southeast 1/4 of the Southeast 1/4, Section 28, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin



Bearings referenced to the East line of the Southeast 1/4, Section 28-7-11, Bearing N00°05'12"E



Legend:

- = Found 1" Iron Pipe
 - = Found 3/4" Iron Bar
 - = 3/4"x18" Iron Rebar set weight = 1.50 lbs./ft.
 - ⊕ = Septic Tank
 - + = Septic Vent
 - x — = Chain Link Fence
- Sheet 1 of 3

Office Map No. 220911

Monuments and witness monuments found and verified for the following Public Land Survey Monument Records:

- East 1/4 Corner, Sec. 28, prepared by Bruce D. Bowden, dated February 11, 2013
- Southeast Corner, Sec. 28, prepared by Daniel V. Birrenkott, dated February 24, 2022

CERTIFIED SURVEY MAP NO. _____

VOLUME _____ PAGE _____

DOCUMENT NO. _____