

# Dane County Rezone & Conditional Use Permit


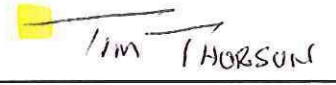
Application Date	Petition Number
03/16/2017	DCPREZ-2017-11136
Public Hearing Date	C.U.P. Number
05/23/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME SCREAMIN' NORWEGIAN FARMS LLC	PHONE (with Area Code) (608) 764-5316	AGENT NAME ROYAL OAK & ASSOCIATES	PHONE (with Area Code) (608) 274-0500
BILLING ADDRESS (Number & Street) 1893 US HIGHWAY 12 & 18		ADDRESS (Number & Street) 3678 KINSMAN BLVD	
(City, State, Zip) COTTAGE GROVE, WI 53527		(City, State, Zip) MADISON, WI 53704	
E-MAIL ADDRESS		E-MAIL ADDRESS TTHORSON@ROYALOAKENGINEERING.COM	

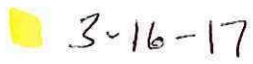
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
1924 US HIGHWAY 12 & 18		1864 US HIGHWAY 12 & 18			
TOWNSHIP COTTAGE GROVE	SECTION 35	TOWNSHIP COTTAGE GROVE	SECTION 35	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0711-351-9000-1		0711-351-9501-0			

REASON FOR REZONE	CUP DESCRIPTION
SEPARATING EXISTING RESIDENCE FROM FARMLAND	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	R-1A Residence District	1.30		
A-1Ex Exclusive Ag District	R-3A Residence District	1.25		

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  PMK2	SIGNATURE: (Owner or Agent) 
Applicant Initials <u>TT</u>	Applicant Initials <u>TT</u>	Applicant Initials <u>TT</u>		PRINT NAME: 

COMMENTS: SEPARATING EXISTING BUILDINGS FROM FARMLAND.

DATE: 
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# Royal Oak & Associates, Inc.

## Land Surveyors & Site Designs

3678 Kinsman Blvd, Madison, WI 53704  
Phone (608) 274-0500 Fax (608) 274-4530  
[www.royaloakengineering.com](http://www.royaloakengineering.com)

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March 15, 2017

Mr. Roger Lane  
Dane County Planning Department  
City-County Building  
210 Martin Luther King Jr., Blvd  
Room 116  
Madison, WI 53703

RE: Letter of Intent – Zoning Change Request - Town of Cottage Grove

Dear Roger:

Please find two zoning change applications and zoning change map on parts of property owned by Jim and Nola Skaar. They are requesting a zoning change request on a part of two properties in the Town of Cottage Grove.

The parcel numbers are:

0711-351-9501-0 - Zoning change from A1-EX to R-3A

0711-351-9000-1 – zoning change from A1-EX to R-1A.

These parcels are located along U.S.H 12 & 18 in the Northeast ¼ of Section 35 in the Town of Cottage Grove. The zoning change is to separate the existing buildings from the farmland. The agricultural land will remain in the current ownership for agricultural purposes.

Please review and let me know if you have any questions.

Thanks

Sincerely,

Tim Thorson  
Royal Oak & Associates





DANE COUNTY  
**PLANNING & DEVELOPMENT**

**Zoning Change Application**

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

Items that must be submitted with your application:

- **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.
- **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 <u>Jim &amp; Nola Skaar</u>	Agent's Name <u>Royal Oak &amp; Associates - Tim Thorson</u>
Address <u>1893 USH 12 &amp; 18</u>	Address <u>3678 Kinsman Blvd</u>
<u>Cottage Grove, WI</u>	<u>Madison WI, 53704</u>
Phone <u>(608) 764-5316</u>	Phone <u>(608) 274-0500</u>
Email <u></u>	Email <u>tthorson@royaloakengineering.com</u>

Town: Cottage Grove Parcel numbers affected: 0711-351-9000-1

Section: 35 Property address or location: 1924 USH 12 & 18 Cottage Grove WI

Zoning District change: (To / From / # of acres) exist. zoning = A1-EX to proposed zoning R-1A- 1.30 acres

Soil classifications of area (percentages) Class I soils: 100 % Class II soils:      % Other:      %  
SOIL - R1B

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:

This zoning change is to separate the existing buildings from the farmland. The entire parcel area is 31.09 acres, this area is proposed to be 1.3 areas. The remaining land will remain as agricultural purposes

I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: [Signature]

Date: 3-16-17



DANE COUNTY  
**PLANNING & DEVELOPMENT**

**Zoning Change Application**

Zoning Division  
Room 116, City-County Building  
210 Martin Luther King Jr. Blvd.  
Madison, Wisconsin 53703-3342  
Phone: (608) 266-4266  
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Owner's Name <u>Jim &amp; Nola Skaar</u>	Agent's Name <u>Royal Oak &amp; Associates - Tim Thorson</u>
Address <u>1893 USH 12 &amp; 18</u>	Address <u>3678 Kinsman Blvd</u>
<u>Cottage Grove, WI</u>	<u>Madison WI, 53704</u>
Phone <u>(608) 764-5316</u>	Phone <u>(608) 274-0500</u>
Email <u></u>	Email <u>tthorson@royaloakengineering.com</u>

Town: Cottage Grove Parcel numbers affected: 0711-351-9501-0

Section: 35 Property address or location: 1864 USH 12 & 18 Cottage Grove WI

Zoning District change: (To / From / # of acres) exist. zoning = A1-EX to proposed zoning R-3A- 1.30 acres

Soil classifications of area (percentages) Class I soils: 90 % Class II soils: 10 % Other:     %  
Soil RMB 90% GrWD 10%

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:

This zoning change is to separate the existing buildings from the farmland. The entire parcel area is 18.78 acres, this area is proposed to be 1.25 areas. The remaining land will remain as agricultural purposes.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: [Signature]

Date: 3-16-17



*Not Effective*  
A-1(EX) DCPREZ-0000-03877  
DCPREZ-2012-10409  
DR 10409  
DR 10409  
*Not Effective*  
A-1(EX) DCPREZ-0000-03877  
R-1A  
DCPREZ-2012-10409

TDR SENDING AREA  
Petition Number 10320

DR 10409  
Zone X  
A-1(EX)  
DCPREZ-1987-03877

DR  
RH-1  
DCPREZ-1987-03877  
1703  
1695  
A-2(8)  
DCPREZ-0000-05187  
R-1  
DCPREZ-0000-05187  
1689  
1681  
1677

TDR SENDING AREA  
Petition Number 10320  
A-1(EX)  
DCPREZ-1987-03877

*Not Effective*  
RE-1 DCPREZ-0000-8722

DR 10409  
R-1A  
DCPREZ-2011-10375  
1872  
1874  
*Not Effective*  
A-1(EX) DCPREZ-0000-03877  
R-1A  
DCPREZ-1987-03877  
1835  
1821  
1843  
C-1  
A-1(EX) DCPREZ-0000-00000  
1644  
*Not Effective*  
A-1(EX) DCPREZ-0000-00000  
3329  
DCPREZ-0000-00549  
3316  
DCPREZ-0000-00000  
3314  
R-1  
DCPREZ-1987-03877  
*Not Effective*  
A-1(EX) DCPREZ-0000-00000

B-1  
DCPREZ-1978-10-10857  
1994

1971

A-1(EX)  
DCPREZ-1987-03877

TDR SENDING AREA  
Petition Number 10320

BN

A-1(EX)  
DCPREZ-1987-03877  
3266  
DU-1  
DCPREZ-0000-07747

TDR SENDING AREA  
Petition Number 10320



**Parcel Number - 018/0711-351-9000-1****Current**[◀ Parcel Parents](#)[Summary Report](#)

Parcel Detail			Less —
Municipality Name	TOWN OF COTTAGE GROVE		
State Municipality Code	018		
Township & Range	Section	Quarter/Quarter & Quarter	
T07NR11E	35	SW of the NE	
Plat Name	METES AND BOUNDS		
Block/Building			
Lot/Unit			
Parcel Description	SEC 35-7-11 SW1/4 NE1/4 EXC PRT SELY OF HWY ALSO EXC COM INT S CL HWY AND W LN TH N 73 FT E 68 FT S 73 FT W 68 FT TO POB EXC TO WI DOT IN DOC #2887172 FOR RD R/W <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	SCREAMIN' NORWEGIAN FARMS LLC		
Primary Address	1924 US HIGHWAY 12 & 18		
Billing Address	1893 US HIGHWAY 12 & 18 COTTAGE GROVE WI 53527		

**Assessment Summary****More +**

<b>Assessment Year</b>	<b>2017</b>
Valuation Classification	G4 G7
Assessment Acres	31.090
Land Value	\$87,300.00
Improved Value	\$138,100.00
Total Value	\$225,400.00

[Show Valuation Breakout](#)[Show Assessment Contact Information ▼](#)**Zoning Information**

For the most current and complete zoning information, contact the Division of Zoning.

**Zoning**

A-1(EX) DCPREZ-1987-03877

[Zoning District Fact Sheets](#)**Parcel Maps**[DCiMap](#)[Google Map](#)[Bing Map](#)

**Tax Summary (2016)****More +****E-Statement****E-Bill****E-Receipt**

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$87,300.00	\$138,100.00	\$225,400.00
<b>Taxes:</b>		\$4,077.12
<b>Lottery Credit(-):</b>		\$0.00
<b>First Dollar Credit(-):</b>		\$75.59
<b>Specials(+):</b>		\$322.83
<b>Amount:</b>		\$4,324.36

**District Information**

Type	State Code	Description
REGULAR SCHOOL	5621	STOUGHTON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	09DG	DEERGROVE EMS
OTHER DISTRICT	09CG	COTTAGE GROVE FIRE

**Recorded Documents**

Doc. Type	Date Recorded	Doc. Number	Volume	Page
QCD	01/03/2013	4946149		

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: 0711-351-9000-1

Document Types and their Abbreviations

Document Types and their Definitions



**Parcel Number - 018/0711-351-9501-0****Current****< Parcel Parents****Summary Report**

Parcel Detail			Less —
Municipality Name	TOWN OF COTTAGE GROVE		
State Municipality Code	018		
Township & Range	Section	Quarter/Quarter & Quarter	
T07NR11E	35	SE of the NE	
Plat Name	METES AND BOUNDS		
Block/Building			
Lot/Unit			
Parcel Description	SEC 35-7-11 SE1/4 NE1/4 EXC W 172.6 FT N OF HWY ALSO EXC COM INTS E LN AND HWY TH W ALG C/L HWY 210 FT S 201 FT E 219 FT N TO POB 422/246 EXC R10152/64-66 & EXC TO DOT IN DOC 2887172 & ALSO EXC CSM 13295 SUBJ TO & TOG W/JT DRIVEWAY ESMT AGRMT IN DOC #4876485 <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	SCREAMIN' NORWEGIAN FARMS LLC		
Primary Address	1864 US HIGHWAY 12 & 18		
Billing Address	1893 US HIGHWAY 12 & 18 COTTAGE GROVE WI 53527		

**Assessment Summary****More +**

<b>Assessment Year</b>	<b>2017</b>
Valuation Classification	G4 G5 G7
Assessment Acres	18.780
Land Value	\$43,000.00
Improved Value	\$111,500.00
Total Value	\$154,500.00

[Show Valuation Breakout](#)[Show Assessment Contact Information ▼](#)**Zoning Information**

For the most current and complete zoning information, contact the Division of Zoning.

**Zoning**

A-1(EX) DCPREZ-1987-03877

[Zoning District Fact Sheets](#)**Parcel Maps**[DCiMap](#)[Google Map](#)[Bing Map](#)



**Tax Summary (2016)****More +**[E-Statement](#)[E-Bill](#)[E-Receipt](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$43,000.00	\$111,500.00	\$154,500.00
<b>Taxes:</b>		\$2,794.65
<b>Lottery Credit(-):</b>		\$0.00
<b>First Dollar Credit(-):</b>		\$75.59
<b>Specials(+):</b>		\$322.83
<b>Amount:</b>		\$3,041.89

**District Information**

Type	State Code	Description
REGULAR SCHOOL	5621	STOUGHTON 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
QCD	01/03/2013	4946149		

[Show More ▼](#)**DocLink**

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By Parcel Number: 0711-351-9501-0

[Document Types and their Abbreviations](#)[Document Types and their Definitions](#)

# Zoning Change Request

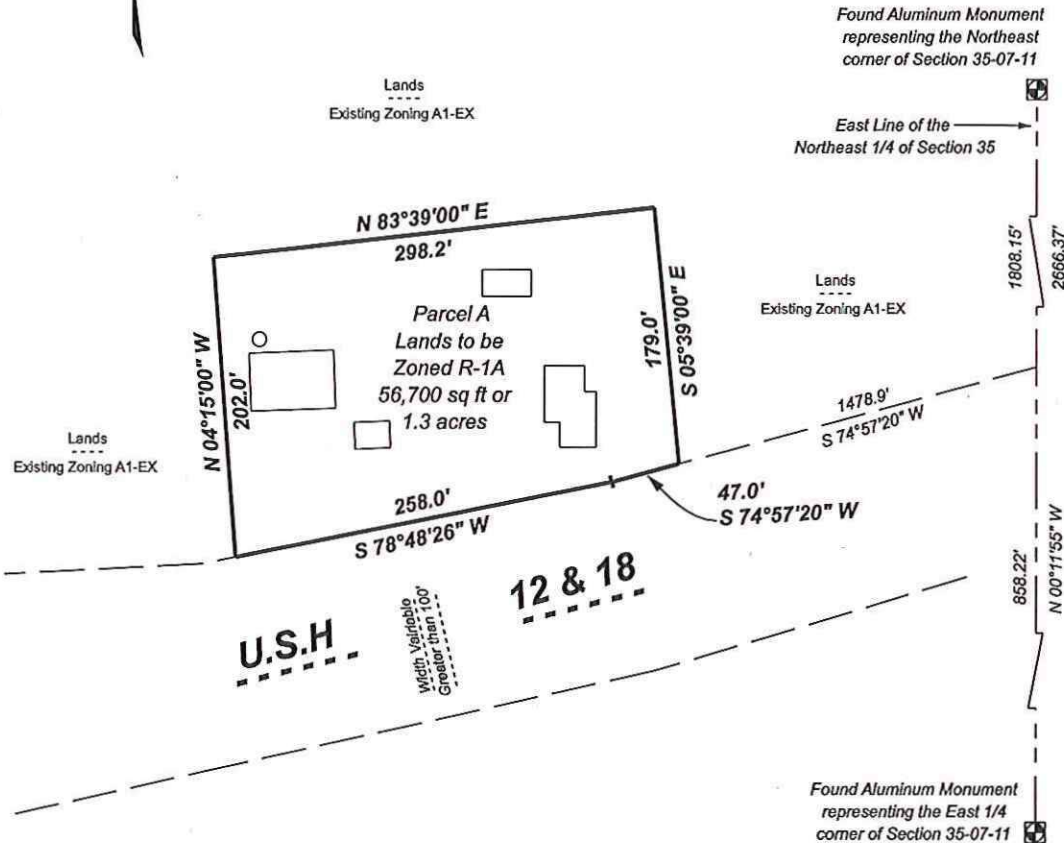
lying in the SW 1/4 of the NE 1/4 of Section 35, T07N,  
R11E, Town of Cottage Grove, Dane County, Wisconsin

## Royal Oak & Associates, Inc.

3678 Kinsman Blvd  
Madison, WI 53704  
Phone (608) 274-0500  
Fax (608) 274-4530  
www.royaloakengineering.com



0 50 100 200  
Scale 1" = 100'



### Description of Parcel A - Lands to be zoned R-1A

Parcel lying in the SW 1/4 of the NE 1/4 of Section 35, T07N,  
R11E, Town of Cottage Grove, Dane County, Wisconsin,  
more fully described as follows:

Commencing at the East 1/4 corner of said Section 35;  
Thence N 00°11'55" W, 858.22 feet along the East line  
of the northeast 1/4 of said Section 35; Thence S 74°57'20" W,  
1478.9 feet to the point of beginning of this description;  
Thence S 74°57'20" W, 47.0 feet along the northerly  
right of way of U.S.H. 12 & 18; Thence S 78°48'26" W,  
258.0 feet along said northerly right of way;  
Thence N 04°15'00" W, 202.0 feet; Thence N 83°39'00" E,  
298.2 feet; Thence S 05°39'00" E, 179.0 feet to the point of  
beginning of this description.  
said parcel contains 56,700 square feet or 1.3 acres.

Surveyed for:  
Scream'n' Norwegian Farms  
Jim & Nola Skaar  
1893 USH 12 & 18  
Cottage Grove, WI

Surveyed By: TT  
Drawn By: TT  
Approved By: CMS  
Field Book:  
Date: 03-14-17

Office Map No: 16360  
Sheet 1 of 1 Sheets



# Zoning Change Request

lying in the SE 1/4 of the NE 1/4 of Section 35, T07N,  
R11E, Town of Cottage Grove, Dane County, Wisconsin



**Royal Oak & Associates, Inc.**

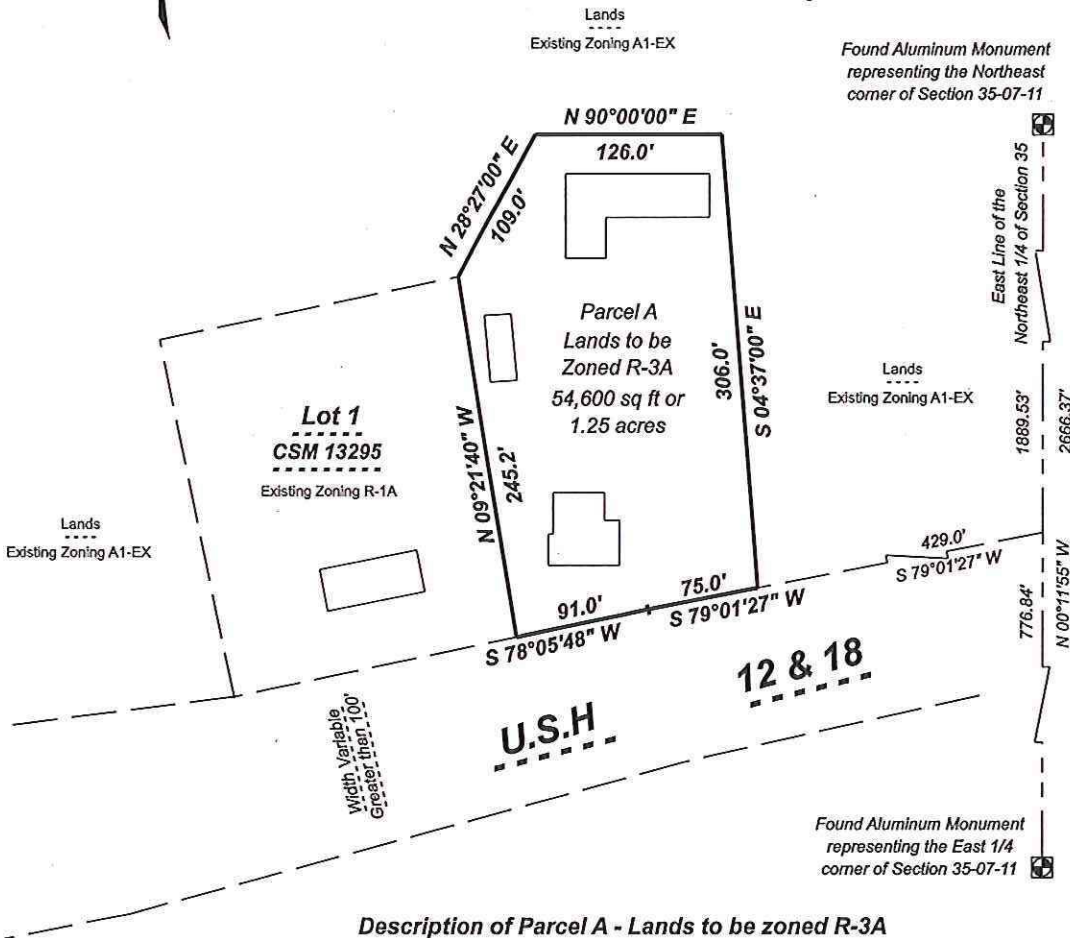
3678 Kinsman Blvd  
Madison, WI 53704  
Phone (608) 274-0500  
Fax (608) 274-4530  
www.royaloakengineering.com

Surveyed for:  
Screamin' Norwegian Farms  
Jim & Nola Skaar  
1893 USH 12 & 18  
Cottage Grove, WI

0 50 100 200  
Scale 1" = 100'



Found Aluminum Monument  
representing the Northeast  
corner of Section 35-07-11



## Description of Parcel A - Lands to be zoned R-3A

Parcel lying in the SE 1/4 of the NE 1/4 of Section 35, T07N,  
R11E, Town of Cottage Grove, Dane County, Wisconsin,  
more fully described as follows:

Commencing at the East 1/4 Corner of said Section 35,  
Thence N 00°11'55" W, 778.84 feet along the east line of  
the Northeast 1/4 of said Section 35; Thence S 79°01'27" W,  
429.0 feet to the point of beginning of this description;  
Thence continuing S 79°01'27" W, 75.0 feet  
along the northerly right of way of U.S.H 12 & 18;  
Thence S 78°05'48" W, 91.0 feet along said northerly right  
of way; Thence N 09°21'40" W, 245.2 feet along the east line  
of Lot 1, certified survey map 13295; Thence N 28°27'00" E,  
109.0 feet; Thence N 90°00'00" E, 126.0 feet; Thence  
S 04°37'00" E, 306.0 feet to the point of beginning of this description.  
said parcel contains 54,600 square feet or 1.25 acres.

Surveyed By: TT  
Drawn By: TT  
Approved By: CMS  
Field Book:  
Date: 03-14-17

Office Map No: 16359  
Sheet 1 of 1 Sheets