

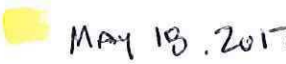


Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
05/18/2017	DCPREZ-2017-11166
Public Hearing Date	C.U.P. Number
07/25/2017	

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			
JUST SOUTH OF 3475 SKARSTINDEN ROAD							
TOWNSHIP COTTAGE GROVE	SECTION 26	TOWNSHIP	SECTION	TOWNSHIP	SECTION		
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED			
0711-264-9502-0							
REASON FOR REZONE				CUP DESCRIPTION			
CREATING ONE RESIDENTIAL LOT							
FROM DISTRICT:		TO DISTRICT:		ACRES		DANE COUNTY CODE OF ORDINANCE SECTION	
A-1Ex Exclusive Ag District		R-1A Residence District		2.54			
C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>TT</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>TT</u>	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>TT</u>	INSPECTOR'S INITIALS PMK2		SIGNATURE:(Owner or Agent) 		
				PRINT NAME: 			
				DATE: 			

COMMENTS: CREATING ONE RESIDENTIAL LOT.



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

May 18, 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 a zoning change application and zoning change map on the property owned by Screamin' Norwegian Farms, LLC - Jim and Nola Skaar. They are requesting a zoning change request on 2.54 acres of 19.9 acres on their property in the Town of Cottage Grove. The parcel number is 0711-264-9502-0.

This parcel is located at the end of Skarstinden Road lying in the Southeast ¼ of Section 26 in the Town of Cottage Grove. This parcel is proposed to be created to fill in the area between Lot 2 and Lot 3 of CSM 13349. The zoning change request is for a proposed zoning of R-1A from the existing A-1(EX) zoning. The agricultural land west of this proposed parcel 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

Town of Cottage Grove
Notice of Intent for Change of Land Use
(Instructions for completion of this form are list on the reverse side)

1. Applicant

Name: ROYAL OAK ASSOCIATES
Address: 3678 KINSMAN BLVD
MADISON WI
Zip: 53704 Phone: (608) 274-0500

2. Landowner

Name: SCREAMIN' NORWEGIAN FARM LLC
Address: 1893 WSH R-18
COTTAGE GROVE WI
Zip: 53527 Phone: (608) 764-5316

3. Location and description of Land

Parcel No: 0711-264-9502-0 Parcel size: 19.91 Ac
Parcel address: _____
Description: SE 1/4 OF THE SE 1/4 SEC. 26 TOWNSHIP 12N RANGE 18E COTTAGE GROVE

4. Action requested

(A) Zone change from A-1 (EX) to R-1A for 2.54 acres
(B) Conditional use permit for _____ acres currently zoned _____
(C) Site approval for _____ on _____ acres (no fee)

5. Intended land use: SINGLE FAMILY RESIDENCE

6. Names and address of adjoining and adjacent landowners (use additional sheet if necessary)

Name: PAUL AND ANGELA HAGER
Address: 3470 SKARSTINDEN RD
COTTAGE GROVE WI

Name: JENNIFER JOURDAN
Address: 3475 SKARSTINDEN RD
COTTAGE GROVE

Name: SCREAMIN' NORWEGIAN FARM LLC
Address: 1893 WSH R-18
COTTAGE GROVE WI

Name: STEVE FEHRINGER, LORTHERSEN
Address: 1703 NORA RD
COTTAGE GROVE WI

I hereby certify that the information provided on this notice is true and correct. I understand that failure to provide all required information shall be grounds for denial of my request. I also certify that no other change has been requested on this/these parcel(s) in the last twelve (12) months.

Applicant

Date

Landowner

Date

Nola Pkew

5/12/17



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

Zoning Change Application

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 Screamin' Norwegian Farms LLC - Jim & Nola Skaar

Agent's Name Royal Oak & Associates - Tim Thorson

Address 1893 USH 12 & 18

Address 3678 Kinsman Blvd

Cottage Grove WI

Madison WI 53704

Phone (608) 764-5316

Phone (608) 274-0500

Email _____

Email tthorson@royaloakengineering.com

Town: Cottage Grove Parcel numbers affected: 0711-264-9502-0

Section: 26 Property address or location: Skarstinden Road

Zoning District change: (To / From / # of acres) existing zoning A-1(EX) - proposed zoning R-1A - 2.54 acres

Soil classifications of area (percentages) Class I soils: 100 % Class II soils: _____ % Other: _____ %

Gels 90% K&E2 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:

The zoning change is for a proposed parcel for a single family residence. The parcel is proposed to fill in the area between Lot 2 and Lot 3 of CSM 13349 and will fit in with the existing lots along the road. The area of the parcel is proposed to be 2.54 acres. The remaining land west of this parcel 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: _____

Date: May 18, 2017

A-2(2)
DCPREZ-2016-10991
Not Effective
A-2(4) DCPREZ-0000-08270

RH-1
DCPREZ-0000-02929

1884

1801

DR

Skaar Rd

3796

R-1A
DCPREZ-0000-09317

3490

Not Effective
A-1(EX) DCPREZ-0000-03877

R-1A
DCPREZ-2012-10409

3476

DR

Not Effective
A-1(EX) DCPREZ-0000-03877

3470

DR
10409

A-1(EX)
DCPREZ-1987-03877

Not Effective
A-1(EX) DCPREZ-0000-03877

DR

10409

R-1A

DCPREZ-2012-10409

JDR SENDING AREA
Petition Number 10320

DR

RH-1
DCPREZ-1987-03877

1703

1695

A-2(8)
DCPREZ-0000-05187

R-1
DCPREZ-0000-05187

1689

1681

1677

Nora Rd

DR
10409

DR
10409

Parcel Number - 018/0711-264-9502-0**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	26	SE of the SE	
Plat Name	METES AND BOUNDS		
Block/Building			
Lot/Unit			
Parcel Description	SEC 26-7-11 SE1/4SE1/4 EXC CSM 1829 EXC CSM 11690 & ALSO EXC CSM 13349 This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.		
Current Owner	SCREAMIN' NORWEGIAN FARMS LLC		
Primary Address	No parcel address available.		
Billing Address	1893 US HIGHWAY 12 & 18 COTTAGE GROVE WI 53527		

Assessment Summary		More +
Assessment Year	2017	
Valuation Classification	G4	
Assessment Acres	19.910	
Land Value	\$4,800.00	
Improved Value	\$0.00	
Total Value	\$4,800.00	

Show Valuation Breakout

Open Book

Open Book dates have passed for the year

Starts: ~~04/20/2017~~ - 08:00 AM

Ends: ~~04/20/2017~~ - 10:00 AM

[About Open Book](#)

Board Of Review

Starts: 05/31/2017 - 07:00 PM

Ends: 05/31/2017 - 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.

Zoning

A-1(EX) DCPREZ-1987-03877

[Zoning District Fact Sheets](#)

Parcel Maps



DCiMap

Tax Summary (2016)

More +

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$4,800.00	\$0.00	\$4,800.00
Taxes:		\$86.82
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$86.82

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	07/25/2006	4217317		

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: 0711-264-9502-0

Document Types and their Abbreviations

Document Types and their Definitions

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.



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Dane County Land Information Council

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210 Martin Luther King Jr. Blvd

City-County Bldg. Room 116

Madison, WI 53703



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Zoning Change Request

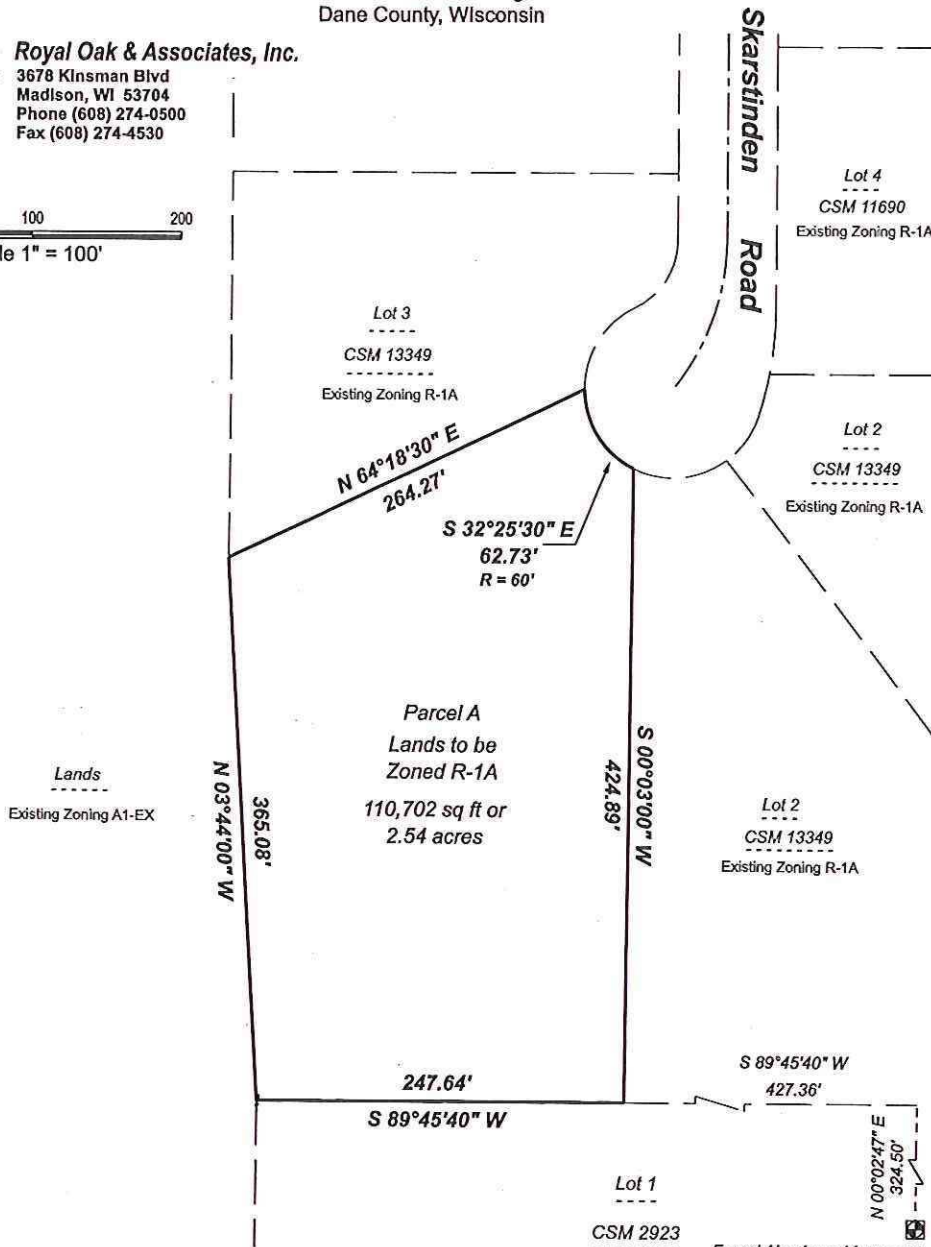
lying in the SE 1/4 of the SE 1/4 of Section 26,
T07N, R11E, Town of Cottage Grove
Dane County, Wisconsin



Royal Oak & Associates, Inc.

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

0 50 100 200
Scale 1" = 100'



Found Aluminum Monument
representing the Southeast
corner of Section 26-07-11

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

Surveyed By: TT
Drawn By: TT
Approved By: CMS
Field Book:
Date: 05-15-17

Office Map No: 16369
Sheet 1 of 1 Sheets

Parcel lying in the SE 1/4 of the SE 1/4 of Section 26, T07N,
R11E, Town of Cottage Grove, Dane County, Wisconsin,
more fully described as follows:

Commencing at the Southeast 1/4 of said section 26; Thence N 00°02'47" E, 324.50 feet
along the east line of said section 26; Thence S 89°45'40" W, 427.36 feet along the
south line of Lot 2, certified survey map 13349 to the point of beginning of this
description; thence continuing S 89°45'40" W, 247.64 feet along the north line Lot 1,
certified survey map 2923; Thence N 03°44'00" W, 365.08 feet; Thence N 64°18'30" E,
264.27 feet along the southerly line of Lot 3, certified survey map 13349; Thence being
a curve to the left with a chord bearing S 32°25'30" E, 62.73 feet along the right of way
of Skarsinden Road; Thence S 00°03'00" W, 424.89 feet along the west line of Lot 2,
certified survey map 13349 to the point of beginning of this description.
Said parcel contains 110,702 square feet or 2.54 acres