

# Dane County Rezone Petition

NOTE: Petition revised on 8/23/21

<b>Application Date</b>	<b>Petition Number</b>
04/16/2021	DCPREZ-2021-11710
<b>Public Hearing Date</b>	
06/22/2021	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME VINEY ACRES LLC	PHONE (with Area Code) (608) 628-4653	AGENT NAME BIRRENKOTT SURVEYING INC	PHONE (with Area Code)
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		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
West of 2173 Nora Road					
TOWNSHIP COTTAGE GROVE	SECTION 27	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0711-274-8501-0		0711-274-8220-0			

### REASON FOR REZONE

~~CREATING 3 RESIDENTIAL LOTS AND 2 AGRICULTURAL LOTS~~

The proposed Certified Survey Map will create two residential lots (Lots 1 and 2, zoned RR-2) and augment an existing agricultural lot (Lot 3, zoned FP-1 ). Lot 2 will serve as the access to Nora Road for Lot 1 via an access easement/shared driveway agreement. Lot 3 will have its own access to Nora Road.

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	FP-1 Farmland Preservation District	<del>0.82</del> 0.77
FP-35 Farmland Preservation District	RR-2 Rural Residential District	<del>6.69</del> 5.29
<del>FP-35 Farmland Preservation District</del>	<del>FP-1 Farmland Preservation District</del>	<del>12.45</del>

<b>C.S.M REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>PLAT REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>DEED RESTRICTION REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>INSPECTOR'S INITIALS</b>  RWL1	<b>SIGNATURE:(Owner or Agent)</b>  
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		<b>PRINT NAME:</b>  

COMMENTS: 1. CREATION OF 5 LOTS REQUIRES A SUBDIVISION PLAT.  
 2. STEEP SLOPES (20-30%) PRESENT ON PROPERTY.  
 3. LOTS ARE BEING CREATED WITHOUT FRONTAGE. LAND DIVISION VARIANCE OR SHARED DRIVEWAY APPLICATION WILL BE REQUIRED TO BE SUBMITTED.  
 4. THERE IS A REMNANT PORTION OF PROPERTY ON THE NORTH SIDE OF NORA ROAD THAT WILL NEED TO BE ADDRESSED.

<b>DATE:</b>  
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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"> <li>• PERMIT FEES DOUBLE FOR VIOLATIONS.</li> <li>• ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.</li> </ul>	

## REZONE APPLICATION

### APPLICANT INFORMATION

Property Owner Name:	Viney Acres LLC	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:	viney.marilyn@gmail.com	Email Address:	mpynnonen@birrenkottsurveying.com
Phone#:	608-628-4653	Phone#:	608-837-7463

### PROPERTY INFORMATION

Township:	Cottage Grove	Parcel Number(s):	0711-274-8501-0, 0711-274-8220- 0
Section:	27	Property Address or Location:	Nora Road

### 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

The proposed Certified Survey Map will create two residential lots (Lots 1 and 2, zoned RR-2) and augment an existing agricultural lot (Lot 3, zoned FP-1). Lot 2 will serve as the access to Nora Road for Lot 1 via an access easement/shared driveway agreement. Lot 3 will have its own access to Nora Road.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-2	5.299
FP-35	FP-1	0.772

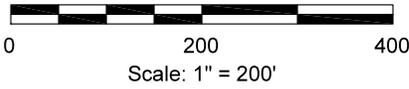
**Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional 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 ( <b>non-refundable</b> ), payable to the Dane County Treasurer
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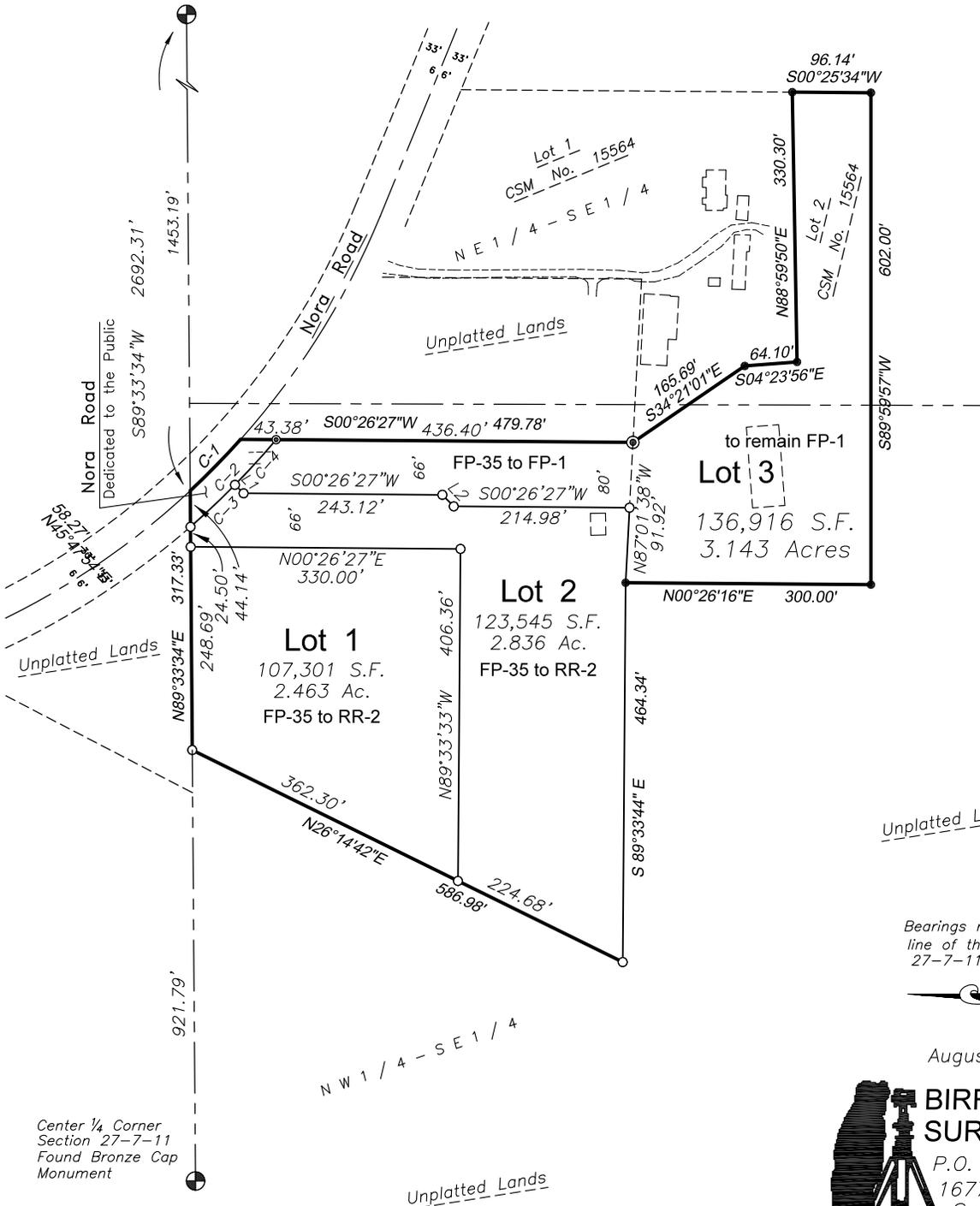
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary 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. Pymarew for Birrenkott Surveying Date 8/18/21

# ZONING MAP



East 1/4 Corner  
Section 27-7-11  
Found Aluminum  
Monument



Center 1/4 Corner  
Section 27-7-11  
Found Bronze Cap  
Monument

LINE	BEARING	DISTANCE
L1	S44°26'51"W	14.79'
L2	S45°26'27"W	19.80'

CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	950.00'	88.08'	5°18'44"	S45°35'12"E	88.05'
C2	983.00'	149.60'	8°43'12"	S45°33'09"E	149.46'
C3	983.00'	74.80'	4°21'36"	S43°22'21"E	74.78'
C4	983.00'	74.80'	4°21'36"	S47°43'57"E	74.78'

Bearings referenced to the North  
line of the Southeast 1/4, Section  
27-7-11, bearing S89°33'34"W

August 18, 2021

**BIRRENKOTT  
SURVEYING, INC.**

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



**Description (FP-35 to RR-2):**

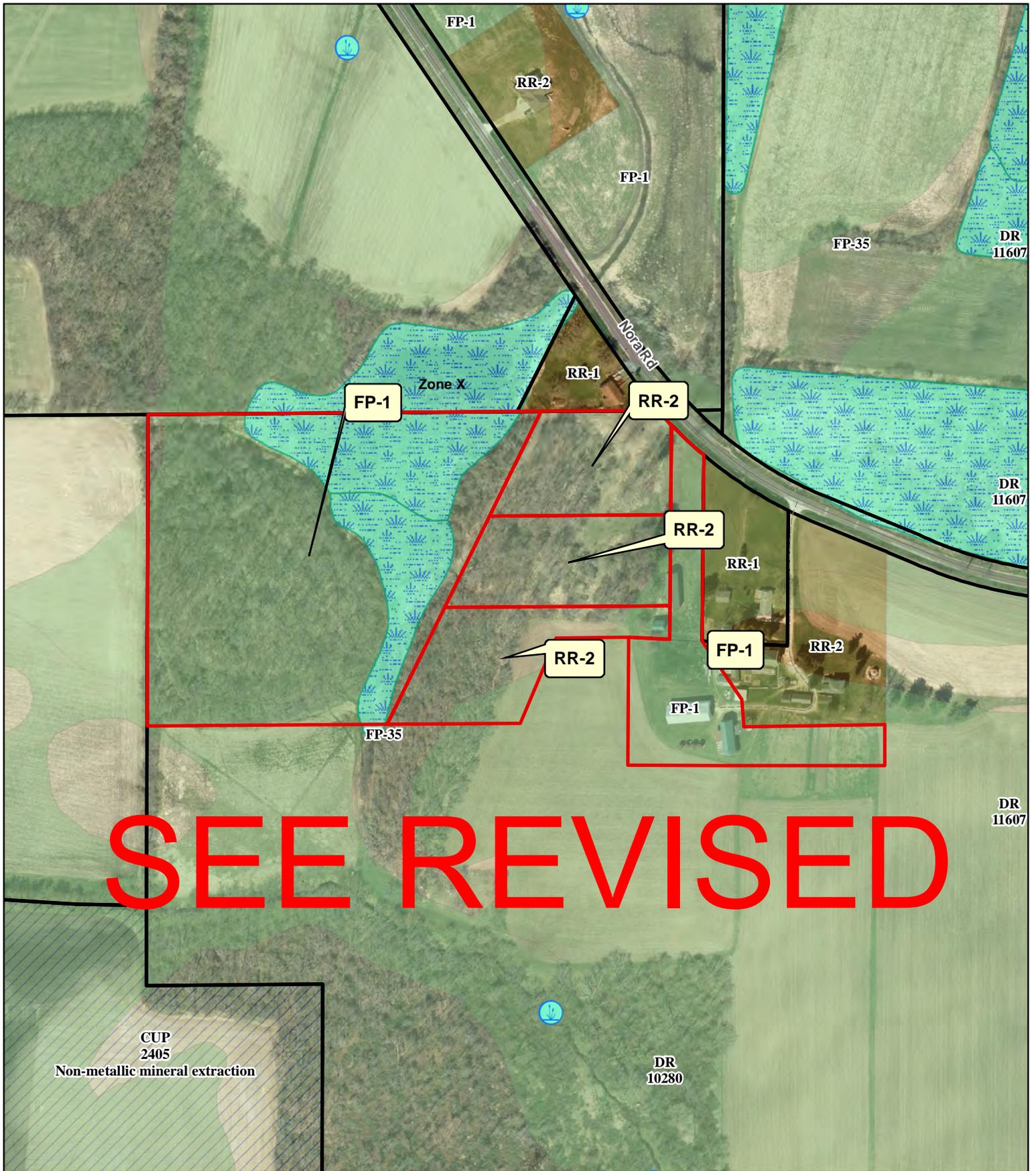
Part of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , Section 27, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin, described as follows:

Commencing at the East  $\frac{1}{4}$  Corner of said Section 27; thence S89°33'34"W, 1453.19 feet along the North line of said Southeast  $\frac{1}{4}$  to the center line of Nora Road; thence continuing along said North line S89°33'34"W, 44.14 feet to the Southwesterly right-of-way line of said Nora Road and the point of beginning said point being a point on a curve; thence along said right-of-way line along a curve to the left having a radius of 983.00 feet and a chord bearing and length of S43°22'21"E, 74.78 feet; thence S44°26'51"W, 14.79 feet; thence S00°26'27"W, 243.12 feet; thence S45°26'27"W, 19.80 feet; thence S00°26'27"W, 214.98 feet to a Northerly line of Lot 2, Certified Survey Map No. 15564; thence N87°01'38"W, 91.92 feet along said Northerly line; thence N89°33'44"W, 464.34 feet; thence N26°14'42"E, 586.98 feet to the North line of said Southeast  $\frac{1}{4}$ ; thence N89°33'34"E, 273.19 feet along said North line to the point of beginning; Containing 230,846 square feet, or 5.299 acres.

**Description (FP-35 to FP-1):**

Part of 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:

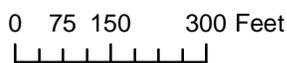
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**Legend**

**Wetland > 2 Acres Significant Soils**

- Wetland
- Class 1
- Floodplain
- Class 2



Petition 11710  
VINEY ACRES LLC



**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
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Email Address:	dmviney@hughes.net	Email Address:	mpynnonen@birrenkottsurveying.com
Phone#:	628-4653	Phone#:	837-7463

### PROPERTY INFORMATION

Township:	Cottage Grove	Parcel Number(s):	0711-274-8501-0
Section:	27	Property Address or Location:	On Nora Road, Northwest 1/4 of the Southeast 1/4, Sec. 27

### 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

Viney Acres LLC wishes to create three lots of approximately 2 acres each for sale. Access to Nora Road would be by a common access drive. An approximate 12.4-acre is being created to be sold in conjunction with one of the 2-acre lots. A deed restriction would be drafted for this purpose.

# SEE REVISED

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	FP-1	0.817
FP-35	RR-2	6.687
FP-35	FP-1	12.447

**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.**

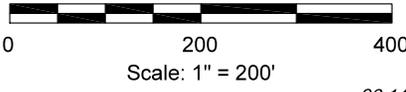
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|---|---|---|--|--|

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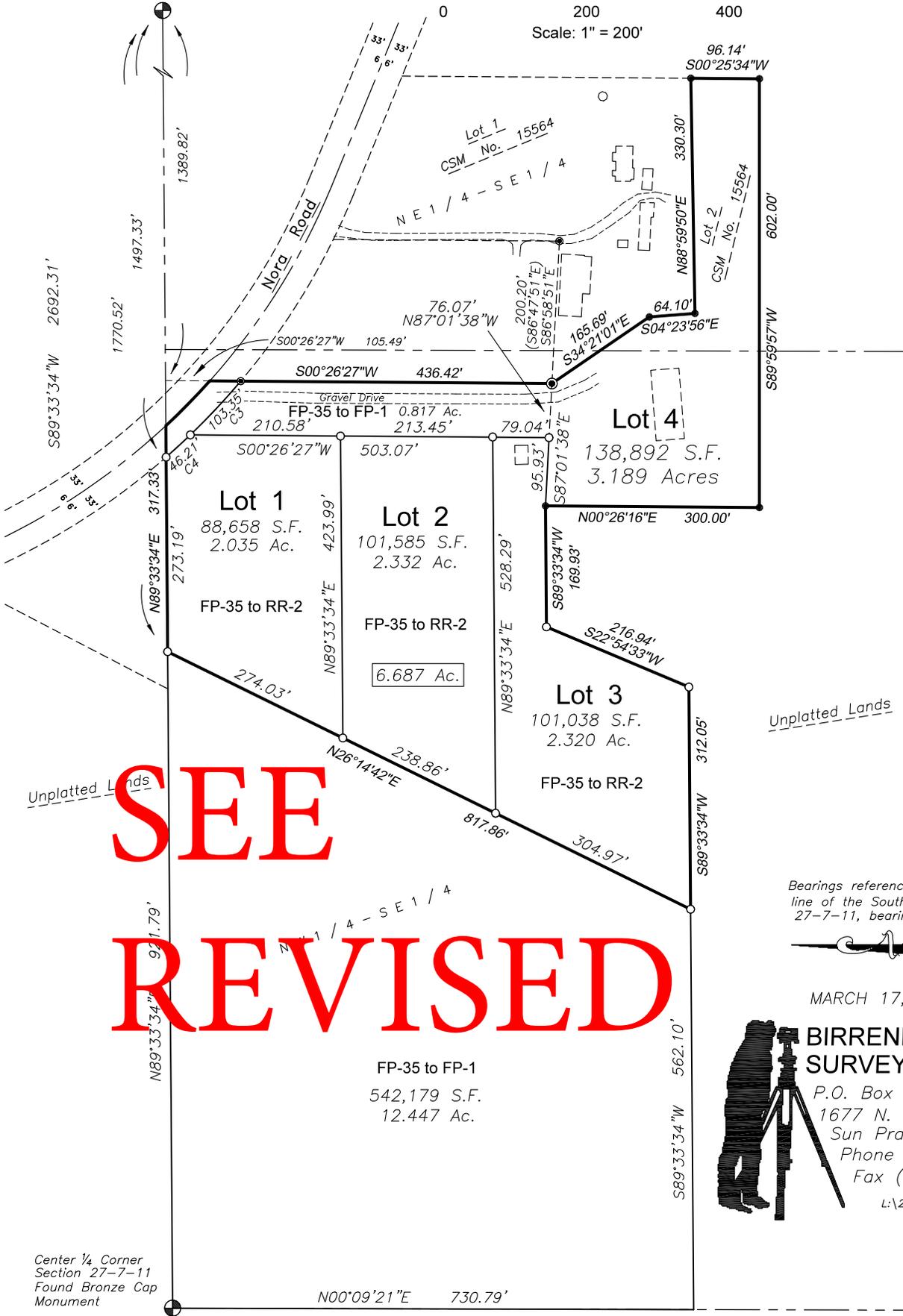
Owner/Agent Signature Mark A. Finnane

Date 3/17/21

# ZONING MAP



East 1/4 Corner  
Section 27-7-11  
Found Aluminum  
Monument



C3	983.00'	103.39'	6'01'35"	S46°53'57"E	103.35'
C4	983.00'	46.21'	2'41'36"	S42°32'22"E	46.21'

**SEE REVISED**

Bearings referenced to the North line of the Southeast 1/4, Section 27-7-11, bearing S89°33'34"W

MARCH 17, 2021



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

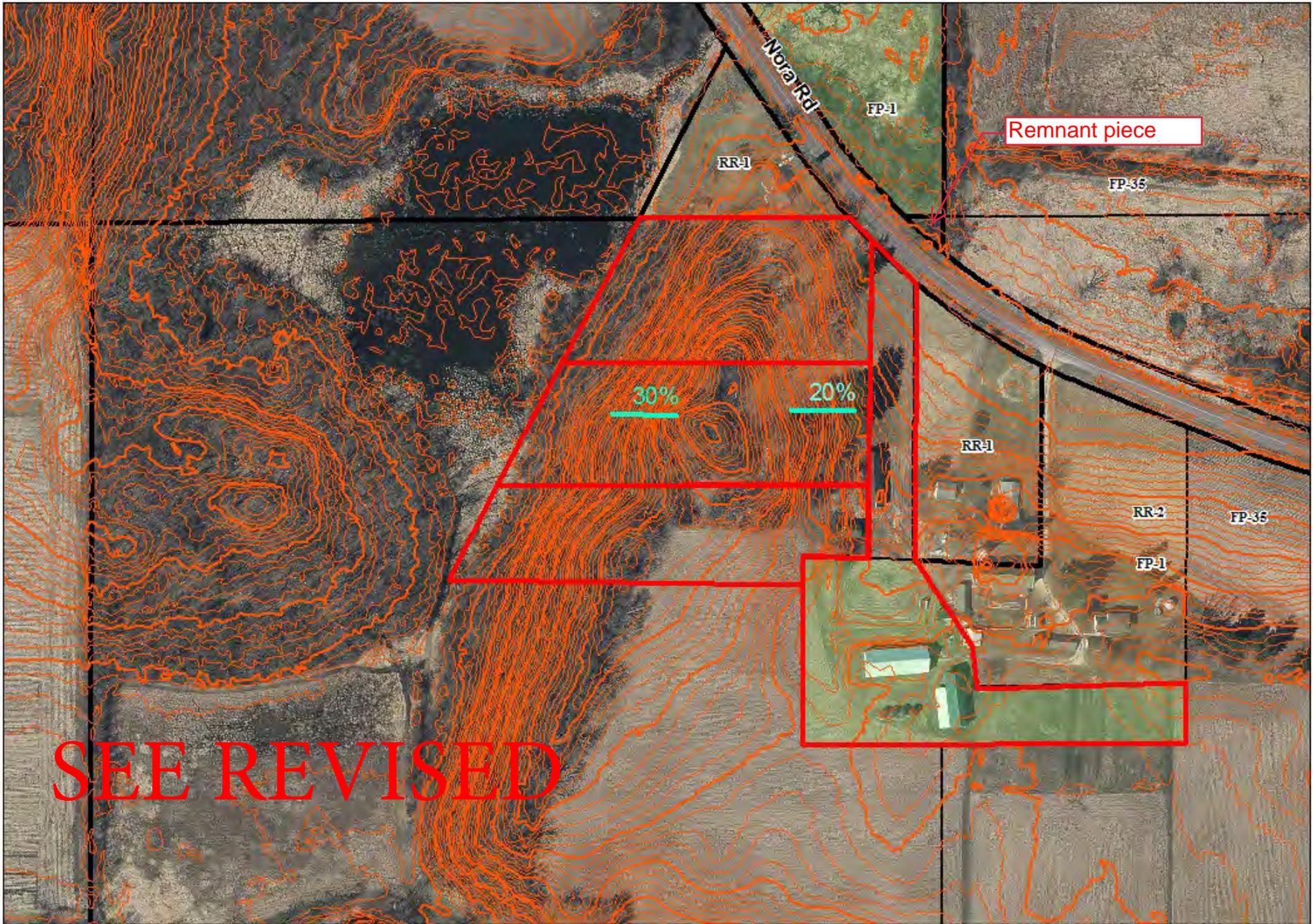
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South 1/4 Corner  
Section 27-7-11  
Found Bronze Cap  
Monument

Center 1/4 Corner  
Section 27-7-11  
Found Bronze Cap  
Monument

Office Map No. 210174

N00°09'21"E 2662.79'



SEE REVISED

