

Dane County Rezone Petition

Application Date	Petition Number
07/19/2024	DCPREZ-2024-12092
Public Hearing Date	
09/24/2024	

APPLICANT INFORMATION	AGENT INFORMATION
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OWNER NAME TOWN OF COTTAGE GROVE	PHONE (with Area Code) (608) 839-4432	AGENT NAME DANE COUNTY PLANNING (MAJID ALLAN)	PHONE (with Area Code) (608) 267-2536
BILLING ADDRESS (Number & Street) 4058 County Road N		ADDRESS (Number & Street) 210 MLK JR. BLVD RM 116	
(City, State, Zip) Cottage Grove, WI 53527		(City, State, Zip) Madison, WI 53703	
E-MAIL ADDRESS clerk@towncg.net		E-MAIL ADDRESS allan.majid@danecounty.gov	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
Multiple (see attached list)					
TOWNSHIP COTTAGE GROVE	SECTION 17	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0711-174-8500-3		0711-174-9002-4		0711-163-8740-0	

REASON FOR REZONE

TOWN-INITIATED BLANKET REZONE OF PROPERTIES FOR CONSISTENCY WITH THE DANE COUNTY FARMLAND PRESERVATION PLAN AND S. 91.38, WISCONSIN STATUTES.

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	AT-35 Agriculture Transition District	151.29
FP-1 Farmland Preservation District	NR-C Natural Resource Conservation District	25.19
FP-1 Farmland Preservation District	UTR Utility, Transportation and ROW District	8.51

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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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"> • 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:		Agent Name:	
Address (Number & Street):		Address (Number & Street):	
Address (City, State, Zip):		Address (City, State, Zip):	
Email Address:		Email Address:	
Phone#:		Phone#:	

PROPERTY INFORMATION

Township:		Parcel Number(s):	
Section:		Property Address or Location:	

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 type="checkbox"/></p>
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Existing Zoning District(s)	Proposed Zoning District(s)	Acres

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
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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 _____



DANE COUNTY PLANNING & DEVELOPMENT

Room 116, City-County Building, Madison, Wisconsin 53703
Fax (608) 267-1540

Planning
(608)266-4251, Rm. 116

Records & Support
(608)266-4251, Rm. 116

Zoning
(608)266-4266, Rm. 116

To: Town of Cottage Grove Plan Commission and Board
From: Majid Allan, Senior Planner
Date: July 11, 2024
RE: State-required farmland preservation zoning changes
CC: Kim Banigan

This is a brief memo explaining the need to rezone a total of 9 Town of Cottage Grove tax parcels out of the county's state certified farmland preservation zoning categories (FP-35 and FP-1).

In a very small nutshell, the [state law](#) requires that farmland preservation zoning only be applied within areas designated for farmland preservation in the county farmland preservation plan. The county's designated farmland preservation areas are based on each town's comprehensive plan.

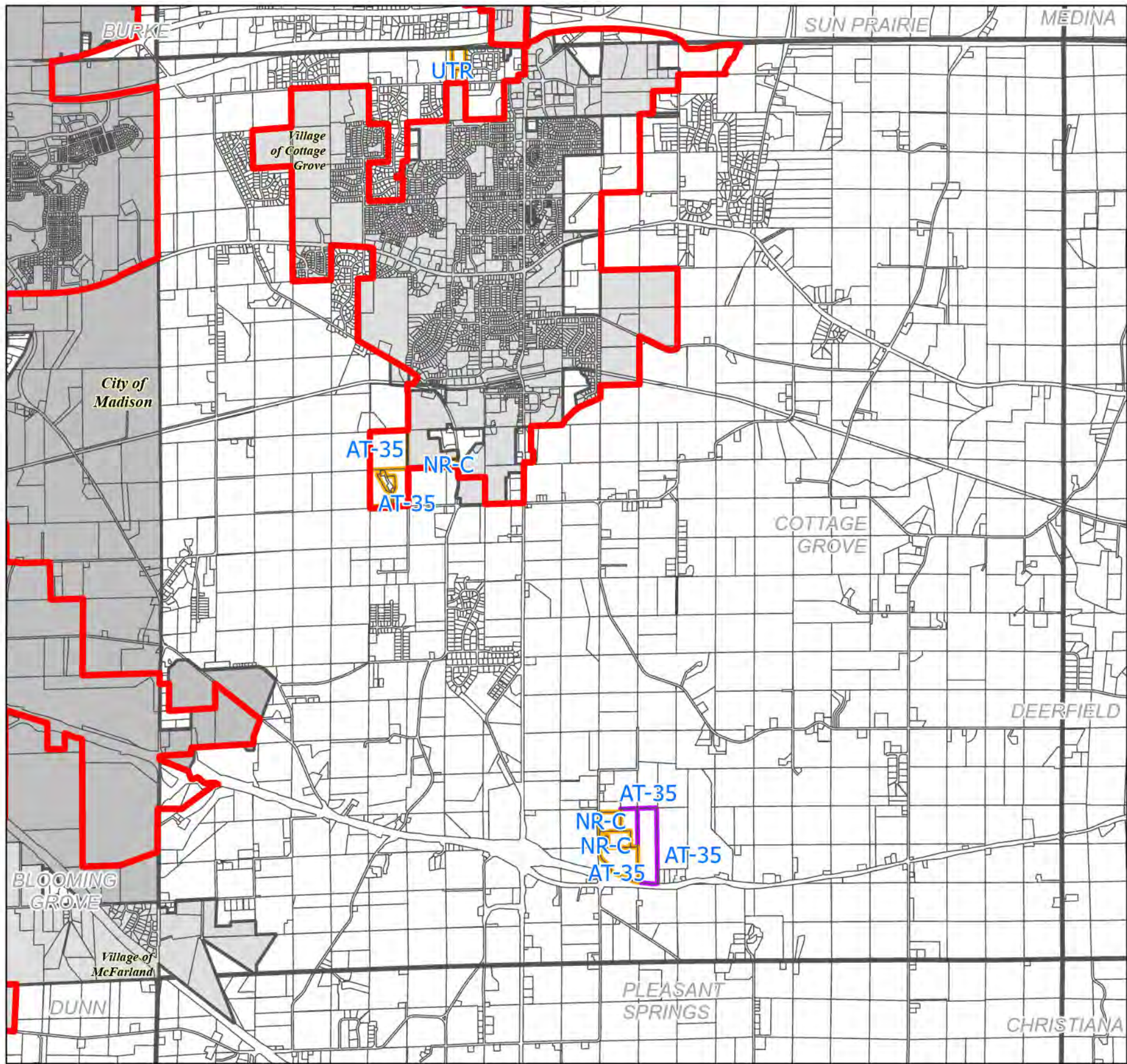
The 9 affected tax parcels are in areas that are *not* planned for farmland preservation in the town plan. The town plan designates the 9 affected parcels as either Ag Transition, Neighborhood Development (within ¼ mile of the village boundary), or Commercial.

Attached is a list of the affected properties and a brief summary explaining why they need to be rezoned out of an FP district and the staff recommended new zoning district.

I hope this information is helpful. Please contact me with any questions. I can be reached by email at allan.majid@danecounty.gov or by phone at 608-267-2536 (office) or 608-720-0167 (cell).

Town of Cottage Grove Rezones out of FP Districts												
Municipality	PARCELNO	Plan_or_Zoning_Amendment	ZONING DISTRICT	Proposed_Zoning	Acres	Notes	ConctOwner	BillingStreetAddress	BillingCity	Billing State	BillingZip	PlatDescription
Town of Cottage Grove	071117485003	Zoning	FP-35	AT-35	40.15	Property is within the Village of Cottage Grove Urban Service Area. Shown as Ag Transition in Town plan.	2001 REALTY	2729 COFFEYTOWN RD	COTTAGE GROVE	WI	53527	METES AND BOUNDS
Town of Cottage Grove	071117490024	Zoning	FP-35	AT-35	31.43	Property is within the Village of Cottage Grove Urban Service Area. Shown as Ag Transition in Town plan.	2001 REALTY	2729 COFFEYTOWN RD	COTTAGE GROVE	WI	53527	METES AND BOUNDS
Town of Cottage Grove	071116387400	Zoning	FP-35	NR-C	2.39	Property is within the Village of Cottage Grove Urban Service Area. Shown as Ag Transition in Town plan. Property appears to be a remnant parcel left in the town following an annexation of owner's adjacent land. Property is within mapped wetlands and wetland indicators and appears unbuildable.	2001 REALTY & TIMOTHY R OLSON	2725 COFFEYTOWN RD	COTTAGE GROVE	WI	53527	METES AND BOUNDS
Town of Cottage Grove	071134220220	Zoning	FP-1	NR-C	11.22	Property is along North Star Rd and shown as future commercial in the Town plan. NR-C zoning proposed in lieu of FP-1 as a holding category until owner pursues a development proposal in accordance with Town plan objectives for the commercial area	CUMMINGS AND TURK FARMS LLC	9615 OVERLAND RD	MOUNT HOREB	WI	53572	CSM 16268
Town of Cottage Grove	071134287300	Zoning	FP-1	NR-C	11.58	Property is along North Star Rd and shown as future commercial in the Town plan. NR-C zoning proposed in lieu of FP-1 as a holding category until owner pursues a development proposal in accordance with Town plan objectives for the commercial area	MICHAEL MCEVILLY	100 ONTARIO CT	GIBSON	PA	15044	CSM 15383
Town of Cottage Grove	071104288050	Zoning	FP-1	UTR	8.51	Property is a separate CSM lot. Owner lives on adjoining SFR lot at 2620 Gaston Rd. Was zoned to A-4 under petition 11274 and then FP-1 under the 2019 zoning code update. Proposed UTR zoning would ensure Town oversight of any future development.	PATTI K HELGELAND	2620 GASTON RD	COTTAGE GROVE	WI	53527	CSM 14892
Town of Cottage Grove	071134285009	Zoning	FP-35	AT-35	13.40	Property is part of 78 acre ownership parcel (3 tax parcels) along North Star Rd and shown as future commercial in the Town plan. AT-35 zoning proposed until owner pursues a development proposal in accordance with Town plan objectives for the commercial area	SWALHEIM 2011 REV TR, DUANE P & CANDACE J	436 CONNIE ST	COTTAGE GROVE	WI	53527	METES AND BOUNDS
Town of Cottage Grove	071134290011	Zoning	FP-35	AT-35	26.51	Property is part of 78 acre ownership parcel (3 tax parcels) along North Star Rd and shown as future commercial in the Town plan. AT-35 zoning proposed until owner pursues a development proposal in accordance with Town plan objectives for the commercial area	SWALHEIM 2011 REV TR, DUANE P & CANDACE J	436 CONNIE ST	COTTAGE GROVE	WI	53527	METES AND BOUNDS
Town of Cottage Grove	071134297300	Both	FP-35	AT-35	39.8	Property is part of 78 acre ownership parcel (3 tax parcels) along North Star Rd and shown as future commercial in the Town plan. AT-35 zoning proposed until owner pursues a development proposal in accordance with Town plan objectives for the commercial area	SWALHEIM 2011 REV TR, DUANE P & CANDACE J	436 CONNIE ST	COTTAGE GROVE	WI	53527	CSM 12384

2024 Dane County Farmland Preservation Zoning Recertification
 Town of Cottage Grove Rezones



Legend

- Service Area
- Tax Parcels

Municipalities

- City
- Village
- Town
- Major Lake

Plan_or_Zoning_Amendment

- Both
- Plan
- Zoning

