

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	

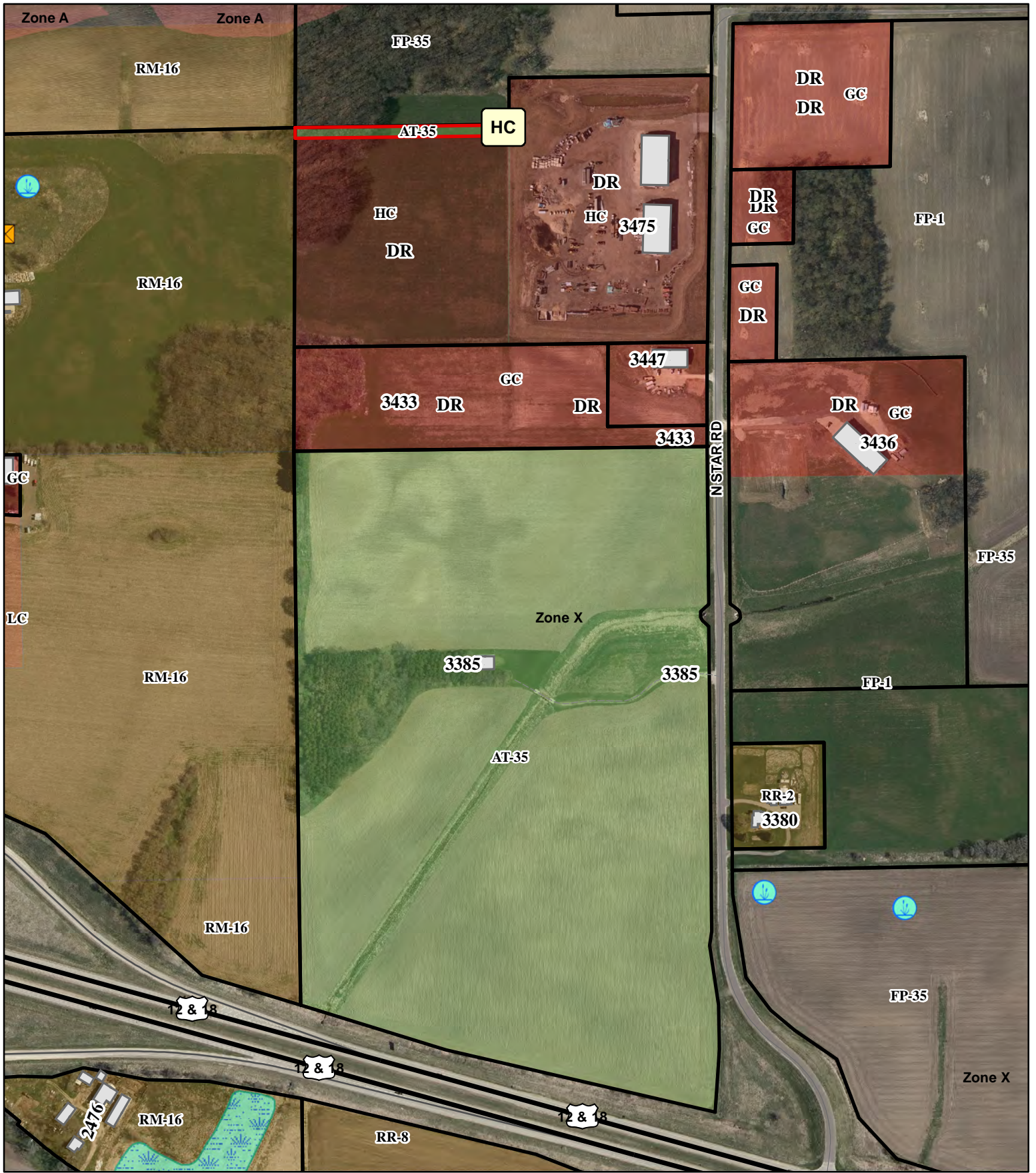
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
3475 N Star Road					
TOWNSHIP COTTAGE GROVE	SECTION 28	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS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

REASON FOR REZONE




ADDING LANDS TO EXISTING COMMERCIAL DEVELOPMENT

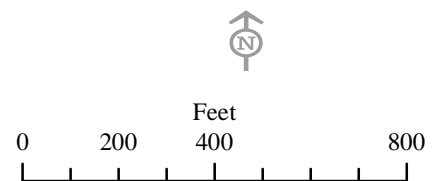
FROM DISTRICT:	TO DISTRICT:	ACRES
AT-35 Agriculture Transition District	HC Heavy Commercial District	0.5

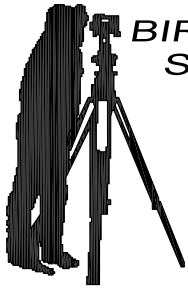
C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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



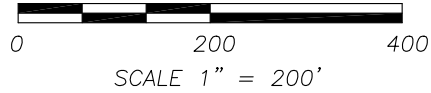


BIRRENKOTT SURVEYING

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

March 20, 2024

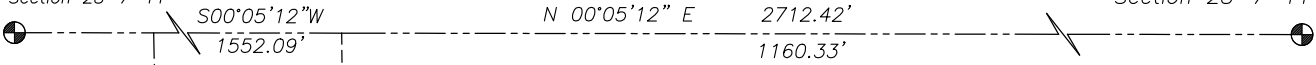
ZONING MAP



East 1/4 Corner
Section 28-7-11

N. STAR ROAD

Southeast Corner
Section 28-7-11



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.

Unit 1
Zoning: GC

Unit 2
Zoning: GC

Unit 3
Zoning: GC

North Star Investments Condominium

S89°17'56"W 666.86'

S 00°09'22" W
33.29'

S00°09'22"W
148.16'

Lot 2 CSM No. 15945
Zoning: HC

SE 1/4 - SE 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

33.29'
N 00°13'36" E

Lot 1 CSM No. 15945
Zoning: RM-16

Zoning: RM-16

SW 1/4 - SE 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 $S00^{\circ}05'12''W$, 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 $S89^{\circ}17'56''W$, 666.86 feet along said extension and Northerly line; thence $S00^{\circ}09'22''W$, 148.16 feet along a Westerly line of said Lot 2 to the point of beginning; thence continuing along said Westerly line $S00^{\circ}09'22''W$, 33.29 feet; thence $S89^{\circ}17'56''W$, 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 $N00^{\circ}13'36''E$, 33.29 feet along said West line; thence $N89^{\circ}17'56''E$, 667.03 feet to the point of beginning; Containing 22,204 square feet, or 0.510 acres.

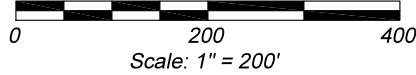
BIRRENKOTT SURVEYING



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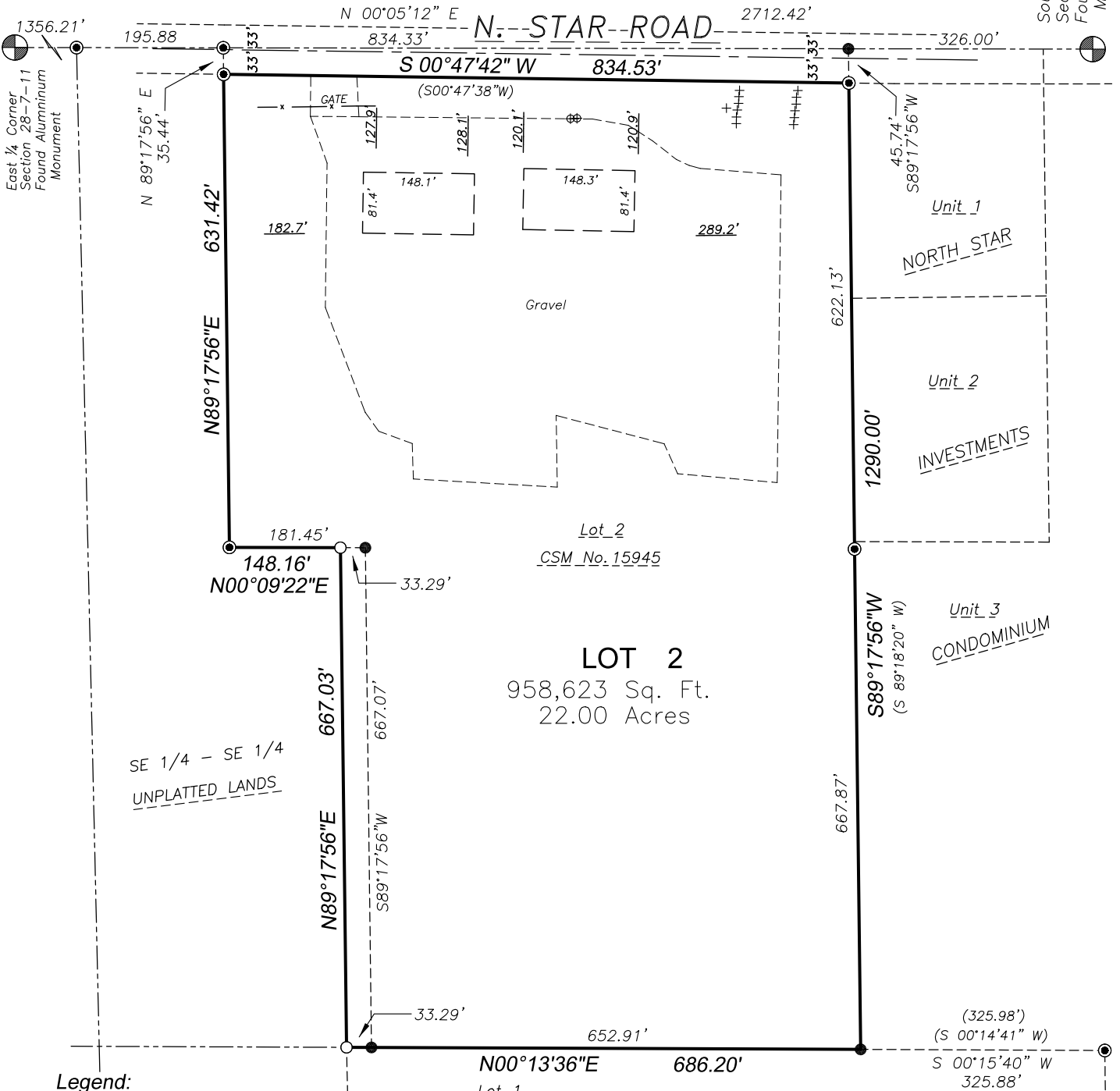
CERTIFIED SURVEY MAP

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

Southeast Corner Section 28-7-11 Found Aluminum Monument



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

SW 1/4 - SE 1/4

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. _____