

Dane County Rezone Petition

Application Date	Petition Number
11/20/2023	DCPREZ-2023-12003
Public Hearing Date	
01/23/2024	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME SCREAMIN' NORWEGIAN FARMS LLC (PUNKY SKAAR)	PHONE (with Area Code) (608) 345-6315	AGENT NAME BIRRENKOTT SURVEYING	PHONE (with Area Code) (608) 837-7463
BILLING ADDRESS (Number & Street) 1893 US HIGHWAY 12 & 18		ADDRESS (Number & Street) P.O. BOX 237	
(City, State, Zip) COTTAGE GROVE, WI 53527		(City, State, Zip) Sun Prairie, WI 53590	
E-MAIL ADDRESS punkyskaar@gmail.com		E-MAIL ADDRESS bstueck@birrenkottsurveying.com	

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	
1885 Skaar Rd					
TOWNSHIP COTTAGE GROVE	SECTION 26	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0711-264-8002-0		0711-264-9585-0			

REASON FOR REZONE

CREATE TWO RESIDENTIAL LOTS VIA TRANSFER OF DEVELOPMENT RIGHTS (TDR) FROM OWNER'S OTHER PARCELS ~~0711-354-9500-3~~ & 0711-361-9000-9



Petition amended by applicant to identify sending parcel as 0711-361-9000-9 for both RDUs.

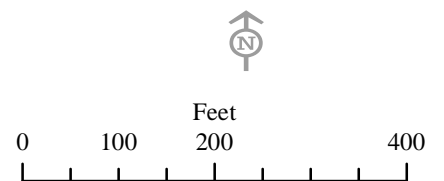
FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	SFR-1 Single Family Residential District	3.37

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 RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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REZONE 12003

-  Floodway Areas in Zone AE
-  Floodplain





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 _____

SUPPLEMENTAL INFORMATION FOR COMMERCIAL DEVELOPMENT

A scaled site plan and detailed operations plan must be submitted for commercial rezone applications. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach the relevant maps and plans listed below to your application form.

SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:

- Scale and north arrow
- Date the site plan was created
- Existing subject property lot lines and dimensions
- Existing and proposed wastewater treatment systems and wells
- All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
- All dimension and required setbacks, side yards and rear yards
- Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
- Location and dimensions of any existing utilities, easements or rights-of-way
- Parking lot layout in compliance with s. [10.102\(8\)](#)
- Proposed loading/unloading areas
- Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
- All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade
- Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area
- Any lighting, signs, refuse dumpsters, and possible future expansion areas.

NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties.

- Provide a brief written statement explaining the current use(s) of the property on which the rezone is proposed.
- Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

OPERATIONAL NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:

- Hours of operation
- Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time
- Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building
- Compliance with county stormwater and erosion control standards under [Chapter 11](#) of [Chapter 14](#), Dane County Code
- Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
- Facilities for managing and removal of trash, solid waste and recyclable materials.
- Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken
- Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties
- Signage, consistent with section [10.800](#)

ADDITIONAL PROPERTY OWNERS. Provide contact information for additional property owners, if applicable.

Additional Property Owner Name(s):	
Address (Number & Street):	
Address (City, State, Zip):	
Email Address:	
Phone Number:	

From: neli skaar <punkyskaar@gmail.com>
Sent: Thursday, December 21, 2023 10:27 AM
To: Holloway, Rachel
Subject: Re: Rezone petition 12003 - requested change to TDR sending property

On regarding rezone petition 12003. After taking into consideration what Majid suggested about being better to take both RDU's off of parcel 0711-361-9000-9 to reduce building off of 12&18. We decided to move both RDU's from parcel 0711-361-9000-9 to create two residential lots on parcels 0711-264-8002-0 and 0711-264-9585-0 on Skarstinden Road. Thank You, Neli Skaar

From: neli skaar <punkyskaar@gmail.com>
Sent: Monday, November 20, 2023 1:25 PM
To: Holloway, Rachel
Subject: **Rezoning of Cottage Grove**

I would like to use parcel numbers, 018/0711-361-9000-9, and 018/0711-354-9500-3 for the rezone petition #12003. Screamin' Norwegian Farms LLC Neli Skaar

Petition amended by applicant to identify sending parcel as 0711-361-9000-9 for both RDUs.



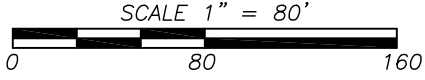
BIRRENKOTT SURVEYING

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

ZONING MAP

Zoning Description:

Located in the Northeast 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southeast 1/4 of Section 26, T7N, R11E, Town of Cottage Grove more fully described as follows: Commencing at the East 1/4 Corner of Section 26, thence S00°02'41"W, 879.53 feet, along the East line of the Southeast 1/4 of Section 26; thence S89°40'18"W, 366.16 feet along the centerline of Skaar Road; thence S00°02'14"W, 154.36 feet along the Centerline of Skarstinden Road; thence S89°52'44"E, 33.00 feet to the point of beginning and West right-of-way of Skarstinden Road; thence along said right-of-way S00°02'14"W, 489.54 feet; thence N89°58'07"W, 300.00 feet along the North line of Certified Survey Map No. 13349, thence N00°02'14"E, 490.01 feet; thence S89°52'44"E, 300.00 feet to the point of beginning. Containing 146,932 sq. ft. or 3.37 acres.

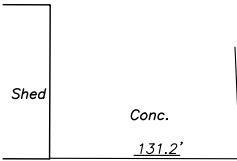


Prepared For:

Screamin' Norwegian Farms LLC
1893 US Highway 12-18
Cottage Grove, WI 53527
(608)-345-6315

Lot 1
Certified Survey
Map No. 15752

East 1/4
Corner
Section
26-7-11



SKAAR ROAD

S 89°40'18" W
366.16'

879.53'
2674.12'

1794.59'
S 00°02'41" W

Southeast
Corner
Section
26-7-11

LANDS

Edge of Field

S 00°02'14" W
154.36'

S 89°52'44" E
33.00'

S 89°52'44" E 300.00'

P.O.B.

NE 1/4 - SE 1/4

LOT 1
FP-35 to SFR-1
81,532 SQ. FT.
1.87 ACRES

271.54'

ROAD

489.54'

N 89°58'07" W 300.00'

S 00°02'14" W



LANDS

490.01'

272.01'

LOT 2
FP-35 to SFR-1
65,400 SQ. FT.
1.50 ACRES

218.00'

SKARSTINDEN

SE 1/4 - SE 1/4

218.01'

LANDS

N 89°58'07" W 300.00'

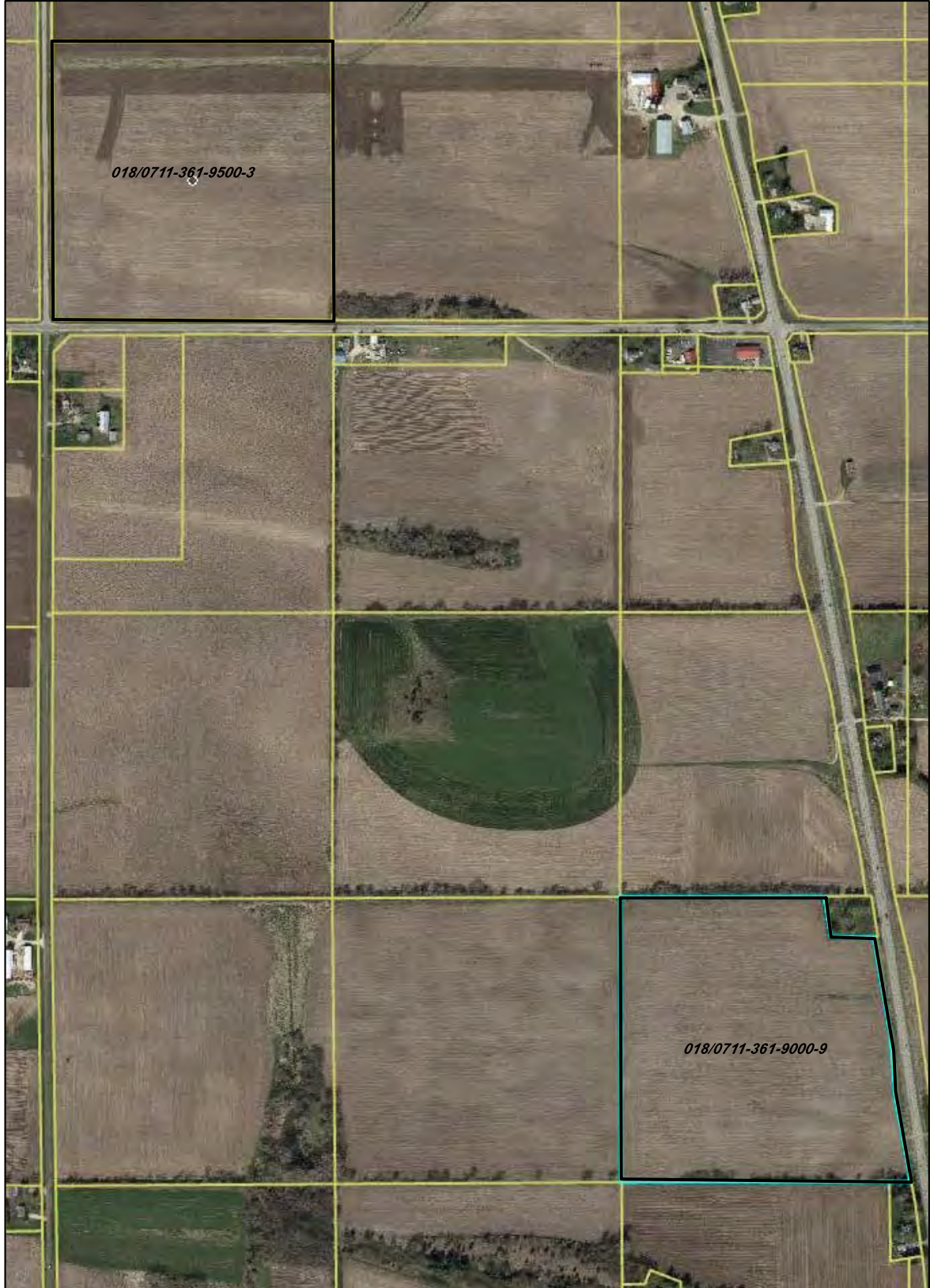
Lot 4
Certified Survey
Map No. 13349



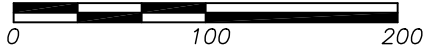
**BIRRENKOTT
SURVEYING**

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

EXHIBIT MAP



SCALE 1" = 100'



Prepared For:

Screamin' Norwegian
Farms LLC
1893 US Highway 12-18
Cottage Grove, WI 53527
(608)-345-6315

Zoning Description:

Located in the Northeast 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southeast 1/4 of Section 26, T7N, R11E, Town of Cottage Grove more fully described as follows: Commencing at the East 1/4 Corner of Section 26, thence S00°02'41"W, 879.53 feet, along the East line of the Southeast 1/4 of Section 26; thence S89°40'18"W, 366.16 feet along the centerline of Skaar Road; thence S00°02'14"W, 154.36 feet along the Centerline of Skarstinden Road; thence S89°52'44"E, 33.00 feet to the point of beginning and West right-of-way of Skarstinden Road; thence along said right-of-way S00°02'14"W, 489.54 feet; thence N89°58'07"W, 300.00 feet along the North line of Certified Survey Map No. 13349, thence N00°02'14"E, 490.01 feet; thence S89°52'44"E, 300.00 feet to the point of beginning. Containing 146,932 sq. ft. or 3.37 acres.