

Dane County Rezone Petition

Application Date	Petition Number
04/20/2026	DCPREZ-2026-12295
Public Hearing Date	
06/23/2026	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME MOMS CG FARM LLC	PHONE (with Area Code) (608) 843-7854	AGENT NAME DAVID DINKEL	PHONE (with Area Code) (608) 695-6262
BILLING ADDRESS (Number & Street) 5802 WINNEQUAH RD		ADDRESS (Number & Street) PO BOX 103	
(City, State, Zip) MONONA, WI 53716		(City, State, Zip) Deerfield, WI 53531	
E-MAIL ADDRESS		E-MAIL ADDRESS	

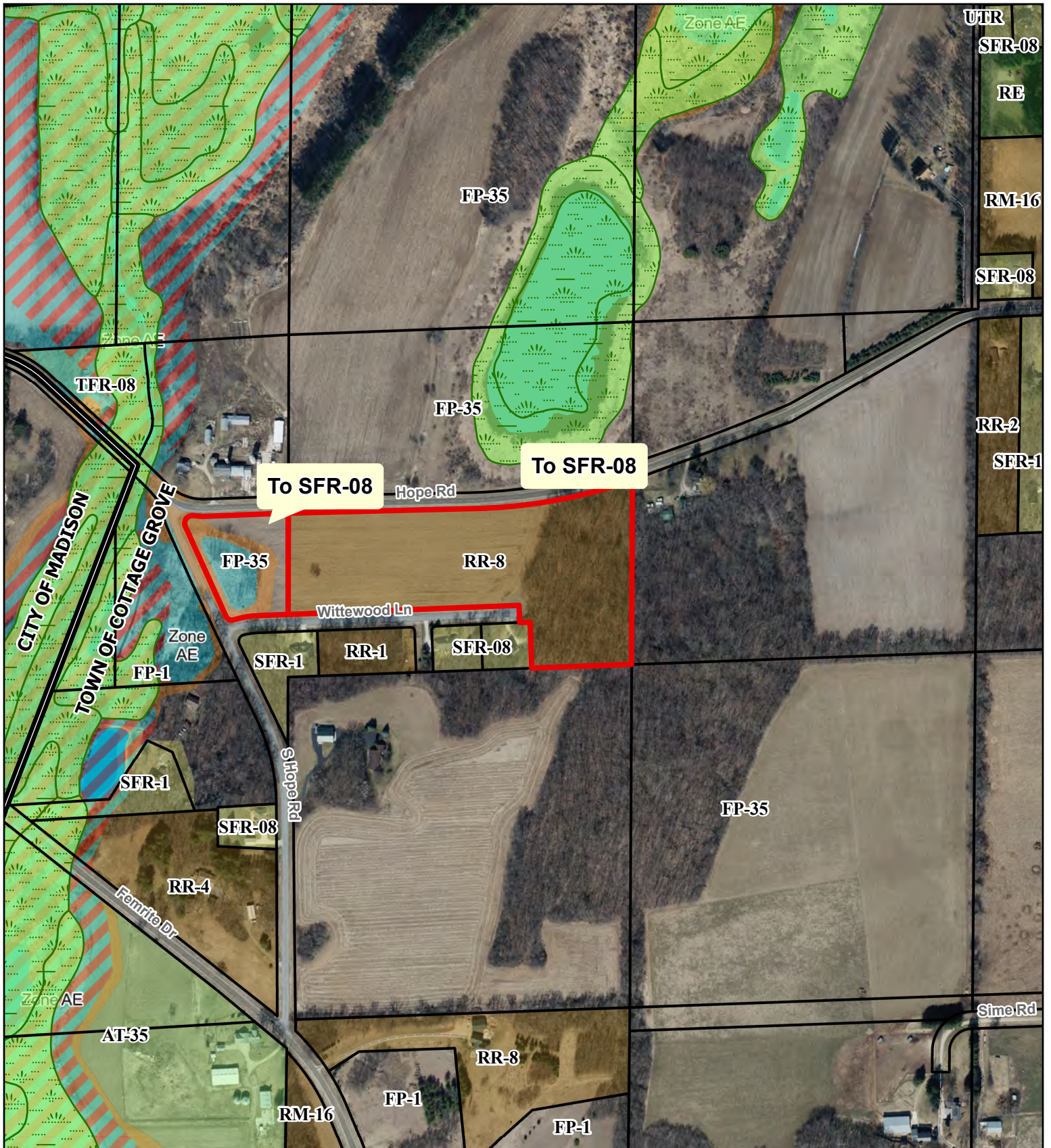
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
Wittewood Ln south of 2924 Hope Rd					
TOWNSHIP COTTAGE GROVE	SECTION 29	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0711-292-8500-0		0711-301-8002-0			

REASON FOR REZONE

CREATING A 10-LOT RESIDENTIAL SUBDIVISION WITH A TRANSFER OF DEVELOPMENT RIGHTS (TDR)

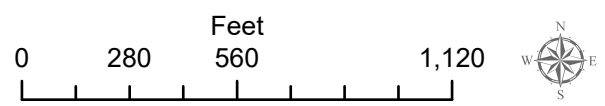
FROM DISTRICT:	TO DISTRICT:	ACRES
RR-8 Rural Residential District	SFR-08 Single Family Residential District	14.7
FP-35 Farmland Preservation District	SFR-08 Single Family Residential District	3.0

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	PLAT REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent)
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		PRINT NAME:
COMMENTS: 1. SOIL TEST IS REQUIRED TO VERIFY SITE SUITABILITY PRIOR TO REZONING. 2. STORMWATER OUTLOT MAY REQUIRE NR-C ZONING IF RECOMMENDED BY TOWN OF COTTAGE GROVE.				DATE:



- Proposed Zoning
- Parcels
- Wetland Class Areas
- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard
- Farmland Preservation
- Agricultural Transition
- Residential
- Rural Residential and Rural Mixed Use
- Recreational
- Special Use
- Municipal Boundary

**PETITION 12295
MOMS CG FARM**





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:	Moms CG Farm LLC	Agent Name:	Dave Dinkel
Address (Number & Street):	5802 Winnequeh Road	Address (Number & Street):	P.O. Box 103, 33 N. Main Street
Address (City, State, Zip):	Monona WI 53716	Address (City, State, Zip):	Deerfield WI 53531
Email Address:		Email Address:	
Phone#:		Phone#:	

PROPERTY INFORMATION

Township:	Cottage Grove	Parcel Number(s):	018/0711-292-8500-0 and 018/0711-301-8002-0
Section:	29 and 30	Property Address or Location:	vacant land off Wittewood Lane

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

Moms CG Farm LLC owns 17.7 acres lying south of Hope Road and adjacent to Wittewood Lane in the Town of Cottage Grove Dane County WI. This rezone application to SFR-08 is part of the process to develop 10 single-family lots. The property has been designated as a Neighborhood Development Area by the Town of Cottage Grove. This designation makes the property eligible for a "10-fer" using one RDU from a Cottage Grove Township sending area and then having the ability to develop 10 single-family residential lots on the subject land. We have had a public meeting with the Town Planning Commission regarding this concept. We have also had a Pre-Application meeting with the Town Chair, Town Clerk, Town Planner, and the Town Engineer. An appropriate RDU has been secured via binding written contract which is attached. The Property has been "perc-tested" including inspection by the Dane County Sanitarian. A Preliminary Certified Survey Map and a preliminary layout of the ten lots are attached.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35, RR-8	SFR-08	17.7

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.

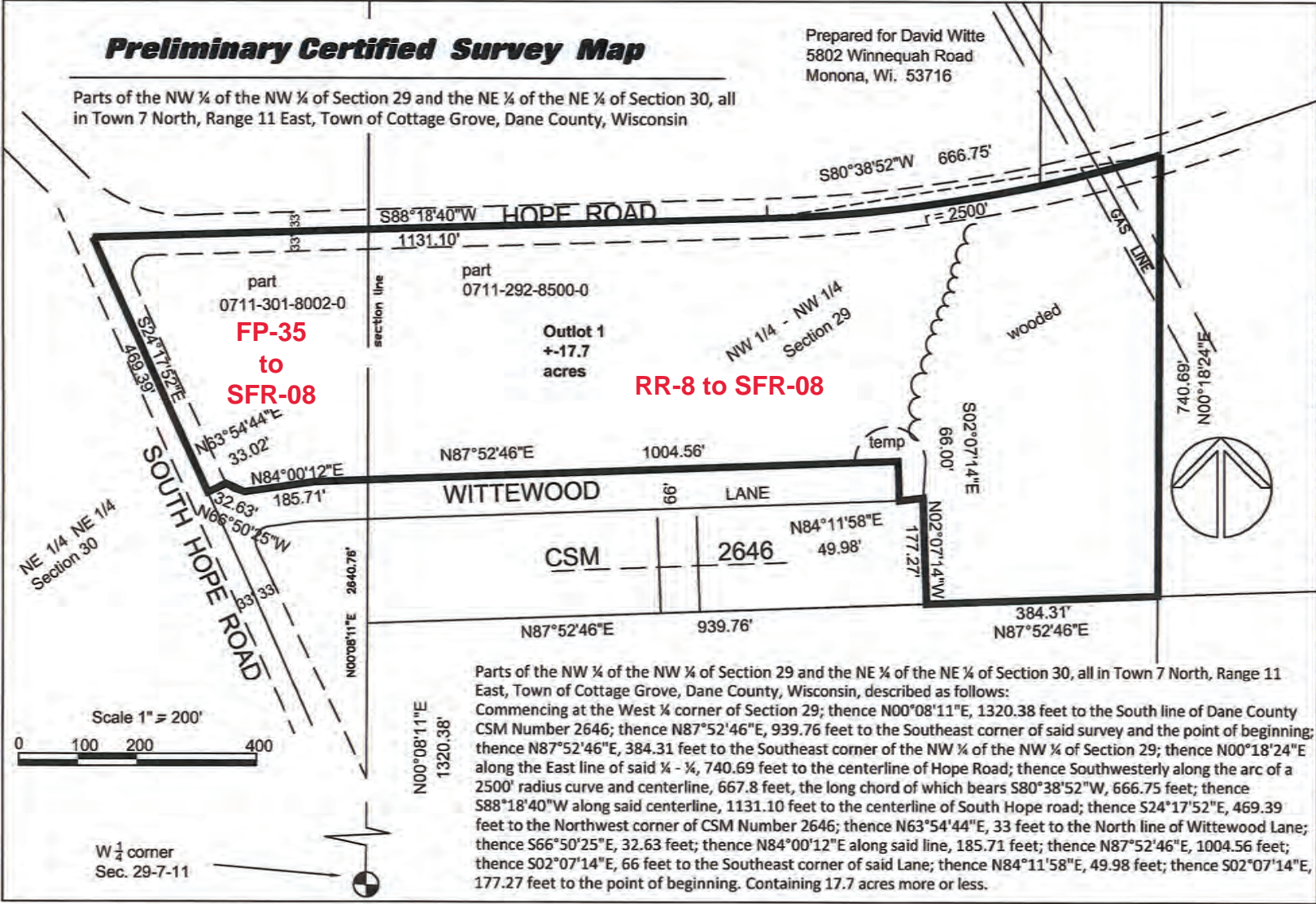
- | | | | | |
|---|---|---|--|---|
| <input type="checkbox"/> Scaled drawing of proposed property boundaries | <input type="checkbox"/> Legal description of zoning boundaries | <input type="checkbox"/> Information for commercial development (if applicable) | <input type="checkbox"/> Pre-application consultation with town and department staff | <input type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer |
|---|---|---|--|---|

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 David R. Dinkel

Date 4/9/26

ZONING EXHIBIT



Parts of the NW ¼ of the NW ¼ of Section 29 and the NE ¼ of the NE ¼ of Section 30, all in Town 7 North, Range 11 East, Town of Cottage Grove, Dane County, Wisconsin, described as follows:
Commencing at the West ¼ corner of Section 29; thence N00°08'11"E, 1320.38 feet to the South line of Dane County CSM Number 2646; thence N87°52'46"E, 939.76 feet to the Southeast corner of said survey and the point of beginning; thence N87°52'46"E, 384.31 feet to the Southeast corner of the NW ¼ of the NW ¼ of Section 29; thence N00°18'24"E along the East line of said ¼ - ¼, 740.69 feet to the centerline of Hope Road; thence Southwesterly along the arc of a 2500' radius curve and centerline, 666.8 feet, the long chord of which bears S80°38'52"W, 666.75 feet; thence S88°18'40"W along said centerline, 1131.10 feet to the centerline of South Hope road; thence S24°17'52"E, 469.39 feet to the Northwest corner of CSM Number 2646; thence N63°54'44"E, 33 feet to the North line of Witte Wood Lane; thence S66°50'25"E, 32.63 feet; thence N84°00'12"E along said line, 185.71 feet; thence N87°52'46"E, 1004.56 feet; thence S02°07'14"E, 66 feet to the Southeast corner of said Lane; thence N84°11'58"E, 49.98 feet; thence S02°07'14"E, 177.27 feet to the point of beginning. Containing 17.7 acres more or less.

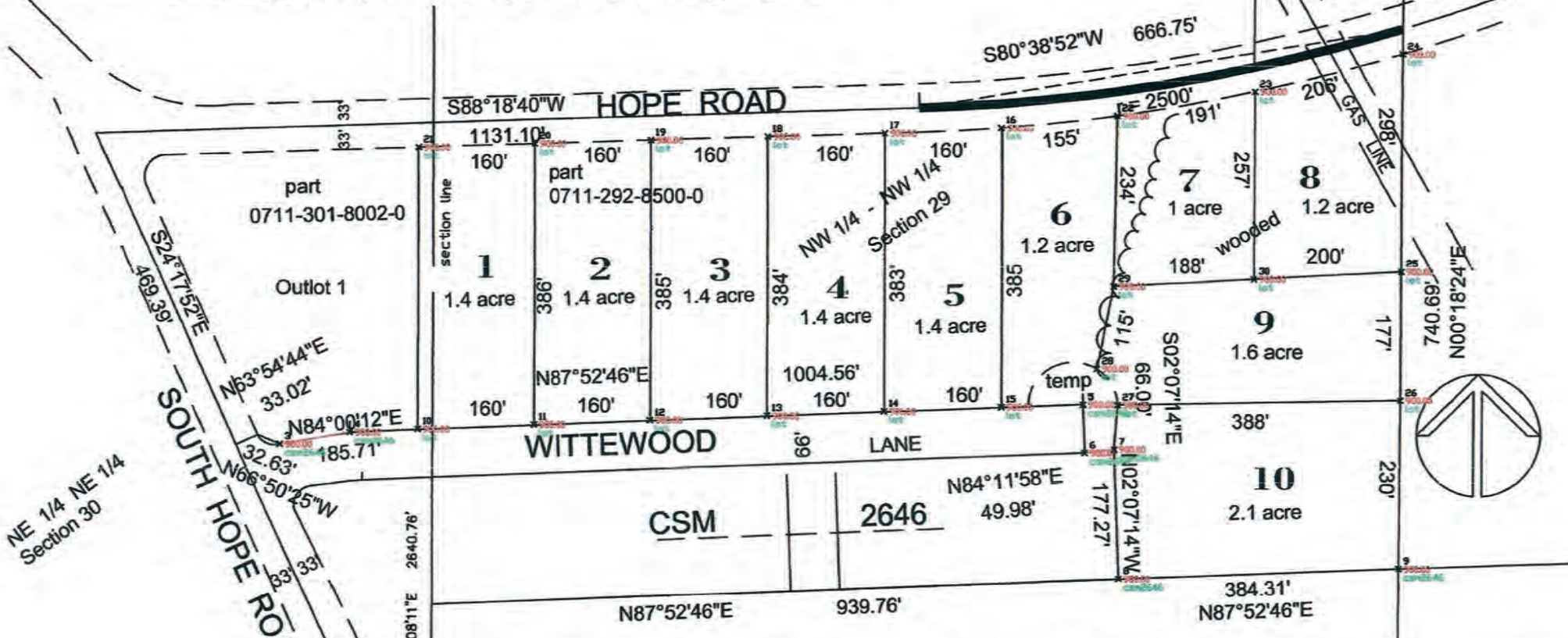
Dwg. No. 6504-26 Date 3/17/2026
Sheet 1 of 1
Document No. _____
C.S.M. No. _____ V. _____ P. _____

Wisconsin Mapping, LLC
* surveying and mapping services
306 West Quarry Street, Deerfield, Wisconsin 53531
(608) 764-5602

Preliminary Certified Survey Map

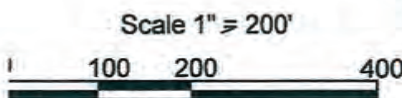
Prepared for David Witte
5802 Winnequah Road
Monona, Wi. 53716

Parts of the NW ¼ of the NW ¼ of Section 29 and the NE ¼ of the NE ¼ of Section 30, all in Town 7 North, Range 11 East, Town of Cottage Grove, Dane County, Wisconsin



Parts of the NW ¼ of the NW ¼ of Section 29 and the NE ¼ of the NE ¼ of Section 30, all in Town 7 North, Range 11 East, Town of Cottage Grove, Dane County, Wisconsin, described as follows:

Commencing at the West ¼ corner of Section 29; thence N00°08'11"E, 1320.38 feet to the South line of Dane County CSM Number 2646; thence N87°52'46"E, 939.76 feet to the Southeast corner of said survey and the point of beginning thence N87°52'46"E, 384.31 feet to the Southeast corner of the NW ¼ of the NW ¼ of Section 29; thence N00°18'24"E along the East line of said ¼ - ¼, 740.69 feet to the centerline of Hope Road; thence Southwesterly along the arc of a 2500' radius curve and centerline, 667.8 feet, the long chord of which bears S80°38'52"W, 666.75 feet; thence S88°18'40"W along said centerline, 1131.10 feet to the centerline of South Hope road; thence S24°17'52"E, 469.39 feet to the Northwest corner of CSM Number 2646; thence N63°54'44"E, 33 feet to the North line of Wittewood Lane thence S66°50'25"E, 32.63 feet; thence N84°00'12"E along said line, 185.71 feet; thence N87°52'46"E, 1004.56 feet; thence S02°07'14"E, 66 feet to the Southeast corner of said Lane; thence N84°11'58"E, 49.98 feet; thence S02°07'14"E 177.27 feet to the point of beginning. Containing 17.7 acres more or less.



W ¼ corner
Sec. 29-7-11



Parcel Number - 018/0711-122-9500-3

Current

1st
Parcel Map
use complete parcel

Parcel Summary

Municipality Name	TOWN OF COTTAGE GROVE
Parcel Description	SEC 12-7-11 E1/2 SE1/4 NW1/4
Owner Name	BADGER FARMS LLC
Primary Address	No parcel address available.
Billing Address	1682 COUNTY HIGHWAY BB DEERFIELD WI 53531

Municipal Contacts

Municipal Contact Information
For questions or to schedule an appointment contact:

Assessor	ASSOCIATED APPRAISAL CONSULTANTS INC
Phone	920-749-1995
Email	INFO@APRAZ.COM
Clerk	KIM BANIGAN
Phone	608-839-5021
Email	CLERK@TN.COTTAGEGROVE.WI.GOV
Treasurer	KIM BANIGAN (T.COTTAGE GROVE)
Phone	608-839-5021
Email	CLERK@TN.COTTAGEGROVE.WI.GOV
Zoning Administrat...	Dane County Zoning
Phone	608-266-4266
Email	Zoning@countyofdane.com

Current Year Assessment

Assessment Year	2025
Valuation Classification	G4
Assessment Acres	20.250
Land Value	\$4,200.00
Improved Value	\$0.00
Total Value	\$4,200.00

Open Book/Board Of Review Dates

Open Book Starts: 05/04/2026 - 02:00 PM Ends: 05/04/2026 - 04:00 PM	Board Of Review Starts: 05/19/2026 - 07:00 PM Ends: 05/19/2026 - 09:00 PM
--	--

Zoning Information

Zoning FP-35

Zoning District Fact Sheets

Proximity Notice

Some portion of this parcel either contains or is in close proximity to sensitive environmental features (i.e. shorelands, floodplains, or wetlands), and Dane County regulations may apply. Please contact the Dane County Zoning Division at (608) 266-4266 for additional permitting information.

Current Year Taxes (2025)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$4,200.00	\$0.00	\$4,200.00
Taxes:		\$79.86
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$79.86

Districts

Type	State Code	Description
REGULAR SCHOOL	1309	DEERFIELD SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
DRAINAGE DISTRICT	DDS2	SEPARATION 2 DRAINAGE DIS
OTHER DISTRICT	09DG	DEERGROVE EMS
OTHER DISTRICT	09CG	COTTAGE GROVE FIRE

Drainage District Payment Status

Current Drainage Assessment	Unpaid Balance Due
\$0.00	\$0.00

NOTE: Please check the e-Statement for payment status of any older unpaid drainage assessments not listed.

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	03/11/1996		31690	1
WD	03/11/1996		31690	5
	04/12/1994		25512	6

Parcel Number - 018/0711-123-8000-9

2nd

Current

Remainder of 35-Acres to be described

Parcel Summary

Municipality Name	TOWN OF COTTAGE GROVE
Parcel Description	SEC 12-7-11 E 3/4 OF NE1/4SW1/4 EXC N 33...
Owner Name	BADGER FARMS LLC
Primary Address	No parcel address available.
Billing Address	1682 COUNTY HIGHWAY BB DEERFIELD WI 53531

Parcel Map

Municipal Contacts

Municipal Contact Information

For questions or to schedule an appointment contact:

Assessor ASSOCIATED APPRAISAL CONSULTANTS INC
Phone 920-749-1995
Email INFO@APRAZ.COM

Clerk KIM BANIGAN
Phone 608-839-5021
Email CLERK@TN.COTTAGEGROVE.WI.GOV

Treasurer KIM BANIGAN (T.COTTAGE GROVE)
Phone 608-839-5021
Email CLERK@TN.COTTAGEGROVE.WI.GOV

Zoning Administrat... Dane County Zoning
Phone 608-266-4266
Email Zoning@countyofdane.com

Current Year Taxes (2025)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$6,100.00	\$0.00	\$6,100.00
Taxes:		\$115.99
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$115.99

Districts

Type	State Code	Description
REGULAR SCHOOL	1309	DEERFIELD SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	09CG	COTTAGE GROVE FIRE
DRAINAGE DISTRICT	DDS2	SEPARATION 2 DRAINAGE DIS
OTHER DISTRICT	09DG	DEERGROVE EMS

Current Year Assessment

Assessment Year	2025
Valuation Classification	G4
Assessment Acres	29.700
Land Value	\$6,100.00
Improved Value	\$0.00
Total Value	\$6,100.00

Drainage District Payment Status

Current Drainage Assessment	Unpaid Balance Due
\$0.00	\$0.00

NOTE: Please check the e-Statement for payment status of any older unpaid drainage assessments not listed.

Open Book/Board Of Review Dates

Open Book

Starts: 05/04/2026 - 02:00 PM
Ends: 05/04/2026 - 04:00 PM

Board Of Review

Starts: 05/19/2026 - 07:00 PM
Ends: 05/19/2026 - 09:00 PM

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	03/11/1996		31690	1
WD	03/11/1996		31690	5
	04/12/1994		25512	6

Zoning Information

Zoning

FP-35

Zoning District Fact Sheets

Proximity Notice

Some portion of this parcel either contains or is in close proximity to sensitive environmental features (i.e. shorelands, floodplains, or wetlands), and Dane County regulations may apply.

Please contact the Dane County Zoning Division at (608) 266-4266 for additional permitting information.

Parcel Number - 018/0711-123-9500-2

Current

#3 IF NEEDED
Parcel Map

Parcel Summary

Municipality Name	TOWN OF COTTAGE GROVE
Parcel Description	SEC 12-7-11 E 3/4 OF N1/2 OF SE1/4SW1/4 ...
Owner Name	BADGER FARMS LLC
Primary Address	No parcel address available.
Billing Address	1682 COUNTY HIGHWAY BB DEERFIELD WI 53531

Municipal Contacts

Municipal Contact Information
For questions or to schedule an appointment contact:

Assessor	ASSOCIATED APPRAISAL CONSULTANTS INC
Phone	920-749-1995
Email	INFO@APRAZ.COM
Clerk	KIM BANIGAN
Phone	608-839-5021
Email	CLERK@TN.COTTAGEGROVE.WI.GOV
Treasurer	KIM BANIGAN (T.COTTAGE GROVE)
Phone	608-839-5021
Email	CLERK@TN.COTTAGEGROVE.WI.GOV
Zoning Administrat...	Dane County Zoning
Phone	608-266-4266
Email	Zoning@countyofdane.com

Current Year Taxes (2025)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$3,100.00	\$0.00	\$3,100.00
Taxes:		\$58.93
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$58.93

Districts

Type	State Code	Description
REGULAR SCHOOL	1309	DEERFIELD SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
DRAINAGE DISTRICT	DD52	SEPARATION 2 DRAINAGE DIS
OTHER DISTRICT	09DG	DEERGROVE EMS
OTHER DISTRICT	09CG	COTTAGE GROVE FIRE

Current Year Assessment

Assessment Year	2025
Valuation Classification	G4
Assessment Acres	15.100
Land Value	\$3,100.00
Improved Value	\$0.00
Total Value	\$3,100.00

Drainage District Payment Status

Current Drainage Assessment	Unpaid Balance Due
\$0.00	\$0.00

NOTE: Please check the e-Statement for payment status of any older unpaid drainage assessments not listed.

Open Book/Board Of Review Dates

Open Book Starts: 05/04/2026 - 02:00 PM Ends: 05/04/2026 - 04:00 PM	Board Of Review Starts: 05/19/2026 - 07:00 PM Ends: 05/19/2026 - 09:00 PM
--	--

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	03/11/1996		31690	1
WD	03/11/1996		31690	5
	04/12/1994		25512	6

Zoning Information

Zoning FP-35

Zoning District Fact Sheets

Proximity Notice

Some portion of this parcel either contains or is in close proximity to sensitive environmental features (i.e. shorelands, floodplains, or wetlands), and Dane County regulations may apply. Please contact the Dane County Zoning Division at (608) 266-4266 for additional permitting information.

Parts of the NW ¼ of the NW ¼ of Section 29 and the NE ¼ of the NE ¼ of Section 30, all in Town 7 North, Range 11 East, Town of Cottage Grove, Dane County, Wisconsin, described as follows: Commencing at the West ¼ corner of Section 29; thence N00°08'11"E, 1320.38 feet to the South line of Dane County CSM Number 2646; thence N87°52'46"E, 939.76 feet to the Southeast corner of said survey and the point of beginning; thence N87°52'46"E, 384.31 feet to the Southeast corner of the NW ¼ of the NW ¼ of Section 29; thence N00°18'24"E along the East line of said ¼ - ¼, 740.69 feet to the centerline of Hope Road; thence Southwesterly along the arc of a 2500' radius curve and centerline, 667.8 feet, the long chord of which bears S80°38'52"W, 666.75 feet; thence S88°18'40"W along said centerline, 1131.10 feet to the centerline of South Hope road; thence S24°17'52"E, 469.39 feet to the Northwest corner of CSM Number 2646; thence N63°54'44"E, 33 feet to the North line of Wittewood Lane; thence S66°50'25"E, 32.63 feet; thence N84°00'12"E along said line, 185.71 feet; thence N87°52'46"E, 1004.56 feet; thence S02°07'14"E, 66 feet to the Southeast corner of said Lane; thence N84°11'58"E, 49.98 feet; thence S02°07'14"E, 177.27 feet to the point of beginning. Containing 17.7 acres more or less.

Authorization

From: David Witte <EMAIL REDACTED>

Sent: Thu, Apr 9, 2026 at 1:27 pm

To: David R. Dinkel

Hello,

Hi, Dave Witte, give David Dinkel authorization and permission to act as a representative of Moms CG Farm LLC to work with a Dane County development and planning committee regarding any type of rezoning or issues pertaining to the 17.7 acres located in cottage Grove.

David Dinkel is our realtor and has permission to act as a representative regarding the 17.7 acre development north of Witte Wood Lane and south of Hope Road in Cottage Grove, Wisconsin.

If you have any questions, please contact me at 608-843-7854 or email me at [EMAIL REDACTED]

I am the acting manager of Moms CG Farm LLC and son of the sole proprietor, my mother, Katharine Witte.

Thank you very much,

Dave Witte

Dave Witte

[EMAIL REDACTED]