



Dane County Planning & Development

Land Division Review

April 14, 2010

Birrenkott Surveying, Inc.
PO Box 237
1677 N. Bristol St.
Sun Prairie, WI 53590

Re: Larry Skaar (preliminary CSM)
Town of Cottage Grove, Section 30 and 31
(2 Lots, 1.45 acres)
Zoning Petition #10146 A-1EX to R-1, DED: September 15, 2010
The County Board approved Zoning Petition #10146 on March 4, 2010.

Attention to whom it may concern:

On April 13, 2010 the Zoning & Land Regulation Committee approved the preliminary certified survey map based upon the following conditions:

1. Rezone Petition #10146 is to become effective (one day following publication in the Wisconsin State Journal) and all conditions established with Zoning Petition #10146 are to be timely satisfied.
2. Town of Cottage Grove approval of amended Zoning Petition #10149 is to be obtained and properly communicated to the Dane County Clerk.
3. The document is to be completed in accordance with S.236.34, Wisconsin State Statutes. *ok*
4. Lot 1 and lot 2 are to be a minimum of 20,000 net square feet, excluding the road right-of-way. *ok*
5. The net lot area calculations are to be specified in square feet. *ok*
6. The distance to the centerline of Hope Hollow Trail right-of-way is to be clearly shown. *ok*
7. An owners certificate in accordance with S. 236.21(2), Wisconsin State Statutes is to be included. *ok*
8. The owners certificate is to include "we also certify that this certified survey map is required by 75.17(1)(a), Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval. *ok*

9. All owners of record are to be included in the owner's certificate. (County records indicate that Larry G. Skaar is the owner). *Spouse's signatures and middle initials are required to provide valid certificates.* ✖
10. A Town of Cottage Grove approval certificate is to be included. ✖
11. A City of Madison approval certificate is to be included. ✖
12. The required certificates are to be executed. ✖
13. "Approved for recording per Dane County Zoning & Land Regulation Committee action of _____, by _____, Authorized Representative" is to be included. ✖
14. A notation is to be affixed to the document "refer to building site information contained in the Dane County Soil Survey." ✖
15. All references to zoning are to be removed from the final document. ✖
16. Dane County Surveyor approval is to be obtained.
17. The recordable document is to be submitted for review and approval.

When the above conditions have been fully satisfied, the original document may be submitted for final review. The proposed certified survey map will be scheduled for a future Dane County Zoning and Land Regulation Committee for approval. If approved the approving signature will be affixed by the Chair of the committee. Any questions regarding this letter, please contact myself.

Sincerely,

Daniel Everson
Zoning Inspector
267.1541

CC:
Clerk, Town of Cottage Grove
City of Madison Planning Division – Timothy Parks
Dane County Surveyor – Dan Frick

Deed Restrictions:

1. Deed restrict the A-2(4) parcel to limit the land uses to agricultural uses, single family dwelling, and home occupation. Land uses requiring a conditional use permit shall be limited to seasonal storage of recreational equipment or motor vehicles owned by private individuals, and parking of not more than two trucks or semi-tractors/trailers which have a gross vehicle weight of over 12,000 pounds. All other conditional uses are prohibited.
2. Deed restrict parent parcel numbers 0909-027-8500-7, 0909-027-8100-1 to prohibit further residential development on the remaining A-1 Exclusive land. Residential development rights have been exhausted on the original farm property.

→ PETITION 10146 - ZONING CHANGE IN THE TOWN OF COTTAGE GROVE - ZONING ORD. AMDT. 10146

Petition 10146 by Larry Skaar to change the zoning from the A-1 EX Exclusive Agricultural district to the R-1 Residential district on property located at 3098 Hope Hollow Trail in part of the SE ¼ of the SW ¼ - Section 30, Town of Cottage Grove.

The Zoning & Land Regulations Committee recommends that Petition 10146 be granted as modified subject to the Condition below and includes the condition that a certified survey map and the Deed Restriction below be recorded within 180 days, and Zoning Ord. Amdt. 10146 be adopted. Motion carried unanimously.

Condition:

1. 66 feet of right-of-way along with a 60-foot radius cul-de-sac bulb is to be dedicated to the Town of Cottage Grove on the portion of Hope Valley Road owned by the petitioner. A cul-de-sac shall be built at the end of Hope Valley Road at the time that the vacant land is sold.

Deed Restriction:

1. Deed restrict parcel numbers 0711-303-9740-4, 0711-304-9110-5, 0711-312-8000-0, 0711-311-8580-0, 0711-312-8500-5, 0711-303-9260-5 to prohibit further residential development on the remaining A-1 Exclusive land.

PETITION 10147 - ZONING CHANGE IN THE TOWN OF COTTAGE GROVE - ZONING ORD. AMDT. 10147

Petition 10147 by Skaar Living Tr to change the zoning from the A-1 EX Exclusive Agricultural district to the R-1 Residential district on property located at 3287 Field View Ln. in part of the SW ¼ and the SE ¼ of the NW ¼ - Section 33, Town of Cottage Grove.

The Zoning & Land Regulations Committee recommends that Petition 10147 be granted as modified subject to the Condition below and includes the condition that a certified survey map be recorded within 180 days, and Zoning Ord. Amdt. 10147 be adopted. Motion carried unanimously.

Condition:

1. The owner is responsible for obtaining approval from the town for siting of a new driveway and a well agreement when the residential parcel is sold.

PETITION 10148 - ZONING CHANGE IN THE TOWN OF COTTAGE GROVE - ZONING ORD. AMDT. 10148

Petition 10148 by Larry Skaar to change the zoning from the A-1 EX Exclusive Agricultural district to the A-2(2) Agricultural district on property located at 3680 County Highway N in part of the NW ¼ of the NE ¼ - Section 28, Town of Cottage Grove.

The Zoning & Land Regulations Committee recommends that Petition 10148 be granted and includes the condition that a certified survey map be recorded within 180 days, and Zoning Ord. Amdt. 10148 be adopted. Motion carried unanimously.

PETITION 10149 - ZONING CHANGE IN THE TOWN OF COTTAGE GROVE - ZONING ORD. AMDT. 10149

Petition 10149 by Skaar Living Tr to change the zoning from the A-1 EX Exclusive Agricultural district to the A-2(2) Agricultural district on property located at 2480 Nora Road in part of the NW ¼ of the NW ¼ - Section 22, Town of Cottage Grove.

The Zoning & Land Regulations Committee recommends that Petition 10149 be granted as modified and includes the condition that a certified survey map and the Deed Restriction below be recorded within 90 days, and Zoning Ord. Amdt. 10149 be adopted. Motion carried unanimously.

Deed Restriction:

1. Deed restrict parent parcel numbers 0711-222-8500-4 and 0711-222-9000-7 to prohibit further residential development on the remaining A-1 Exclusive land.

TOWN OF COTTAGE GROVE
TOWN BOARD MINUTES
FEBRUARY 1, 2010

3. John & Patty Leonhardt – 3479 Natvig Road, Parcel #0711-283-8310-1 – Discuss/Consider approval of rezone of 3.44 acres from RH-2 to A-2 with a conditional use permit for a four seasons store and sale of Christmas trees: **MOTION** by Kindschi/Anders to accept the Plan Commission recommendation to approve the rezone of 3.44 acres from RH-2 to A-2(2) with conditional use (m) Limited family business subject to s. 10.192. **MOTION CARRIED 4-0.**
4. Skaar Living Trust – Larry G. Skaar:
 - a) Discuss/Consider approval of rezone of .934 acres from A1-EX to R-1 to separate house and some outbuildings at 3287 Field View Lane from the farm (parcels 0711-332-9631-0 and 0711-332-9001-0): **MOTION** by Anders/Kindschi to accept the Plan Commission recommendation to approve the rezone subject to siting of a new driveway and a well agreement with the new owner when the residential lot is sold. **MOTION CARRIED 4-0.**
 - b) Discuss/Consider approval of rezone of 2.508 acres from A1-EX to A-2(2) to separate house and outbuildings at 3680 County Road N from farm land (parcel number 0711-281-8500-3): **MOTION** to accept the Plan Commission recommendation to approve the rezone as presented, noting that the acreage is over the 2.0 acre limit because due to the building layout, a smaller parcel size is not available. **MOTION CARRIED 4-0.**
 - c) Discuss/Consider approval of rezone of 2.045 acres from A1-EX to A-2(2) to separate house and buildings at 2480 Nora Road from farm land (parcel 0411-222-8500-4): **MOTION** by Anders/Kindschi to accept the Plan Commission recommendation to approve the rezone as presented. **MOTION CARRIED 4-0.**
- * → 5. Larry G. Skaar: Discuss/Consider approval of rezone of 1.44 acres from A-1EX to R-1 to separate house and some outbuildings at 3098 Hope Hollow Trail from farm land (.97 acres) and to create one additional residential lot (.47 acres): **MOTION** by Kindschi/Hampton to accept the Plan Commission recommendation to approve the rezone as presented, with a 66 foot right of way dedicated to the Town for Hope Hollow Road, and a cul-de-sac to be built at the time that the vacant lot is sold. The remaining acreage to be deed restricted for no further development. **MOTION CARRIED 4-0.**
- G. Consider adoption of TCG Ordinance Section 16.04 Regulation of Waste Treatment, Disposal and Storage, including revisions to TCG Ordinance Section 16.02 Solid Waste Disposal: There was discussion about the revision since the previous version to include fees covering the Town's expenses in evaluating the application, with no changes suggested. Penalties were also discussed, with the Board settling on a Class D forfeiture for violation, with consensus that the Clerk will modify the penalty language to state this. **MOTION** by Hampton/Fonger to amend TCG Ordinance Section 16.02 as presented and adopt TCG Ordinance Section 16.04 as amended tonight. **MOTION CARRIED 4-0.**
- H. Discuss/Consider approval of 2010 Agreement with Crispell-Snyder, Inc. for Professional Consulting Services for Preparation of Comprehensive Plan Amendments and Boundary Agreement: **MOTION** by Hampton/Fonger to approve the agreement as drafted. **MOTION CARRIED 4-0.**
- I. Update on Dane County's new interoperable emergency communication radio system: Police Chief Gould said that to his knowledge only four Dane County municipalities have signed the letter of intent to participate, and he had just come from the Village of Cottage Grove where their board had voted it down tonight. The WTA has recommended NOT participating. Kindschi attended a recent meeting, and he said that municipalities who rely on others to provide