

# CITY OF MADISON Proposed Certified Survey

Plat Name: Korfmacher CSM

Location: 2878 Femrite Drive

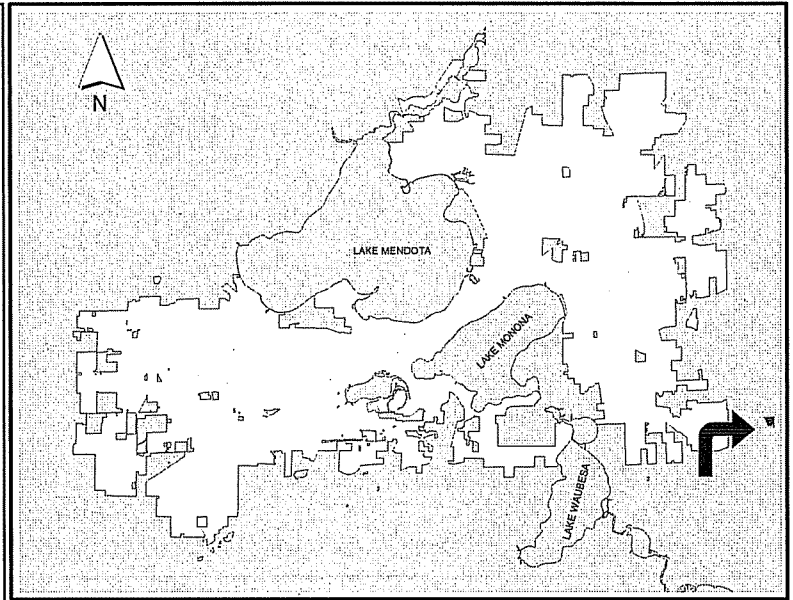
Applicant: Goger & Lynn Korfmacher/  
Dan Birrenkott - Birrenkott Surveying

- Preliminary
- Final
- Lot Division
- Within City
- Outside City

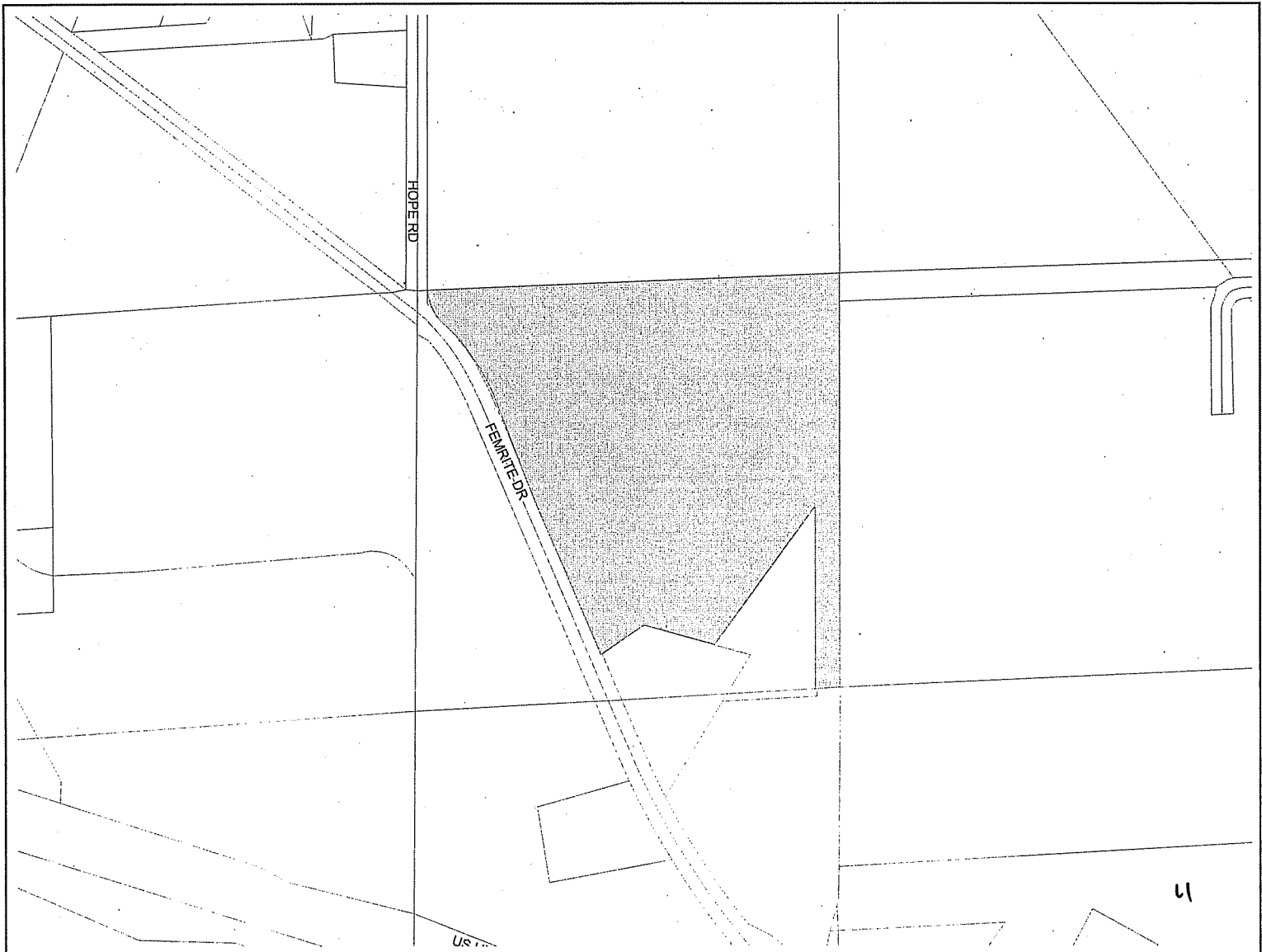
Public Hearing Dates:

Plan Commission 06 February 2006

Common Council n/a



For Questions contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



# CERTIFIED SURVEY MAP

LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, T7N, R11E, TOWN OF COTTAGE GROVE, DANE COUNTY, WISCONSIN.

All lots within this survey are subject to a public easement for drainage purposes which shall be a minimum of 6-feet in width measured from the property line to the interior of each lot except that the easement shall be 12-feet in width on the perimeter of the certified survey map. Easements shall not be required on property lines shared with green ways or public streets. No structures may be constructed within said easements and no other obstructions to drainage, including landscaping are permitted without the prior written approval of the City Engineer.

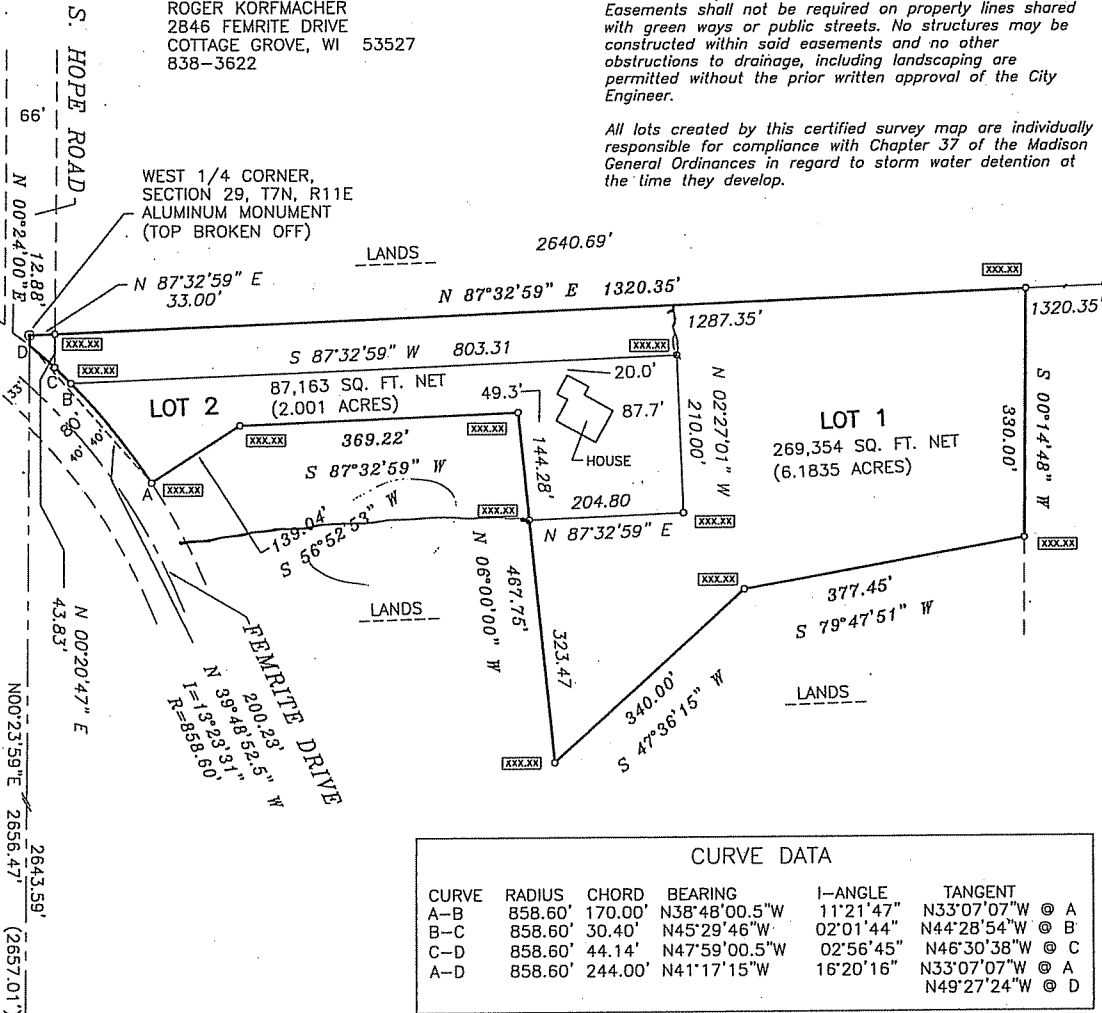
All lots created by this certified survey map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water detention at the time they develop.



**BIRRENKOTT  
SURVEYING, INC.**

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

PREPARED FOR:  
ROGER KORFMACHER  
2846 FEMRITE DRIVE  
COTTAGE GROVE, WI 53527  
838-3622



### CURVE DATA

CURVE	RADIUS	CHORD	BEARING	I-ANGLE	TANGENT
A-B	858.60'	170.00'	N38°48'00.5"W	11°21'47"	N33°07'07"W @ A
B-C	858.60'	30.40'	N45°29'46"W	02°01'44"	N44°28'54"W @ B
C-D	858.60'	44.14'	N47°59'00.5"W	02°56'45"	N46°30'38"W @ C
A-D	858.60'	244.00'	N41°17'15"W	16°20'16"	N33°07'07"W @ A N49°27'24"W @ D

SOUTHWEST CORNER  
SECTION 29, T7N, R11E  
ALUMINUM MONUMENT

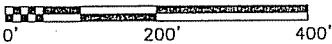
### LEGEND

- PLACED 1" X 24" IRON PIPE, 1.13 LBS./FT. MIN. WGT.
- IRON STAKE FOUND
- ( ) RECORDED AS DATA
- XXX.XX SPOT ELEVATION

REFERENCED TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 29, T7N, R11E, RECORDED AS N00°23'59"W.

Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and maintained by the lot owner unless modified with the approval of the city engineer. Elevations given are for property corners at ground level and shall be maintained by the lot owner.

SCALE 1" = 200'



CERTIFIED SURVEY MAP NUMBER \_\_\_\_\_

VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_

DOCUMENT NUMBER \_\_\_\_\_

**PLANNING UNIT REPORT  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
February 6, 2006**

**RE: L.D. 02500, Certified Survey Map – 2878 Femrite Drive, Town of Cottage Grove**

1. Requested Action: Consideration of a two-lot Certified Survey Map (CSM) of the Korfmacher property located at 2878 Femrite Drive in the southeast quarter of the southwest quarter of Section 29, Township 7 N, Range 11 E, Town of Cottage Grove, Dane County, Wisconsin within the City of Madison's Extraterritorial Jurisdiction.
2. Applicable Regulations: Section 16.23, Land Subdivision Regulations, Madison General Ordinances provides the requirements for land divisions located within the corporate limits of the City of Madison or within the Extraterritorial Plat Approval Jurisdiction.
3. Report Prepared By: Timothy M. Parks, Planner.

**GENERAL INFORMATION**

1. Property Owner: Roger Korfmacher; 2846 Femrite Drive; Cottage Grove.  
  
Land Surveyor: Dan Birrenkott, Birrenkott Surveying, Inc.; 1677 N. Bristol Street; Sun Prairie.
2. Requested Action: Approval of a certified survey map to allow for the division of the northerly 8.2 acres of the 25-acre parcel into two lots.
3. Parcel Location: The subject parcel extends approximately 1200 feet along the east side of Femrite Drive south of South Hope Road in the Town of Cottage Grove; Monona Grove School District.
4. Existing Zoning: County A-1EX (Agriculture District – Exclusive) and LC-1 (Limited Commercial District)
5. Existing Land Use: Undeveloped agricultural land and former gravel pit.
6. Proposed Land Use: The applicant proposes to subdivide the northerly 8.2 acres of the 25-acre parcel into two lots in County R-1a and A-2 zoning.
7. Surrounding Land Use and Zoning: The property is generally surrounded by undeveloped, agricultural properties with the exception of a farmhouse and accessory buildings west of the subject site across Femrite Drive and a scattering of single-family lots of varying size and shape located northwest of the site north of the Femrite-South Hope intersection.
8. Basis for Referral: Criteria for non-agricultural extraterritorial land division.

9. Environmental Corridor Status: There are no mapped environmental corridors located on the subject property.
10. Public Utilities & Services:
  - Water: Property is not served by municipal water.
  - Sewer: Property is not served by municipal sewer.
  - Fire protection: Cottage Grove Fire Department
  - Emergency medical services: Deer-Grove Emergency Medical Services
  - Police services: Dane County Sheriff's Department – District S1.
  - School District: Monona Grove School District

### **PREVIOUS HEARINGS**

The proposed land division was scheduled for review by the Plan Commission on December 5, 2005 but was referred at the request of the applicant to this meeting to allow the applicant time to discuss alternatives with staff. The applicants appeared before the Commission on January 9, 2006 to present alternatives to their initial proposal and were referred to allow for further discussions with staff. After further consideration, the applicants wish to proceed with their first concept, which is reviewed below.

### **ANALYSIS AND EVALUATION**

**Proposed Land Division:** The subject site is an undeveloped 25-acre agricultural parcel that extends approximately 1200 feet along the east side of Femrite Drive south of South Hope Road in the Town of Cottage Grove. The property is irregularly shaped parcel that contains a former gravel pit located along Femrite Drive near the northern property line. The grade of most of the site falls from east to west and a thick line of mature trees forms most of the northern and eastern boundaries of the site, which is not located within any identified environmental corridors. Most of the 25-acre subject site is zoned County A-1EX with the exception of the gravel pit, which is zoned LC-1 (Limited Commercial District). The site is located immediately north of another irregularly shaped 5.5-acre parcel owned by one of the property owner's sons, which is developed with a single-family residence and related outbuildings.

The applicant proposes to subdivide the northern 8.18 acres of the property into two "flag" lots that will both be conveyed to another son for the purposes of constructing a residence. Lot 1 is proposed as a 6.18-acre parcel that will be rezoned from County LC-1 commercial zoning to A-2 (4) agricultural zoning. Lot 2 of the Certified Survey Map will be a two-acre lot with 120 feet of road frontage that will be zoned County R-1a single-family zoning. Lot 2 will extend approximately 800 feet east and include an approximately 200-foot by 200-foot building area. Lot 1 is proposed to surround Lot 2 on the north, east and south sides, with the unrelated former gravel pit parcel to bound it on the west. County A-2 (4) zoning has a four-acre minimum lot area, while County R-1a zoning requires 100 feet of road frontage and a minimum of one acre of lot area. As presented, both lots appear to conform to the minimum County zoning requirements. The two-acre area of Lot 2 conforms to a Town of Cottage Grove requirement that limits the size of residential lots in the Town to a maximum of two acres.

The remainder of the 25-acre parcel is not shown on the Certified Survey Map as required by the City's Subdivision Regulations. The proposed land division will consist of an irregularly shaped lot of approximately 17 acres that will include the former gravel pit as well as the portion of the lot that extends as a narrow isthmus between the applicant's son's property and an unrelated property to the east. Should the land division request be approved, the survey shall be revised to depict the remaining property as a lot.

**Approval of CSM by Town of Cottage Grove and Dane County:** Section 16.23 (7) (c) of the Subdivision Regulations requires that subdivisions in the City's Extraterritorial Plat Approval Jurisdiction receive approval from the town of record and Dane County prior to consideration of the request by the Plan Commission.

The Town Board of Cottage Grove approved this land division request on July 5, 2005. The Dane County Board of Supervisors conditionally approved the proposed zoning map amendments and land division as outlined in a letter dated October 18, 2005 from Norbert Scribner, Land Division Review, Dane County Department of Planning and Development. County approval of the rezoning included a requirement that a deed restriction be executed prior to the map amendments taking place that restricted that proposed Lot 2 (zoned A-2 (4)) be restricted to prohibit residential development. Should the Plan Commission approve this land division request, the City of Madison should be included in this restriction. The restriction would also require that a separate driveway serve each parcel.

**City of Madison Land Use Plan:** The property is located outside of the areas covered by adopted City of Madison neighborhood development plans. The property is located in a Peripheral Planning Area, Area E10, of the 1990 Peripheral Area Development Plan (PADP). Area E10 is designated as a Permanent Open Space district recommended for priority consideration for permanent open space protection as part of a regional open space corridor extending from Sun Prairie to Lake Kegonsa.

The recently adopted Comprehensive Plan, which updates the recommendations of the PADP, includes objectives directed towards managing growth on Madison's fringe and providing a visual distinction between urban and rural areas. One such objective in the land use section of the plan calls for preventing premature non-farm development in unincorporated areas identified for long-term urban development in the City of Madison. The Comprehensive Plan includes the westernmost edges of the Town of Cottage (including the subject site) and the easternmost areas of the Town of Blooming Grove into a future neighborhood planning area (Planning Area D, Group 1). While specific detailed land use recommendations have not yet been developed for this area, an employment area is envisioned south of Femrite Drive, east of CTH AB (west of this site), with medium-density residential uses near these employment areas. Most of the remaining planning area is envisioned as low-density residential (0-15 units per acre) and open space uses.<sup>1</sup> Policies included in the plan call for prohibiting unsewered land divisions such as the one proposed if such divisions will impair future urban development or the ability to provide urban services in the future.<sup>2</sup> One exception noted in the Comprehensive Plan would be the limited

<sup>1</sup> Comprehensive Plan, Planning Area D; Pages 2-122 – 2-124

<sup>2</sup> Comprehensive Plan, Objective 19; Pages 2-17 – 2-18.

instances where the land division would involve infill in existing development as defined in the non-agricultural land division criteria in the next section of this report.<sup>3</sup>

**Land Division Criteria:** The Subdivision Regulations provide two criteria for consideration of land divisions in the City's extraterritorial plat approval jurisdiction:

*Agricultural Land Division Criteria:* The Plan Commission may grant approval of a land division subdividing portions of agricultural lands provided that the Commission shall determine that the proposed land division will assist and assure the continuation of the agricultural use.

*Non-Agricultural Land Division Criteria:* In the case of nonagricultural lands, the Plan Commission may recommend approval of a subdivision to the Common Council or may grant approval of a land division provided that the Plan Commission shall determine that the proposed subdivision or land division complies with each of the following four criteria:

- a. The proposed subdivision or land division shall be compatible with adjacent land uses and shall maintain the general land use pattern of the area in question.
- b. The proposed subdivision or land division shall result in a development pattern that is compatible with surrounding developments and land uses. Measures of compatibility shall consider lot sizes, traffic generation, access, noise and visual features.
- c. The proposed subdivision or land division and the resulting development shall not demonstrably adversely affect the City's ability to provide public services, install public improvements or accomplish future annexations. The Plan Commission may consider annexation agreements with the property owner in order to comply with this requirement. The Plan Commission may also consider whether the City and Town(s) have reached an agreement on necessary public improvements and public services facilities required to serve the development.
- d. The proposed subdivision or land division shall comply with one of the following:
  - i. The proposed subdivision or land division shall represent infilling of vacant land. Infilling is defined as a subdivision or land division which will accommodate the development of vacant land located such that surrounding existing land uses render the land impractical for any but similar uses.
  - ii. The proposed subdivision or land division shall provide permanent open space lands for use by the general public in conformance with the adopted Parks and Open Space Plan for Dane County, Wisconsin, the City of Madison adopted Parks and Open Space Plan or the City's other adopted Master Plan elements, including the Peripheral Area Development Plan. The permanent open space lands shall be accessible and open for use by the general public. The open space lands shall be exclusive from, and in addition to, lands required for dedication to comply with applicable public parks and open space dedication

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<sup>3</sup> Comprehensive Plan, Objective 9, Policy 2; Page 2-14

requirements and shall be provided at a ratio of two acres of permanent open space lands for every one-acre of developed lands, including street rights of way. For the purpose of this provision, wetlands, flood plain lands, steep slopes, or other lands which are not developable because of sensitive environmental features shall not be counted as permanent open space lands in calculating the ratio of permanent open space lands provided versus developed lands. Steep slopes shall include lands which have grades of twenty percent (20%) or more.

The applicant has not provided staff with any information suggesting that the proposed land division will "assist and assure" any agricultural activities on the property. The Planning Unit believes therefore that the proposed land division does not meet the standard for an agricultural land division and will instead review the request as a non-agricultural land division.

The Planning Unit has a number of concerns with this land division proposal and feels that it meets none of the criteria for a non-agricultural land division. The land division would create two deep and narrow parcels best described as flag lots, with the larger of the two lots to surround the second, smaller lot on three sides. The remainder parcel is similarly of an irregular configuration. Staff does not believe that the land division results in lots that are consistent with an existing land use pattern in the area, which includes mostly large, agricultural parcels interspersed with some rural residential parcels of varying size (1-7 acres) primarily located north along Femrite Drive and southeast along the US 12 & 18 frontage. None of the smaller lots are immediately adjacent to this land division. The subject site is located in an area that is generally envisioned by the City's Comprehensive Plan for urban development served by urban services including sanitary sewer and water service once a neighborhood development plan has been prepared. Staff believes that the development pattern and lot configuration created by this three-lot land division does not easily lend itself to more intensive urban development once urban services have been extended to this area sometime in the future. The lot configuration may also make providing urban services to these lots difficult.

## **CONCLUSION**

The applicant is requesting approval of a certified survey map creating a total of three lots from the subject 25-acre parcel, with two lots to be created from the northern 8.18 acres. A single-family residence for the property owner's son to be constructed on the smaller of those two parcels. The Comprehensive Plan strongly discourages unsewered land divisions such as the one proposed if such divisions would impair the City of Madison's ability to expand its boundaries or provide urban services in the future. The Planning Unit feels this land division will create lots that will be difficult to provide municipal services to once such services are extended to this area in the near term, and deleterious to the establishment of a more intensive urban development pattern in the long run. Staff does not believe that this land division request complies with any of the criteria for non-agricultural land divisions, which this request must be reviewed against. No information has been provided to suggest that this request complies with the agricultural land division criteria.

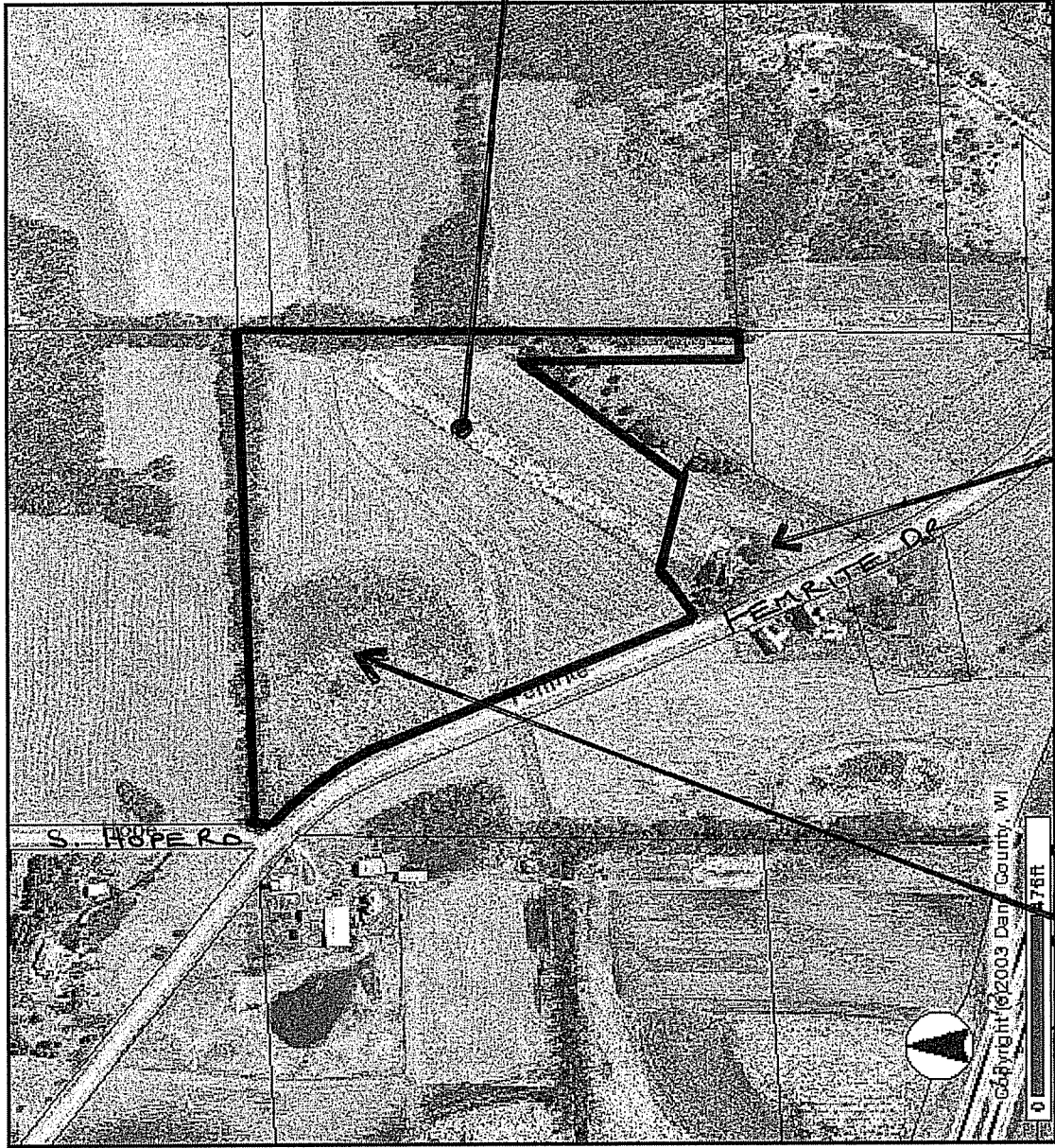
### **RECOMMENDATION**

Because the Planning Unit does not believe that this request can comply with the standards and criteria for extraterritorial land divisions, staff recommends that the Plan Commission **reject** this Certified Survey Map. Should the Plan Commission determine that the standards and criteria can be met, approval of this Certified Survey Map should be made subject to the comments and conditions from reviewing agencies and the following conditions:

1. That the Certified Survey Map be revised to note whether the residence on Lot 2 exists. If only proposed, the house should be removed.
2. That the remainder of the property owner's 25-acre site be shown on the Certified Survey Map as a lot as required by City's Subdivision Regulations.
3. That the applicant execute a deed restriction for the 25-acre property that prohibits residential development on all but proposed Lot 2 and requires separate driveways for proposed Lots 1 and 2 as stipulated by Dane County as a condition of its approval of the subject land division and rezoning. The City of Madison shall be added as a beneficiary of this deed restriction, and a copy of the properly executed restriction shall be provided to the Planning Unit prior to final City approval of this Certified Survey Map.



2878 Femrite Drive



Print Close

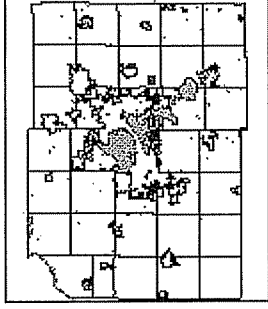
**2004 Roads**

- Local Roads
- County Highways
- State Highways
- Interstate
- US Highways
- On/Off Ramps

**2000 Orthos - 1 foot**

- Parcels
- Ownership Boundaries
- Municipality Boundaries

SUBJECT SITE



**DISCLAIMER**  
 This map was prepared using the Dane County DCIMap online geographic information system. All information is believed accurate but is NOT guaranteed to be without error. This map and its underlying data is intended to be used as a general index to land related information and is not intended for detailed, site-specific analysis. Dane County GIS datasets used to produce this map are copyrighted.

GRAVEL PIT OTHER SON'S HOME

# Surrounding Area

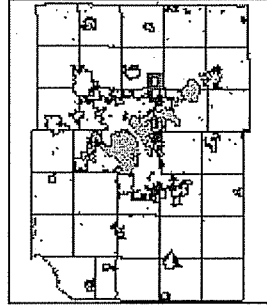
Print Close

**2004 Roads**

- Local/Roads
- County Highways
- State Highways
- Interstate
- US Highways
- On/Off Ramps

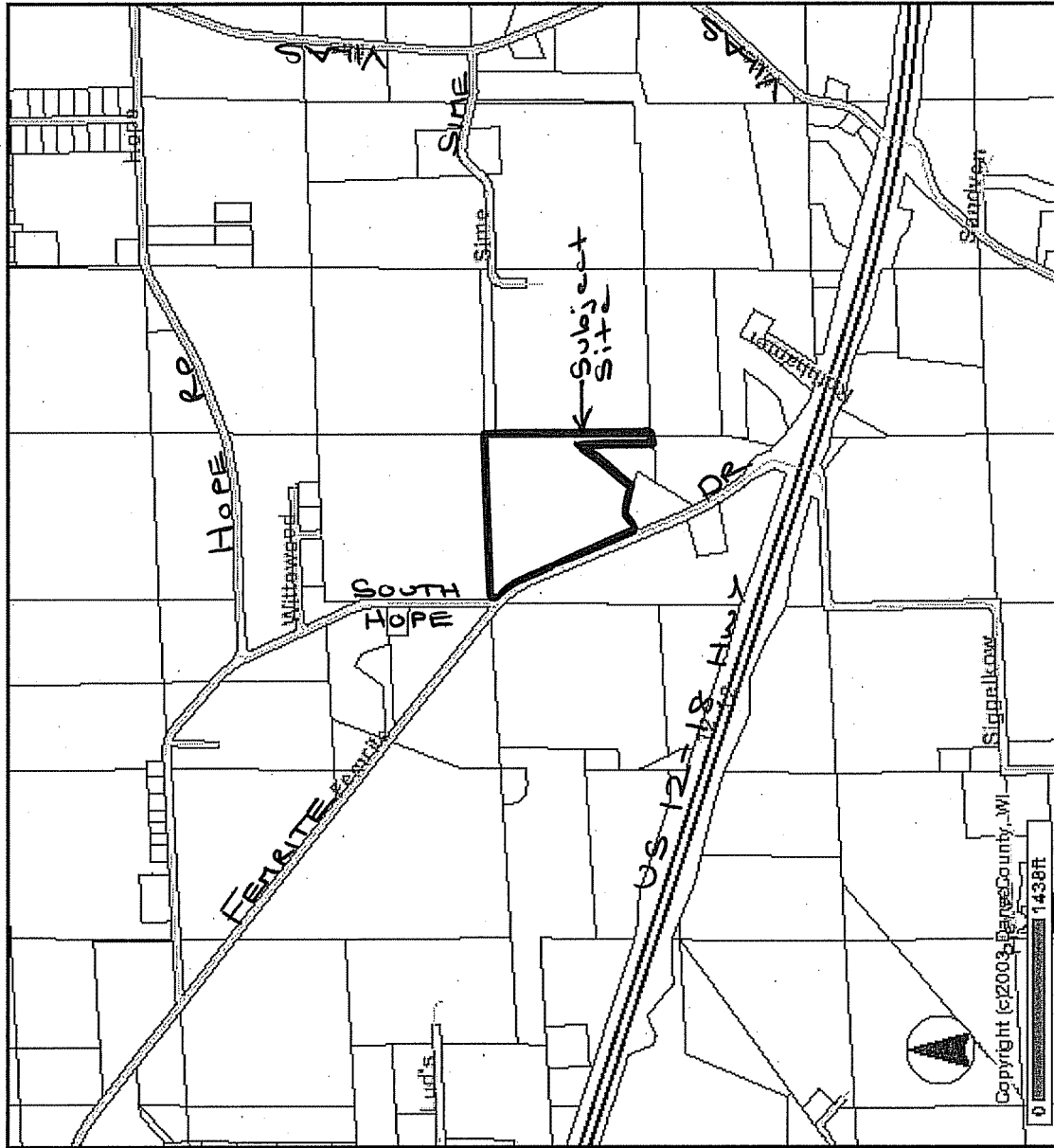
**Parcels**

**Municipality Boundaries**

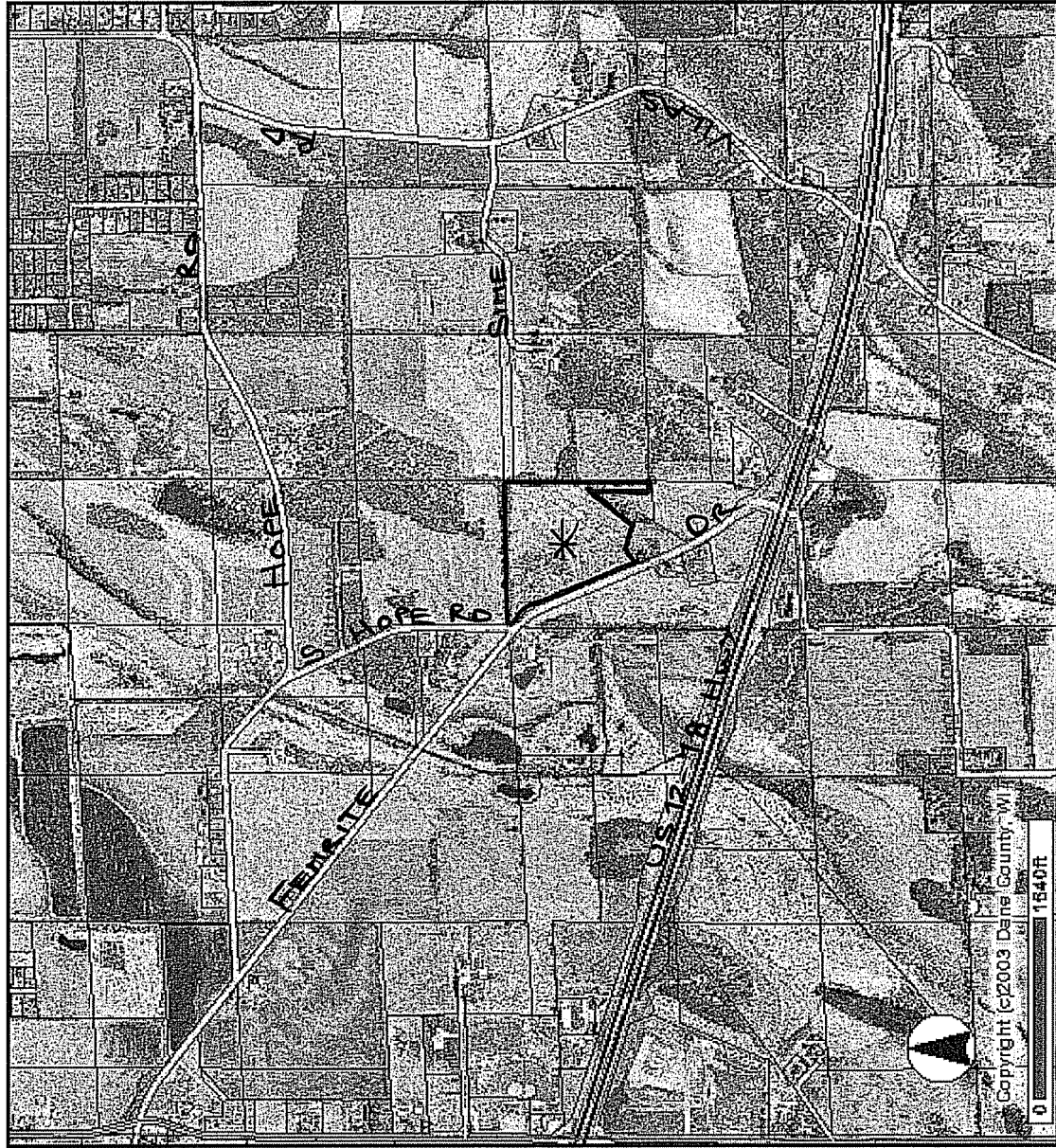


**DCIMap**

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### Surrounding Uses



Print Close

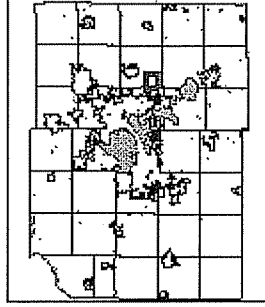
**2004 Roads**

- Local Routes
- County Highways
- State Highways
- Interstate
- US Highways
- On/Off Ramps

**Parcels**

**Municipality Boundaries**

2000 Orthos - 1 foot



# DCIMap

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# Dane County Planning & Development

Room 116, City-County Building, Madison, Wisconsin 53703-3342

Land Division Review  
608/266-9086

October 18, 2005

Birrenkot Surveying Company  
P.O. Box 237  
Sun Prairie, Wisconsin 53590

Re: CERTIFIED SURVEY MAP (Korfmacher)  
SW1/4 S29 T7N R11E  
Town of Cottage Grove  
Dane County

Gentlepeople:

Zoning Petition # 9289 was approved by the Dane County Board of Supervisors on 10/06/05. Accordingly, the above-described preliminary certified survey map proposal is hereby conditionally approved as follows:

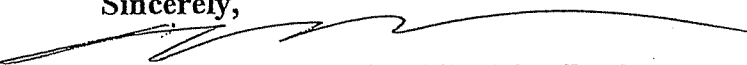
1. Zoning Petition # 9289 is to become effective (one day following publication in the Wisconsin State Journal).
2. A Town of Cottage Grove approval certificate is to be included and executed.
3. The document is to be completed in accordance with S.236.34, Wisconsin Statutes.
4. The document is to comply with S.236.20(3)(b), Wisconsin Statutes (center of Section does not satisfy this provision).
5. The legal description is to be reviewed with respect to mathematical consistency.
6. An owners certificate in accordance with S.236.21(2), Wisconsin Statutes is to be included.
7. The owners certificate is to include "we also certify that this certified survey map is required by S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval."
8. All owners of record are to be included in the owners certificate (County records indicate that Roger A. Korfmacher & Lynn C. Korfmacher are owners). Spouses signatures and middle initials are required to provide valid certificates.
9. City of Madison approval is to be obtained (extraterritorial jurisdiction).

Birrenkott Surveying Company  
August 18, 2005  
Page 2

10. The required certificates are to be executed.
11. Lot 1 is to be a minimum of 4 net acres in area.
12. Lot 2 is to be a minimum of 1 net acre in area.
13. The net lot area calculations are to be specified in square feet.
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 "Dane County Zoning and Natural Resources Committee" are to be changed to "Dane County Zoning and Land Regulation Committee."
16. The deed restrictions, required with Zoning Petition # 9289, are to be of record.
17. All references to zoning are to be removed from the document.
18. The highway right-of-way widths from centerline are to be clearly dimensioned.
19. The residual parcel, being created by this land division, is to be greater than 35 net acres in area.

When the above conditions have been fully satisfied, the original document may be submitted to which the Dane County approving signature will be affixed. Thank you for your anticipated patience and for your anticipated cooperation in this matter.

Sincerely,

  
Norbert Scribner, Land Division Review

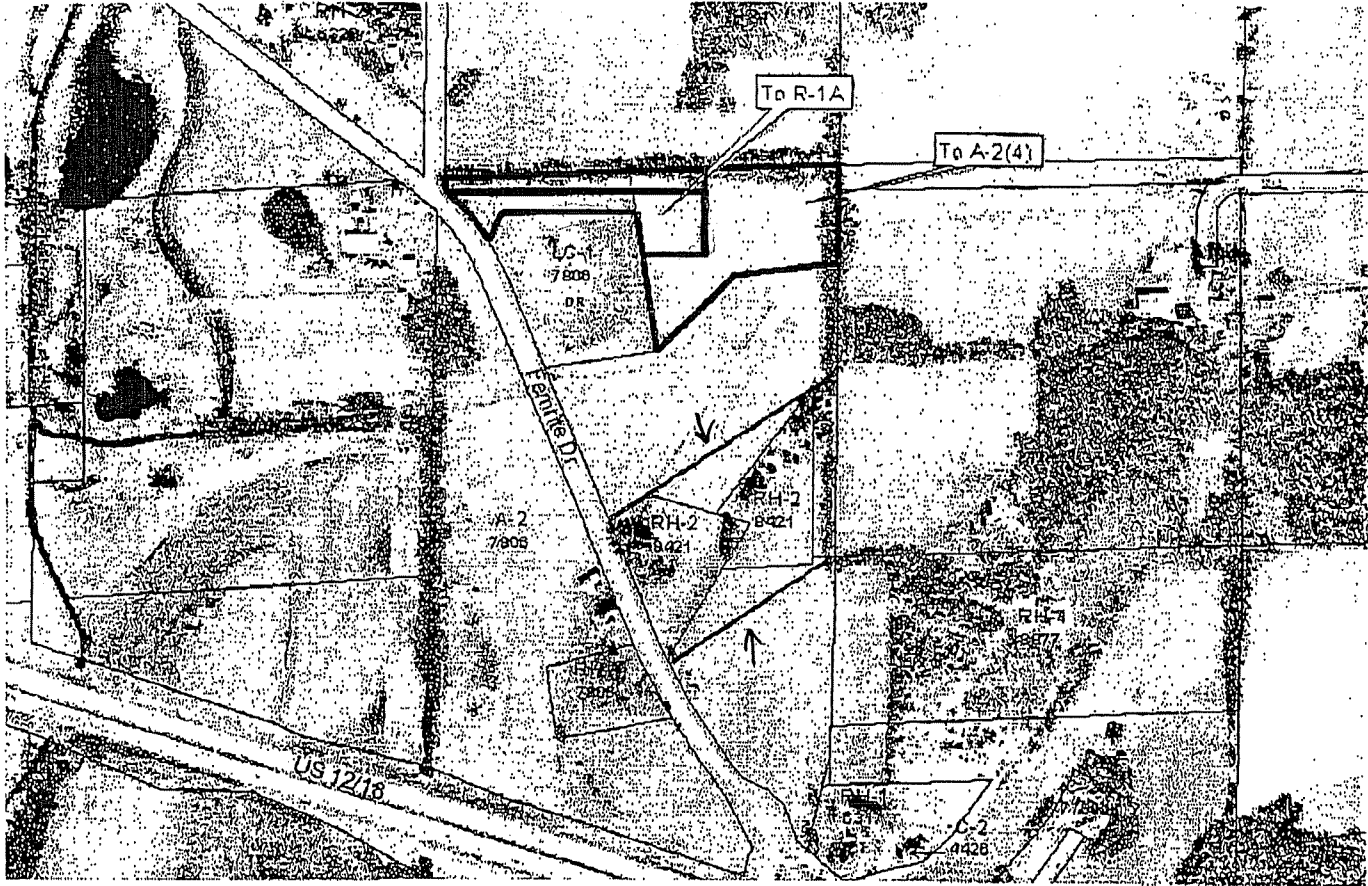
cc: Roger A. Korfmacher  
Clerk, Town of Cottage Grove  
City of Madison Planning Department

Enclosure:

10/30

COMPOSITE REPORT: PET. # 9289  
 AUGUST 23, 2005 ZLR COMMITTEE PUBLIC HEARING  
 RE-NOTICED FROM 07/26/2005  
 A-1EX AND LC-1 TO A-2(4) AND R-1A, COTTAGE GROVE

AGENDA ITEM #17



**DANE COUNTY ZONING STAFF COMMENTS / BACKGROUND**

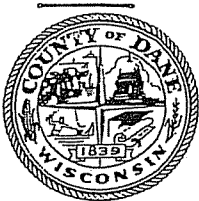
- **Owner(s) of record:** Roger & Lynn Korfmacher
- **Agent:** Brian Korfmacher (son of the owners)
- **Size, zoning, use of existing parcel:** Korfmachers own a 114.4-acre farm. The land has been in the Korfmacher family since 1904 according to Brian Korfmacher. An area of several acres (not a separate parcel) of the farm was rezoned to LC-1 Limited Commercial in 2000 (see history below).
- **Rezoned/CUP desired:** Create a 2.0-acre R-1A zoned parcel for a new home site for Brian Korfmacher. It appears he will also own the adjoining proposed 5.7 acre A-2(4) zoned lot, which would be restricted under a Town condition (see History below).
- **Number of new home sites created:** Two potential, since both the R-1A and the A-2(4) district permit a single-family residence. However, the Town previously asked to restrict the A-2(4) lot to prohibit further residential development.

**History:** Pet. 9289 was originally considered by the ZLR Committee at its 07/26/2005 Public Hearing, as a petition by the Korfmachers to create one new 5.0+- acre RH-2 parcel for a home site with farmette uses for Brian Korfmacher. The day before the Public Hearing, the Korfmachers submitted legal descriptions for two proposed lots with a total of 7.7 acres, located in the same approximate location as the original petition: A 2 acre R-1A lot and a 5.7 acre A-2(4) lot.

The Town of Cottage Grove had acted on the request for two lots on 07/05/2005, with Conditions that the

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# Dane County Planning & Development

Room 116, City-County Building, Madison, Wisconsin 53709

ROGER & LYNN KORFMACHER  
2846 FEMRITE DRIVE  
COTTAGE GROVE WI 53527

Date: 10/18/05

Land Division Review  
608/266-9086

Property Listing  
608/266-4120

Surveyor  
608/266-4252

Zoning  
608/266-4266

## REMINDER NOTICE

REZONE PETITION # 9289 SECTION 29 TOWN Cottage Grove

Please be advised that all required approvals by Town, Zoning Committee, Dane County Board and County Executive have been obtained.

### NOTE:

The petition included a delayed effective date subject to the recording of a Certified Survey\* and/or a Deed Restriction, and/or a notice document and other conditions.

The petition was amended to include a delayed effective date subject to the recording of a Certified Survey\* and/or a Deed Restriction, and/or a notice document, and other conditions.

Please be advised that the zoning change will not become effective until the required documents have been recorded. The document must be recorded in the office of the Dane County Register of Deeds

no later than:

1/16/06

- If a deed restriction or notice document is required you may utilize the document enclosed or have your attorney draft a document for you. Please note that the wording of the restrictions or notice document may not be altered.
- The survey review may also take 60 days, please take this into consideration when you are submitting a survey for approval. A survey submitted close to or on the deadline date may not be processed in time for the recording of the document.

### IMPORTANT

Failure to record the survey and/or deed restriction and/or notice document will null and void the Zoning Petition. The time period may not be extended.

Please provide Dane County Zoning with a copy of the recorded survey or deed restriction or notice document. These are required for log entry, closing of files and notifications of effective date to the County Clerk, Town Clerk and property owner.

545-90 (9/00)

RECEIVED  
OCT 18 2005  
D.C. PLANNING & DEVELOPMENT  
PLAT REVIEW

TOWN OF COTTAGE GROVE  
REGULAR TOWN BOARD MEETING  
JULY 5, 2005

Femrite for their refrigeration business, and were told that would fit with the current plan. They also asked about a future pond in the gravel pit, and were again referred to the Plan Commission. **MOTION** by Morrow/Klinger to accept the Plan Commission recommendation for a rezone of A-1EX to R-1A for up to 2 acres (Lot 2) and A-2(4) for the remainder (Lot 1), with a deed restriction on Lot 1 for no future residential development, road access for Lot 1, and a density study, which has already been provided. **MOTION CARRIED 4-0.**

B. Kirk Gillespie – 1625 County Road BB – Adjusting Lot Line to Terrain. Discussion centered on a trailer home which was to be removed upon completion of the new home. While it has been removed from Lot 1, it remains on Gillespie's property. Mr. Gillespie stated his intention is to sell the trailer, although he has so far been unsuccessful. **MOTION** by Schroeder/Hampton to accept the Plan Commission recommendation to adjust the lot line of Lot 1, swapping equal amounts of A-1EX and RH-1 land, with the provision that the trailer be removed from the owner's property within 6 months. **MOTION CARRIED 4-0.**

- VIII. Rob & Sherri Burke – 4500 Kennedy Road – Variance for setbacks for above ground swimming pool and deck. **MOTION** by Schroeder/Morrow to approve the variance for 7.55 feet for the pool, 1.33 feet for the deck, provided that if the current structure is removed, the variance is no longer valid. **MOTION CARRIED 4-0.**
- IX. Approve the LEC Union Labor Contract: **MOTION** by Morrow/Klinger to approve the June 27, 2005 Tentative Agreement between the Village and Town of Cottage Grove and the Cottage Grove Police Officers association, Wisconsin Professional Police Association, and Labor Enforcement Employee Relations Division. **MOTION CARRIED 4-0.**
- X. Action on site visit to Eugene Skaar to change Town Plan designation. Eugene and Larry Skaar were present. Schroeder stated that after viewing the site, he felt it was not suitable for commercial development, and would like to see the entire commercial designation on County Road MN changed to A1-EX. He further stated that he would like to see the three proposed lots moved to the fence to the south.

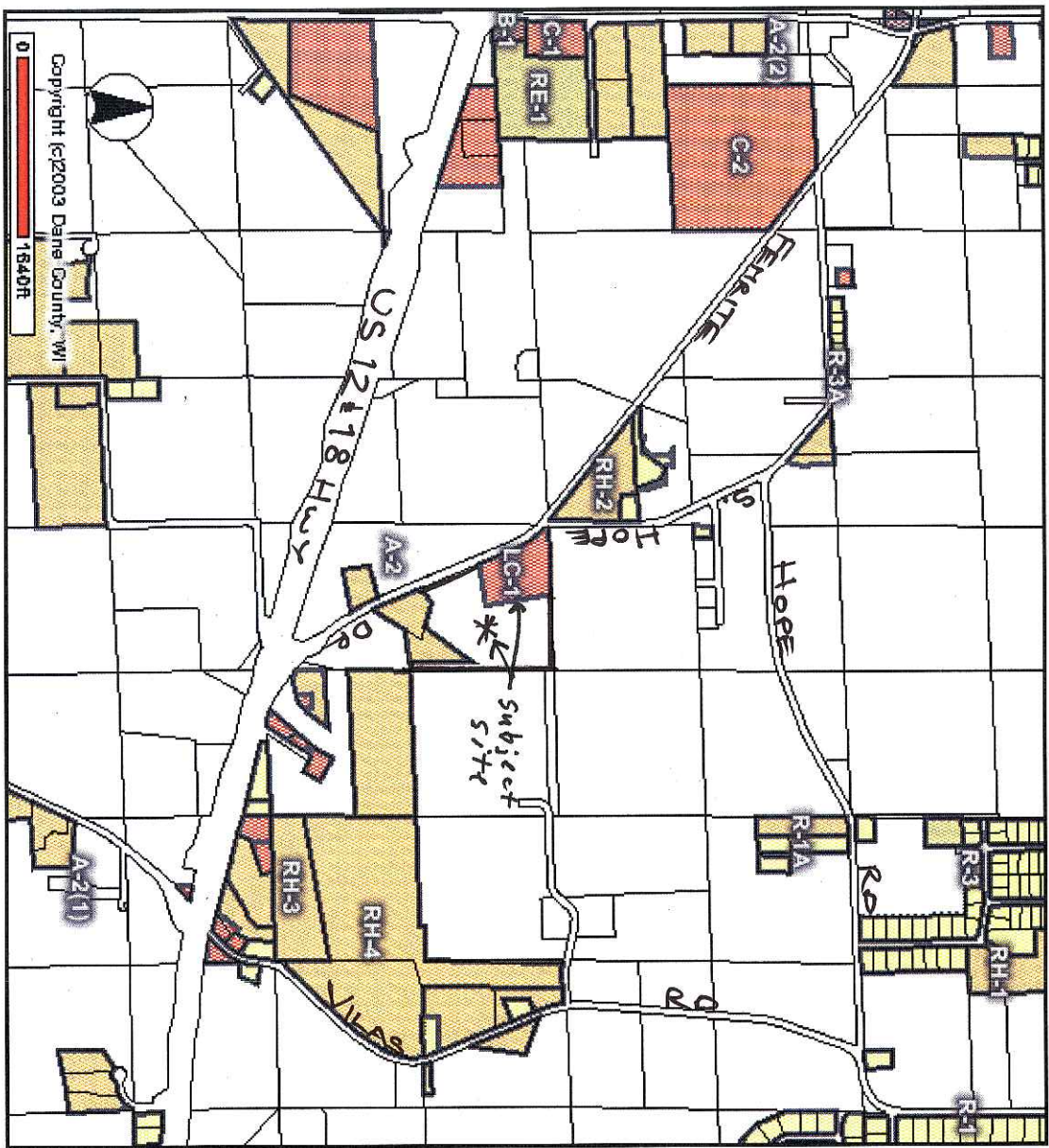
Anders arrived 8:05 P.M.

Anders stated he felt the site was not suited to commercial development due to the quantity of dirt that would need to be moved to site a commercial building. Discussion centered on the order to proceed. Eugene Skaar was advised to submit a revised rezone application that included the three 1-acre lots (original application included just one lot), which could be considered by the Plan Commission on July 27<sup>th</sup>. **MOTION** by Anders/Schroeder to strongly urge the Plan Commission to change the plan for the entire area in the southwest corner of US Highway 12 & 18 and County Road N currently designated as commercial (5) to Ag (1). **MOTION CARRIED 4-1.** Hampton opposed.

- XI. Dane County Town's Association Meeting – July 13, 2005 – Schroeder will attend.



### Dane County Zoning



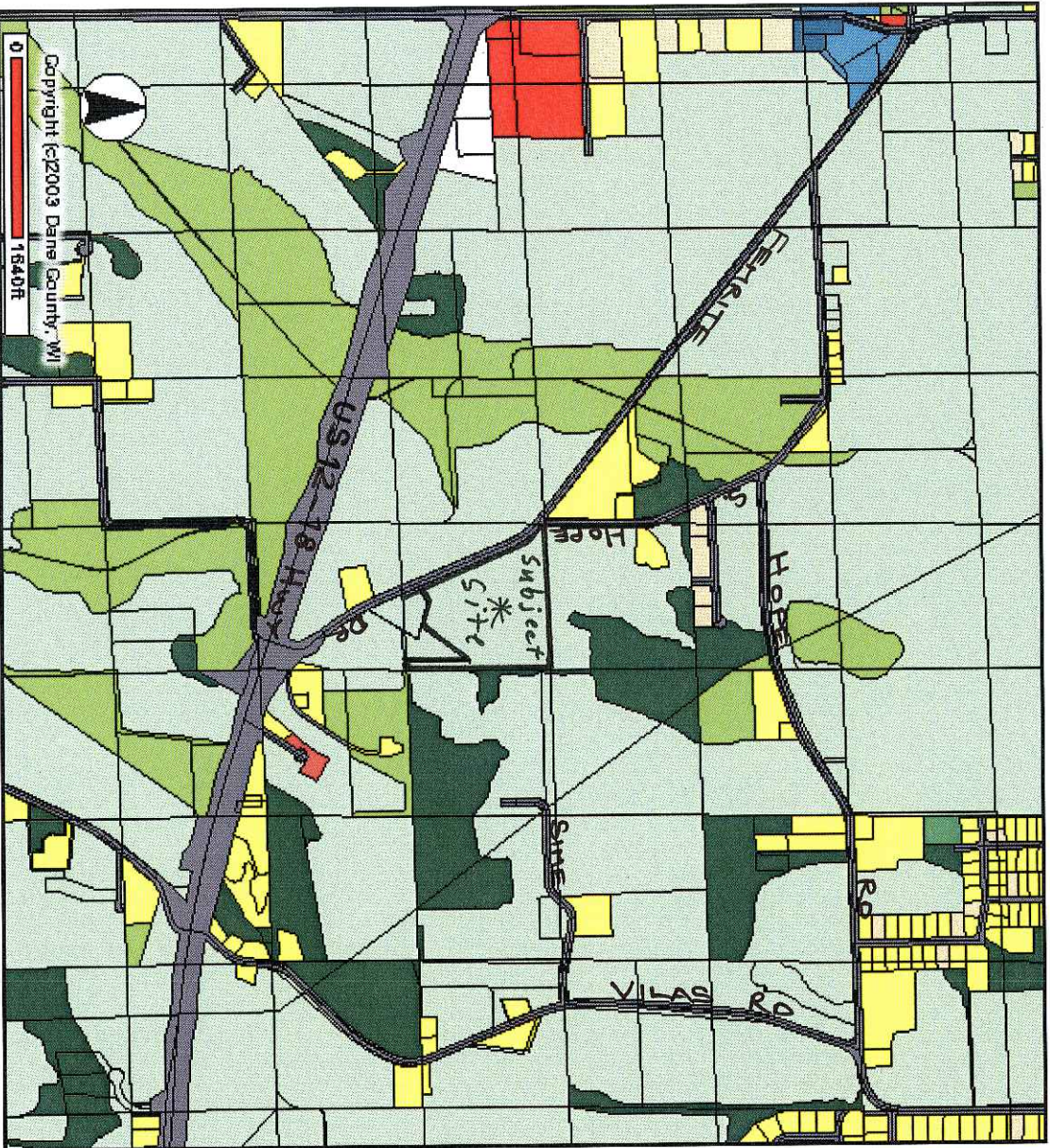
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 1840ft

- Parcels
- Rural Zoning
- A-2
- A-2(1)
- A-2(2)
- A-2(4)
- A-2(8)
- A-3
- A-B
- B-1
- C-1
- C-2
- CO-1
- EXP-1
- H-D
- LC-1
- M-1
- R-1
- R-1A
- R-2
- R-3
- R-3A
- R-4
- RE-1
- RH-1
- RH-2
- RH-3
- RH-4

Print Close



### Surrounding Uses



- Municipality Boundaries
- 2000 Land Use - Polygons
- Shopping Center
- Commercial - Retail Sales
- Commercial - Retail Sales
- Commercial - Retail Services
- Industrial
- Extractive
- Single Family
- Single Family
- Multi-Family
- Mobile Homes
- Two Family
- Multi-Family
- Vacant
- Transportation
- Communication & Utilities
- Institutional & Governmental
- Institutional & Governmental
- Cemeteries
- Agriculture
- Agriculture
- Agriculture
- Outdoor Recreation
- Commercial Forest
- Woodland
- Open Land
- Open Water
- Under Construction

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