



Dane County Planning & Development

Land Division Review

March 8, 2011

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

Re: Larry Skaar (preliminary CSM)
Town of Cottage Grove, Section 31
(1 lot, 2.2 acres)
Zoning Petition #10281 A-1EX to RH-1, DED: ?

The County Board approved Zoning Petition #10281 on March 3, 2011.

Attention to whom it may concern:

On March 8, 2011 the Zoning & Land Regulation Committee approved the preliminary certified survey map based upon the following conditions:

1. Rezone Petition #10281 is to become effective (one day following publication in the Wisconsin State Journal) and all conditions established with Zoning Petition #10281 are to be timely satisfied.
2. The document is to be completed in accordance with S.236.34, Wisconsin State Statutes.
3. Lot 1 is to be a minimum of 2.0 net acres, excluding the road right-of-way.
4. The net lot area calculation is to be specified in square feet.
5. Comments and conditions from the County Highway Department are to be recognized:
 - *No new accesses will be permitted.*
6. An owners certificate in accordance with S. 236.21(2), Wisconsin State Statutes is to be included.
7. 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.
8. All owners of record are to be included in the owner's certificate. (County records indicate that Larry G. Skaar is the owner). *Middle initials are required to provide valid certificates.*

9. The Town of Cottage Grove approval certificate is to be included.
10. The City of Madison approval certificate is to be included.
11. The required certificates are to be executed.
12. "Approved for recording per Dane County Zoning & Land Regulation Committee action of _____, by _____, Authorized Representative" is to be included.
13. A notation is to be affixed to the document "refer to building site information contained in the Dane County Soil Survey."
14. All references to zoning are to be removed from the final document.
15. Dane County Surveyor approval is to be obtained.
16. 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
Assistant Zoning Administrator
267.1541

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



DANE COUNTY DEPARTMENT of PUBLIC WORKS, HIGHWAY and TRANSPORTATION

County Executive
Kathleen M. Falk

2302 Fish Hatchery Road
Phone: (608) 266-4261

Madison, Wisconsin 53713-2495
FAX: (608) 266-4269

Commissioner/Director
Gerald J. Mandli

TO: Attn: Dan Everson
Dane County Zoning and Natural Resources
Committee
Room 116
City-County Building
Madison, WI 53704

FROM: Pam Dunphy, P.E., Assistant Commissioner

DATE: January 10, 2011

SUBJECT: **File No: 11-01**
Surveyor: Paulson

The following survey of lands was received and examined by this department:

Section 31, Town of Cottage Grove

Owner/Development: Skaar

Comments:

CTH AB is a controlled access highway. No new accesses to be permitted due to remaining lands. Right of way to be dedicated for a distance of 40 feet from centerline of CTH AB. Vision corner of 150 feet measured along the centerline to be dedicated.

TOWN BOARD ACTION REPORT – REZONE

Regarding Petition # 10281

Dane County Zoning & Land Regulation Committee Public Hearing Date 2/22/2011

Whereas, the Town Board of the Town of Cottage Grove having considered said zoning petition, be it therefore resolved that said petition is hereby (check one): **Approved** **Denied** **Postponed**

Town Planning Commission Vote: 4 in favor 0 opposed 0 abstained

Town Board Vote: 5 in favor 0 opposed 0 abstained

THE PETITION IS SUBJECT TO THE FOLLOWING CONDITION(S) (Check all appropriate boxes):

- 1. *Deed restriction* limiting use(s) in the _____ zoning district to **only** the following:
- 2. *Deed restrict* the balance of A-1 EX Agricultural Exclusive zoned land owned by the applicant from the original farm (as of date specified in the Town Plan) prohibiting non-farm development. Please provide property description, or tax parcel number(s).
0711-312-9000-8
- 3. *Deed restrict* the applicant's property described below prohibiting division. Please provide property description, or tax parcel number(s):
- 4. *Condition* that the applicant must record a *Notice Document* which states all residential development units (a.k.a. splits) have been exhausted on the property, and further residential development is prohibited under Town & County Land Use Planning policies. Please provide property description, or tax parcel number(s).
Town approval was for a maximum of 2 acres (excluding road right-of-way on Siggelkow Road, which is to be dedicated to the Town of Cottage Grove.
- 5. *Other Condition(s)*. Please specify:

Please note: The following space is reserved for comment by the minority voter(s), **OR**, for the Town to explain its approval if the decision does not comply with the relevant provisions of the Town Plan.

I, Kim Banigan, as Town Clerk of the Town of Cottage Grove, County of Dane, hereby certify that the above resolution was adopted in a lawful meeting of the Town Board on 1/3/2011

Town Clerk Kim Banigan Date: 2/8/2011

TOWN OF COTTAGE GROVE
TOWN BOARD MEETING
JANUARY 3, 2011

I. ADMINISTRATIVE

- A. Notice of the meeting was posted at the Town Hall, the park at 4539 American Way, Gaston Road at Brown Thrush and US Hwy 12 & 18 at County Road BN. Town Chair Kris Hampton and Supervisors Mike Fonger, Mike Kindschi and Mike DuPlayee were all in attendance, along with Clerk Kim Banigan, Treasurer Debbie Simonson and Highway Superintendent Jeff Smith. A list of others present is available in the Clerk's office.
- B. Hampton called the meeting to order at 7:00 P.M.
- C. Minutes of previous meeting(s): **MOTION** by DuPlayee/Kindschi to approve the minutes of the December 6, 2010 Public Hearing, Special Meeting of the Electors, and Town Board Meeting as printed. **MOTION CARRIED 4-0.**
- D. Finance Report and Approval of Bills:
 - 1. **MOTION** by Fonger/DuPlayee to approve payment of bills corresponding to checks #182264-18306 as presented. **MOTION CARRIED 4-0.**
 - 2. **MOTION** by Kindschi/DuPlayee to approve payment of bills corresponding to checks #18307-18364 as presented. **MOTION CARRIED 4-0.**
 - 3. **MOTION** by Fonger/Kindschi to approve payment of December 2010 per diems as presented, and payment of \$2,950.76 to Tom Viken for December building permits. **MOTION CARRIED 4-0.**
- E. Public Concerns: None.
- F. Road Right of Way Permits: None.

II. BUSINESS:

- A. Plan Commission Recommendations:
 - 1. Larry G. Skaar, owner – 3310 County Road AB – rezone of 2.0 acres from A1-EX to RH-1 to create single family hobby farm: **MOTION** by Kindschi/DuPlayee to accept the Plan Commission recommendation to approve the rezone of a maximum of 2 acres at 3310 County Road AB, with dedication of 33' of road right-of-way along Siggelkow Road. It was noted that according to Exhibit J-2 on page J-22 of the Comprehensive Plan, single family residences are allowed in the Limited Commercial land use district. **MOTION CARRIED 4-0.**
 - 2. Donald Viney, owner – 2040 Schadel Road – parcel 0711-353-9500-4 – rezone of +/- 3.9 acres from A1-EX to A2(2) to create separate lot with existing home for son: **MOTION** by Kindschi/Fonger to accept the Plan Commission recommendation to approve the rezone of +/- 3.9 acres at 2040 Schadel Road from A1-EX to A2(2) with a deed restriction for no future residential development and a dedication of 33' of road right-of-way along Schadel Road to the Town. The RDU is to come from the Greg & Lee Hellickson farm. It was noted that this meets the residential density criteria for the Agricultural land use district on page J-17 of the Comprehensive Plan. The woods and slopes dictate a lot size exceeding 2 acres. **MOTION CARRIED 4-0.**

TOWN OF COTTAGE GROVE
TOWN BOARD MEETING
MARCH 7, 2011

if initiated by the Town. **MOTION** by Hampton/DuPlayee to accept the Plan Commission's recommendation to proceed with amending zoning district maps to provide TDR-S zoning overlay district designation to TDR sending areas, immediately following the annual review of the Comprehensive Plan. **MOTION CARRIED 5-0.**

- C. Discuss/Consider approval of CSM for Larry Skaar, 3310 County Road AB: **MOTION** by Kindschi/Anders to approve the CSM, identified as office map no. 100538, as presented. **MOTION CARRIED 5-0.**
- D. Discuss/Consider approval of a Parade, Procession or Race permit for Ragnar Events' running relay on June 10, 2011: Discussion was that this is the same relay race that has passed through the same route for several years without incident, although it is run by a different organizer. **MOTION** by Anders/DuPlayee to approve the permit and letter to notify residents along the route. **MOTION CARRIED 5-0.**
- E. Discuss/Consider approval of the Madison Celtic's U12 Girls soccer team use of the soccer fields at Town Hall and American Heritage Park in 2011: Tok Kim, representing the Madison Celtics, said that a soccer field in Madison that the team had previously played on has been closed, and the other options were on the west side of Madison. Since most of the players are from Cottage Grove, and the opponents come from the Milwaukee area, the Town Hall field is a logical choice. Conflicting dates with the Monona Grove Soccer Club had been identified. Kim agreed to game schedule changes to accommodate the conflicts, and stated that coaches are very good about sharing the field at the American Heritage park for practice. **MOTION** by DuPlayee/Fonger to approve the Madison Celtics' use of the Town Hall field for league games on:

Wednesday, May 4, 2011	6:00 P.M.
Sunday, May 15, 2011	1:30 P.M.
Saturday, June 4, 2011	3:00 P.M.
Saturday, June 11, 2011	3:20 P.M.

and practice at American Heritage park in cooperation with the Monona Grove Soccer Club. **MOTION CARRIED 5-0.**

- F. Discuss/Consider approval of color for shingles and/or any change orders for Flynn Hall Roofing Project: **MOTION** by Hampton/Anders to approve the shingle color 'Resawn Shake' for use on the roof. **MOTION CARRIED 5-0.** Seth Moystner of Jiran Contracting LLC provided an estimate to remove and install new sub-fascia, fascia, and soffit on the rake ends of the upper roof area, which would be an additional \$2,200.00 beyond the original proposal. This add-on was the result of a meeting with Hampton and Smith at the building. **MOTION** by Kindschi/Hampton to approve the add-on estimate for \$2,200 as described. **MOTION CARRIED 5-0.**
- G. Discuss/Consider approval of purchase of a 2011 4x4 One Ton pickup truck: Smith stated that the low bid from Ewald located in Oconomowoc meets all of the specifications, and recommended acceptance of their bid. He asked for two more options to be added to the truck: upfitter switches and an in-dash 4wd switch. Retail price for the two items is \$310.00, but the Town's actual cost will probably be less. **MOTION** by Fonger/Kindschi to approve the purchase of a 2011 Ford F-350 4x4 truck from Ewald Hartford in Oconomowoc for \$23,035.00, with the addition of upfitter switches and an in-dash 4wd switch for up to \$310.00. **MOTION CARRIED 5-0.**
- H. Discuss/Consider approval of Police Station Lease Amendment: It was noted that the term of amended lease will coincide with the terms of the joint police department agreement and the labor