

VILLAGE OF COTTAGE GROVE

NOTICE OF PUBLIC MEETING

PLAN COMMISSION

Wednesday, September 14, 2016

6:30 P.M.

Village Hall
221 E. Cottage Grove Rd.

AGENDA

1. Call to order
2. Determination of quorum and that the agenda was properly posted.
3. Pledge of Allegiance
4. **PUBLIC APPEARANCES** – *Public's opportunity to speak about any subject that is not a specific agenda item.*
5. Discuss and consider the minutes from the Plan Commission meeting of August 10, 2016.
6. Discuss and consider request for approval of an ETJ Certified Survey Map from Daniel Koppes to add 0.01 acres to an existing parcel located at 2165 Independence Circle in the Town of Cottage Grove.
7. Discuss and consider request for approval of an ETJ Certified Survey Map from the Kaltenberg Trust to add approximately 4.4 acres to an existing parcel located at 4989 County Highway TT in the Town of Sun Prairie.
8. Discuss and consider request for approval of a Certified Survey Map from Heinemann Rentals & Investments, LLC to add 0.36 acres to an existing parcel located at 4587 County Highway TT in the Town of Sun Prairie.
9. Presentation by Jamie Bush and Andrew Homburg of concept plan for Headquarters Bar & Grill, proposed to be located on the west side of Main Street, north of School Road.
10. **PUBLIC HEARING** – public's opportunity to comment on proposed amendment to the Village of Cottage Grove Zoning Ordinance to allow 'commercial animal boarding' as a conditional use within the PI, Planned Industrial district, while removing 'commercial animal boarding' from all other districts except RH, Rural Holding.
11. Comments from Commission Members.
12. Future agenda items.
13. Adjournment

This agenda has been prepared by Staff and approved by the Village President as Chair of the Plan Commission for use at the meeting as listed above. Any item on the agenda is subject to final action. Notice: Persons needing special accommodations should call 608-839-4704 at least 24 hours prior to the meeting. It is possible that members of and possibly a quorum of members of other governmental bodies may be in attendance at the above stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

**VILLAGE OF COTTAGE GROVE
PLAN COMMISSION
Wednesday, August 10, 2016**

MINUTES

1. **Call to order**
The regular meeting of the Plan Commission for August 10, 2016, was called to order at Jack Henrich at 6:30 p.m.
2. **Determination of quorum and that the agenda was properly posted.**
It was noted that a quorum was present and that the agenda was properly posted. Roll Call was taken. Commission members present were: Don Brinkmeier, Mick Conrad, Jack Henrich, Phyllis Jones-Morrison, Jon Russell. Absent and excused was Kyle Broom and Fred Schulze. Staff members present were Village Planner Erin Ruth, Village Attorney Lee Boushea, Village Administrator Matt Giese.
3. **Pledge of Allegiance**
4. **PUBLIC APPEARANCES** – *Public's opportunity to speak about any subject that is not a specific agenda item.*
None
5. **Discuss and consider the minutes from the Plan Commission meeting of July 13, 2016.**
Motion by Brinkmeier to approve the minutes from the July 13, 2016 Plan Commission meeting, seconded by Jones-Morrison. **Motion** carried with a voice vote of 5-0-0.
6. **Discuss and consider request from approval of Certified Survey Map from Forrest Crawford to adjust a lot line for a parcel located at 377 S. Main Street.**
Motion by Brinkmeier to approve the Certified Survey Map from Forrest Crawford to adjust a lot line for a parcel located at 377 S. Main St, with the correction of the clerk's name on the deed, seconded by Conrad. **Motion** carried with a voice vote of 5-0-0.
7. **Discuss potential zoning ordinance amendment to allow 'commercial animal boarding', as defined by 325-49 (D)(10), as a conditional use within the Planned Industrial zoning district.**
Motion by Brinkmeier to allow staff to rewrite the ordinances concerning the commercial animal boarding as a conditional use within the Planned Industrial zoning district and to have a public hearing at the next meeting, seconded by Russell. **Motion** carried with a voice vote of 5-0-0.
8. **Comments from Commission Members.**
There were no comments from the commission members.
9. **Future agenda items.**
Public Hearing
Tim Olsen-Widen Property
CSM
Animal Boarding
10. **Adjournment**
11. **Motion** by Russell to adjourn at 6:42 p.m., seconded by Jones-Morrison. **Motion** carried with a voice vote of 5-0-0.

Respectfully Submitted,
Lisa Kalata, Clerk
Village of Cottage Grove

Approved:

These minutes represent the general subject matter discussed in this meeting but do not reflect a verbatim documentation of the subjects and conversations that took place.



PLANNING STAFF REPORT

MEMO DATE: September 7, 2016

MTG. DATE: **SEPTEMBER 14, 2016**

TO: Village of Cottage Grove Plan Commission
CC: Village of Cottage Grove Board of Trustees
Matt Giese – Village Administrator
Deb Winter – Village Clerk/Treasurer
Lee Boushea – Village Attorney
Michael Maloney – Village Engineer
FROM: [Erin Ruth, AICP – Village Planning Director](#)
RE: **Koppes ETJ Certified Survey Map**

BACKGROUND

Property Owner: Daniel Koppes

Location: 2165 Independence Circle, Town of Cottage Grove

Area: Request to combine 0.01 ac parcel with existing 0.991 acre parcel

Agent: Birrenkott Surveying

Existing Zoning: under Dane County Zoning authority

Proposed Zoning: under Dane County Zoning authority

Future Land Use Plan: Single Family Residential (unsewered)

OVERVIEW

The applicant is seeking approval of a certified survey map (CSM) to combine a 0.01 acre sliver of land recently purchased from the adjacent landowner to the north with his existing 0.991 acre parcel located at 2165 independence Circle in the Town of Cottage Grove.



STAFF RECOMMENDATION

Staff recommends that the proposed Certified Survey Map be **APPROVED**.

COMPREHENSIVE PLAN CONSISTENCY

The subject property is designated as Single Family Residential (unsewered) on the Comprehensive Plan's Future Land Use Map. The requested realignment of the existing property lines is consistent with that use.

ZONING ORDINANCE CONSISTENCY

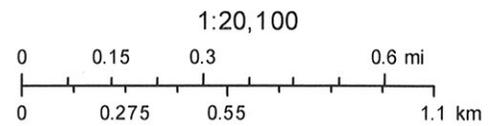
The subject property is located in the Town of Cottage Grove. Therefore, it is under the zoning jurisdiction of Dane County and the Village Zoning Ordinance is not applicable.

KOPPES ETJ CSM LOCATION MAP



September 7, 2016

 Subject Area



Planning
Geophysical
Water Resources
Recreation
Parcel Text

VILLAGE OF COTTAGE GROVE
APPLICATION FOR EXTRATERRITORIAL LAND DIVISION

APPLICANT NAME: Dan Koppes
ADDRESS OF APPLICANT: 2165 Independence Circle
TELEPHONE NUMBER: 608-839-4778 FAX: _____
EMAIL ADDRESS: dan.koppes@msm.com

ADDRESS OF SUBJECT PROPERTY:
* 2165 Independence Circle
2170 Independence Circle

CURRENT ZONING OF PROPERTY: Residential # 3

PROVIDE THE FOLLOWING ITEMS:

- 1.) Certified Survey Map reflecting the proposed land division with lot line(s), the acres being dedicated to non-development for each lot created. (1 residential lot requires 35 acres being dedicated to no further land divisions for residential development) The map must be signed by a licensed surveyor.
- 2.) Fee of \$50 per parcel created by the Certified Survey Map.

Mail or deliver the completed application form along with the certified survey map and fee to the Village of Cottage Grove.

9-1-16
Date

Dan Koppes
Applicant Signature

Village of Cottage Grove
221 E. Cottage Grove Road
Cottage Grove, WI 53527
Telephone: 608-839-4704
Fax: 608-839-4698

Office Hours: M-F 7:30 a.m. to 4:30 p.m.

For office use only:

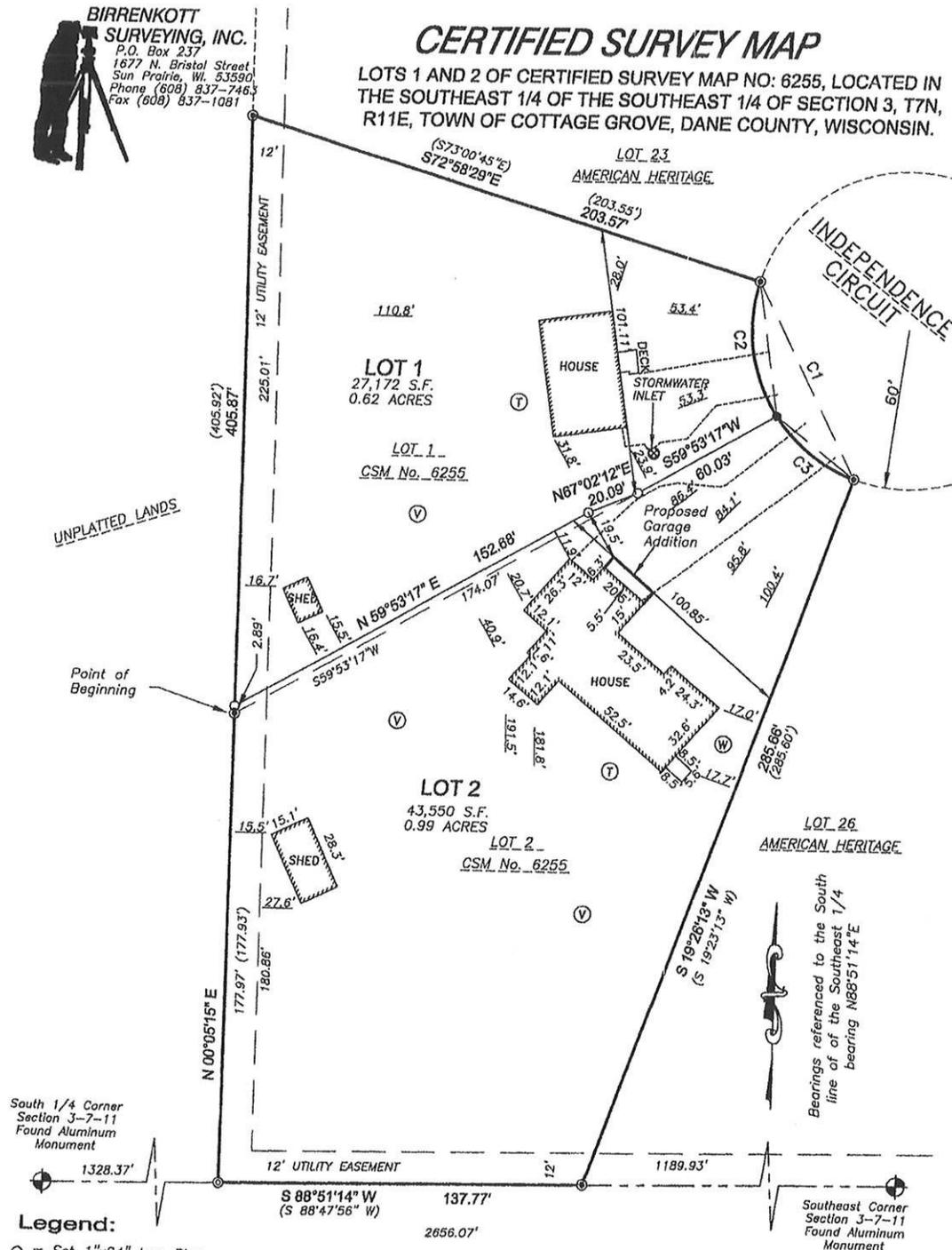
Date Received:
Planning Commission Meeting Date:
Village Board Meeting Date:



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

CERTIFIED SURVEY MAP

LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO: 6255, LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, T7N, R11E, TOWN OF COTTAGE GROVE, DANE COUNTY, WISCONSIN.



South 1/4 Corner Section 3-7-11 Found Aluminum Monument

Bearings referenced to the South line of the Southeast 1/4 bearing N88°51'14" E

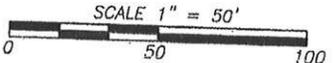
Legend:

- = Set 1"x24" Iron Pipe min. wght. 1.68 lbs./ft.
- = Found 3/4" Iron Bar
- ⊙ = Found 1" Iron Pipe
- ⊗ = Found 1" Pinch Top Pipe
- ⊕ = Well
- ⊙ = Septic Tank
- ⊕ = Septic Vent

Dated: June 9, 2016
 Surveyed: T.A.S.
 Drawn: T.K./B.P.R.
 Checked:
 Approved: D.V.B.
 Field book: 357/29
 Comp. File: J:\2016\CARLSON
 Office Map No. 160263

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	91.77'	83.09'	N26°51'23"W	87°38'15"
C2	60.00'	53.12'	51.40'	S08°24'03"E	50°43'34"
C3	60.00'	38.65'	37.99'	N52°13'10"W	36°54'41"

TANGENT IN S16°57'44"W
 TANGENT OUT S70°40'31"E



CERTIFIED SURVEY MAP NO. _____
 VOLUME _____ PAGE _____
 DOCUMENT NO. _____



PLANNING STAFF REPORT

MEMO DATE: September 7, 2016

MTG. DATE: **SEPTEMBER 14, 2016**

TO: Village of Cottage Grove Plan Commission
CC: Village of Cottage Grove Board of Trustees
Matt Giese – Village Administrator
Deb Winter – Village Clerk/Treasurer
Lee Boushea – Village Attorney
Michael Maloney – Village Engineer
FROM: [Erin Ruth, AICP – Village Planning Director](#)
RE: **Kaltenberg ETJ Certified Survey Map**

BACKGROUND

Property Owner: Kaltenberg Trust

Location: 4989 County Highway TT (in the Town of Sun Prairie)

Area: Request to split approx. 4.4 acres and attach to existing 5.57 acre parcel

Agent: Birrenkott Surveying

Existing Zoning: under Dane County Zoning authority

Proposed Zoning: under Dane County Zoning authority

Future Land Use Plan: Agriculture/Open Space

OVERVIEW

The applicant is seeking approval of a certified survey map (CSM) to split approximately 4.4 acres from the adjacent parcel to the north, and add that split territory to an existing 5.57 acre parcel. This transaction will place all existing farmstead buildings on the same parcel, facilitating the potential sale of the buildings.



STAFF RECOMMENDATION

Staff recommends that the proposed Certified Survey Map be **APPROVED WITH CONDITIONS**, with the conditions as follows:

1. Dedicate frontage to a uniform depth of 50' from the centerline of Highway TT for expanded ROW.
2. Change name of Village Clerk from Deb Winter to Lisa Kalata on the last page of the CSM.

COMPREHENSIVE PLAN CONSISTENCY

The proposed CSM does not change land use or density. It simply places all of the existing farmstead buildings on one parcel.

Per the Transportation Map in the Comprehensive Plan, there is a recommended 100' ROW for Highway TT. The Highway TT frontage on the subject parcel has a depth ranging between 33' and 40' to the centerline of TT. Therefore, frontage shall be dedicated to provide a uniform depth of 50' to the centerline.

ZONING ORDINANCE CONSISTENCY

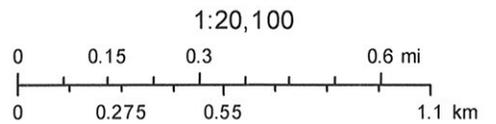
The subject property is located in the Town of Sun Prairie. Therefore, it is under the zoning jurisdiction of Dane County and the Village Zoning Ordinance is not applicable.

KALTENBERG ETJ CSM LOCATION



September 7, 2016

 Subject Area



Planning
Geophysical
Water Resources
Recreation
Parcel Text



Dane County Planning & Development
Division of Zoning

Application ID#:

Process Date:

OFFICE USE ONLY

Land Division Application

In order for applications to be processed, all information, survey drawings, application signatures and fees required must be submitted at time of application. Please check the appropriate box below for the type of application being submitted:

- Preliminary Certified Survey Map Certified Survey Map
 Subdivision Preliminary Plat* Subdivision Final Plat

*As per DCCO Ch. 75 - Prior to filing an application for approval of a preliminary plat, the subdivider shall consult with staff of the committee for advice, assistance and for the purpose of reviewing the procedures and requirements of Chapter 75 and other ordinances, plans or data which may affect the proposed development.

Property Owner Information		Surveyor Information	
Name	KALTENBERG TRUST	BIRRENKOTT SURVEYING, INC.	
Address	4989 COUNTY HIGHWAY TT	1677 N. Bristol Street Sun Prairie, WI. 53590	
Phone Number	695-8044	(608) 837-7463	
E-Mail Address		akasper@birrenkottsurveying.com	

Property/Location Information (accessdane.co.dane.wi.us)			
Township	COTTAGE GROVE	Section	34
		$\frac{1}{4}$ NW-NE	$\frac{1}{4}$ SW-NE
Acreage	10.96		
Parcel Number(s)	0811-341-8502-0 & 0811-341-9070-0		
Current Zoning	A-1EX	Proposed Zoning	A-2(8)
CSM	Lot	Subdivision	Block/Lot

- Is proposed land division associated with a rezone petition?
Yes No ETZ If Yes, Petition # 10988
- Does the property abut or adjoin a County or State Trunk Highway?
Yes No If Yes, Highway Name: TT
- Will public sewer serve the land division? Yes No
- Does the subdivision have significant features like shoreland, wetland and/or floodplain? Yes No
If Yes, describe features: _____

Print Name: <u>Anthony Kasper</u>	Date: <u>8-5-16</u>
Signature: <u><i>Anthony Kasper</i></u>	

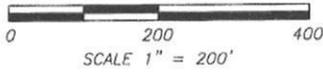


**BIRRENKOTT
SURVEYING, INC.**

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

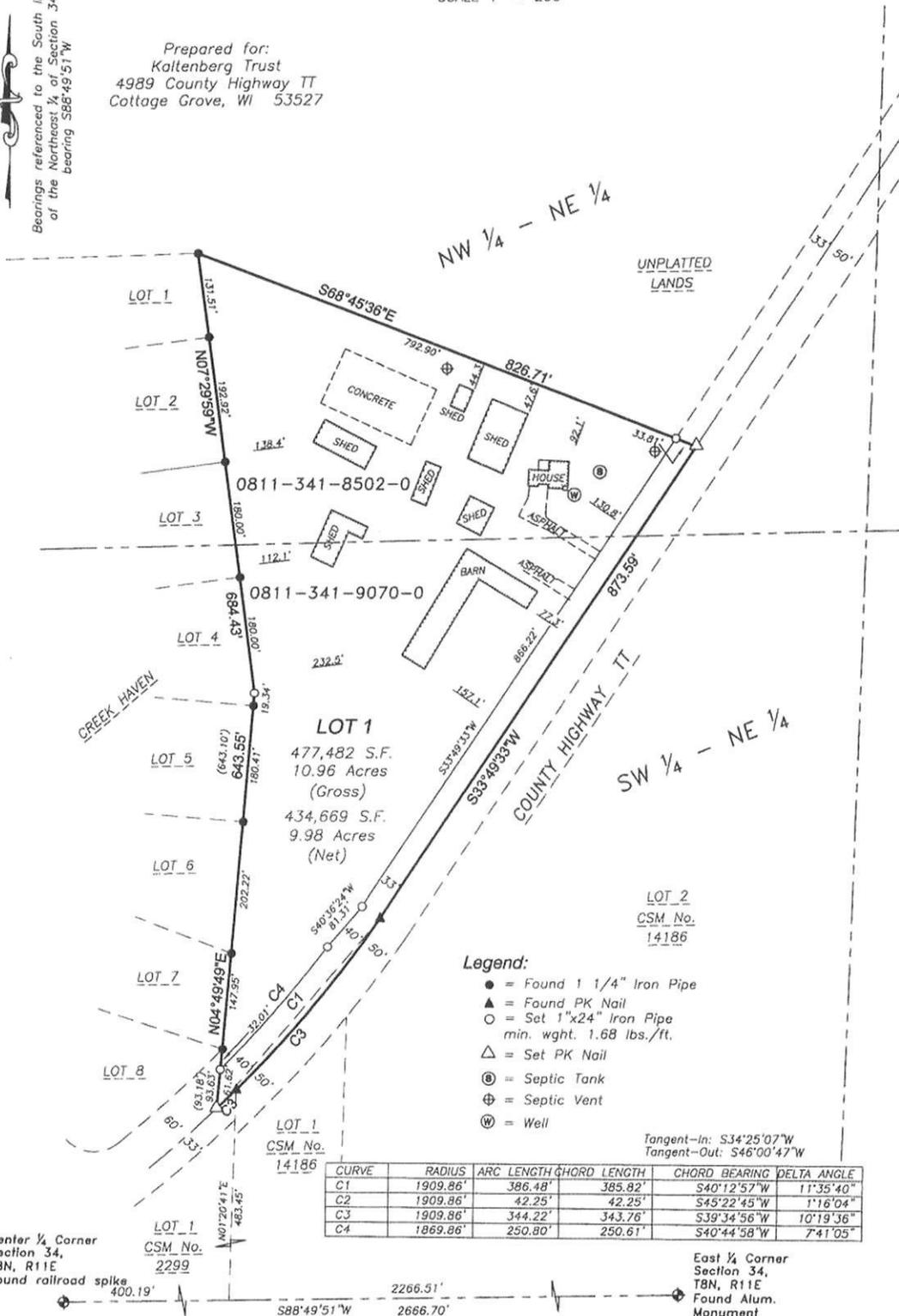
Certified Survey Map

Part of the Southwest 1/4 of the Northeast 1/4 and part of
the Northwest 1/4 of the Northeast 1/4, Section 34, T8N,
R11E, Town of Sun Prairie, Dane County, Wisconsin



Bearings referenced to the South line
of the Northeast 1/4 of Section 34
bearing S88°49'51"W

Prepared for:
Kaltenberg Trust
4989 County Highway TT
Cottage Grove, WI 53527





CERTIFIED SURVEY MAP

DATED: August 5, 2016

Birrenkott Surveying, Inc.

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

Surveyor's Certificate:

I, Daniel V. Birrenkott, herby certify that this survey is in full compliance with Chapter 236.34 of Wisconsin Statutes. I also certify that by the direction of the owners listed hereon, I have surveyed and mapped the lands described hereon and that the map is a correct representation of all the exterior boundaries of the land surveyed and the division of that land, in accordance with the information provided.

Daniel V. Birrenkott, Professional Land Surveyor No. S-1531

Description:

Part of the Southwest ¼ of the Northeast ¼ and part of the Northwest ¼ of the Northeast 1/4, Section 34, T8N, R11E, Town of Sun Prairie, Dane County, Wisconsin, described as follows: Commencing at the East ¼ Corner of said Section 34; thence S88°49'51"W, 2266.51 feet along the East-West ¼ Line; thence N01°10'09"W 453.91 feet to the center line of County Highway TT and the point of beginning; thence N04°49'49"E, 643.55 feet along the East plat line of Creek Haven; thence continuing along the East plat line of Creek Haven N07°29'59"W, 684.43 feet; thence S68°45'36"E, 826.71 feet to the center line of County Highway TT; thence S33°49'33"W, 873.59 feet along said centerline; thence continuing along said center line along a curve to the right with a radius of 1909.86 feet, with a chord bearing and length of S40°12'57"W, 385.82 feet along said centerline to the point of beginning, containing 477,482 square feet or 10.96 acres Gross.

Owners Certificate:

As owner, the Kaltenberg Trust hereby certifies that it has caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. It also certifies 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. It also certifies that this Certified Survey Map is required to be submitted to the Town of Sun Prairie for approval.

Kaltenberg Trust,
Joseph W. Kaltenberg, Trustee

State of Wisconsin)

Dane County) ss Personally came before me this _____ day of _____, 2016,
the above-named Joseph W. Kaltenberg, to me known to be the person who executed the foregoing instrument
and acknowledged the same.

Notary Public, Dane County, Wisconsin.

My Commission Expires _____

Printed name _____

Surveyed For:

Joseph Kaltenberg
4989 County Highway TT
Cottage Grove, WI 53527

Surveyed: TAS
Drawn: TRK
Checked: MAP
Approved: DVB
Field book: 361/2-4
Tape/File: J:\2015\CARLSON

Sheet 2 of 3
Office Map No.: 160213CSM

Document No. _____

Certified Survey Map No. _____, Volume _____, Page _____



CERTIFIED SURVEY MAP DATED: August 5, 2016

**Birrenkott
Surveying, Inc.**

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

Town of Sun Prairie Board Approval

This Certified Survey Map, including the road right of way dedications herein, is hereby acknowledged, accepted and approved for recording by the Town Board of the Town of Sun Prairie, Dane County, Wisconsin, on _____, 2016

JoAnn Ramsfield, Clerk, Town of Sun Prairie

Dated _____

Village of Cottage Grove Approval Certificate

Approved for recording per Village of Cottage Grove action of _____, 2016.

Deb Winter, Clerk, Village of Cottage Grove

Dated _____

Notes:

- County Trunk Highway TT is a controlled access highway.
- No new accesses will be permitted to CTH TT.
- Access to lot 1 to be from Pierceville Road.
- This survey is subject to any and all easements and agreements both recorded and unrecorded.
- Refer to building site information contained in the Dane county Soil Survey.
- This survey shows visible, above-ground improvements only. No guarantee is made for below-ground structures.
- Wetlands, if present, have not been delineated.
- As owner of Lots 1 & 2 of this certified survey map, I hereby stipulate that I and my heirs or assigns will not object to any of the legally permitted uses that occur on the adjoining property.

Approved for recording per Dane County Zoning and Land Regulation Committee

action of _____, 2016 by _____
Daniel Everson, Authorized Representative

Surveyed For:
Joseph Kaltenberg
4989 County Highway TT
Cottage Grove, WI 53527

Surveyed: TAS
Drawn: TRK
Checked: MAP
Approved: DVB
Field book: 361/2-4
Tape/File: J:\2015\CARLSON

Register of Deeds Certificate:

Received for recording this _____ day of _____, 2016
at _____ o'clock _____ m and recorded in Volume _____ of Certified Survey
Maps of Dane County on Pages _____.

Kristi Chlebowski, Register of Deeds

Sheet 3 of 3
Office Map No.: 160213CSM

Document No. _____

Certified Survey Map No. _____, Volume _____, Page _____



PLANNING STAFF REPORT

MEMO DATE: September 7, 2016

MTG. DATE: **SEPTEMBER 14, 2016**

TO: Village of Cottage Grove Plan Commission
CC: Village of Cottage Grove Board of Trustees
Matt Giese – Village Administrator
Deb Winter – Village Clerk/Treasurer
Lee Boushea – Village Attorney
Michael Maloney – Village Engineer
FROM: [Erin Ruth, AICP – Village Planning Director](#)
RE: **Heinemann ETJ Certified Survey Map**

BACKGROUND

Property Owner: Heinemann Rentals & Investments, LLC

Location: 4587 County Highway TT (in the Town of Sun Prairie)

Area: Request to split approx. 0.36 acres and attach to existing 2.73 acre parcel

Agent: Birrenkott Surveying

Existing Zoning: under Dane County Zoning authority

Proposed Zoning: under Dane County Zoning authority

Future Land Use Plan: Single Family Residential

OVERVIEW

The applicant is seeking approval of a certified survey map (CSM) to split approximately 0.36 acres (a 50' wide strip running about 280' north to south) from an adjacent parcel, and to add that territory to an existing 2.73 acre parcel owned by Heinemann Rentals and Investments. The procedure will ensure that all gravel and paved vehicle circulation areas associated with the business on the Heinemann parcel will be located on that parcel.



STAFF RECOMMENDATION

Staff recommends that the proposed Certified Survey Map be **APPROVED**.

COMPREHENSIVE PLAN CONSISTENCY

The proposed CSM does not change land use or density. The proposed CSM is consistent with the Comprehensive Plan.

ZONING ORDINANCE CONSISTENCY

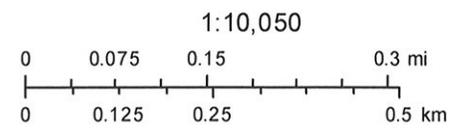
The subject property is located in the Town of Sun Prairie. Therefore, it is under the zoning jurisdiction of Dane County and the Village Zoning Ordinance is not applicable.

HEINEMANN ETJ CSM LOCATION



September 7, 2016

 Subject Area



Planning
Geophysical
Water Resources
Recreation
ParcelText



BIRRENKOTT SURVEYING, INC.

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

ZONING MAP

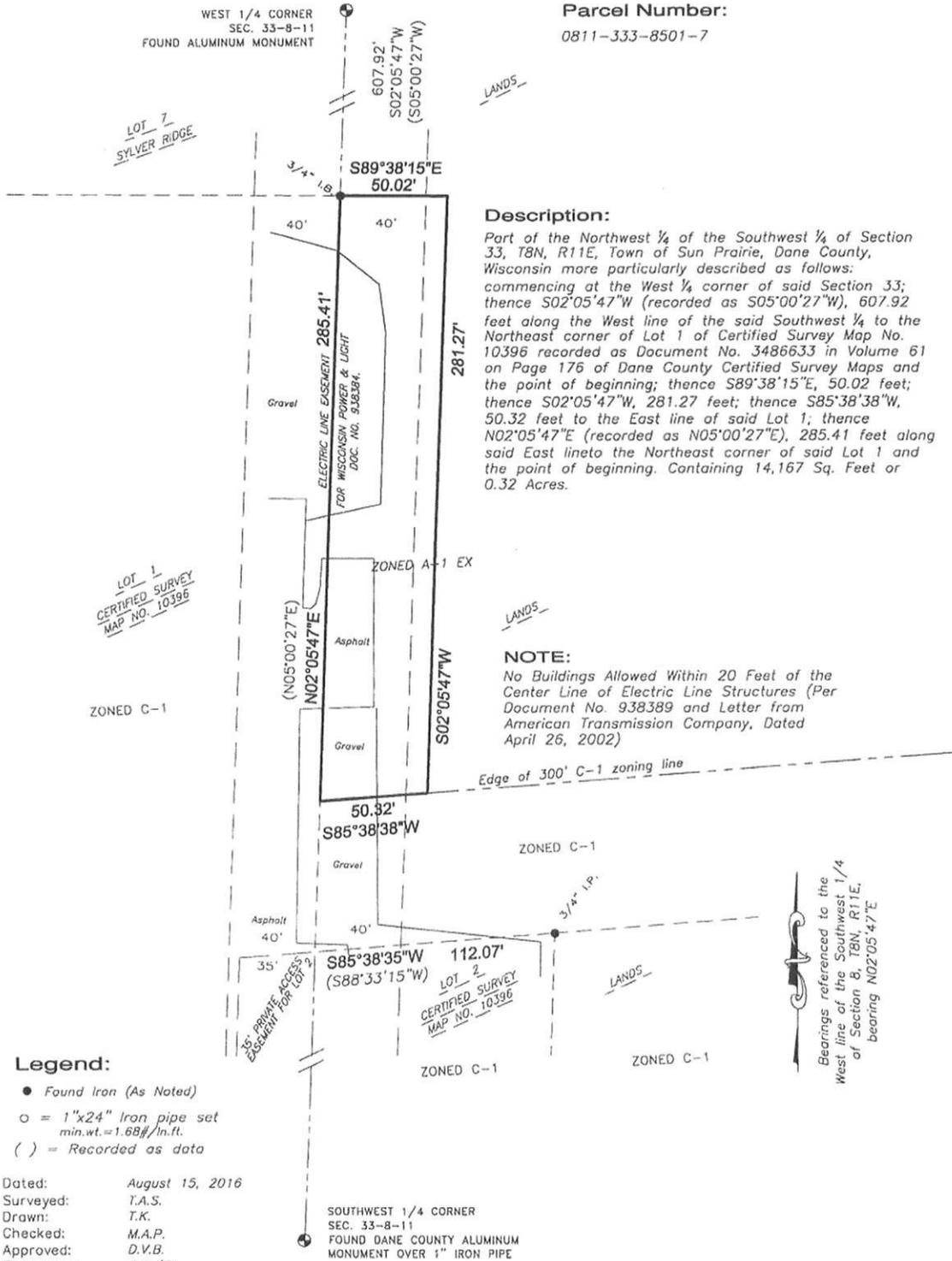


Soils:

Type II - 100%

Parcel Number:

0811-333-8501-7



Description:

Part of the Northwest 1/4 of the Southwest 1/4 of Section 33, T8N, R11E, Town of Sun Prairie, Dane County, Wisconsin more particularly described as follows: commencing at the West 1/4 corner of said Section 33; thence S02°05'47"W (recorded as S05°00'27"W), 607.92 feet along the West line of the said Southwest 1/4 to the Northeast corner of Lot 1 of Certified Survey Map No. 10396 recorded as Document No. 3486633 in Volume 61 on Page 176 of Dane County Certified Survey Maps and the point of beginning; thence S89°38'15"E, 50.02 feet; thence S02°05'47"W, 281.27 feet; thence S85°38'38"W, 50.32 feet to the East line of said Lot 1; thence N02°05'47"E (recorded as N05°00'27"E), 285.41 feet along said East line to the Northeast corner of said Lot 1 and the point of beginning. Containing 14,167 Sq. Feet or 0.32 Acres.

NOTE:

No Buildings Allowed Within 20 Feet of the Center Line of Electric Line Structures (Per Document No. 938389 and Letter from American Transmission Company, Dated April 26, 2002)

Legend:

- Found Iron (As Noted)
- = 1"x24" Iron pipe set
min. wt. = 1.68#/in. ft.
- () = Recorded as data

Dated: August 15, 2016
Surveyed: T.A.S.
Drawn: T.K.
Checked: M.A.P.
Approved: D.V.B.
Field book: 361/39
DWG./Comp. File: J:\2015\CARLSON\150096
Office Map No. 160677

SOUTHWEST 1/4 CORNER
SEC. 33-8-11
FOUND DANE COUNTY ALUMINUM
MONUMENT OVER 1" IRON PIPE

Bearings referenced to the West line of the Southwest 1/4 of Section 8, T8N, R11E, bearing N02°05'47"E



DANE COUNTY
PLANNING DEVELOPMENT

Zoning Change Application

Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703-3342
Phone: (608) 266-4266
Fax: (608) 267-1540

Items that must be submitted with your application:

- o **Written Legal Description of the proposed Zoning Boundaries**
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.
- o **Scaled Drawing of the location of the proposed Zoning Boundaries**
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

Owner's Name	<u>HEINEMANN RENTALS & INVESTMENTS LLC</u>	Agent's Name	<u>BIRRENKOTT SURVEYING INC.</u>
Address	<u>4587 COUNTY HIGHWAY TT</u> <u>SUN PRAIRIE, WI 53590</u>	Address	<u>1677 N. BRISTOL ST. SUN PRAIRIE,</u> <u>WIS. 53590</u>
Phone	<u>575-9051</u>	Phone	<u>(608) 837-7463</u>
Email	<u>BOB@WAVE-COM.COM</u>	Email	<u>akasper@birrenkottsurveying.com</u>

Town: Sun Prairie Parcel numbers affected: 0811-333-8501-7

Section: 32 Property address or location: 4587 COUNTY HIGHWAY TT

Zoning District change: (To / From / # of acres) C-1 / A-1ex / 0.32

Soil classifications of area (percentages) Class I soils: % Class II soils: 100 % Other: %

Narrative: (reason for change, intended land use, size of farm, time schedule)

- Separation of buildings from farmland
- Creation of a residential lot
- Compliance for existing structures and/or land uses
- Other:

I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: *Anthony Kasper*

Date: 8-17-16



BIRRENKOTT SURVEYING, INC.
Land Surveying and Soil Testing

DANIEL V. BIRRENKOTT
Registered Land Surveyor • Certified Soil Tester

P.O. Box 237 • 1677 N. Bristol Street • Sun Prairie, WI 53590 • (608) 837.7463 • Fax (608) 837.1081 • www.birrenkottsurveying.com

August 17, 2016

Dane County Zoning and Land Regulations Committee

Re: Heinemann Property
4587 County Highway TT
Sun Prairie Wi 53590
Parcel No. 0811-324-8182-0

As agent for Bob Heinemann, we wish to submit a Rezone for property located off Cty Hwy. "TT". A portion of land removed from 0811-333-8501-7 is being rezoned. The intent is the portion of land Bob bought needs to be rezoned. It contains areas of encroaching asphalt and gravel. This will then clean up that issue and the land use will also be correct for its zoning.

Respectfully submitted,

Anthony Kasper
Birrenkott Surveying, Inc.
Agent



PLANNING STAFF REPORT

MEMO DATE: August 25, 2016
MTG. DATE: **SEPTEMBER 14, 2016**

TO: Village of Cottage Grove Plan Commission
CC: Village of Cottage Grove Board of Trustees
Matt Giese – Village Administrator
Deb Winter – Village Treasurer
Lisa Kalata – Village Clerk
Lee Boushea – Village Attorney
Michael Maloney – Village Engineer
FROM: [Erin Ruth, AICP – Village Planning Director](#)
RE: **Zoning Amendment – Commercial Animal Boarding**

BACKGROUND

At its August meeting, the Plan Commission discussed the suitability of the 'commercial animal boarding' land use, as defined by 325-49(D)(10), for various zoning districts. As currently written, 'commercial animal boarding' is not permitted in the PI, Planned Industrial district. In discussion, the PI district was deemed suitable for the 'commercial animal boarding' use. Staff was directed to prepare an ordinance amendment.

At this meeting, the Plan Commission will hold a public hearing, as required by the ordinance when editing the ordinance text.

The proposed modifications are shown below. Text proposed to be deleted is ~~struck through~~, and text proposed to be added is red and underlined. Portions of the text not shown are intended to remain unchanged.

AMENDMENT

Add 'commercial animal boarding' as a permitted conditional use in the Planned Industrial district.

325-41: Industrial Districts

A. Planned Industrial

2. List of allowable principal land uses

b. Principal land uses permitted as a conditional use

[12] Commercial animal boarding



Furthermore, 'commercial animal boarding' shall remain permitted as a conditional use within the RH, Rural Holding district and it shall be removed as a permitted conditional use within all applicable Business districts.

STAFF RECOMMENDATION

Staff recommends that the changes to the Zoning Ordinance described above be **APPROVED**.