


# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
03/14/2018	DCPREZ-2018-11281
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
05/22/2018	DCPCUP-2018-02419

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME TIMOTHY J GLAUS	PHONE (with Area Code) (608) 514-6811	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 7015 KIPPLEY RD		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) SAUK CITY, WI 53583		(City, State, Zip)	
E-MAIL ADDRESS timglaus1@gmail.com		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
7015 Kippley					
TOWNSHIP ROXBURY	SECTION 21	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0907-213-8430-5					

REASON FOR REZONE			CUP DESCRIPTION	
ZONING TO ALLOW FOR A LIMITED FAMILY BUSINESS			LIMITED FAMILY BUSINESS	
<b>FROM DISTRICT:</b>	<b>TO DISTRICT:</b>	<b>ACRES</b>	<b>DANE COUNTY CODE OF ORDINANCE SECTION</b>	<b>ACRES</b>
RH-2 Rural Homes District	A-2 (4) Agriculture District	4.0	10.192	4

<b>C.S.M REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>TG</i>	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>TG</i>	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>TG</i>	<b>INSPECTOR'S INITIALS</b>  SCW1	<b>SIGNATURE:(Owner or Agent)</b> 
				<b>PRINT NAME:</b> Tim Glous
				<b>DATE:</b> 3/14/18



## Zoning Change Application

Items that must be submitted with your application:

- **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.
- **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 Tim Glauz Agent's Name \_\_\_\_\_  
 Address 7015 Kippley Rd Sauk City, WI Address \_\_\_\_\_  
 Phone 53583 Phone \_\_\_\_\_  
 Email 608-514-6811 Email \_\_\_\_\_  
tinglauz1@gmail.com

Town: Roxbury Parcel numbers affected: 090721384305

Section: 01 Property address or location: 7015 Kippley Rd Sauk City, WI 53583

Zoning District change: (To / From / # of acres) A2 / RH2 / 4.05

Soil classifications of area (percentages) Class I soils: \_\_\_\_\_% Class II soils: \_\_\_\_\_% 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 propose to run a limited family business from my property. Shawn Widish's recommendation was to rezone A2.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.  
 Submitted By: Tim Glauz Date: 3/14/18





DANE COUNTY  
**PLANNING & DEVELOPMENT**

**Conditional Use Application**

Application Fee: \$486 Mineral Extraction: \$1136

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 required to be submitted with application:

- o Written Legal Description of Conditional Use Permit boundaries
- o Scaled drawing of the property showing existing/proposed buildings, setback requirements, driveway, parking area, outside storage areas, location/type of exterior lighting, any natural features, and proposed signs.
- o Scaled map showing neighboring area land uses and zoning districts
- o Written operations plan describing the items listed below (additional items needed for mineral extraction sites)
- o Written statement on how the proposal meets the 6 standards of a Conditional Use

Owner	<u>Tim Glas</u>	Agent	_____
Address	<u>7015 Kippley Rd</u>	Address	_____
Phone	<u>Sauk City WI 53583</u>	Phone	_____
	<u>608-514-6811</u>		_____
Email	<u>tinglas1@gmail.com</u>	Email	_____

Parcel numbers affected: 090721384305 Town: Roxbury Section: ?  
 Property Address: 7015 Kippley Rd  
Sauk City, WI 53583

Existing/ Proposed Zoning District : RH2/A2

- o Type of Activity proposed: Agricultural Sales and storing of inventory
- o Hours of Operation 7AM 4PM M-F
- o Number of employees 0 - 2 Family owners
- o Anticipated customers 4 per month
- o Outside storage listed on plan
- o Outdoor activities loading and unloading
- o Outdoor lighting listed on plan - small Flood Lights
- o Outside loudspeakers none
- o Proposed signs listed on plan - one by driveway
- o Trash removal Tim's recycling + Town + Country recycling
- o Six Standards of CUP (see back)

The statements provided are true and provide an accurate depiction of the proposed land use. I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: Tim Glas

Date: 3/14/18

## Six Standards of a Conditional Use Permit

Provide an explanation on how the proposed land use will meet all six standards.

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

We store, sell, and redistribute manufactured packages that are in safe, proper containers.  
All products on site will be stored in proper containers.

2. The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.

We operate mainly between 7:00am and 4:00pm M-F. Very minimal outside noise, with no loud speakers or heavy equipment.

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

Our property is on a hill with 2 sides wooded and the other two zoned A1.  
We maintain a clean site.

4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.

The driveway is maintained from erosion and proper drainage is already in place.

5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

We anticipate 5-10 deliveries per week, including semis, UPS, USPS, and Speedy van trucks.

6. That the conditional use shall conform to all applicable regulations of the district in which it is located.



The proposed A2 property would be a limited family business, sell agricultural products. The setbacks and regulations will be met from property lines.



**Parcel Number - 050/0907-213-8430-5**

Current

[← Parcel Parents](#)[Summary Report](#)

<b>Parcel Detail</b>		<b>Less —</b>
Municipality Name	TOWN OF ROXBURY	
State Municipality Code	050	
PLSS (T,R,S,QQ,Q)	09N 07E 21 NE SW (Click link above to access images for Qtr-Qtr)	
Section	09N 07E 21 (Click link above to access images for Section)	
Plat Name	CSM 06425 (Click link above to access images for Plat) CSM 06425 (Click link above to access images for Surveys within Plat)	
Block/Building		
Lot/Unit	2 (Click link above to see images for this Lot)	
Parcel Description	LOT 2 CSM 6425 CS31/159&160 R16016/49-6/4/91 DESCR AS SEC 21-9-7 PRT NE1/4SW1/4 (4.05 ACRES) <b>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</b>	
Current Owner	TIMOTHY J GLAUS	
Current Co-Owner	MARCI A GLAUS	
Primary Address	7015 KIPPLEY RD	
Billing Address	7015 KIPPLEY RD SAUK CITY WI 53583	

<b>Assessment Summary</b>		<b>More +</b>
<b>Assessment Year</b>	<b>2018</b>	
Valuation Classification	G1	
Assessment Acres	4.050	
Land Value	\$118,200.00	
Improved Value	\$265,200.00	
Total Value	\$383,400.00	

Show Valuation Breakout

Show Assessment Contact Information ▼

**Zoning Information**

For the most current and complete zoning information, contact the Division of Zoning.

**Zoning**  
RH-2 DCPREZ-0000-05015

Zoning District Fact Sheets

**Parcel Maps**



Surveyor Map

DCiMap

Google Map

Bing Map

## Tax Summary (2017)

More +

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$118,200.00	\$265,200.00	\$383,400.00
<b>Taxes:</b>		\$5,763.90
<b>Lottery Credit(-):</b>		\$113.44
<b>First Dollar Credit(-):</b>		\$64.82
<b>Specials(+):</b>		\$51.79
<b>Amount:</b>		\$5,637.43

## District Information

Type	State Code	Description
REGULAR SCHOOL	5100	SAUK PRAIRIE SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE

## Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	08/05/2015	5174244		

Show More ▼



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210 Martin Luther King Jr. Blvd

City-County Bldg. Room 116

Madison, WI 53703

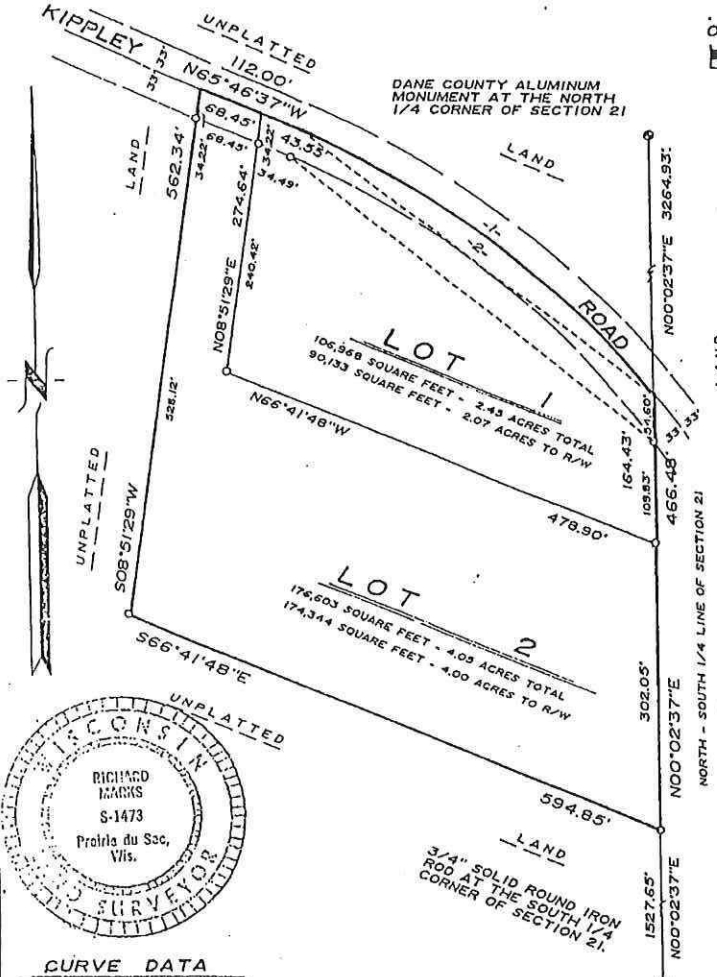
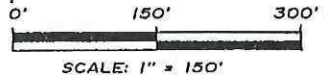


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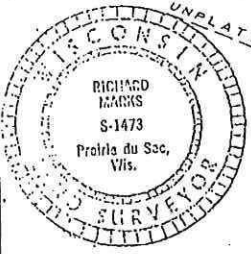
**CERTIFIED SURVEY MAP**

LOCATED IN THE NE1/4 OF THE SW1/4 OF SECTION 21,  
T9N, R7E, TOWN OF ROXBURY, DANE COUNTY, WISCONSIN.



**SURVEYOR'S CERTIFICATE**  
I, Richard Marks, Registered Land Surveyor, do hereby certify: That I have surveyed, divided, mapped, and monumented a parcel of land located in the NE1/4 of the SW1/4 of Section 21, T9N, R7E, Town of Roxbury, Dane County, Wisconsin more particularly described as follows:

Commencing at the South 1/4 corner of said Section 21; thence N00°02'37"E along the North-South 1/4 line of said Section 21, 1527.65 ft. to the point of beginning; thence continuing N00°02'37"E along said North-South 1/4 line, 466.48 ft. to the centerline of Kippley Road and the point of curvature of a curve to the left having a central angle of 27°19'36" and a radius of 960.00 ft.; thence Northwesterly along the arc of said curve and said centerline, 457.86 ft. to the point of



**CURVE DATA**

CURVE NUMBER	CENTRAL ANGLE	RADIUS	ARC	LONG BEARING	CHORD DISTANCE	TANGENT BEARING
-1-	27°19'36"	960.00'	457.86'	N52°06'49"W	453.54'	N38°27'01"W
-2-	29°58'08"	927.00'	484.88'	N50°47'33"W	479.37'	N35°48'29"W

**LEGEND AND NOTES**

- 0 DENOTES 3/4" X 24" SOLID ROUND IRON ROD WEIGHING 1.50 LBS. PER LINEAL FOOT SET.
- 1.) BEARINGS ARE REFERENCED TO THE NORTH - SOUTH 1/4 LINE OF SECTION 21 BEARING N00°02'37"E BASED ON A SOLAR OBSERVATION.
- 2.) REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.

PREPARED FOR:  
VIRGIL KIPPLEY  
7110 KIPPLEY ROAD  
SAUK CITY, WISCONSIN 53583

**River Valley  
Land Surveying**

RICHARD MARKS - PHONE (608)643-4391  
1502 LORI COURT - SAUK CITY - WI - 53583

RECEIVED FOR RECORD THIS 4th DAY OF JUNE 1991 AT 10:54 A.M. AND RECORDED IN VOLUME 31 OF CERTIFIED SURVEYS ON PAGE 159 + 160  
JANE LICHT / KAREN LA SUERRA  
REGISTER OF DEEDS SHEET 1 OF 2  
C.S.M. NUMBER Deputy Clerk  
# 6425  
DOCUMENT NUMBER 2266288



CERTIFIED SURVEY MAP

LOCATED IN THE NE1/4 OF THE SW1/4 OF SECTION 21, T9N, R7E, TOWN OF ROXBURY, DANE COUNTY, WISCONSIN.

tangency thereof, said arc having a long chord bearing N38°27'01"W, 453.54 ft.; thence N65°46'37"W along said centerline, 112.00 ft.; thence S08°51'29"W, 562.34 ft.; thence S66°41'48"E, 594.85 ft. to the point of beginning.

That I have made such survey and land division under the direction of Virgil Kippley.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, Section A.E.-7 of the Wisconsin Administrative Code and the Dane County Subdivision Regulations in surveying, mapping and dividing the same.

That such plat is a correct representation of all the exterior boundaries of the land surveyed and subdivision thereof made and is accurate and correct to the best of my knowledge and belief.

Dated this 29<sup>th</sup> day of May, 1991

[Signature]  
Richard Marks S-1473



CORPORATE OWNER'S CERTIFICATE OF DEDICATION

Kippley Farms, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owners does hereby certify that said corporation caused the lands described on this map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey.

Kippley Farms does further certify that this certified survey map is required by s. 75.17(1)(a) of the Dane County Code of Ordinances to be submitted to the Dane County Zoning and Natural Resources Committee for approval.

IN WITNESS WHEREOF, the said Kippley Farms has caused these presents to be signed by Virgil Kippley, its President and countersigned by Lucy Kippley, its Secretary, and its corporate seal to be hereunto affixed on this 30 day of May, 1991

[Signature]  
Lucy Kippley Secretary

[Signature]  
Virgil Kippley

STATE OF WISCONSIN } SS

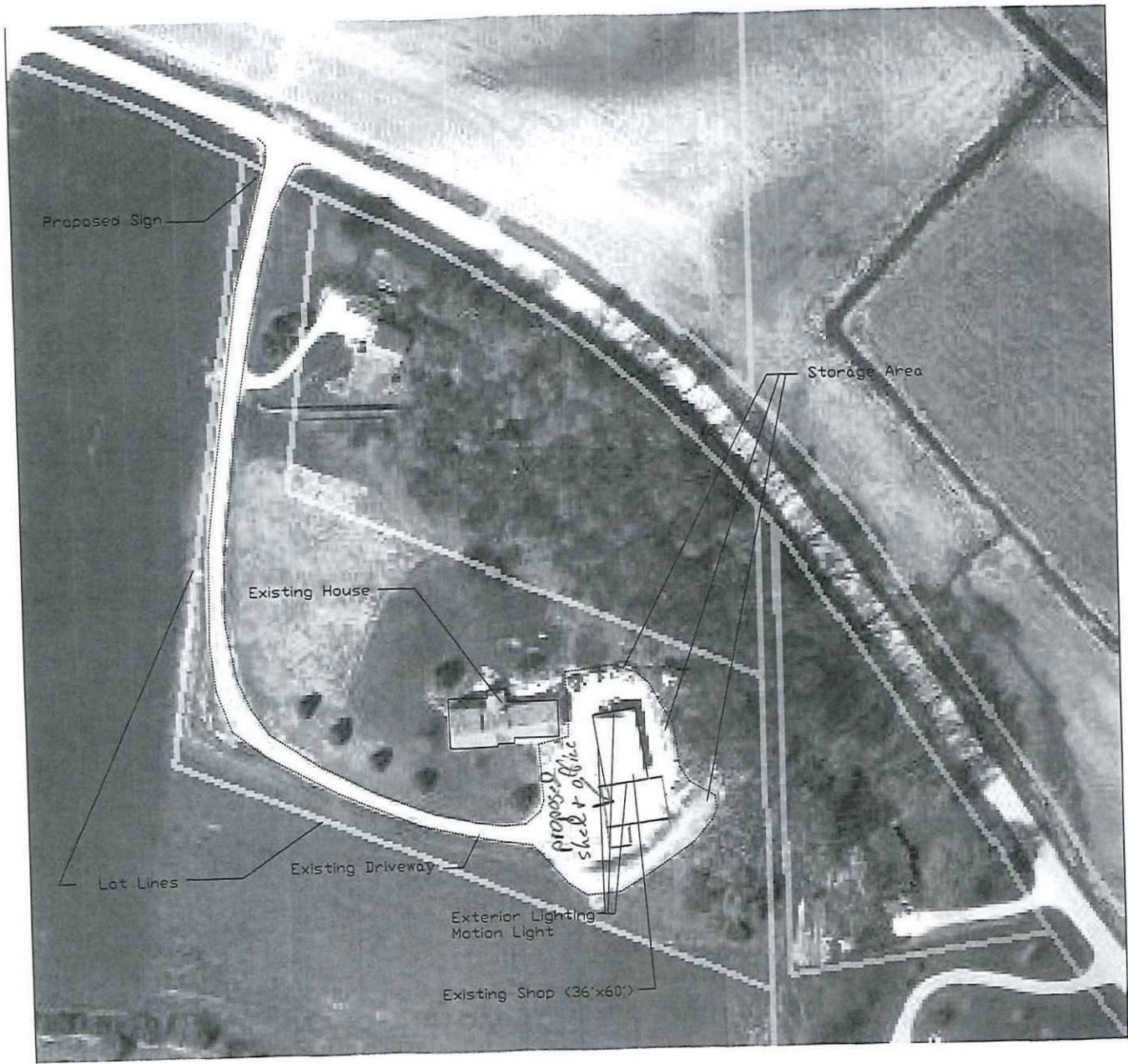
SAUK COUNTY  
Personally came before me this 30<sup>th</sup> day of May, 1991, Virgil Kippley, president and Lucy Kippley, secretary of the above named corporation, to me known to be the persons who executed the foregoing instrument and to me known to be such President and Secretary of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

[Signature]  
Notary Public, Sauk County, Wisconsin  
My commission expires March 12, 1995

DANE COUNTY APPROVAL  
Approved for recording by the Dane County Zoning and Natural Resources Committee action of June 4, 1991.

[Signature] # 4751  
Norbert Scribner, authorized representative

CSM 6425



↑  
NORTH

Tim Glaus  
7015 Kippley Rd.  
Sauk City, WI 53583

1"=80'





6989

6669

7005

7015

Zone

7013

7049

7045

Kippley Rd

17

17



# ArcGIS ▾ Dane County Zoning Map

Details

Basemap

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Measure

Find address

About

Content

Legend

## Legend

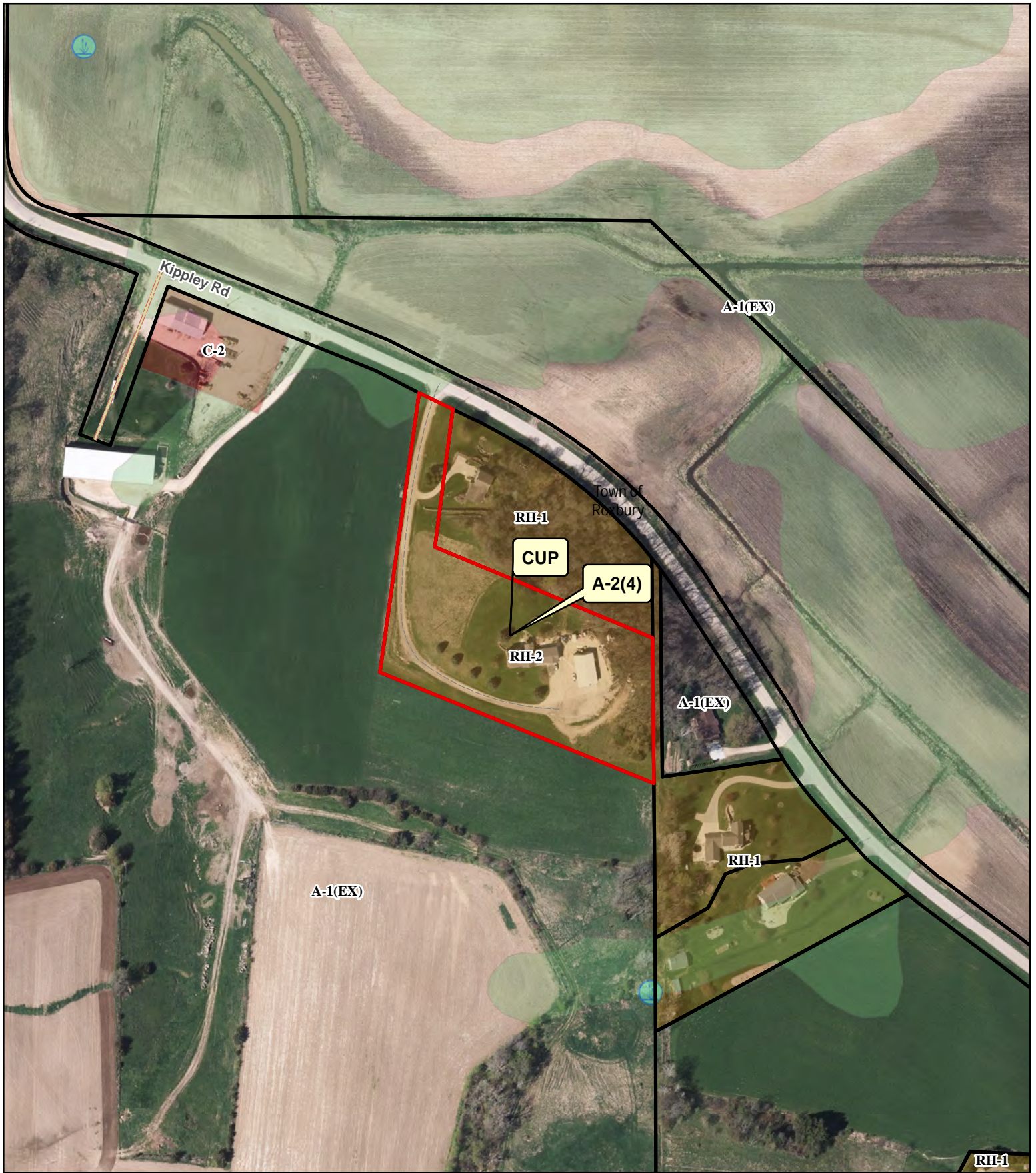
- A-1 or A-1EX Agricultural
- A-2, A-2(1), A-2(2), A-2(4), A-2(8), A-3 Agricultural
- A-4
- A-B Agricultural Business
- B-1 Local Business
- C-1 Light Commercial
- C-2 Heavy Commercial
- CO-1 Conservancy
- ETZ
- EXP-1 Expo
- LC-1 Limited Commercial
- M-1 Industrial
- NONWTLND
- PUD Planned Unit Development
- R-1, R-1A, R-2, R-3
- R-3A, R-4
- RE-1 Recreational
- RH-1, RH-2, RH-3, RH-4

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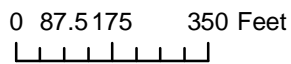
County of Dane, County of Sauk, Esri





**Legend**

-  Wetland
-  Floodplain
- Significant Soils Class**
-  Class 1
-  Class 2



Petition 11281 /CUP 2419  
TIMOTHY J GLAUS