

Dane County Rezone Petition

Application Date	Petition Number
05/03/2023	DCPREZ-2023-11957
Public Hearing Date	
07/25/2023	

OWNER INFORMATION	AGENT INFORMATION
--------------------------	--------------------------

OWNER NAME GLAUS PROPERTIES LLC	PHONE (with Area Code) (608) 514-5612	AGENT NAME JEFF GLAUS	PHONE (with Area Code) (608) 514-5612
BILLING ADDRESS (Number & Street) 7015 KIPPLEY RD		ADDRESS (Number & Street) 7015 KIPPLEY RD	
(City, State, Zip) SAUK CITY, WI 53583		(City, State, Zip) SAUK CITY, WI 53583	
E-MAIL ADDRESS jeffglaus1@gmail.com		E-MAIL ADDRESS jeffglaus1@gmail.com	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
6942 County Hwy KP					
TOWNSHIP ROXBURY	SECTION 21	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0907-214-9501-0					

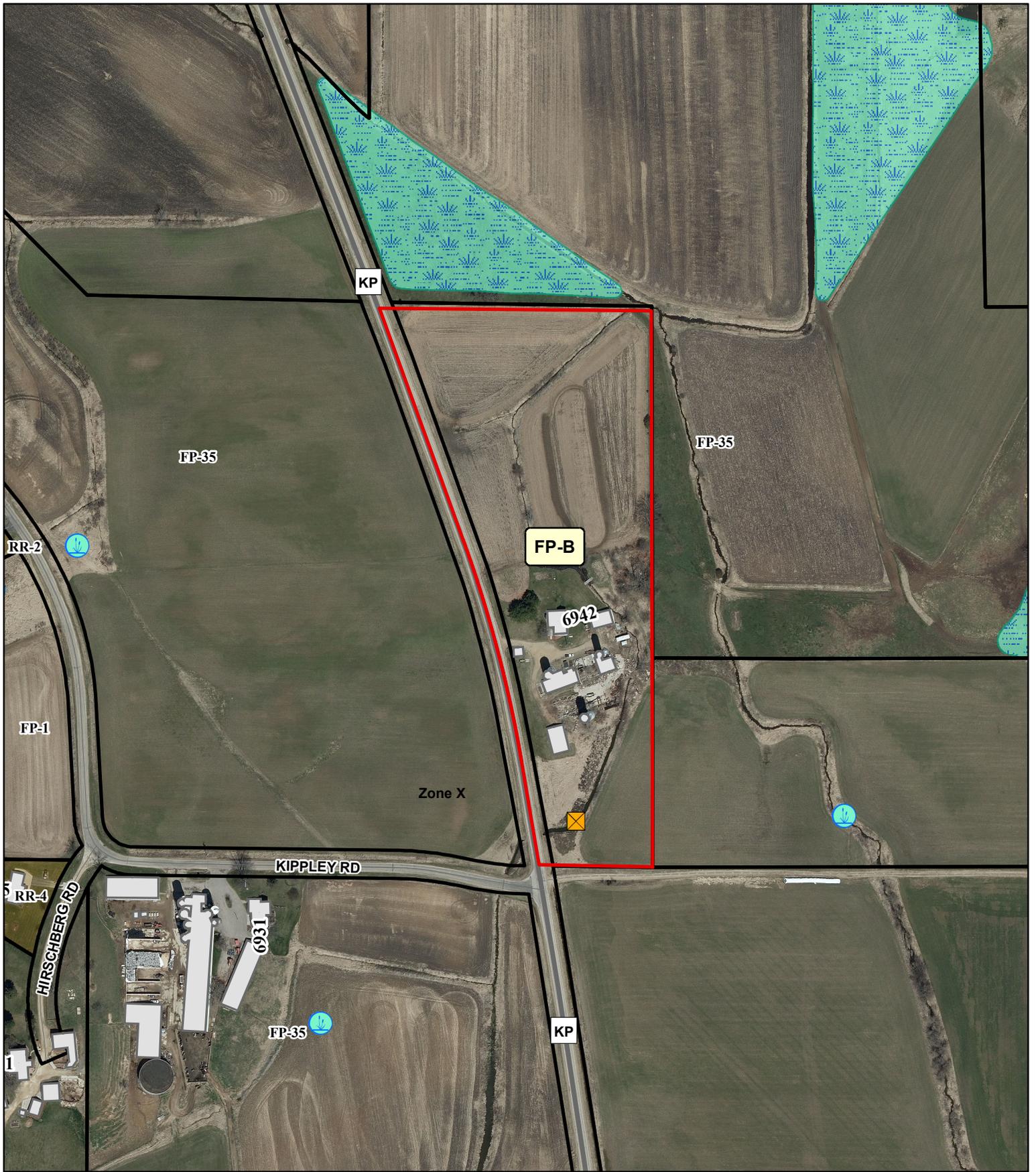
REASON FOR REZONE

ZONING TO ALLOW AGRICULTURE-RELATED BUSINESS USE

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	FP-B Farmland Preservation Business District	12.7

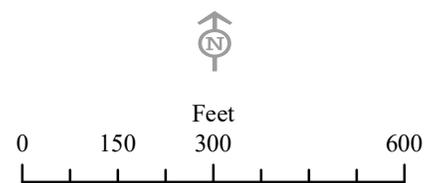
C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: PROPERTY IS SUBJECT TO SHORELAND ZONING REGULATIONS.



REZONE 11957

-  Wetland
-  Floodway Areas in Zone AE
-  Floodplain





Dane County
Department of Planning and Development
 Zoning Division
 Room 116, City-County Building
 210 Martin Luther King Jr. Blvd.
 Madison, Wisconsin 53703
 (608) 266-4266

Application Fees	
General:	\$395
Farmland Preservation:	\$495
Commercial:	\$545
<ul style="list-style-type: none"> • PERMIT FEES DOUBLE FOR VIOLATIONS. • ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION. 	

REZONE APPLICATION

APPLICANT INFORMATION

Property Owner Name:	Glaus Properties LLC	Agent Name:	
Address (Number & Street):	7015 Kippley Rd.	Address (Number & Street):	
Address (City, State, Zip):	Sauk City, WI 53583	Address (City, State, Zip):	
Email Address:	jeffglaus1@gmail.com	Email Address:	
Phone#:	608-514-5612	Phone#:	

PROPERTY INFORMATION

Township:	Roxbury	Parcel Number(s):	090721495010
Section:	21-9-7SE	Property Address or Location:	6942 Co. Rd. KP Sauk City, WI 53583

REZONE DESCRIPTION

Reason for the request. In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.

Is this application being submitted to correct a violation?
 Yes No

The property is currently zoned FP35. We want to build a new agricultural shop/office to sell grease and oil to farmers. We also sell fuel tanks to farmers.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP35	FP-B	12.1

Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.

<input type="checkbox"/> Scaled drawing of proposed property boundaries	<input type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input type="checkbox"/> Pre-application consultation with town and department staff	<input type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer
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I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Owner/Agent Signature _____

Date 4-20-23

SUPPLEMENTAL INFORMATION FOR COMMERCIAL DEVELOPMENT

A scaled site plan and detailed operations plan must be submitted for commercial rezone applications. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach the relevant maps and plans listed below to your application form.

SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:

- Scale and north arrow
- Date the site plan was created
- Existing subject property lot lines and dimensions
- Existing and proposed wastewater treatment systems and wells
- All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
- All dimension and required setbacks, side yards and rear yards
- Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
- Location and dimensions of any existing utilities, easements or rights-of-way
- Parking lot layout in compliance with s. 10.102(8)
- Proposed loading/unloading areas
- Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
- All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade
- Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area
- Any lighting, signs, refuse dumpsters, and possible future expansion areas.

NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties.

- Provide a brief written statement explaining the current use(s) of the property on which the rezone is proposed.
- Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

OPERATIONAL NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:

- Hours of operation
- Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time
- Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building
- Compliance with county stormwater and erosion control standards under Chapter 11 of Chapter 14, Dane County Code
- Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
- Facilities for managing and removal of trash, solid waste and recyclable materials.
- Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken
- Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties
- Signage, consistent with section 10.800

ADDITIONAL PROPERTY OWNERS. Provide contact information for additional property owners, if applicable.

Additional Property Owner Name(s):

Address (Number & Street):

Address (City, State, Zip):

Email Address:

Phone Number:

Tim Gbus
 7015 Kippley Rd.
 Sauk City, WI 53583
 Tim Gbus 1@gmail.com
 608-514-6811

Neighborhood Characteristics

The current use of the land is farming and selling grease and oil to farmers

The surrounding properties of the parcel are all fields and pasture.

Operational Narrative

The hours of operation are 7-5 Monday thru Friday

The number of employees will not exceed 4.

The noise would be minimal. Mostly in the shop.

What will be stored outside. Empty, new fuel tanks

Loading and unloading new fuel tanks is done outside.

The erosion control plan is on the demolition drawing

The new septic system is located on the Glaus Properties Site Plan Drawing

Recycling will be picked up every two weeks. Waste products will go to Town and Country sanitation in Boscobel

Daily deliveries of UPS truck and approximately one semi per week. Daily traffic will mostly be the two owners with pickup trucks

No hazardous materials will be stored on site.

Exterior lighting will be minimal. Soffit lighting directed at the ground.

No signage proposed at this time.



VWA

Mc

Os

KdC2

32

C

N89°26'12"W 637'

S19°52'34"E 578'

Proposed Lot 1
12.7 Acres w ROW

SE1/4-SE1/4
Sect 21
T9N, R7E

County Highway KP
66' Row

R 3000.0
L 537

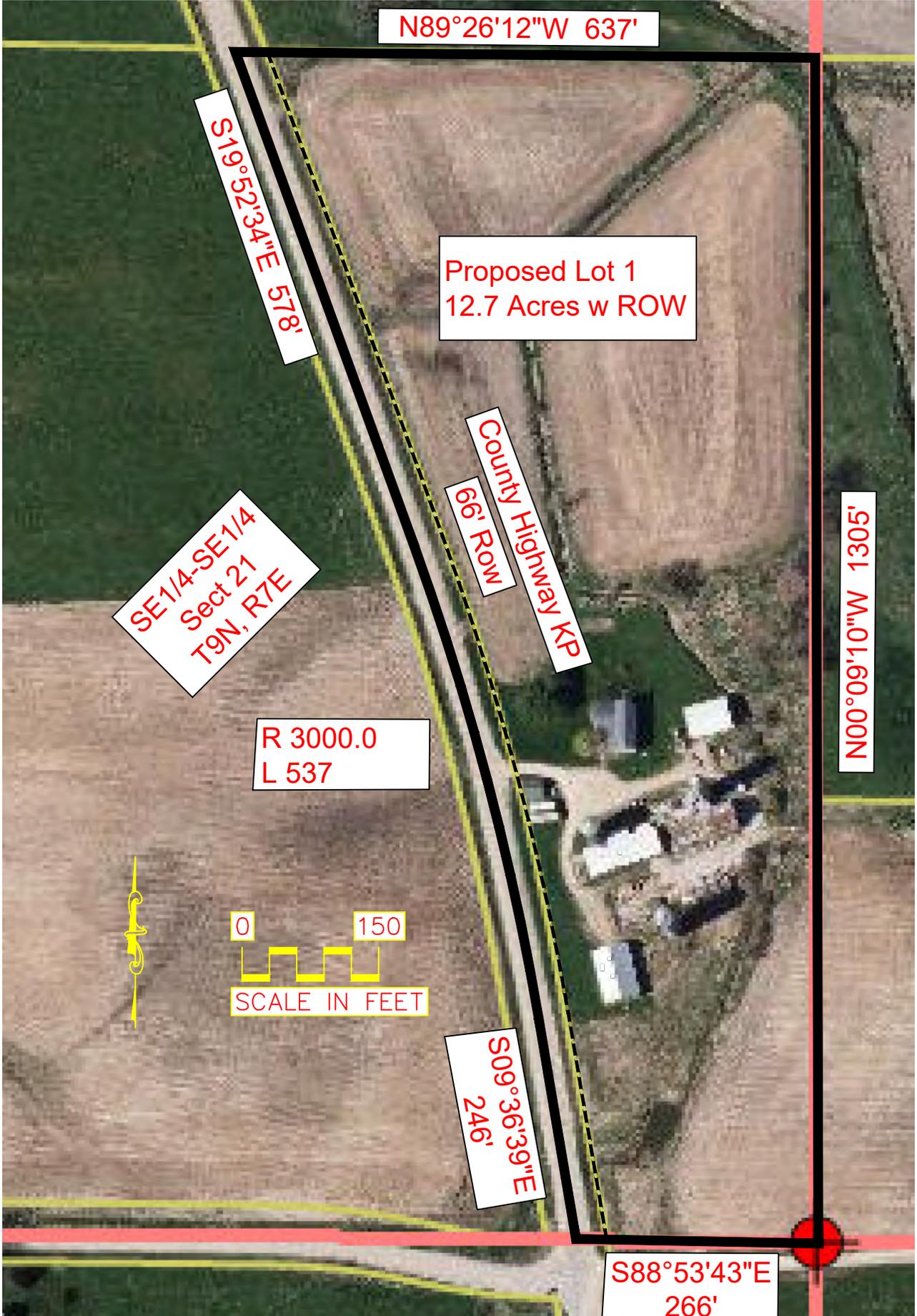
N00°09'10"W 1305'



0 150
SCALE IN FEET

S09°36'39"E
246'

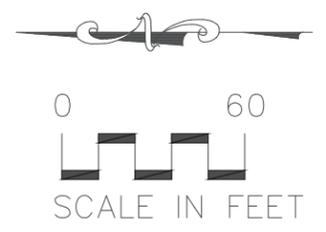
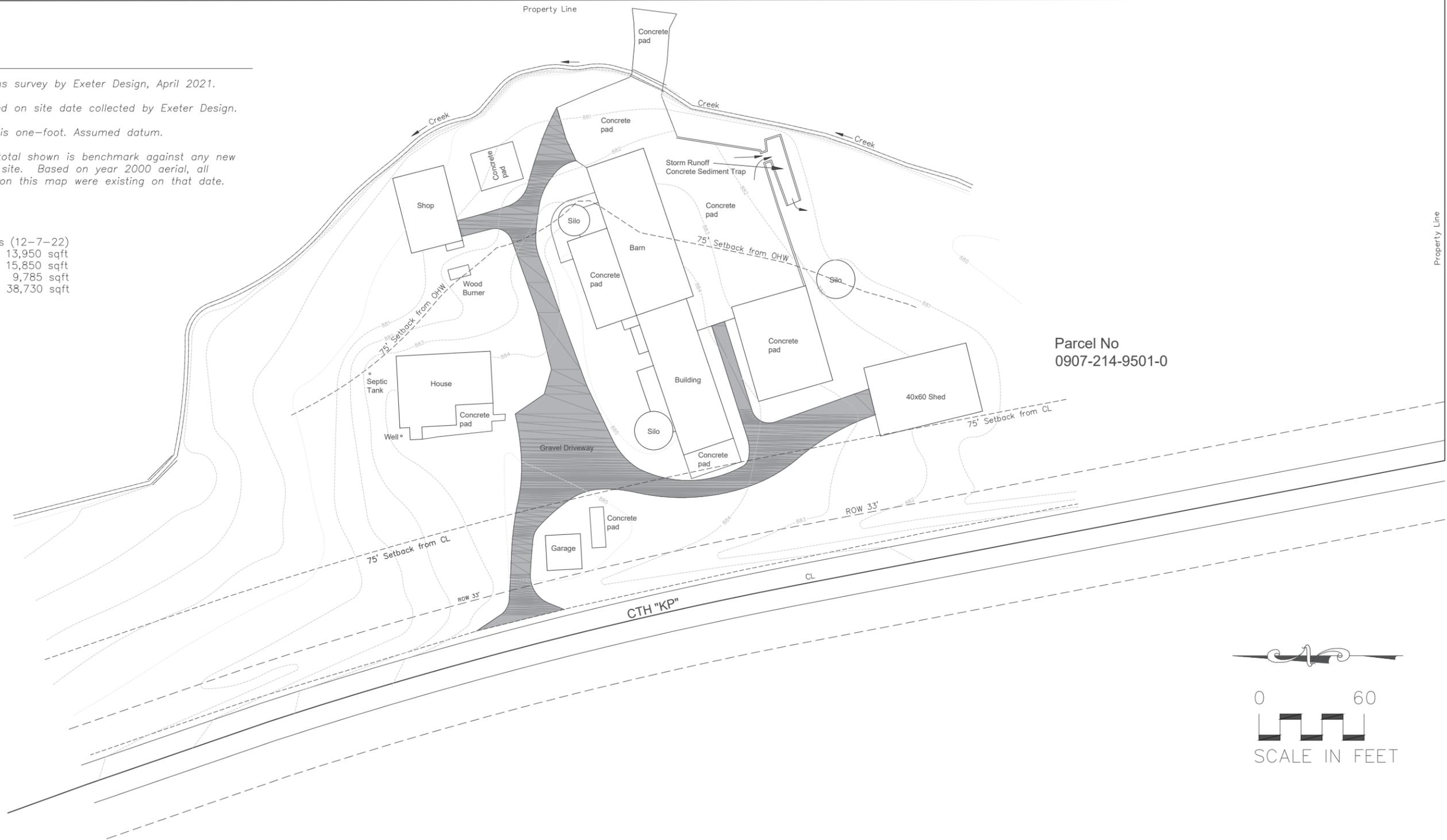
S88°53'43"E
266'



Notes

1. Existing conditions survey by Exeter Design, April 2021.
2. OHW shown based on site date collected by Exeter Design.
3. Contour Interval is one-foot. Assumed datum.
4. Site impervious total shown is benchmark against any new construction on site. Based on year 2000 aerial, all features shown on this map were existing on that date.

Site Impervious (12-7-22)
 Structures 13,950 sqft
 Concrete 15,850 sqft
 Gravel Drive 9,785 sqft
 Total 38,730 sqft



Although every effort has been made in preparing these plans and checking them for accuracy, the contractor and subcontractors must check all details and dimensions of their trade and be responsible for the same.
 These plans and designs are copyright protected and may not be used in whole or in part without the written consent of Exeter Design, Inc.

ITEM	DATE
Drawn:	
Checked:	
Approved:	
Revised:	
Revised:	
Revised:	
Revised:	

PREPARED FOR:
Jeff Glaus
 6942 CTH KP
 Sauk City, WI 53583

PROJECT
Shoreland Erosion Control & Grading Plan
 Glaus Properties LLC

SHEET TITLE
Existing Conditions

SEAL/SIGNATURE

SHEET NUMBER C1.0
EDI PROJECT NUMBER 22-0767
EDI PROJECT FILE Task 1
SCALE 1"=60'

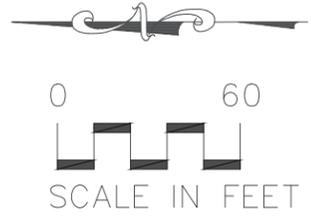
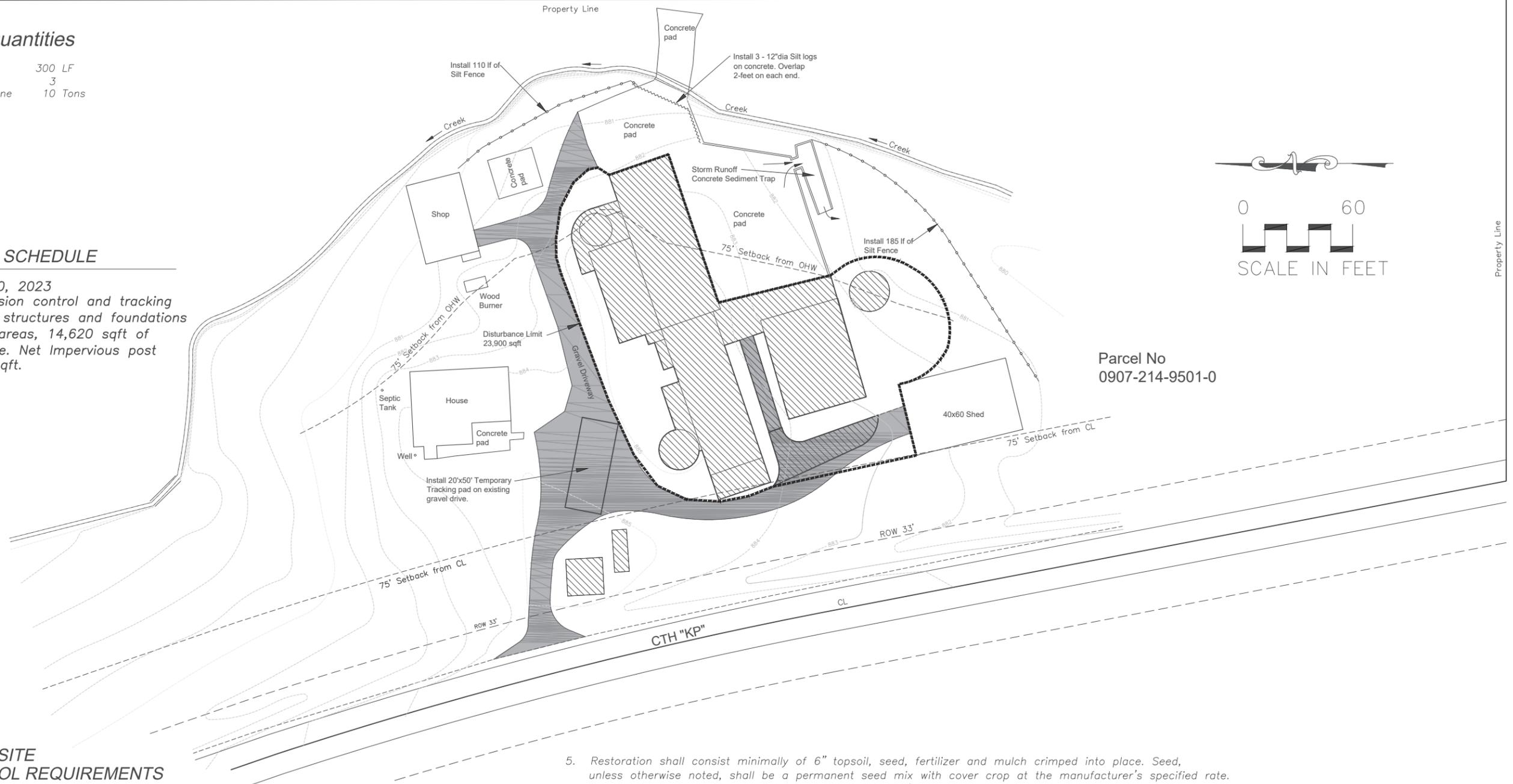
EXETER DESIGN, INC.
 18096 BUOL ROAD
 BELLEVILLE, WI 53508
 (608) 712-1040

Approximate Quantities

Silt Fence	300 LF
12" dia x 20' Silt Logs	3
Tracking Pad Breaker Stone	10 Tons

CONSTRUCTION SCHEDULE

March 15 – April 10, 2023
 Install perimeter erosion control and tracking pad. Remove Silo's, structures and foundations as shown (hatched areas, 14,620 sqft of impervious) from site. Net Impervious post removal is 24,110 sqft.



Parcel No
0907-214-9501-0

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

- All erosion control measures shall be constructed and maintained by the contractor in accordance with the WDNR construction site erosion & sediment control technical standards (WDNR-ECTS). It is the contractors' responsibility to obtain a copy of this handbook.
- Perimeter and tracking controls shall be installed prior to the associated land disturbance activities.
- The owner shall inspect erosion control devices upon installation and as required by agency permits, which is generally once per week and/or after every 0.5-inch or greater rainfall. The contractor shall perform identical inspections and record all maintenance activities.
- Adjacent public roadways shall be inspected, and cleaned if necessary, at the end of each day. Sweeping is required as hydraulic flushing of roadways is not allowed.

- Restoration shall consist minimally of 6" topsoil, seed, fertilizer and mulch crimped into place. Seed, unless otherwise noted, shall be a permanent seed mix with cover crop at the manufacturer's specified rate. Fertilizer shall be any starter mix at the manufacturer's specified rate. Mulch shall be hay or straw applied at 1.5 to 3.0 tons per acre for a surface area coverage of approximately 80%.
- Erosion Control is the responsibility of the property owner until acceptance of this project. Erosion control measures as shown on the approved plan shall be the minimum precautions that will be allowed. The contractor shall be responsible for recognizing and correcting erosion problems that are a result of construction activities. Additional erosion control measures, as requested by Dane County or the Owner's Engineer shall be installed within 24 hours.
- All disturbed areas must be temporarily stabilized within 14 days of last disturbance.
- All stockpiles must be temporarily stabilized within 7 days of last disturbance.
- All disturbed areas must be stabilized within 7 days of reaching final grade.

Although every effort has been made in preparing these plans and checking them for accuracy, the contractor and subcontractors must check all details and dimensions of their trade and be responsible for the same.
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ITEM	DATE
Drawn:	_____
Checked:	_____
Approved:	_____
Revised:	_____

PREPARED FOR:
Jeff Glus
6942 CTH KP
Sauk City, WI 53583

PROJECT
Shoreland Erosion Control & Grading Plan
Glus Properties LLC

SHEET TITLE
Demolition Plan
Site Impervious Area Reduction

SEAL/SIGNATURE

SHEET NUMBER	C2.0
EDI PROJECT NUMBER	22-0767
EDI PROJECT FILE	Task 1
SCALE	1"=60'

EXETER DESIGN, INC.
 18096 BUOL ROAD
 BELLEVILLE, WI 53508
 (608) 712-1040

↑
NORTH

Existing Well
Location of septic System

Cty. Rd. KP

Existing 36'x50' shed

Property Line

Existing 40'x60' shed



Project Name and Address
Glaus Properties LLC
6942 Co. Rd. KP
Sauk City, WI 53583

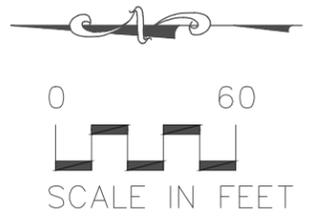
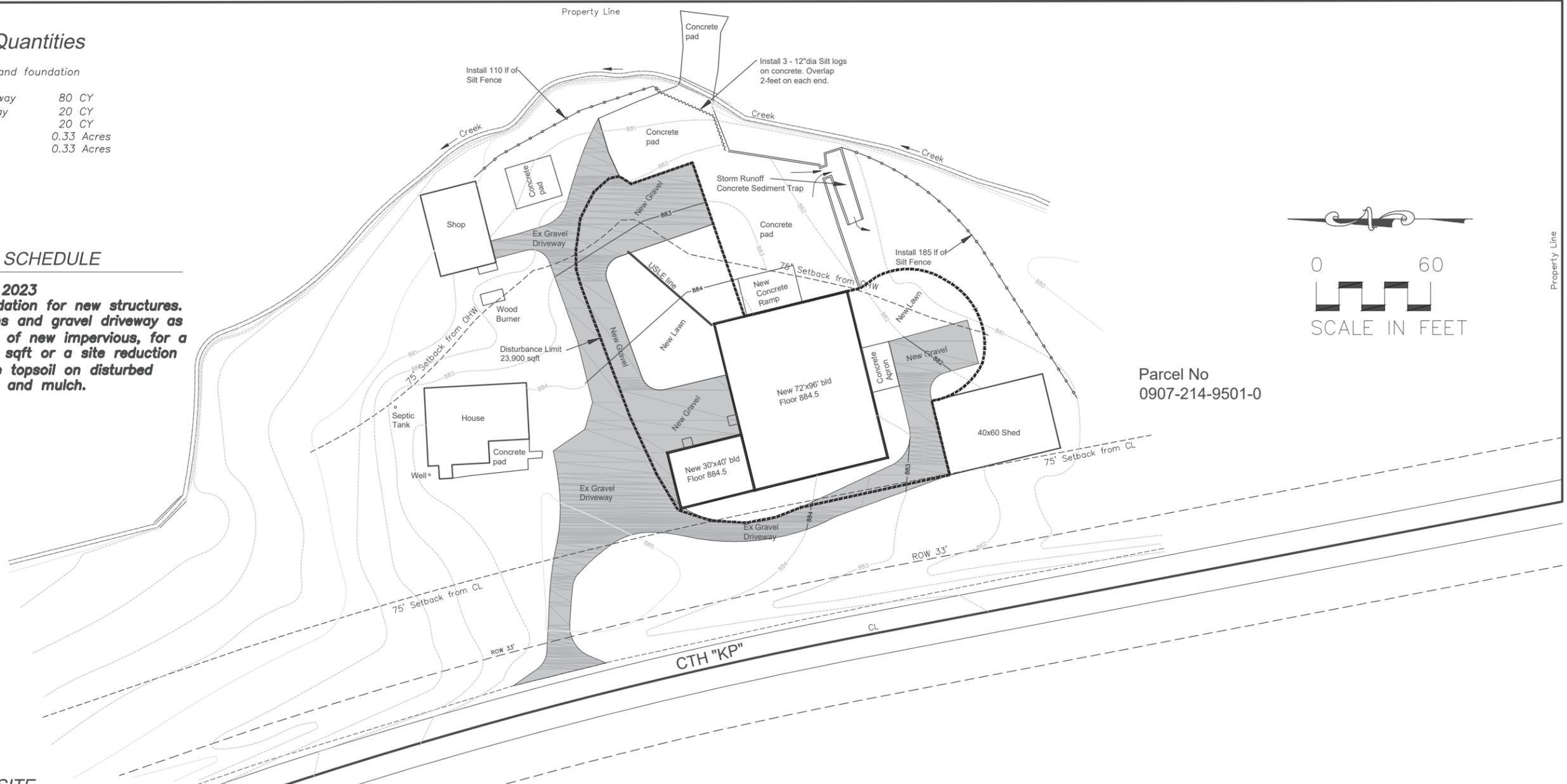
Project
Glaus Properties LLC
Date
11-1-22
Scale
1"=60'

Approximate Quantities

Excavation to Subbase and foundation	
Cut	150 CY
9" of Breaker for Driveway	80 CY
3" of Gravel for Driveway	20 CY
Topsoil placement	20 CY
Seed and fertilize	0.33 Acres
Mulch	0.33 Acres

CONSTRUCTION SCHEDULE

April 11 – June 3, 2023
Dig and install foundation for new structures. Add additional aprons and gravel driveway as shown. (12,720 sqft of new impervious, for a site total of 36,830 sqft or a site reduction of 1,900 sqft) Place topsoil on disturbed areas, seed, fertilize and mulch.



Parcel No
0907-214-9501-0

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ITEM	DATE
Drawn:	
Checked:	
Approved:	
Revised:	
Revised:	
Revised:	

PREPARED FOR:
Jeff Glaus
6942 CTH KP
Sauk City, WI 53583

PROJECT
Shoreland Erosion Control & Grading Plan
Glaus Properties LLC

SHEET TITLE
Proposed New Building
with Grading Plan

SEAL/SIGNATURE

SHEET NUMBER	C3.0
EDI PROJECT NUMBER	22-0767
EDI PROJECT FILE	Task 1
SCALE	1"=60'

EXETER
DESIGN, INC.
 N8096 BUOL ROAD
 BELLEVILLE, WI 53508
 (608) 712-1040



Dane County Water Resource Engineering

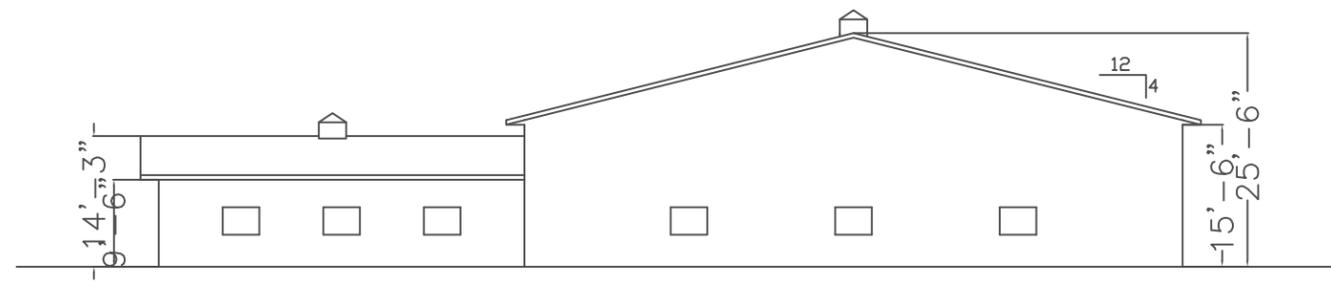
Shoreland Erosion Control Permit

Permit Number			Project Name		
SE2023-0049			Glaus Demo and Construction		
Approved By			Landowner		
Jim Neidhart			Jeff Glaus		
Issued By			Parcel Number		
Jess Starks			0907-214-9501-0		
Issued To			Municipality		
Jeff Glaus			Town of Roxbury		
Disturbed Lands (sq ft)	New Impervious (sq ft)	Redeveloped Impervious (sq ft)	Location		
23,900	-1,900	0	SE 1/4 of Section 21		

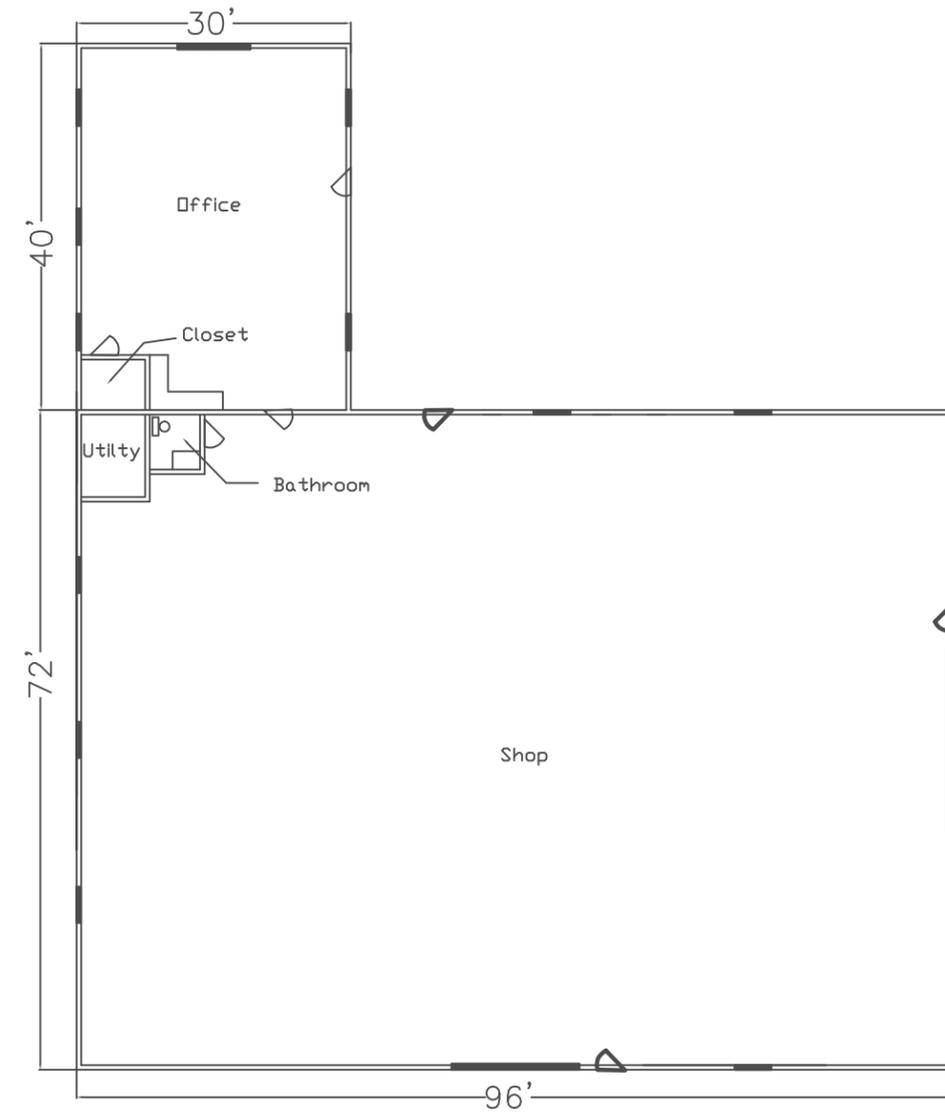
An erosion control, stormwater management, or shoreland mitigation plan for this project has been reviewed and approved under Chapter 11 or 14, Dane County Code of Ordinances. The plan shall be in effect for the duration of the permit. The permit expires on the date included below for erosion control permits. Stormwater management and shoreland mitigation permits are valid in perpetuity. This card must be posted prominently on site until all disturbed soil has been stabilized. This permit is only for the items specified above. Other permits may be required.

Start Date	Stabilization Date	Expiration Date
3/15/2023	6/3/2023	6/3/2023

For questions or concerns related to this permit please contact Dane County's Water Resource Engineering Division at 608.224.3730



Front Elevation



Floor Plan

Project Name and Address
 Glaus Properties LLC
 6942 Co. Rd. KP
 Sauk City, WI 53583

Project
 Glaus Properties LLC
 Date
 11-1-22
 Scale
 1"=20'

DANE COUNTY SHORELAND ZONING PERMIT

Permit No. DCPSHL-2023-00010

Date Issued 03/24/2023

Date Expires 03/24/2024

Issued to: **GLAUS PROPERTIES LLC**

Project Description: FARM SHOP AND OFFICE (REPLACEMENT OF EXISTING IMPERVIOUS)

Authorizing such building location and use as shown in the application, plans and specifications on file in the office of the Dane County Zoning Administrator, City-County Building, Madison, WI.

Address: _____

Town: TOWN OF ROXBURY Parcel No. 0907-214-9501-0

Remarks: _____

OWNER AND AGENT HAVE AGREED TO COMPLY WITH ALL DANE COUNTY ORDINANCES. ANY UNAUTHORIZED CHANGE FROM THE INFORMATION OR PLANS SUBMITTED WILL INVALIDATE THIS PERMIT.

NOTE: SEPARATE PERMITS MAY BE REQUIRED BY THE STATE, DANE COUNTY OR BY TOWNS HAVING CODES WHICH PERTAIN TO THIS CONSTRUCTION.

Issued by: 
DANE COUNTY ZONING DIVISION

THIS CARD MUST BE POSTED IN A CONSPICUOUS LOCATION ON THE PREMISES BEFORE WORK MAY COMMENCE.

Replacement System

Mound <24

DANE COUNTY

NO. 13-2022-00307

STATE SANITARY PERMIT

TRANSFER/RENEWAL

PREVIOUS NO. SAN-3400

OWNER: Valentine G Breunig

PLUMBER: Travis Desmet LIC.#: 1002082

TOWN/CITY: TOWN OF ROXBURY

SECTION: 21, TOWN: 09N, RANGE: 07 E/W

AND/OR LOT: _____ BLOCK _____

SUBDIVISION: METES AND BOUNDS

CHAPTER 145.135 (2) WISCONSIN STATUTES

The purpose of the sanitary permit is to allow installation of the private sewage system described in the permit.

The approval of the sanitary permit is based on regulations in force on the date of approval.

The sanitary permit is valid and may be renewed for a specified period.

Changed regulations will not impair the validity of a sanitary permit.

Renewal of the sanitary permit will be based on regulations in force at the time renewal is sought, and that changed regulations may impede renewal.

History: 1977 c. 168; 1979 c. 34,221; 1981 c. 314

Note: If you wish to renew the permit, or transfer ownership of the permit, please contact the county authority.

Brandon Macomber AUTHORIZED ISSUING OFFICER - DATE 10/28/2022

THIS PERMIT EXPIRES 10/28/2024 UNLESS RENEWED BEFORE THAT DATE

POST IN PLAIN VIEW

VISIBLE FROM THE ROAD FRONTING THE LOT DURING CONSTRUCTION

Glaus Rezone Parcel

Town of Roxbury

All lands located East of County Highway in the SE1/4 of the SE1/4, Section 21, Town 9 North, Range 7 East, Town of Roxbury, Dane County, Wisconsin, described as follows:

Commencing at the SE corner of said Section 21, also known as the Point of Beginning; Thence along the East line of said quarter-quarter, $N00^{\circ}09'10''W$, 1305 feet to the NE corner of said quarter-quarter; Thence along the North line of said quarter-quarter; $N89^{\circ}26'12''W$, 637 feet to the centerline of highway; Thence along said centerline $S19^{\circ}52'34''E$, 578 feet; Thence continuing along said centerline on a curve right 537 feet with a radius of 3000 feet; Thence continuing along said centerline, $S09^{\circ}36'39''E$, 246 feet to the South line of said quarter-quarter; Thence along said South line, $S88^{\circ}53'43''E$, 266 feet to the Point of Beginning.

Said parcel contains 12.7 acres including Right of Way.