

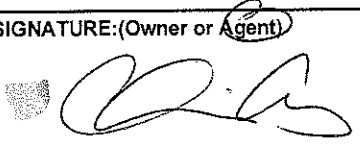
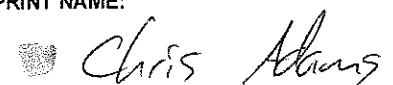

# Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
08/15/2014	DCPREZ-2014-10758
Public Hearing Date	C.U.P. Number
10/28/2014	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME GREGORY J MAIER	PHONE (with Area Code) ((608) 831-5337	AGENT NAME WILLIAMSON SURVEYING & ASSOCIATES, LLC	PHONE (with Area Code) ((608) 255-5705
BILLING ADDRESS (Number & Street) 7604 RILES RD		ADDRESS (Number & Street) 104A W. MAIN STREET	
(City, State, Zip) MIDDLETON, WI 53562		(City, State, Zip) WAUNAKEE, WI 53597	
E-MAIL ADDRESS		E-MAIL ADDRESS CHRIS@WILLIAMSONSURVEYING.COM	

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	
7604 RILES ROAD					
TOWNSHIP SPRINGFIELD	SECTION 20	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0808-202-9001-0					

REASON FOR REZONE	CUP DESCRIPTION			
SEPARATING EXISTING RESIDENCE FROM FARMLAND				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	A-2 (4) Agriculture District	4.14		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	INSPECTOR'S INITIALS  PMK2	SIGNATURE: (Owner or Agent) 
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		PRINT NAME: 
COMMENTS: SEPARATION OF HOME AND FARM BUILDINGS FROM FARM LAND.				DATE: 

# Dane County Conditional Use Permit Application

<b>Application Date</b>	<b>C.U.P Number</b>
08/15/2014	DCPCUP-2014-02288
<b>Public Hearing Date</b>	
10/28/2014	


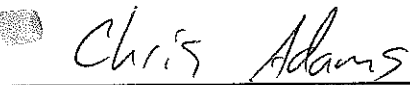
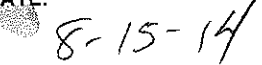
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME GREGORY J MAIER	Phone with Area Code (608) 831-5337	AGENT NAME WILLIAMSON SURVEYING & ASSOCIATES, LLC	Phone with Area Code (608) 255-5705
BILLING ADDRESS (Number, Street) 7604 RILES RD		ADDRESS (Number, Street) 104A W. MAIN STREET	
(City, State, Zip) MIDDLETON, WI 53562		(City, State, Zip) WAUNAKEE, WI 53597	
E-MAIL ADDRESS		E-MAIL ADDRESS CHRIS@WILLIAMSONSURVEYING.COM	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
7604 RILES ROAD					
TOWNSHIP SPRINGFIELD	SECTION 20	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0808-202-9001-0		---		---	

**CUP DESCRIPTION**

UNLIMITED LIVESTOCK ON 3-16 ACRES.

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.126(3)(p)	4.14

<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>Inspectors Initials</b>  PMK2	<b>SIGNATURE: (Owner or Agent)</b> 
		<b>PRINT NAME:</b> 
		<b>DATE:</b> 

COMMENTS: UNLIMITED LIVESTOCK ON 3-16 ACRES.



DANE COUNTY  
**PLANNING & DEVELOPMENT**

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

**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 <u>Greg Maier</u>	Agent's Name <u>Williamson Surveying</u>
Address <u>7604 Riles Rd, Middleton</u>	Address <u>104A W. Main St, Waunakee</u>
Phone <u>(608) 831-5337</u>	Phone <u>608-255-5705</u>
Email _____	Email <u>chris@williamsonsurveying.com</u>

Town: Springfield Parcel numbers affected: 0808-202-9001-0

Section: 20 Property address or location: 7604 Riles Rd, Middleton, WI 53562

Zoning District change: (To / From / # of acres) A-2(4) / A-1EX / 4.14 acres

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 71 % Other: 29 %

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:

Greg Maier would like to separate his home and farm buildings from the farm land. Greg would like to sell the farm land and keep the home and buildings to live in and continue raising cows. A conditional use permit is also being requested to allow for the site to have over the limit of livestock per the A-2(4) zoning. Greg will have from 35-50 steer through out the year.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.  
 Submitted By: [Signature] (Agent) Date: 8-6-14



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:

- **Written Legal Description of Conditional Use Permit boundaries**
- **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.**
- **Scaled map showing neighboring area land uses and zoning districts**
- **Written operations plan describing the items listed below (additional items needed for mineral extraction sites)**
- **Written statement on how the proposal meets the 6 standards of a Conditional Use**

Owner	<u>Greg Maier</u>	Agent	<u>Williamson Surveying &amp; Associates, LLC</u>
Address	<u>7604 Riles Rd, Middleton</u>	Address	<u>104A W. Main St, Waunakee, WI</u>
Phone	<u>608-831-5337</u>	Phone	<u>608-255-5705</u>
Email	<u></u>	Email	<u>chris@williamsonsurveying.com</u>

Parcel numbers affected: 0808-202-9001-0 Town: Springfield Section: 20  
 Property Address: 7604 Riles Rd, Middleton

Existing/ Proposed Zoning District : A-1ex / A-2(4)

- **Type of Activity proposed:** Farm related and raising of steers.
- **Hours of Operation** standard farm hours, dusk till dawn
- **Number of employees** 1
- **Anticipated customers** 0
- **Outside storage** animals, feed bails, farm equipment
- **Outdoor activities** Standard farming activities
- **Outdoor lighting** standard lighting for safety and visibility
- **Outside loudspeakers** None
- **Proposed signs** none
- **Trash removal** Standard residential trash bins and pick up
- **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:  (Agent)

Date: 8-6-14

# **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.

The proposed use will cause no issues for public health, safety, comfort or general welfare because it will be use as it has for many years.

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.

The proposed use will cause no changes to values or uses of the neighborhood because there will be no change to the farm itself.

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.

The proposed use will not impede the development and improvement of surrounding property because it is completely contained to this site.

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

Access, utilities and drainage easements are already in existence for the use of this property.

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.

No change to the current use is proposed with this request.

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

The proposed use will conform to the regulations of the A-2(4) and its allowed conditional uses.

**Parcel Number -** **Current**  
**056/0808-202-9001-0**

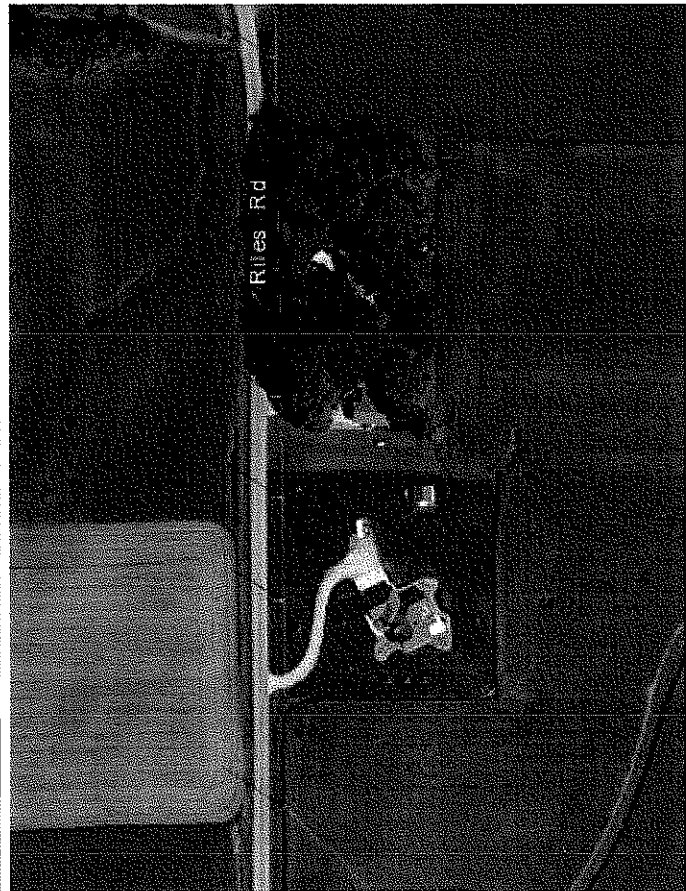
<b>Parcel Summary</b> <span style="float: right;">More +</span>	
Municipality Name	TOWN OF SPRINGFIELD
Parcel Description	SEC 20-8-8 SW1/4 NW1/4 EXC N 400 FT OF S...
Owner Name	GREGORY J MAIER
Primary Address	7604 RILES RD
Billing Address	7604 RILES RD MIDDLETON WI 53562

<b>Assessment Summary</b> <span style="float: right;">More +</span>	
Assessment Year	2014
Valuation Classification	G4 G5 G7
Assessment Acres	35.026
Land Value	\$113,400.00
Improved Value	\$195,400.00
Total Value	\$308,800.00

Show Valuation Breakout

**Zoning Information**

Contact your local city or village office for municipal zoning information.



[Bing Map](#)

**Tax Summary (2013)** More +

[E-Statement](#)

[E-Bill](#)

[E-Receipt](#)

[Pay Taxes Online](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$113,900.00	\$195,400.00	\$309,300.00
Taxes:		\$5,191.37
Lottery Credit(-):		\$121.17
First Dollar Credit(-):		\$71.15
Specials(+):		\$188.67
Amount:		\$5,187.72

**District Information**



R-1A  
DCPREZ-0000-08487-0000-08487

A-2(1)  
DCPREZ-0000-08487

A-1(EX)  
DCPREZ-0000-00000

P

RH-2  
DCPREZ-0000-00000-10465

7671

7665

RH-2

DCPREZ-0000-07606

7659

A-1(EX)

DCPREZ-0000-00000

A-2  
DCPREZ-0000-07606

7654

7650

R-1

DCPREZ-0000-09172

RH-2  
DCPREZ-0000-09654

RH-1

DCPREZ-0000-09172

A-2(8)

DCPREZ-0000-10108

Riles Rd

Schuetz Rd

7604

Riles Rd

Riles Rd

CUP  
7693 252

7627 7625

7555

R1  
Single family dwellings or mobile homes occupied by parents or children of the farm operator  
DCPREZ-0000-02392

A-1(EX)

DCPREZ-0000-00000

A-1(EX)

DCPREZ-0000-00000

5411

Ripp Rd



# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

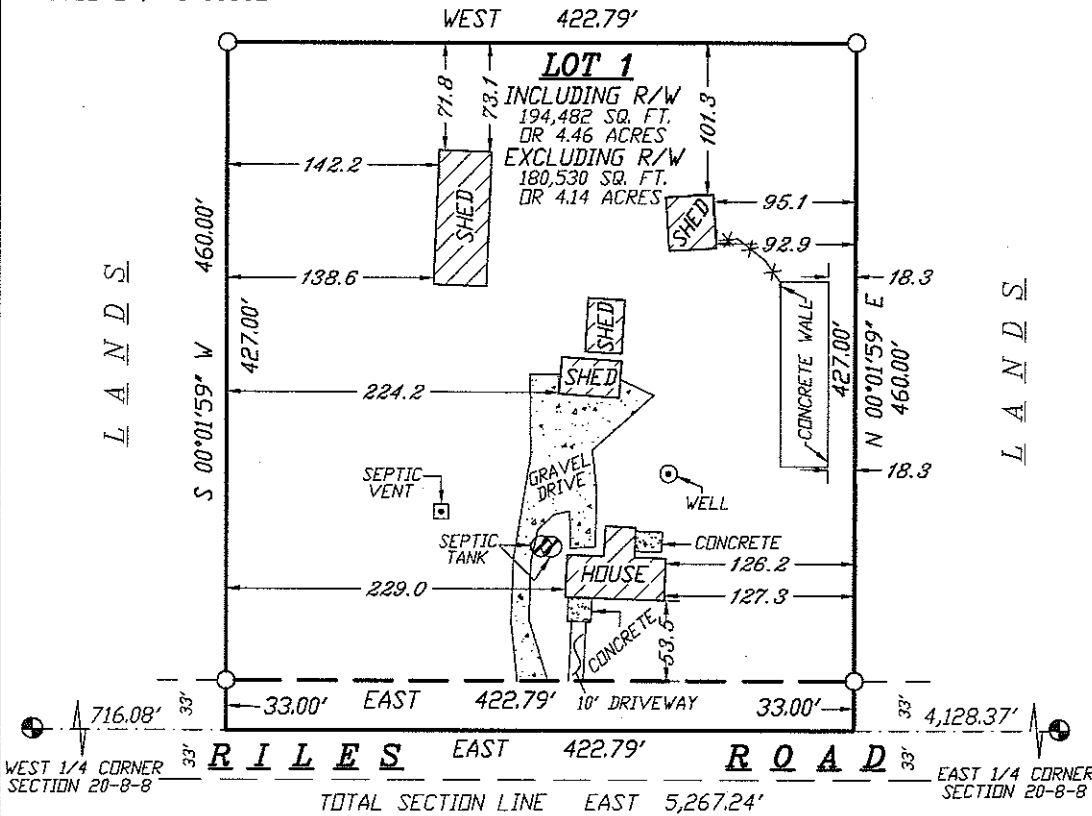
NOA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, T8N, R8E,  
TOWN OF SPRINGFIELD, DANE COUNTY, WISCONSIN.

### PREPARED FOR:

GREG MAIER  
7604 RILES ROAD  
MIDDLETON, WI 53562

### L A N D S



### LEGEND

- = SET 3/4"x24" REBAR  
WT 1.5 LB PER LIN FT
- = FOUND DANE COUNTY  
ALUMINUM MONUMENT

### NOTES:

1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.

2.) WETLANDS AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.

SCALE 1" = 100'

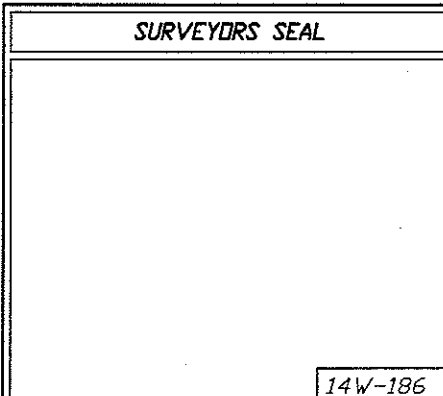


DOCUMENT NO. \_\_\_\_\_

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE NW 1/4 OF SECTION 20-8-8 LINE ASSUMED TO BEAR EAST

### SURVEYORS SEAL







# CERTIFIED SURVEY MAP

**WILLIAMSON SURVEYING AND ASSOCIATES, LLC**

NOA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, T8N, R8E,  
TOWN OF SPRINGFIELD, DANE COUNTY, WISCONSIN.

### SURVEYOR'S CERTIFICATE

I, Noa T. Prieve, Registered Land Surveyor hereby certify that in full compliance with the provisions of Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Dane County, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being part of the Southwest 1/4 of the Northwest 1/4 of Section 20, T8N, R8E, Town of Springfield, Dane County, Wisconsin being more particularly described as follows:

Commencing at the West 1/4 corner of said Section 20, thence East 716.08 feet along the South line of the Northwest 1/4 to the point of beginning.

Thence continue East 422.79 feet; thence N 00°01'59" E, 460.00 feet; thence West 422.79 feet; thence S 00°01'59" W, 460.00 feet to the point of beginning. This parcel contains 194,482 sq. ft. or 4.46 acres and is subject to a 33 foot road right of way on the southerly side thereof.

*Williamson Surveying and Associates, LLC  
by Noa T. Prieve & Chris W. Adams*

Date \_\_\_\_\_

\_\_\_\_\_  
Noa T. Prieve S-2499  
Registered Land Surveyor

### OWNERS' CERTIFICATE:

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. I also certify that this certified survey map is required by sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

WITNESS the hand seal of said owners this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_.

STATE OF WISCONSIN)  
DANE COUNTY)

\_\_\_\_\_  
Gregory J. Maier

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ the  
above named Gregory J. Maier to me known to be  
the person who executed the foregoing  
instrument and acknowledge the same.

\_\_\_\_\_ County, Wisconsin.

My commission expires \_\_\_\_\_

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name

**SURVEYORS SEAL**



# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, T8N, R8E,  
TOWN OF SPRINGFIELD, DANE COUNTY, WISCONSIN.

### **TOWN BOARD RESOLUTION**

Resolved that this certified survey map is hereby acknowledged and approved by the Town of Springfield on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Carolyn Hacker  
Town Clerk

### **NOTE:**

REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.

Approved for recording per Dane County Zoning and Land Regulation Committee action on \_\_\_\_\_.

\_\_\_\_\_  
Daniel Everson  
Assistant Zoning Administrator

### **REGISTER OF DEEDS:**

Received for recording this \_\_\_ day of \_\_\_\_\_, 20\_\_\_ at \_\_\_ o'clock \_\_\_M. and recorded in Volume \_\_\_\_\_ of Dane County Certified Surveys on pages \_\_\_\_\_ through \_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowski  
Register of Deeds

**SURVEYORS SEAL**

DOCUMENT NO. \_\_\_\_\_

CERTIFIED SURVEY MAP NO. \_\_\_\_\_



# WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

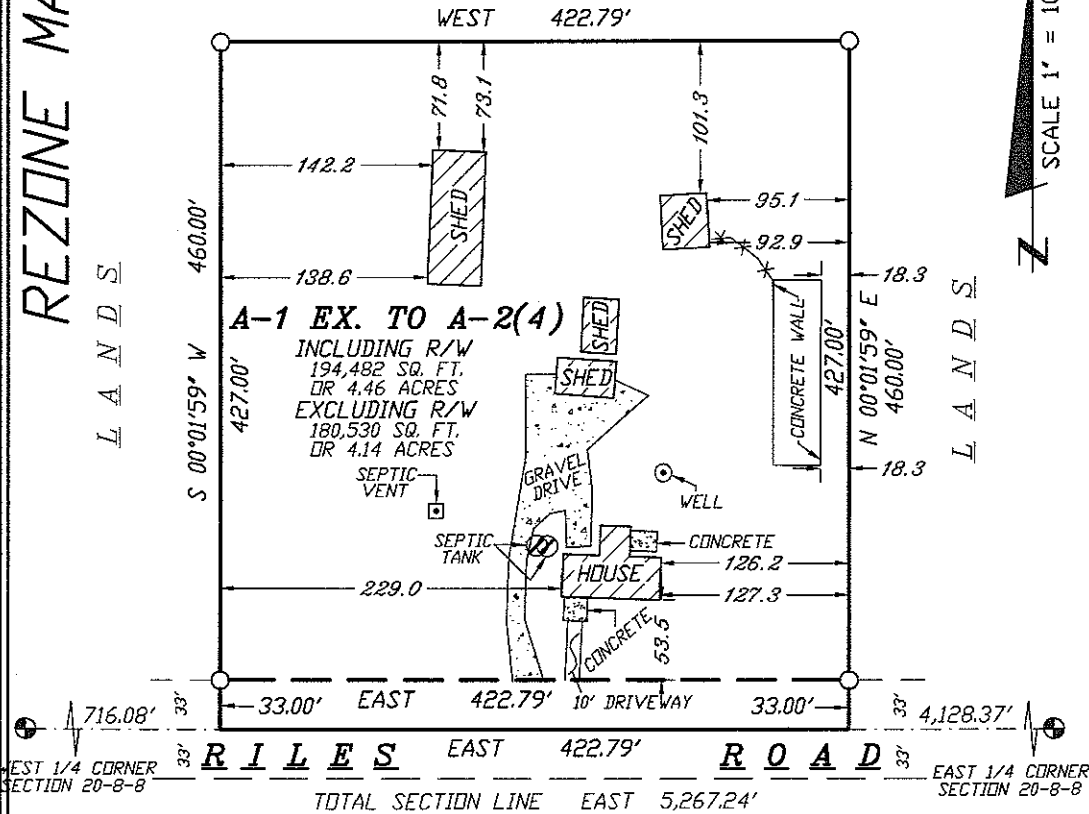
REZONE MAP

L A N D S

L A N D S

L A N D S

SCALE 1" = 100'



## A-1 EX. TO A-2(4)

INCLUDING R/W  
194,482 SQ. FT.  
OR 4.46 ACRES  
EXCLUDING R/W  
180,530 SQ. FT.  
OR 4.14 ACRES

### PREPARED FOR:

GREG MAIER  
7604 RILES ROAD  
MIDDLETON, WI 53562

## A-1 EX. TO A-2(1)

A parcel of land located in part of the Southwest 1/4 of the Northwest 1/4 of Section 20, T8N, R8E, Town of Springfield, Dane County, Wisconsin being more particularly described as follows:

Commencing at the West 1/4 corner of said Section 20, thence East, 716.08 feet along the South line of the Northwest 1/4 to the point of beginning.

Thence continue East 422.79 feet; thence N 00°01'59" E, 460.00 feet; thence West 422.79 feet; thence S 00°01'59" W, 460.00 feet to the point of beginning. This parcel contains 194,482 sq. ft. or 4.46 acres and is subject to a 33 foot road right of way on the southerly side thereof.

DELAYED EFFECTIVE DATE REQUESTED