

# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
05/04/2018	DCPREZ-2018-11304
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
07/24/2018	DCPCUP-2018-02425

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME CHAD D & JENNIE KADERABEK	PHONE (with Area Code) (317) 371-5248	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 690 CRAIG RD		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) EDGERTON, WI 53534		(City, State, Zip)	
E-MAIL ADDRESS jenniekader@gmail.com		E-MAIL ADDRESS	

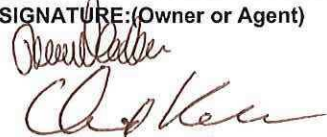
ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
690 CRAIG ROAD					
TOWNSHIP ALBION	SECTION 15	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0512-152-8400-2					

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

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>CKR</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>CKR</u>	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>CKR</u>	INSPECTOR'S INITIALS  SSA1	SIGNATURE: (Owner or Agent) 
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PRINT NAME: Jennie Kaderabek Chad Kaderabek
DATE: 5/4/2018



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>Chad and Jennie Kaderabek</u>	Agent's Name	_____
Address	<u>690 Craig Road</u>	Address	_____
	<u>Edgerton, WI 53534</u>		
Phone	_____	Phone	_____
	<u>(317) 371-5248</u>		
Email	_____	Email	_____
	<u>jenniekader@gmail.com, chad@k4inn.com</u>		

Town: Albion Parcel numbers affected: 0512-152-8400-2. Lot 1, Certified Survey Map #7623

Section: 15 Property address or location: 690 Craig Road, Edgerton, WI 53534

Zoning District change: (To / From / # of acres) To A-2(4) and CUP Limited Family Business from RH-2

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:

Conduct business activity of K4 Innovations, LLC dba K4 Innovations, Pipe Fittings Direct.

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

Submitted By: *Jennie Kaderabek* *Chad Kaderabek*

Date: 9/3/2018



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

**Conditional Use Application**

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

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>Chad and Jennie Kaderabek</u>	Agent	_____
Address	<u>690 Craig Road</u>	Address	_____
Phone	<u>317-371-5248 Jennie</u>	Phone	_____
Email	<u>608-371-9313 Chad</u>	Email	_____
	<u>jenniekader@gmail.com</u>		_____

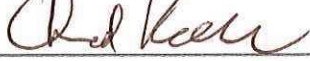
Parcel numbers affected: 002/0512-152-8400-2 Town: Albion Section: 15  
Lot 1, Certified Survey Map #7623 Property Address: 690 Craig Road, Edgerton, WI

Existing/ Proposed Zoning District : RH-2 to A-2(4) & CUP Limited Family Business

o Type of Activity proposed: See attached sheet.

- o Hours of Operation
- o Number of employees
- o Anticipated customers
- o Outside storage
- o Outdoor activities
- o Outdoor lighting
- o Outside loudspeakers
- o Proposed signs
- o Trash removal
- 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:  

Date: 9/3/2018

## 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.

**There will be no activity which is detrimental to or endanger the public health, safety, comfort or general welfare. Business activity includes general office work, shipping and receiving products related to running the business.**

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 plan to use existing buildings to run our business. The office area will be the sunroom of the first floor of the home. Warehouse space will be contained within the existing 3rd bay of the three car garage and storage room directly off that garage bay. If needed, any additional inventory would be stored in the existing detached garage located adjacent to the house.**

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.

**Business activities will not impede normal and orderly development and improvement of the surrounding property. No changes to the current buildings is planned.**

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

**No further improvements are needed. Use of existing electric, well, septic and roads will be adequate for business needs.**

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 proposed to current access. Business is not open to public, so no increase/change in current traffic expected.**

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

**Business will conform to all applicable regulations of the district.**

**Type of Activity proposed:**

Conduct business activity of K4 Innovations, LLC, dba K4 Innovations, Pipe Fittings Direct.

**Hours of Operation**

Typical Business hours will be 9:00 a.m. to 5:00 p.m. Monday thru Friday.

**Number of employees**

Currently there are 2 employees, both members of the family living at the location.

**Anticipated customers**

This is a mail order business. All business is conducted over the internet. There will be no drive up retail business on location.

**Outside storage**

No additional storage or buildings are planned. If needed, the detached garage adjacent to the property would be used for additional product storage.

**Outdoor activities**

No outdoor activities, other than normal business related to deliveries and shipments, is proposed.

**Outdoor lighting**

No additional outdoor lighting is planned, as currently outdoor lighting is adequate for our needs.

**Outside loudspeakers**

No outside loudspeakers will be used.

**Proposed signs**

If any signs are needed, they would be near the house where the driveway forks. If we decide to add signage at the T of Craig Road, a permit would be obtained according to Dane County sign permit and fees.

**Trash removal**

Current trash removal is provided by Advanced Disposal. No additional trash removal needs are anticipated.

DANE COUNTY CERTIFIED SURVEY MAP NO. 7623

Surveyors Certificate:

I hereby certify that this survey is in compliance with Chapter 236.34 of the Wisconsin Statutes. I further certify that I have surveyed & mapped the lands described herein & that the map is a correct representation in accordance with information furnished.

FOR: Jeffrey Schultz  
601 Washington  
Edgerton, WI. 53534

John R. Karns  
JOHN R. KARNs S-1295 9-19-94  
N 7994 KELLY ROAD  
BROOKLYN, WI. 53521  
(608) 862-3811

DESCRIPTION:

A part of the NE 1/4 of the NW 1/4, and a part of the NW 1/4 of the NE 1/4, all in Section 15, T5N-R12E, Town of Albion, Dane County, Wisconsin; to-wit: commencing at the N 1/4 corner said section 15; thence S 00°06'42"E, 264.00 feet; thence N 89°53'18"E, 33.00 feet to the point of beginning of this description; thence S 00°06'42"E, 666.31 feet; thence N 89°30'00"W, 356.00 feet; thence N 00°06'42"W, 451.50 feet; thence S 89°30'00"E, 290.00 feet; thence N 00°06'42"W, 214.11 feet; thence along the arc of a curve to the left of radius of 60.00 feet, and whose long chord bears N 89°53'18"E, 66.00 feet to the point of beginning. Subject to easements and dedications as shown hereon, and easements and dedications of record.

"refer to building site information contained in the Dane County Soil Survey."

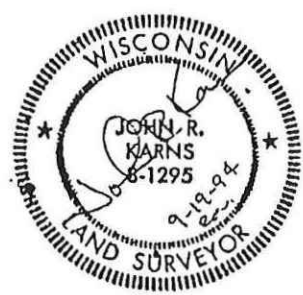
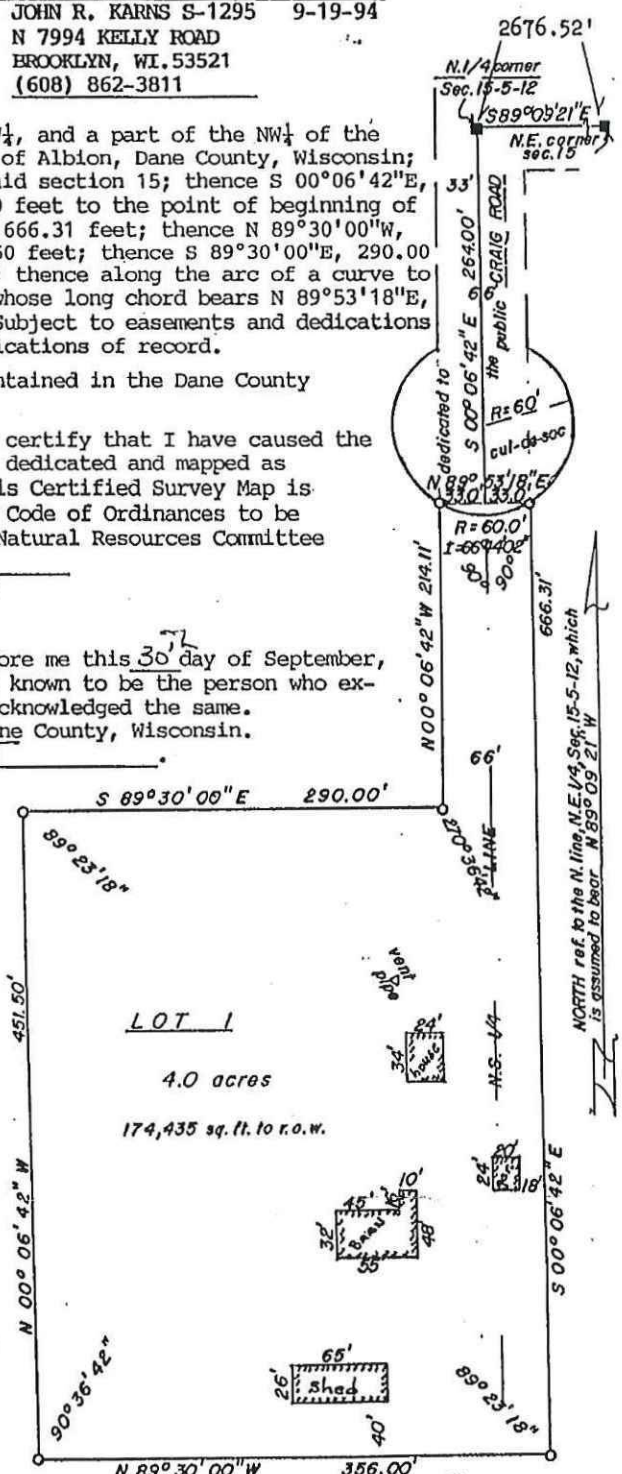
OWNERS CERTIFICATE: As owner, I hereby certify that I have caused the lands described hereon to be surveyed, dedicated and mapped as represented. I further certify that this Certified Survey Map is required by S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the Dane County Zoning & Natural Resources Committee for approval.

Jeffrey Schultz  
Jeffrey Schultz - owner

NOTARY PUBLIC  
DANE COUNTY, WI.

Personally came before me this 30<sup>th</sup> day of September, 1994, Jeffrey Schultz, owner, to me well known to be the person who executed the foregoing instrument, and acknowledged the same.

John R. Karns Notary Public, Dane County, Wisconsin.  
My Commission expires 11/1/95



LEGEND:  
scale 1"=100'  
o = 3/4"x 24" rebar set,  
mn.wt. 1.5# per ln.ft..  
■ = Dane County alum.mon.  
F.B. #115, P.54  
DATE OF SURVEY--June 30, 1994

C.S.M. No. 7623  
VOLUME 39, PAGE 310

12



DANE COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_

CONSENT OF MORTGAGEE:

BANK ONE OF JANESVILLE, Edgerton Branch, a corporation duly organized and existing under and by the virtue of the laws of the State of Wisconsin, Mortgagee of the foregoing described land, does hereby consent to the surveying, dividing, mapping and any dedications of the land described on this Certified Survey Map and does hereby consent to the foregoing certificate of Jeffrey Schultz, owner.

In witness whereof, the said BANK ONE of JANESVILLE, Edgerton Branch has caused these presents to be signed by Jon Paulson, Vice President of said corporation, at Edgerton, Wisconsin, and its corporate seal to be hereunto affixed this 23 day of September 1994.

Jon Paulson  
Jon Paulson, Vice President

Attest: Marge K. Gunderson

NOTARY PUBLIC, DANE COUNTY, WISCONSIN:

Personally came before me this 23 day of September, 1994, Jon Paulson, Vice President of the above named corporation, to me well known to be the person who executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

John R. Karns  
Notary Public, Dane County, Wisconsin. My commission expires Permanently.

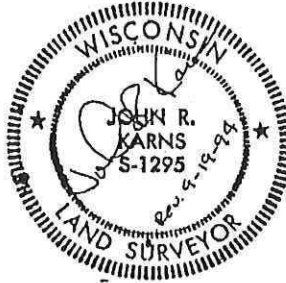
\*\*\*\*\*  
TOWN OF ALBION APPROVAL:

APPROVED AND ADOPTED BY THE TOWN BOARD OF THE TOWN OF ALBION, THIS CERTIFIED SURVEY MAP AND ANY DEDICATIONS SHOWN HEREON, THIS 4th DAY OF Oct, 1994.

The public highway right-of-way dedication design Joanna Broughton Clerk, Town of Albion stated herein is hereby accepted.

Prepared by:

KARNS SURVEYING  
N 7994 KELLY ROAD  
BROOKLYN, WI. 53521  
(608) 862-3811



\*\*\*\*\*  
DANE COUNTY APPROVAL:

"APPROVED FOR RECORDING PER DANE COUNTY ZONING & NATURAL RESOURCES COMMITTEE ACTION OF October 11, 1994.

Norbert Scribner # 5620  
Norbert Scribner, Authorized rep.

\*\*\*\*\*  
REGISTER OF DEEDS CERTIFICATE:

RECEIVED FOR RECORD THIS 11 DAY OF Oct, 1994,  
AT 2:49 O'CLOCK, P.M., AND RECORDED IN VOLUME 39  
OF CERTIFIED SURVEY MAPS OF DANE COUNTY, ON PAGE 310 & 311.

Jane Lucht  
Register of Deeds  
By: Marge K. Gunderson, Deputy  
office map no. 94-690  
sheet 2 of 2

DOCUMENT NO. 2637708

# Dane County Map

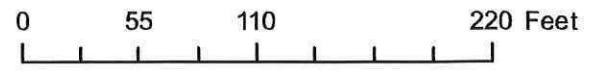


May 3, 2018

 Tax Parcels

Lot 1, Certified Survey  
Map #7623

1 inch = 90 feet






# Dane County Map



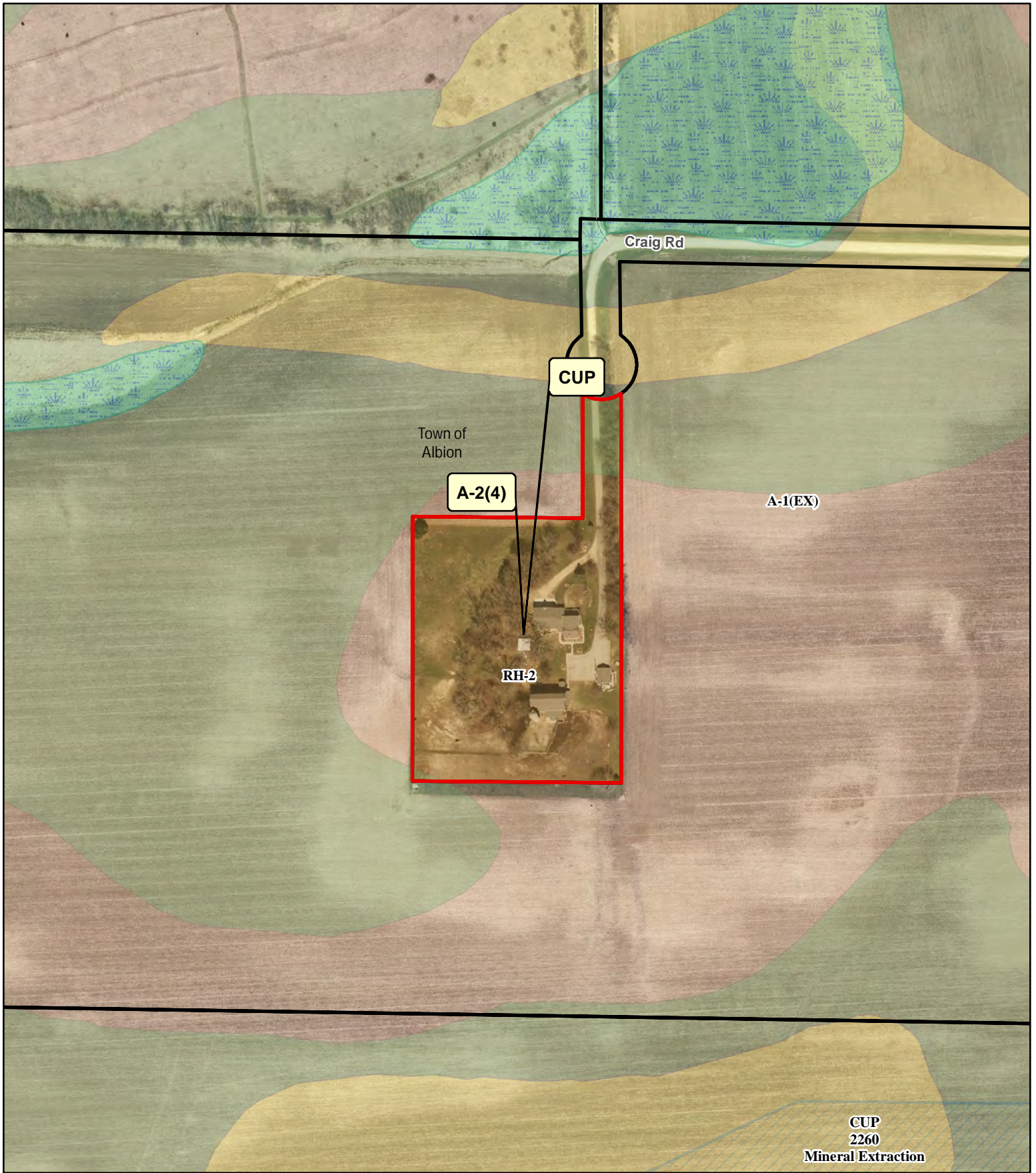
Parcels

May 3, 2018

1 inch = 400 feet

 Tax Parcels





**Legend**

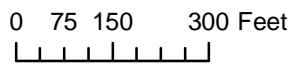
Wetland

Floodplain

**Significant Soils**

Class 1

Class 2



Petition 11304 /CUP 2425  
 CHAD D & JENNIE  
 KADERABEK