

# Dane County Conditional Use Permit Application



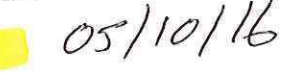
|                            |                     |
|----------------------------|---------------------|
| <b>Application Date</b>    | <b>C.U.P Number</b> |
| 05/10/2016                 | DCPCUP-2016-02347   |
| <b>Public Hearing Date</b> |                     |
| 07/26/2016                 |                     |

| OWNER INFORMATION   |   | AGENT INFORMATION        |                      |
|---|---|--------------------------|----------------------|
| OWNER NAME<br>CURTIS E. ANDERSON                          | Phone with Area Code<br>((608) 423-4838 | AGENT NAME               | Phone with Area Code |
| BILLING ADDRESS (Number, Street)<br>2587 STATE HIGHWAY 73 |   | ADDRESS (Number, Street) |                      |
| (City, State, Zip)<br>CAMBRIDGE, WI 53523                 |   | (City, State, Zip)       |                      |
| E-MAIL ADDRESS  |   | E-MAIL ADDRESS           |                      |

| ADDRESS/LOCATION 1         |               | ADDRESS/LOCATION 2         |         | ADDRESS/LOCATION 3         |         |
|----------------------------|---------------|----------------------------|---------|----------------------------|---------|
| ADDRESS OR LOCATION OF CUP |               | ADDRESS OR LOCATION OF CUP |         | ADDRESS OR LOCATION OF CUP |         |
| 2587 Hwy 73                |               |                            |         |                            |         |
| TOWNSHIP<br>CHRISTIANA     | SECTION<br>16 | TOWNSHIP                   | SECTION | TOWNSHIP                   | SECTION |
| PARCEL NUMBERS INVOLVED    |               | PARCEL NUMBERS INVOLVED    |         | PARCEL NUMBERS INVOLVED    |         |
| 0612-161-8340-2            |               | ---                        |         | ---                        |         |

| CUP DESCRIPTION                            |
|--|
| Limited Family Business (Pallet Recycling) |

| DANE COUNTY CODE OF ORDINANCE SECTION | ACRES |
|---------------------------------------|-------|
| 10.123(3)(a)2.                        | 6     |

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

COMMENTS: LIMITED FAMILY BUSINESS - PALLET RECYCLING

Resubmission  
of  
CUP 2286.  
Lapsed due to  
inactivity.

V23784P 15

RECORDER'S OFFICE  
DANE COUNTY, WI.  
JANE LIGHT  
REGISTER OF DEEDS  
RECORDED ON

JUL 23 1 58 PM '93

..... Sylvia T. Bruegger .....  
.....  
conveys and warrants to  
..... Curtis E. Anderson and Terri L. Anderson, husband  
..... and wife .....

2496475

RETURN TO CURTIS E. ANDERSON  
2587 NEW 73  
CAMBRIDGE, WI  
53533

the following described real estate in Dane County,  
State of Wisconsin:

Tax Parcel No: .....

A part of the East 1/2 of the Northeast 1/4 of Section 16, Township 6 North, Range 12 East, in the Town of Christiana, Dane County, Wisconsin, bounded and described as follows: Commencing at the quarter post in the East line of Section 16, thence North along the East line of Section 16, 1278.27 feet to the point of beginning; thence continuing North along the section line, 708.96 feet; thence West, 381.70 feet; thence South, 658.96 feet; thence East, 165 feet; thence South 38 degrees 40' East, 64.03 feet; thence East, 176.70 feet to the point of beginning.

TRANSFER  
\$ 242<sup>70</sup> N  
FEE PAID

This is not homestead property.  
(Is) (Is not)

Exception to warranties: Municipal and zoning ordinances, recorded easements for public utilities, recorded building and use restrictions and covenants, and general taxes levied in the year of closing.

Dated this 19th day of July, 1993.

..... (SEAL) Sylvia T. Bruegger ..... (SEAL)  
..... Sylvia T. Bruegger .....  
..... (SEAL) ..... (SEAL)

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) .....  
.....  
authenticated this ..... day of ....., 19.....

STATE OF WISCONSIN } ss.  
Dane County, }  
Personally came before me this 19th day of  
July, 1993 the above named  
Sylvia T. Bruegger

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, .....  
authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY  
Attorney Peter F. Roe

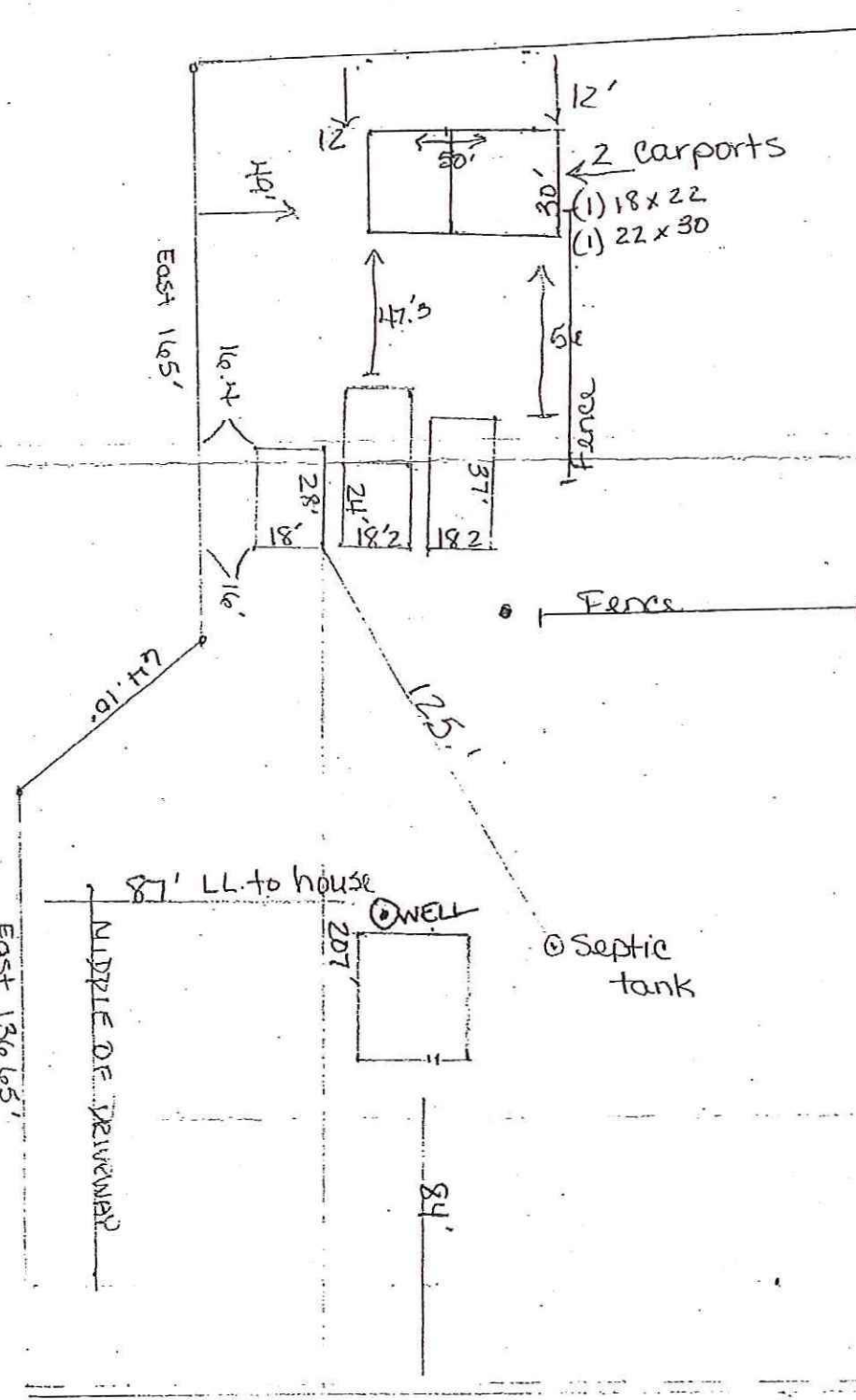
Madison, WI 53706

(Signatures may be authenticated or acknowledged. Both are not necessary.)



to me known to be the person ..... who executed the foregoing instrument and acknowledge the same.  
..... Marlene A. Grover .....  
Notary Public Dane County, Wis.  
My Commission is permanent. (If not, state expiration date: 3/31/96, 1996.)

\*Names of persons signing in any capacity should be typed or printed below their signatures.



1" = 50'

Neighboring  
Crop Land

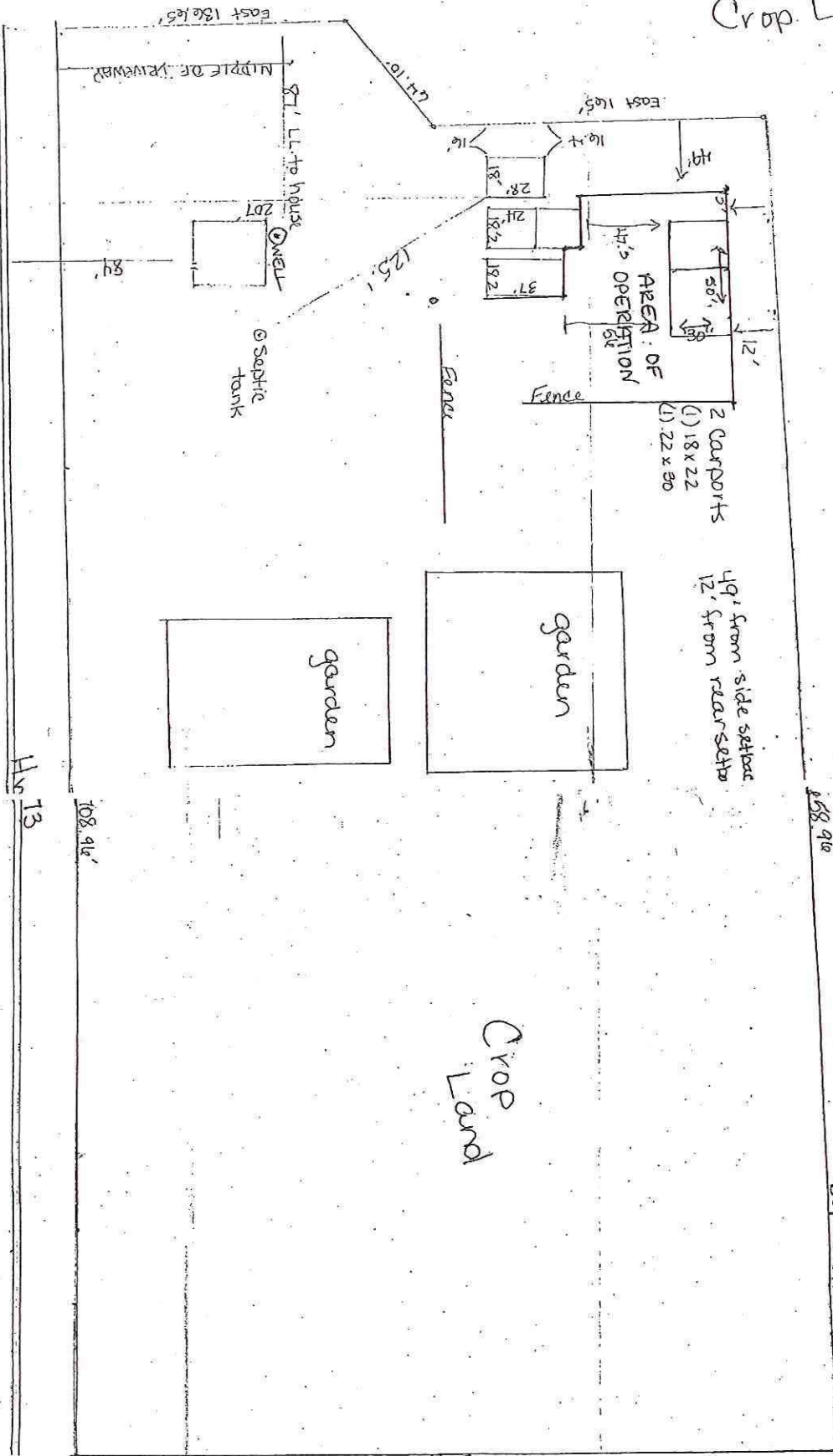
Neighboring  
Crop Land

DCP2-P-2011-001626

Crop  
Land

Neighboring  
Crop  
Land

1" = 50'



Hs 13

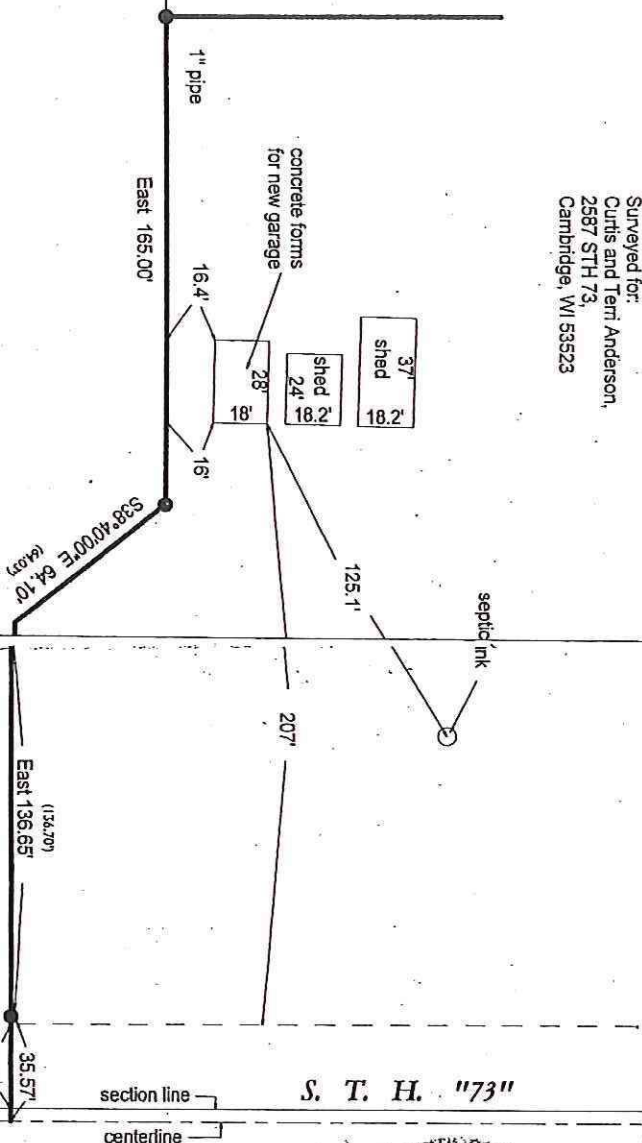
108' 9"

138' 9"

381' 70"

# Location Survey

Part of the SE ¼ of the NE ¼ and part of the NE ¼ of the NE ¼ all in Section 16, T.6N., R.12E., Town of Christiana, Dane County, Wisconsin



Surveyors Certificate  
I hereby certify that I have surveyed and mapped the property as described hereon, and that such map is a correct representation of said survey, to the best of my knowledge and belief.

David C. Riesop S-1551

*David C. Riesop*  
4/13/06

Surveyed for:  
Curtis and Terri Anderson,  
2587 STH 73,  
Cambridge, WI 53523

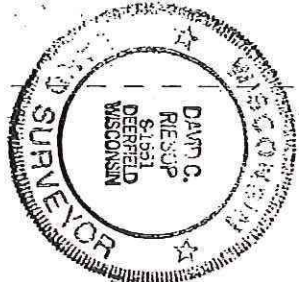
Legend:  
● = 3/4" dia. iron rod found  
Unless otherwise noted  
When Different, Parentheses  
Indicate Recorded As



Scale 1" = 50'



S. T. H. "73"



**Wisconsin Mapping, LLC**

surveying and mapping services

306 West Quarry Street, Deerfield, Wisconsin 53531

(608) 764-5602

Dwg. No. 3347-06 Date 04/13/2006  
Sheet 1 of 1

2286



# Staff Report

Zoning and Land Regulation Committee

Public Hearing:

Zoning Amendment:  
**None**

Acres: 6  
Survey Req. No

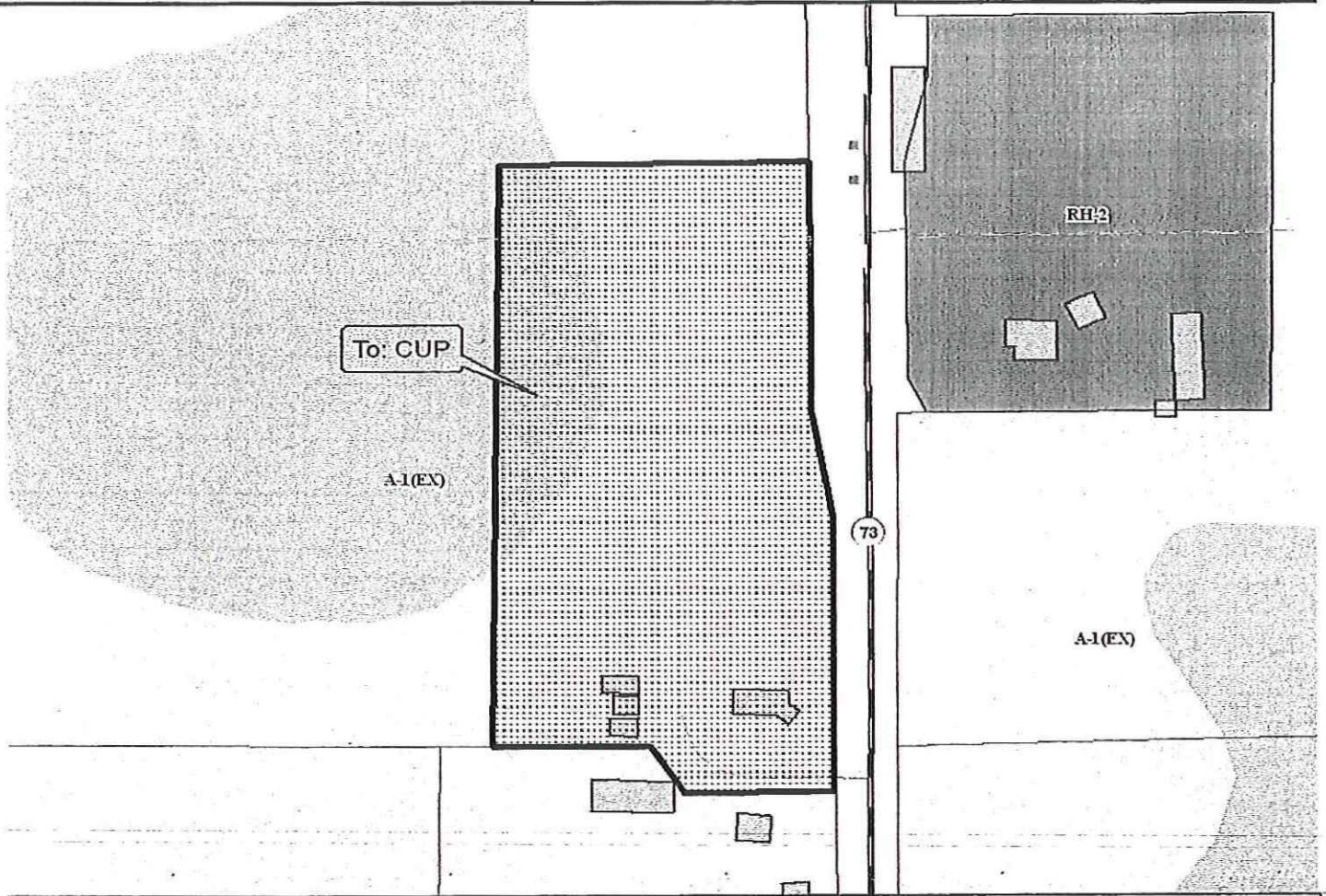
Reason:  
**Limited Family Business (Pallet Recycling)**

Petition: **CUP**

Town/sect:  
**Christiana  
Section 16**

Applicant  
**Terri Anderson**

Location:  
**2587 State Highway 73**





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>Curt &amp; Terri Anderson</u>      | Agent   | <u>SAME</u> |
| Address | <u>2587 State Rd 73 Cambridge, Wi</u> | Address | _____       |
| Phone   | <u>608-423-4838</u>                   | Phone   | _____       |
| Email   | _____                                 | Email   | _____       |

Parcel numbers affected: 0612-161-8340-2      Town: Christiana      Section: 16  
 Property Address: 2587 Hwy 73 Cambridge, Wi.

Existing/ Proposed Zoning District: A1-EX

- o Type of Activity proposed:      PALLET RECYCLING  
     Used pallets are picked up, brought to property, torn down by a dismantler or sawzall and rebuilt with staple gun/hammer and then delivered to customer.
- o Hours of Operation: 7am. to 7pm 7 days a week.
- o Number of employees    -- 1 Part-time family member.
- o Anticipated customers    -- None. All products are delivered.
- o Outside storage -- Stacks of pallets in the area of operation.
- o Outdoor activities -- The tearing down and rebuilding of pallets. (sawing, nail gun, grinder, hammer)
- o Outdoor lighting    -- 2 Dusk-To-Dawn lights
- o Outside loudspeakers    - None
- o Proposed signs        -- None
- o Trash removal        - None
- 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: Curt Anderson

Date: 05/10/16

## 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. This is a small home based business that our physically disabled son operates. He dismantles pallets and rebuilds them and delivers to the buyers. This does not create problems with delivery trucks or other excessive traffic to the property. Most of the land surrounding our property is farm land with the exception of the property to our south which is a residence. The operation of the business is far enough away from
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. As stated in the answer to the previous question, most of the land that would be surrounding the business area is farm land and will not be affected at all.
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. It will have no bearing on any development to any property around us. There will be less area involved, less noise, much less (no) big equipment than any farm around us has.
4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made. The business will not require any improvements made to the property or any extra utilities or access roads.
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. The same driveway that we now have will be the only one needed.
6. That the conditional use shall conform to all applicable regulations of the district in which it is located.  
Yes.





1) that it will not be of any bother to them nor will it interfere with their property in any way.

## Parcel Number - 016/0612-161-8340-2

Current

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

| Parcel Detail               |   | Less —  |
|-----------------------------|---|---|
| Municipality Name           | TOWN OF CHRISTIANA  |   |
| State Municipality Code     | 016   |   |
| <b>Township &amp; Range</b> | <b>Section</b>  | <b>Quarter/Quarter &amp; Quarter</b>  |
| T06NR12E                    | 16  | NE of the NE  |
| Plat Name                   | METES AND BOUNDS  |   |
| Block/Building              |   |   |
| Lot/Unit                    |   |   |
| Parcel Description          | SEC 16-6-12 PRT NE1/4 COM SEC E1/4 COR TH<br>N ALG SEC E LN 127 8.27 FT TO POB TH CON N<br>708.96 FT TH W 381.7 FT TH S 658.96 FT TH E<br>165 FT TH S38DEG E 64.03 FT TH E 176.7 FT TO<br>POB 6 A CRES EXC TO DOT IN DOC 5022431<br><b>This property description is for tax purposes. It may be<br/>           abbreviated. For the complete legal description please refer to<br/>           the deed.</b> |   |
| Current Owner               | TERRI L ANDERSON  |  |
| Current Co-Owner            | CURTIS E ANDERSON   |  |
| Primary Address             | 2587 STATE HIGHWAY 73   |   |
| Billing Address             | 2587 STATE HIGHWAY 73<br>CAMBRIDGE WI 53523   |   |

| Assessment Summary       |              | More + |
|--------------------------|--------------|--------|
| Assessment Year          | 2016         |        |
| Valuation Classification | G1 G4        |        |
| Assessment Acres         | 6.000        |        |
| Land Value               | \$88,300.00  |        |
| Improved Value           | \$137,300.00 |        |
| Total Value              | \$225,600.00 |        |

Show Valuation Breakout

### Zoning Information

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

**Zoning**  
A-1(EX)

Zoning District Fact Sheets

### Parcel Maps



DCiMap

Google Map

Bing Map

**Tax Summary (2015)****More +**[E-Statement](#)[E-Bill](#)[E-Receipt](#)

| Assessed Land Value            | Assessed Improvement Value | Total Assessed Value |
|--------------------------------|----------------------------|----------------------|
| \$88,300.00                    | \$137,300.00               | \$225,600.00         |
| <b>Taxes:</b>                  |                            | \$3,308.65           |
| <b>Lottery Credit(-):</b>      |                            | \$132.91             |
| <b>First Dollar Credit(-):</b> |                            | \$82.28              |
| <b>Specials(+):</b>            |                            | \$193.67             |
| <b>Amount:</b>                 |                            | \$3,287.13           |

**District Information**

| Type              | State Code | Description           |
|-------------------|------------|-----------------------|
| REGULAR SCHOOL    | 0896       | CAMBRIDGE SCHOOL DIST |
| TECHNICAL COLLEGE | 0400       | MADISON TECH COLLEGE  |

**Recorded Documents**

| Doc. Type | Date Recorded | Doc. Number | Volume | Page |
|-----------|---------------|-------------|--------|------|
| WD        | 04/12/1994    | 2496475     | 23784  | 15   |

**DocLink**

DocLink is a feature that connects this property to recorded documents. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. [Click here for instructions.](#)

By Parcel Number: 0612-161-8340-2

By Owner Name: TERRI L ANDERSON

By Owner Name: CURTIS E ANDERSON

[Document Types and their Abbreviations](#)

[Document Types and their Definitions](#)



843

A-1(EX)  
DCPREZ-0000-00000

Smithback Rd

RH-2  
2610 DCPREZ-0000-06554

CUP  
2286  
Limited Family Business

A-1(EX)  
DCPREZ-0000-00000

A-1(EX)  
DCPREZ-0000-00000

73

2587

2571

### TOWN BOARD ACTION REPORT - REZONE

Regarding Petition # CUP-2016-02347

Dane County Zoning & Land Regulation Committee Public Hearing Date \_\_\_\_\_

Whereas, the Town Board of the Town of Christiana having considered said zoning petition,

be it therefore resolved that said petition is hereby (check one):  Approved  Denied  Postponed

Town Planning Commission Vote: 4 In favor 1 opposed - abstained

Town Board Vote: 2 In favor - opposed - abstained

**THE PETITION IS SUBJECT TO THE FOLLOWING CONDITION(S) (Check all appropriate boxes):**

- 1.  Deed restriction limiting use(s) in the \_\_\_\_\_ zoning district to only the following:  
\_\_\_\_\_
- 2.  Deed restrict the balance of A-1 EX Agricultural Exclusive zoned land owned by the applicant from the original farm (as of date specified in the Town Plan) prohibiting non-farm development. Please provide property description, or tax parcel number(s):  
\_\_\_\_\_
- 3.  Deed restrict the applicant's property described below prohibiting division. Please provide property description, or tax parcel number(s):  
\_\_\_\_\_
- 4.  Condition that the applicant must record a Notice Document which states all residential development units (a.k.a. splits) have been exhausted on the property, and further residential development is prohibited under Town & County Land Use Planning policies. Please provide property description, or tax parcel number(s):  
\_\_\_\_\_
- 5.  Other Condition(s). Please specify:  
See attached

Please note: The following space is reserved for comment by the minority voter(s), OR, for the Town to explain its approval if the decision does not comply with the relevant provisions of the Town Plan.

\_\_\_\_\_  
\_\_\_\_\_

I, Sandra Everson, as Town Clerk of the Town of Christiana, County of Dane, hereby certify that the above resolution was adopted in a lawful meeting of the Town Board on May 10, 2016.

Town Clerk Sandra Everson Date: May 12, 2016.

**TOWN OF CHRISTIANA  
PLAN COMMISSION MEETING MINUTES  
APRIL 26, 2016**

The meeting was called to order at 7:30 pm by Tom Jelinek. Those present were: Jim Lowrey, Cindy Cutrano, Tom Jelinek, Adam Travis and Duane Hinchley.

Cindy Cutrano made a motion to appoint Tom Jelinek as Chairman, seconded by Jim Lowrey. Duane Hinchley closed the motion, seconded by Jim Lowrey. Jim Lowrey made a motion to appoint Cindy Cutrano as Secretary, seconded by Duane Hinchley. Jim Lowrey closed the motion, seconded by Duane Hinchley. All ayes.

Jim Lowrey made a motion to approve the minutes from February 23, 2016, seconded by Duane Hinchley. All ayes.

Public appearances – None.

Cindy Cutrano made a motion to approve request for CUP for Dale Stenjem/Todd Anderson/US Cellular for the property at parcel number 0612-014-8515-0, seconded by Duane Hinchley. All ayes.

Jim Lowrey made a motion to approve CUP for Curt & Terri Anderson/Chris Anderson for their property at 2587 Hwy 73 with these conditions:

1. The business shall be limited to pallet processing and fabrication.
2. Hours of operation shall be limited to 7 am to 7 pm.
3. Outdoor storage shall be limited to stacks of pallets located behind the 3 accessory buildings on the property. All such storage must be screened from visibility from State Highway 73.
4. Signage for the business is prohibited.
5. Outdoor lighting shall be limited to 3 dusk to dawn lights.
6. Outside loudspeakers are prohibited.
7. The conditional use permit shall expire upon sale of the property to an unrelated 3rd party.
8. The total square foot area for this CUP shall not exceed 4800 total feet. A privacy fence is to be on the north side of where the pallet operation will be and shall be install 90 days of the date of the conditional use permit.

seconded by Adam Travis. 4 Ayes, 1 Nay.

## TOWN OF CHRISTIANA PLAN COMMISSION APPLICATION REZONE, CONDITIONAL USE PERMIT OR LAND DIVISION

|  |                                   |
|--|-----------------------------------|
| Contact Person<br><div style="text-align: center;">or Curt Anderson</div> Terri Anderson | Telephone number<br>1008-423-4838 |
|--|-----------------------------------|

### SECTION A - GENERAL INFORMATION

|  |                                |
|--|--------------------------------|
| Applicant's name<br>Chris Anderson   | Date of application<br>4-14-16 |
| Full address<br><div style="text-align: right;">53523</div> 2587 Hwy 73 Cambridge Wi | E-mail address                 |
| Home telephone number<br>1008-423-4838   | Work telephone number          |
| Owner's name (if different than applicant)<br>Curt - Terri Anderson                  | Telephone number<br>Same       |
| Full address<br>2587 Hwy 73 Cambridge Wi 53523                                       |                                |

I, Curt - Terri Anderson (owner's name) authorize and agree to Chris Anderson (applicant's name) submitting

this application pertaining to land I own in the Town of Christiana. (Owner is required to attend the first Plan Commission meeting)

4-14-16 Date Terri Anderson Signature of owner

|              |         |                  |
|--------------|---------|------------------|
| Agent's name | Address | Telephone number |
|--------------|---------|------------------|

### SECTION B - PROPERTY DESCRIPTION AND INFORMATION

|                |   |  |
|----------------|---|--|
| Section<br>11e | $\frac{1}{4} \frac{1}{4}$ section<br>Tole N R/2E<br>NE 1/4 + NE 1/4 | Parcel number<br>016/0612-1 1e 1-8 3 4 D-2 |
|----------------|---|--|

Parcel address  
 \_\_\_\_\_  
 Parcel location (if no address)  
 2587 Hwy 73 Cambridge Wi 53523

|                                |                                 |                      |                        |
|--------------------------------|---------------------------------|----------------------|------------------------|
| Total acres in parcel<br>5 3/4 | Total acres to be rezoned<br>NA | Present zoning<br>NA | Requested zoning<br>NA |
|--------------------------------|---------------------------------|----------------------|------------------------|

Intent or purpose  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_