

Dane County Rezone & Conditional Use Permit

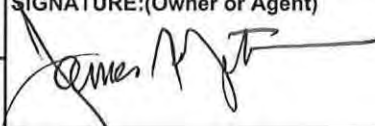
Application Date	Petition Number
01/11/2019	DCPREZ-2019-11397
Public Hearing Date	C.U.P. Number
03/26/2019	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME KIPPLEY REV LIVING TR, RALPH W & ETHEL T	PHONE (with Area Code) (608) 393-8810	AGENT NAME JAMES R GROTHMAN	PHONE (with Area Code) (608) 742-7788
BILLING ADDRESS (Number & Street) 9054 COUNTY HIGHWAY Y		ADDRESS (Number & Street) 625 E SLIFER ST	
(City, State, Zip) SAUK CITY, WI 53583		(City, State, Zip) PORTAGE, WI 53901	
E-MAIL ADDRESS dan@kipcc.com		E-MAIL ADDRESS jgrothman@grothman.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	
9054 COUNTY HIGHWAY Y					
TOWNSHIP ROXBURY	SECTION 17	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0907-174-9000-1					

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	RH-1 Rural Homes District	3.97		

C.S.M REQUIRED?	PLAT REQUIRED?	DEED RESTRICTION REQUIRED?	INSPECTOR'S INITIALS	SIGNATURE:(Owner or Agent)
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	SSA1	
Applicant Initials <u>JRG</u>	Applicant Initials <u>JRG</u>	Applicant Initials <u>JRG</u>		

PRINT NAME: JAMES R. GROTHMAN
DATE: 1/11/19



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:

G+A V2934 File No 418-230

- 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 Ralph W. & Ethel T. Kippley Rev. Living Trust Agent's Name James R. Grothman
Address 9054 C.T.H. "Y" Sauk City, WI 53583 Address 625 E. Slifer St. Portage, WI 53901
Phone Contact Dan Kippley (Son) Phone
(608) 393-8810 (608) 742-7788
Email dan@kipcc.com Email jgrothman@grothman.com

Town: ROXBURY Parcel numbers affected: 0907-174-9000-1

Section: 17 Property address or location: 9054 C.T.H. "Y"

Zoning District change: (To / From / # of acres) RH-1/A-1 EX/3.97

Soil classifications of area (percentages) Class I soils: % Class II soils: 5 % Other: 95 %

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

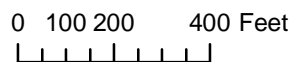
Date: 1-10-19



Legend

Wetland > 2 Acres Significant Soils

-  Wetland
-  Floodplain
-  Class 1
-  Class 2



Petition 11397
**KIPPLEY REV LIVING TR,
 RALPH W & ETHEL T**

As prepared by:

GA GROTHMAN & ASSOCIATES S.C. LAND SURVEYORS

625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877
FAX: (608) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:

G & A FILE NO. **418-230**



PRELIMINARY

DRAFTED BY: T. KASPER

CHECKED BY: TG

PROJ. 514-242

DWG. 418-230

SHEET 1 OF 4

DANE COUNTY CERTIFIED SURVEY MAP NO. _____ GENERAL LOCATION

Volume _____, Page _____

BEING PART OF THE SW1/4 OF THE SE1/4, SECTION 17, T. 9 N, R. 7 E, TOWN OF ROXBURY,
DANE COUNTY, WISCONSIN. CONTAINING 291,581 SQ.FT. 6.69 ACRES

LEGEND

BASIS OF BEARINGS:

IS THE SOUTH LINE OF THE SE1/4, SECTION 17 WHICH BEARS N89°28'36"W AS REFERENCED TO GRID NORTH, DANE COUNTY COORDINATE SYSTEM NAD83(2011).

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

- 3/4" X 24" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
- △ MAG NAIL SET
- 3/4" IRON ROD FND.
- 1 1/4" IRON ROD FND.
- ⊕ 3 1/2" ALUM. MON. FND.
- ⊙ WELL
- ⊙ SEPTIC TANK
- ⊙ SEPTIC VENT
- ⊙ POWER POLE
- OHE— OVERHEAD UTILITY LINE
- ⊙ LIGHT POST
- ⊙ ELECTRIC BOX
- ⊙ CISTERN
- () PREVIOUS SURVEY OR RECORD INFO.



SCALE: 1" = 100'

UNPLATTED LANDS BY OWNER

SW1/4-SE1/4

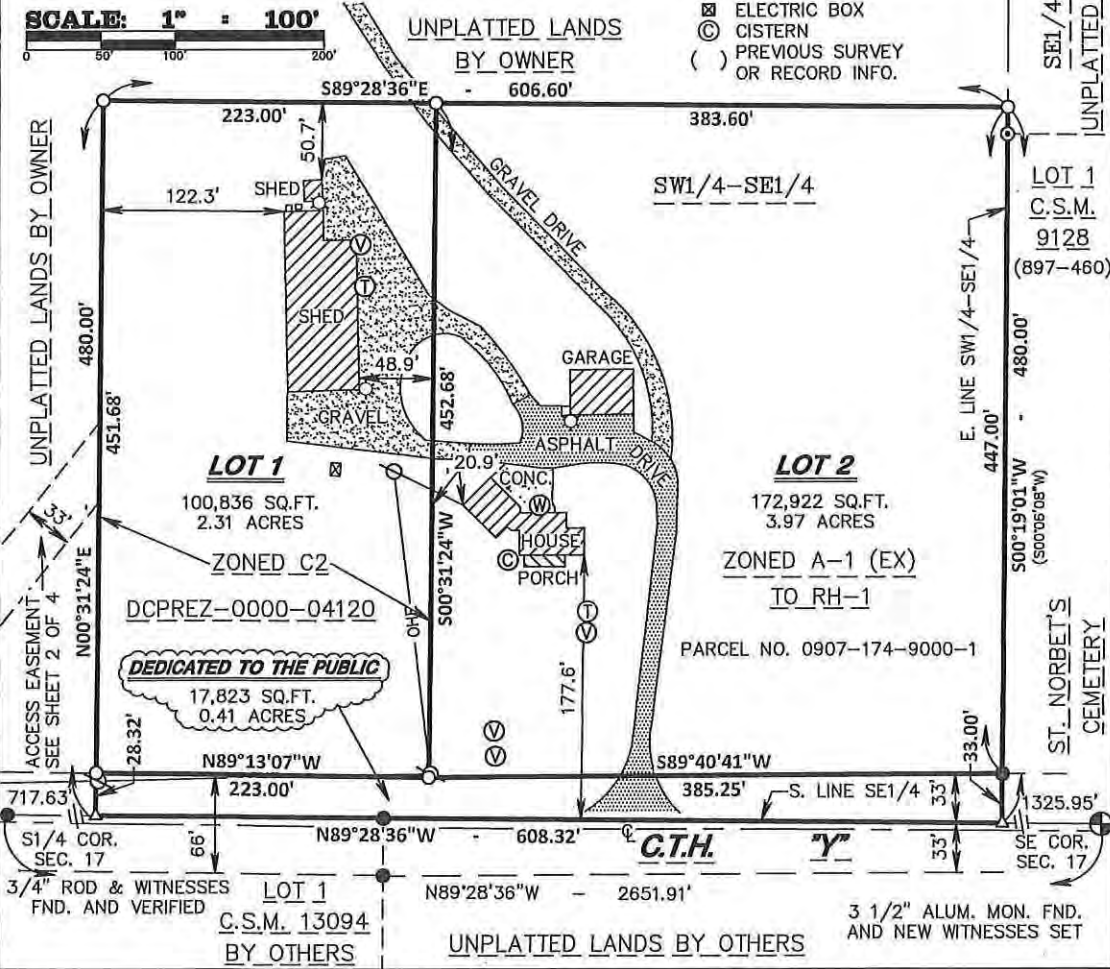
UNPLATTED LANDS BY OTHERS
SE1/4-SE1/4

UNPLATTED LANDS BY OWNER

E. LINE SW1/4-SE1/4

LOT 1
C.S.M. 9128
(897-460)

ST. NORBERT'S CEMETERY



LOT 1

100,836 SQ.FT.
2.31 ACRES

ZONED C2

DCPREZ-0000-04120

DEDICATED TO THE PUBLIC

17,823 SQ.FT.
0.41 ACRES

LOT 2

172,922 SQ.FT.
3.97 ACRES

ZONED A-1 (EX)
TO RH-1

PARCEL NO. 0907-174-9000-1

LOT 1
C.S.M. 13094
BY OTHERS

UNPLATTED LANDS BY OTHERS

CLIENT/OWNER: RALPH W. & ETHEL T. KIPPLEY
REVOCABLE LIVING TRUST
9054 C.T.H. "Y"
SAUK CITY, WI 53583

3 1/2" ALUM. MON. FND.
AND NEW WITNESSES SET

As prepared by:

G GROTHMAN & ASSOCIATES S.C.

LAND SURVEYORS

825 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877
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G & A FILE NO. 418-230



DRAFTED BY: T. KASPER

CHECKED BY: IG

PROJ. 514-242

DWG. 418-230 SHEET 2 OF 4

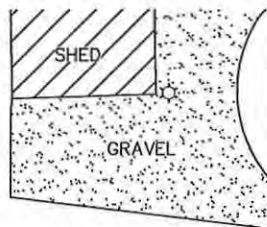
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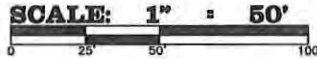
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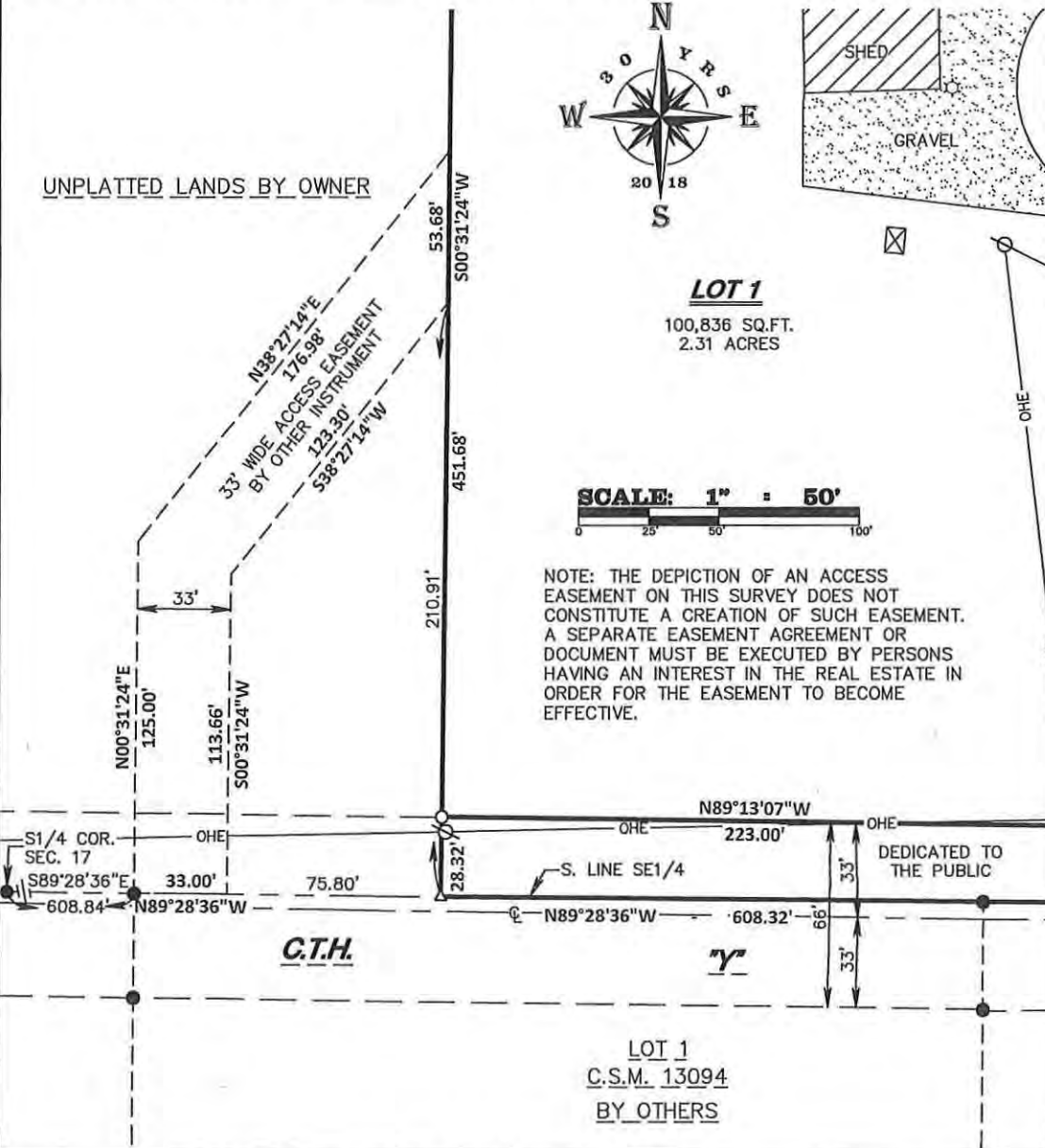


LOT 1

100,836 SQ.FT.
2.31 ACRES



NOTE: THE DEPICTION OF AN ACCESS EASEMENT ON THIS SURVEY DOES NOT CONSTITUTE A CREATION OF SUCH EASEMENT. A SEPARATE EASEMENT AGREEMENT OR DOCUMENT MUST BE EXECUTED BY PERSONS HAVING AN INTEREST IN THE REAL ESTATE IN ORDER FOR THE EASEMENT TO BECOME EFFECTIVE.



CLIENT/OWNER: RALPH W. & ETHEL T. KIPPLEY
REVOCABLE LIVING TRUST
9054 C.T.H. "Y"
SAUK CITY, WI 53583

As prepared by:

GA GROTHMAN & ASSOCIATES S.C.
 LAND SURVEYORS
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CHECKED BY: IG

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DWG. 418-230 SHEET 3 OF 4

DANE COUNTY CERTIFIED SURVEY MAP NO. _____
GENERAL LOCATION Volume _____, Page _____

**BEING PART OF THE SW1/4 OF THE SE1/4, SECTION 17, T. 9 N, R. 7 E, TOWN OF ROXBURY,
 DANE COUNTY, WISCONSIN. CONTAINING 291,581 SQ.FT. 6.69 ACRES**

SURVEYOR'S CERTIFICATE

I, **JAMES R. GROTHMAN**, Professional Land Surveyor, do hereby certify that by the order of the **Ralph W. and Ethel T. Kippley Revocable Living Trust**, I have surveyed, monumented, mapped and divided a part of the Southwest Quarter of the Southeast Quarter of Section 17, Town 9 North, Range 7 East, Town of Roxbury, Dane County, Wisconsin, described as follows:

Commencing at the Southeast corner of Section 17;
 thence North 89°28'36" West along the South line of the Southeast Quarter of Section 17, 1,325.95 feet to the Southeast corner of the Southwest Quarter of the Southeast Quarter of said Section 17 and the point of beginning;
 thence continuing North 89°28'36" West along the South line of the Southeast Quarter of said Section 17, 680.32 feet;
 thence North 00°31'24" East, 480.00 feet;
 thence South 89°28'36" East, 606.60 feet to a point in the East line of the Southwest Quarter of the Southeast Quarter of Section 17;
 thence South 00°19'01" West along the East line of the Southwest Quarter of the Southeast Quarter of said Section 17, 480.00 feet to the point of beginning.
 Containing 291,581 square feet, (6.69 acres), more or less. Being subject to County Trunk Highway Y right-of-way along the Southerly side thereof and servitudes and easements of use or record if any.

I DO FURTHER CERTIFY that this survey is a true and correct representation of the boundaries of the land surveyed and I have fully complied with the Provisions of Chapter 236.34 of the Wisconsin State Statutes and Chapter 75, Dane County Code of Ordinance to the best of my knowledge and belief.

JAMES R. GROTHMAN
 Professional Land Surveyor, No. 1321
 Dated: September 17, 2018
 File No.: 418-230

CLIENT/OWNER: RALPH W. & ETHEL T. KIPPLEY
 REVOCABLE LIVING TRUST
 9054 C.T.H. "Y"
 SAUK CITY, WI 53583

As prepared by:

GA GROTHMAN & ASSOCIATES S.C.
 LAND SURVEYORS
 625 EAST SUPER STREET, P.O. BOX 373 PORTAGE, WI 53901
 PHONE: PORTAGE (608) 742-7788 SAUKS (608) 844-8877
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SHEET 4 OF 4

DANE COUNTY CERTIFIED SURVEY MAP NO. _____

GENERAL LOCATION

Volume _____, Page _____

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 DANE COUNTY, WISCONSIN.** CONTAINING 291,581 SQ.FT. 6.69 ACRES

OWNER'S CERTIFICATE

As Owner(s), I hereby certify that I/we caused the land on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map. I/we also 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 and Land Regulation Committee for approval.

Witness the hand and seal of said Owner(s) this _____ day of _____, 20____.

 Ralph W. Kippley
 Kippley Revocable Living Trust

 Ethel T. Kippley
 Kippley Revocable Living Trust

STATE of WISCONSIN)
 SS)
 COUNTY OF _____)

Personally came before me this _____ day of _____, _____, the above named **Ralph W. and Ethel Kippley** to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

_____ County, WI My commission expires: _____

Notary Public

TOWN BOARD RESOLUTION

This certified survey map in the Town of Roxbury, was approved and dedication accepted by the Town Board.

_____ Dated this _____ day of _____, 20____.
 Town Chairperson

I HEREBY CERTIFY that the foregoing is a copy of the Resolution adopted by the Town Board of Roxbury.

_____ Dated this _____ day of _____, 20____.
 Town Clerk

DANE COUNTY APPROVAL CERTIFICATION

APPROVED for recording per Dane County Zoning and Land Regulation Committee.

Action of _____, 20____

Daniel Everson, Authorized Representative

REGISTER of DEEDS CERTIFICATE

Received for record this _____ day of _____, 20____, at _____ o'clock _____M. and recorded in Volume _____ of Certified Survey Maps of Dane County, Page _____.

Document No. _____

 Kristi Chlebowski
 Dane County Register of Deeds

CLIENT/OWNER: RALPH W. & ETHEL T. KIPPLEY
 REVOCABLE LIVING TRUST
 9054 C.T.H. "Y"
 SAUK CITY, WI 53583

KIPPLEY EIGHT LLC
S10016 PINE MEADOW RD
PRAIRIE DU SAC, WI 53578

KIPPLEY REV LIVING TR, RALPH W & ETHEL T
9054 COUNTY HIGHWAY Y
SAUK CITY, WI 53583

KIPPLEY REV LIVING TR, RALPH W & ETHEL T
9054 COUNTY HIGHWAY Y
SAUK CITY, WI 53583

KIPPLEY REV LIVING TR, RALPH W & ETHEL T
9054 COUNTY HIGHWAY Y
SAUK CITY, WI 53583

GERALD H ENDRES
7253 INAMA RD
SAUK CITY, WI 53583

CATHOLIC CEMETERY
NOT PROVIDED
SAUK CITY, WI 53583

TROY A BREUNIG
9020 COUNTY HIGHWAY Y
SAUK CITY, WI 53583

DERRICK J BALLWEG
9033 COUNTY HIGHWAY Y
SAUK CITY, WI 53583

DELVIN E ENDRES
722 8TH ST
PRAIRIE DU SAC, WI 53578

DELVIN E ENDRES
722 8TH ST
PRAIRIE DU SAC, WI 53578

DONALD J ENDRES
9073 COUNTY HIGHWAY Y
SAUK CITY, WI 53583

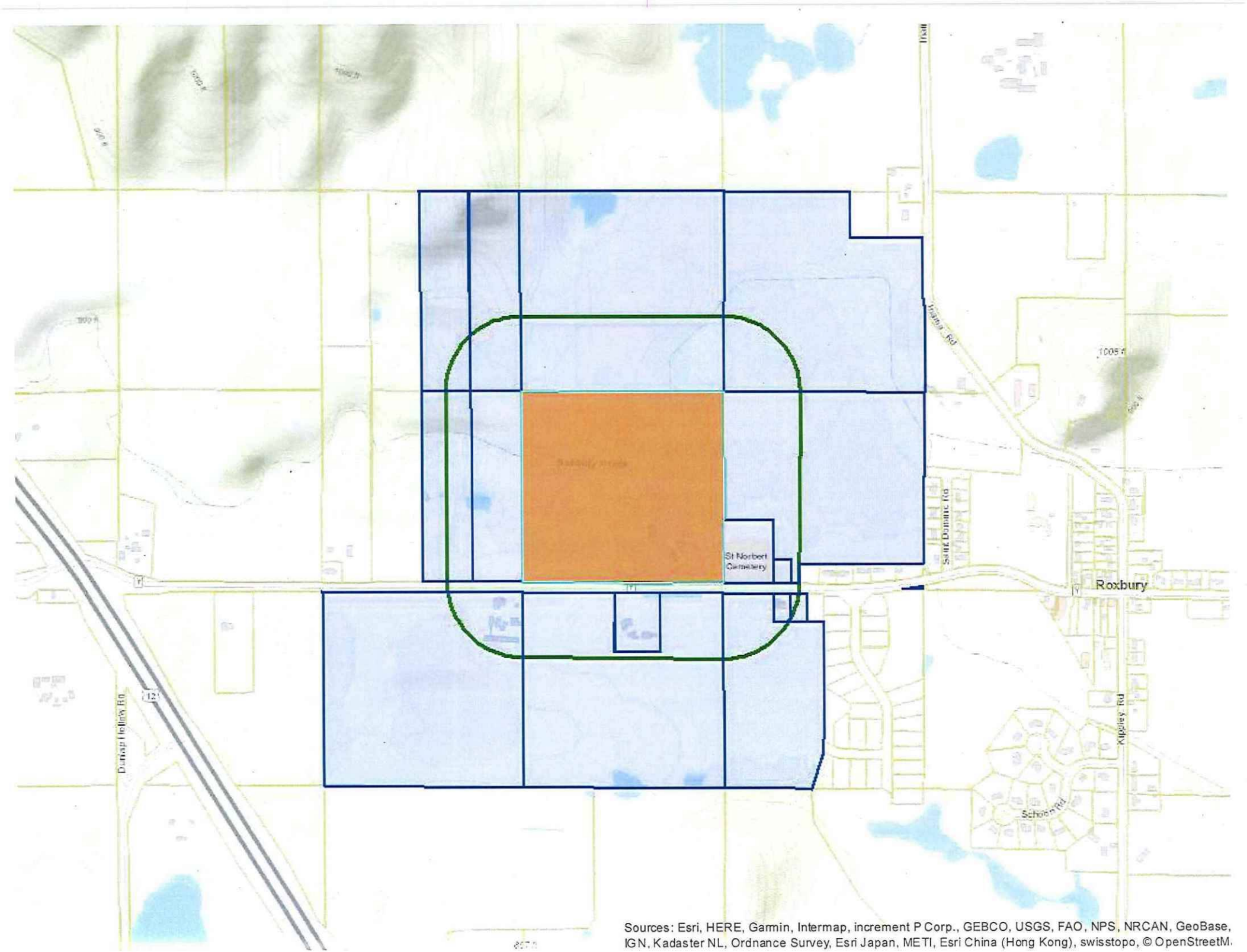
DELVIN E ENDRES
722 8TH ST
PRAIRIE DU SAC, WI 53578

BRADLEY T BREUNIG
9103 COUNTY HIGHWAY Y
SAUK CITY, WI 53583

KIPPLEY REV LIVING TR, RALPH W & ETHEL T
9054 COUNTY HIGHWAY Y
SAUK CITY, WI 53583

KIPPLEY EIGHT LLC
S10016 PINE MEADOW RD
PRAIRIE DU SAC, WI 53578

GERALD H ENDRES
7253 INAMA RD
SAUK CITY, WI 53583



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetM.