

# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
05/20/2015	DCPREZ-2015-10857
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
07/28/2015	DCPCUP-2015-02319

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DIANNA L MCMASTER	PHONE (with Area Code) (608) 333-2208	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 501 MULLER RD		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) COLUMBUS, WI 53925		(City, State, Zip)	
E-MAIL ADDRESS MMCMMASTER6@GMAIL.COM		E-MAIL ADDRESS	

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	
501 MULLER RD					
TOWNSHIP YORK	SECTION 14	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0912-142-8550-0					

REASON FOR REZONE			CUP DESCRIPTION	
ZONING TO ALLOW FOR A LIMITED FAMILY BUSINESS			LIMITED FAMILY BUSINESS	
<b>FROM DISTRICT:</b>	<b>TO DISTRICT:</b>	<b>ACRES</b>	<b>DANE COUNTY CODE OF ORDINANCE SECTION</b>	<b>ACRES</b>
RH-4 Rural Homes District	A-2 Agriculture District	17.3	10.126(3)(m)	17.3

<b>C.S.M REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>DM</i>	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>DM</i>	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>DM</i>	<b>INSPECTOR'S INITIALS</b> HJH3	<b>SIGNATURE:(Owner or Agent)</b> <i>Dianna McMaster</i>
				<b>PRINT NAME:</b> <i>Dianna McMaster</i>
				<b>DATE:</b> <i>5/26/15</i>

000162

# CERTIFIED SURVEY MAP

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, T 9 N, R 12 E,  
TOWN OF YORK, DANE COUNTY, WISCONSIN.

## DESCRIPTION:

A parcel of land located in the Northwest 1/4 of the Northwest 1/4 of Section 14, T 9 N, R 12 E, Town of York, Dane County, Wisconsin described more particularly as follows:

Commencing at the Northwest corner of said Section 14; thence along the North line of the Northwest 1/4 of the Northwest 1/4 of said Section 14, N 87°37'42" E, 657.85 feet to the Point of Beginning; thence continue along the said North line N 87°37'42" E, 222.06 feet to the extended West line of Lot 1, Certified Survey Map Number 5760 recorded in volume 27 of Certified Survey Maps of Dane County at pages 108-109, as Document Number 2127404; thence along the said extended West line and the West line of said Lot 1, S 00°09'28" E (recorded as S 00°40'53" E), 175.08 feet; thence continue along said Lot 1, N 89°00'33" E (recorded as N 88°28'45" E), 360.84 feet; thence continue along said Lot 1, S 00°59'27" E (recorded as S 01°31'15" E), 106.98 feet; thence continue along said Lot 1, N 89°00'33" E (recorded as N 88°28'45" E), 68.44 feet to the East line of the said Northwest 1/4 of the Northwest 1/4; thence along the said East line S 00°45'37" W, 1025.02 feet to the Southeast corner thereof; thence along the South line of the said Northwest 1/4 of the Northwest 1/4, S 87°41'37" W, 658.85 feet; thence N 00°48'18" E, 1317.00 feet to the North line of the said Northwest 1/4 of the Northwest 1/4 and the Point of Beginning. Subject to an easement for public road purposes for Multer Road over the Northerly 66 feet thereof.



Surveyed: PFM/CBC  
Drawn: SO  
Approved: DVB  
Checked:  
Field Book: 205/40-44,  
207/53-60  
Tape/Plr: U\970181

SHEET 2 OF 3  
OFFICE MAP NO. 010572CS

PREPARED BY:  
BIRRENKOTT SURVEYING, INC.  
P.O. BOX 237  
1877 NORTH BRISTOL ST.  
SUN PRAIRIE, WI. 53590  
(800) 837-7463

PREPARED FOR:  
KRAUS BUILDERS, INC.  
c/o DIANNE McMASTER  
711 LOIS DRIVE  
SUN PRAIRIE, WI 53590  
(800) 837-0324



# Dane County Rezone & Conditional Use Permit

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E-MAIL ADDRESS MMCMMASTER6@GMAIL.COM		E-MAIL ADDRESS	

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ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
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PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0912-142-8550-0					

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C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	INSPECTOR'S INITIALS HJH3	SIGNATURE:(Owner or Agent)
Applicant Initials			PRINT NAME:	
			DATE:	

*Please sign, date, and initial and Return this copy.*

*Russ FYI - Hans*

*This is the original App*

RECEIVED

MAY 20 2015

DANE COUNTY PLANNING & DEVELOPMENT



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:

- 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 Michael & Brianna McMaster Agent's Name \_\_\_\_\_  
 Address 501 Muller Road Address \_\_\_\_\_  
Columbus WI, 53925 Phone \_\_\_\_\_  
 Phone 608 3332208 608 2796168 Phone \_\_\_\_\_  
 Email mcmaster6@gmail.com Email \_\_\_\_\_

Town: York Parcel numbers affected: 0912-142-8550-0

Section: 01 Property address or location: 501 Muller Road Columbus WI 53925

Zoning District change: (To / From / # of acres) To A2 Ag from RH 4 17.91 Acres

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:

Zoning change from RH-4 to A2 Ag with conditional use permit for a limited family business.

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

Submitted By: Michael McMaster

Date: May 15 2015



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:

- 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: Michael & Dianna McMaster Agent: \_\_\_\_\_  
 Address: 501 Muller Road Address: \_\_\_\_\_  
 Phone: Columbus WI, 53925 Phone: \_\_\_\_\_  
608.333.2208 608.2196168  
 Email: mcmasterlo@gmail.com Email: \_\_\_\_\_

Parcel numbers affected: 0912-142-8550-0 Town: York Section: 14  
T 09 N, R 12 E NW 1/4 of NW 1/4 Property Address: 501 Muller Road  
Columbus WI 53925

Existing/ Proposed Zoning District: RH 4 to A2 Ag

- Type of Activity proposed:  
*Separate checklist for mineral extraction uses must be completed.*
- Hours of Operation
- Number of employees
- Anticipated customers
- Outside storage
- Outdoor activities
- Outdoor lighting
- Outside loudspeakers
- Proposed signs
- Trash removal
- 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: Michael McMaster Date: May 17 2015

## OPERATIONS PLAN for BADGER STATE DESIGNS LLC

### Type of Activity Proposed:

Badger State Designs is a small company offering many types of signage to the business community in southern Wisconsin. The primary type of signage that we produce onsite are the digitally printed graphics and cut vinyl lettering used on most sign faces, building windows and doors and commercial vehicles. Other types of commercial signs (Channel Letters, Pole signs, Monument signs etc) are ordered through sign manufacturing wholesale companies and are not produced by Badger State Designs at our shop.

### Hours of Operation

Badger State Designs supplies signage to the business community and does not cater to the public in general. Work for the business is conducted on customer's site on an as needed basis. There are no posted hours of operation.

Number of Employees - One

Anticipated Customers - Not a retail location, all of our business is done to order. We do not operate a traditional retail storefront.

Outside Storage - None

Outdoor Activities - None

Outdoor Lighting - No special lighting

Outside Loudspeakers - None

Proposed Signs - None

Trash Removal - Standard dumpster



## STANDARDS OF CUP

1. Badger State Designs operates its business from a 24x30 detached garage on the property. There are no special maintenance requirements for the business itself and it's operation poses no threat to the safety of ourselves or our neighbors. No chemicals are used other than denatured alcohol for cleaning sign faces before graphics are applied.
2. Since we have no retail outlet and most everything we do is contained in an outbuilding, the operation of the business should in no way affect the ability of our neighbors to enjoy their property in any way or to our knowledge affect property values.
3. Surrounding property has been developed to the extent that it can be to the best of our knowledge. We have residences around us now and development in the future would be limited by York Township.
4. No special utilities were required for the business. We do have a separate electrical meter on the shop for business expense purposes.
5. The business requires no special road improvements or changes. All of our material deliveries are by standard UPS type vehicles. In the event we have a sign that requires a tractor trailer delivery we arrange for shipment to a depot in Madison or meeting the driver at the Columbus BP truck stop.
6. We will conform to all known regulations to the best of our ability.



TOWN OF YORK  
Monthly Board Meeting Minutes  
April 13, 2015

The regular monthly meeting of the York Town Board was called to order at 8:00 p.m. by Chairman Prosser. Those present: John Prosser-Chairman, Dean Helwig-Supervisor, David Auchtung-Supervisor, David Lenius-new Supervisor, Linda Henning-Treasurer, Jerry Schleicher-Patrolman, Steven Wolfe and Michael McMasters.

The meeting agenda was posted at Easy Landing, New York Center Tap and the Town Hall.

Motion by Dean Helwig with a second from David Auchtung to approve the minutes of the Town Board meeting held on March 9, 2015, with change of "Friday, March 27" added to the special board meeting minutes. Motion approved with all in favor.

The Treasurer's report was presented by Treasurer Linda Henning. Motion by David Auchtung and seconded by Dean Helwig to approve the treasurer's report as presented. Motion approved with all in favor.

New Business:

The rezone of McMasters property from RH-4 to AG2 with conditional use limited family was discussed that it was approved by the zoning committee. Dean made a motion to approve the rezone from RH-4 to AG2 with conditional use of limited family business for graphic sign operation. John Prosser seconded it. Motion approved with all in favor.

John and Dean interviewed and hired a new transfer site employee, Dan Kleven, on March 27, 2015. Dan started on March 28, 2015. At some point we may hire a back up transfer site employee. Maybe one Saturday a month have a metal drop off, will discuss at the annual meeting.

On April 8<sup>th</sup> there was an assessor meeting, Ron has until May 6 to submit paperwork to update & collect data for Dept of Revenue.

Everything at the April 7<sup>th</sup> election went well, there were no issues.

Oath of Office forms for all officials were signed and filed.

Old Business:

Fire/EMS Update:

Columbus EMS meeting on Thursday, April 23<sup>rd</sup>.

Marshall EMS meeting tomorrow, April 14<sup>th</sup>.

No news for Marshall fire department.

Highway Matters:

Need some patching (potholes) on Mueller and on edges of Sun Prairie Rd.

Road inspections will be done on April 15<sup>th</sup> at 9:00 a.m. by John and Dean.

WI Towns Officials meeting – will talk about at May meeting.

The Board reviewed the bills payable for March. Motion by Dean Helwig and seconded by David Auchtung to pay bills with check numbers 7026 to 7071. Motion approved with all in favor.

There being no further business, motion by David Auchtung with a second by Dean Helwig to adjourn the meeting. Meeting adjourned at 9:25 p.m.

Respectfully submitted,  
Nicole Bronkhorst  
Town of York



# DANE COUNTY PLANNING & DEVELOPMENT

Room 116, City-County Building, Madison, Wisconsin 53703  
Fax (608) 267-1540

January 27, 2015

Mr. Michael D. McMaster  
Ms. Dianne L. McMaster  
501 Muller Road  
Columbus WI 53925

RECEIVED

MAY 20 2015

*Housing &  
Economic Development*  
(608)266-4270, Rm. 362

*Planning*  
(608)266-4251, Rm. 116

*Records & Support*  
(608)266-4251, Rm. 116

RE: McMaster Metal Design business at 501 Muller Road  
Parcel # 070/0912-142-8550-0

DANE COUNTY PLANNING & DEVELOPMENT

*Zoning*  
(608)266-4266, Rm. 116

Dear Mr. and Ms. McMaster:

Thank you for your time.

The zoning district classification of your property, Lot 1, Certified Survey Map #10199, is RH – 4, Rural Homes, Dane County Ordinance Amendment No. 8234, and effective October 9, 2001.

On October 7, 2003 a Dane County zoning permit, DCPZP-20003-01347, was issued for a “32 x 81 pole barn for Ag. Equipment and hay.”

On January 26, 2015 the Dane County Zoning Division received a report about your property at 501 Muller Road. The report stated that the above business was operating on your property.

The Dane County Code of Ordinances (DCCO) is available at the following world-wide web link:

<http://danedocs.countyofdane.com/webdocs/pdf/ordinances/ord010.pdf>.

Section 10.16(1) of the DCCO states, “(a) Any use not listed as a permitted use in a district is prohibited in that district and except as otherwise expressly provided, any use listed as a permitted use in any other district shall be construed as a prohibited use in any other district.”

A limited family business is not listed as a permitted use in the RH – 4, Rural Homes District.

Section 10.126(3) (m) of the DCCO states a limited family business is not permitted in the RH – 4, Rural Homes District. A limited family business requires a Conditional Use Permit (CUP) in the A-2 Agriculture District.

This letter serves as notice that your property at 501 Muller Road is in violation of the ordinance. A limited family business requires a change of zoning district classification from RH - 4, Rural Homes District to A – 2, Agriculture District and a Conditional Use Permit (CUP) to operate a limited family business on your property.

You are hereby instructed to contact Mr. John Prosser, Chairman, Town of York, 920-623-2411, and submit an application for the CUP and the zoning change within thirty (30) days of the date of this letter.

The application for the zoning change and the application for the CUP, a meeting schedule for the Dane County Zoning and Land Regulations Committee, a fee schedule, and a return envelope are enclosed for your convenience.

When your meetings with the Town of York Planning Committee and the Town Board are scheduled, please contact the Zoning Division at (608) 266-4266 so that the dates can be verified.

If the violations are not corrected within the 30-day time period, citations will be issued for each day in violation.

Your cooperation is appreciated in this matter.

Sincerely,

Russell L. Bartlett, [bartlett@countyofdane.com](mailto:bartlett@countyofdane.com), 608-267-3960, Zoning Inspector, County of Dane ✓

Cc: Town Clerk

**CERTIFIED SURVEY MAP**

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, T 9 N, R 12 E,  
TOWN OF YORK, DANE COUNTY, WISCONSIN.

**DESCRIPTION:**

A parcel of land located in the Northwest 1/4 of the Northwest 1/4 of Section 14, T 9 N, R 12 E, Town of York, Dane County, Wisconsin described more particularly as follows:

Commencing at the Northwest corner of said Section 14; thence along the North line of the Northwest 1/4 of the Northwest 1/4 of said Section 14, N 87°37'42" E, 657.85 feet to the Point of Beginning; thence continue along the said North line N 87°37'42" E, 222.06 feet to the extended West line of Lot 1, Certified Survey Map Number 5760 recorded in volume 27 of Certified Survey Maps of Dane County at pages 108-109, as Document Number 2127404; thence along the said extended West line and the West line of said Lot 1, S 00°09'28" E (recorded as S 00°40'53" E), 175.08 feet; thence continue along said Lot 1, N 89°00'33" E (recorded as N 88°28'45" E), 360.84 feet; thence continue along said Lot 1, S 00°59'27" E (recorded as S 01°31'15" E), 106.98 feet; thence continue along said Lot 1, N 89°00'33" E (recorded as N 88°28'45" E), 68.44 feet to the East line of the said Northwest 1/4 of the Northwest 1/4; thence along the said East line S 00°45'37" W, 1025.02 feet to the Southeast corner thereof; thence along the South line of the said Northwest 1/4 of the Northwest 1/4, S 87°41'37" W, 658.85 feet; thence N 00°48'18" E, 1317.00 feet to the North line of the said Northwest 1/4 of the Northwest 1/4 and the Point of Beginning. Subject to an easement for public road purposes for Muller Road over the Northerly 66 feet thereof.



*D.V. Birrenkott*  
9-28-2001

Surveyed: PPMC/CEC  
Drawn: SO  
Approved: DVB  
Checked:  
Field Book: 205/40-44,  
207/55-60  
Tape/Flt: U:\970181

SHEET 2 OF 3  
OFFICE MAP NO. 010572CS

PREPARED BY:  
BIRRENKOTT SURVEYING, INC.  
P.O. BOX 237  
1877 NORTH BRISTOL ST.  
SUN PRAIRIE, WI. 53590  
(608) 837-7483

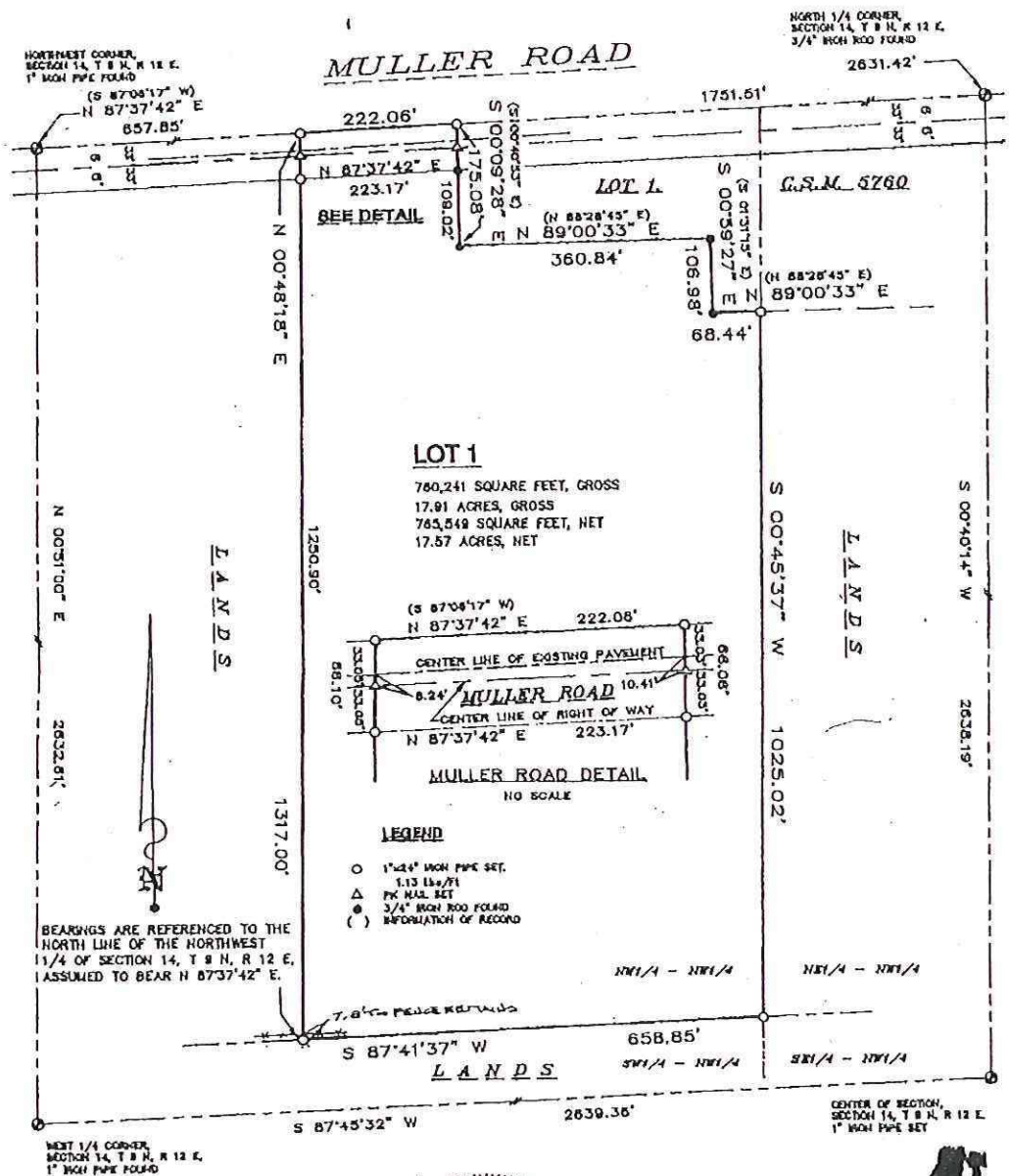
PREPARED FOR:  
KRAUS BUILDERS, INC.  
C/O DIANNE McMASTER  
711 LOIS DRIVE  
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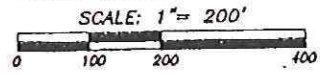
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 Approved: DVB  
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 Field Book: 205/10-44,  
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 Tops/Files: Lk\970181



SHEET 1 OF 3  
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 SUN PRAIRIE, WI. 53590  
 (608) 637-0324



DOCUMENT NO. 3383038  
 CERTIFIED SURVEY MAP NO. 10199  
 VOLUME 59 PAGE 33

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Michael/Diana McMaster 501 Muller Rd Columbus WI 53025  
 Zoning Change from R44 to A-1 with Conditional Use  
 Permit for a Limited Family Business 608-433-2208  
 Scale - 1" = 200 Feet

