



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 <u>Steve Lawrence</u> | Agent's Name <u>Combs & Associates, Inc.</u> |
| Address <u>1522 County Highway A</u> <u>Edgerton, WI 53534</u> | Address <u>109 W. Milwaukee Street</u> <u>Janesville, WI 53548</u> |
| Phone <u>(608) 774-2474</u> | Phone <u>(608) 752-0575</u> |
| Email <u>iso@litewire.com</u> | Email <u>rmcombs@combsurvey.com</u> |

Town: Albion Parcel numbers affected: 002/0512-183-8000-9 & 002/0512-184-8502-1
0512-184-8600-2 0512-18296206
 Section: 18 Property address or location: 1522 County Highway A

Zoning District change: (To / From / # of acres) A4 (26.36 acres) from RH-2 (1.63 acres) & A1 (EX) (24.73 acres)
RA-3 TO RN-2 AND A-1EX

Soil classifications of area (percentages) Class I soils: 60 % Class II soils: 20 % Other: 20 %

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:

The land owner is keeping the house and forest land, and selling the tillable land to an adjoining neighbor.

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

Date: 04/16/2018



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Owner's Name Steve Lawrence
 Address 1522 County Highway A
Edgerton, WI 53534
 Phone (608) 774-2474
 Email leo@litewire.com

Agent's Name Combs & Associates, Inc.
 Address 109 W. Milwaukee Street
Janesville, WI 53548
 Phone (608) 752-0575
 Email rmcombs@combssurvey.com

Town: Albion Parcel numbers affected: 002/0512-184-8600-2 & 002/0512-184-8502-1

Section: 18 Property address or location: 1522 County Highway A, Edgerton, WI 53534

Zoning District change: (To / From / # of acres) RH-3 (15.03 acres) from RH-2 (1.63 acres) and A1 (ex) (13.40 acres)

Soil classifications of area (percentages) Class I soils: 14 % Class II soils: 30 % Other: 56 %

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:

This is in conjunction with another petition, the landowner is keeping the house and the forest land and selling the tillable land to an adjoining neighbor.

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

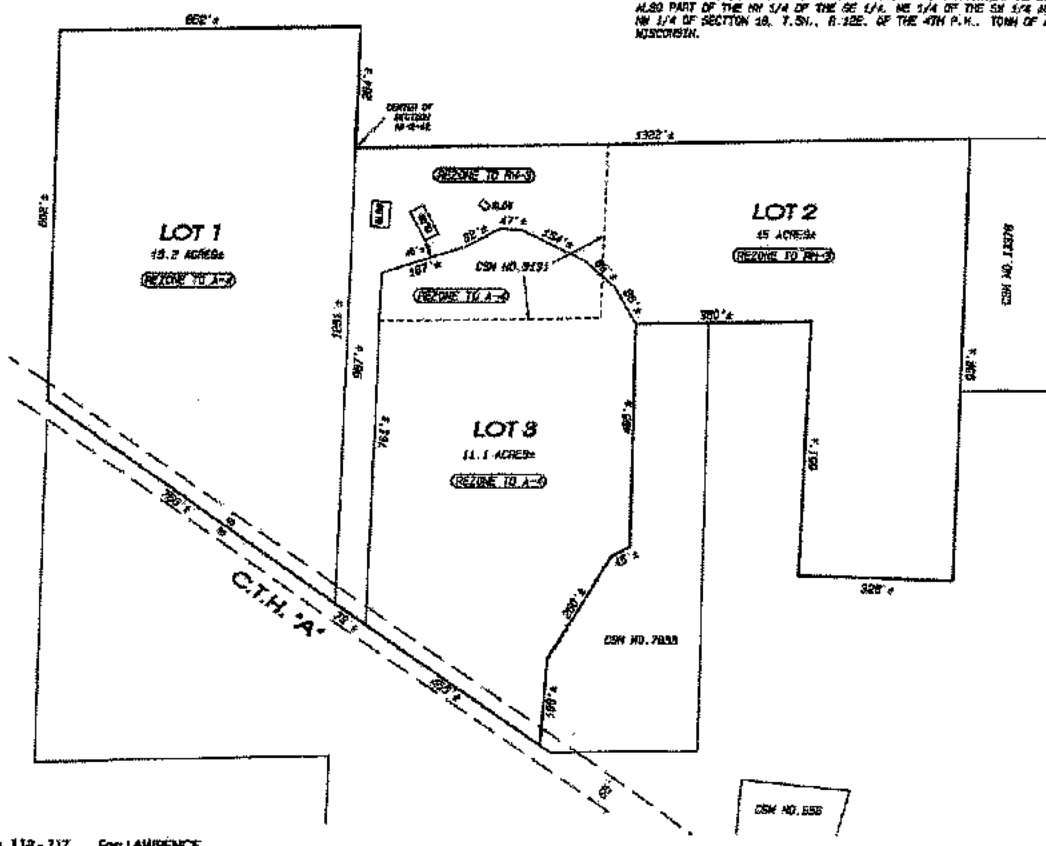
Submitted By: _____

Date: 04/16/2018

D0PREZ-2018-11297

PRELIMINARY CERTIFIED SURVEY MAP

LOT 1 OF A CERTIFIED SURVEY MAP NO. 812L, RECORDED IN VOLUME 43, PAGES 259 AND 257 OF 6 CERTIFIED SURVEY MAPS OF DADE COUNTY, WISCONSIN, AS DOCUMENT NO. 8743431; ALSO PART OF THE NW 1/4 OF THE SE 1/4, NE 1/4 OF THE SW 1/4 AND SE 1/4 OF THE NW 1/4 OF SECTION 18, T.5N., R.12E., OF THE 4TH P.M., TOWNSHIP OF ALDWIN, DADE COUNTY, WISCONSIN.



NOTES:
 THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.
 THE BASIS OF BEARINGS IS ASSUMED.

DATE: APRIL 16, 2018

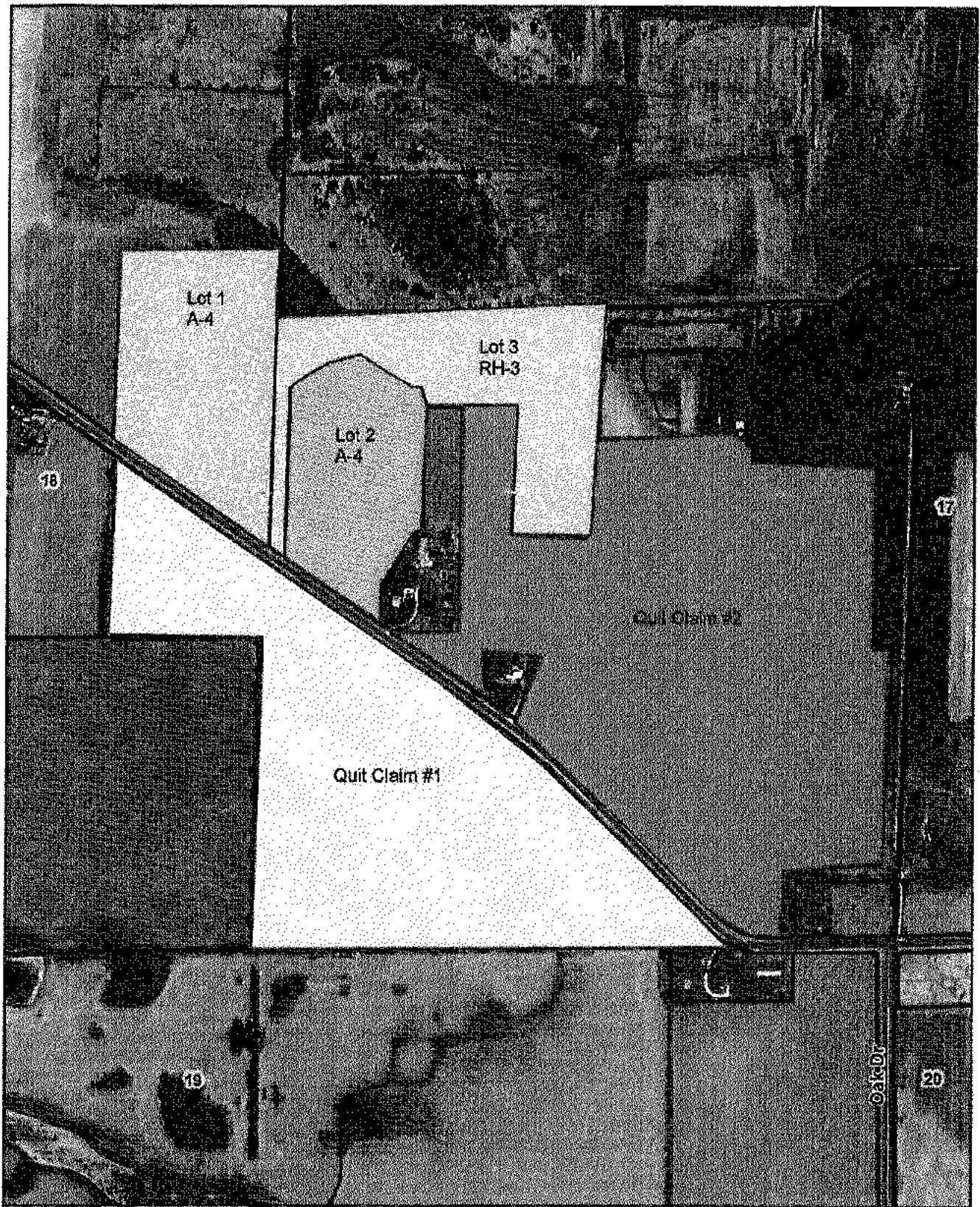
Colombo ASSOCIATES

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

410 N. Milwaukee St.
 Janesville, WI 53408
 www.colomboassoc.com

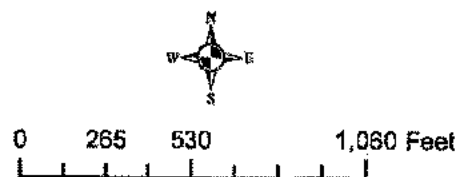
tel: 609 732-8475
 fax: 609 732-8534

Project No. 112-117 For LAWRENCE



Legend

Lawrence
Wileman



Dane County Rezone & Conditional Use Permit

| | |
|---------------------|-------------------|
| Application Date | Petition Number |
| 04/19/2018 | DCPREZ-2018-11300 |
| Public Hearing Date | C.U.P. Number |
| 06/26/2018 | |

| OWNER INFORMATION | AGENT INFORMATION |
|-------------------|-------------------|
|-------------------|-------------------|

| | | | |
|---|--|---|--|
| OWNER NAME JUDY CIEBELL SCHMIDT | PHONE (with Area Code) (608) 751-2640 | AGENT NAME DAN DILLMAN | PHONE (with Area Code) (608) 295-2401 |
| BILLING ADDRESS (Number & Street) 270 COUNTY HIGHWAY X | | ADDRESS (Number & Street) W9475 ROCKDALE RD. | |
| (City, State, Zip) EDGERTON, WI 53534 | | (City, State, Zip) Edgerton, WI 53534 | |
| E-MAIL ADDRESS | | 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 | |
| South of 270 CTH X | | | | | |
| TOWNSHIP ALBION | SECTION 32 | TOWNSHIP | SECTION | TOWNSHIP | SECTION |
| PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | |
| 0512-321-8580-0 | | | | | |

| REASON FOR REZONE | CUP DESCRIPTION |
|------------------------------|-----------------|
| CREATING ONE RESIDENTIAL LOT | |

| FROM DISTRICT: | TO DISTRICT: | ACRES | DANE COUNTY CODE OF ORDINANCE SECTION | ACRES |
|-----------------------------|---------------------------|-------|---------------------------------------|-------|
| A-1Ex Exclusive Ag District | RH-1 Rural Homes District | 4.64 | | |

| 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 type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | DJE1 | |
| Applicant Initials _____ | Applicant Initials _____ | Applicant Initials _____ | | |

PRINT NAME: _____

DATE: _____



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Owner's Name JUDY CIEBELL SCHMIDT Agent's Name DAV DILLMAN
 Address 270 Co. Rd. X, EDGERTON Address 69475 BOURDALE RD
 Phone 608-751-2640 Phone 608 295-2401
 Email judcees@OUTLOOK.COM Email ddillmans8@gmail.com

Town: ALBION Parcel numbers affected: 0512-321-8580-0
0512-294-9230-5, 0512-294-8600-5
 Section: 29, 32 Property address or location: 270 Co. Rd X, EDGERTON

Zoning District change: (To / From / # of acres) A-1EX TO RH-1
2-LOT CSM REQUIRED

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:

• SOUTHERLY PARCEL (0512-321-8580-0) IS NOT GRANDFATHERED.
 • NORTHERLY PARCEL (0512-294-9230-5) IS AN EXISTING LEGAL PARCEL THAT WAS CREATED PRIOR TO 1970, BUT A SMALL RECONFIGURATION TOOK PLACE TO THE LOCATION OF THE DRIVEWAY.
 • BOTH LOTS WILL BE SERVED BY ONE ACCESS VIA A SHARED ACCESS EASEMENT.

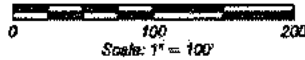
I authorize that I am the owner or have permission to act on behalf of the owner of the property.
 Submitted By: Judy Ciebell Schmidt Date: _____



BIRRENKOTT SURVEYING, INC.

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI, 53590
Phone (608) 837-7463
Fax (608) 837-1081

ZONING MAP

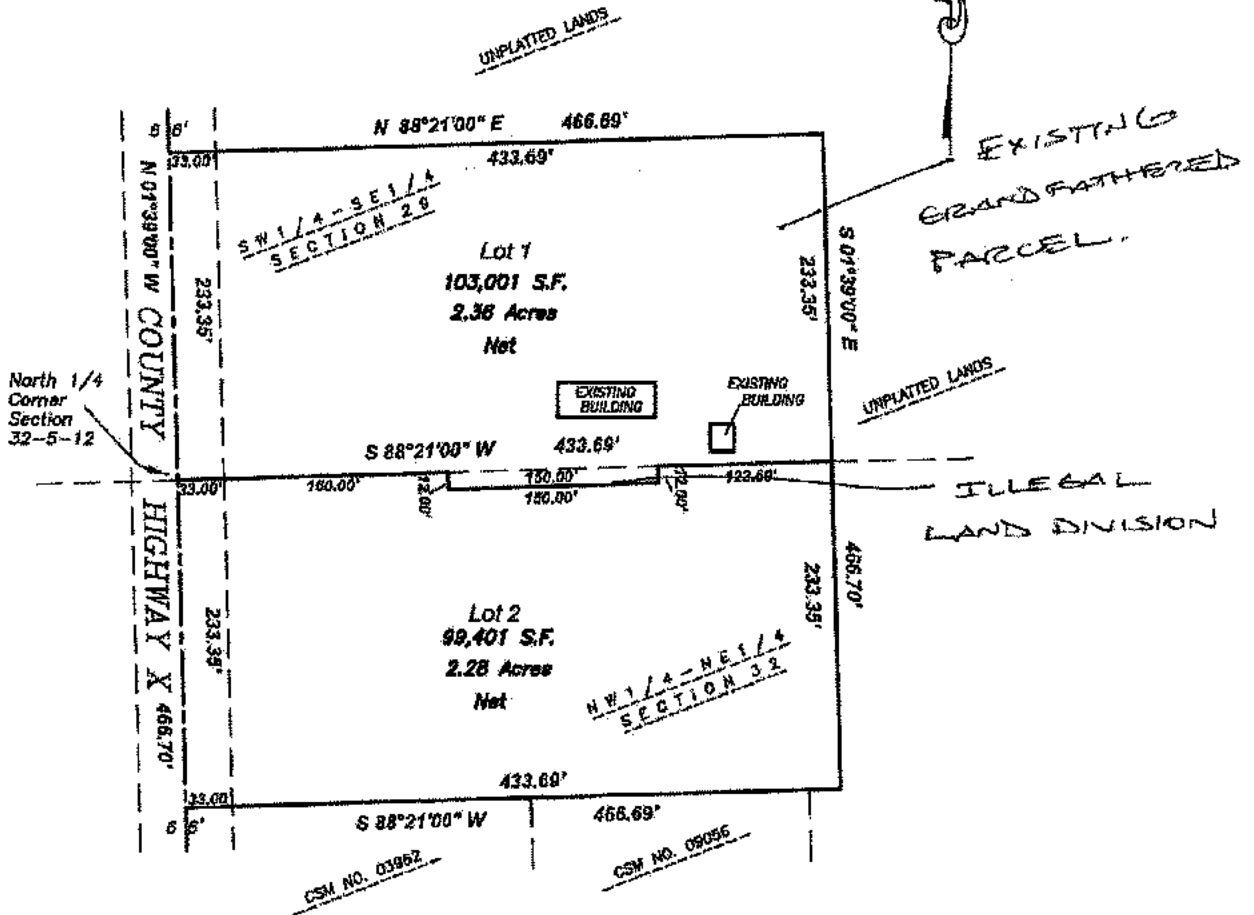


Parcel No.

0512-294-8230-5
0512-321-8580-0
0512-321-8600-5

Soils:

Type I = 30%
Type II = 70%



Description A-1(Ex) to RH-1:

Part of the Southwest 1/4 of the Southeast 1/4, Section 29, T6N, R12E and Part of the Northwest 1/4 of the Northeast 1/4 of Section 32, T6N, R12E, Town of Albion, Dane County, Wisconsin, described as follows:
Beginning at the North 1/4 corner of said Section 32; thence N01°39'00"W, 233.35 feet along the West line of the Southwest 1/4 of the Southeast 1/4 of Section 29; thence N88°21'00"E, 466.69 feet; thence S01°39'00"E, 466.70 feet; thence S88°21'00"W, 466.69 feet; thence N01°39'00"W, 233.35 feet along the West line of the Northwest 1/4 of the Northeast 1/4 of Section 32 to the point of beginning; Containing 217,604 square feet, or 5.00 acres (202,402 square feet, or 4.64 acres net).

Prepared for:

Dan Dillman
W9475 Rockdale Rd
Ederington, WI 53534
608-295-2401

Dane County Rezone & Conditional Use Permit

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

| OWNER INFORMATION | | AGENT INFORMATION | |
|---|--|---|------------------------|
| 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 | |
|-----------------------------------|---------------|-----------------------------------|---------|-----------------------------------|---------|
| 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 |
|---|-------------------------------|
| ZONING TO ALLOW FOR A LIMITED FAMILY BUSINESS | PIPE FITTINGS DIRECT BUSINESS |

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



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| | | | |
|--------------|--|--------------|-------|
| 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: [Signature] [Signature]

Date: 9/7/2018



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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 | _____ |
| | <u>608-371-9313 Chad</u> | | _____ |
| Email | <u>jenniekader@gmail.com</u> | Email | _____ |

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 this property.

Submitted By: *[Signature]* *[Signature]*

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.

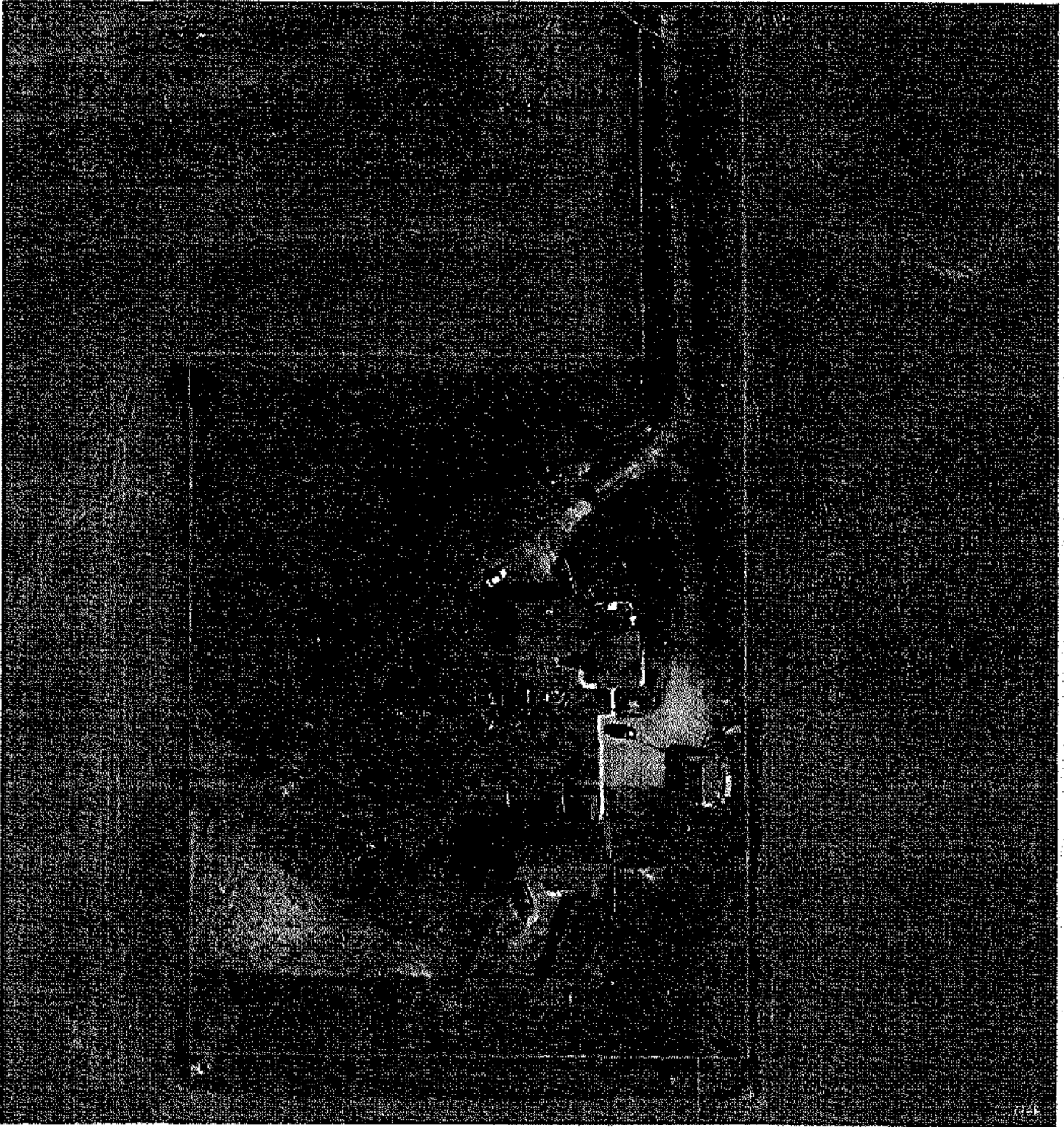
Proposed signs

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 Map



May 3, 2018

 Tax Parcels

*Lot 1, Certified Survey
Map #7623*

1 inch = 90 feet

