Dane County Rezone Petition

Application Date	Petition Number
07/28/2021	DCPREZ-2021-11746
Public Hearing Date	
10/26/2021	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JOHN P ZIEGLER	PHONE (with Area Code) (608) 335-9393	AGENT NAME ☐	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 1252 US HIGHWAY 14		ADDRESS (Number & Street) ☐	
(City, State, Zip) OREGON, WI 53575		(City, State, Zip)	
E-MAIL ADDRESS JPZ93@AOL.COM		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		**ADDRESS OR LOCATION OF REZONE**		**ADDRESS OR LOCATION OF REZONE**	
1256 US HIGHWAY 14					
TOWNSHIP RUTLAND	SECTION 7	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		**PARCEL NUMBERS INVOLVED**		**PARCEL NUMBERS INVOLVED**	
0510-072-8260-0					

REASON FOR REZONE

ADD ADDITIONAL LAND (RESIDENTIAL) TO LC (LIMITED COMMERCIAL) ZONING DISTRICT.

FROM DISTRICT:	TO DISTRICT:	ACRES
SFR-08 Single Family Residential District	LC Limited Commercial District	0.49

C.S.M REQUIRED?	PLAT REQUIRED?	DEED RESTRICTION REQUIRED?	INSPECTOR'S INITIALS
☑ Yes ☐ No	☐ Yes ☑ No	☑ Yes ☐ No	PMK2
Applicant Initials_____	Applicant Initials_____	Applicant Initials_____	

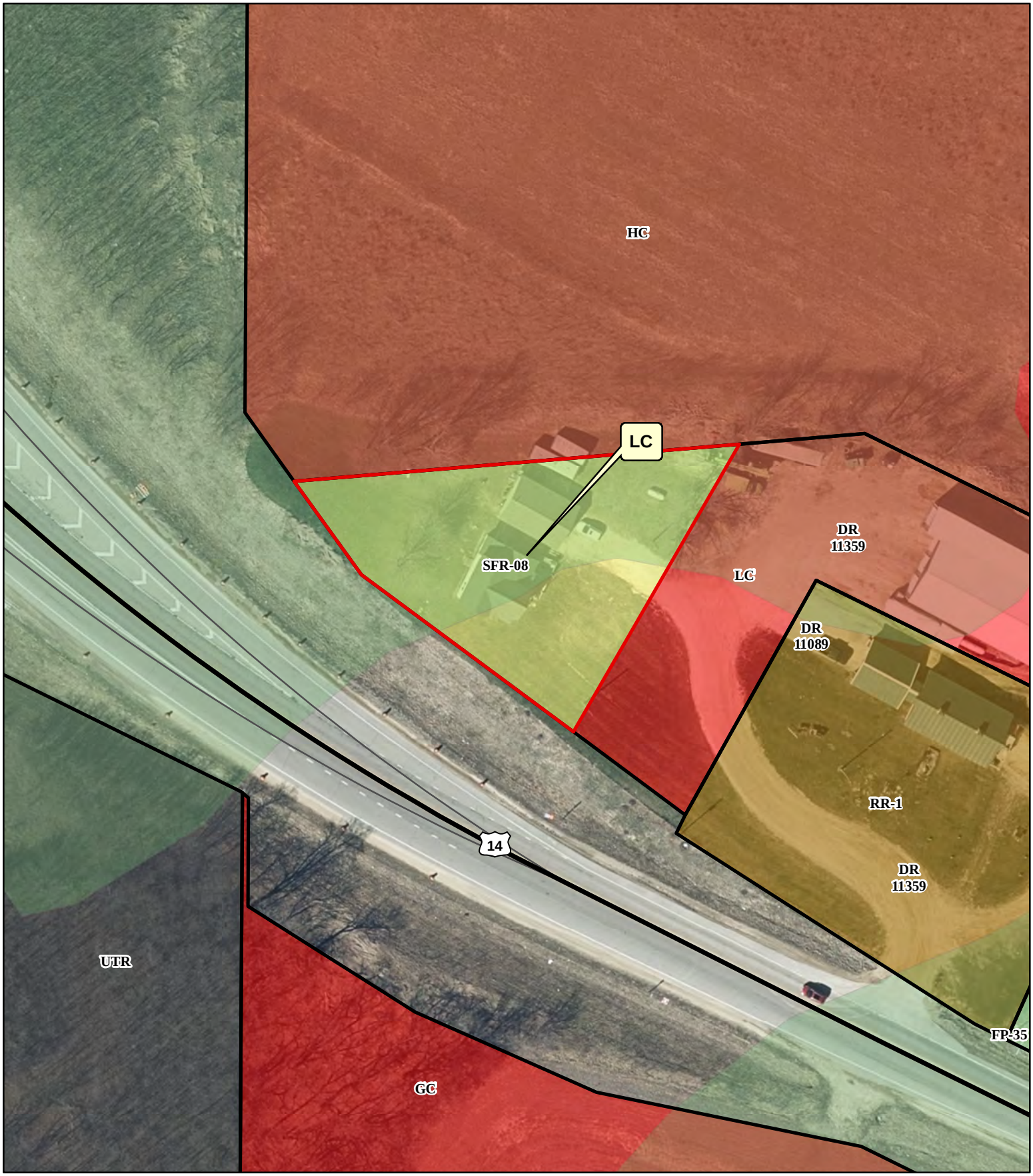
COMMENTS: ADD ADDITIONAL LAND (RESIDENTIAL) TO LC (LIMITED COMMERCIAL) ZONING DISTRICT.

SIGNATURE:(Owner or Agent)

PRINT NAME:

DATE:

Form Version 04.00.00



Legend

Wetland **Significant Soils**

Class 1

Class 2

N

0 25 50 100 Feet

Petition 11746
JOHN P ZIEGLER

Dane County
Department of Planning and Development
Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703
(608) 266-4266

Application Fees	
General:	$395
Farmland Preservation:	$495
Commercial:	$545

- PERMIT FEES DOUBLE FOR VIOLATIONS.
- ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.

REZONE APPLICATION

APPLICANT INFORMATION

Property Owner Name:	John & Sandra Ziegler	**Agent Name:**	
Address (Number & Street):	1256 US Highway 14	**Address (Number & Street):**	
Address (City, State, Zip):	Oregon WI 53575	**Address (City, State, Zip):**	
Email Address:	jpz93@aol.com	**Email Address:**	
Phone#:	608.335.9393	**Phone#:**	

PROPERTY INFORMATION

Township:	0510	**Parcel Number(s):**	052/0510-072-~~8280~~8260-0 ~~052/0510-072-8260-6~~
Section:	7	**Property Address or Location:**	1256 US Highway 14, Oregon WI 53575

REZONE DESCRIPTION

Reason for the request. In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.

Is this application being submitted to correct a violation? Yes ☐ No ■

Former LC-1 Zoning was changed in February, 2019 for sale to Grandson. this sale will not be happening due to birth of new baby & alternate housing location for them. We need more storage building space to keep equipment inside. We had originally located across the end of current LC which at the time was the only location available. That location makes it very difficult to park equipment inside the building. We were granted a building permit to do this work ion April 25, 2021 - #14-21. We plan to change the location to new LC area and apply for a new building permit and not use the former approved #14-21 Permit. Lot #1 has a care taker house on it which will now be used by our son.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
SFR-08	LC	0.49

Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.

■ Scaled drawing of proposed property boundaries	■ Legal description of zoning boundaries	☐ Information for commercial development (if applicable)	☐ Pre-application consultation with town and department staff	☐ Application fee (**non-refundable**), payable to the Dane County Treasurer

I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Owner/Agent Signature John P Ziegler Date 7-28-2021

John & Sandra Ziegler
1256 US Highway 14, Oregon WI 53575
052/0510-072-8280-0

SUPPLEMENTAL INFORMATION FOR COMMERCIAL DEVELOPMENT
Scale and north arrow – Included

Date the site plan was created – February 19, 2019

Existing subject property lot lines and dimensions – Shown on CSM

Existing and proposed wastewater treatment systems and wells – Septic & Joint Well
All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer – No Change – Joint Well & Septic.

All dimension and required setbacks, side yards and rear yards- No Change

Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways – No Change

Location and dimensions of any existing utilities, easements or rights-of-way – No Change

Parking lot layout in compliance with s. 10.102(8) – No Change - None

Proposed loading/unloading areas – None

Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled – CSM Included

All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade – See Staff Report November 27, 2018

Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area – No Change

Any lighting, signs, refuse dumpsters, and possible future expansion areas – No Change

NEIGHBORHOOD CHARACTERISTICS
Describe existing land uses on the subject and surrounding properties & provide a brief written statement explaining the current use(s) of the property on which the rezone is proposed &
Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood –

Former LC-1 Zoning was changed in February, 2019 for sale to Grandson. this sale will not be happening due to birth of new baby & alternate housing location for them. We need more storage building space to keep equipment inside. We had originally located across the end of current LC-1 which at the time was the only location available. That location makes it very difficult to park equipment inside the building. We were granted a building permit to do this work ion April 25, 2021 - #14-21. We plan to change the location to new LC area and apply for a new building permit and not use the former approved #14-21 Permit. Lot #1 has a care taker house on it which will now be used by our son.

OPERATIONAL NARRATIVE
Describe in detail the following characteristics of the operation, as applicable:

Hours of operation – No Business Operations – Storage Only

Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time- 3

Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties – None – No Change

Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building – None

Compliance with county stormwater and erosion control standards under Chapter 11 of Chapter 14, Dane County Code – No Change

Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department – None – Care Taker House Septic Only

Facilities for managing and removal of trash, solid waste and recyclable materials – Pelliteri Waste

Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic – No Change

A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken – None

Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties. Signage, consistent with section 10.800 – No Change - None

Legal Description:
Lot 1, CSM 15060

Doc# 5472741

CERTIFIED SURVEY MAP NO. 15060

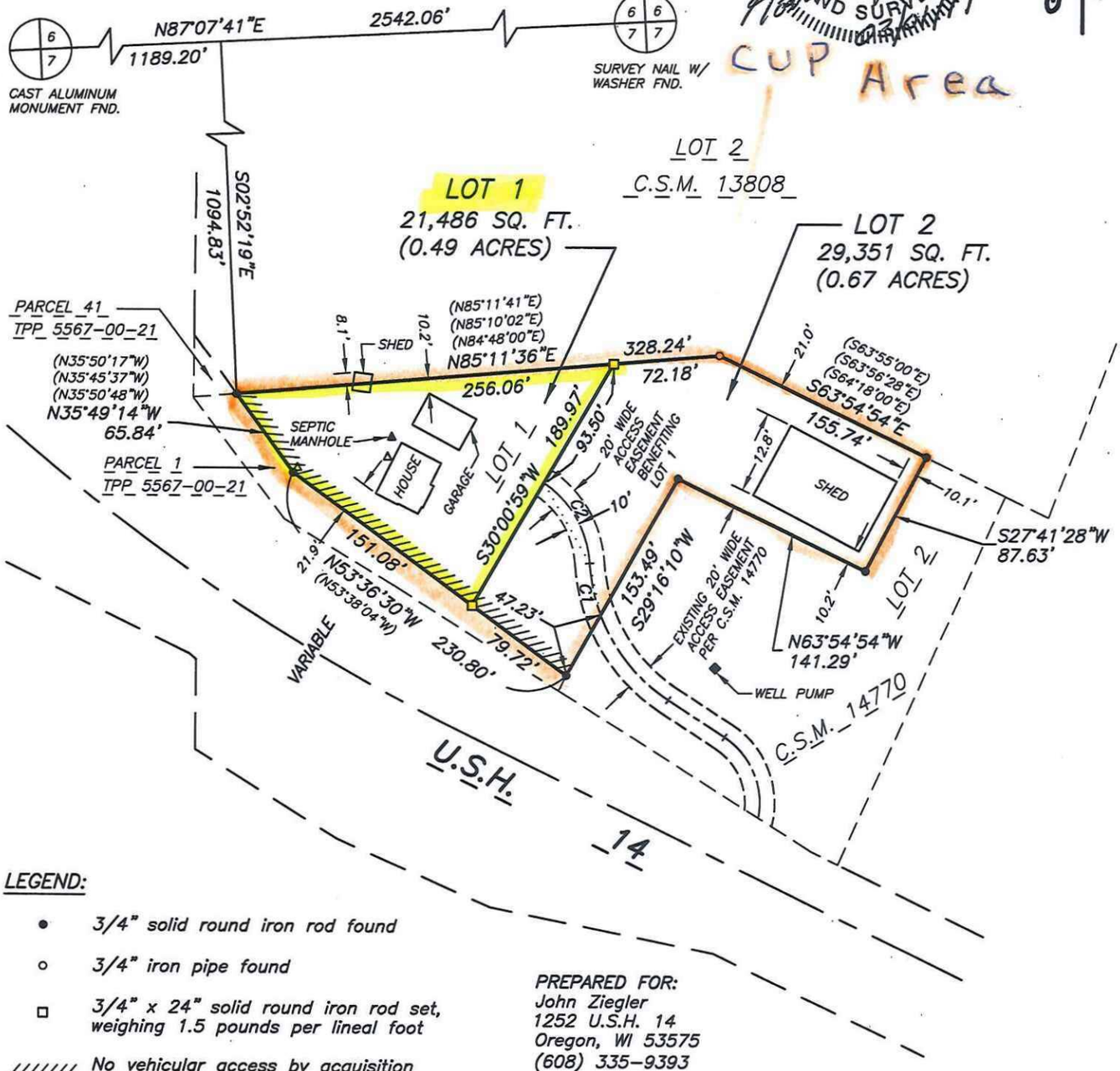
Lot 1 of Certified Survey Map 14770 (Vol. 103, Pages 107–108) in the Northeast 1/4 of the Northwest 1/4 of Section 7, Town 5 North, Range 10 East, Town of Rutland, Dane County, Wisconsin.

CURVE DATA							
CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING	TAN.BEARING–IN	TAN.BEARING–OUT
C1	120.60'	35.80'	17°00'30"	35.67'	N12°18'59"W	N20°49'14"W	N03°48'44"W
C2	72.00'	65.37'	52°01'02"	63.15'	N29°49'15"W	N03°48'44"W	N55°49'46"W

NOTES:
1.) Bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone, NAD83 (2011), in which the North line of the Northwest 1/4 of Section 7 bears N87°07'41"E.
2.) Recorded data, when different than measured, is shown in parenthesis.
3.) Refer to building site information contained in the Dane County Soil Survey.
4.) All PLSS witness monuments were found and verified.

WISCONSIN ROBERT A. TALARCZYK S-2323 NEW GLARUS WISCONSIN LAND SURVEYOR

CUP Area



LEGEND:

- ● 3/4" solid round iron rod found
- ○ 3/4" iron pipe found
- □ 3/4" x 24" solid round iron rod set, weighing 1.5 pounds per lineal foot
- /////// No vehicular access by acquisition per TPP 5567-00-21-4.01
- △ Septic vent

PREPARED FOR:
John Ziegler
1252 U.S.H. 14
Oregon, WI 53575
(608) 335-9393

100 0 100
SCALE: 1" = 100'

JOB NO. 18096
POINTS 17112
DRWG. 18096
DRAWN BY RT

SHEET 1 OF 2

TALARCZYK LAND SURVEYS LLC
W5105 Kubly Road
New Glarus, WI 53574
608-527-5216
www.talarczyksurveys.com

CERTIFIED SURVEY MAP NO. 14770

Part of Lot 1 of Certified Survey Map 4281 (Vol. 18, Page 153) in the Northeast 1/4 of the Northwest 1/4 of Section 7, Town 5 North, Range 10 East, Town of Rutland, Dane County, Wisconsin.

DOCUMENT NO. 5401692

CURVE DATA							
CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING	TAN.BEARING–IN	TAN.BEARING–OUT
C1	53.70'	63.23'	67°27'32"	59.64'	N22°46'40"W	N10°57'06"E	
C2	120.60'	75.12'	35°41'12"	73.91'	N38°39'50"W		N20°49'14"W

NOTES:
1.) Bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone, NAD83 (2011), in which the North line of the Northwest 1/4 of Section 7 bears N87°07'41"E.
2.) Recorded data, when different than measured, is shown in parenthesis.
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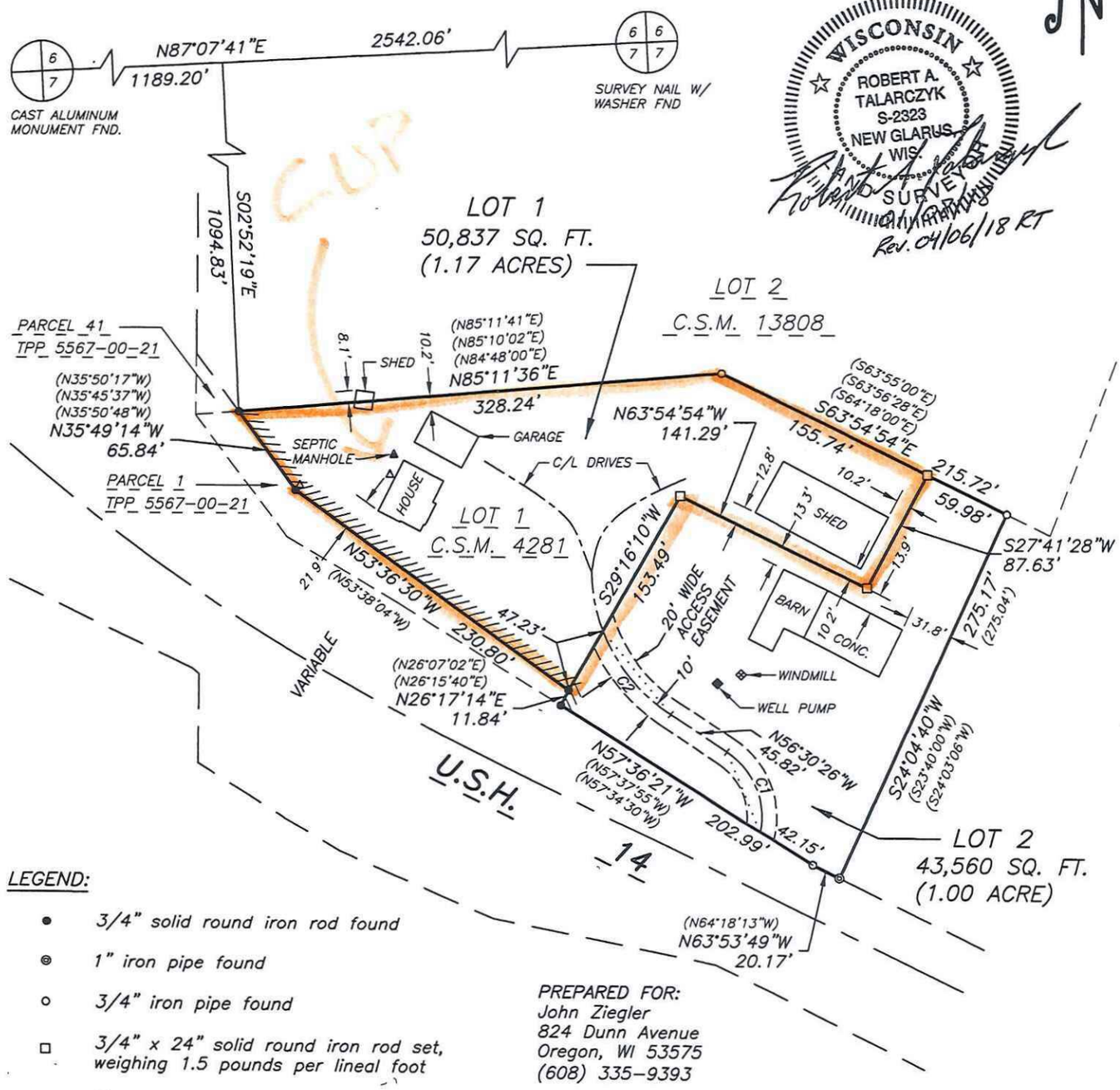


WISCONSIN
ROBERT A. TALARCZYK
S-2323
NEW GLARUS, WIS.
LAND SURVEYOR
Rev. 04/06/18 RT

LEGEND:

- ● 3/4" solid round iron rod found
- ◎ 1" iron pipe found
- ○ 3/4" iron pipe found
- □ 3/4" x 24" solid round iron rod set, weighing 1.5 pounds per lineal foot
- /////// No vehicular access by acquisition per TPP 5567-00-21-4.01
- △ Septic vent

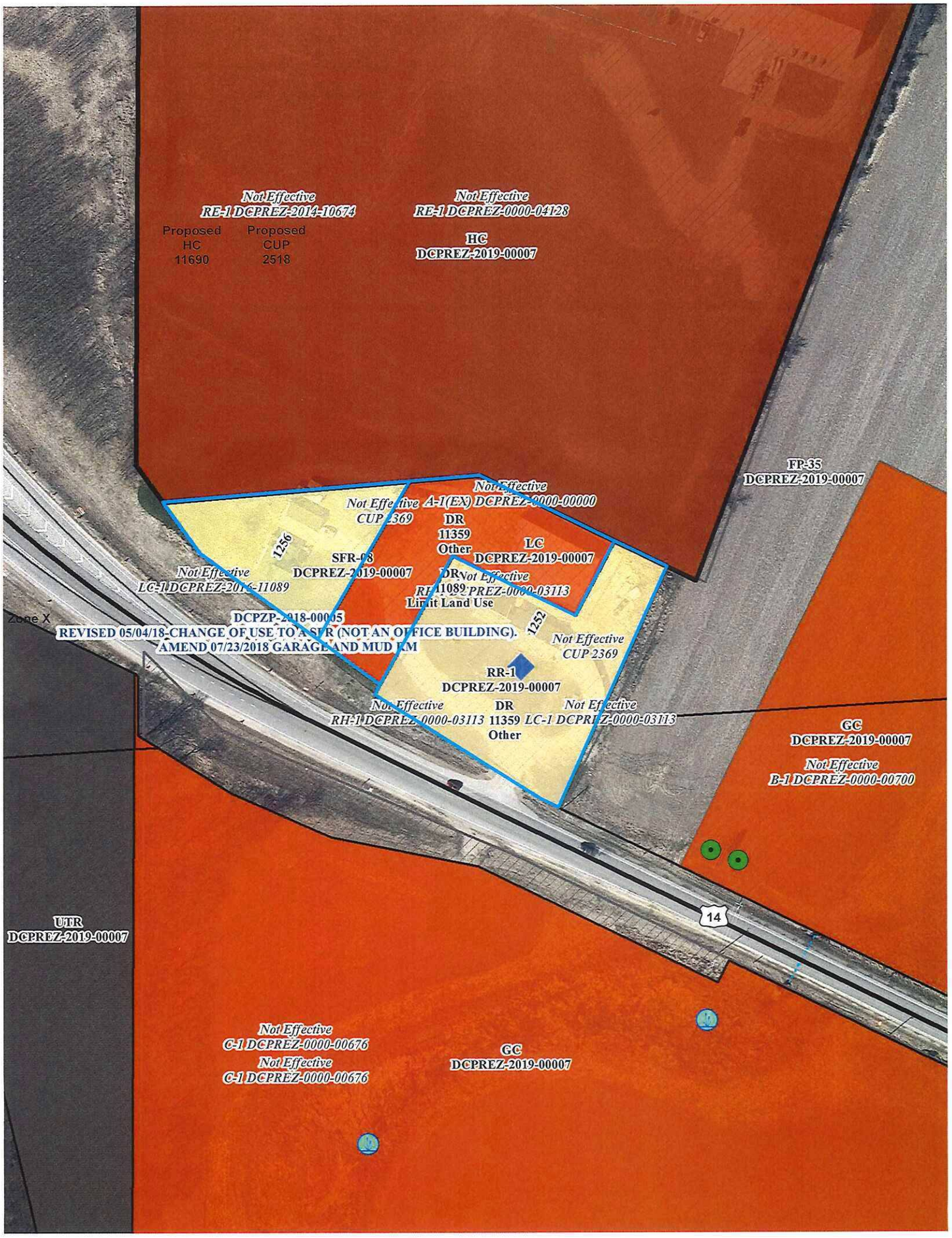
PREPARED FOR:
John Ziegler
824 Dunn Avenue
Oregon, WI 53575
(608) 335-9393

100 0 100
SCALE: 1" = 100'

JOB NO. 17112
POINTS 17112
DRWG. 17112
DRAWN BY RT

SHEET 1 OF 2

TALARCZYK LAND SURVEYS LLC
W5105 Kubly Road
New Glarus, WI 53574
608-527-5216
www.talarczyksurveys.com


Not Effective
RE-1 DCPREZ-2014-10674
Proposed
HC
11690
Proposed
CUP
2518
Not Effective
RE-1 DCPREZ-0000-04128
HC
DCPREZ-2019-00007
FP-35
DCPREZ-2019-00007
Not Effective
A-1(EX) DCPREZ-0000-00000
Not Effective
CUP 2369
DR
11359
Other
LC
DCPREZ-2019-00007
1256
SFR-08
DCPREZ-2019-00007
Not Effective
LC-1 DCPREZ-2016-11089
DR
Not Effective
RH-1 DCPREZ-0000-03113
11089
Limit Land Use
Zone X
DCPZP-2018-00005
REVISED 05/04/18-CHANGE OF USE TO A SFR (NOT AN OFFICE BUILDING).
AMEND 07/23/2018 GARAGE AND MUD RM
1252
Not Effective
CUP 2369
RR-1
DCPREZ-2019-00007
Not Effective
RH-1 DCPREZ-0000-03113
DR
11359
Other
Not Effective
LC-1 DCPREZ-0000-03113
GC
DCPREZ-2019-00007
Not Effective
B-1 DCPREZ-0000-00700
14
UTR
DCPREZ-2019-00007
Not Effective
C-1 DCPREZ-0000-00676
Not Effective
C-1 DCPREZ-0000-00676
GC
DCPREZ-2019-00007

1253
1253
Zone X
14

9 2 6 7 8 9 4
Tx:8932092

Use black ink

NOTICE

NOTICE OF TRANSFERRED DEVELOPMENT RIGHTS

Pursuant to approval of rezoning petition #11247, and applicable policies of the town of Rutland Comprehensive Plan, Dane County hereby provides notice that a transfer of development rights has occurred in sections 7 and 10 of the Town of Rutland.

Development Rights Transferred: In accordance with the Transfer of Development Rights (TDR) policies of the *Town of Rutland* component of the *Dane County Comprehensive Plan*, one (1) development right was transferred from the sending property to the receiving property, as described below. The transfer will allow the development of one (1) single family residential lot on the receiving property.

Receiving Property: One development right was transferred to the R-1A Residential zoned "receiving" property described below.

- Lot ___ of Certified Survey Map # 14770, located in section 7, town 5 north, range 10 east, town of Rutland, Dane County, Wisconsin.

Sending Property: One (1) development right has been transferred from the "sending" property described below. The transfer one (1) of the available density units on the sending property. A deed restriction has been recorded with the Dane County Register of Deeds under document # 5401693 prohibiting non-farm development on 40 acres of the sending property.

- The NW 1/4 of the SE 1/4, Section 10, Township 5 North, Range 10 East, Town of Rutland, Dane County Wisconsin. (Tax parcel #0510-104-8500-3)

KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
5401695
04/13/2018 10:49 AM
Trans Fee:
Exempt #:
Rec. Fee: 30.00
Pages: 1

Recording area

Name and return address:
JOHN ZIEGLER
~~824~~
1252 HWY 14
OREGON WI 53575

0510-072-8230-9

PARCEL IDENTIFICATION NUMBER(S)

This Notice provides information regarding a Transfer of Development Rights between properties in accordance with the policies & programs of the town of Rutland component of the Dane County Comprehensive Plan.

Signature of County official — 10 APRIL 2018 Date

ROGER LANE DANECOUNTY ZONING ADMINISTRATOR
Name printed — Title

This document was drafted by:
(print or type name below)

Dane County Zoning Administrator

*Names of persons signing in any capacity must be typed or printed below their signature.
P&D form 2/20/2001

STATE OF WISCONSIN, County of Dane

Subscribed and sworn to before me on 4-10-2018 by the above named person(s).

Signature of notary or other person authorized to administer an oath (as per s. 706.06, 706.07) Shelly J. Seehafer

Print or type name: Shelly J. Seehafer

Title Real Estate Specialist Date commission expires: 2-28-2020

(1)

T #900560

KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
5472742
03/04/2019 10:45 AM
Trans Fee:
Exempt #:
Rec. Fee: 30.00
Pages: 3

DEED RESTRICTIONS

PETITION NO. 11359

Use black ink & print legibly

Recording area

Name and return address:

John P. Ziegler
1252 U.S.H. 14
Oregon, WI 53575

WHEREAS, John P. Ziegler and Sandy L. Ziegler

are owners of the following described real estate in the Town of Rutland, Dane County, Wisconsin further described as follows:

Parent Parcel Number(s):

0510-072-8240-0

LEGAL DESCRIPTION:

Lots 1 & 2 of Certified Survey Map Number 15060, located in the NE 1/4 of the NW 1/4 of Section 7, Town 5 North, Range 10 East, Town of Rutland, Dane County, Wisconsin.

WHEREAS, said owners desire to place certain restrictions and notice on the above-described real estate, to bind the owner(s) and those who may acquire title hereafter.

WHEREAS, the restrictions provided herein shall be enforceable at law or equity against any party who has or acquires any interest in the land subject to this restriction by the following who are named as Grantees and beneficiaries with enforcement rights:

- The County Government of Dane County, Wisconsin provided that the land is under the jurisdiction of said County at the time the enforcement action is commenced, and;

- The Town Government of the Town of Rutland, Dane County, provided that the land is within the jurisdiction of said Town at the time the enforcement is commenced, and;

- The owner(s) of record of any lands that are located within 300 feet of the subject property.

THEREFORE, the following restrictions are hereby imposed:

1. The LC-1 parcel (Lot 2) and R-1A (Lot 1) parcels are prohibited of being sold separately. Both parcels shall be required to be sold together.