

Dane County Rezone Petition

Application Date	Petition Number
05/13/2021	DCPREZ-2021-11719
Public Hearing Date	
07/27/2021	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ARLIN O TEIGEN	PHONE (with Area Code) (608) 219-3386	AGENT NAME CHARLES NAHN	PHONE (with Area Code) (608) 712-9199
BILLING ADDRESS (Number & Street) 1069 TAYLOR LN		ADDRESS (Number & Street) 5623 SANDHILL DRIVE	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip) Middleton, WI 53562	
E-MAIL ADDRESS arlin.teigen@yahoo.com		E-MAIL ADDRESS chucknahn@gmail.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
1069 Taylor Lane					
TOWNSHIP DUNKIRK	SECTION 8	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0511-084-9685-2		0511-084-9651-2			

REASON FOR REZONE

EXPANDING AN EXISTING RESIDENTIAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
RR-1 Rural Residential District	RR-4 Rural Residential District	1.3
AT-35 Agriculture Transition District	RR-4 Rural Residential District	3.0

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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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
<ul style="list-style-type: none"> • 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:	Arlin O. Tiegen	Agent Name:	Charles E. Nahn III, P.E.
Address (Number & Street):	1059 Taylor Drive	Address (Number & Street):	5623 Sandhill Drive
Address (City, State, Zip):	Stoughton, WI 53589	Address (City, State, Zip):	Middleton WI 53562
Email Address:	arlin.teigen@yahoo.com	Email Address:	chucknahn@gmail.com
Phone#:	608-219-3386	Phone#:	608-712-9199

PROPERTY INFORMATION

Township:	05N	Parcel Number(s):	051108496852
Section:	08	Property Address or Location:	1069 Taylor Drive

REZONE DESCRIPTION

<p>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.</p>	<p>Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
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Rezoning petition is to change zoning from RR-01 to RR-04 for future transfer of adjoining southerly 3 acres of land to the landowner at 1069 Taylor Lane (Arlin Tiegen) to expand the size of his parcel (considered a boundary adjustment between two adjoining owners).

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RR-01	RR-04	1.3

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.

<input checked="" type="checkbox"/> Scaled drawing of proposed property boundaries	<input checked="" type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input checked="" type="checkbox"/> Pre-application consultation with town and department staff	<input checked="" type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer
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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 _____ *Charles E. Nahn III* _____

Date 5/11/21



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
<ul style="list-style-type: none"> • 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:	ROB REAL ESTATE BROKERAGE &	Agent Name:	Charles E. Nahn III, P.E.
Address (Number & Street):	3092 Linnerud Drive	Address (Number & Street):	5623 Sandhill Drive
Address (City, State, Zip):	Stoughton, WI 53589	Address (City, State, Zip):	Middleton WI 53562
Email Address:	BUILD@parkercoleconstruction.com	Email Address:	chucknahn@gmail.com
Phone#:	608-213-1807	Phone#:	608-712-9199

PROPERTY INFORMATION

Township:	05N	Parcel Number(s):	051108496512
Section:	08	Property Address or Location:	No Parcel address avail.- west of Taylor Ln-north of Aaker Rd

REZONE DESCRIPTION

<p>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.</p>	<p>Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
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Rezoning petition is to change zoning from AT-35 to RR-04 for southern 3-acre portion of 7.7 acre lot to transfer southerly 3 acres of land to the adjoining owner at 1069 Taylor Lane (Teigen) to expand the size of their parcel (considered a boundary adjustment between two adjoining owners).

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
AT-35	RR-04	3.0

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.

<input checked="" type="checkbox"/> Scaled drawing of proposed property boundaries	<input checked="" type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input checked="" type="checkbox"/> Pre-application consultation with town and department staff	<input checked="" type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer
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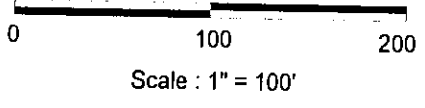
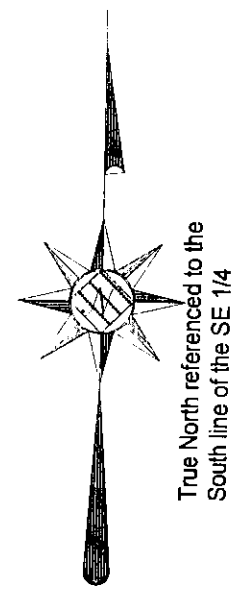
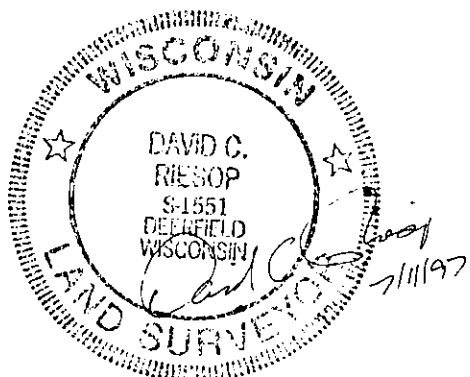
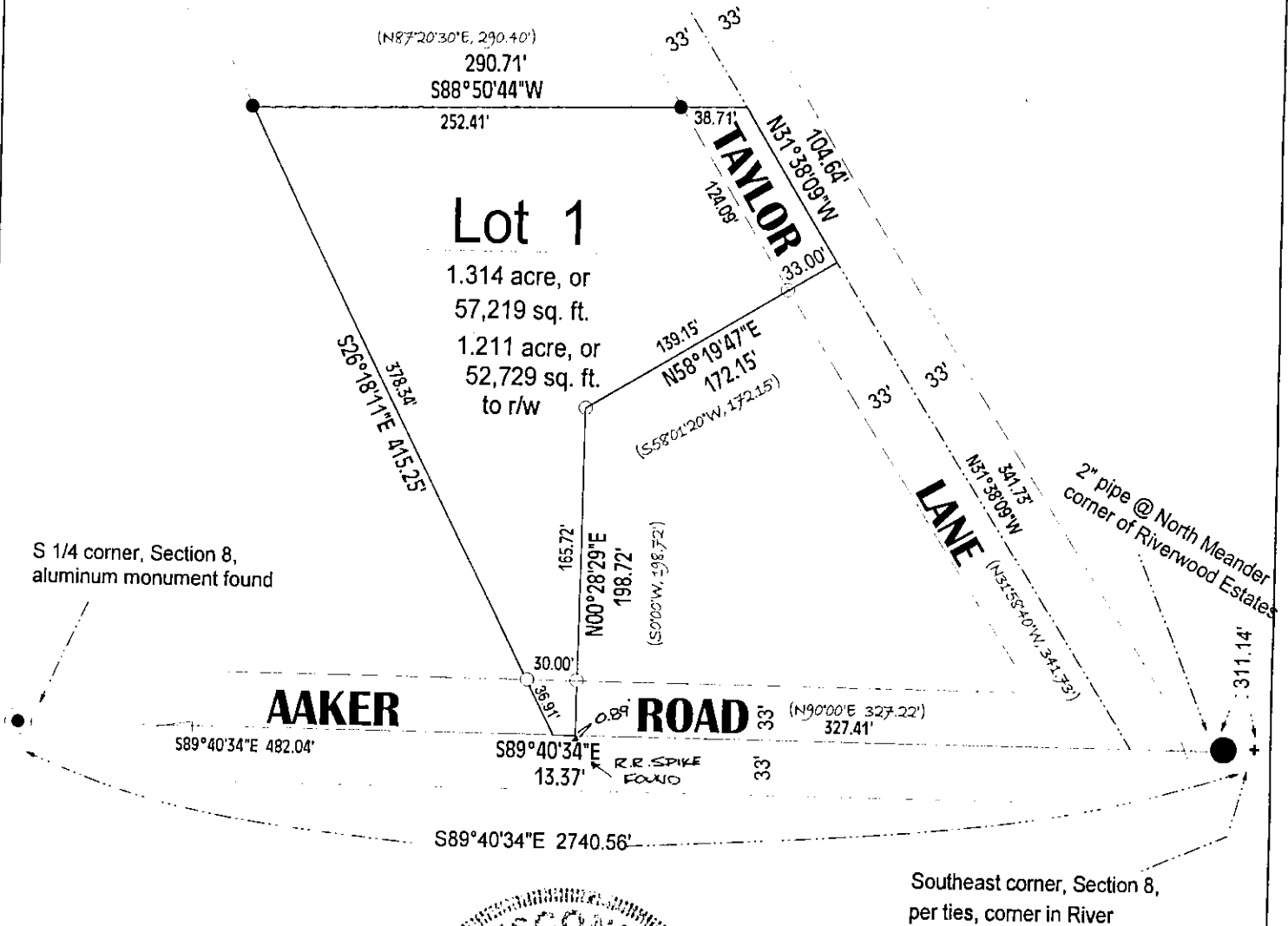
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary 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 _____ *Charles E. Nahn III* _____

Date 4/27/21

Certified Survey Map

Part of the SW 1/4 of the SE 1/4 of Section 8, T.5N., R.11E.,
Town of Dunkirk, Dane County, Wisconsin



- Notes:**
- 1) Surveyed for Arlin Teigen, 101 Isham Street, Stoughton, Wisconsin, 53589.
 - 2) Owner is Mrs. Adeline Teigen, 301 Isham Street, Stoughton, Wisconsin, 53589.
 - 3) Refer to Building Site Information Contained in the Dane County Soil Survey"

- Legend:**
- = 3/4" dia. X 24" long iron rod set 1.5lbs. per Lineal Foot
 - = iron pipe found
- Parentheses indicate "recorded as"

Wisconsin Mapping
surveying and mapping services
306 West Quarry Street, Deerfield, Wisconsin 53531
(608) 764-5602

Dwg. No. 1818-97 Date 07/09/97
Sheet 1 of 2
Document No. 2869954
C. S. M. No. 8633 v. 47 p. 222

2/12

SW 1/4 of the SE 1/4 Section 8

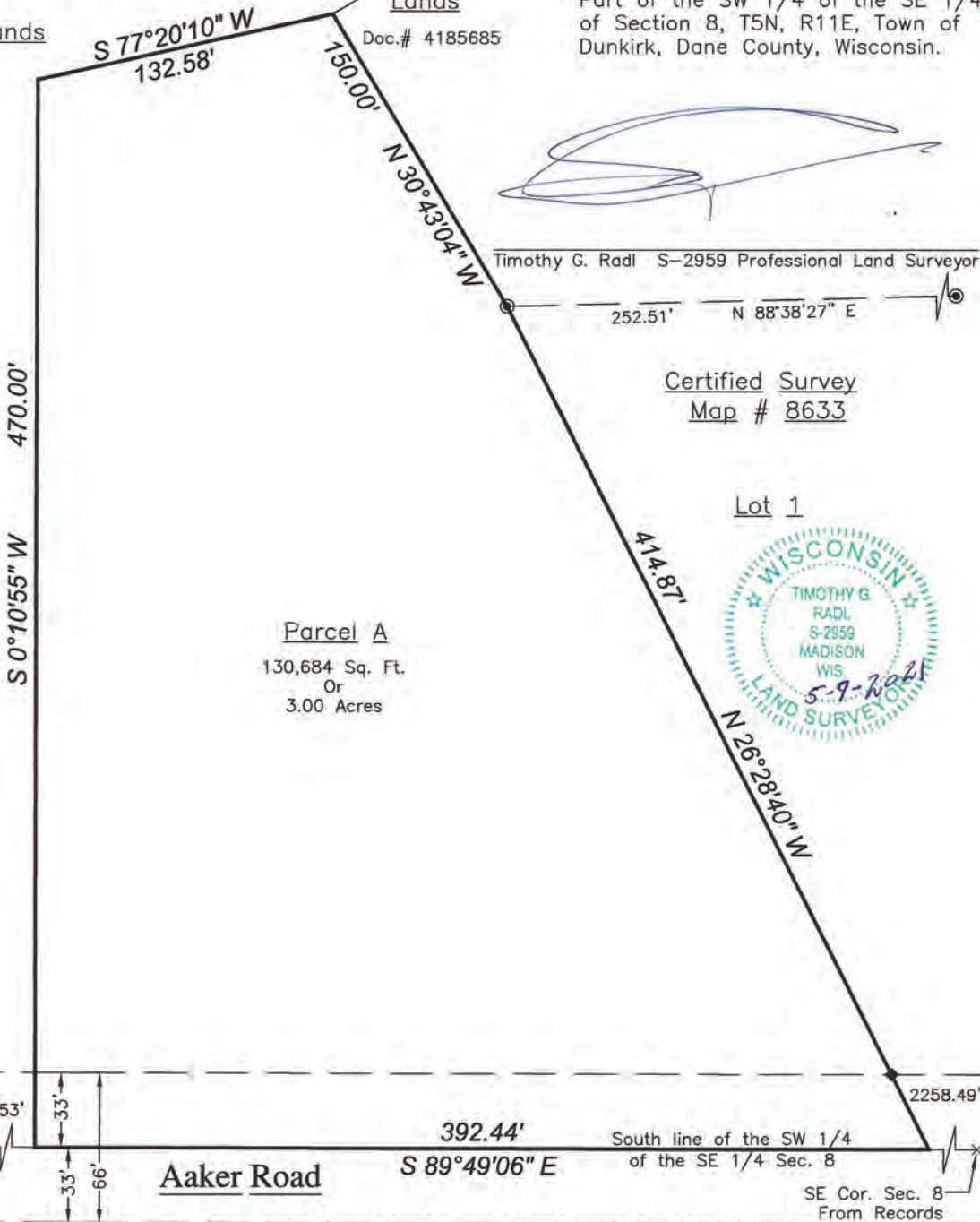
DESCRIPTION MAP

Part of the SW 1/4 of the SE 1/4 of Section 8, T5N, R11E, Town of Dunkirk, Dane County, Wisconsin.

Lands

Lands

Doc.# 4185685



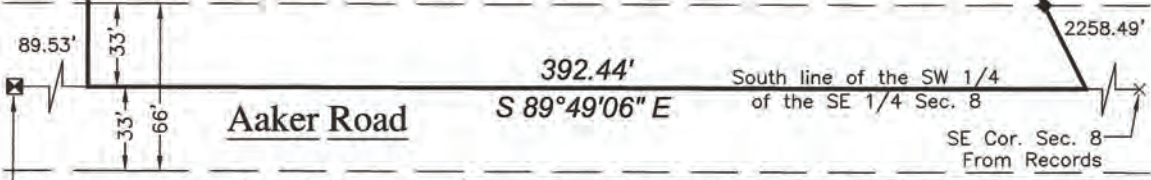
Timothy G. Radl S-2959 Professional Land Surveyor

Certified Survey
Map # 8633



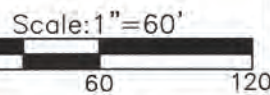
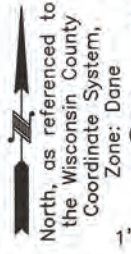
Parcel A
130,684 Sq. Ft.
Or
3.00 Acres

Lot 1



S 1/4 Cor. Section 8 Found Alum. Monument.
NW 1/4 of the NE 1/4 Section 17

Note: Fieldwork performed May 5th, 2021.



- Legend
- 3/4" Rebar Found ◆
 - 1" Inside Dia. Iron Pipe Found ⊙

Red Oak Land Surveying LLC		
313 Waverly Pl. Madison, WI 53705 (608)233-3142 redoakls.com		
DRAWN TGR	DATE 5/8/2021	Prepared for: ROB HO STRAWSER 3092 LINNERUD DR STOUGHTON WI 53589
APPROVED TGR	DATE 5/9/2021	
SCALE 1"=60'	SHEET 1 of 2	PROJECT NO. 2021034

DESCRIPTION MAP

Part of the SW 1/4 of the SE 1/4
of Section 8, T5N, R11E, Town of
Dunkirk, Dane County, Wisconsin.

Description of Parcel A:

Part of the Southwest 1/4 of the Southeast 1/4 of Section 8, T5N, R11E, Town of Dunkirk, Dane County, Wisconsin, more fully described as follows:
Commencing at the South 1/4 corner of said Section 8;
thence along the South line of the Southwest 1/4 of the Southeast 1/4 of said Section 8 S 89°49'06" E 89.53 feet to the point of beginning of this description;
thence continuing S 89°49'06" E 392.44 feet to the Southwesterly corner of Lot 1 of Certified Survey Map # 8633;
thence along the Westerly line of said Lot 1 N 26°28'40" W 414.87 feet to the Northwesterly corner of said Lot 1;
thence along the Westerly line of a parcel described in Document # 4185685 N 30°43'04" W 150.00 feet to the Northwesterly corner of said described parcel;
thence S 77°20'10" W 132.58 feet;
thence S 00°10'55" W 470.00 feet to the South line of the Southwest 1/4 of the Southeast 1/4 of said Section 8 being also the point of beginning.
Described parcel contains 130,684 square feet or 3.00 acres.
Described parcel subject to a roadway right of way over the Southerly 33 feet thereof.

Surveyor's Certificate

I, Timothy G. Radl, Professional Land Surveyor S-2959, hereby certify I have surveyed, mapped, and monumented the lands described herein; that such map correctly represents all exterior boundaries of the land surveyed; and that this survey is correct to the best of my knowledge and belief.

Dated this 9th day
of May, 2021.



Timothy G. Radl S-2959 Professional Land Surveyor

Red Oak Land Surveying LLC		
313 Waverly Pl. Madison, WI 53705 (608)233-3142 redoakls.com		
DRAWN TGR	DATE 5/8/2021	Prepared for: ROB HO STRAWSER 3092 LINNERUD DR STOUGHTON WI 53589
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SCALE 1"=60'	SHEET 2 of 2	PROJECT NO. 2021034

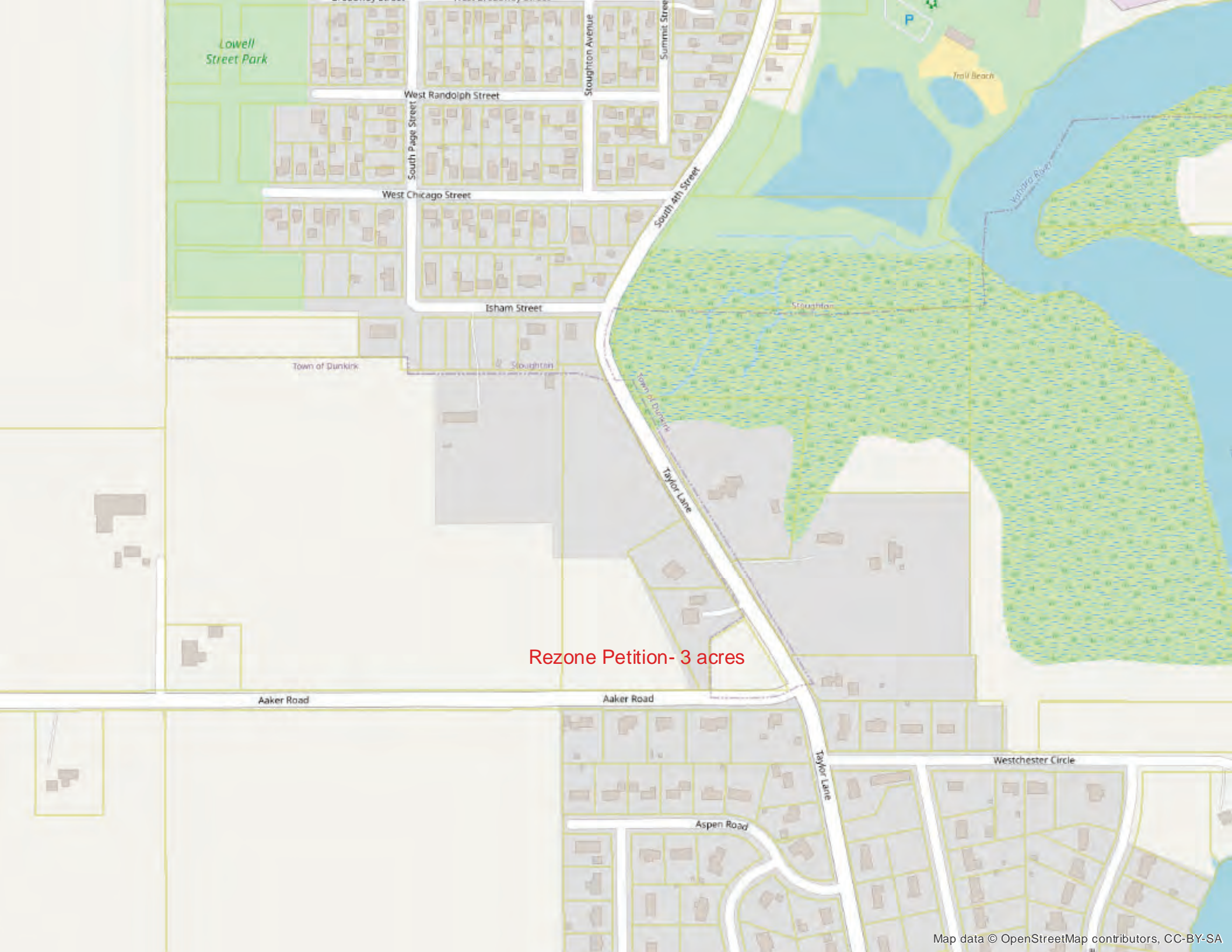
Legal Description

RR-1 to RR-4

Lot 1 of Certified Survey Map #8633, Section 8 Town 5 North, Range 11 East, Town of Dunkirk, Dane County, Wisconsin

AT-35 to RR-4

Part of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 8, T5 N, R 11 E, Town of Dunkirk, Dane County, Wisconsin, more fully described as follows: Commencing at the South $\frac{1}{4}$ corner of said Section 8; thence along the South line of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 8, S89deg49'06"E, 89.53 feet to the point of beginning of this description: thence continuing S89deg49'06"E, 392.44 feet to the southwesterly corner of Lot 1 of Certified Survey Map #8633; thence along the westerly line of a parcel described in Document #4185685, N30deg43'04"W, 150 feet to the northwesterly corner of said described parcel; thence S77deg20'10"W 132.58 feet; thence S00deg10'55"W 470.00 feet to the South line of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 8 being also the point of beginning. Described parcel contains 3.00 acres.



Rezone Petition- 3 acres



165.4'

438.2'

3aC

1,536'

405.4'

52.7'