

Dane County Rezone & Conditional Use Permit

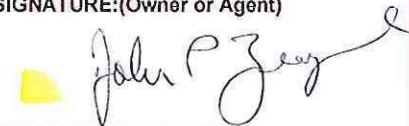
Application Date	Petition Number
12/15/2016	DCPREZ-2016-11089
Public Hearing Date	C.U.P. Number
02/28/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JOHN P ZIEGLER	PHONE (with Area Code) (608) 455-1616	AGENT NAME	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) W1449 ALPINE RD		ADDRESS (Number & Street)	
(City, State, Zip) BROOKLYN, WI 53521		(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/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
1256 US HIGHWAY 14					
TOWNSHIP RUTLAND	SECTION 7	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0510-072-8230-9					

REASON FOR REZONE	CUP DESCRIPTION
REZONE WILL ALLOW COMMERCIAL USES ON PROPERTY.	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
RH-1 Rural Homes District	LC-1 Limited Commercial Dist	2.3		

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS PMK2	SIGNATURE:(Owner or Agent) 
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COMMENTS: REZONE WILL ALLOW COMMERCIAL USES ON PROPERTY.

PRINT NAME: John P Ziegler
DATE: 12-15-2016

Dane County Conditional Use Permit Application

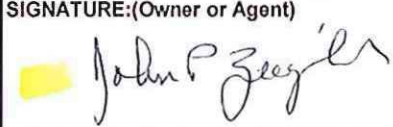

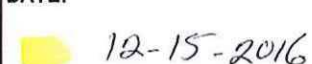
Application Date	C.U.P Number
12/15/2016	DCPCUP-2016-02369
Public Hearing Date	
02/28/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JOHN P ZIEGLER	Phone with Area Code (608) 455-1616	AGENT NAME	Phone with Area Code
BILLING ADDRESS (Number, Street) W1449 ALPINE RD		ADDRESS (Number, Street)	
(City, State, Zip) BROOKLYN, WI 53521		(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 CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
1256 US HIGHWAY 14					
TOWNSHIP RUTLAND	SECTION 7	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0510-072-8230-9		---		---	

CUP DESCRIPTION
HOME FOR CARETAKER OF BUSINESS

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.111(3)(b)	2.3

DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials PMK2	SIGNATURE:(Owner or Agent) 
		PRINT NAME: 
		DATE: 

COMMENTS: CUP IS REQUIRED FOR EXISTING HOME IN THE LC-1 DISTRICT FOR THE CARETAKER OF THE PROPOSED COMMERCIAL BUSINESS.



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 JOHN P & SANDRA L ZIEGLER Agent's Name _____
 Address 1256 H4 14 Address _____
 Phone 608 455-1616 Phone _____
 Email JPZ93@AOL.COM Email _____

Town: RUTLAND Parcel numbers affected: 0510-072-8230-9

Section: 01 7 Property address or location: 1256 H4 14

Zoning District change: (To / From / # of acres) LC-1 (FROM RH-1) 2.3 acres

Soil classifications of area (percentages) Class I soils: See attached % 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:

WORK IN SIDE CURRENT STORAGE BUILDING
PARK VEHICLES INSIDE STORAGE BUILDING
for Company USE

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

Submitted By: John P Ziegler Sandra Ziegler

Date: 12/16/2016



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
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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 JOHN P. & SANDRAL ZIEGLER Agent _____
 Address 1256 H4 14 Address _____
 Phone 608 455-1616 Phone _____
 Email JPZ93@AOL.COM Email _____

Parcel numbers affected: 0510-072 - 8230-9 Town: RUTLAND Section: 7
 Property Address: W 1256 H4 14

Existing/ Proposed Zoning District: RH-1 to LC-1 CONDITIONAL USES 10.111(3)(b)
Existing home will be for caretaker.

o Type of Activity proposed:
Separate checklist for mineral extraction uses must be completed.

JPZ
12-15-16

- o Hours of Operation 1
- o Number of employees 2
- o Anticipated customers 0
- o Outside storage 0
- o Outdoor activities 0
- o Outdoor lighting 0
- o Outside loudspeakers 0
- o Proposed signs 0
- o Trash removal MONTHLY
- 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 the property.

Submitted By: John P. & Sandra Ziegler

Date: 12/15/2015

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.

NO CHANGE

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.

*SURROUNDED BY FARM LAND
NEAREST RESIDENCE APP. 1500 FT - 1/4 MILE*

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.

IT WILL NOT

4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made:

NONE NEEDED - NO CHANGES

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.

NONE NEEDED - NO CHANGES

6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

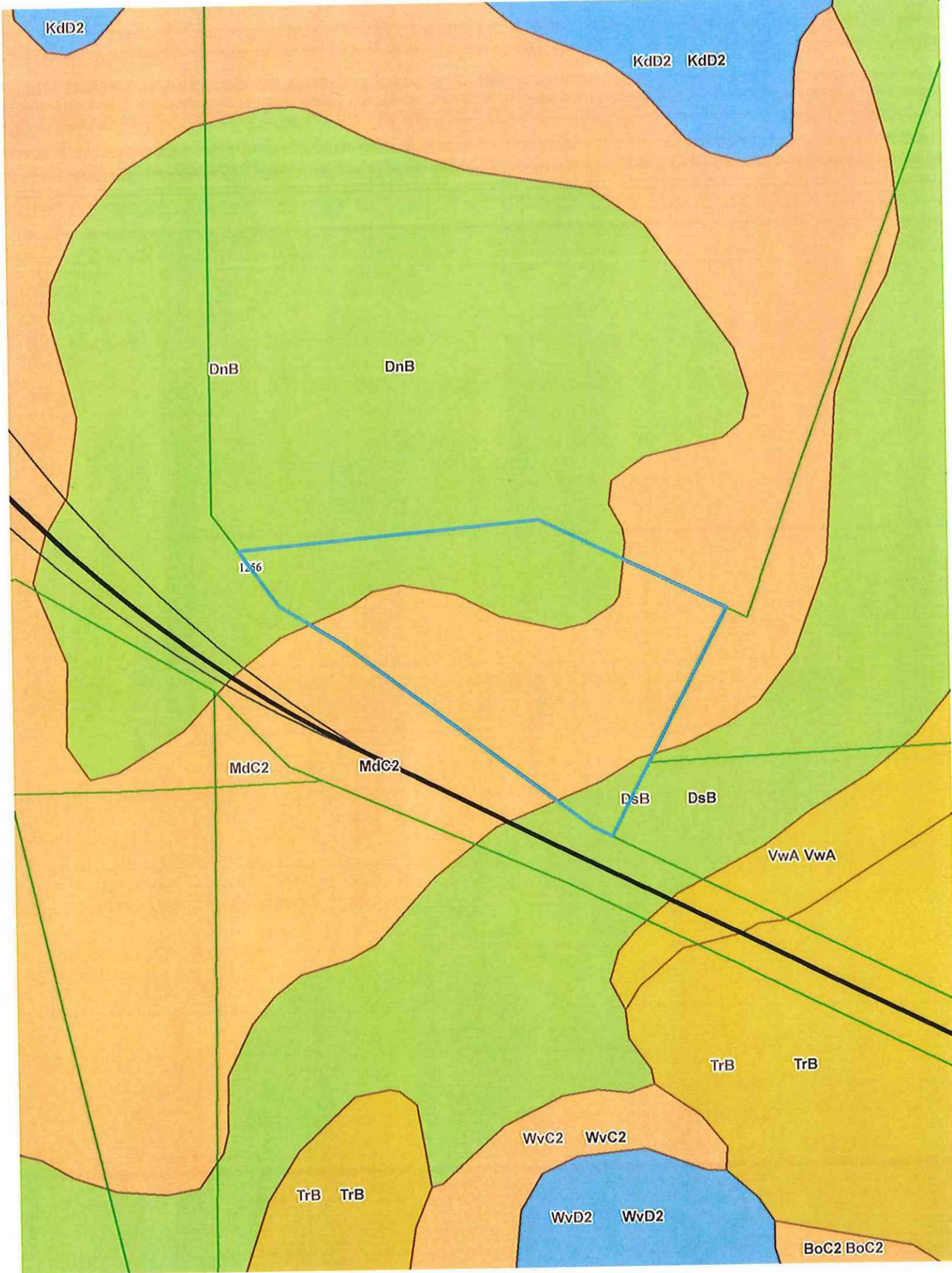
*WILL MEET ALL LC-1 AND CONDITIONAL
USE 10.111(3)(b) ZONING*

Operation Plan - No changes from current use. Work on and store vehicles (inside) storage building.

6 Standards of Conditional Use:

No changes outside building

No sales



KdD2

KdD2 KdD2

DnB

DnB

1266

Mdc2

Mdc2

DsB

DsB

VwA VwA

TrB

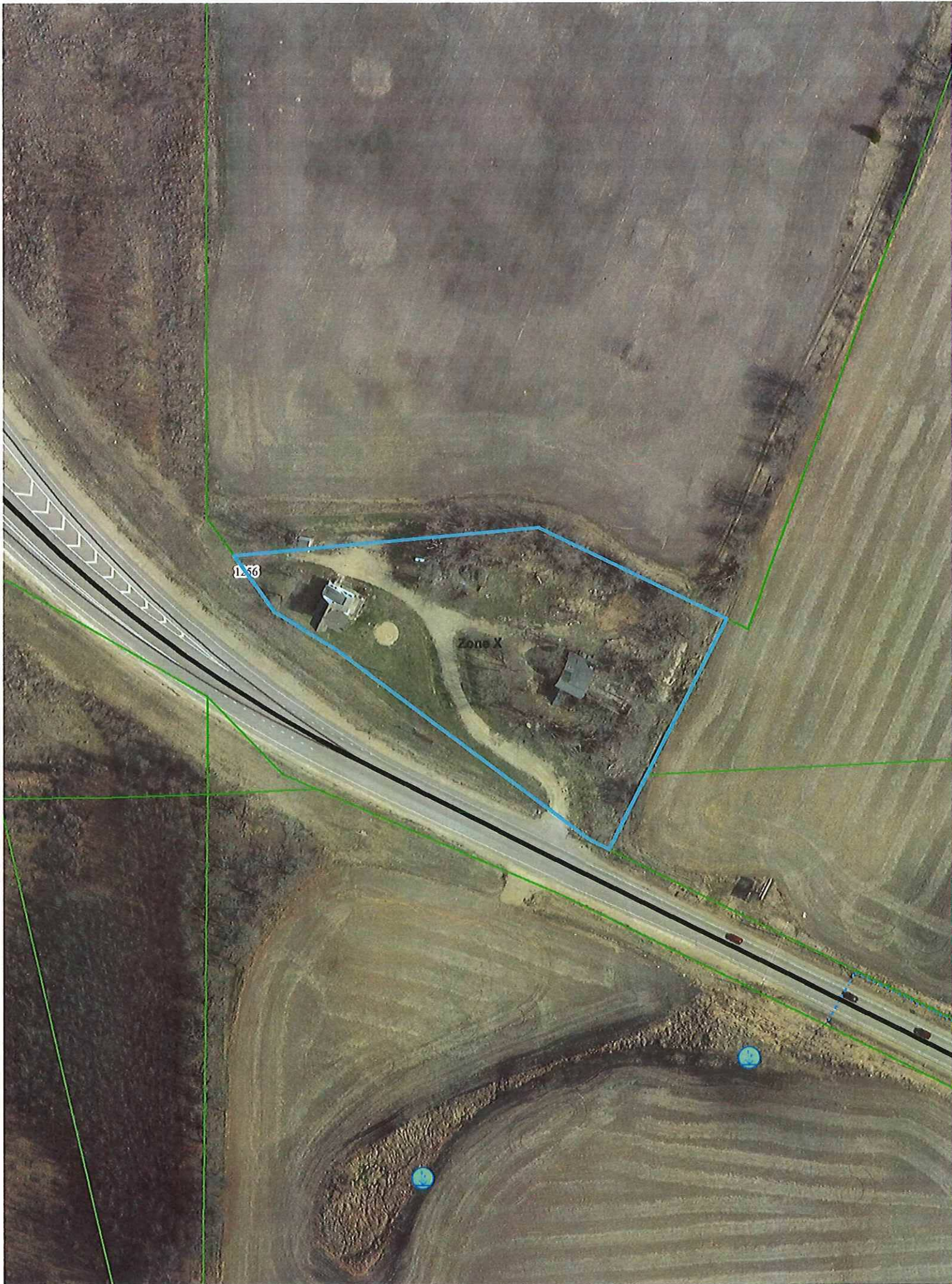
TrB

WvC2 WvC2

TrB TrB

WvD2 WvD2



BoC2 BoC2



1236

Zone X

Parcel Number - 052/0510-072-8230-9**Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF RUTLAND	
State Municipality Code	052	
Township & Range	Section	Quarter/Quarter & Quarter
T05NR10E	07	NE of the NW
Plat Name	CSM 04281	
Block/Building		
Lot/Unit	1	
Parcel Description	LOT 1 CSM 4281 CS18/153 R5321/46-1/30/84 DESCR AS SEC 7-5-10 PRT NE1/4NW1/4 & SE1/4NW1/4 EXC TO WISDOT IN DOC # 4731728 This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	JOHN P ZIEGLER	
Current Co-Owner	SANDY ZIEGLER	
Primary Address	1256 US HIGHWAY 14	
Billing Address	W1449 ALPINE RD BROOKLYN WI 53521	

Assessment Summary		More +
Assessment Year	2016	
Valuation Classification	G1	
Assessment Acres	2.300	
Land Value	\$91,700.00	
Improved Value	\$111,200.00	
Total Value	\$202,900.00	

Show Valuation Breakout

Open Book

Open Book dates have passed for the year

Starts: ~~05/25/2016~~ 05:00 PM

Ends: ~~05/25/2016~~ 07:00 PM

[About Open Book](#)

Board Of Review

Board of Review dates have passed for the year

Starts: ~~06/01/2016~~ 06:00 PM

Ends: ~~06/01/2016~~ 08:00 PM

[About Board Of Review](#)

Show Assessment Contact Information ▼

Zoning Information

For the most current and complete zoning information, contact the Division of Zoning.

Zoning

RH-1 DCPREZ-0000-03113

[Zoning District Fact Sheets](#)

Parcel Maps



DCiMap

Google Map

Bing Map

Tax Summary (2016)

More +

Dane County is currently processing tax bills. During this time, current year tax information is not available on AccessDane. Please contact your local municipality for up to date tax information.

District Information

Type	State Code	Description
REGULAR SCHOOL	4144	OREGON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
DRAINAGE DISTRICT	DDBF	BADFISH DRAINAGE DISTRICT
OTHER DISTRICT	26OR	OREGON FIRE
OTHER DISTRICT	26OR	EMS OREGON

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	05/18/2015	5151993		

Show More ▼

DocLink

DocLink is a feature that connects this property to recorded documents. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. Click here for instructions.

By Parcel Number: 0510-072-8230-9

[Document Types and their Abbreviations](#)

[Document Types and their Definitions](#)



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Dane County Land Information Council

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210 Martin Luther King Jr. Blvd

City-County Bldg. Room 116

Madison, WI 53703



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SURVEYOR'S CERTIFICATE
STATE OF WISCONSIN)
COUNTY OF DANE) ss.

CERTIFIED SURVEY PLAT

I hereby certify that this survey is in compliance with Chapter 236.34 of Wisconsin Statutes.

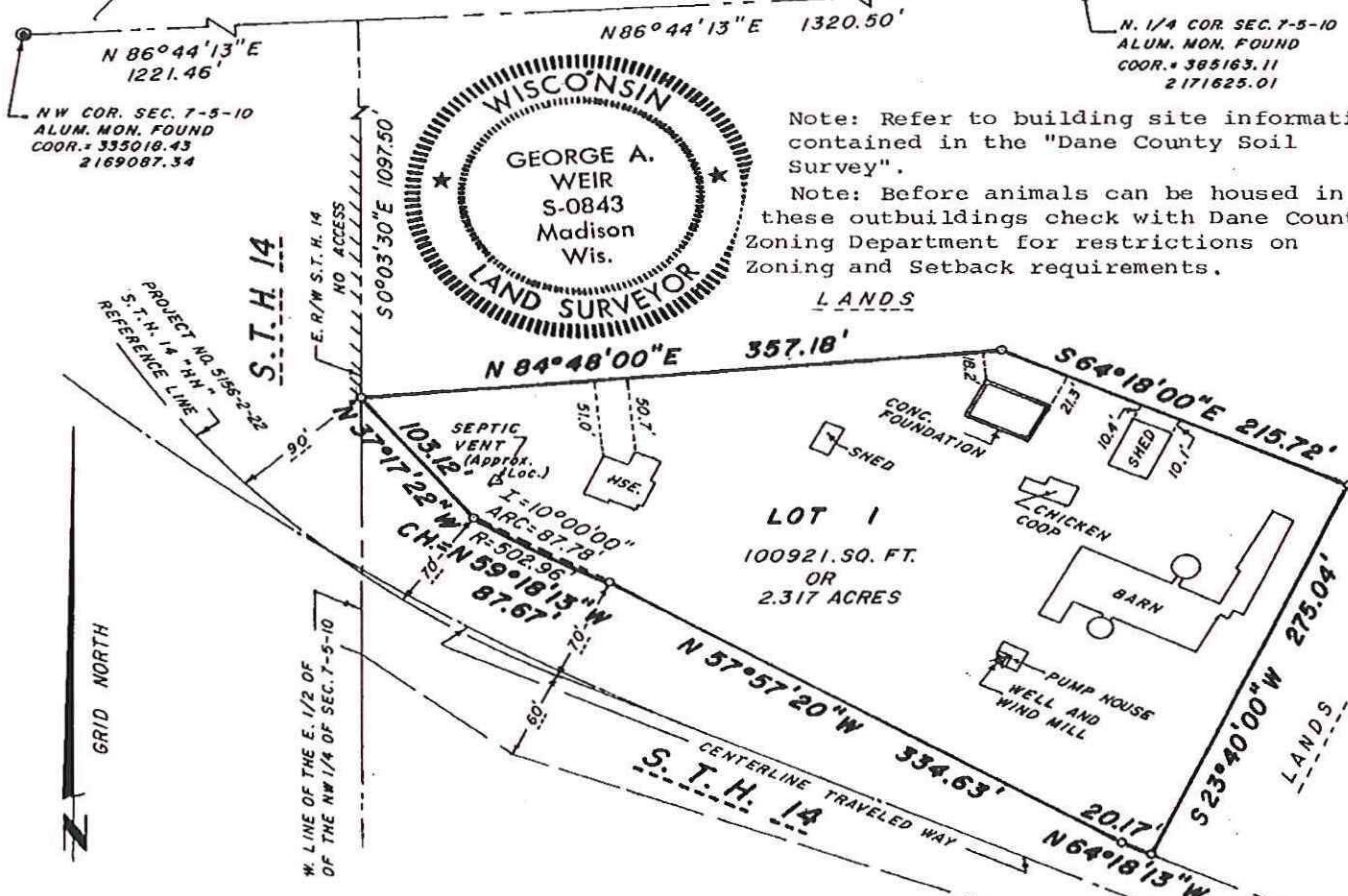
I hereby certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with the information furnished.



GEORGE A. WEIR, SURVEYOR
&
ROYAL OAK ENGINEERING, INC.
5610 Medical Circle, #6
Madison, Wisconsin 53719
Phone: (608) 274-0500

George A. Weir
George A. Weir, Registered Land Surveyor, S 843

SCALE: 1" = 100'



Note: Refer to building site information contained in the "Dane County Soil Survey".
Note: Before animals can be housed in these outbuildings check with Dane County Zoning Department for restrictions on Zoning and Setback requirements.

LEGEND

- Scale: 1 inch = 100 Feet
● Iron Stakes Found
○ 1" x 24" Iron Pipe Driven
Min. Wt. = 1.13 #/ln. ft.

SURVEYED RP, GAR
DRAWN RP
CHECKED GAW
APPROVED GAW
Field Book 647 Page 45-55
Date of Survey Dec. 30, 1983
Tape No. 34 (2701-2850)

SURVEYED FOR: Mr. Robert Sweeney
5313 Whalen Road, Madison, Wisconsin 53711
DESCRIPTION-LOCATION: Part of the NE 1/4 of the NW 1/4 and part of the SE 1/4 of the NW 1/4 of Section 7, T 5 N, R 10 E, Town of Rutland, Dane County, Wisconsin.
APPROVED FOR RECORDING PER Dane County Agriculture, Zoning and Environment Committee action of 1/26/1984
N. Scribner, Authorized Representative # 3234
REGISTER OF DEED'S CERTIFICATE
Received for record this 30 day of January, 1984
at 1:36 o'clock, P.M. and recorded in Volume 18 of CERTIFIED SURVEY MAPS of Dane County, on Page 153

Carol R. Mahnke
1818691 Register of Deeds

Office Map No. 11341

DOCUMENT NO. 4281, VOLUME 18 PAGE 153

DESCRIPTION:

Part of the Northeast 1/4 of the Northwest 1/4 and part of the Southeast 1/4 of the Northwest 1/4 of Section 7, Township 5 North, Range 10 East, Town of Rutland, Dane County, Wisconsin, more fully described as follows:

Commencing at the Northwest corner of said Section 7;

Thence N 86°44'13" E, 1221.46 feet along the North line of the Northwest 1/4 of said Section 7 to the West line of the East 1/2 of the of the Northwest 1/4 of said Section 7;

Thence S 0°03'30" E, 1097.50 feet along said West line to the Northerly right of way of State Trunk Highway 14 and the point of beginning of this description;

Thence N 84°48'00" E, 357.18 feet;

Thence S 64°18'00" E, 215.72 feet;

Thence S 23°40'00" W, 275.04 feet to the Northerly right of way of State Trunk Highway 14;

Thence N 64°18'13" W, 20.17 feet along said right of way;

Thence N 57°57'20" W, 334.63 feet along said right of way;

Thence along the arc of a curve to the right having a radius of 502.96 feet and a chord bearing N 59°18'13" W, 87.67 feet;

Thence N 37°17'22" W, 103.12 feet along the northerly right of way of State Trunk Highway 14 to the point of beginning of this description. Said parcel contains 2.317 acres.

CERTIFICATE OF APPROVAL

Resolved: That this certified survey, including any dedications shown thereon, which has been duly filed for approval of the Town Board of the Town of Rutland, Dane County, Wisconsin, be and the same is hereby approved.

I hereby certify that the above is a true and correct copy of a resolution adopted by the Town Board of the Town of Rutland on this 16 day of JANUARY, 1984.


Town Clerk, Dawn George

1818691

Office Map No. 11341-ADOCUMENT NO. _____
CERTIFIED SURVEY MAP NO. 4281, VOLUME 18, PAGE 153+154

Sheet 2 of 2 Sheets



**BIRRENKOTT
SURVEYING, INC.**

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

PLAT OF SURVEY ZP No. 2015-00573

SURVEYOR'S CERTIFICATE:

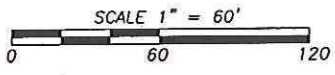
I, Mark A. Pynnonen, hereby certify that this survey is in compliance with the Wisconsin Administrative Code. I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with the information provided and is correct to the best of my knowledge and belief.

Mark A. Pynnonen 11/2/2015
Mark A. Pynnonen
Wisconsin Professional Land Surveyor No. S-2538.

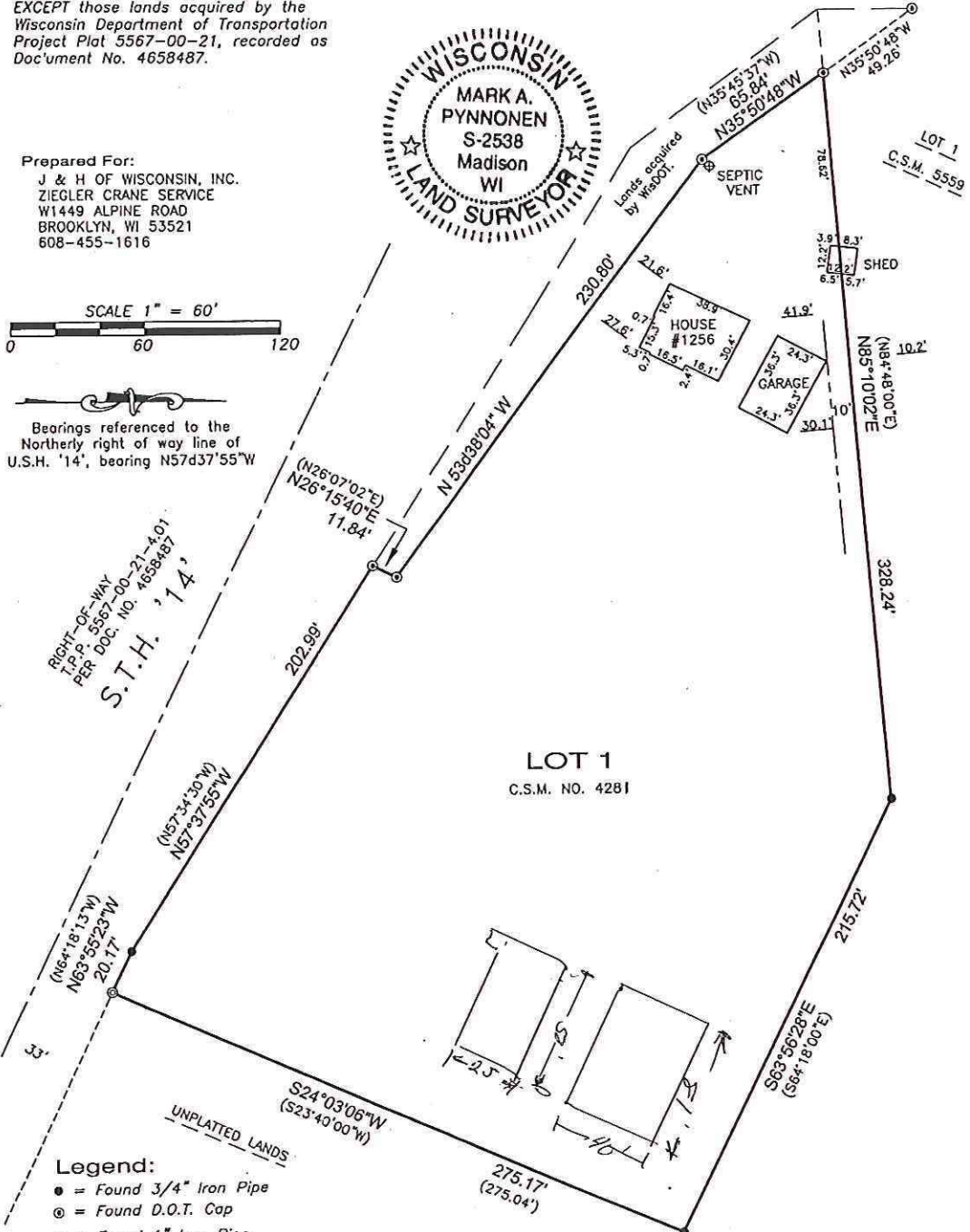
Description:

Lot 1, Certified Survey Map No. 4281, Vol. 18, Pg. 153, located in the Northeast 1/4 of the Northwest 1/4, Section 7, T5N, R10E, Town of Rutland, Dane County, Wisconsin, EXCEPT those lands acquired by the Wisconsin Department of Transportation Project Plat 5567-00-21, recorded as Document No. 4658487.

Prepared For:
J & H OF WISCONSIN, INC.
ZIEGLER CRANE SERVICE
W1449 ALPINE ROAD
BROOKLYN, WI 53521
608-455-1616



Bearings referenced to the Northerly right of way line of U.S.H. '14', bearing N57d37'55"W



- Legend:**
- = Found 3/4" Iron Pipe
 - ⊙ = Found D.O.T. Cap
 - ⊖ = Found 1" Iron Pipe
 - () = Recorded as data
 - - - = Setback Line

Dated: October 30, 2015
Surveyed: T.A.S.
Drawn: A.N.T.
Checked: M.A.P.
Approved: M.A.P.
Field book: 353/76
Comp. File: J:\2015\CARLSON
Office Map No. 150611A

Notes:
This survey is subject to any and all easements and agreements both recorded and unrecorded.
The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.
Wetlands, if present have not been delineated.
Other improvements present but not located. No guarantee is made for below-ground structures.

2016-00095