

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
04/15/2019	DCPREZ-2019-11424
Public Hearing Date	C.U.P. Number
06/25/2019	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME JOHN J TAHLIER	PHONE (with Area Code) (210) 867-4130	AGENT NAME JIM LOWERY	PHONE (with Area Code) (608) 334-5376
BILLING ADDRESS (Number & Street) 1222 CARDINAL CREST DR		ADDRESS (Number & Street) □	
(City, State, Zip) SUN PRAIRIE, WI 53590		(City, State, Zip)	
E-MAIL ADDRESS JTAHLIER@INNOVATIVE-RISK.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	
NORTH OF 2934 COUNTY HWY W		NORTH OF 2934 COUNTY HWY W			
TOWNSHIP CHRISTIANA	SECTION 6	TOWNSHIP CHRISTIANA	SECTION 6	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0612-064-9575-0		0612-064-9576-0			

REASON FOR REZONE	CUP DESCRIPTION
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ZONING COMPLIANCE TO CONSTRUCT SINGLE FAMILY RESIDENCE.	
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
R-1 Residence District	RH-1 Rural Homes District	1.507		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS SLJ3	SIGNATURE:(Owner or Agent) 
				PRINT NAME: JOHN J. TAHLIER

COMMENTS: RH-1 ZONING WILL CHANGE TO RR-2 WHEN THE TOWN OF CHRISTIANA ADOPTS THE REVISED ZONING ORDINANCE.

DATE: 4/15/19



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>JOHN & LYNN STAHLER</u>	Agent's Name	<u>JIM LOWERY</u>
Address	<u>1222 CARDINAL CREST DRIVE</u>	Address	
Phone	<u>210-867-4130</u>	Phone	<u>608-334-5376</u>
Email	<u>JSTAHLER@INNOVATIVE-RISK.COM</u>	Email	

Town: Christiana Parcel numbers affected: 0612-064-9575-0 0612-064-9576-0
~~0612-064-9560-0 0612-064-9561-0~~
 Section: 6 Property address or location: North of 29341 County Hwy W
 Zoning District change: (To / From / # of acres) RH-1 From R-1 1.507 Acres

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 0 % Other: 100 %

Narrative: (reason for change, intended land use, size of farm, time schedule)

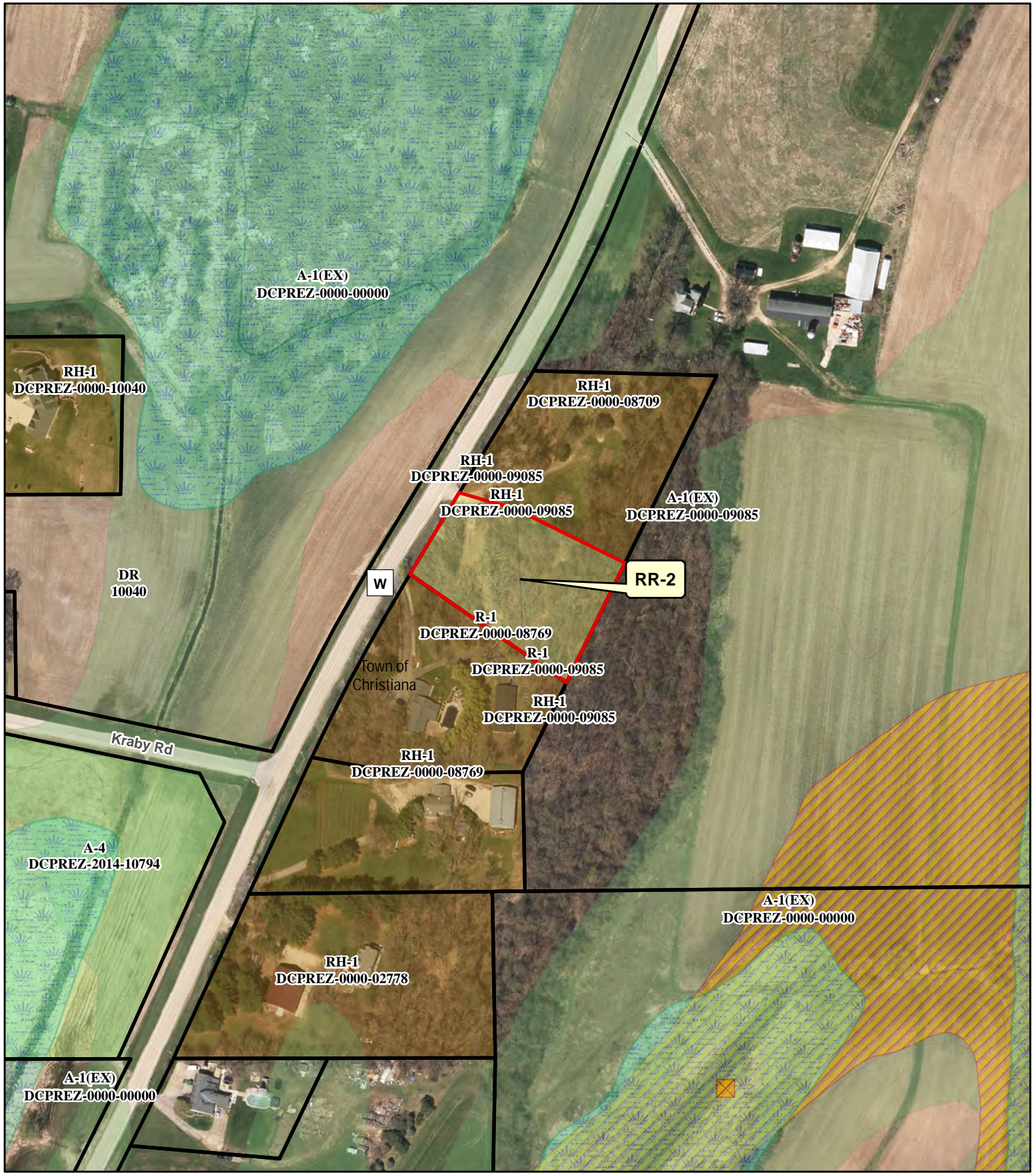
- Separation of buildings from farmland
- Creation of a residential lot
- Compliance for existing structures and/or land uses
- Other:

ZONING COMPLIANCE

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





Submitted By: [Signature]

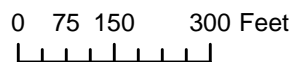
Date: 4/15/19



Legend

Wetland > 2 Acres Significant Soils

-  Wetland
-  Floodplain
-  Class 1
-  Class 2



Petition 11424
JOHN J TAHLIER

Legal Description for rezone:
 Lot 3 of CSM 11307

000712

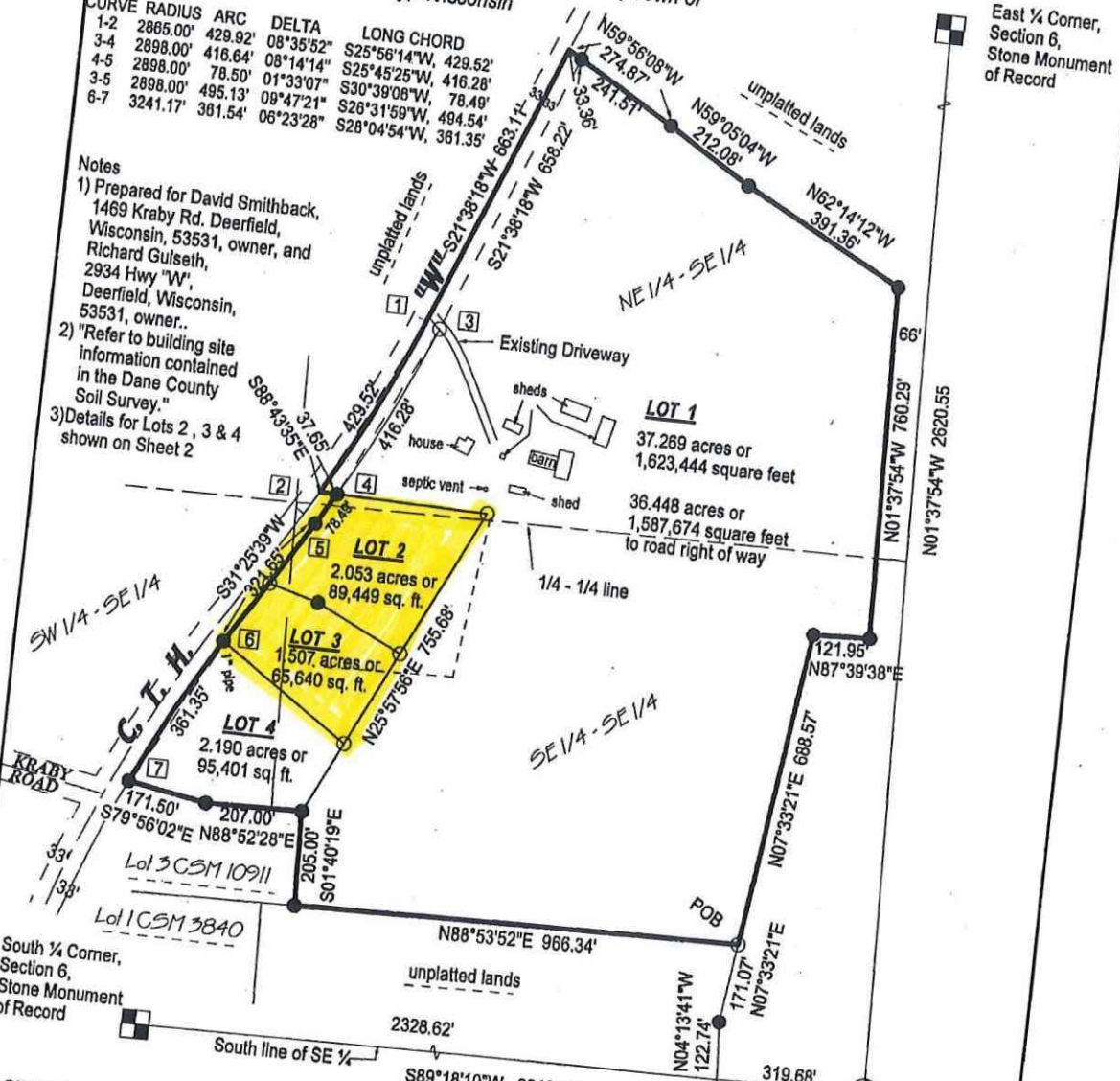
Certified Survey Map

Lots 1 and 2 of Dane County Certified Survey Map number 10911, Lot 1 of Dane County Certified Survey Map number 10859, together with and being further located in part of the SW 1/4 of the SE 1/4, the SE 1/4 of the SE 1/4, and the NE 1/4 of the SE 1/4, all in Section 6, T.6N., R.12E., Town of Christiana, Dane County, Wisconsin

CURVE	RADIUS	ARC	DELTA	LONG CHORD
1-2	2865.00'	429.92'	08°35'52"	S25°56'14"W, 429.52'
3-4	2898.00'	416.64'	08°14'14"	S25°45'25"W, 416.28'
4-5	2898.00'	78.50'	01°33'07"	S30°39'08"W, 78.49'
3-5	2898.00'	495.13'	09°47'21"	S26°31'59"W, 494.54'
6-7	3241.17'	381.54'	06°23'28"	S28°04'54"W, 381.35'

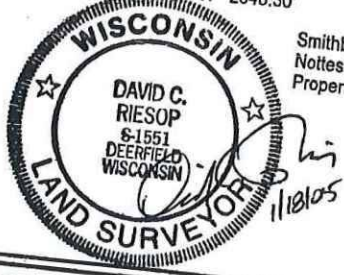
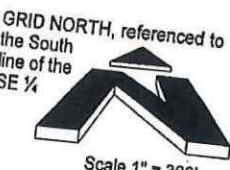
East 1/4 Corner, Section 6, Stone Monument of Record

- Notes
- 1) Prepared for David Smithback, 1469 Kraby Rd. Deerfield, Wisconsin, 53531, owner, and Richard Gulseth, 2934 Hwy "W", Deerfield, Wisconsin, 53531, owner.
 - 2) "Refer to building site information contained in the Dane County Soil Survey."
 - 3) Details for Lots 2, 3 & 4 shown on Sheet 2



South 1/4 Corner, Section 6, Stone Monument of Record

Southeast Corner, Section 6, Aluminum Monument of Record



- Legend:
- = 3/4" dia. iron rod found unless otherwise noted
 - = 1/4" dia. X 24" long iron rod set 1.5 lbs. per Lineal Foot
 - When Different, Parentheses Indicate Recorded As

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

Dwg. No. 2842-04 Date 01/05/2005
 Sheet 1 of 4
 Document No. 4013424
 C. S. M. No. 11307 V. 68 P. 209

4/17

Certified Survey Map

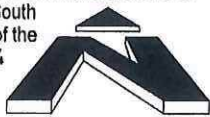
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4-5	2898.00'	78.49'	01°33'07" S30°39'06"W, 78.49'
3-5	2898.00'	495.13'	09°47'21" S26°31'59"W, 494.54'
6-7	3241.17'	361.54'	06°23'28" S28°04'54"W, 361.35'

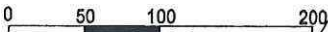
Notes

- 1) Prepared for David Smithback, 1469 Kraby Rd. Deerfield, Wisconsin, 53531, owner, and Richard Gulseth, 2934 Hwy "W", Deerfield, Wisconsin 53531, owner.
- 2) "Refer to building site information contained in the Dane County Soil Survey."
- 3) Government corner tie shown on Sheet 1

GRID NORTH, referenced to the South line of the SE 1/4



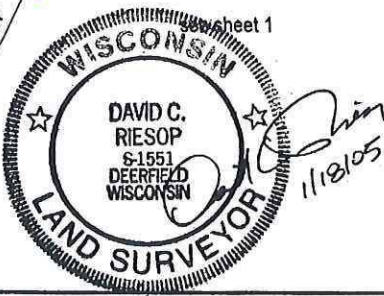
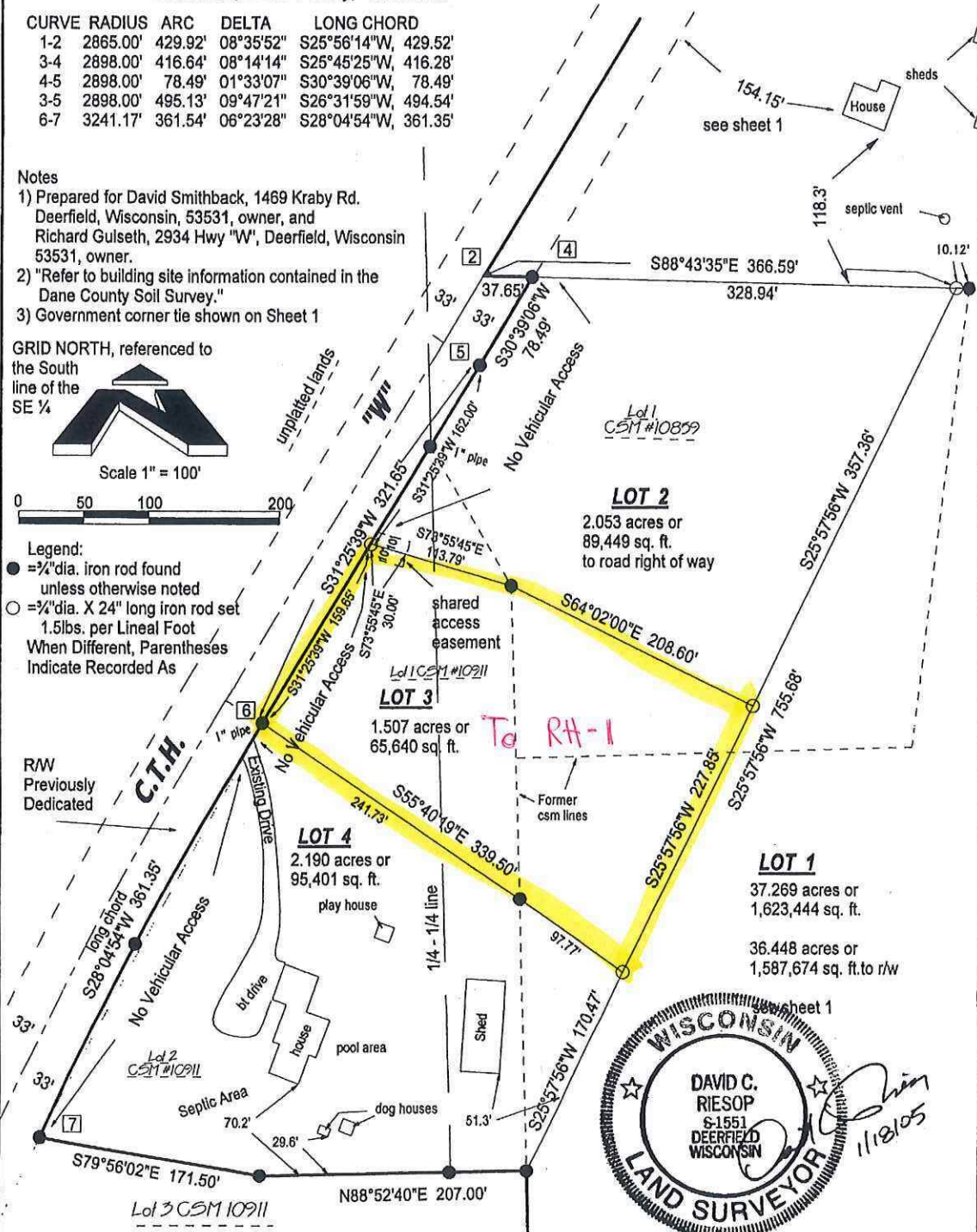
Scale 1" = 100'



Legend:

- = 3/4" dia. iron rod found unless otherwise noted
- = 3/4" dia. X 24" long iron rod set 1.5lbs. per Lineal Foot
- When Different, Parentheses Indicate Recorded As

R/W Previously Dedicated



Wisconsin Mapping

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

Dwg. No. 2842-04 Date 01/05/2005

Sheet 2 of 4



Document No. 4013424

C. S. M. No. 11307 V. 68 P. 210

Parcel Number - 016/0612-064-9575-0

Current

[← Parcel Parents](#)[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF CHRISTIANA	
State Municipality Code	016	
Township & Range	Section	Quarter/Quarter & Quarter
T06NR12E	06	SE of the SE
Plat Name	CSM 11307	
Block/Building		
Lot/Unit	3	
Parcel Description	<p>LOT 3 CSM 11307 CS68/209&212-1/19/2005 F/K/A LOTS 1 & 2 CSM 10911 CS65/166&168- 11/13/2003 F/K/A LOTS 1 & 2 CSM 4893 CS21/337&338-3/18/86 & F/K/A LOT 2 CSM 3840 CS16/22-11/25/81 & ALSO F/K/A LOT 1 CSM 10859 CS65/21&23-9/18/2003 & ALSO INCL & DESCR AS SEC 6-6-12 PRT SW1/4SE1/4 & PRT SE1/4SE1/4 & PRT NE1/4SE1/4 (1.507 ACRES) EXC PRT IN CAMBRIDGE SCHOOL DISTRICT</p> <p>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</p>	
Current Owner	JOHN J TAHLIER	
Current Co-Owner	LYNN SCHEMENAUER-TAHLIER	
Primary Address	No parcel address available.	
Billing Address	543 PHEASANT TRAIL RD DEERFIELD WI 53531	

Assessment Summary		More +
Assessment Year	2018	
Valuation Classification	G1	
Assessment Acres	1.000	
Land Value	\$35,200.00	
Improved Value	\$0.00	
Total Value	\$35,200.00	

Show Valuation Breakout

Show Assessment Contact Information ▼

Zoning Information

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

Zoning

R-1 0.75 Acres DCPREZ-0000-09085

R-1 DCPREZ-0000-08769

Zoning District Fact Sheets

Parcel Maps



DCiMap

Tax Summary (2018)**More +**[E-Statement](#)[E-Bill](#)[E-Receipt](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$35,200.00	\$0.00	\$35,200.00
Taxes:		\$473.46
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$473.46

District Information

Type	State Code	Description
REGULAR SCHOOL	1309	DEERFIELD SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	02/14/2019	5469970		

[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: 0612-064-9575-0

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Parcel Number - 016/0612-064-9576-0**Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Summary		More +
Municipality Name	TOWN OF CHRISTIANA	
Parcel Description	LOT 3 CSM 11307 CS68/209&212-1/19/2005 F...	
Owner Names	JOHN J. TAHLIER LYNN SCHEMENAUER-TAHLIER	 
Primary Address	No parcel address available.	
Billing Address	1222 CARDINAL CREST DR SUN PRAIRIE WI 53590	

Assessment Summary		More +
Assessment Year	2018	
Valuation Classification	G1	
Assessment Acres	0.507	
Land Value	\$27,400.00	
Improved Value	\$0.00	
Total Value	\$27,400.00	

[Show Valuation Breakout](#)[Show Assessment Contact Information ▼](#)**Zoning Information**

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

Zoning

R-1 DCPREZ-0000-08769

[Zoning District Fact Sheets](#)

Parcel Maps



DCiMap

Tax Summary (2018) More +

[E-Statement](#)

[E-Bill](#)

[E-Receipt](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$27,400.00	\$0.00	\$27,400.00
Taxes:		\$356.03
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$356.03

District Information

Type	State Code	Description
REGULAR SCHOOL	0896	CAMBRIDGE SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	02/14/2019	5469970		

Show More ▼

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By Parcel Number: 0612-064-9576-0

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210 Martin Luther King Jr. Blvd

City-County Bldg. Room 116

Madison, WI 53703



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DAVID W SMITHBACK
1469 KRABY DR
DEERFIELD, WI 53531

JONATHAN D LAUFENBERG
2920 COUNTY HIGHWAY W
DEERFIELD, WI 53531

JOHN J TAHLIER
1222 CARDINAL CREST DR
SUN PRAIRIE, WI 53590

KJSKR TR
2924 COUNTY ROAD W
DEERFIELD, WI 53531

JOHN J TAHLIER
543 PHEASANT TRAIL RD
DEERFIELD, WI 53531

KJSKR TR
2924 COUNTY ROAD W
DEERFIELD, WI 53531

AMY M ARECHAR
2934 COUNTY HIGHWAY W
DEERFIELD, WI 53531

AMY M ARECHAR
2934 COUNTY HIGHWAY W
DEERFIELD, WI 53531

DAVID W SMITHBACK
1469 KRABY DR
DEERFIELD, WI 53531

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DEERFIELD, WI 53531

JOHN J TAHLIER
1222 CARDINAL CREST DR
SUN PRAIRIE, WI 53590

JOHN J TAHLIER
1222 CARDINAL CREST DR
SUN PRAIRIE, WI 53590

DAVID W SMITHBACK
1469 KRABY RD
DEERFIELD, WI 53531

DAVID W SMITHBACK
1469 KRABY RD
DEERFIELD, WI 53531

RECEIPT

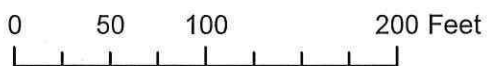
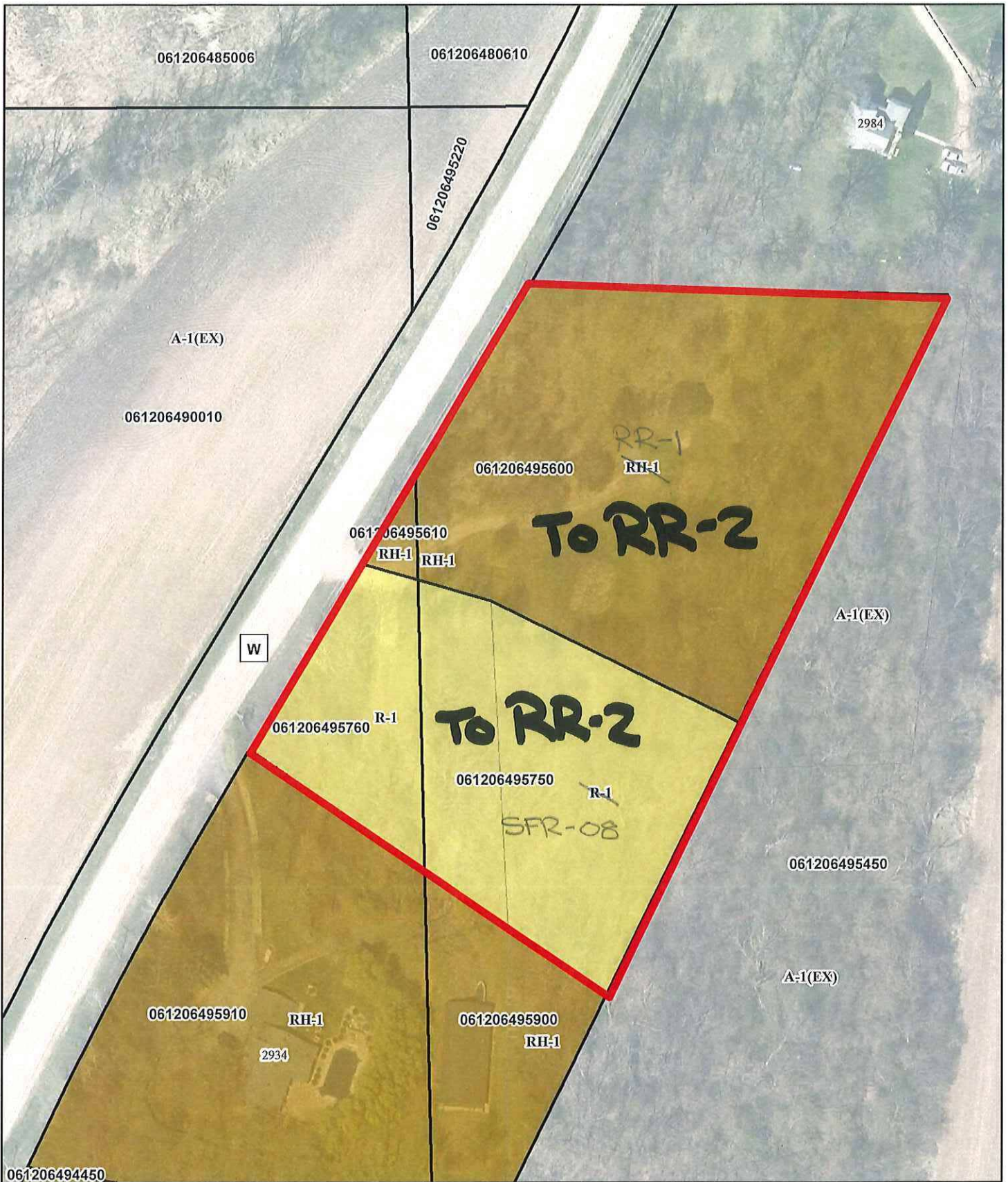
MADISON
MADISON
210 MARTIN LUTHER KING, JR. BLVD
CITY TREASURER OFFICE

Application: DCPREZ-2019-11424
Application Type: DaneCounty/Zoning/Rezone/NA
Address:

Receipt No.	905484					
Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
Check	7189	\$395.00	04/15/2019	SLJ3		

Owner Info.: JOHN J TAHLIER
543 PHEASANT TRAIL RD
DEERFIELD, WI 53531

Work Description: ZONING COMPLIANCE TO CONSTRUCT SINGLE FAMILY RESIDENCE.



combining
lots

A-1(EX)
DCPREZ-0000-00000

W

RH-1
DCPREZ-0000-08709

RH-1
DCPREZ-0000-09085

RH-1
DCPREZ-0000-09085

Not Effective
R-1 DCPREZ-0000-08769

R-1
DCPREZ-0000-08769

Not Effective
RH-1 DCPREZ-0000-08709

A-1(EX)
DCPREZ-0000-09085

R-1
DCPREZ-0000-09085

Not Effective
R-1 DCPREZ-0000-03565

A-1(EX)
DCPREZ-0000-00000

2934

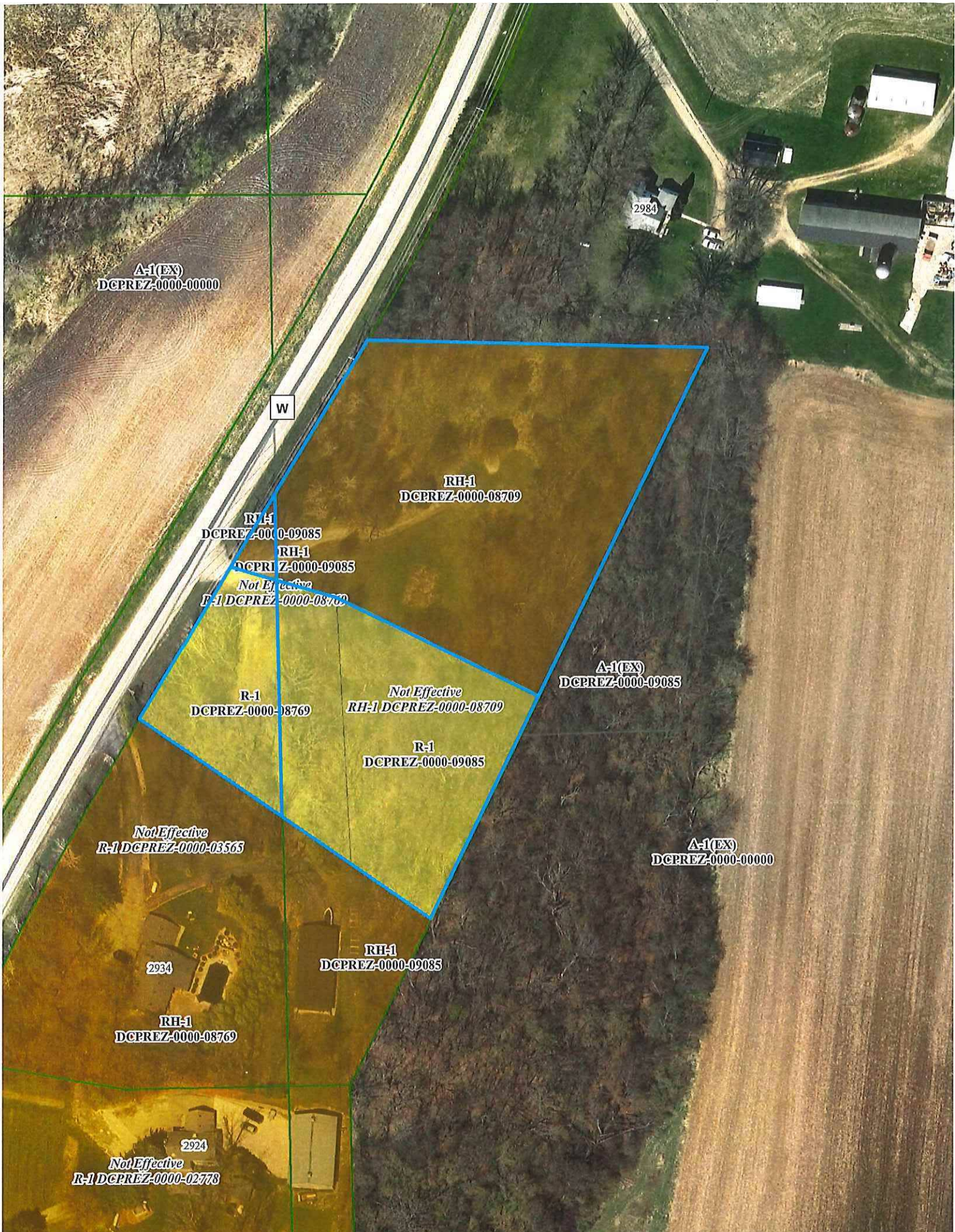
RH-1
DCPREZ-0000-09085

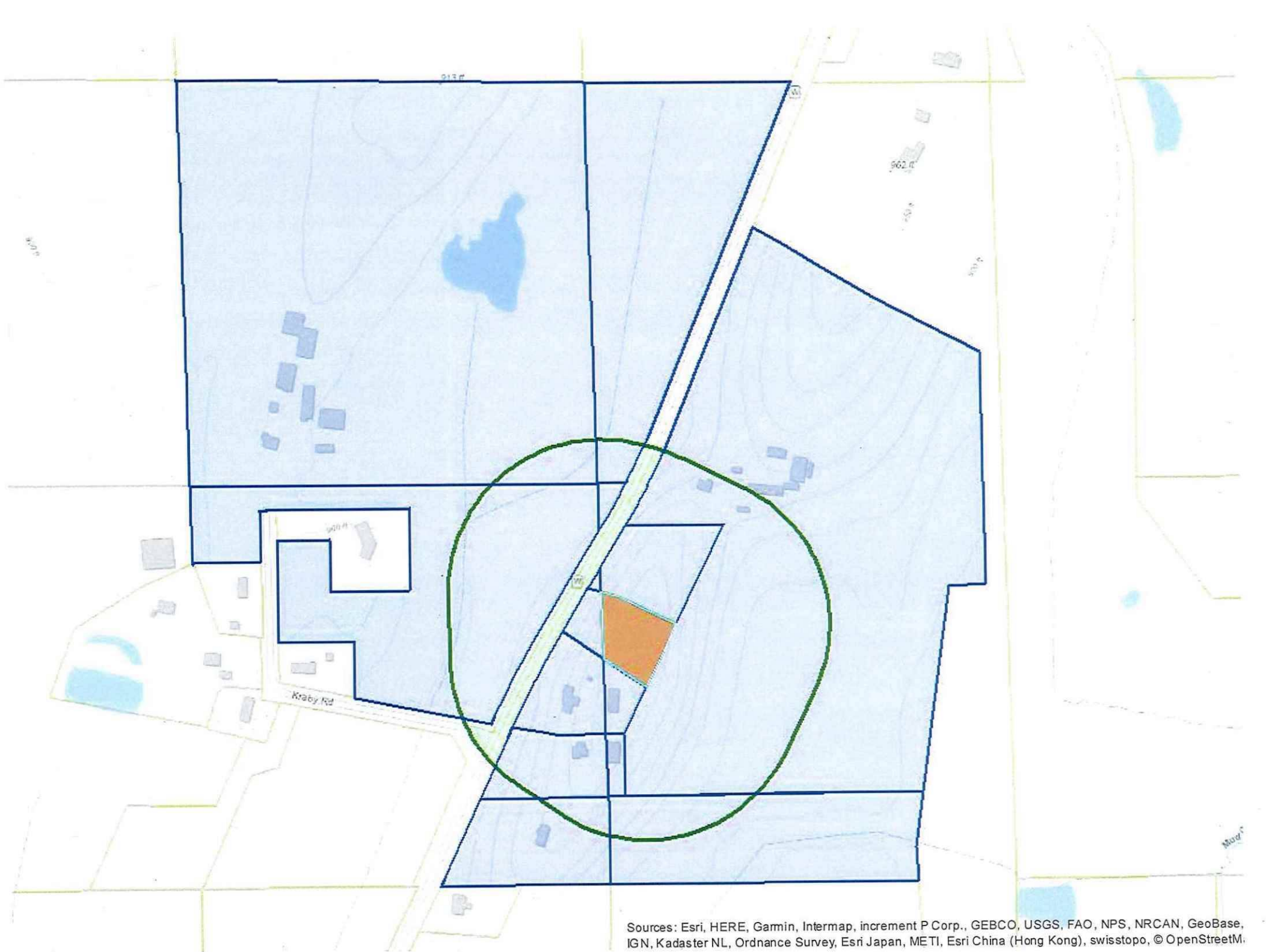
RH-1
DCPREZ-0000-08769

2924

Not Effective
R-1 DCPREZ-0000-02778

2984





Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetM.



W

2984

1466

Krabby Rd

2934

2924

2920

2900

FSD

Zone A

Zone X