

Dane County Rezone Petition

Application Date	Petition Number
07/14/2021	DCPREZ-2021-11736
Public Hearing Date	
09/28/2021	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME CRAIG AND KRISTI ZIEGLER	PHONE (with Area Code) (608) 235-9697	AGENT NAME WILLIAMSON SURVEYING AND ASSOCIATES	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 6917 WOODLAND DR		ADDRESS (Number & Street) 104A W MAIN STREET	
(City, State, Zip) WAUNAKEE, WI 53597		(City, State, Zip) WAUNAKEE, WI 43497	
E-MAIL ADDRESS zieglercattle@gmail.com		E-MAIL ADDRESS CHRIS@WILLIAMSONSURVEYING.COM	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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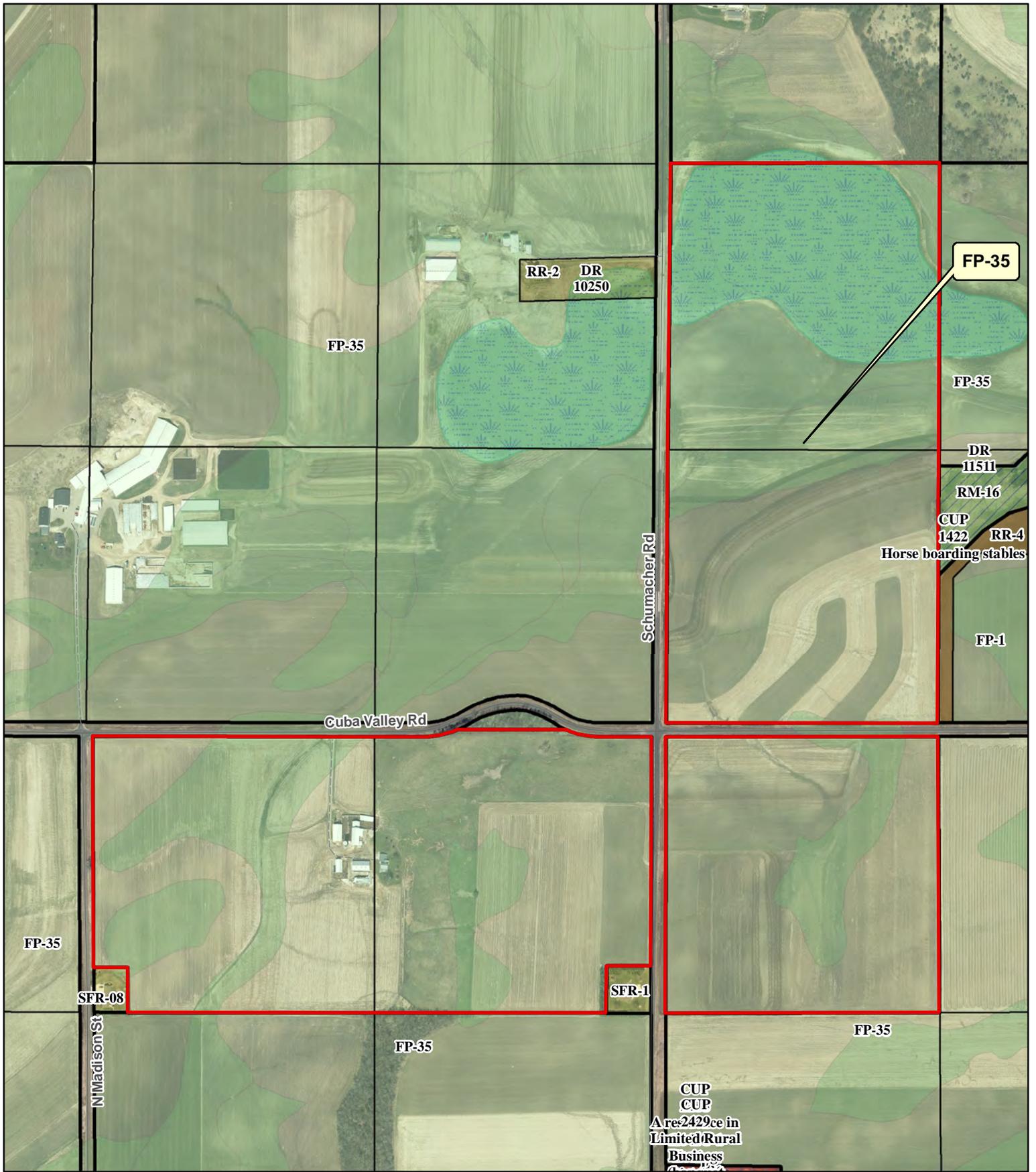
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
5821 Cuba Valley Road					
TOWNSHIP VIENNA	SECTION 32	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
See Below					

REASON FOR REZONE

REMOVE DEED RESTRICTION FROM PROPERTY
 ROD Document #3264659 deed restricts parcels 0909-321-8001-0, 0909-332-8500-2, 0909-332-8000-7, 0909-283-9500-0, and 0909-283-8000-7 prohibiting residential development of the property.

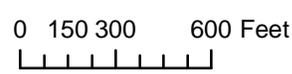
FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	FP-35 Farmland Preservation District	198.9

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 RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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Legend

-  Wetland
-  Floodplain
- Significant Soils**
-  Class 1
-  Class 2



Petition 11736
**CRAIG and KRISTI
 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
<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:	Craig & Kristi Ziegler	Agent Name:	Williamson Surveying & Assoc. LLC
Address (Number & Street):	5821 Cuba Valley Rd	Address (Number & Street):	104A W. Main St
Address (City, State, Zip):	Waunakee, WI 53597	Address (City, State, Zip):	Waunakee, WI 53597
Email Address:	zieglercattle@gmail.com	Email Address:	chris@williamsonsurveying.com
Phone#:	608-235-9697	Phone#:	608-255-5705

PROPERTY INFORMATION

Township:	Vienna	Parcel Number(s):	8000-7, 9500-0, 8000-7, 8500-2, 8001-0
Section:	28, 32 & 33	Property Address or Location:	5821 Cuba Valley Rd

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

The Zieglers are asking to remove the Deed Restriction on these parcels that was recorded in 2000 as document number 3264659, which restricts any further residential development on the parcels.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	FP-35	198.9

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

Date 7-12-2021

DEED RESTRICTION
PAGE 1

3264659

11-07-2000 2:38 PM

Trans. Fee

Rec. Fee 14.00
Pages 3

RETURN TO:

FREDERICK V. ZIEGLER
5988 ALDORA LANE
WAUNAKEE, WI 53597

000556

PIN: - 0909 32180000

RESTRICTIONS

I. WHEREAS, FREDERICK V. ZIEGLER AND SHIRLEY M. ZIEGLER
is/are the owner/s of the following described land in the Town of _____
VIENNA Dane County, Wisconsin, to-wit:

A parcel Of land located in the NE 1/4 of the NE 1/4 of Section 32, Town of Vienna described as follows: Beginning at the Southwest corner of said NE 1/4 of the NE 1/4, thence North 208.7 feet; thence East 208.7 feet; thence South 208.7 feet; thence West 208.7 feet to the point of beginning.

II. WHEREAS said owner desires to place certain restrictions thereon, to bind the owner and those who may acquire title hereafter.

III. NOW, THEREFORE, in consideration of the mutual benefits passing to and from the owner and those who may hereafter purchase said land and the parties named as beneficiaries of these restrictions, the following restrictions are hereby imposed:

1. There shall be no further residential development on parcels 0909-283-8000, 0909-283-9500, 0909-332-8500, 0909-321-8000 and 0909-332-8000.

3/14

These restrictions shall constitute covenants running with the land and shall be binding upon all parties now owning any part of said land, their successors, heirs and assigns, and all parties holding under them unless, pursuant to paragraphs V or VI of this instrument, said restrictions are amended or terminated.

IV. The restrictions provided for herein shall be enforceable at law or equity against any party who has or acquires an interest in the land subject to the restriction by the following parties who are named as grantees, promisees and beneficiaries with enforcement rights:

- (a) The County Government of Dane County, Wisconsin provided that the lands are under the jurisdiction of zoning ordinance of said County at the time the enforcement action is commenced; and
- (b) The Town Government of the Town ^{of VIENNA} Dane County, Wisconsin provided that the lands are within the governmental jurisdiction of said Town at the time the enforcement action is commenced.
- (c) The owner(s) of record of any land/s which are located within 300 feet of the subject site.

V. The restrictions set forth in paragraph 3 above may be amended in the following manner:

- (a) A written petition calling for the amendment of the restrictions may be made by the persons who are, at the time of the petition, owner/s of the lands subject to the restriction. Such petition

shall be submitted to the Dane County Clerk who shall refer the petition to the Dane County Zoning & Natural Resources Committee (or successor committee) which committee shall schedule and hold a public hearing on the petition in the same manner as public hearings for zoning amendment petitions are noticed and scheduled.

Following such hearing, the committee shall issue a written report on the petition to the County Board of Supervisors which shall, by majority vote, approve or reject the petition. If approved, the petitioner/s shall draft the amendatory covenant instrument, have same executed by the owner/s of the lands subject to the restrictions and record same.

- (b) Such amendment shall also require approval of the Town Board.

DEED RESTRICTION

PAGE 3

000558

VI. The restrictions set forth in Paragraph 3 above may be terminated in the following manner:

- (a) Termination may be accomplished through County Board approval of a petition for termination of the restrictions. The procedures for introducing and processing the petition shall be as provided in Paragraph V(a) hereof, except that the petition shall call for termination rather than amendment of the restrictions an the instrument which is records shall be an instrument of termination. Such termination shall also require approval of the Town Board.
- (b) A rezone of the property to a different zoning district shall also act to repeal the covenant controls.

IN WITNESS WHEREOF, the said grantor/s have hereunder set their seal/s this 16th day of OCTOBER 18 2000

X Frederick V. Ziegler
FREDERICK V. ZIEGLER

Shirley M. Ziegler
SHIRLEY M. ZIEGLER

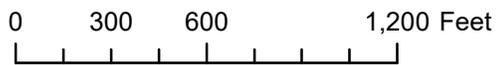
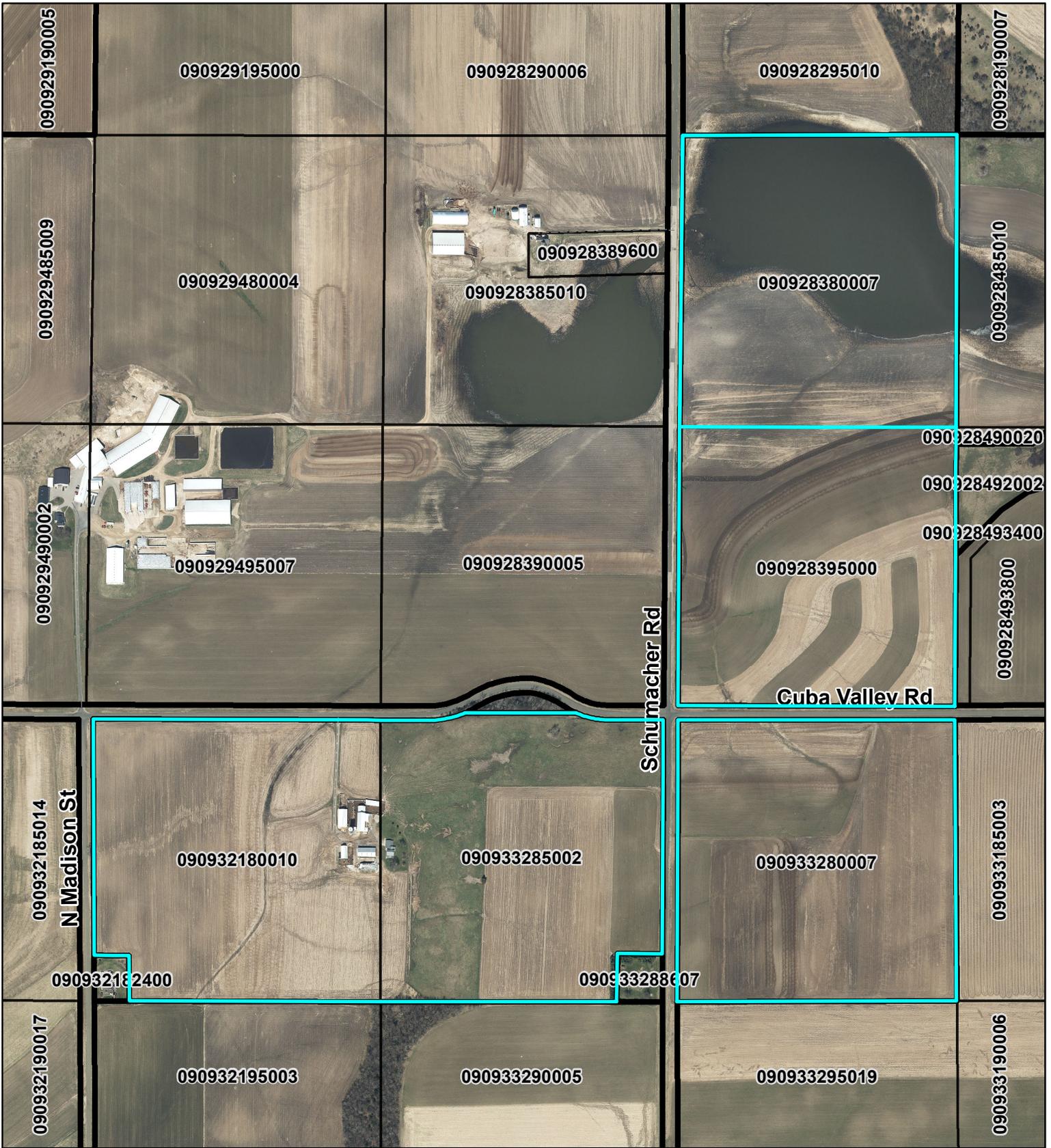
STATE OF WISCONSIN)
) SS.
COUNTY OF DANE)

SIGNED AND SEALED IN THE PRESENCE OF:

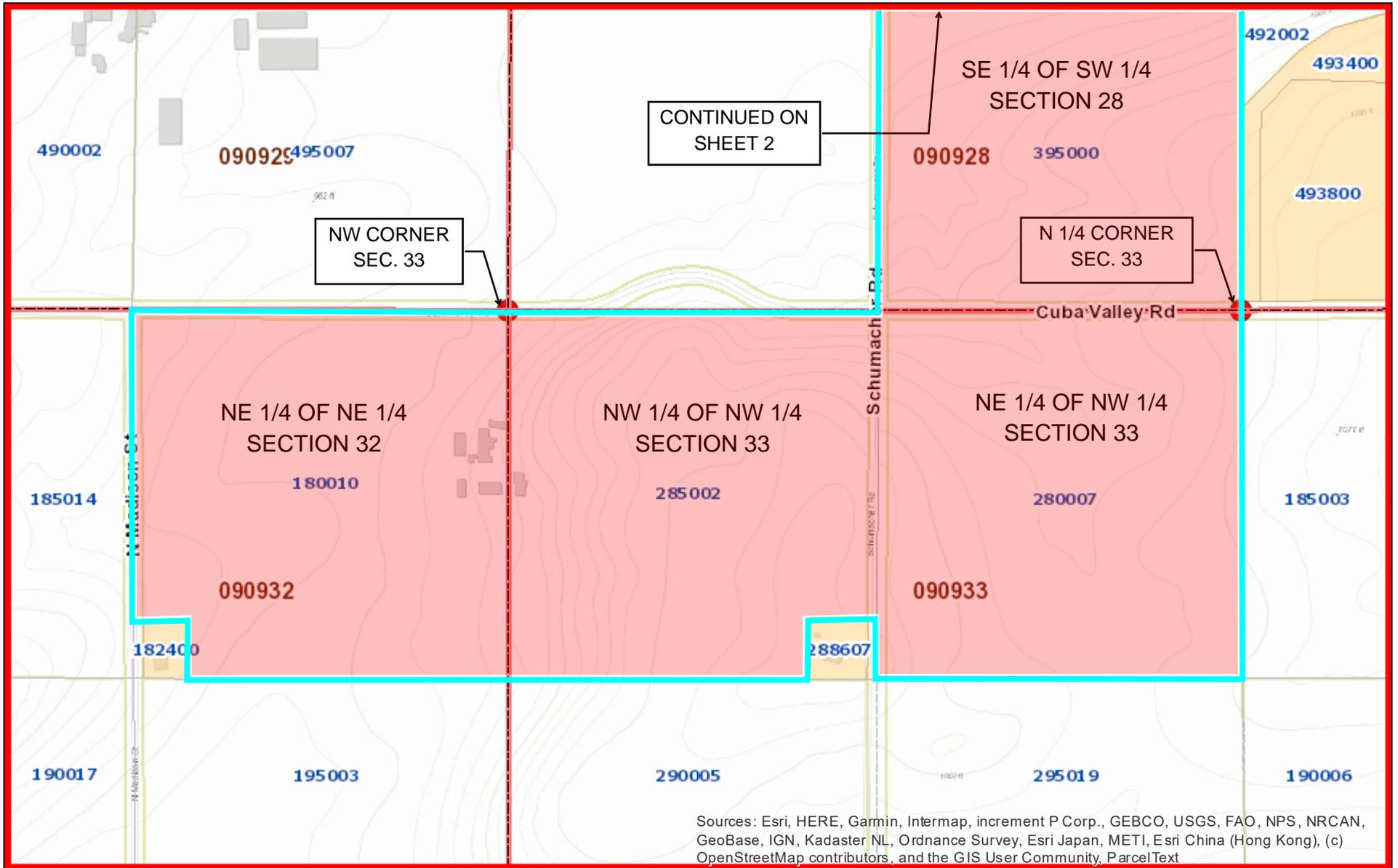
Personally came before me, this 16th day of OCTOBER 18 2000 the above named, known to be the person/s who executed the foregoing instrument, and acknowledged the same.

NOTARY PUBLIC Thomas G. Voss THOMAS G. VOSS

MY COMMISSION EXPIRES 15 PERMANENT 18



Dane County Map



July 12, 2021

Dane County Mask

- Dane County Mask
- Parcel Number

Road Names

- Sections
- Quarter Quarter Sections



Control Corners



Certified Survey Map - CSM



Parcels



Water Areas



Gages



Nodes

0 312.5 625 1,250 Feet

SHEET 1 OF 2



JOB # 21W-81

FP-35 TO FP-35

The East 1/2 of the Southwest 1/4 of Section 28; the North 1/2 of the Northwest 1/4 of Section 33; and the Northeast 1/4 of the Northeast 1/4 of Section 32, all in Township 9 North, Range 9 East, in the Town of Vienna, Dane County, Wisconsin, EXCEPT Certified Survey Map No. 4148 recorded in the Dane County Register of Deeds Office in Volume 17 of Certified Survey Maps, page 224, as Document No. 1789878. ALSO EXCEPT Certified Survey Map No. 9868 recorded in the Dane County Register of Deeds Office in Volume 57 of Certified Survey Maps, page 157, as Document No. 3264660.