

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
09/12/2018	DCPREZ-2018-11359
Public Hearing Date	C.U.P. Number
11/27/2018	

OWNER INFORMATION	AGENT INFORMATION
--------------------------	--------------------------

OWNER NAME JOHN P ZIEGLER	PHONE (with Area Code) (608) 335-9393	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 1252 US HIGHWAY 14		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) OREGON, WI 53575		(City, State, Zip)	
E-MAIL ADDRESS JPZ93@AOL.COM		E-MAIL ADDRESS	

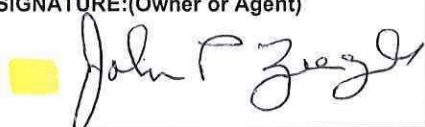
ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
1256 US HIGHWAY 14					
TOWNSHIP RUTLAND	SECTION 7	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0510-072-8240-0					



REASON FOR REZONE	CUP DESCRIPTION
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CREATING ONE RESIDENTIAL LOT	
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
LC-1 Limited Commercial Dist	R-3 Residence District	0.49		

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS PMK2	SIGNATURE:(Owner or Agent) 
--	---	---	----------------------------------	---

COMMENTS: CREATION OF A RESIDENTIAL LOT.

PRINT NAME: 
DATE: 



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 Ziegler Agent's Name _____
 Address 1252 US Hwy 14 OREGON 53575 Address _____
 Phone 608 335 9393 Phone _____
 Email JPZ93@aol.com Email _____

Town: RUTLAND Parcel numbers affected: 0510 - 072 - 8240 - 0
 Section: 7 Property address or location: 1256 Hwy 14 Oregon, W.
 Zoning District change: (To / From / # of acres) LC 1 -> R -30 1.17 acres

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



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:
Trading one residential lot. neighboring properties are commercial and business

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 Date: 8/1/2018

Parcel Number - 052/0510-072-8240-0

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 14770		
Block/Building			
Lot/Unit	1		
Parcel Description	LOT 1 CSM 14770 CS103/107&108-4/13/2018 F/K/A LOT 1 CSM 4281 CS18/153&154-1/30/84 DESCR AS SEC 7-5-10 PRT NE1/4NW1/4 & PRT SE1/4NW1/4 (1.17 ACRES) 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 +

No current year assessment information available.

Show Valuation Breakout

Open Book
Open Book dates have passed for the year
Starts: ~~06/20/2018~~ 05:00 PM
Ends: ~~06/20/2018~~ 07:00 PM
[About Open Book](#)

Board Of Review
Board of Review dates have passed for the year
Starts: ~~06/28/2018~~ 06:00 PM
Ends: ~~06/28/2018~~ 08:00 PM
[About Board Of Review](#)

Show Assessment Contact Information 

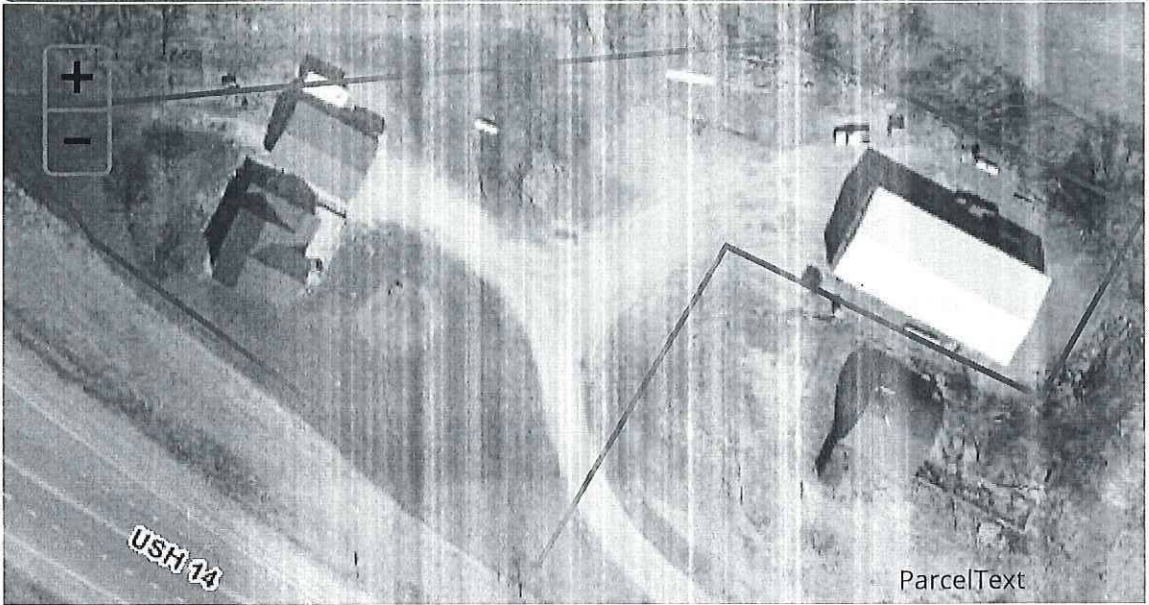
Zoning Information

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

Zoning
LC-1 DCPREZ-2016-11089

[Zoning District Fact Sheets](#)

Parcel Maps



[DCiMap](#)

[Google Map](#)

[Bing Map](#)

Tax Summary (2017) [More +](#)

No current year tax information available.

District Information

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

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: 0510-072-8240-0

PLEASE TURN OFF YOUR POP UP BLOCKER TO VIEW DOCLINK DOCUMENTS. If you're unsure how to do this, please contact your IT support staff for assistance. You will be unable to view any documents purchased if your pop up blocker is on.



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210 Martin Luther King Jr. Blvd
City-County Bldg. Room 116
Madison, WI 53703



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JOHN ZIEGLER LEGAL DESCRIPTION FOR REZONING PURPOSES

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, bounded and described as follows:

Commencing at the Northwest corner of said Section 7; thence N87°07'41"E along the North line of Section 7, 1189.20'; thence S02°52'19"E, 1094.83' to the point of beginning; thence N85°11'36"E, 328.24'; thence S63°54'54"E, 155.74'; thence S27°41'28"W, 87.63'; thence N63°54'54"W, 141.29'; thence S29°16'10"W, 153.49' to the Northerly right of way line of U.S.H. 14; thence N53°36'30"W along said right of way line, 230.80'; thence N35°49'14"W along said right of way line, 65.84' to the point of beginning.

July 23, 2018

Roger Lane

Dane County Zoning Administrator

On July 2, 2018, Zackary J. Riddle and myself met with the Town of Rutland Planning Commission. At the June 4th meeting they had approved my land division. I did not have a proposed survey map at that time. At the July meeting, they again, approved a division after seeing a “proposed” survey map (enclosed). I know how busy you are, I have been waiting for Pat Klinkner to return on Monday.


John P. Ziegler

608 335-9393

WICOMPANYII LLC
343 LAKE KEGONSA RD
OREGON WI 53575

JOHN P ZIEGLER
SANDY ZIEGLER
W1449 ALPINE RD
BROOKLYN WI 53521

J & H OF WISCONSIN INC
1252 US HIGHWAY 14
OREGON WI 53575

WI DOT
2101 WRIGHT ST
MADISON WI 53704

L&S INVESTMENTS
2730 ROZZELLES FERRY RD STE A
CHARLOTTE NC 28208

L&S INVESTMENTS
2730 ROZZELLES FERRY RD STE A
CHARLOTTE NC 28208

WI DOT
2101 WRIGHT ST
MADISON WI 53704

CERTIFIED SURVEY MAP NO. 17772

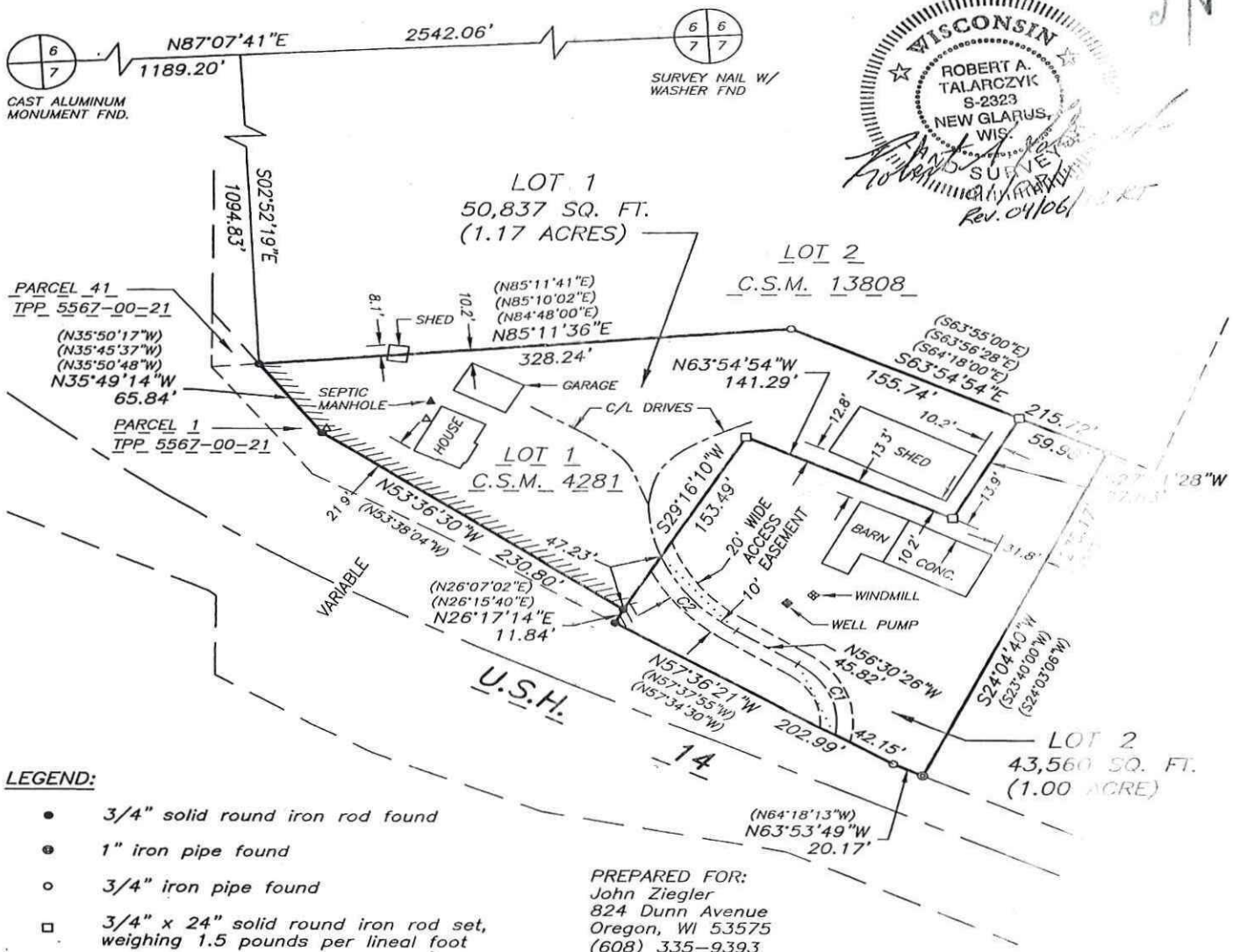
Part of Lot 1 of Certified Survey Map 4281 (Vol. 18, Page 153) in the Northeast 1/4 of the Northwest 1/4 of Section 7, Town 5 North, Range 10 East, Town of Rutland, Dane County, Wisconsin.

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.
- 3.) Refer to building site information contained in the Dane County Soil Survey.
- 4.) All PLSS witness monuments were found and verified.

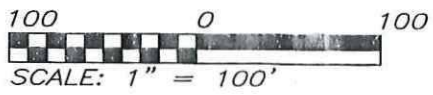


LEGEND:

- 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

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.talarczykland.com

CERTIFIED SURVEY MAP NO. 14770

That part of Lot 1 of Certified Survey Map 4281 (Vol. 18, Pages 153-154) 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, bounded and described as follows:

Commencing at the Northwest corner of said Section 7; thence N87°07'41"E along the North line of Section 7, 1189.20'; thence S02°52'19"E, 1094.83' to the point of beginning; thence N85°11'36"E, 328.24'; thence S63°54'54"E, 215.72'; thence S24°04'40"W, 275.17' to the Northerly right of way line of U.S.H. 14; thence N63°53'49"W along said right of way line, 20.17'; thence N57°36'21"W along said right of way line, 202.99'; thence N26°17'14"E along said right of way line, 11.84'; thence N53°36'30"W along said right of way line, 230.80'; thence N35°49'14"W along said right of way line, 65.84' to the point of beginning; subject to any and all easements of record.

I hereby certify that this survey is in compliance with Chap. 236.34 of the Wis. Statutes, and that I have surveyed, monumented, and mapped the lands described hereon, and that this map is a correct representation thereof in accordance with the information provided.

January 8, 2018 Rev 04/06/18 RT

Robert A. Talarczyk
Robert A. Talarczyk, P.L.S.

OWNER'S CERTIFICATE OF DEDICATION:

As owners, we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented hereon. We also certify that this map is required by s.236.10 or s.236.12 Wisconsin Statutes s.75.17(1)(a), Dane County Code of Ordinances to be submitted to the following for approval or objection: Town of Rutland, Village of Oregon, Dane County Zoning and Land Regulation Committee.

WITNESS the hand and seal of said owners this 9th day of April, 2018 in presence of:

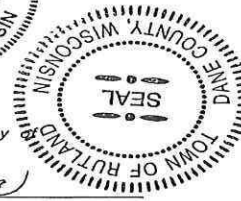
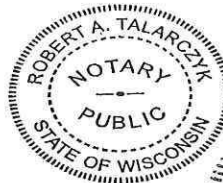
John P. Ziegler
John P. Ziegler

Sandy L. Ziegler
Sandy L. Ziegler

STATE OF WISCONSIN)

Green COUNTY) SS
Personally came before me this 9th day of April, 2018, the above named John P. Ziegler and Sandy L. Ziegler to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

Robert A. Talarczyk
Notary Public, Green Co., Wisconsin
My commission expires 02/11/22.



TOWNSHIP APPROVAL: This Certified Survey Map is approved for recording this 4th day of APRIL, 2018 by the Town of Rutland.

Dawn George
Town Clerk

VILLAGE APPROVAL: Approved for recording this 9th day of April, 2018 by the Village of Oregon.

Peggy Sk Haag
Village Clerk

COUNTY APPROVAL: Approved for recording per Dane County Zoning and Land Regulation Committee action of APRIL 11, 2018, by David Eason

David Eason
Authorized Representative #40122

REGISTER OF DEEDS CERTIFICATE: Received for record this 13th day of APRIL, 2018 at 10:49 o'clock A.M., and recorded in Vol. 103 of Certified Survey Maps of Dane Co., on Pages 107-108.

Received 4/13/18 8:23am

Kristin Chlebowski *Dawn McCaughy*
Register of Deeds DEPUTY

TALARCYZK
LAND SURVEYS, LLC
W5105 Kubly Road
New Glarus, WI 53574
608-527-5216
www.talarczyk-surveys.com

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

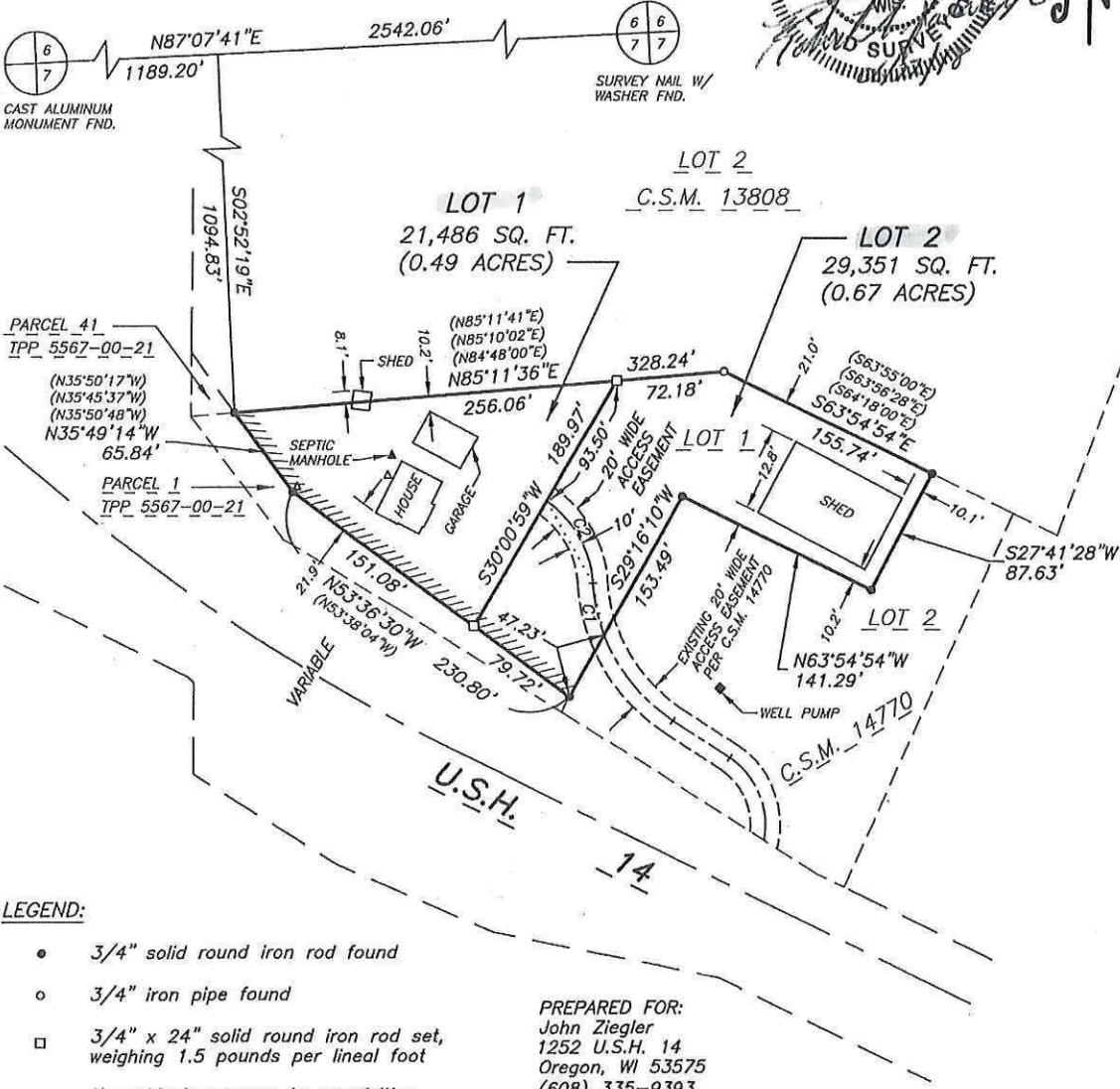
CERTIFIED SURVEY MAP No. _____

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

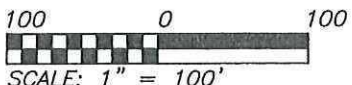
NOTES:

- 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.



- 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



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

TALARCZYK
LAND SURVEYS LLC
W5105 Kubly Road
New Glarus, WI 53574
608-527-5216
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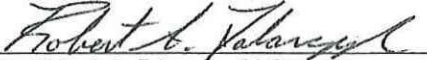
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I hereby certify that this survey is in compliance with Chap. 236.34 of the Wis. Statutes, and that I have surveyed, monumented, and mapped the lands described hereon, and that this map is a correct representation thereof in accordance with the information provided.

June 22, 2018


Robert A. Talarczyk, P.L.S.

OWNER'S CERTIFICATE OF DEDICATION:

As owners, we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented hereon. We also certify that this map is required by s.236.10 or s.236.12 Wisconsin Statutes S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the following for approval or objection: Town of Rutland, Village of Oregon, Dane County Zoning and Land Regulation Committee.

WITNESS the hand and seal of said owners this _____ day of _____, 20____. In presence of:

John P. Ziegler

Sandy L. Ziegler

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 20____, the above named John P. Ziegler and Sandy L. Ziegler to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

Notary Public, _____, Wisconsin
My commission expires _____.



TOWNSHIP APPROVAL: This Certified Survey Map is approved for recording this _____ day of _____, 20____ by the Town of Rutland.

Town Clerk

VILLAGE APPROVAL: Approved for recording this _____ day of _____, 20____ by the Village of Oregon.

Village Clerk

COUNTY APPROVAL: Approved for recording per Dane County Zoning and Land Regulation Committee action of _____, by _____.

Authorized Representative

REGISTER OF DEEDS CERTIFICATE: Received for record this _____ day of _____, 20____ at _____ o'clock _____ M., and recorded in Vol. _____ of Certified Survey Maps of Dane Co., on Pages _____.

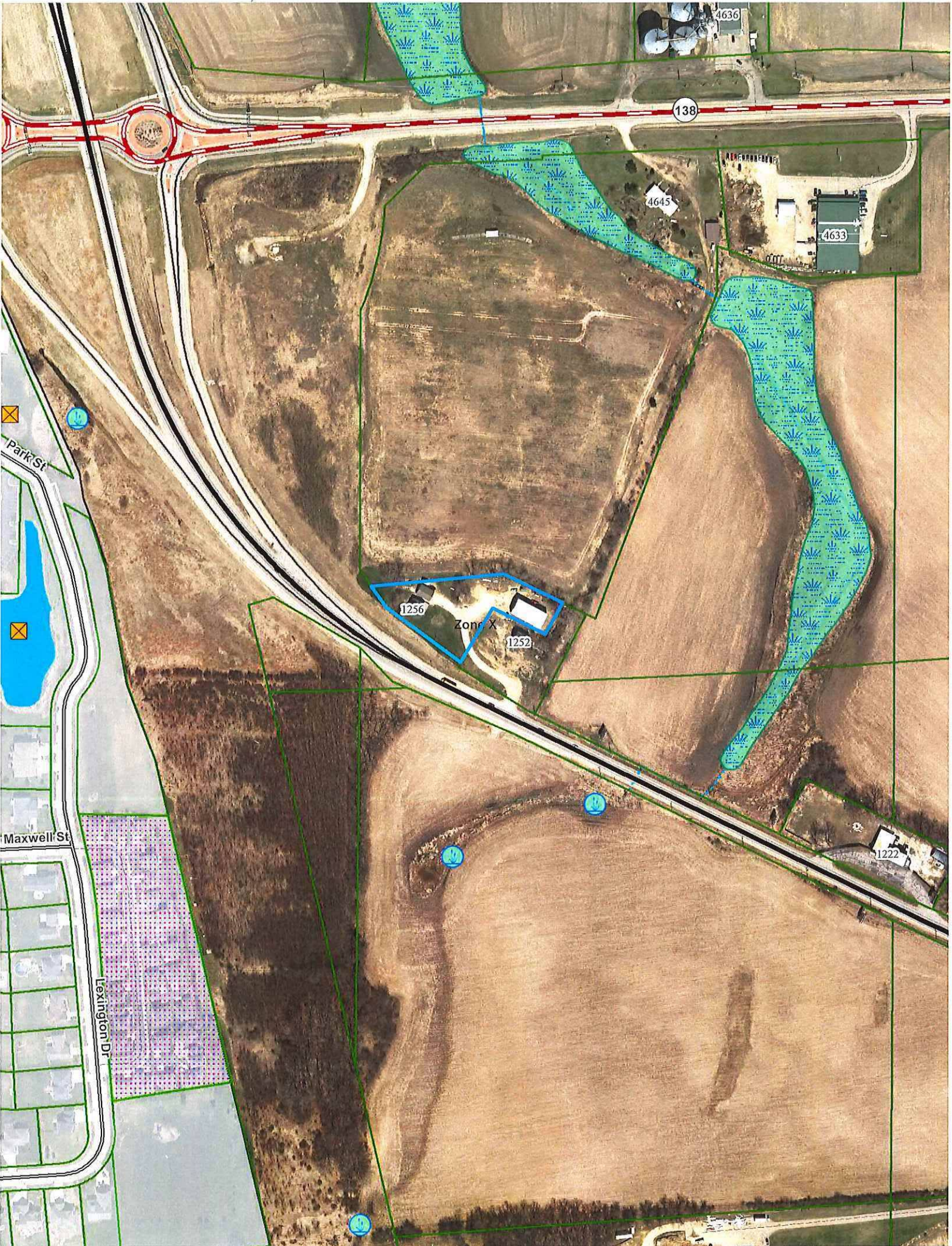
Register of Deeds



W5105 Kubly Road
New Glarus, WI 53574
608-527-5216

www.talarczyk-surveys.com

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



138

4636

4645

4633

1256

Zone X

1252

Park St

Maxwell St

Lexington Dr

1222

Not Effective
RE-1 DCPREZ-2014-10674
Not Effective
RE-1 DCPREZ-0000-04128
C-2
DCPREZ-2017-11165

A-1(EX)
DCPREZ-0000-00000

CUP
2369
R-1256-ntial Uses (Limited)
LC-1 DR
DCPREZ-2016-11089 11089
Not Effective
A-1(EX) DCPREZ-0000-00000
Not Effective
LC-1 1252PREZ-0000-03113
R-1A
DCPREZ-2017-11247

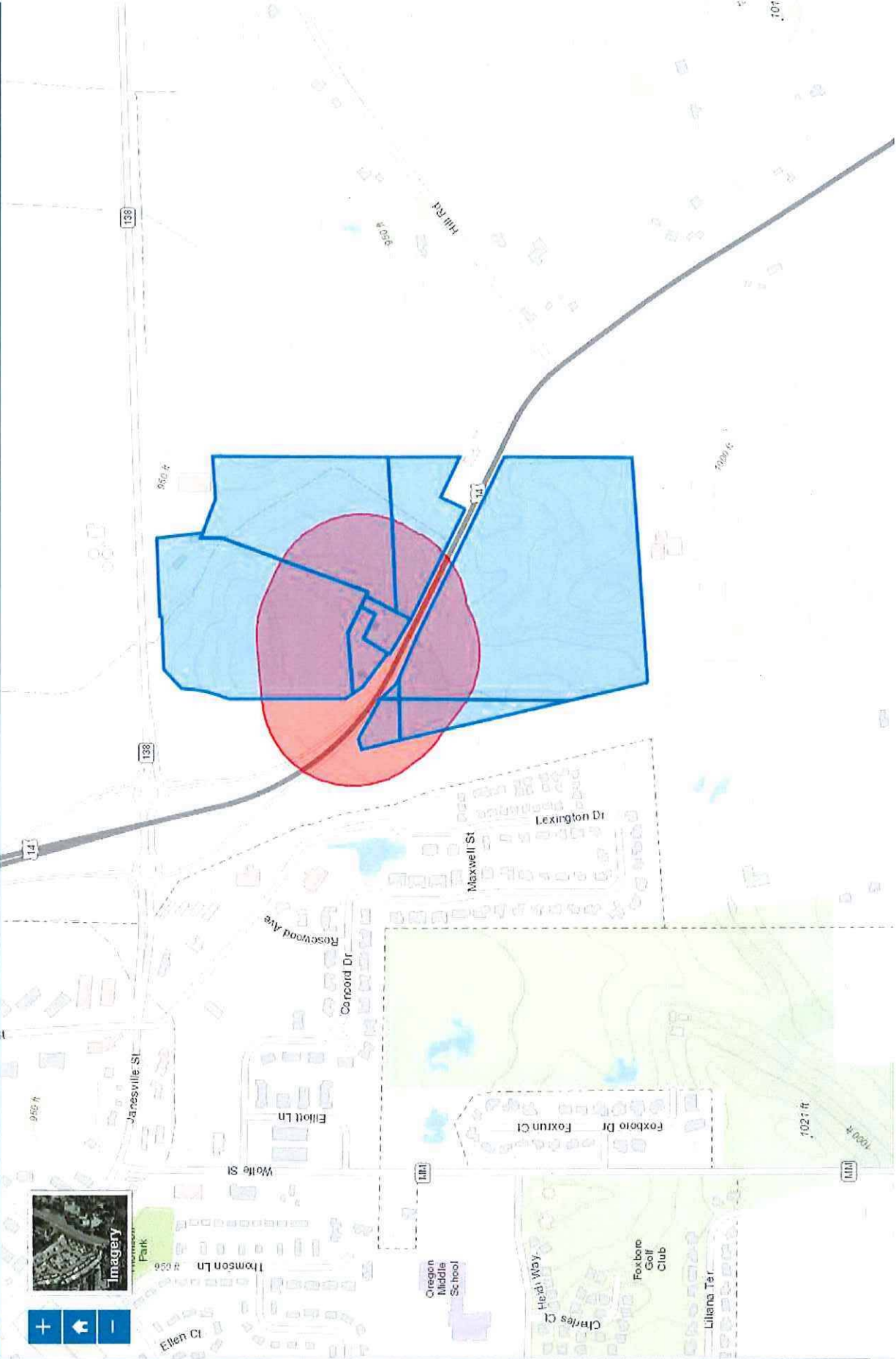
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CUP 2369

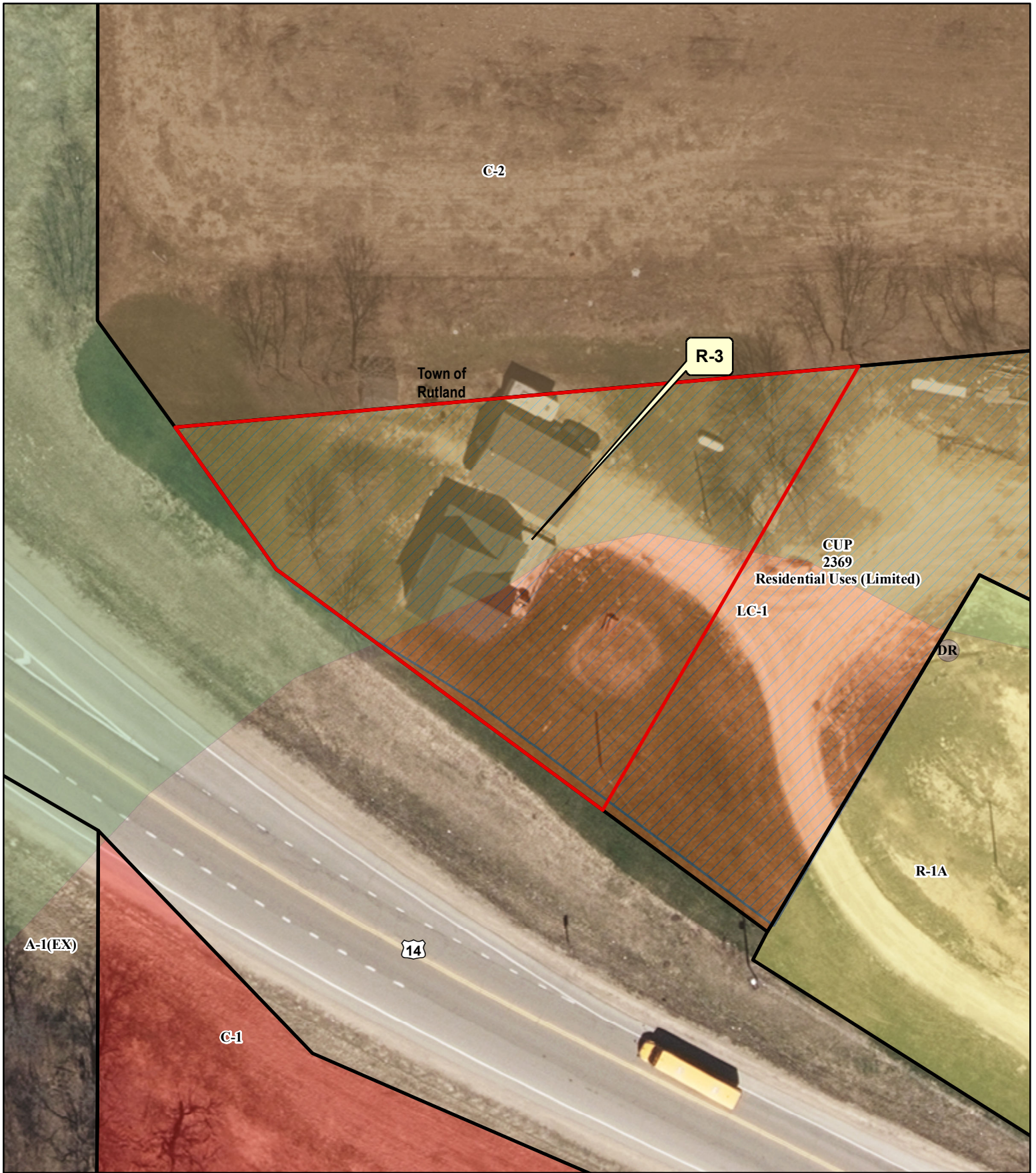
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A-1(EX)
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C-1
DCPREZ-0000-00676











Petition 11359
JOHN P ZIEGLER

Legend

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

