

Dane County Rezone Petition

Application Date	Petition Number
05/30/2023	DCPREZ-2023-11965
Public Hearing Date	
08/22/2023	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME CRAIG A ZIEGLER AND TAMMY REEFE	PHONE (with Area Code) (608) 850-6267	AGENT NAME WILLIAMSON SURVEYING AND ASSOCIATES, LLC	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 5497 Cuba Valley Road		ADDRESS (Number & Street) 104A W. MAIN STREET	
(City, State, Zip) WAUNAKEE, WI 53597		(City, State, Zip) Waunakee, WI 53597	
E-MAIL ADDRESS reefe@tds.net		E-MAIL ADDRESS chris@williamsonsurveying.com	

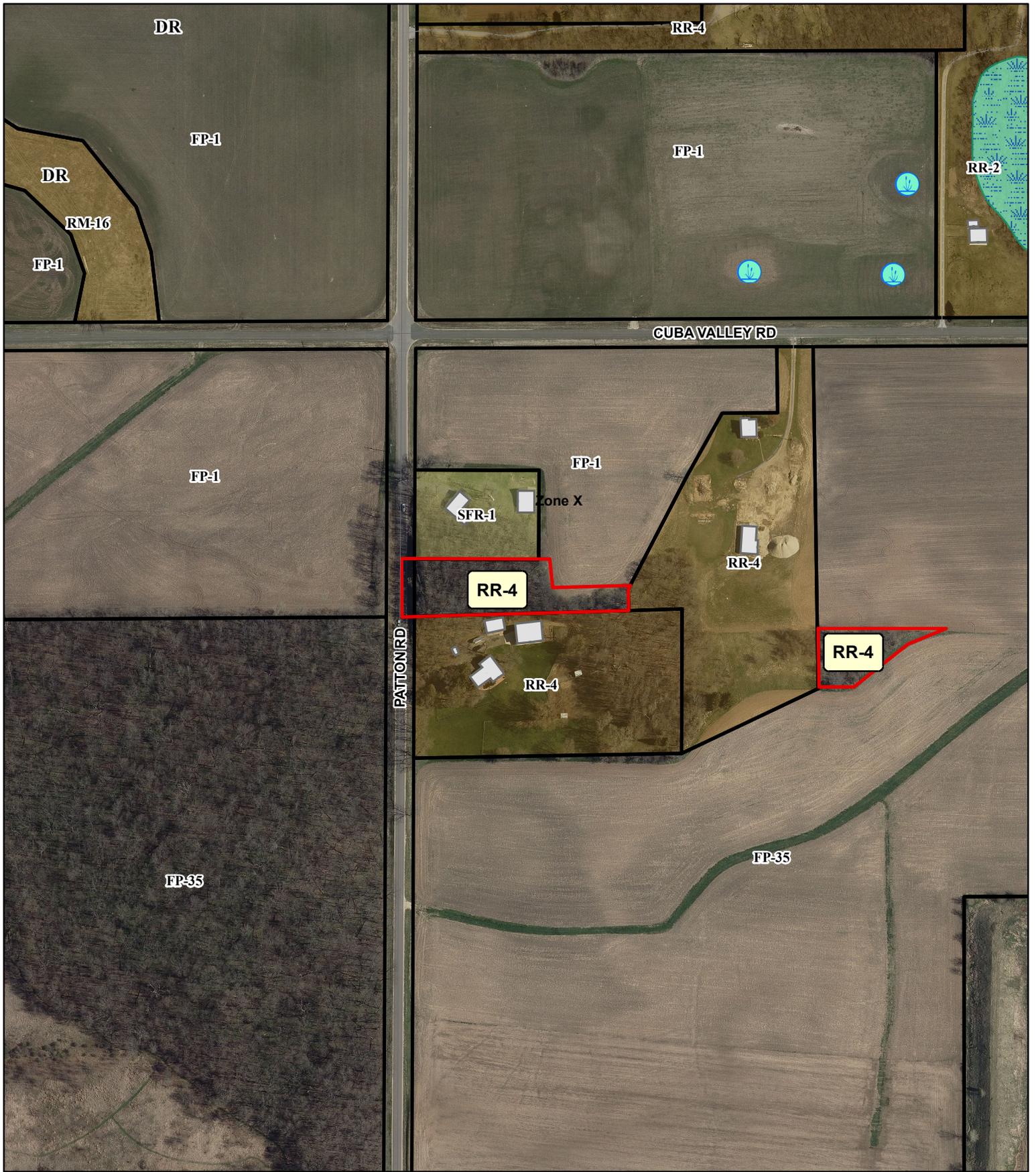
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
5497 Cuba Valley Road					
TOWNSHIP VIENNA	SECTION 34	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0909-342-8510-0		0909-342-8502-0			

REASON FOR REZONE

SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS

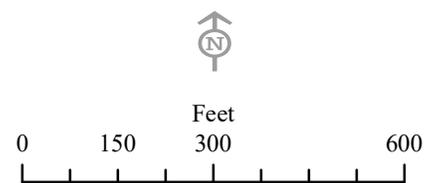
FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-4 Rural Residential District	0.55
FP-1 Farmland Preservation District	RR-4 Rural Residential District	1.33

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 RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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REZONE 11965

-  Wetland
-  Floodway Areas in Zone AE
-  Floodplain





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 Ziegler & Tammy Reefer	Agent Name:	Williamson Surveying & Assoc. LLC
Address (Number & Street):	5497 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:	reefe@tds.net	Email Address:	chris@williamsonsurveying.com
Phone#:	608-850-6267 (Tammy)	Phone#:	608-255-5705

PROPERTY INFORMATION	
Township: Vienna	Parcel Number(s): 064/0909-342-8510-0 and 064/0909-342-8502-0
Section: 34	Property Address or Location: 5497 Cuba Valley 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>

Lot line adjustment between Ziegler and Reefer. Craig Ziegler is selling Tammy all the woods or untillable farm land around Tammy's home site.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-4	0.55
FP-1	RR-4	1.33

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 |
|--|--|---|---|---|

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 5-25-2023

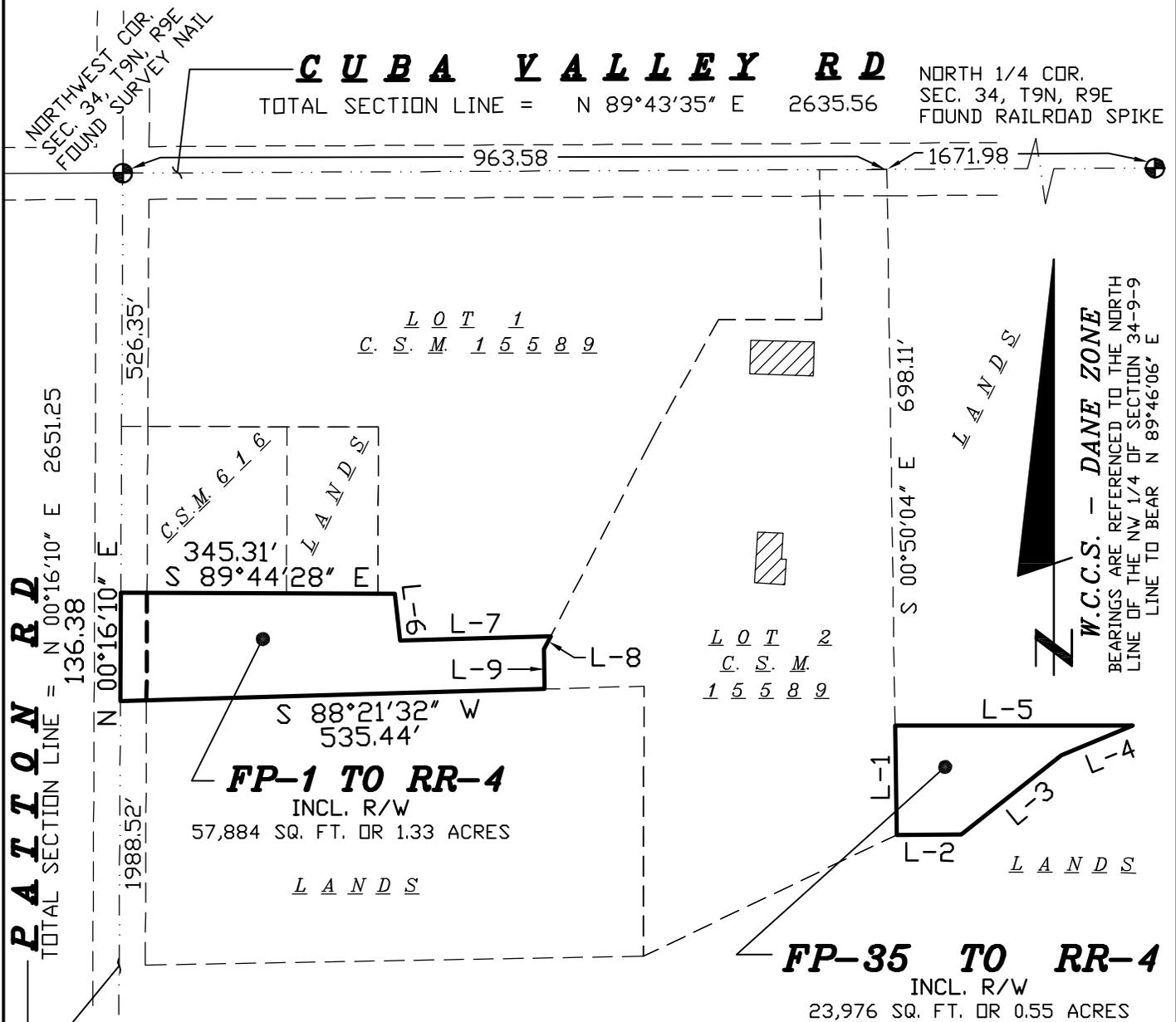


REZONE MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

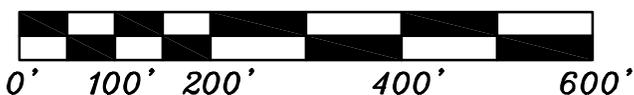
NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
 104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Part of Lot 1 Certified Survey Map No. 15589 and lands located in the NW 1/4 of the NW 1/4 of Section 34, T9N, R9E, Town of Vienna, Dane County, Wisconsin.



WEST 1/4 COR.
 SEC. 34, T9N, R9E
 FOUND SURVEY NAIL

SCALE 1" = 200'



LINE TABLE:

L-#	BEARING	DIST.
L-1	S 00°50'04" E	136.77
L-2	N 89°58'49" E	81.92
L-3	N 51°40'50" E	160.69
L-4	N 67°32'52" E	97.39
L-5	S 89°58'49" W	300.00
L-6	S 06°28'35" E	59.07
L-7	N 88°21'32" E	190.32
L-8	S 27°12'35" W	18.27
L-9	S 00°50'04" E	50.00

FP-35 TO RR-4

A parcel of land located in the Northwest 1/4 of the Northwest 1/4 of Section 34, T9N, R9E in the Town of Vienna, Dane County, Wisconsin being more particularly described as follows:

Commencing at the Northwest corner of said Section 34; thence N 89°43'35" E along the centerline of Cuba Valley Road and the north line of said Section 34, 963.58 feet; thence S 00°50'04" E, 698.11 feet to the point of beginning.

Thence continue S 00°50'04" E, 136.77 feet; thence N 89°58'49" E, 81.92 feet; thence N 51°40'50" E, 160.69 feet; thence N 67°32'52" E, 97.39 feet; thence S 89°58'49" W, 300.00 feet to the point of beginning. This description contains 23,976 sq. ft. or 0.55 acres thereof.

FP-1 TO RR-4

A parcel of land being part of Lot 1 Certified Survey Map No. 15589, recorded in the Dane County Register of Deeds Office in Volume 112 of Certified Surveys, Pages 322 through 325, as Document No. 5687660. Located in the Northwest 1/4 of the Northwest 1/4 of Section 34, T9N, R9E in the Town of Vienna, Dane County, Wisconsin being more particularly described as follows:

Commencing at the West ¼ Corner of said Section 34; thence N 00°16'10" E along the west line of the said Northwest 1/4, 1,988.52 feet to the point of beginning.

Thence continue N 00°16'10" E along the said west line also being the centerline of Patton Road, 136.38 feet; thence S 89°44'28" E, 345.31 feet; thence S 06°28'35" E, 59.07 feet; thence N 88°21'32" E, 190.32 feet; thence S 27°12'35" W, 18.27 feet; thence S 00°50'04" E, 50.00 feet; thence S 88°21'32" W, 535.44 feet to the point of beginning. This description contains 57,884 sq. ft. or 1.33 acres and is subject to a road right of way of 33.00 feet over the most westerly part thereof.

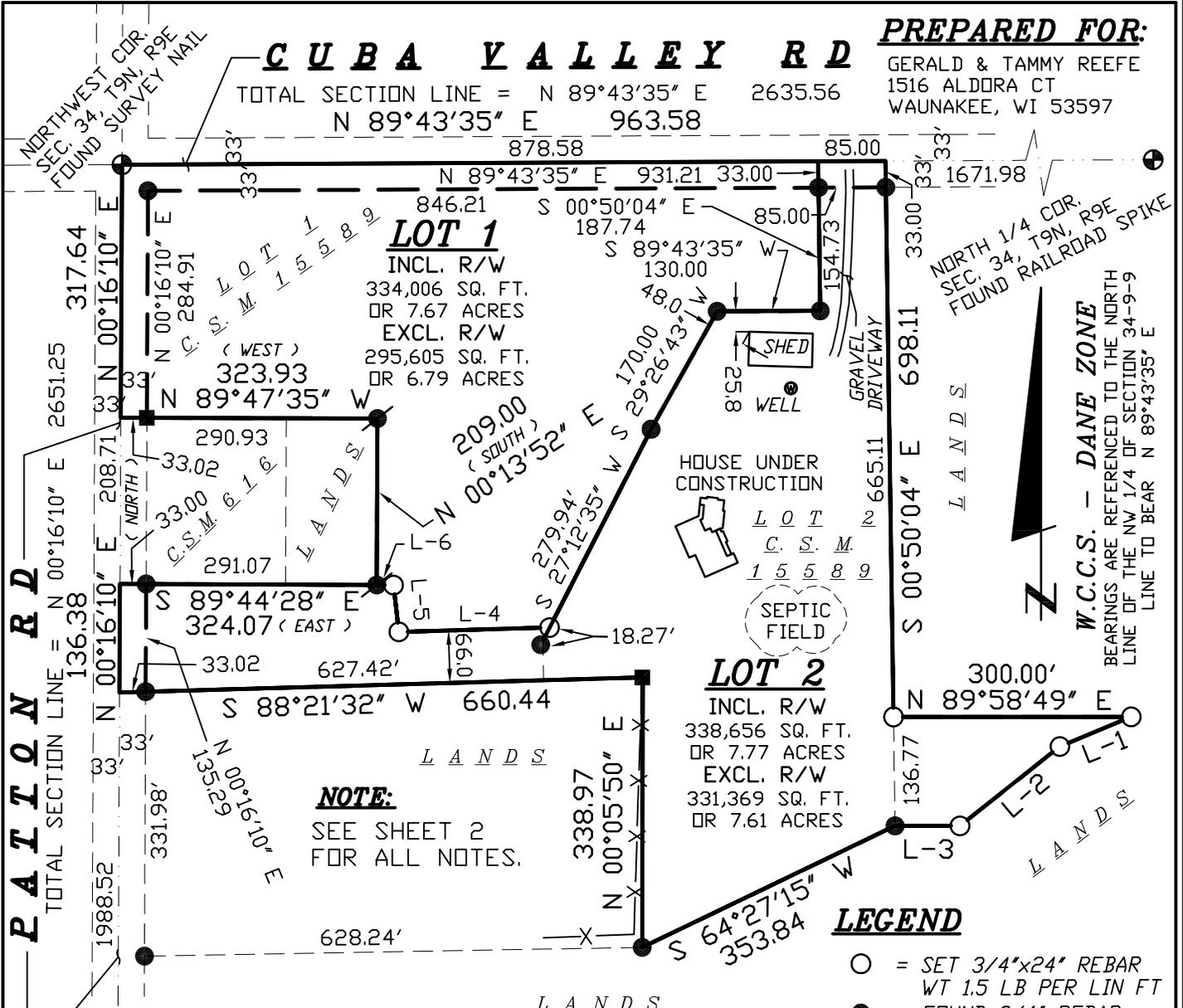


CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

All of Lots 1 and 2 Certified Survey Map No. 15589 and lands located in the NW 1/4 of the NW 1/4 of Section 34, T9N, R9E, Town of Vienna, Dane County, Wisconsin.



NOTE:
SEE SHEET 2 FOR ALL NOTES.

LEGEND

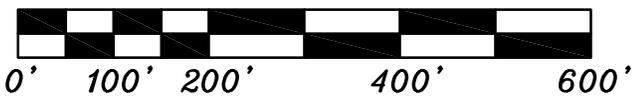
- = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- ⊙ = FOUND 1 1/4" PIPE
- = FOUND 1" IRON PIPE
- ⊕ = FOUND DANE COUNTY SECTION CORNER
- (##) = RECORDED AS

LINE TABLE:

L-#	BEARING	DIST.
L-1	S 67°32'52" W	97.39
L-2	S 51°40'50" W	160.69
L-3	S 89°58'49" W	81.92
L-4	S 88°21'32" W	190.32
L-5	N 06°28'35" W	59.07
L-6	N 89°44'28" W	21.24

WEST 1/4 COR. SEC. 34, T9N, R9E FOUND SURVEY NAIL

SCALE 1" = 200'



DOCUMENT NO. _____
CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

All of Lots 1 and 2 Certified Survey Map No. 15589 and lands located in the NW 1/4 of the NW 1/4 of Section 34, T9N, R9E, Town of Vienna, Dane County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Chris W. Adams, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Dane County, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being all of Lots 1 and 2 Certified Survey Map No. 15589, recorded in the Dane County Register of Deeds Office in Volume 112 of Certified Surveys, Pages 322 through 325 as Document No. 5687660 and lands located in part of the Northwest 1/4 of the Northwest 1/4 of Section 34, T9N, R9E in the Town of Vienna, Dane County, Wisconsin being more particularly described as follows:

Beginning at the Northwest corner of said Section 34; thence N 89°43'35" E along the centerline of Cuba Valley Road and the north line of said Section 34, 963.58 feet; thence S 00°50'04" E, 698.11 feet; thence N 89°58'49" E, 300.00 feet; thence S 67°32'52" W, 97.39 feet; thence S 51°40'50" W, 160.69 feet; thence S 89°58'49" W, 81.92 feet; thence S 64°27'15" W, 353.84 feet; thence N 00°05'50" E, 338.97 feet; thence S 88°21'32" W 660.44 feet to the centerline of Patton Road and the west line of said Northwest 1/4 of the Northwest 1/4; thence N 00°16'10" E along said line, 136.38 feet; thence S 89°44'28" E, 324.07 feet; thence N 00°13'52" E, 209.00 feet; thence N 89°47'35" W, 323.93 feet to the centerline of Patton Road and the west line of said Northwest 1/4 of the Northwest 1/4; thence N 00°16'10" E along said line, 317.64 feet to the point of beginning. This description contains 672,663 sq. ft. or 15.44 acres and is subject to a road right of way of 33.00 feet over the most northerly and westerly parts thereof.

Williamson Surveying and Associates, LLC
by Noa T. Prieve & Chris W. Adams

Date _____

Chris W. Adams S-2748
Professional Land Surveyor

NOTES:

- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2.) WETLANDS AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) ALL TIES FOR THE WEST, NORTHWEST AND NORTH CORNERS OF SECTION 34 HAVE BEEN CHECKED AND VERIFIED PER THE LATEST TIE SHEET ON RECORD.
- 4.) BOTH WELL AND SEPTIC ON LOT 2 HAVE BEEN REMOVED.

SURVEYORS SEAL



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

All of Lots 1 and 2 Certified Survey Map No. 15589 and lands located in the NW 1/4 of the NW 1/4 of Section 34, T9N, R9E, Town of Vienna, Dane County, Wisconsin.

OWNERS' CERTIFICATE:

As owners, we hereby certify that we caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. We also certify that this certified survey map is required by sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

WITNESS the hand seal of said owners this _____ day of _____, 20____.

STATE OF WISCONSIN)
DANE COUNTY)

Gerald P. Reeve JR.

Tammy A. Reeve

Personally came before me this _____ day of _____, 20___ the above named Gerald P. Reeve JR. and Tammy A. Reeve to me known to be the person who executed the foregoing instrument and acknowledge the same.

_____ County, Wisconsin.

My commission expires _____

Notary Public

Print Name

OWNERS' CERTIFICATE:

As owners, we hereby certify that we caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. We also certify that this certified survey map is required by sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

WITNESS the hand seal of said owners this _____ day of _____, 20____.

CRAIG ZIEGLER

KRISTI ZIEGLER

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this _____ day of _____, 20___ the above named Craig & Kristi Ziegler to me known to be the persons who executed the foregoing instrument and acknowledge the same.

_____ County, Wisconsin.

My commission expires _____

Notary Public

Print Name

SURVEYORS SEAL



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

All of Lots 1 and 2 Certified Survey Map No. 15589 and lands located in the NW 1/4 of the NW 1/4 of Section 34, T9N, R9E, Town of Vienna, Dane County, Wisconsin.

TOWN BOARD RESOLUTION

Resolved that this certified survey map is hereby acknowledged and approved by the Town of Vienna on this _____day of _____, 20____.

Jerry Marx
Town Chairman

VILLAGE OF WAUNAKEE APPROVAL

Resolved that this certified survey map in the Town of Vienna is hereby acknowledged and approved by the Village of Waunakee on this _____day of _____, 20____.

Karla Endres
Village Clerk

DANE COUNTY APPROVAL:

Approved for recording per Dane County Zoning and Land Regulation Committee action on _____.

Daniel Everson
Assistant Zoning Administrator

REGISTER OF DEEDS:

Received for recording this ___ day of _____, 20___ at ___ o'clock ___M. and recorded in Volume _____ of Dane County Certified Surveys on pages _____ through _____.

Kristi Chlebowski
Register of Deeds

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL