

Dane County Rezone & Conditional Use Permit

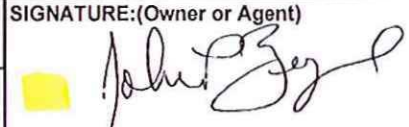
Application Date	Petition Number
12/13/2017	DCPREZ-2017-11247
Public Hearing Date	C.U.P. Number
02/27/2018	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JOHN P ZIEGLER	PHONE (with Area Code) (608) 835-3019	AGENT NAME ZIEGLER CRANE SERVICE, INC.	PHONE (with Area Code) (608) 835-3019
BILLING ADDRESS (Number & Street) 1256 US HIGHWAY 14		ADDRESS (Number & Street) 824 DUNN AVENUE	
(City, State, Zip) OREGON, WI 53575		(City, State, Zip) OREGON, WI 53575-3312	
E-MAIL ADDRESS JPZ93@AOL.COM		E-MAIL ADDRESS	

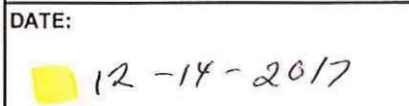
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
1256 US HIGHWAY 14					
TOWNSHIP RUTLAND	SECTION 7	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0510-072-8230-9					

REASON FOR REZONE	CUP DESCRIPTION
CREATING ONE RESIDENTIAL LOT	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
LC-1 Limited Commercial Dist	R-1A Residence District 1			

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) 
				PRINT NAME: 

COMMENTS: CREATING ONE RESIDENTIAL LOT.

DATE: 
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R-1A



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 P & SANDRA L ZIEGLER</u>	Agent's Name	<u>John Ziegler</u>
Address	<u>1256 HY 14 (RUTLAND)</u>	Address	<u>824 Dunn Ave</u>
Phone	<u>608 835 3019</u>	Phone	<u>OREGON, WI 53575</u>
Email	<u>JPZ93@aol.com</u>	Email	<u>(608) 835-3019</u>

Town: RUTLAND Parcel numbers affected: 0510-072-8230-9
 Section: 01 7 Property address or location: 1256 HY 14
 Zoning District change: (To / From / # of acres) R-1A - LC-1 1 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: RESIDENCE

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 L Ziegler Date: 11-29-2017

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	2017	
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: ~~05/08/2017 - 05:00 PM~~

Ends: ~~05/08/2017 - 07:00 PM~~

[About Open Book](#)

Board Of Review

Board of Review dates have passed for the year

Starts: ~~05/18/2017 - 06:00 PM~~

Ends: ~~05/18/2017 - 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 +

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
OTHER DISTRICT	26OR	OREGON FIRE
DRAINAGE DISTRICT	DDBF	BADFISH DRAINAGE DISTRICT
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

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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Dane County Land Information Council

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210 Martin Luther King Jr. Blvd

City-County Bldg. Room 116

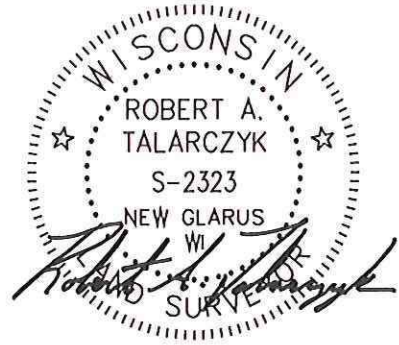
Madison, WI 53703



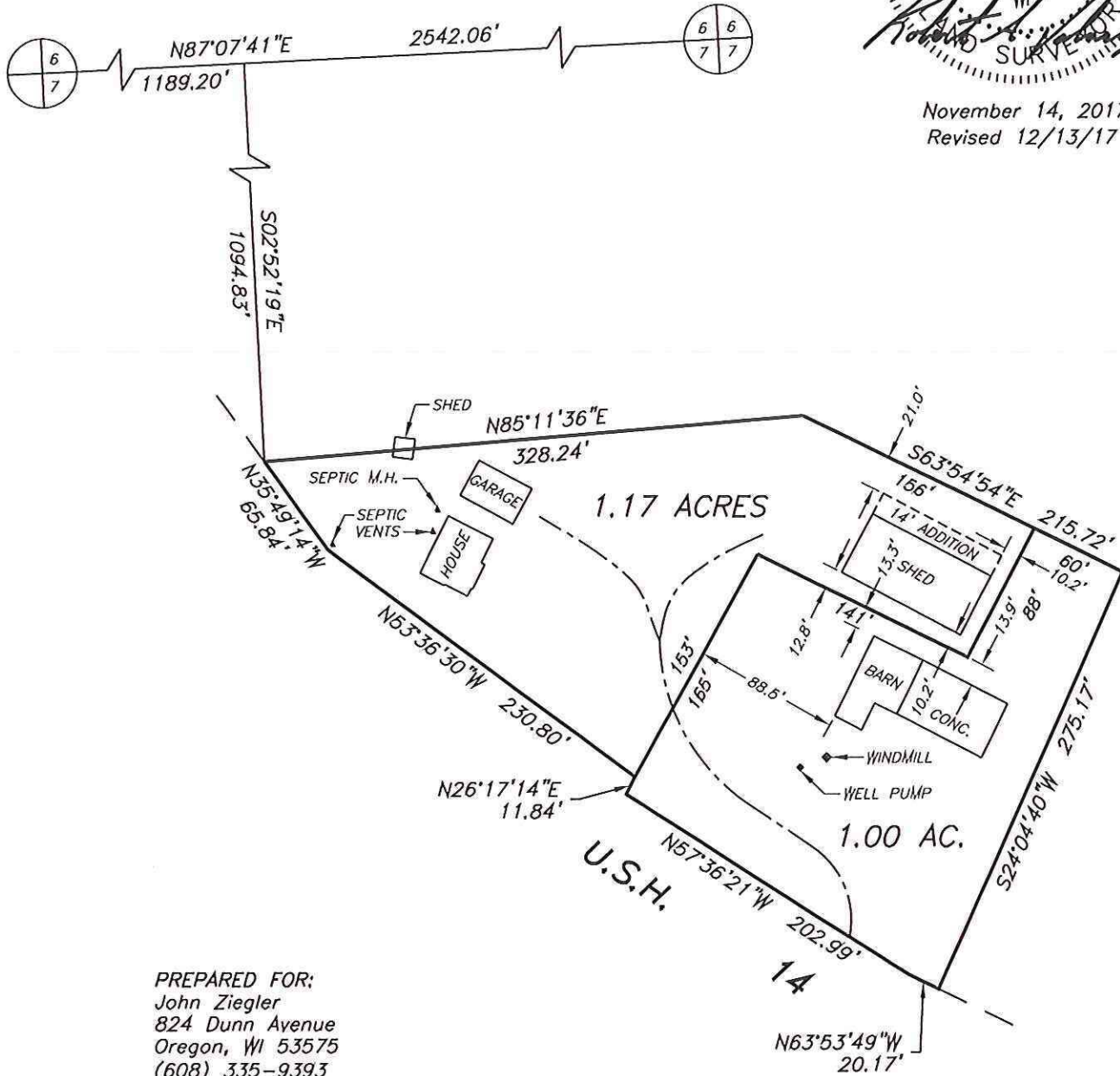
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PRELIMINARY

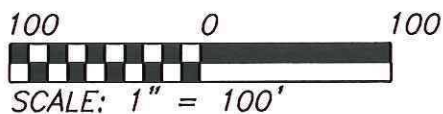
OPTION A



November 14, 2017
Revised 12/13/17



PREPARED FOR:
John Ziegler
824 Dunn Avenue
Oregon, WI 53575
(608) 335-9393



TALARCZYK
LAND SURVEYS LLC

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

www.talarczyk-surveys.com

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.

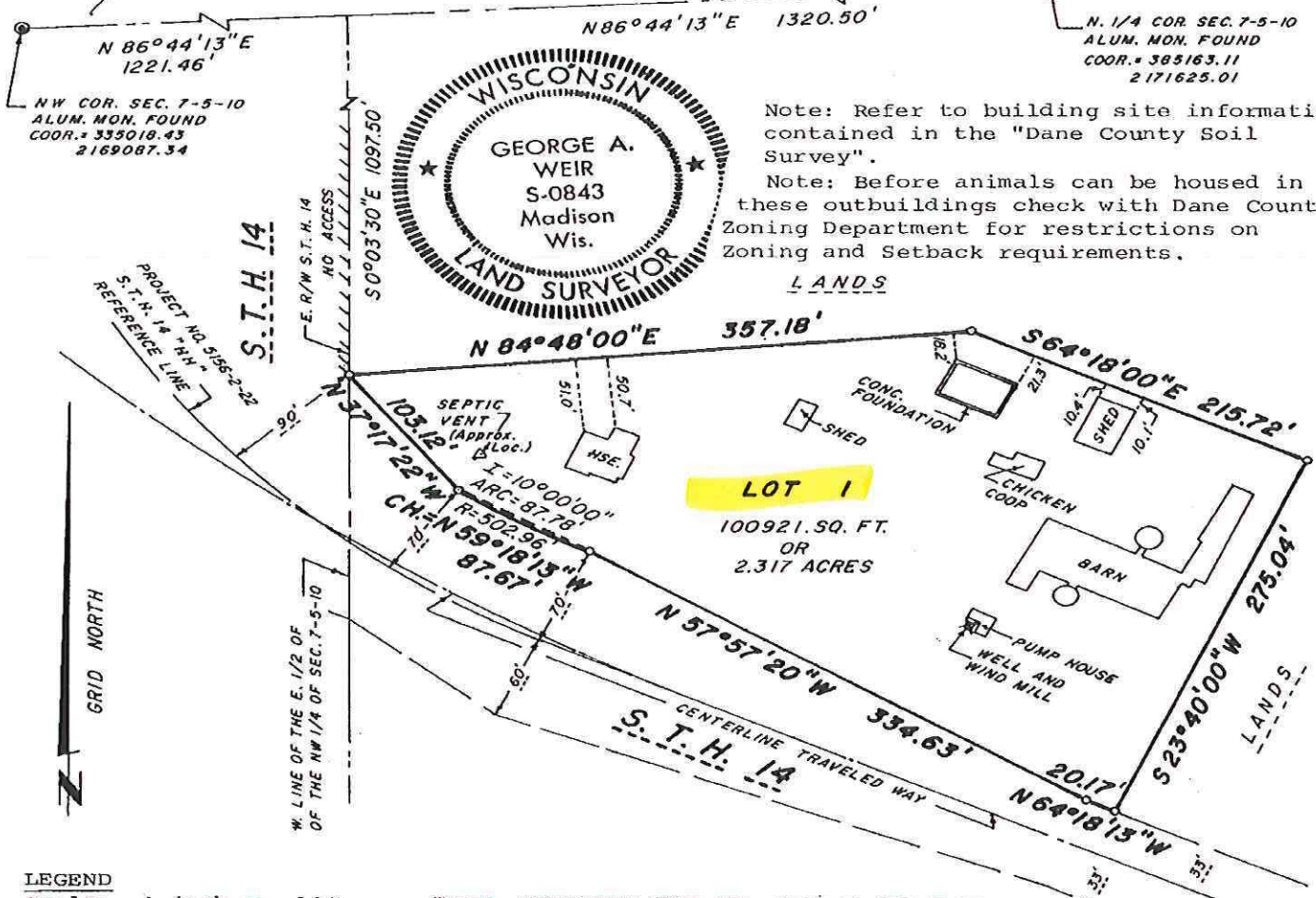


GEORGE A. WEIR, SURVEYOR
&
ROYAL OAK ENGINEERING, INC.
5610 Medical Circle, #6
Madison, Wisconsin 53719
Phone: (608) 274-0500

SCALE: 1" = 100'



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



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	GA W
APPROVED	GA W
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

REGISTER OF DEED'S CERTIFICATE
N. Scribner, Authorized Representative
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

I David A. Nelson, hereby acknowledge that I have agreed to sell one of my splits / development rights to John Ziegler as part of Mr. Ziegler's proposal to create a new building site by rezoning and dividing his property located at 1256 US Highway 14 in section 7 of the town of Rutland.

The split I am transferring is coming from my farm located at (insert address, parcel number, or legal description): 118 Acres on Hwy 138 Between Stoughton & Oregon
FAB South 35 Acres Parcel # 051010185015 D.A.

I understand that, as part of Mr. Ziegler's proposal, I will be required to record a deed restriction on a minimum of 35 acres from the above-referenced farm that will prohibit any residential development from occurring on the property in the future.

I also hereby reserve the right to withdraw my agreement to sell a split should the parties involved be unable to settle upon to the final terms of the sale. In the event that the parties cannot agree to the final terms of the sale, I understand that I can refuse to record the above-referenced deed restriction, thus relieving myself of any obligation whatsoever.

Date: 12/11/17

Name printed: DAVID A. NELSON

Signed: David A. Nelson

cell # 608-358-2771

3339 Rutland-Dunn Townline Rd
Stoughton WI
53589

FINAL TERMS OF SPLIT SALE:

\$ 5,000 Down payment – Non refundable.

Final payment \$ 25,000, on approval of
ReZone and Division of his property at 1256 Hy 14, Section 7,
In the Town of Rutland.

Seller

Date: 12/11/17

Buyer

Date: 12/11/17

Name printed

David A. Nelson

Name Printed

John P Ziegler

Signed:

David A Nelson

Signed:

John P Ziegler

Not Effective
RE-1 DCPREZ-0000-04123
RE-1
DCPREZ-2014-10674

Proposed
C-2
11185

A-1(EX)
DCPREZ-0000-00000

LC-1
DCPREZ-2016-11089

Zone X

DR
11089

Not Effective
RH-1 DCPREZ-0000-03113

CUP
2369
Residential Uses (Limited)

B-1
DCPREZ-0000-00700

A-1(EX)
DCPREZ-0000-00000

C-1
DCPREZ-0000-00676





1256

Zone X



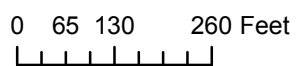
Legend

Significant Soils Floodplain

Class Wetland

Class 1

Class 2



Petition 11247
JOHN P ZIEGLER