

Dane County Rezone Petition

Application Date	Petition Number
01/17/2022	DCPREZ-2022-11809
Public Hearing Date	
03/22/2022	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME R & J ACRES LLC C/O BEVERLY TUCKER	PHONE (with Area Code) (608) 712-9046	AGENT NAME TALARCZYK LAND SURVEYS	PHONE (with Area Code) (608) 527-5216
BILLING ADDRESS (Number & Street) 8982 COUNTY HIGHWAY G		ADDRESS (Number & Street) 517 2ND AVE	
(City, State, Zip) MT HOREB, WI 53572		(City, State, Zip) New Glarus, WI 53574	
E-MAIL ADDRESS dennisbev@tds.net		E-MAIL ADDRESS bob@talarczysurveys.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	
East of 1985 Spring Road Road					
TOWNSHIP SPRINGDALE	SECTION 25	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0607-254-8335-8					

REASON FOR REZONE

CREATING ONE RESIDENTIAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
RM-16 Rural Mixed-Use District	RR-1 Rural Residential District	1.35
RM-16 Rural Mixed-Use District	AT-35 Agriculture Transition District	0.45

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:
---------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------	---------------------------------------------------------------------------------------------



Legend

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



Petition 11809
 R & J ACRES LLC c/o
 Beverly Tucker



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:	R&J Acres, LLC (c/o Beverly Tucker)	Agent Name:	Bob Talarczyk
Address (Number & Street):	8982 County Road G	Address (Number & Street):	517 2nd Avenue
Address (City, State, Zip):	Mt. Horeb, WI 53572	Address (City, State, Zip):	New Glarus, WI 53574
Email Address:	dennisbev@tds.net	Email Address:	bob@talarczyk-surveys.com
Phone#:	(608) 712-9046	Phone#:	(608) 527-5216

PROPERTY INFORMATION

Township:	Springdale	Parcel Number(s):	060725483358
Section:	25	Property Address or Location:	Spring Rose Rd, Verona

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

Lot 1 of the proposed CSM is being created for a residential lot.

*The 0.45 acres of unplatted land on the West side of Spring Rose Road is being conveyed to an adjoining landowner in parcel number 060725495309. Roger Lane said that this would not need to be included in the CSM and that it was just a rezoning issue. If this is not the proper time to rezone this piece, then please disregard this particular 0.45 acre rezoning request.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RM-16	RR-1	1.35
RM-16	AT-35	*0.45

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 Robert A. Talarczyk

Date 1/6/22

CERTIFIED SURVEY MAP NO. _____

Part of the Northeast 1/4 of the Southeast 1/4 of Section 25, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin.

CURVE TABLE

CURVE	RADIUS	ARC	DELTA ANGLE	CHORD	CH. BEARING	TAN. BEARING-IN	TAN. BEARING-OUT
C1	560.00'	366.13'	37°27'38"	359.65'	N26°10'25"W	N44°54'14"W	N07°26'36"W
C2	527.00'	348.75'	37°55'00"	342.42'	N27°29'24"W		N08°31'54"W

LEGEND:



Cast aluminum monument found



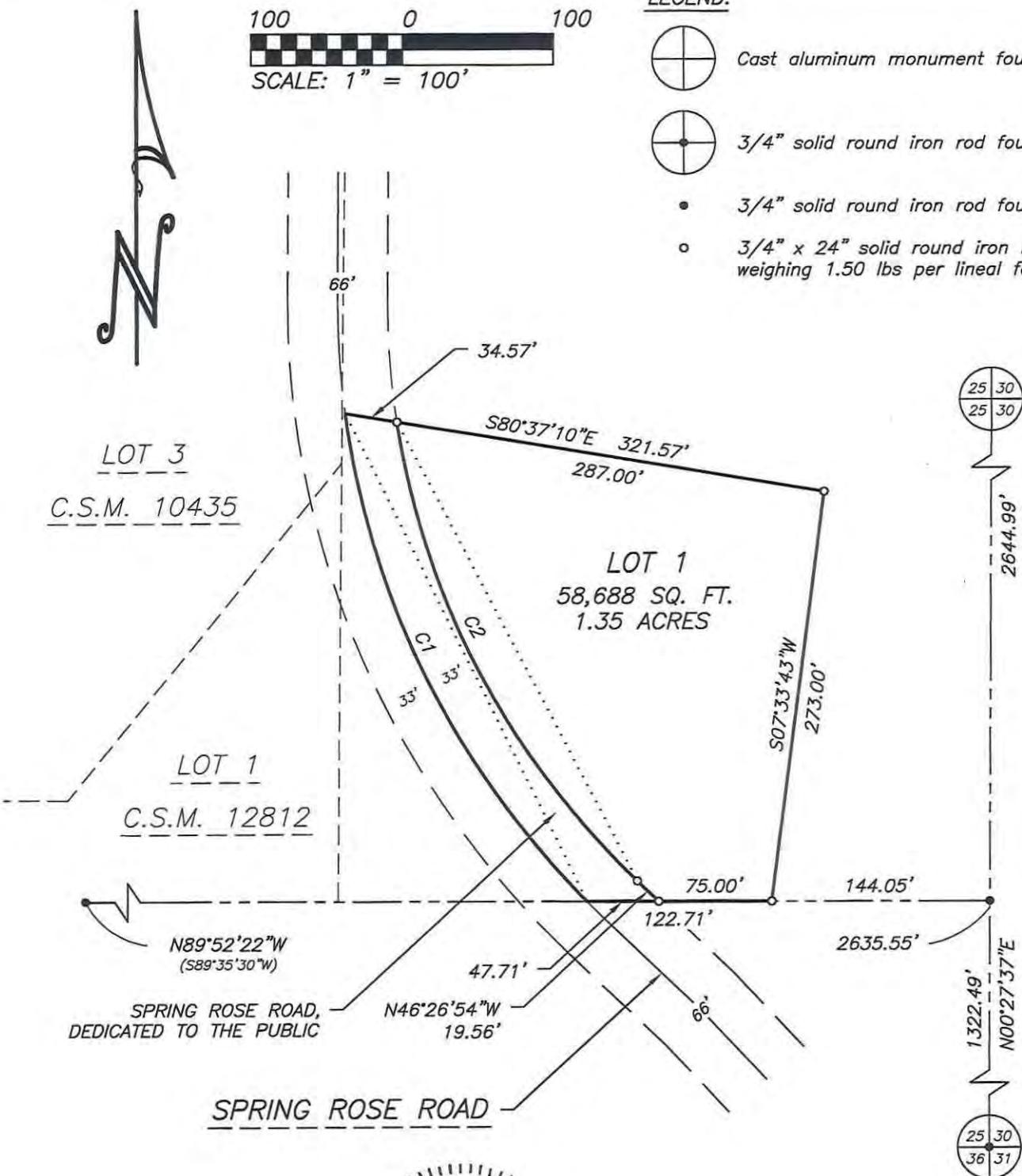
3/4" solid round iron rod found



3/4" solid round iron rod found



3/4" x 24" solid round iron rod set, weighing 1.50 lbs per lineal foot



PREPARED FOR:
Beverly Tucker
8982 County Road G
Mt. Horeb, WI 53572
(608) 712-9046

WISCONSIN
ROBERT A. TALARCZYK
S-2323
NEW GLARUS, WIS
LAND SURVEYOR
12/15/21

TALARCZYK
LAND SURVEYS LLC

517 2nd Avenue
New Glarus, WI 53574
608-527-5216

www.talarczyk surveys.com

JOB NO. 21199
POINTS 21033
DRWG. 21199_1
DRAWN BY FLS

SHEET 1 OF 3

PLAT OF SURVEY

That part of the Northeast 1/4 of the Southeast 1/4 of Section 25, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin, bounded and described as follows:
Commencing at the Southeast corner of said Section 25; thence $N00^{\circ}27'37''E$, 1322.49' to the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 25; thence $N89^{\circ}52'22''W$ along the South line of the Northeast 1/4 of the Southeast 1/4 of Section 25, 266.76' to the centerline of Spring Rose Road and the point of beginning; thence $N89^{\circ}52'22''W$ along the South line of the Northeast 1/4 of the Southeast 1/4 of Section 25, 164.83'; thence $N00^{\circ}44'39''E$ (recorded as $N00^{\circ}10'07''E$), 337.87' to the centerline of Spring Rose Road; thence Southeasterly, 381.68' along the centerline of Spring Rose Road and the arc of a curve to the left whose radius is 560.00' and whose chord bears $S25^{\circ}22'42''E$, 374.33' to the point of beginning, subject to a public road right of way for Spring Rose Road.

NOTES:

- 1.) Bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone, NAD83 (2011), in which the East line of the Southeast 1/4 of Section 25 bears $N00^{\circ}27'37''E$.
- 2.) Recorded data, when different than measured, is shown in parenthesis.

I hereby certify that this survey complies with Chapter A-E 7 of the Wisconsin Administrative Code, 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.

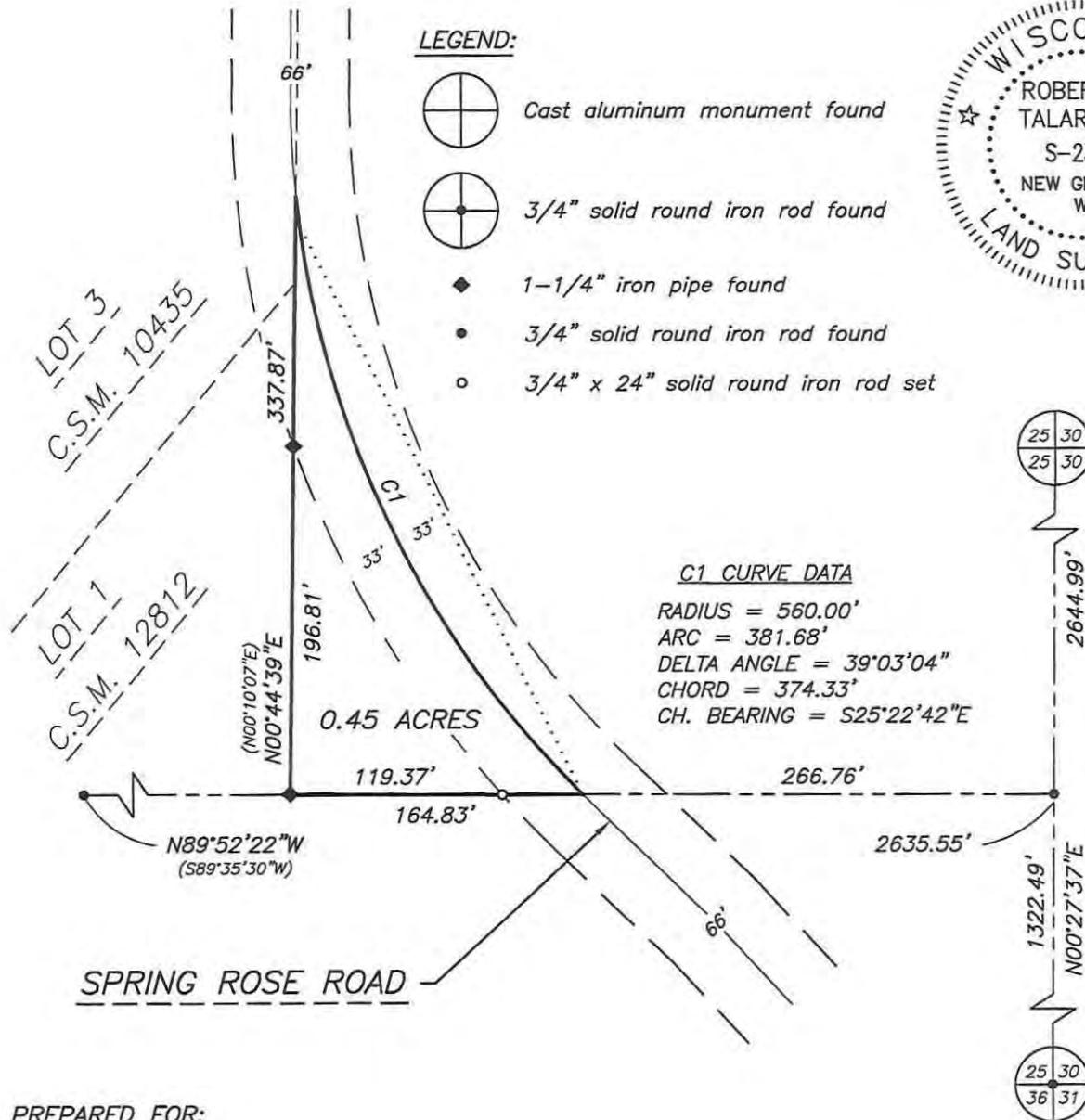
December 15, 2021

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



LEGEND:

- Cast aluminum monument found
- 3/4" solid round iron rod found
- 1-1/4" iron pipe found
- 3/4" solid round iron rod found
- 3/4" x 24" solid round iron rod set

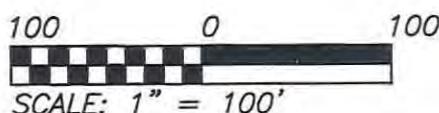


PREPARED FOR:
Beverly Tucker
8982 County Road G
Mt. Horeb, WI 53572
(608) 712-9046

TALARCYK
LAND SURVEYS LLC

517 2nd Avenue
New Glarus, WI 53574
608-527-5216
www.talarczyk-surveys.com

JOB NO. 21199
POINTS 21033
DRWG. 21199_2
DRAWN BY FLS



RM-16 to RR-1

That part of the Northeast 1/4 of the Southeast 1/4 of Section 25, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin, bounded and described as follows:

Commencing at the Southeast corner of said Section 25; thence N00°27'37"E, 1322.49' to the Southeast corner of the Northeast 1 / 4 of the Southeast 1 / 4 of Section 25; thence N89°52'22"W along the South line of the Northeast 1/4 of the Southeast 1/4 of Section 25, 144.05' to the point of beginning; thence N89°52'22"W along the South line of the Northeast 1/4 of the Southeast 1/4 of Section 25, 122.71' to the centerline of Spring Rose Road; thence Northwesterly 366.13', along said centerline and the arc of a curve to the right whose radius is 560.00' and whose chord bears N26°10'25"W, 359.65'; thence S80°37'10"E, 321.57'; thence S07°33'43"W, 273.00' to the point of beginning.

RM-16 to AT-35

That part of the Northeast 1 / 4 of the Southeast 1 / 4 of Section 25, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin, bounded and described as follows:

Commencing at the Southeast corner of said Section 25; thence N00°27'37"E, 1322.49' to the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 25; thence N89°52'22"W along the South line of the Northeast 1/4 of the Southeast 1/4 of Section 25, 266.76' to the centerline of Spring Rose Road and the point of beginning; thence N89°52'22"W along the South line of the Northeast 1/4 of the Southeast 1/4 of Section 25, 164.83', thence N00°44'39"E {recorded as N00°10'07"E), 337.87' to the centerline of Spring Rose Road; thence Southeasterly, 381.68' along the centerline of Spring Rose Road and the arc of a curve to the left whose radius is 560.00' and whose chord bears S25°22'42"E, 374.33' to the point of beginning, subject to a public road right of way for Spring Rose Road.