

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
03/11/2022	DCPREZ-2022-11828
<b>Public Hearing Date</b>	
05/24/2022	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DOUGLAS B & GAIL DAHLK	PHONE (with Area Code) (608) 832-4488	AGENT NAME TALARCZYK LAND SURVEYS	PHONE (with Area Code) (608) 527-5216
BILLING ADDRESS (Number & Street) 8720 COUNTY HIGHWAY A		ADDRESS (Number & Street) 517 2ND AVE	
(City, State, Zip) BELLEVILLE, WI 53508		(City, State, Zip) New Glarus, WI 53574	
E-MAIL ADDRESS		E-MAIL ADDRESS bob@talarczysurveys.com	

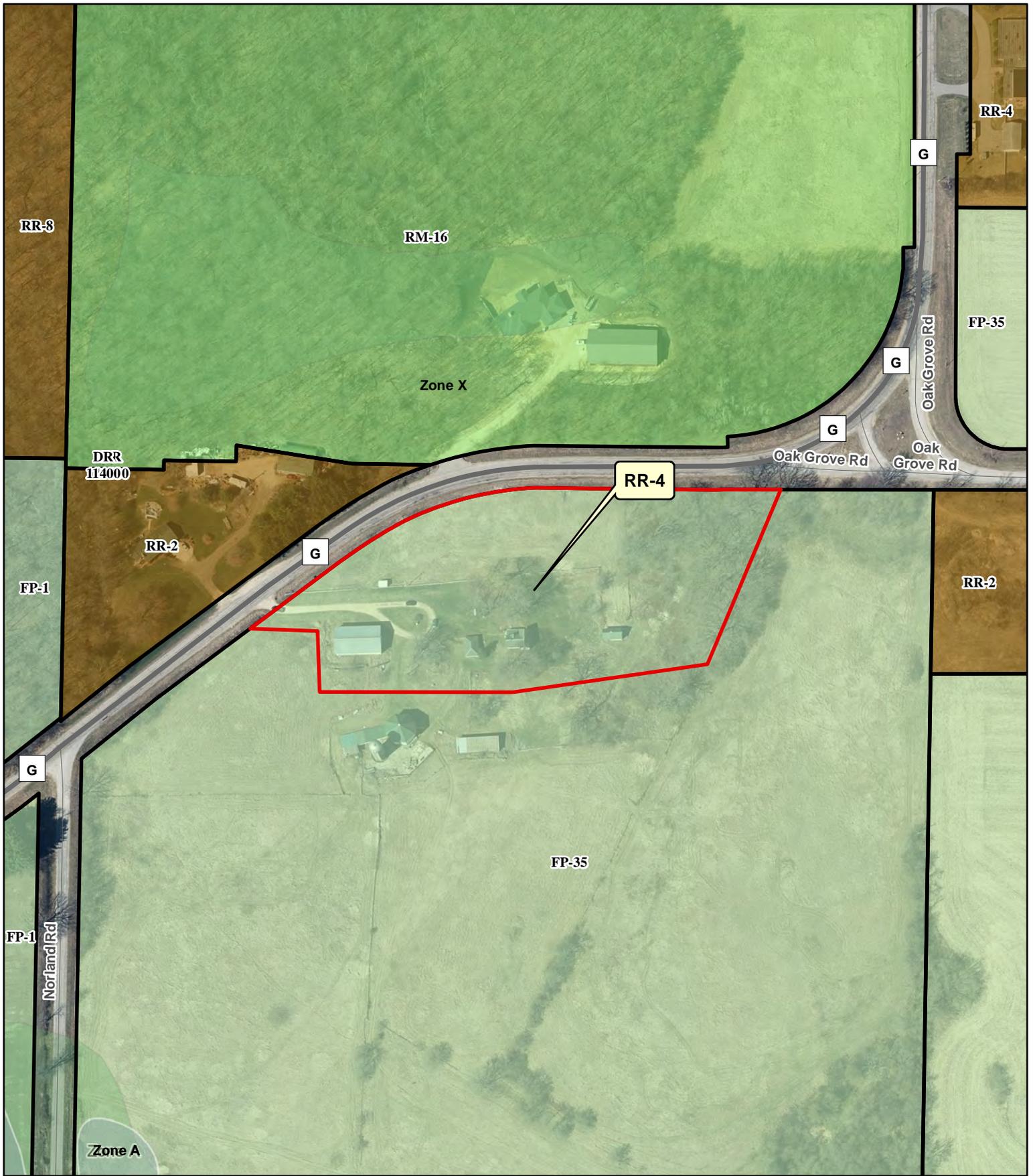
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
8815 County Hwy G					
TOWNSHIP PRIMROSE	SECTION 9	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0507-093-8502-0					

## REASON FOR REZONE

SEPARATING EXISTING RESIDENCE FROM FARMLAND

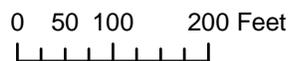
FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-4 Rural Residential District	4.06

<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  RWL1	<b>SIGNATURE:(Owner or Agent)</b>   <b>PRINT NAME:</b>   <b>DATE:</b>
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**Legend**

- |                                                                                               |                                                                                             |
|-----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
|  Wetland    | <b>Significant Soils</b>                                                                    |
|  Floodplain |  Class 1 |
|                                                                                               |  Class 2 |



Petition 11828  
 DOUGLAS B & GAIL  
 DAHLK



**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"> <li>• PERMIT FEES DOUBLE FOR VIOLATIONS.</li> <li>• ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.</li> </ul>	

## REZONE APPLICATION

### APPLICANT INFORMATION

Property Owner Name:	Douglas Dahlk	Agent Name:	Bob Talarczyk
Address (Number & Street):	8720 C.T.H. A	Address (Number & Street):	517 2nd Avenue
Address (City, State, Zip):	Belleville, WI 53508	Address (City, State, Zip):	New Glarus, WI 53574
Email Address:		Email Address:	bob@talarczyk-surveys.com
Phone#:	608-832-4488	Phone#:	608-527-5216

### PROPERTY INFORMATION

Township:	Primrose	Parcel Number(s):	050709385020
Section:	9	Property Address or Location:	8815 COUNTY HIGHWAY G

### 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

Mr. Dahlk would like to separate the existing buildings from the rest of his land.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-4	4.06

**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 ( <b>non-refundable</b> ), payable to the Dane County Treasurer |
|------------------------------------------------------------------------------------|----------------------------------------------------------------------------|---------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|

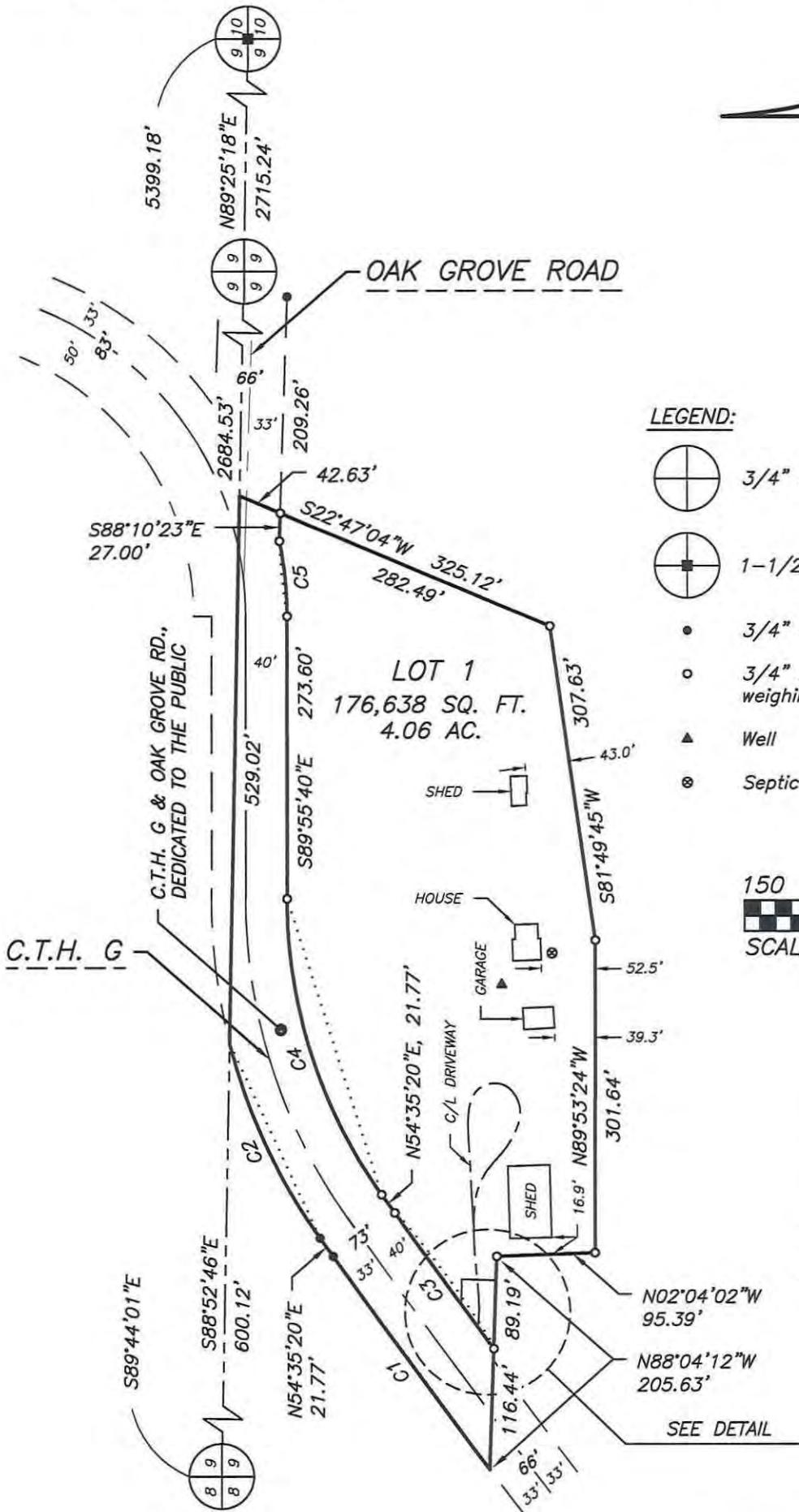
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary 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 3/5/22

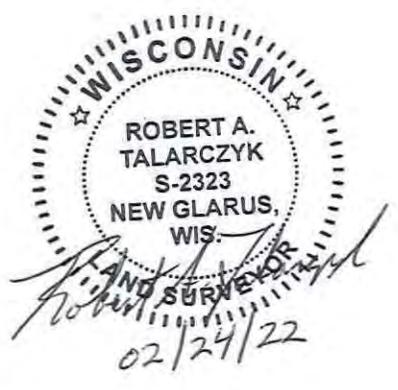
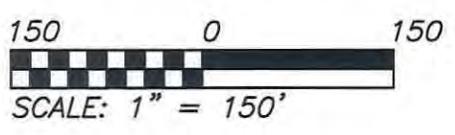
# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Part of the Northwest 1/4 of the Southwest 1/4 of Section 9, Town 5 North, Range 7 East, Town of Primrose, Dane County, Wisconsin.



**LEGEND:**

- 3/4" solid round iron rod found
- 1-1/2" iron pipe found
- 3/4" solid round iron rod found
- 3/4" x 24" solid round iron rod set, weighing 1.50 lbs per lineal foot
- Well
- Septic cover



**TALARCZYK**  
LAND SURVEYS LLC

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

JOB NO. 22020  
POINTS 22020  
DRWG. 22020\_1  
DRAWN BY FLS

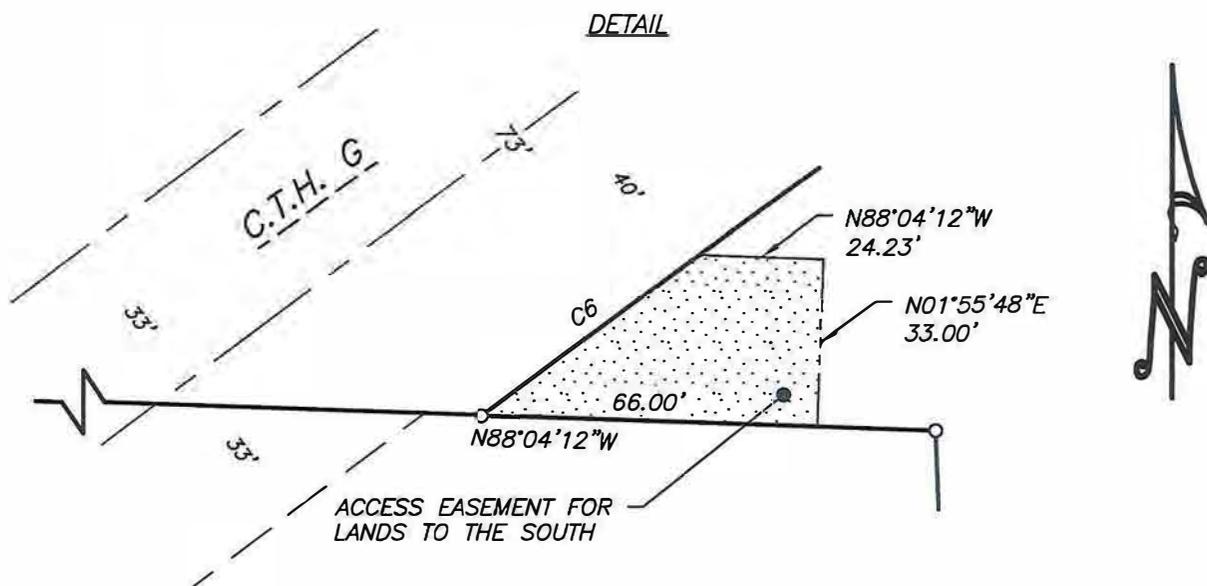
# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

That part of the Northwest 1/4 of the Southwest 1/4 of Section 9, Town 5 North, Range 7 East, Town of Primrose, Dane County, Wisconsin, bounded and described as follows:

Commencing at the West 1/4 corner of said Section 9; thence S88°52'46"E along the North line of the Southwest 1/4 of Section 9, 600.12' to the point of beginning; thence S88°52'46"E, 529.02'; thence S22°47'04"W, 325.12'; thence S81°49'45"W, 307.63'; thence N89°53'24"W, 301.64'; thence N02°04'02"W, 95.39'; thence N88°04'12"W, 205.63' to the Northwesterly right of way line of C.T.H. G; thence Northeasterly, 255.36' along said right of way line and the arc of a curve to the right whose radius is 8098.32' and whose chord bears N53°41'08"E, 255.35'; thence N54°35'20"E along said right of way line, 21.77'; thence Northeasterly, 208.98' along said right of way line and the arc of a curve to the right whose radius is 564.45' and whose chord bears N65°11'44"E, 207.79' to the point of beginning; subject to public road rights of way as shown and to any and all easements of record.

CURVE TABLE

CURVE	RADIUS	ARC	DELTA ANGLE	CHORD	CH. BEARING	TAN. BEARING-IN	TAN. BEARING-OUT
C1	8098.32'	255.36'	1°48'24"	255.35'	N53°41'08"E	N52°46'56"E	
C2	564.45'	208.98'	21°12'48"	207.79'	N65°11'44"E		N75°48'08"E
C3	8025.32'	162.71'	1°09'42"	162.71'	N54°00'29"E	N53°25'38"E	
C4	491.45'	304.36'	35°29'00"	299.52'	N72°19'50"E		
C5	361.00'	73.26'	11°37'40"	73.14'	N84°15'30"E		N78°26'40"E
C6	8025.32'	53.23'	0°22'48"	52.23'	N53°37'02"E		



NOTES:

- 1.) Bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone, NAD83 (2011), in which the North line of the Southwest 1/4 of Section 9 bears S88°52'46"E.
- 2.) All PLSS witness monuments were found and verified.

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.

February 24, 2022

PREPARED FOR:  
Douglas Dahlk  
8720 C.T.H. A  
Belleville, WI 53508  
(608) 832-4488



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



LAND SURVEYS LLC

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

www.talarczyksurveys.com

JOB NO. 22020  
POINTS 22020  
DRWG. 22020\_1  
DRAWN BY FLS

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Part of the Northwest 1/4 of the Southwest 1/4 of Section 9, Town 5 North, Range 7 East, Town of Primrose, Dane County, Wisconsin.

### 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, mapped and dedicated as represented hereon. We also certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: The Town of Primrose, The County of Dane.

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

\_\_\_\_\_  
Gail J. Dahlk, Trustee  
Dahlk Revocable Trust

\_\_\_\_\_  
Douglas B. Dahlk, Trustee  
Dahlk Revocable Trust

### STATE OF WISCONSIN)

\_\_\_\_\_ COUNTY) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, the above named Gail J. Dahlk and Douglas B. Dahlk, trustees of the above named trust, to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
My commission expires \_\_\_\_\_.

TOWNSHIP APPROVAL: This Certified Survey Map and the public dedication shown hereon is approved for recording this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by the Town of Primrose.

\_\_\_\_\_  
Town Clerk

\_\_\_\_\_  
Town Chairperson

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



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