

Dane County Rezone Petition

Application Date	Petition Number
05/07/2025	DCPREZ-2025-12178
Public Hearing Date	
07/22/2025	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ENRIQUE GONZALEZ LEON	PHONE (with Area Code) (608) 630-1491	AGENT NAME ROBERT TALARCZYK	PHONE (with Area Code) (608) 527-5216
BILLING ADDRESS (Number & Street) 8062 DAIRY RIDGE RD		ADDRESS (Number & Street) 517 2ND AVENUE	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) New Glarus, WI 53574	
E-MAIL ADDRESS chelyenrique@yahoo.com		E-MAIL ADDRESS bob@talarczyksurveys.com	

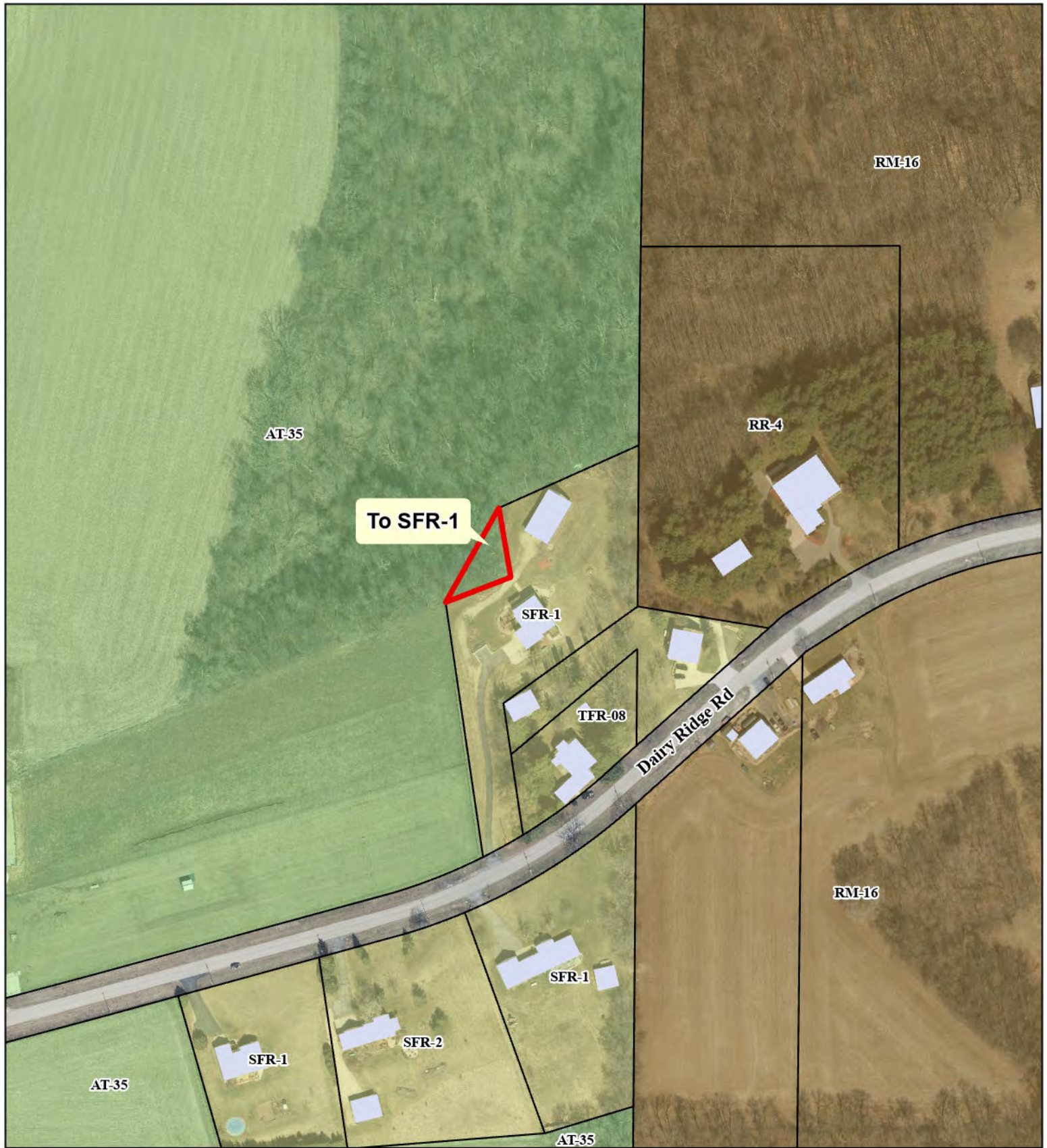
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
8062 Dairy Ridge Road					
TOWNSHIP SPRINGDALE	SECTION 13	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0607-133-8460-0		0607-133-8010-0			


REASON FOR REZONE

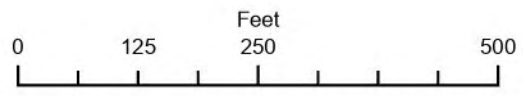
SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS

FROM DISTRICT:	TO DISTRICT:	ACRES
AT-35 Agriculture Transition District	SFR-1 Single Family Residential District	0.13

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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 Proposed Zoning Boundary



Petition 12178
ENRIQUE GONZALEZ LEON



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
• 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:	Enrique Gonzalez Leon	Agent Name:	Robert Talarczyk
Address (Number & Street):	8062 Dairy Ridge Road	Address (Number & Street):	517 2nd Avenue
Address (City, State, Zip):	Verona, WI 53593	Address (City, State, Zip):	New Glarus, WI 53574
Email Address:	chelyenrique@yahoo.com	Email Address:	bob@talarczyksurveys.com
Phone#:	608-630-1491	Phone#:	608-527-5216

PROPERTY INFORMATION

Township:	Springdale	Parcel Number(s):	060713384600, 060713380100
Section:	13	Property Address or Location:	8062 Dairy Ridge Road

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 ☒

This survey is being prepared to facilitate the sale of land between adjoining landowners.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
AT-35	SFR-1	0.13

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 Talarczyk, Agent

Date 5/6/25



AT-35 to SFR-1

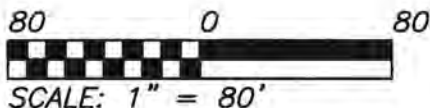
C1 CURVE DATA

R=819.02'
A=70.14'
IA=04°54'24"
C=70.12'
CH. BRG.=N61°46'33"E (N61°46'09"E)
TAN. BRG.-IN=N64°13'45"E
TAN. BRG.-OUT=N59°19'21"E

C2 CURVE DATA

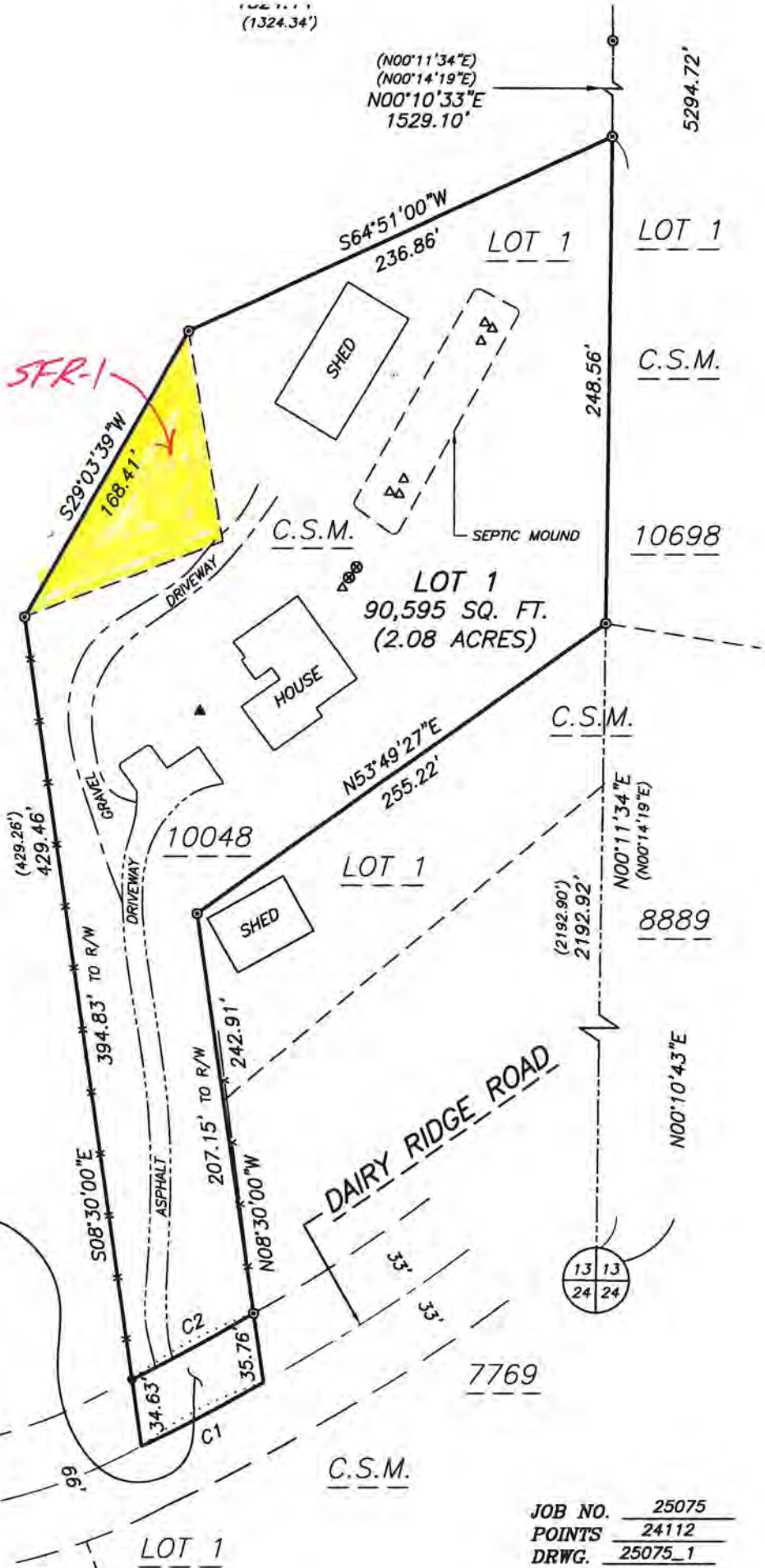
R=782.02'
A=70.53'
IA=05°08'29"
C=70.51'
CH. BRG.=N60°54'33"E (N60°54'08"E)
TAN. BRG.-IN=N63°28'47.5"E
TAN. BRG.-OUT=N58°20'18.5"E

DAIRY RIDGE ROAD,
DEDICATED TO THE PUBLIC



TALARCZYK
LAND SURVEYS

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



SHEET 1 OF 3

JOB NO. 25075
POINTS 24112
DRWG. 25075_1
DRAWN BY MST

CERTIFIED SURVEY MAP No. _____

Lot 1 of Certified Survey Map 10048 (Volume 58, Pages 311-312) and other lands in the Northeast 1/4 of the Southwest 1/4 of Section 13, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin.



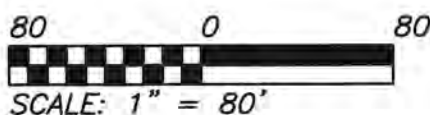
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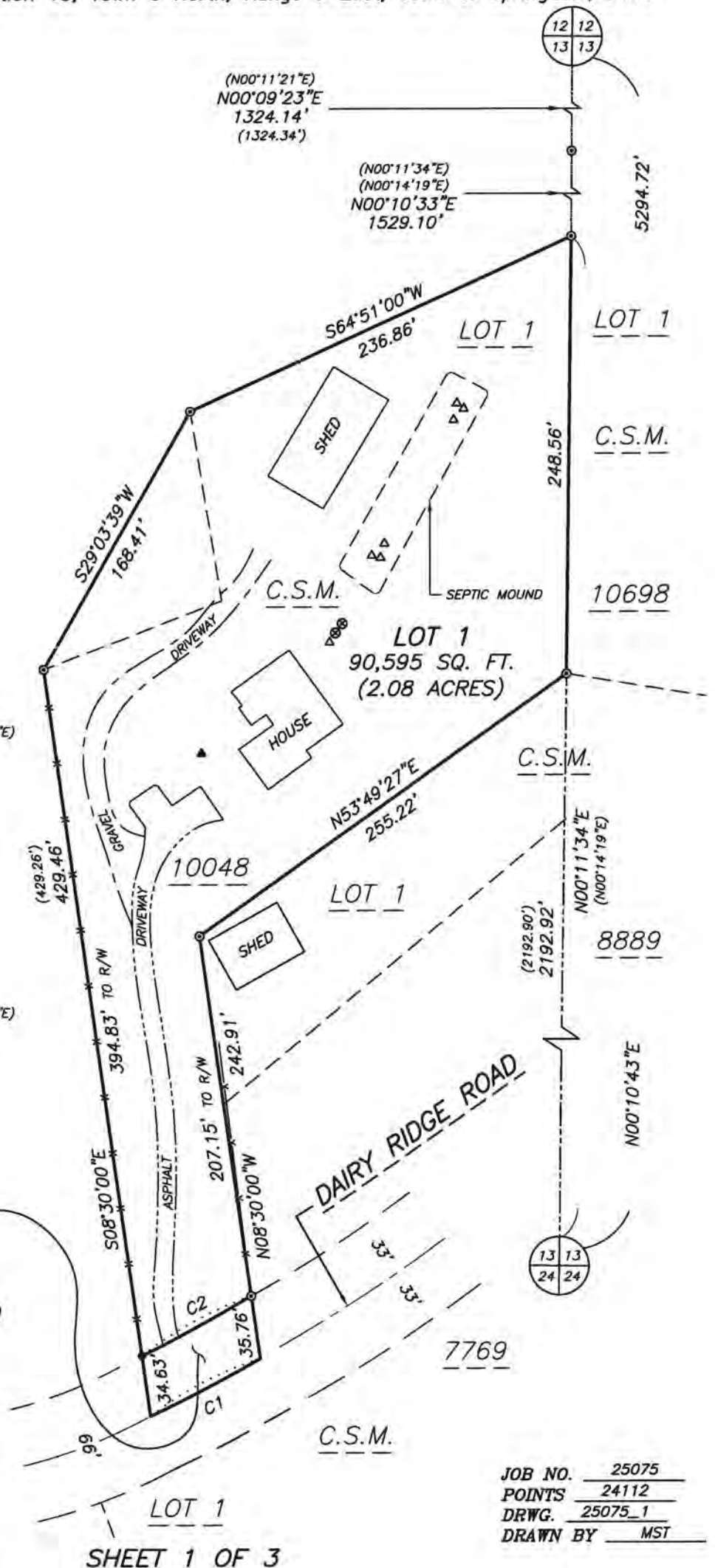
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SHEET 1 OF 3

JOB NO. 25075
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DRWG. 25075_1
DRAWN BY MST

CERTIFIED SURVEY MAP No. _____

Lot 1 of Certified Survey Map 10048 (Volume 58, Pages 311–312) and other lands in the Northeast 1/4 of the Southwest 1/4 of Section 13, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin.

OWNER'S CERTIFICATE OF DEDICATION:

As owners, we hereby certify that we have 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 Wisconsin Statutes and S.75.17(1)(a) Dane County Code of Ordinances to be submitted to the following for approval or objection: Town of Springdale; Dane County Zoning & Land Regulation Committee.

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

Enrique Gonzalez Leon

Araceli Hernandez Hernandez

STATE OF WISCONSIN)

_____ COUNTY) SS

Personally came before me this _____ day of _____, 20_____, the above named Enrique Gonzalez Leon and Araceli Hernandez Hernandez to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

My commission expires _____.

OWNER'S CERTIFICATE:

As owners, we hereby certify that we have 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 and S.75.17(1)(a) Dane County Code of Ordinances to be submitted to the following for approval or objection: Town of Springdale; Dane County Zoning & Land Regulation Committee.

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

Raymond Hellenbrand

Haley Hellenbrand

STATE OF WISCONSIN)

_____ COUNTY) SS

Personally came before me this _____ day of _____, 20_____, the above named Raymond Hellenbrand and Haley Hellenbrand to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

My commission expires _____.

JOB NO. 25075
POINTS 24112
DRWG. 25075_1
DRAWN BY MST

CERTIFIED SURVEY MAP NO. _____

Lot 1 of Certified Survey Map 10048 (Volume 58, Pages 311–312) and other lands in the Northeast 1/4 of the Southwest 1/4 of Section 13, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin, bounded and described as follows:

Commencing at the South 1/4 corner of said Section 13; thence N00°11'34"E, 2192.92' to the point of beginning; thence N00°11'34"E, 248.56'; thence S64°51'00"W, 236.86'; thence S29°03'39"W, 168.41'; thence S08°30'00"E, 429.46' to the centerline of Dairy Ridge Road; thence Northeasterly, 70.14' along said centerline and the arc of a curve to the left whose radius is 819.02' and whose chord bears N61°46'33"E, 70.12'; thence N08°30'00"W, 242.91'; thence N53°49'27"E, 255.22' to the point of beginning; subject to a public road right of way as shown and to any and all easements of record.

I hereby certify that this survey is in compliance with Section 236.34 of the Wis. Statutes and the subdivision regulations of the Town of Springdale and Dane County; and that under the direction of Enrique Gonzalez Leon, I have surveyed, monumented, and mapped the lands described hereon; and that this map is a correct representation of all exterior boundaries of the land surveyed in accordance with the information provided.

May 1, 2025

Robert A. Talarczyk, P.L.S.

TOWN APPROVAL: This Certified Survey Map and the public dedication shown hereon is approved for recording this _____ day of _____, 20____ by the Town of Springdale.

Town 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 _____

Kristi Chlebowski, Register of Deeds

LEGEND:

-  Cast aluminum monument found
-  1" iron pipe found
-  3/4" solid round iron rod found
-  Well pump
-  Septic manhole
-  Septic vent
-  Fence

NOTES:

- Bearings are referenced to the North–South 1/4 line of Section 13, which was assumed to bear N00°10'43"E.
- Recorded data, when different than measured, is shown in parenthesis.
- All PLSS witness monuments were found and verified.

PREPARED FOR:
Enrique Gonzalez Leon
8062 Dairy Ridge Road
Verona, WI 53593
(608) 630–1491

JOB NO. 25075
POINTS 24112
DRWG. 25075_1
DRAWN BY MST

0.13 Acres AT-35 to SFR-1

Part of the Northeast 1/4 of the Southwest 1/4 of Section 13, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin, bounded and described as follows:

Commencing at the South 1/4 corner of said Section 13; thence N00°11'34"E, 2192.92'; thence N00°11'34"E, 248.56'; thence S64°51'00"W, 236.86' to the point of beginning; thence N68°24'20"E, 107.90'; thence N09°46'40"W, 109.08' to the point of beginning.