

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
11/01/2018	DCPREZ-2018-11372
Public Hearing Date	C.U.P. Number
01/22/2019	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME IVERSON REV LIVING TR, DUANE A	PHONE (with Area Code) (608) 220-1252	AGENT NAME TALARCZYK SURVEYS	PHONE (with Area Code) (608) 527-5216
BILLING ADDRESS (Number & Street) 1429 STATE HIGHWAY 78 S		ADDRESS (Number & Street) W5105 KUBLY RD	
(City, State, Zip) MOUNT HOREB, WI 53572		(City, State, Zip) NEW GLARUS, WI 53574	
E-MAIL ADDRESS		E-MAIL ADDRESS BOB@TALARCZYKSURVEYS.COM	

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	
1429 STATE HWY 78					
TOWNSHIP PERRY	SECTION 4	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0506-043-9500-4					

REASON FOR REZONE			CUP DESCRIPTION	
SEPARATING EXISTING RESIDENCE FROM FARMLAND				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	RH-1 Rural Homes District	2.12		
A-1Ex Exclusive Ag District	A-4 Agriculture District	13.91		

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 SLJ3	SIGNATURE:(Owner or Agent) <i>Duane Iverson</i>
				PRINT NAME: Duane Iverson
				DATE: 11/1/18



PLANNING & DEVELOPMENT DANE COUNTY

Zoning Change Application

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

Items that must be submitted with your application:

- **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.
- **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 Diane Dymally Agent's Name Talarek Surveyor

Address 1429 State Rd 78 Address 45105 Kubly Rd, New Glarus, WI

Phone 608-220-1252 mt Hwy Phone 608-527-5216

Email _____ Email bob@talarekzylksurveys.com

Town: Verny Parcel numbers affected: 6506-043-9500-4

Section: 4 Property address or location: 1429 st Hwy 78

Zoning District change: (To / From / # of acres) To R4-1 from A1EX 2.12 Acres

To A-4 from A-1EX 13.91 Acres

Soil classifications of area (percentages) Class I soils: _____ % Class II soils: 5 % Other: 95 %

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:

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
Submitted By: Diane Dymally

Date: 11/1/18

Descriptions for Duane Iverson Rezoning, Section 4-5-6, Town of Perry

A1-EX to A-4

That part of the Southeast 1/4 of the Southwest 1/4 of Section 4, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin, bounded and described as follows:

Commencing at the South 1/4 corner of said Section 4; thence N00°41'59"E along the East line of the Southwest 1/4 of Section 4, 765.55' to the point of beginning; thence N00°41'59"E, 552.20' to the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of Section 4; thence N88°08'22"W along the North line of the Southeast 1/4 of the Southwest 1/4 of Section 4, 962.38; thence S01°51'38"W, 97.32'; thence S87°52'59"W, 98.88'; thence S00°54'29"W, 82.39'; thence S53°54'55"W, 113.87'; thence N89°07'36"W, 104.92'; thence S01°04'04"W, 309.40' to the centerline of S.T.H. 78; thence S88°56'45"E along said centerline, 873.39'; thence S88°38'20"E along said centerline, 387.97' to the point of beginning; containing 14.87 acres; subject to a public road right of way for S.T.H. 78.



A1-EX to RH-1

That part of the Southeast 1/4 of the Southwest 1/4 of Section 4, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin, bounded and described as follows:

Commencing at the South 1/4 corner of said Section 4; thence N00°41'59"E, 1317.75' to the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of Section 4; thence N88°08'22"W along the North line of the Southeast 1/4 of the Southwest 1/4 of Section 4, 962.38 to the point of beginning; thence S01°51'38"W, 97.32'; thence S87°52'59"W, 98.88'; thence S00°54'29"W, 82.39'; thence S53°54'55"W, 113.87'; thence N89°07'36"W, 104.92'; thence S01°04'04"W, 309.40' to the centerline of S.T.H. 78; thence N88°56'45"W along said centerline, 66.00' to the West line of the Southeast 1/4 of the Southwest 1/4 of Section 4; thence N01°04'04"E, 568.75' to the Northwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 4; thence S88°08'22"E, 361.56' to the point of beginning; containing 2.17 acres; subject to a public road right of way for S.T.H. 78.

11372

Parcel Number - 044/0506-043-9500-4**Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF PERRY	
State Municipality Code	044	
PLSS (T,R,S,QQ,Q)	05N 06E 04 SE SW (Click link above to access images for Qtr-Qtr)	
Section	05N 06E 04 (Click link above to access images for Section)	
Plat Name	METES AND BOUNDS (Click link above to access images for Plat) METES AND BOUNDS (Click link above to access images for Surveys within Plat)	
Block/Building		
Lot/Unit	(Click link above to see images for this Lot)	
Parcel Description	SEC 4-5-6 SE1/4 SW1/4 EXC CSM 622 & R710/553 SUBJ TO ESMT TO MT HOREB TELE CO IN R7260/29 This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	IVERSON REV LIVING TR, DUANE A	
Current Co-Owner	BLISS LIVING TR, LYNN M	
Primary Address	1429 STATE HIGHWAY 78	
Billing Address	1429 STATE HIGHWAY 78 S MOUNT HOREB WI 53572	

Assessment Summary		More +
Assessment Year	2018	
Valuation Classification	G1 G4 G5M	
Assessment Acres	38.200	
Land Value	\$49,400.00	
Improved Value	\$237,200.00	
Total Value	\$286,600.00	

Show Valuation Breakout

Open Book

Open Book dates have passed for the year

Starts: ~~07/23/2018~~ 05:00 PM

Ends: ~~07/23/2018~~ 07:00 PM

[About Open Book](#)

Board Of Review

Board of Review dates have passed for the year

Starts: ~~08/20/2018~~ 07:00 PM

Ends: ~~08/20/2018~~ 09:00 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

A-1(EX)

NOTICE: Some portion of this parcel either contains or is in close proximity to sensitive environmental features (i.e. shorelands, floodplains, or wetlands), and Dane County regulations may apply. Please contact the Dane County Zoning Division at (608) 266-4266 for additional permitting information.

Zoning District Fact Sheets

Parcel Maps



-

Tax Summary (2017) More +

-

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$49,300.00	\$237,200.00	\$286,500.00
Taxes:		\$4,850.31
Lottery Credit(-):		\$124.58
First Dollar Credit(-):		\$71.19
Specials(+):		\$8.67
Amount:		\$4,663.21

District Information

Type	State Code	Description
REGULAR SCHOOL	3794	MOUNT HOREB SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	22MH	MT HOREB FIRE

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
QCD	10/29/2015	5194227		

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: 0506-043-9500-4

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

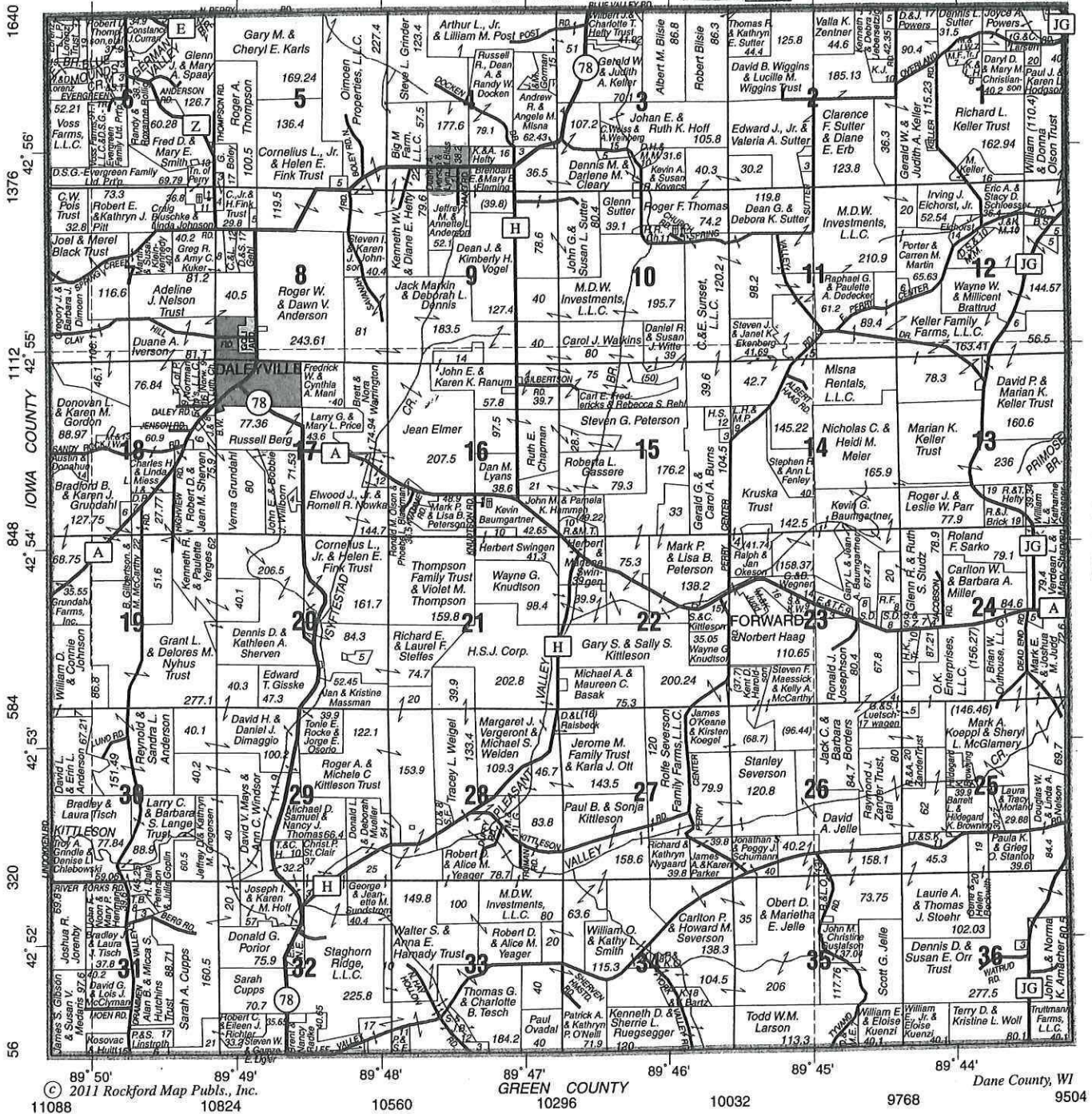


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PERRY

T.5N.-R.6E.

SEE PAGE 24



SEE PAGE 10

Help Your Habitat!

Restore Pastures
Wetlands, Prairies,
Swamps, and Streams

We offer cost share
and expertise.

608-221-1206 x21
mike engel@twp.gov

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diverson@mhtc.net

Date: Mon, 29 Oct 2018 15:48:53 -0500

From: Robert Talarczyk <bob@talarczyksurveys.com>

Subject: Preliminary CSM

To: Duane Iverson <diverson@mhtc.net>

Hi Duane,

Attached find your preliminary CSM. You can forward this to the Dane County Zoning folks along with the application form to start the rezone process. They will also need their rezoning fee, which you can mail. You can also stop up there, too. They can be pretty helpful.

Roger Lane told me that Lot 1 will be rezoned to RH-1, and Lot 2 will be rezoned to A-4. Once you submit this along with the application form and the fee, they will eventually contact me for the metes and bounds descriptions of the two specific rezone areas. They require these descriptions for the rezone process, but you don't have to worry about them. I have these written in Word format and will email them directly to zoning.

Thanks. Let me know if you have any questions.

Bob Talarczyk
Professional Land Surveyor

Talarczyk Land Surveys
W5105 Kubly Road
New Glarus, WI 53574
608.527.5216 office
bob@talarczyksurveys.com
www.talarczyksurveys.com



Attachment: 18165_Iverson_CSM.pdf (234k bytes) **Open**

CERTIFIED SURVEY MAP NO. _____

Part of the Southeast 1/4 of the Southwest 1/4 of Section 4,
Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin.



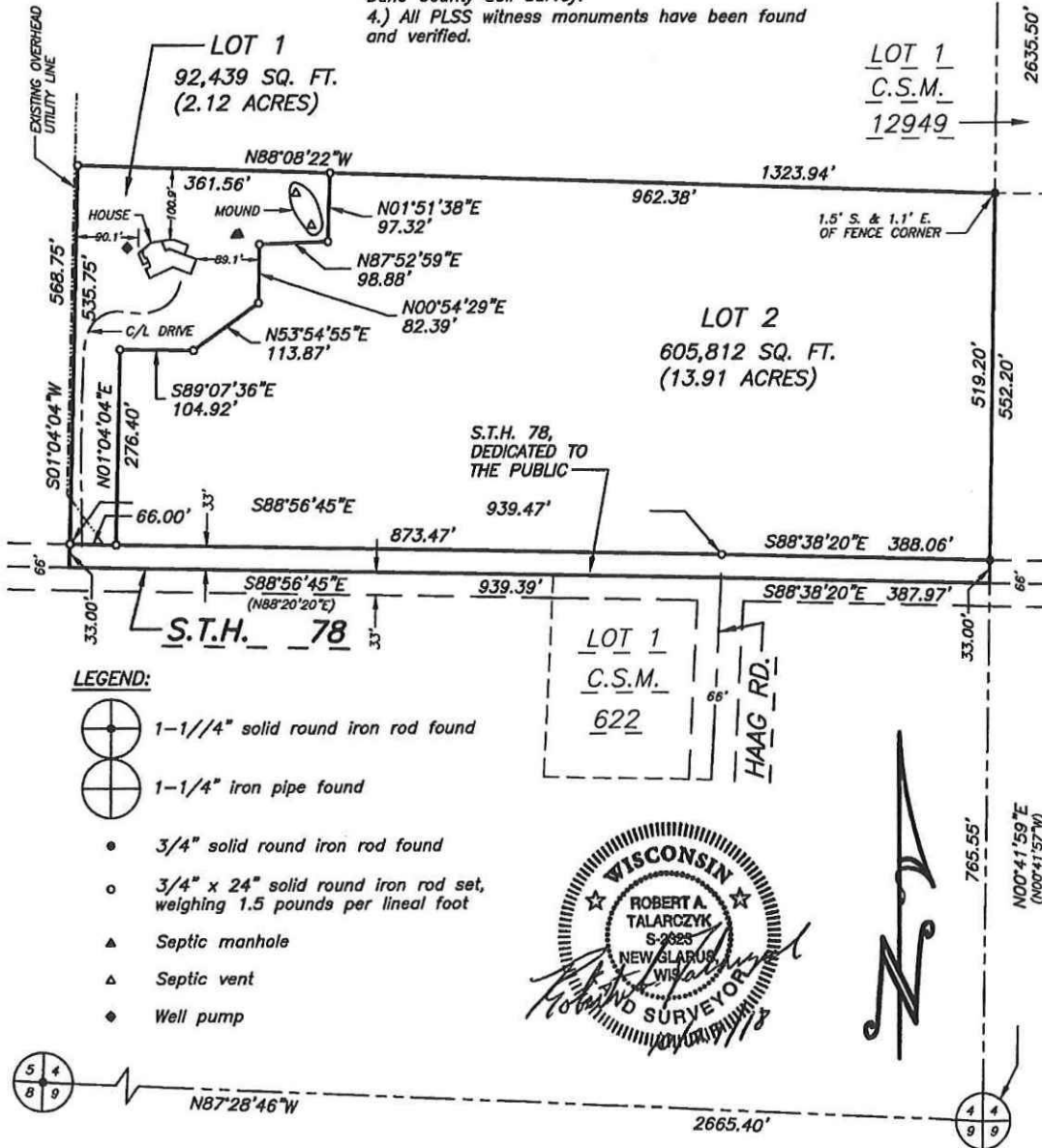
N88°48'29"W

2630.70'



NOTES:

- 1.) Bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone, NAD83 (2011), in which the South line of the Southwest 1/4 of Section 4 bears N87°28'46"W.
- 2.) Recorded data, when different than measured, is shown in parenthesis.
- 3.) Refer to building site information contained in the Dane County Soil Survey.
- 4.) All PLSS witness monuments have been found and verified.



N87°28'46"W

2665.40'



JOB NO. 18165
POINTS 18165
DRWG. 18165
DRAWN BY RT

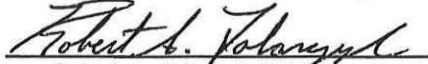
SHEET 1 OF 2

TALARCZYK
LAND SURVEYS LLC
W5105 Kubly Road
New Glarus, WI 53574
608-527-5216
www.talarczyklandsurveys.com

CERTIFIED SURVEY MAP NO. _____

That part of the Southeast 1/4 of the Southwest 1/4 of Section 4, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin, bounded and described as follows:
Commencing at the South 1/4 corner of said Section 4; thence N00°41'59"E along the East line of the Southwest 1/4 of Section 4, 765.55' to the point of beginning; thence N00°41'59"E, 552.20' to the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of Section 4; thence N88°08'22"W, 1323.94' to the Northwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 4; thence S01°04'04"W along the West line of the Southeast 1/4 of the Southwest 1/4 of Section 4, 568.75' to the centerline of S.T.H. 78; thence S88°56'45"E along said centerline, 939.39'; thence S88°38'20"E along said centerline, 387.97' to the point of beginning; subject to a public road right of way as shown and to any and all easements of record.

October 29, 2018


Robert A. Talarczyk, P.L.S.

OWNERS' 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 Wisconsin Statutes and S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the following for approval or objection: The Town of Perry and the Dane County Zoning and Land Regulation Committee.

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

In presence of:

Duane A. Iverson, Trustee
Iverson Rev Living Tr, Duane A

Lynn M. Bliss, Trustee
Bliss Living Tr, Lynn M

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 20_____, the above named Duane A. Iverson, Trustee of the above Iverson Rev Living Tr, Duane A and Lynn M. Bliss, Trustee of the above Bliss Living Tr, Lynn M, to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

My commission expires _____.

Notary Public, _____ County, Wisconsin



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

Roger A. Kittleson, Town Chairman

Ken Hefty, Town Supervisor

Mick Klein Kennedy, Town Supervisor

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

PREPARED FOR:
Duane Iverson
1429 S.T.H. 78
Mount Horeb, WI 53572
(608) 220-1252

 **TALARCZYK**
LAND SURVEYS LLC

W5105 Kubly Road
New Glarus, WI 53574
608-527-5216
www.talarczyk-surveys.com

JOB NO. 18165
POINTS 18165
DRWG. 18165
DRAWN BY RT

SHEET 2 OF 2

BIG M FARM LLC
2435 STATE HIGHWAY 92
MT HOREB WI 53572

HR GROWING ACRES LLC
1418 STATE HIGHWAY 78 S
MT HOREB WI 53572

HR GROWING ACRES LLC
1418 STATE HIGHWAY 78 S
MT HOREB WI 53572

JEFFREY M ANDERSON
ANNETTE L ANDERSON
1456 STATE HIGHWAY 78 S
MT HOREB WI 53572

ARTHUR L POST JR
LILLIAM M POST
1625 STATE HIGHWAY 78
MT HOREB WI 53572

BIG M FARM LLC
2435 STATE HIGHWAY 92
MT HOREB WI 53572

IVERSON REV LIVING TR DUANE A
BLISS LIVING TR LYNN M
1429 STATE HIGHWAY 78 S
MOUNT HOREB WI 53572

MARY ANN NELSON
1450 STATE HIGHWAY 78
MT HOREB WI 53572

KEVIN G HEFTY
ANGELA A HEFTY
10375 DOCKEN DR
MT HOREB WI 53572

BRENDAN E FLEMING
MARY B FLEMING
1494 STATE HIGHWAY 78
MT HOREB WI 53572

Current Owner
Current Owner
5447 PATRIOT DR
MADISON WI 53718

JEFFREY M ANDERSON
ANNETTE L ANDERSON
1456 STATE HIGHWAY 78
MT HOREB WI 53572

Search

Map Unit Legend

Dane County, Wisconsin (WI025)

Dane County, Wisconsin (WI025)

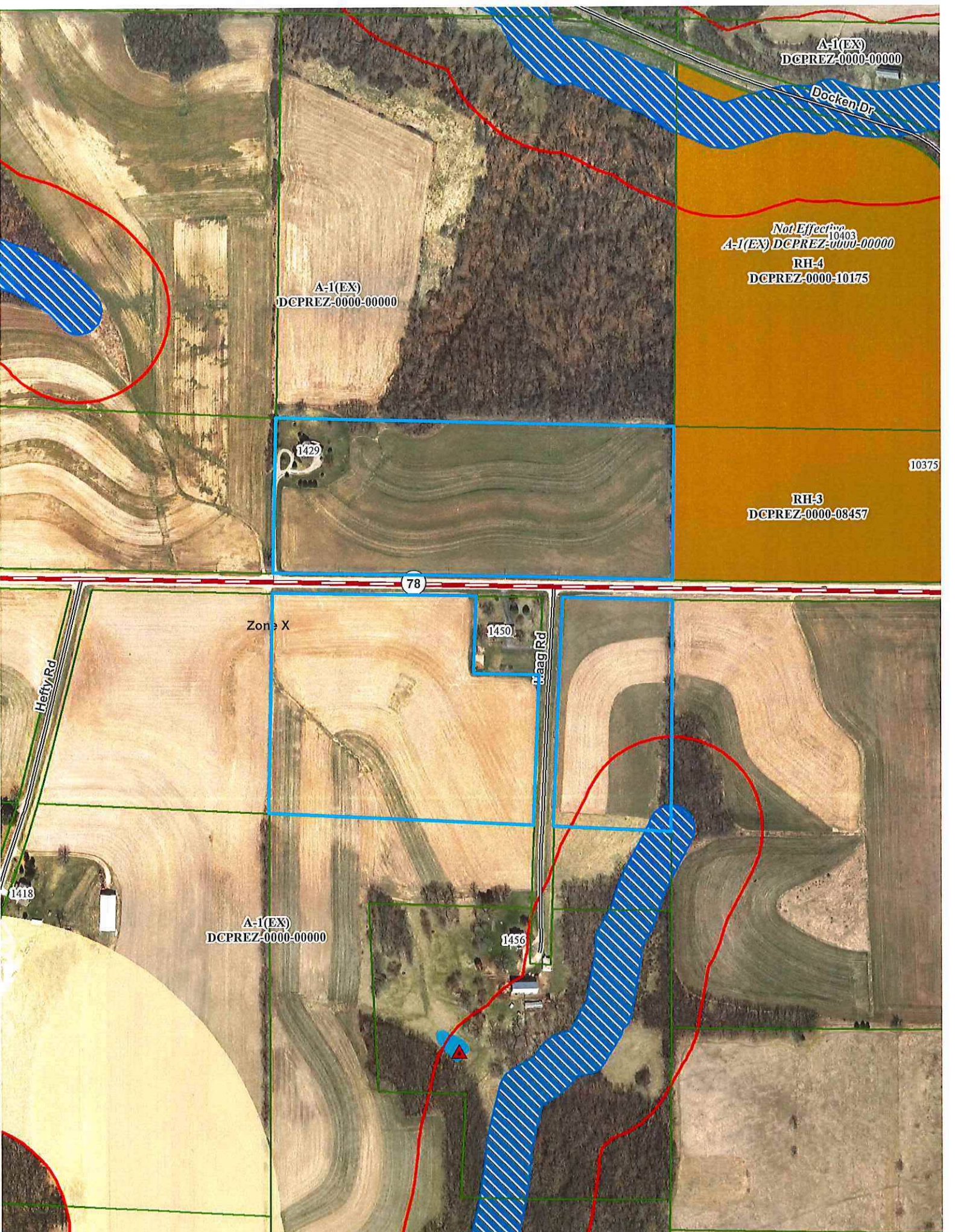
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1180D2	Newglarus-Dunbarton silt loams, 12 to 20 percent slopes, moderately eroded	13.0	67.6%
DpB	Dodgeville silt loam, 2 to 6 percent slopes	2.3	12.0%
EdC2	Edmund silt loam, 6 to 12 percent slopes, eroded	3.9	20.5%
Totals for Area of Interest		19.2	100.0%



Warning: Soil Map may not be valid at this scale.

You have zoomed in beyond the scale at which the soil map for this area is intended to be used. Mapping of soils is done at a particular scale. The soil surveys that comprise your AOI were mapped at 1:15,800. The design of map units and the level of detail shown in the resulting soil map are dependent on that map scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.



A-1(EX)
DCPREZ-0000-00000

Docken Dr

Not Effective
A-1(EX) DCPREZ-10403-00000
RH-4
DCPREZ-0000-10175

A-1(EX)
DCPREZ-0000-00000

1429

10375

RH-3
DCPREZ-0000-08457

78

Zone X

1450

Maag Rd

Hefty Rd

1418

A-1(EX)
DCPREZ-0000-00000

1456



BO MUMFORD

A-1(EX)
DCPREZ-0000-00000

ARTHUR E POST JR & LILLIAN M POST

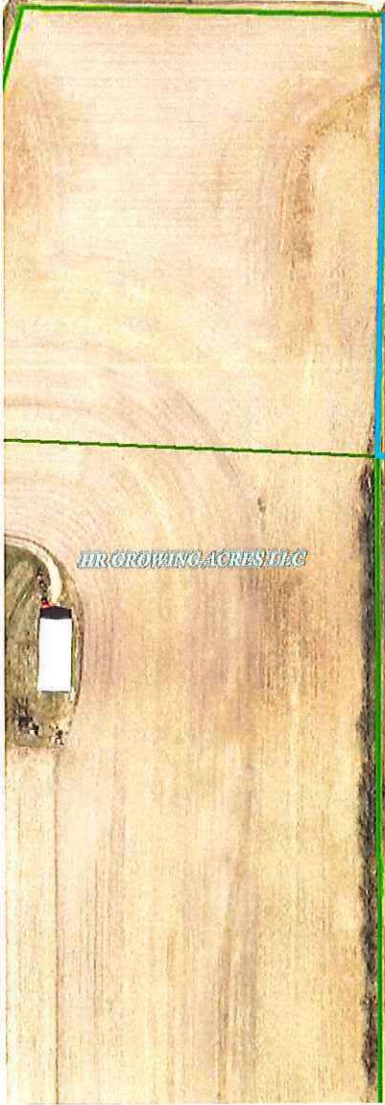
Not Effective 10403
A-1(EX) DCPREZ-0000-00000
NATE RUSCH & DARCEY NETT
RH-4
DCPREZ-0000-10175



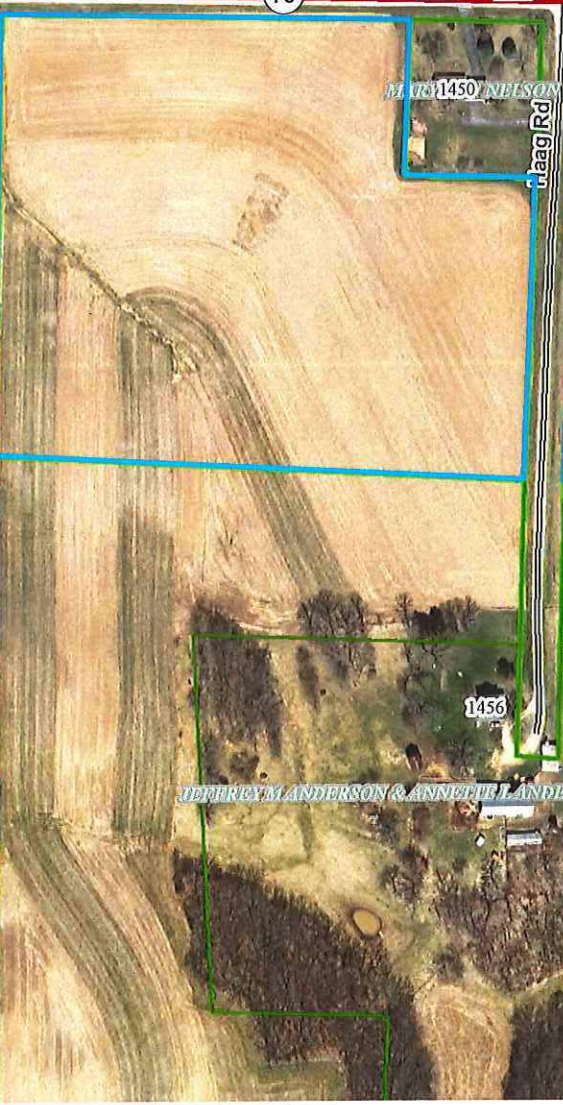
IVYSON RD BY LIVING TR, DEANNA & BLISS LIVING TR, LYNN M

KEVIN C HEFFT & ANGELA A HEFFT
RH-3
DCPREZ-0000-08457

78



HR GROWING ACRES LLC

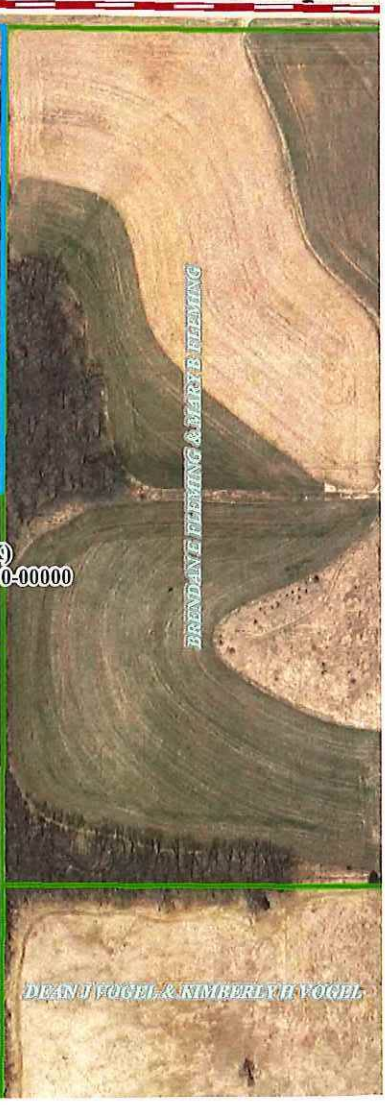


MATE 1450 NELSON

1456 Rd

A-1(EX)
DCPREZ-0000-00000

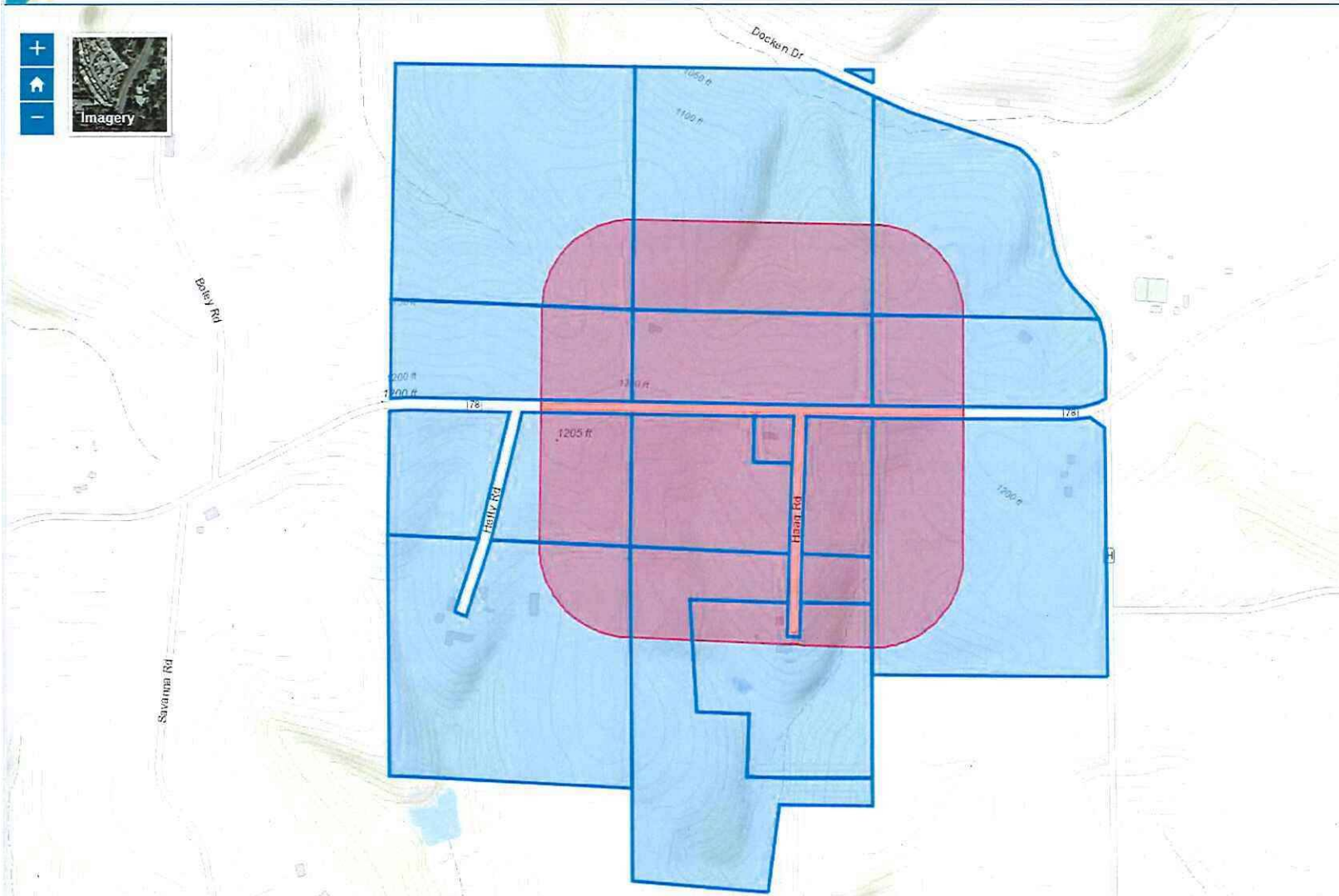
JUDITH M ANDERSON & ANNETTE L ANDERSON

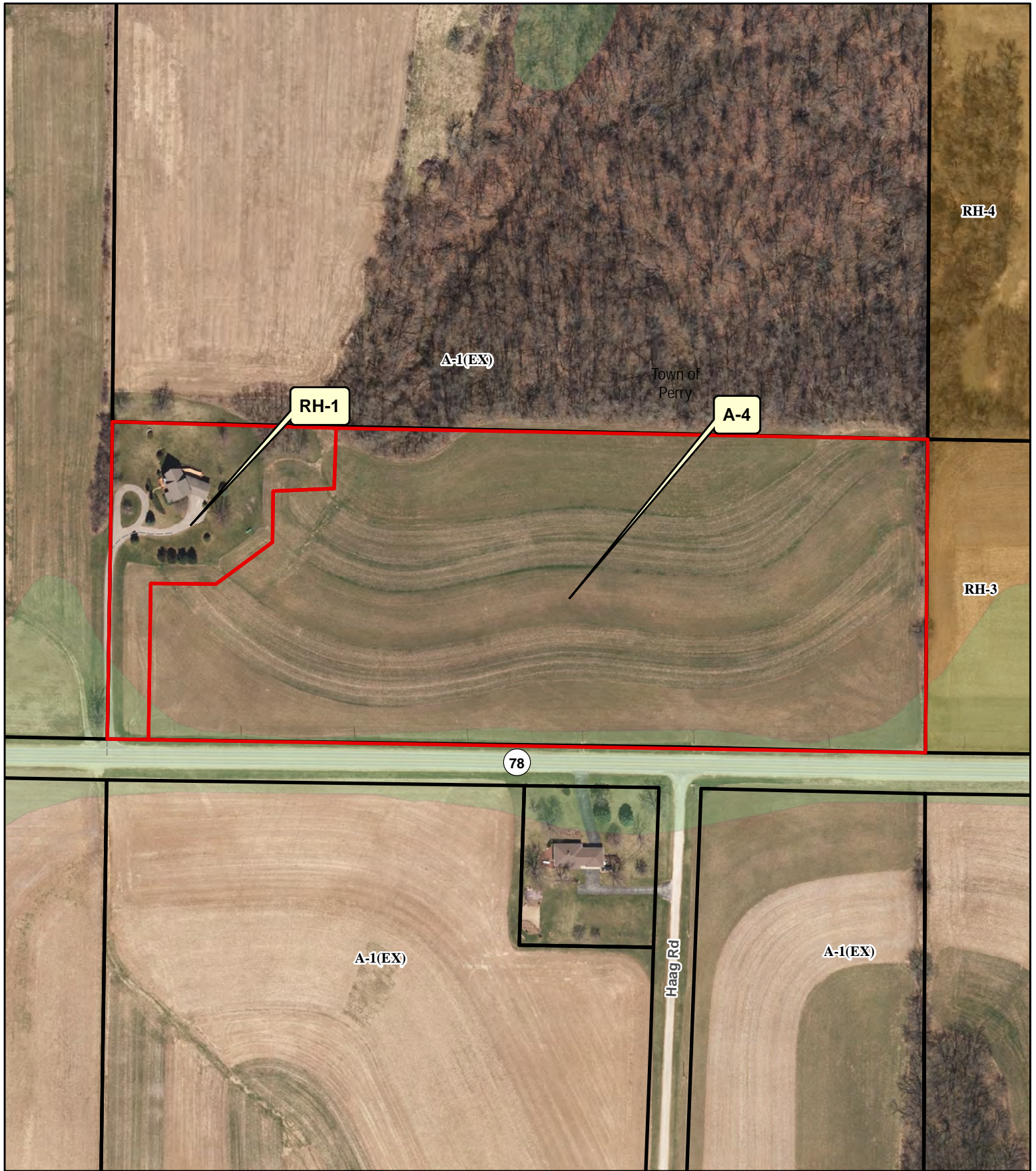


BRANDAN E FLEMING & MARY E FLEMING

DEAN J VOGEL & KIMBERLY H VOGEL





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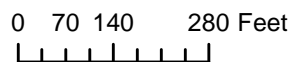




Legend

Wetland > 2 Acres Significant Soils

- | | | | |
|--|------------|---|---------|
|  | Wetland |  | Class 1 |
|  | Floodplain |  | Class 2 |



Petition 11372
 IVERSON REV LIVING TR,
 DUANE A