

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
02/07/2023	DCPREZ-2023-11934
<b>Public Hearing Date</b>	
04/25/2023	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME R & J ACRES LLC	PHONE (with Area Code) (608) 712-9046	AGENT NAME TALARCZYK LAND SURVEYS LLC	PHONE (with Area Code) (608) 527-5216
BILLING ADDRESS (Number & Street) 8982 COUNTY HIGHWAY G		ADDRESS (Number & Street) 517 2ND AVENUE	
(City, State, Zip) MT HOREB, WI 53572		(City, State, Zip) New Glarus, WI 53574	
E-MAIL ADDRESS dennisbev@tds.net		E-MAIL ADDRESS bob@talarczyk-surveys.com	

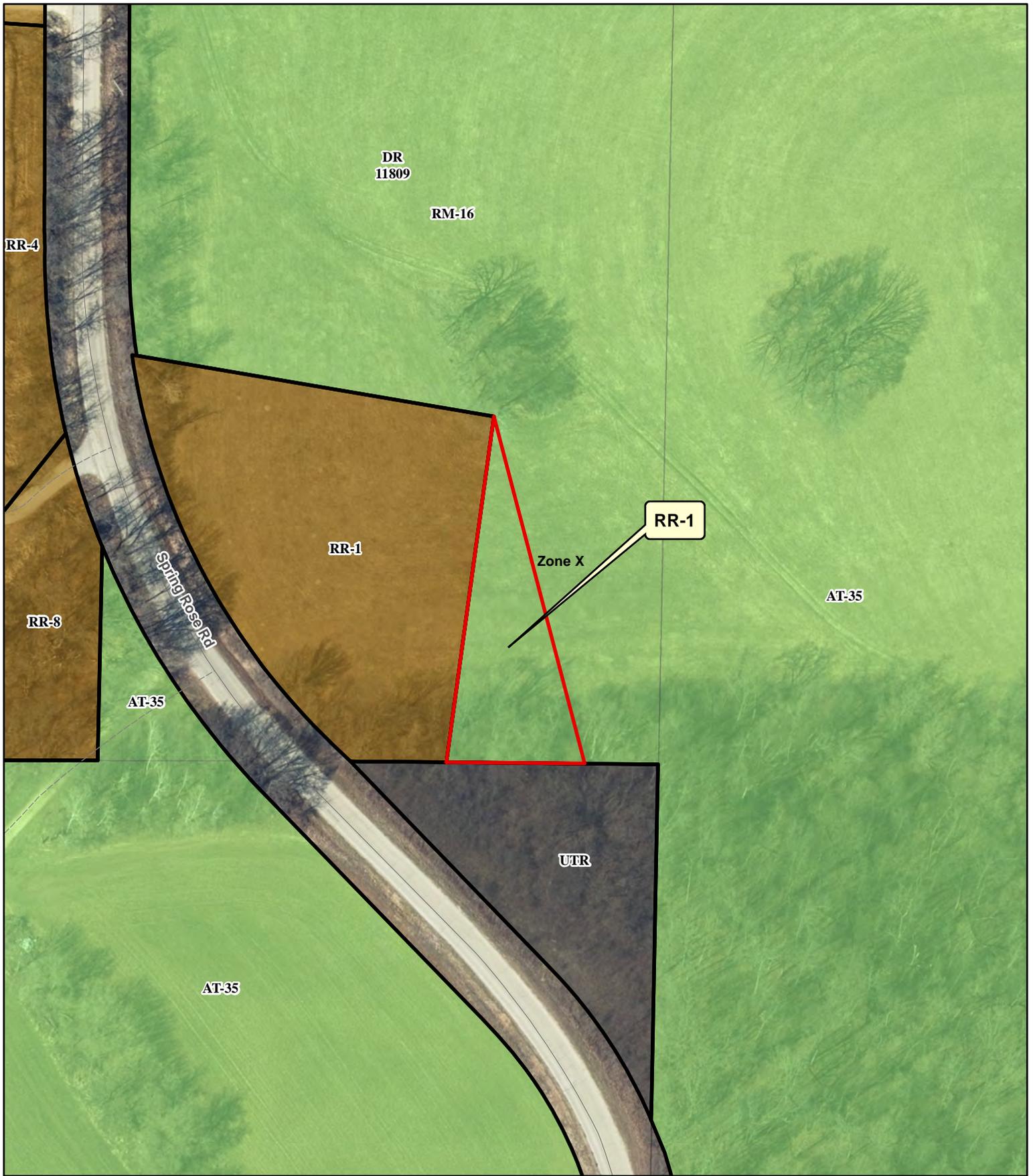
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
TOWNSHIP SPRINGDALE	SECTION 25	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0607-254-8337-0					

## REASON FOR REZONE

EXPAND SIZE OF RESIDENTIAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
RM-16 Rural Mixed-Use District	RR-1 Rural Residential District	0.33

<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>  RUH1	<b>SIGNATURE:(Owner or Agent)</b>   <b>PRINT NAME:</b>   <b>DATE:</b>
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**Legend**

-  Wetland
-  Floodplain



Petition 11934  
R & J ACRES LLC



**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:	R&J Acres LLC	Agent Name:	Talarczyk Land Surveys LLC
Address (Number & Street):	8982 County Highway 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@talarczyksurveys.com
Phone#:	608-712-9046	Phone#:	608-527-5216

### PROPERTY INFORMATION

Township:	Springdale	Parcel Number(s):	060725483370
Section:	25	Property Address or Location:	Springrose 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

The owner of Lot 1 of CSM 16020, Jeff Annen, wishes to add some land to his lot.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RM-16	RR-1	0.33

**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
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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 1/31/23

## SUPPLEMENTAL INFORMATION FOR COMMERCIAL DEVELOPMENT

A scaled site plan and detailed operations plan must be submitted for commercial rezone applications. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach the relevant maps and plans listed below to your application form.

**SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:**

- Scale and north arrow
- Date the site plan was created
- Existing subject property lot lines and dimensions
- Existing and proposed wastewater treatment systems and wells
- All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
- All dimension and required setbacks, side yards and rear yards
- Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
- Location and dimensions of any existing utilities, easements or rights-of-way
- Parking lot layout in compliance with s. [10.102\(8\)](#)
- Proposed loading/unloading areas
- Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
- All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade
- Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area
- Any lighting, signs, refuse dumpsters, and possible future expansion areas.

**NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties.**

- Provide a brief written statement explaining the current use(s) of the property on which the rezone is proposed.
- Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

**OPERATIONAL NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:**

- Hours of operation
- Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time
- Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building
- Compliance with county stormwater and erosion control standards under [Chapter 11](#) of [Chapter 14](#), Dane County Code
- Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
- Facilities for managing and removal of trash, solid waste and recyclable materials.
- Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken
- Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties
- Signage, consistent with section [10.800](#)

**ADDITIONAL PROPERTY OWNERS. Provide contact information for additional property owners, if applicable.**

Additional Property Owner Name(s): Jeff Annen

Address (Number & Street): 819 Minakwa Drive

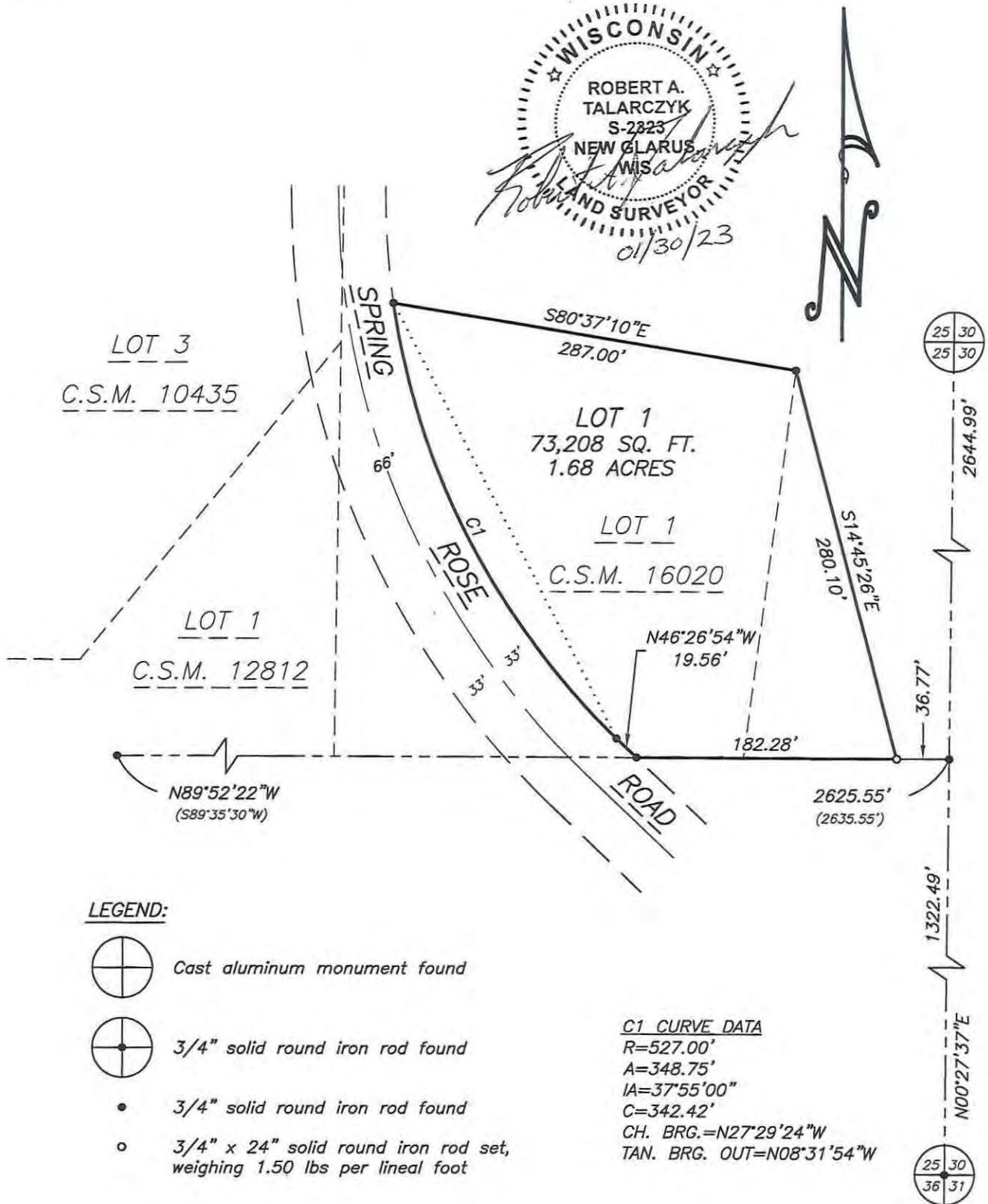
Address (City, State, Zip): Madison, WI 53711

Email Address: jeffannen@gmail.com

Phone Number: 608-445-9977

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

Lot 1 of Certified Survey Map 16020 (Volume 118, Pages 7-9) and other lands in the Northeast 1/4 of the Southeast 1/4 of Section 25, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin.

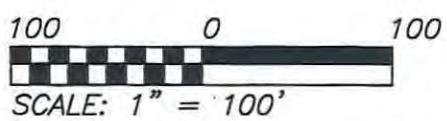


**LEGEND:**

-  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

**C1 CURVE DATA**  
 R=527.00'  
 A=348.75'  
 IA=37°55'00"  
 C=342.42'  
 CH. BRG.=N27°29'24"W  
 TAN. BRG. OUT=N08°31'54"W

PREPARED FOR:  
 Jeff Annen  
 819 Minakwa Drive  
 Madison, WI 53711  
 (608) 445-9977



**TALARCZYK**  
 LAND SURVEYS LLC  
 517 2nd Avenue  
 New Glarus, WI 53574  
 608-527-5216  
 www.talarczyk-surveys.com

JOB NO. 23015  
 POINTS 21033  
 DRWG. 23015\_1  
 DRAWN BY MST

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

Lot 1 of Certified Survey Map 16020 (Volume 118, Pages 7-9) and other lands in 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, 36.77' to the point of beginning; thence N89°52'22"W, 182.28' to the Easterly right of way line of Spring Rose Road; thence N46°26'54"W along said right of way line, 19.56'; thence Northwesterly, 348.75' along said right of way line and the arc of a curve to the right whose radius is 527.00' and whose chord bears N27°29'24"W, 342.42'; thence S80°37'10"E, 287.00'; thence S14°45'26"E, 280.10' to the point of beginning; subject 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 that under the direction of Jeff Annen, 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.

January 30, 2023



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

**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°27'37"E.
- 2.) Recorded data, when different than measured, is shown in parenthesis.
- 3.) All PLSS witness monuments were found and verified.

**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 and Land Regulation Committee.

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

\_\_\_\_\_  
Jeffrey D. Annen

\_\_\_\_\_  
Mary E. Annen

STATE OF WISCONSIN)

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

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

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



517 2nd Avenue  
New Glarus, WI 53574

608-527-5216

www.talarczykksurveys.com

JOB NO. 23015  
POINTS 21033  
DRWG. 23015\_1  
DRAWN BY MST

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

Lot 1 of Certified Survey Map 16020 (Volume 118, Pages 7-9) and other lands in the Northeast 1/4 of the Southeast 1/4 of Section 25, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin.

**OWNER'S CERTIFICATE OF DEDICATION:**

R & J Acres, LLC, a Wisconsin limited liability company, as owner, does hereby certify that said company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented hereon. R & J Acres, LLC does further 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 and Land Regulation Committee.

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

\_\_\_\_\_  
Beverly J. Tucker, Member  
R & J Acres LLC

STATE OF WISCONSIN)

\_\_\_\_\_ COUNTY) SS  
Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, the above named \_\_\_\_\_, member of the above named limited liability company, to me known to be the same person 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 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



JOB NO. 23015  
POINTS 21033  
DRWG. 23015\_1  
DRAWN BY MST

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

**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  $N00^{\circ}27'37''E$ , 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, 36.77' to the point of beginning; thence  $N89^{\circ}52'22''W$ , 107.28'; thence  $N07^{\circ}33'43''E$ , 273.00'; thence  $S14^{\circ}45'26''E$ , 280.10' to the point of beginning.