

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
09/05/2024	DCPREZ-2024-12113
<b>Public Hearing Date</b>	
11/19/2024	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME GORDON AND ASHLEY BRUNNER	PHONE (with Area Code) (608) 512-3510	AGENT NAME ROBERT TALARCZYK	PHONE (with Area Code) (608) 527-5216
BILLING ADDRESS (Number & Street) 402 S 2ND ST		ADDRESS (Number & Street) 517 2ND AVENUE	
(City, State, Zip) MOUNT HOREB, WI 53572		(City, State, Zip) New Glarus, WI 53574	
E-MAIL ADDRESS gordybrunner@gmail.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	
North of 4419 County Highway F					
TOWNSHIP VERMONT	SECTION 7	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0706-071-9552-0					

## REASON FOR REZONE

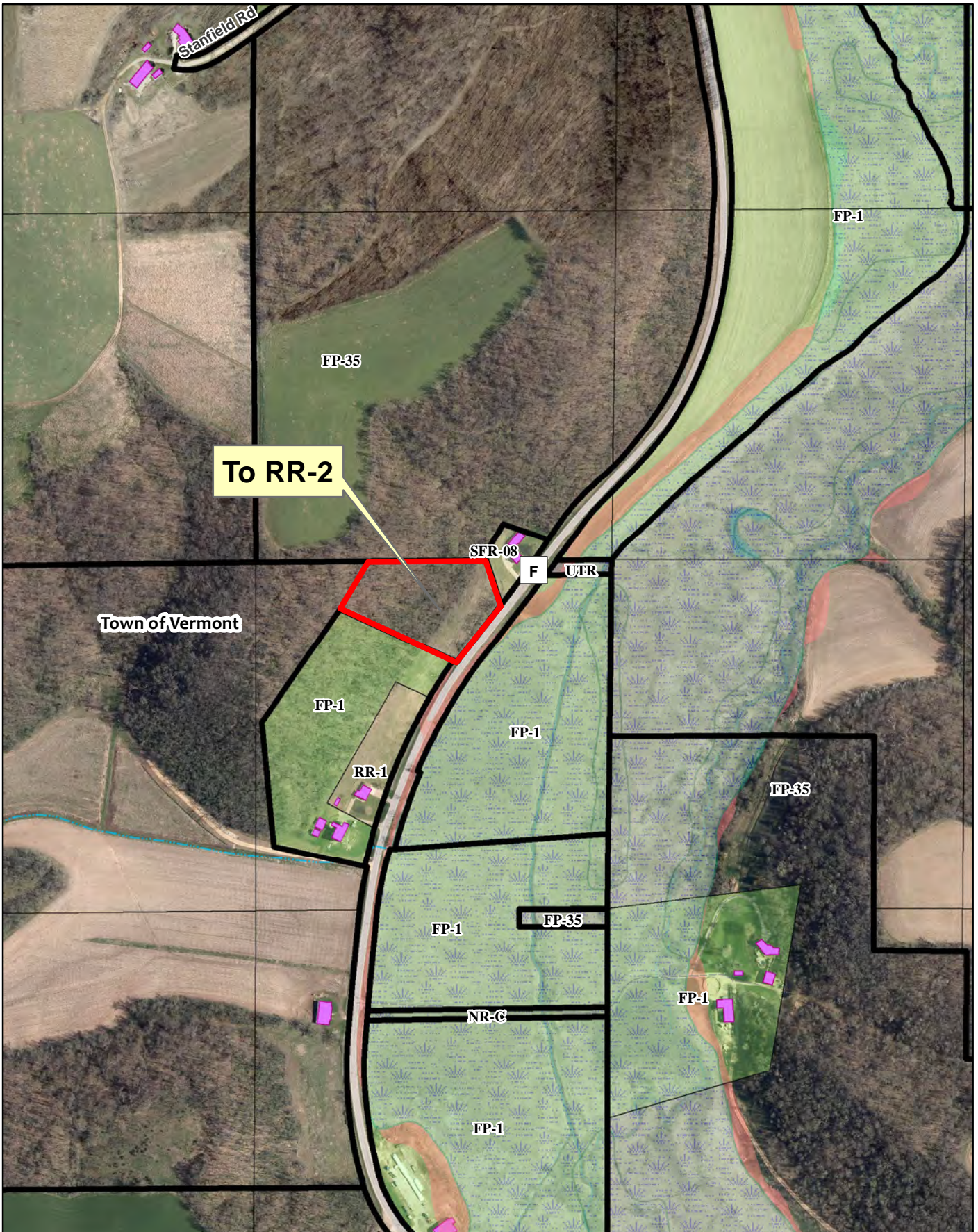
CREATING ONE RESIDENTIAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-2 Rural Residential District	3.53

<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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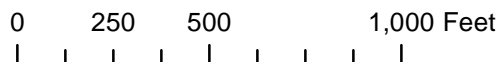
COMMENTS: ACCESS PERMIT FROM DANE COUNTY HIGHWAY DEPARTMENT WILL BE REQUIRED PRIOR TO REZONING





**Legend**

-  Wetland
-  Floodplain



**Petition 12113  
Brunner**





**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:	Gordon & Ashley Brunner	Agent Name:	Robert Talarczyk
Address (Number & Street):	402 S. 2nd Street	Address (Number & Street):	517 2nd Avenue
Address (City, State, Zip):	Mt. Horeb, WI 53572	Address (City, State, Zip):	New Glarus, WI 53574
Email Address:	gordybrunner@gmail.com	Email Address:	bob@talarczyksurveys.com
Phone#:	608-512-3510	Phone#:	608-527-5216

PROPERTY INFORMATION			
Township:	Vermont	Parcel Number(s):	070607195520
Section:	7	Property Address or Location:	CTH F

REZONE DESCRIPTION	
<p><b>Reason for the request.</b> 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.</p>	<p><b>Is this application being submitted to correct a violation?</b>            Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>

The Brunners wish to create a residential lot.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-2	3.53

**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.

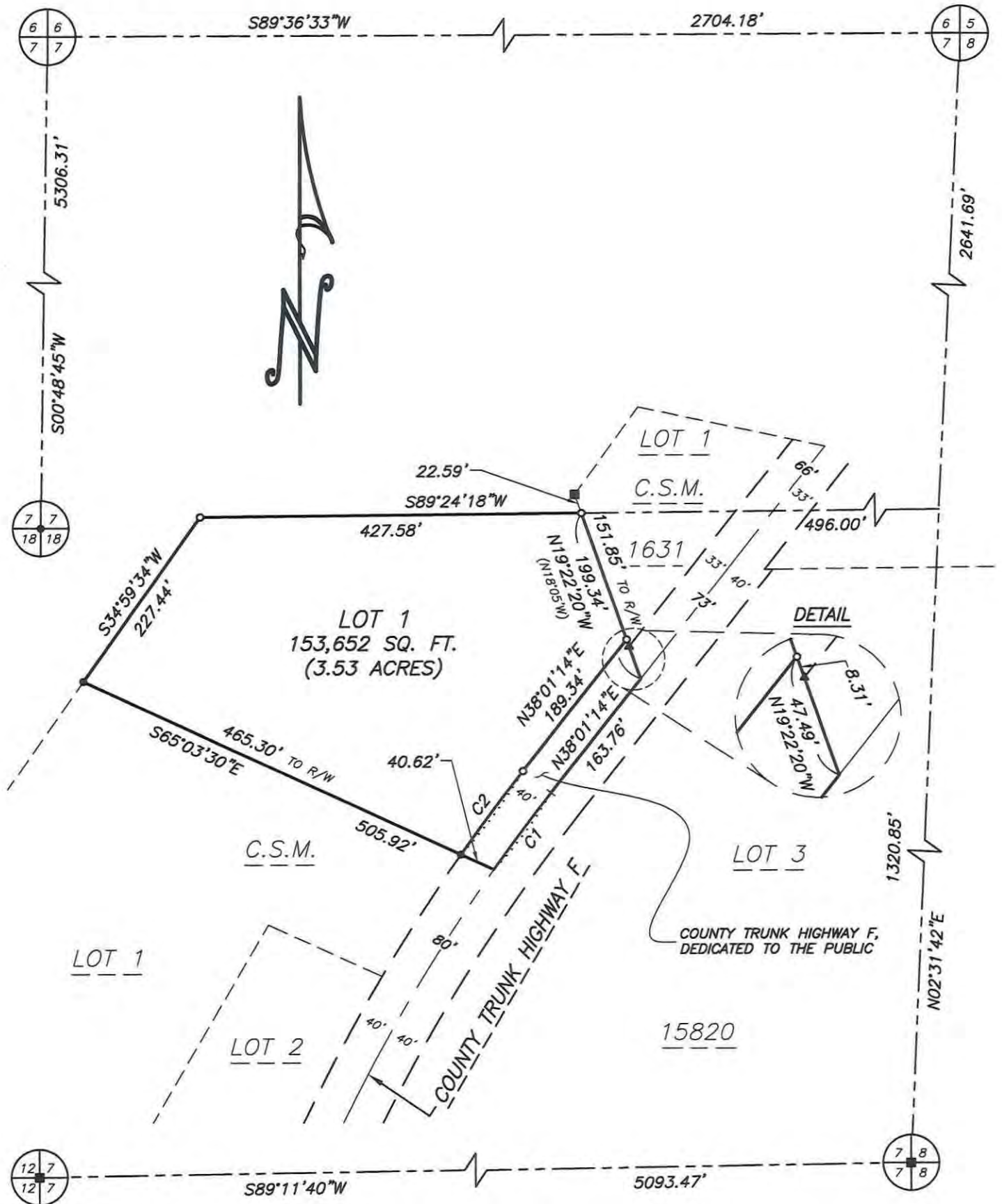
Owner/Agent Signature

*Robert A. Talarczyk*

Date 8/30/24

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

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



CURVE	RADIUS	ARC	DELTA	CHORD	CH. BEARING	TAN. BEARING-IN
C1	2100.00'	108.37'	2°57'24"	108.36'	N36°32'32"E	N35°03'50"E
C2	2140.00'	117.56'	3°08'51"	117.54'	N36°26'48.5"E	N34°52'23"E

150 0 150



SCALE: 1" = 150'

**TALARCZYK**  
LAND SURVEYS

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

www.talarczyk-surveys.com

JOB NO. 24150  
POINTS 21096  
DRWG. 24150\_1  
DRAWN BY MST

SHEET 1 OF 3



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

That part of the Southeast 1/4 of the Northeast 1/4 of Section 7, Town 7 North, Range 6 East, Town of Vermont, Dane County, Wisconsin, bounded and described as follows:  
Commencing at the East 1/4 corner of said Section 7; thence N02°31'42"E, 1320.85' to the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 7; thence S89°24'18"W along the North line of the Southeast 1/4 of the Northeast 1/4 of Section 7, 496.00' to the point of beginning; thence S89°24'18"W, 427.58'; thence S34°59'34"W, 227.44'; thence S65°03'30"E, 505.92' to the centerline of County Trunk Highway F; thence Northeasterly, 108.37' along said centerline and the arc of a curve to the right whose radius is 2100.00' and whose chord bears N36°32'32"E, 108.36'; thence N38°01'14"E along said centerline, 163.76'; thence N19°22'20"W, 199.34' 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 Vermont and Dane County; and that under the direction of Gordon & Ashley Brunner, 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.

August 21, 2024

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 Northeast 1/4 of Section 7 bears N02°31'42"E.
- 2.) Recorded data, when different than measured, is shown in parenthesis.
- 3.) All PLSS witness monuments were found and verified.

## LEGEND:



1-1/2" iron pipe found



1-1/4" solid round iron rod found



3/4" solid round iron rod found

- 1-1/2" iron pipe found
- ▲ 1-1/4" iron pipe found
- 3/4" solid round iron rod found

PREPARED FOR:  
Gordon & Ashley Brunner  
402 S. 2nd Street  
Mt. Horeb, WI 53572  
(608) 767-2663

JOB NO. 24150  
POINTS 21096  
DRWG. 24150\_1  
DRAWN BY MST

SHEET 2 OF 3

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

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

Part of the Southeast 1/4 of the Northeast 1/4 of Section 7, Town 7 North, Range 6 East, Town of Vermont, 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 Vermont; Dane County Zoning & Land Regulation Committee.

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

\_\_\_\_\_  
Gordon J. Brunner

\_\_\_\_\_  
Ashley A. Brunner

STATE OF WISCONSIN)

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

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, the above named Gordon J. Brunner and Ashley A. Brunner 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 Vermont.

\_\_\_\_\_  
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. 24150  
POINTS 21096  
DRWG. 24150\_1  
DRAWN BY MST

## FP-35 to RR-2

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