

Dane County Rezone Petition

Application Date	Petition Number
11/03/2021	DCPREZ-2021-11783
Public Hearing Date	
01/25/2022	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME DAVID J GARFOOT	PHONE (with Area Code) (608) 832-6294	AGENT NAME TALARCZYK LAND SURVEYS LLC	PHONE (with Area Code) (608) 527-5216
BILLING ADDRESS (Number & Street) 8670 GARFOOT DR		ADDRESS (Number & Street) 517 2ND AVE.,	
(City, State, Zip) MT HOREB, WI 53572		(City, State, Zip) New, Glarus 53574	
E-MAIL ADDRESS		E-MAIL ADDRESS bob@talarczyk-surveys.com	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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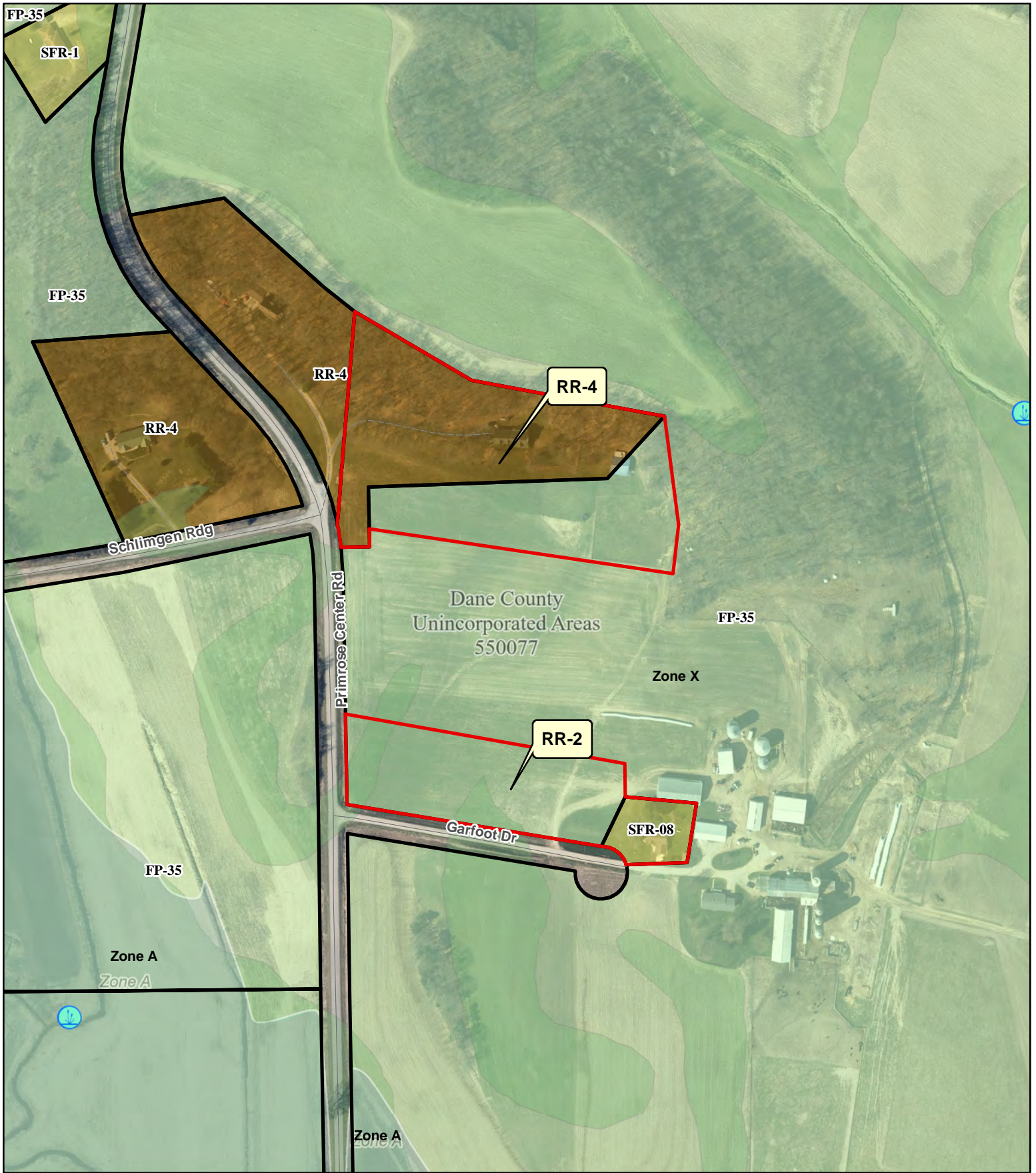
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
8670 Garfoot Dr.,		1386 Primerose Center Rd.,		lands north of 8670 Garfoot Rd.,	
TOWNSHIP PRIMROSE	SECTION 10	TOWNSHIP PRIMROSE	SECTION 10	TOWNSHIP PRIMROSE	SECTION 10
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0507-102-8816-1		0507-102-8570-0		0507-102-8502-0	

REASON FOR REZONE





TWO EXISTING RESIDENTIAL LOTS ARE EACH ADDING 2.82 ACRES OF LAND TO THEIR LOTS

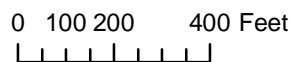
FROM DISTRICT:	TO DISTRICT:	ACRES
SFR-08 Single Family Residential District	RR-2 Rural Residential District	.6
FP-35 Farmland Preservation District	RR-4 Rural Residential District	2.82
FP-35 Farmland Preservation District	RR-2 Rural Residential District	2.82

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 SCW1	SIGNATURE:(Owner or Agent) ✓ <hr/> PRINT NAME: ✓ <hr/> DATE: ✓
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Legend

- | | | |
|--|------------|---|
|  | Wetland | Significant Soils |
|  | Floodplain |  Class 1 |
| | |  Class 2 |



Petition 11783
DAVID J GARFOOT



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"> • 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:	David & Robyn Garfoot, et al	Agent Name:	Bob Talarczyk
Address (Number & Street):	8670 Garfoot Drive	Address (Number & Street):	517 2nd Avenue
Address (City, State, Zip):	Mt. Horeb, WI 53572	Address (City, State, Zip):	New Glarus, WI 53574
Email Address:		Email Address:	bob@talarczyk-surveys.com
Phone#:	(608) 832-6294	Phone#:	(608) 527-5216

PROPERTY INFORMATION

Township:	Primrose	Parcel Number(s):	050710288161, 050710285700, 050710285020
Section:	3 & 10	Property Address or Location:	8670 Garfoot Dr & 1368 Primrose Center Rd, Mt. Horeb, WI

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

Two existing residential lots are each adding 2.82 acres of land to their lots.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
SFR-08	RR-2	0.60
FP-35	RR-4	2.82
FP-35	RR-2	2.82

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
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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 10/28/20

2021 11783

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):	Thomas & Jami Erickson
Address (Number & Street):	1368 Primrose Center Rd
Address (City, State, Zip):	Mt Horeb, WI 53572
Email Address:	
Phone Number:	(608) 832-6745

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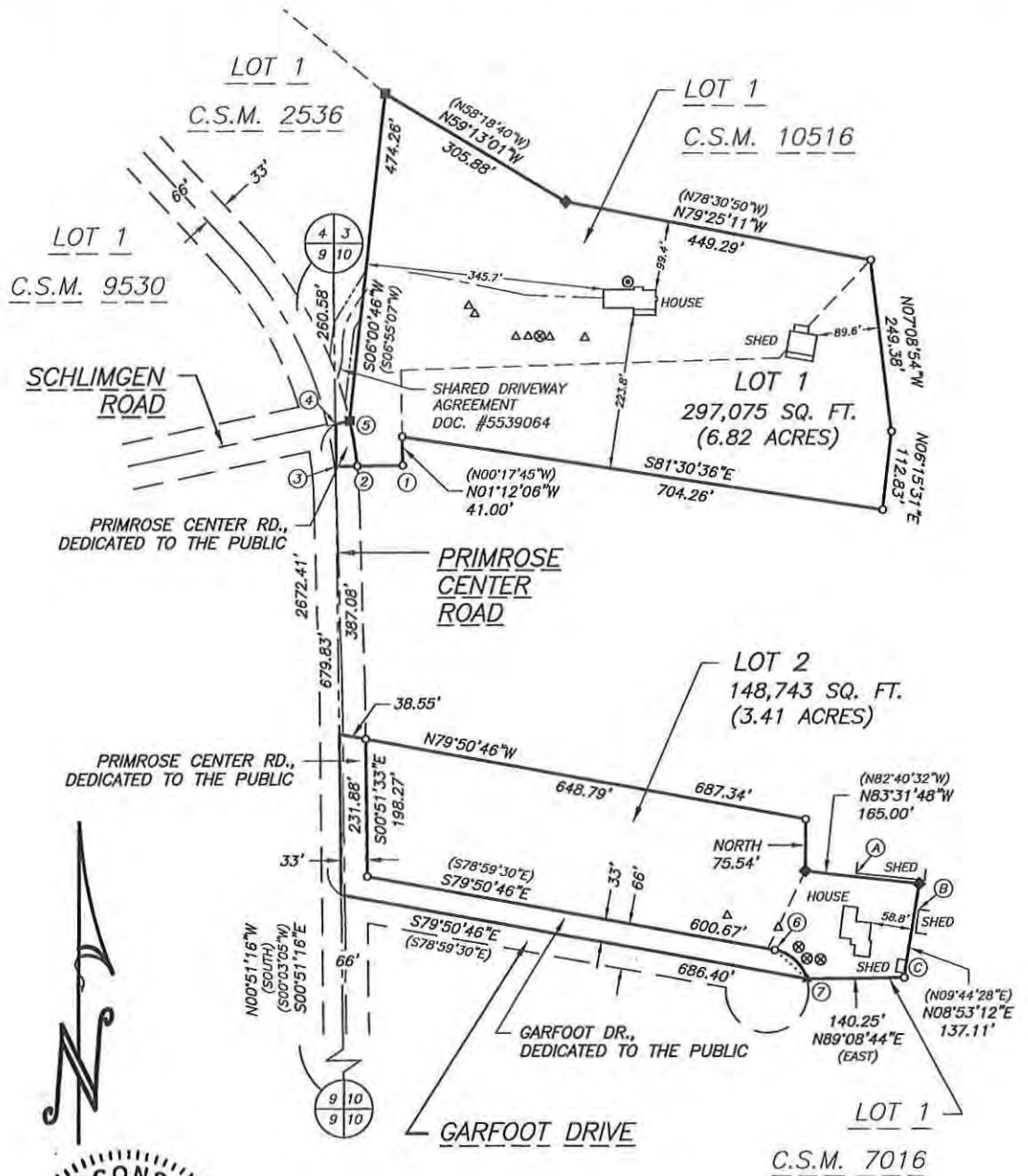
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- Signage, consistent with section [10.800](#)

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

Additional Property Owner Name(s):	Duane Garfoot
Address (Number & Street):	8667 Garfoot Drive
Address (City, State, Zip):	Mt Horeb, WI 53572
Email Address:	
Phone Number:	(608) 212-6748

CERTIFIED SURVEY MAP No. _____

Lot 1 of Certified Survey Map 7016 (Vol. 35, Pages 160-161) and Lot 1 of Certified Survey Map 10516 (Vol. 62, Pages 149-150) and other lands in the Northwest 1/4 of the Northwest 1/4 of Section 10 and the Southwest 1/4 of the Southwest 1/4 of Section 3, Town 5 North, Range 7 East, Town of Primrose, Dane County, Wisconsin.



JOB NO. 21167
 POINTS 21167
 DRWG. 21167_1
 DRAWN BY FLS

PREPARED FOR:
 Duane & Sandy Garfoot
 1370 Primrose Center Road
 Mt. Horeb, WI 53572
 (608) 212-6748

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

✓ **SFR-08 to RR-2**

Lot 1 of Certified Survey Map 7016 (Vol. 35, Pages 160-161) in the Northwest 1/4 of the Northwest 1/4 of Section 10, Town 5 North, Range 7 East, Town of Primrose, Dane County, Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of Section 10; thence $S00^{\circ}51'16''E$ along the West line of Section 10, 940.41' to the centerline of Garfoot Drive; thence $S79^{\circ}50'46''E$ along said centerline, 686.40' to the point of beginning; thence $N89^{\circ}08'44''E$, 140.25'; thence $N08^{\circ}53'12''E$, 137.11'; thence $N83^{\circ}31'48''W$, 165.00'; thence $S25^{\circ}44'52''W$, 124.85' to the Northerly right of way line of Garfoot Drive; thence $S79^{\circ}50'46''E$ along said right of way line, 10.00'; thence Southeasterly along said right of way line, 66.25' along the arc of a curve to the right whose radius is 60.00' and whose chord bears $S48^{\circ}12'59''E$, 62.93' to the point of beginning.

FP-35 to RR-4

That part of the Northwest 1/4 of the Northwest 1/4 of Section 10, Town 5 North, Range 7 East, Town of Primrose, Dane County, Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of Section 10; thence $S00^{\circ}51'16''E$ along the West line of Section 10, 321.45'; thence $N89^{\circ}05'39''E$, 96.50'; thence $N01^{\circ}12'06''W$, 41.00' to the point of beginning; thence $N01^{\circ}12'06''W$, 96.00'; thence $N88^{\circ}07'59''E$, 548.00'; thence $N42^{\circ}58'29''E$, 193.79'; thence $S07^{\circ}08'54''E$, 249.38'; thence $S06^{\circ}15'31''W$, 112.83'; thence $N81^{\circ}30'36''W$, 704.26' to the point of beginning.

FP-35 to RR-2

That part of the Northwest 1/4 of the Northwest 1/4 of Section 10, Town 5 North, Range 7 East, Town of Primrose, Dane County, Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of Section 10; thence $S00^{\circ}51'16''E$ along the West line of Section 10, 708.53'; thence $S79^{\circ}50'46''E$, 38.55' to the point of beginning; thence $S79^{\circ}50'46''E$, 648.79'; thence South, 75.54'; thence $S25^{\circ}44'52''W$, 124.85' to the Northerly right of way line of Garfoot Drive; thence $N79^{\circ}50'46''W$ along said right of way line, 600.67' to the Easterly right of way line of Primrose Center Road; thence $N00^{\circ}51'33''W$ along said right of way line, 198.27' to the point of beginning.