

Dane County Rezone & Conditional Use Permit

| | |
|---------------------|-------------------|
| Application Date | Petition Number |
| 06/22/2020 | DCPREZ-2020-11578 |
| Public Hearing Date | C.U.P. Number |
| 08/25/2020 | |

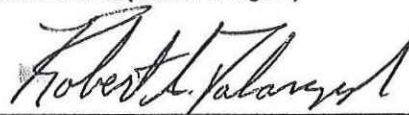
| OWNER INFORMATION | AGENT INFORMATION |
|-------------------|-------------------|
|-------------------|-------------------|

| | | | |
|--|--|---|--|
| OWNER NAME MARTIN L RICHARDSON | PHONE (with Area Code) (608) 437-8702 | AGENT NAME TALARCZYK LAND SURVEYS | PHONE (with Area Code) (608) 527-5216 |
| BILLING ADDRESS (Number & Street) 2343 TOWN HALL RD | | ADDRESS (Number & Street) 517 2ND AVENUE | |
| (City, State, Zip) MOUNT HOREB, WI 53572 | | (City, State, Zip) NEW GLARUS, WI 53574 | |
| E-MAIL ADDRESS RICHARDSONMARTY@MHTC.NET | | 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 | |
| 2429 TOWN HALL ROAD | | 2429 TOWN HALL ROAD | | | |
| TOWNSHIP SPRINGDALE | SECTION 20 | TOWNSHIP SPRINGDALE | SECTION 21 | TOWNSHIP | SECTION |
| PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | |
| 0607-201-8000-5 | | 0607-212-8630-0 | | | |

| REASON FOR REZONE | CUP DESCRIPTION |
|---|-----------------|
| SEPARATING EXISTING RESIDENCE FROM FARMLAND | |

| FROM DISTRICT: | TO DISTRICT: | ACRES | DANE COUNTY CODE OF ORDINANCE SECTION | ACRES |
|---------------------------------------|---------------------------------|-------|---------------------------------------|-------|
| AT-35 Agriculture Transition District | RR-4 Rural Residential District | 6.91 | | |
| RM-16 Rural Mixed-Use District | RR-4 Rural Residential District | 0.92 | | |

| | | | | |
|--|---|---|----------------------------------|---|
| C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | INSPECTOR'S INITIALS PMK2 | SIGNATURE:(Owner or Agent)  |
| Applicant Initials _____ | Applicant Initials _____ | Applicant Initials _____ | | PRINT NAME: Robert A. Talarczyk |

COMMENTS: SEPARATING EXISTING RESIDENCE FROM FARMLAND.

| |
|--------------------|
| DATE: 6/22/2020 |
|--------------------|



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: | <i>Martin Richardson</i> | Agent Name: | <i>Bob Talarczyk</i> |
| Address (Number & Street): | <i>2343 Town Hall Rd</i> | Address (Number & Street): | <i>517 2nd Ave.</i> |
| Address (City, State, Zip): | <i>Mt. Horeb, WI 53572</i> | Address (City, State, Zip): | <i>New Glarus, WI 53574</i> |
| Email Address: | <i>richardsonmarty@mhtc.net</i> | Email Address: | <i>bob@talarczyk surveys.com</i> |
| Phone#: | <i>(608) 437-2343 8702</i> | Phone#: | <i>(608) 527-5216</i> |

PROPERTY INFORMATION

| | | | |
|-----------|--------------------|-------------------------------|---|
| Township: | <i>Springdale</i> | Parcel Number(s): | <i>060721286300 & 060720180005</i> |
| Section: | <i>20 & 21</i> | Property Address or Location: | <i>2429 Town Hall Rd, Mt. Horeb, WI 53572</i> |

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 Richardson's would like to split off an existing set of farm buildings.

| Existing Zoning District(s) | Proposed Zoning District(s) | Acres |
|-----------------------------|-----------------------------|-------------------|
| <i>AT-35 & RM-16</i> | <i>RR-4</i> | <i>7.83 Acres</i> |
| | | |

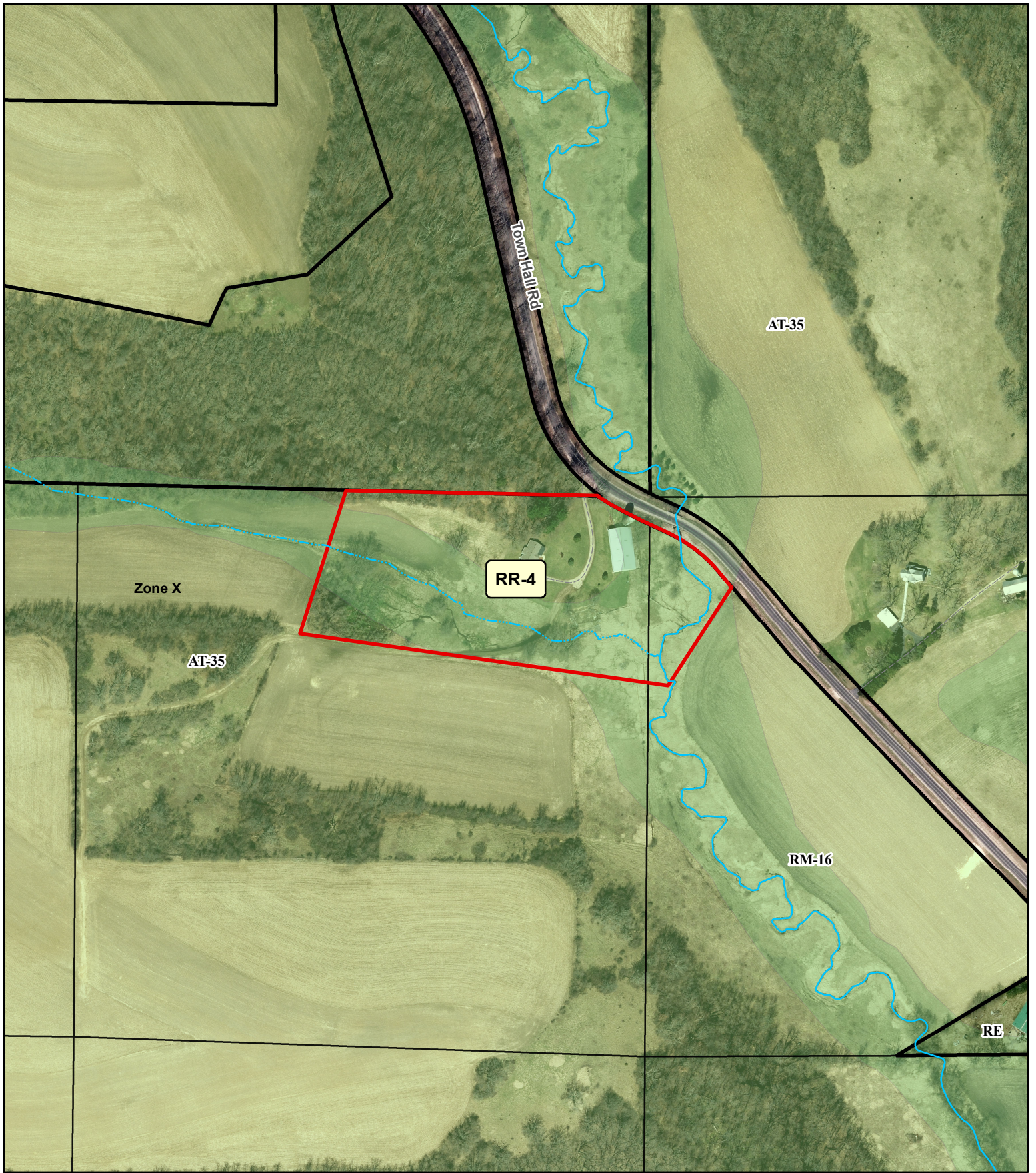
Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.

- | | | | | |
|---|---|---|--|--|
| <input type="checkbox"/> Scaled drawing of proposed property boundaries | <input type="checkbox"/> Legal description of zoning boundaries | <input type="checkbox"/> Information for commercial development (if applicable) | <input type="checkbox"/> Pre-application consultation with town and department staff | <input 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.

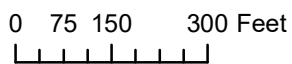
Owner/Agent Signature *Robert A. Talarczyk*

Date *06/08/20*



Legend

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










Petition 11578
MARTIN L RICHARDSON

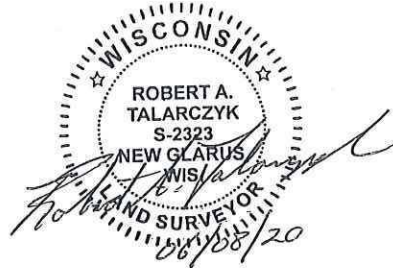
CERTIFIED SURVEY MAP NO. _____

Part of the Northeast 1/4 of the Northeast 1/4 of Section 20 and the Northwest 1/4 of the Northwest 1/4 of Section 21, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin.

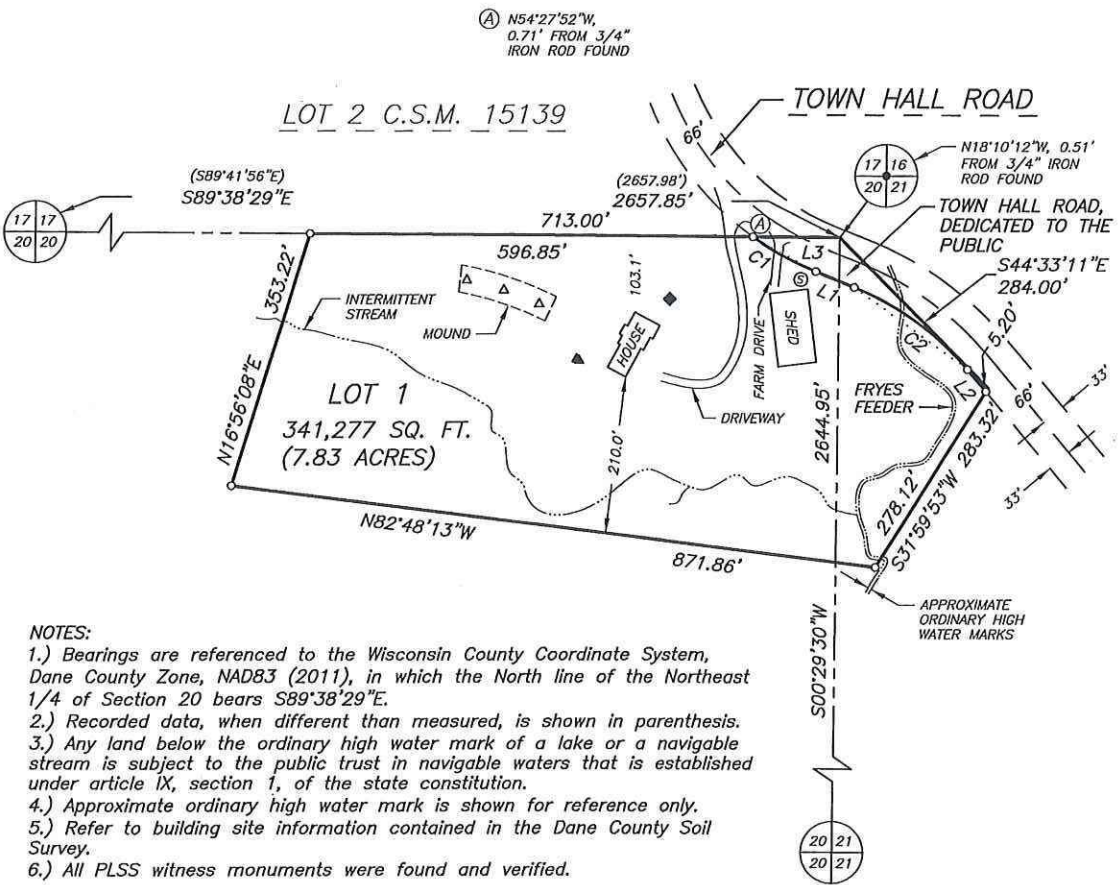
| CURVE | RADIUS | ARC | DELTA | CHORD | CHORD BEARING | TAN.BEARING-IN |
|-------|---------|---------|-----------|---------|---------------|----------------|
| C1 | 413.00' | 96.77' | 13°25'28" | 96.55' | S61°07'39"E | S54°24'55"E |
| C2 | 392.00' | 189.99' | 27°46'10" | 188.14' | S53°57'18"E | |

LEGEND:

-  3/4" solid round iron rod found
-  1" o.d. iron pipe found
-  3/4" x 24" solid round iron rod set, weighing 1.5 pounds per lineal foot
-  Septic manhole
-  Septic vent
-  Well
-  Silo



| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S67°50'23"E | 55.43' |
| L2 | S40°04'13"E | 38.27' |
| L3 | S89°38'29"E | 116.15' |



NOTES:

- 1.) Bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone, NAD83 (2011), in which the North line of the Northeast 1/4 of Section 20 bears S89°38'29"E.
- 2.) Recorded data, when different than measured, is shown in parenthesis.
- 3.) Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.
- 4.) Approximate ordinary high water mark is shown for reference only.
- 5.) Refer to building site information contained in the Dane County Soil Survey.
- 6.) All PLSS witness monuments were found and verified.

TALARCZYK
LAND SURVEYS, LLC

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

JOB NO. 20055
POINTS 20055
DRWG. 20055_1
DRAWN BY RT

CERTIFIED SURVEY MAP NO. _____

That part of the Northeast 1/4 of the Northeast 1/4 of Section 20 and the Northwest 1/4 of the Northwest 1/4 of Section 21, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin, bounded and described as follows:

Beginning at the Northwest corner of said Section 21; thence S44°33'11"E along the Northeast line of the Southwest 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 21, 284.00'; thence S31°59'53"W, 283.32'; thence N82°48'13"W, 871.86'; thence N16°56'08"E, 353.22' to the North line of Section 20; thence S89°38'29"E, 713.00' 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 Chap. 236.34 of the Wis. Statutes, and that I have surveyed, monumented, and mapped the lands described hereon, and that this map is a correct representation thereof in accordance with the information provided.

June 8, 2020


Robert A. Talarczyk, P.L.S.

OWNERS' CERTIFICATE:

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

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

Martin L. Richardson

Ruth A. Schullen-Richardson

STATE OF WISCONSIN)

____ COUNTY) SS

Personally came before me this _____ day of _____, 20____, the above named Martin L. Richardson and Ruth A. Schullen-Richardson, 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 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 _____.

Register of Deeds

PREPARED FOR:
Martin Richardson
2343 Town Hall Road
Mount Horeb, WI 53572
(608) 437-8702



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

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DRWG. 20055_1
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