

Dane County Rezone Petition

Application Date	Petition Number
05/20/2021	DCPREZ-2021-11725
Public Hearing Date	
07/27/2021	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME GORDON & ASHLEY BRUNNER	PHONE (with Area Code) (608) 512-3510	AGENT NAME TALARCZYK LAND SURVEYS	PHONE (with Area Code) (608) 527-5216
BILLING ADDRESS (Number & Street) 4419 COUNTY HIGHWAY F		ADDRESS (Number & Street) 517 2ND AVE	
(City, State, Zip) BLUE MOUNDS, WI 53517		(City, State, Zip) New Glarus, WI 53574	
E-MAIL ADDRESS brunnergordy@mhasd.k12.wi.us		E-MAIL ADDRESS bob@talarczysurveys.com	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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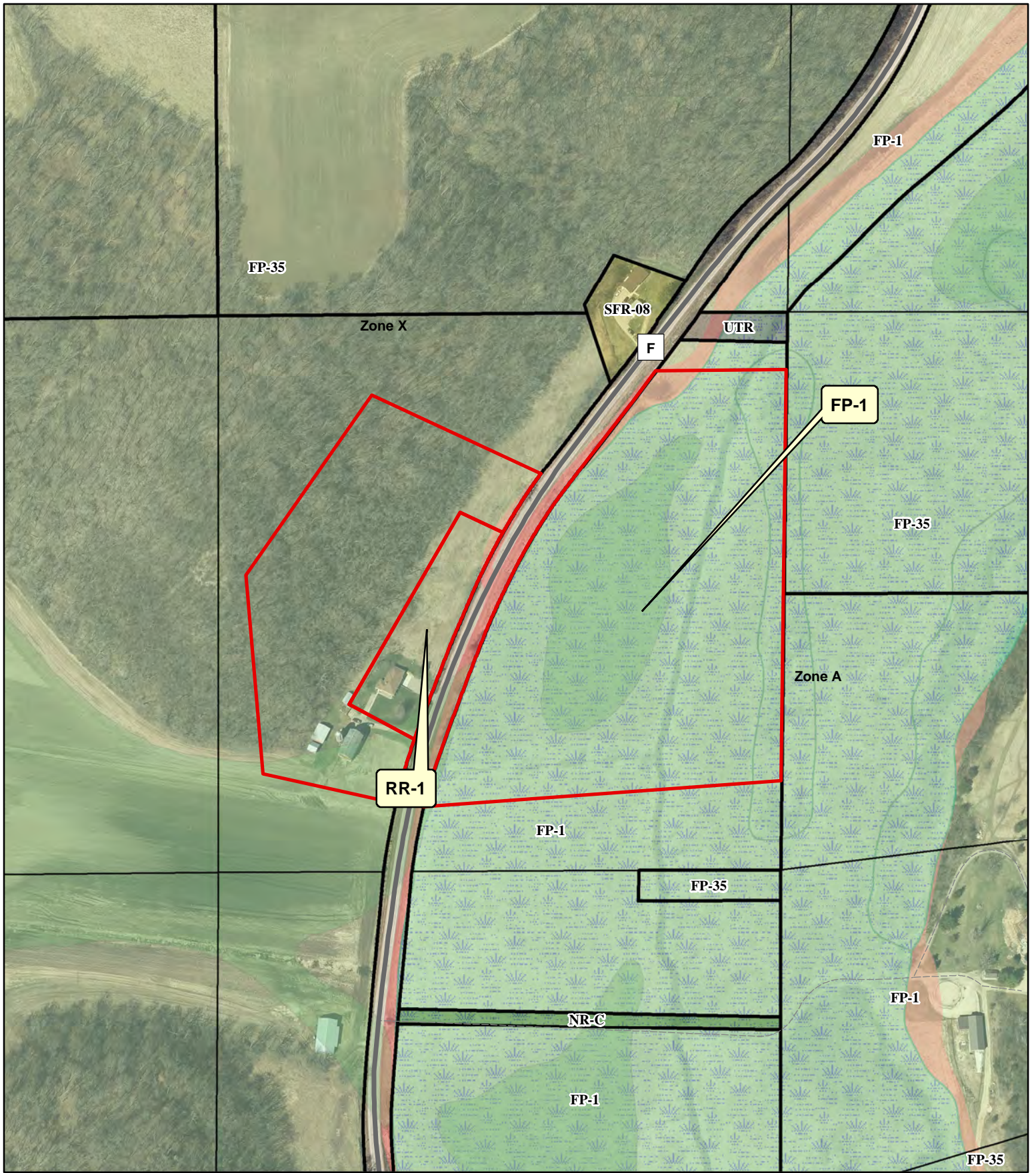
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
4419 County Highway F					
TOWNSHIP VERMONT	SECTION 7	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0706-071-9550-6					

REASON FOR REZONE



CREATING ONE RESIDENTIAL LOT FOR THE EXISTING RESIDENCE AND CREATING TWO AGRICULTURAL LOTS

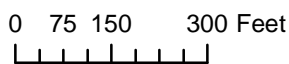
FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	FP-1 Farmland Preservation District	7.52
FP-35 Farmland Preservation District	RR-1 Rural Residential District	1.91

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 RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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Legend

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



Petition 11725
**GORDON & ASHLEY
 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"> • 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:	Gordon & Ashley Brunner	Agent Name:	Bob Talarczyk
Address (Number & Street):	4419 C.T.H. F	Address (Number & Street):	517 2nd Avenue
Address (City, State, Zip):	Blue Mounds, WI 53517	Address (City, State, Zip):	New Glarus, WI 53574
Email Address:	brunnergordy@mdasd.k12.wi.us	Email Address:	bob@talarczyksurveys.com
Phone#:	(608) 512-3510	Phone#:	(608) 527-5216

PROPERTY INFORMATION

Township:	Vermont	Parcel Number(s):	070607195506
Section:	7	Property Address or Location:	4419 C.T.H. F, Blue Mounds, WI 53517

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 Certified Survey Map (CSM) consists of 3 lots: Lot 1 is currently zoned FP-35, and the proposed zoning is FP-1; Lot 2 is currently zoned FP-35, and the proposed zoning is RR-1 for the existing residence, and Lot 3 is currently zoned FP-1 and will remain FP-1. All three lots will be conveyed to one buyer. Lot 2 is being created to accommodate a rural residence on an existing parcel, and Lots 1 and 3 are being created to maintain agricultural use. Potentially, animal units may be kept on Lots 1 and 3, so the minimum setback of 50' is being proposed, with the existing garage and shed being removed as per the proposed CSM.

Per an agreement with the zoning staff, a separate CSM is being prepared over the existing Brunner lands lying South of Lot 3 and East of C.T.H. F, being parts of parcel numbers 070607195506 and 070607480304.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	FP-1	7.52
FP-35	RR-1	1.91
FP-1	FP-1	13.63

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

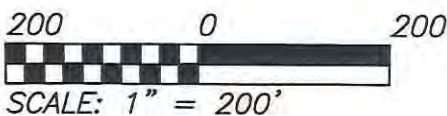
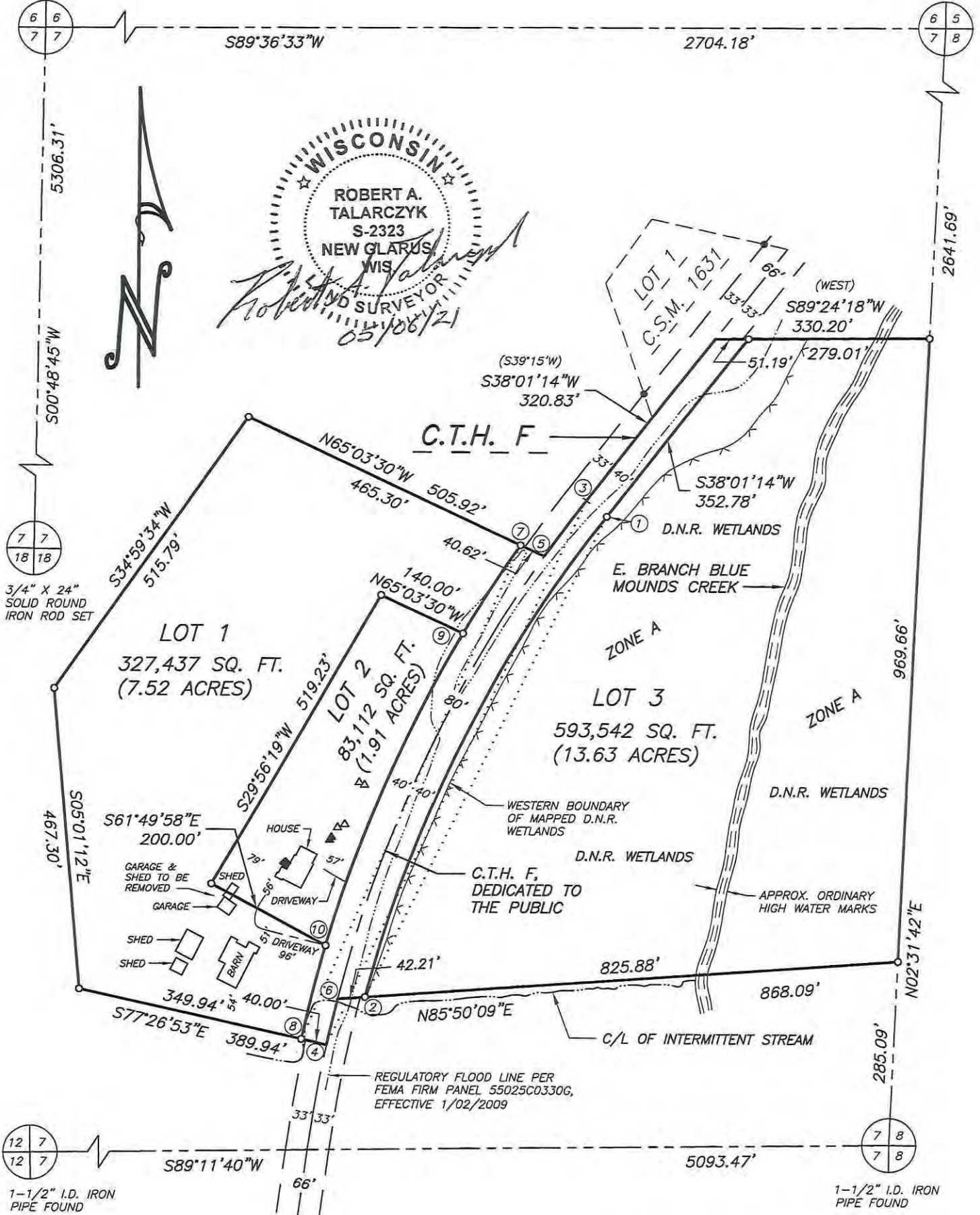
Date 5/14/20

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.

1-1/4" SOLID
ROUND IRON
ROD FOUND

1-1/4" SOLID
ROUND IRON
ROD FOUND



TALARCZYK
LAND SURVEYS LLC

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

JOB NO. 21096
POINTS 21096
DRWG. 21096_1
DRAWN BY RT

Brunner Rezoning Descriptions

FP-35 to FP-1 (Lot 1)

That part of the SE 1/4 of the NE 1/4 of Sec. 7, T7N, R6E, 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 along the East line of Section 7, 285.09'; thence S85°50'09"W, 868.09' to the centerline of C.T.H. F; thence Southwesterly, 72.90' along said centerline and the arc of a curve to the left whose radius is 2100.00' and whose chord bears S13°17'00"W, 72.89'; thence N77°26'53"W, 40.00' to the point of beginning; thence N77°26'53"W, 349.94'; thence N05°01'12"W, 467.30'; thence N34°59'34"E, 515.79'; thence S65°03'30"E, 465.30' to the Northwesterly right of way line of C.T.H. F; thence Southwesterly, 164.42' along said right of way line and the arc of a curve to the left whose radius is 2140.00' and whose chord bears S32°40'19"W, 164.38'; thence N65°03'30"W, 140.00'; thence S29°56'19"W, 519.23'; thence S61°49'58"E, 200.00' to the Northwesterly right of way line of C.T.H. F; thence Southwesterly, 148.84' along said right of way line and the arc of a curve to the left whose radius is 2140.00' and whose chord bears S14°17'12"W, 148.81' to the point of beginning; containing 7.52 acres.

FP-35 to RR-1 (Lot 2)

That part of the SE 1/4 of the NE 1/4 of Sec. 7, T7N, R6E, 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 along the East line of Section 7, 285.09'; thence S85°50'09"W, 868.09' to the centerline of C.T.H. F; thence Southwesterly, 72.90' along said centerline and the arc of a curve to the left whose radius is 2100.00' and whose chord bears S13°17'00"W, 72.89'; thence N77°26'53"W, 40.00' to the Northwesterly right of way line of C.T.H. F; thence Northeasterly, 148.84' along said right of way line and the arc of a curve to the right whose radius is 2140.00' and whose chord bears N14°17'12"E, 148.81' to the point of beginning; thence Northeasterly, 530.06' along said right of way line and the arc of a curve to the right whose radius is 2140.00' and whose chord bears N23°22'30"E, 528.71'; thence N65°03'30"W, 140.00'; thence S29°56'19"W, 519.23'; thence S61°49'58"E, 200.00' to the point of beginning; containing 1.91 acres.