


Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
04/15/2019	DCPREZ-2019-11425
Public Hearing Date	C.U.P. Number
06/25/2019	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME KELLER FAMILY FARMS LLC	PHONE (with Area Code) (608) 437-4755	AGENT NAME BOB TALARCZYK	PHONE (with Area Code) (608) 527-5216
BILLING ADDRESS (Number & Street) 1141 COUNTY HIGHWAY JG		ADDRESS (Number & Street) W5105 KUBLY RD	
(City, State, Zip) MT HOREB, WI 53572		(City, State, Zip) NEW GLARUS, WI 53574	
E-MAIL ADDRESS KELLERCRESTINC@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	
SOUTH OF EAST PERRY CENTER RD					
TOWNSHIP PERRY	SECTION 12	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0506-121-9182-0					

REASON FOR REZONE			CUP DESCRIPTION	
A-4 FOR FARMING AND CO-1 FOR HUNTING				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	A-4 Agriculture District	32.68		
A-1Ex Exclusive Ag District	CO-1 Conservancy District	15.9		

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 SLJ3	SIGNATURE: (Owner or Agent) 
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COMMENTS: A-4 ZONING WILL CHANGE TO FP-1 AND CO-1 ZONING WILL CHANGE TO NR-C WHEN THE TOWN OF PERRY ADOPTS THE REVISED ZONING ORDINANCE.

PRINT NAME: Robert A. Talarczyk
DATE: 04/15/19



Zoning Change Application

Items that must be submitted with your application:

- **Written Legal Description of the proposed Zoning Boundaries**
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.
- **Scaled Drawing of the location of the proposed Zoning Boundaries**
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

Owner's Name	<u>Keller Family Farms, LLC</u>	Agent's Name	<u>Bob Talarczyk</u>
Address	<u>1141 C.T.H. JG, Mt. Horeb, WI 53572</u>	Address	<u>W5105 Kubly Rd, New Glarus, WI 53574</u>
Phone	<u>(608) 437-4755</u>	Phone	<u>(608) 527-5216</u>
Email	<u>kellercrestinc@mhtc.net</u>	Email	<u>bob@talarczyk-surveys.com</u>

Town: Perry Parcel numbers affected: 050612191820

Section: 12 Property address or location: E. Perry Center Rd.

Zoning District change: (To / From / # of acres) Lot 1 from A-1(EX) to A-4; Lot 2 from A-1(EX) to CO-1(conservancy) 32.68 15.90

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 5 % Other: 95 %

Narrative: (reason for change, intended land use, size of farm, time schedule)

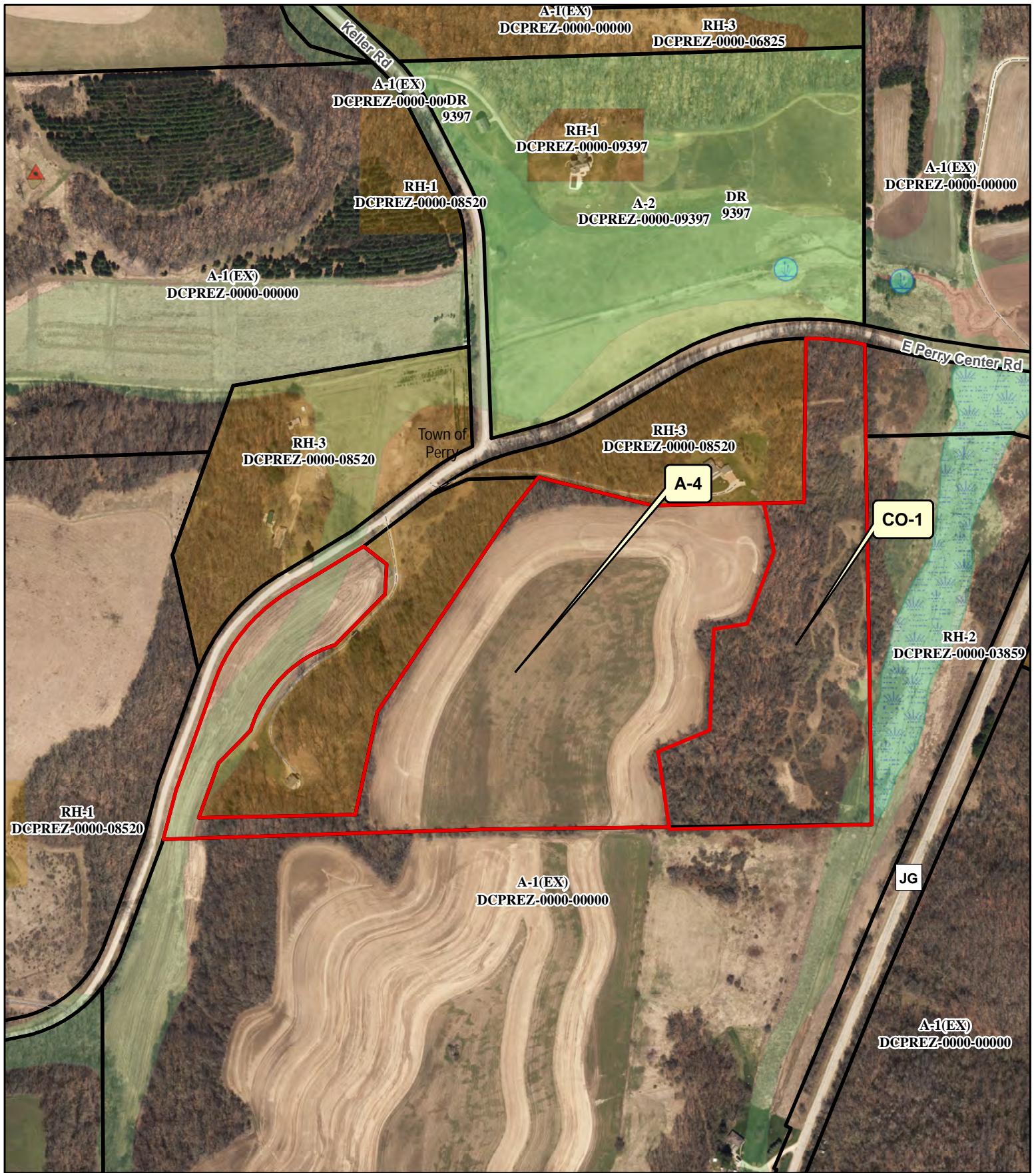
Separation of buildings from farmland

Creation of a residential lot

Compliance for existing structures and/or land uses

Other:
Keller Family Farms, LLC wishes to sell Lot 2 to family to be used for hunting and recreation. Keller Family Farms will continue to farm Lot 1.

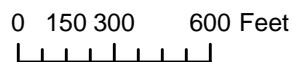
I authorize that I am the owner or have permission to act on behalf of the owner of the property.
 Submitted By: Robert A. Talarczyk Date: 04/09/2019



Legend

Wetland > 2 Acres Significant Soils

- Wetland
- Class 1
- Floodplain
- Class 2



Petition 11425
KELLER FAMILY FARMS
LLC

KELLER FAMILY FARMS – DESCRIPTIONS FOR REZONING

Lot 1 – A1-(EX) to A-4

That part of Lot 3 of Certified Survey Map 10612 (Vol. 63, Pages 39-40) in part of the Northwest and Southwest 1/4s of the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 of Section 12, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin, bounded and described as follows:

Commencing at the East 1/4 corner of said Section 12; thence S88°49'48"W, 2032.35' to the point of beginning; thence S88°49'48"W along the East-West 1/4 line of Section 12, 1782.44' to the centerline of Perry Center Road; thence N13°55'02"E along said centerline, 188.26'; thence N20°17'22"E along said centerline, 414.22'; thence Northeasterly, 436.42' along said centerline and the arc of a curve to the right whose radius is 635.00' and whose chord bears N39°58'42"E, 427.88'; thence N59°40'02"E along said centerline, 297.64'; thence S33°29'58"E, 33.05'; thence S53°17'04"E, 100.07'; thence S02°15'40"W, 105.01'; thence S42°43'26"W, 242.90'; thence Southwesterly, 425.20' along the arc of a curve to the left whose radius is 450.00' and whose chord bears S42°43'26"W, 409.56'; thence S42°43'26"W, 160.75'; thence S18°51'54"W, 200.16'; thence N88°48'36"E, 539.58'; thence N11°18'01"E, 359.13'; thence N33°37'53"E, 829.56'; thence N37°41'24"E, 147.06'; thence S76°31'22"E, 404.27'; thence N88°50'18"E, 359.44'; thence S11°39'00"E, 170.89'; thence S20°53'16"W, 263.11'; thence S80°40'21"W, 115.39'; thence S02°34'35"W, 346.88'; thence S67°55'50"W, 192.95'; thence S08°23'59"E, 269.41' to the point of beginning.

Lot 2 – A1-(EX) to CO-1

That part of Lot 3 of Certified Survey Map 10612 (Vol. 63, Pages 39-40) in part of the Northwest and Southwest 1/4s of the Northeast 1/4 of Section 12, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin, bounded and described as follows:

Commencing at the East 1/4 corner of said Section 12; thence S88°49'48"W, 1336.18' to the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 12 and the point of beginning; thence S88°49'48"W along the East-West 1/4 line of Section 12, 696.17'; thence N08°23'59"W, 269.41'; thence N67°55'50"E, 192.95'; thence N02°34'35"E, 346.88'; thence N80°40'21"E, 115.39'; thence N20°53'16"E, 263.11'; thence N11°39'00"W, 170.89'; thence N88°50'18"E, 161.80'; thence N00°18'11"W, 594.81' to the centerline of Perry Center Road; thence Southeasterly, 201.66' along said centerline and the arc of a curve to the right whose radius is 920.00' and whose chord bears S83°44'28"E, 201.26' to the East line of the West 1/2 of the Northeast 1/4 of Section 12; thence S00°18'42"E, 1679.40' to the point of beginning.

*I can email these
in Word as well.*

Bob

JONATHON MARSH
9647 E PERRY CENTER RD
MT HOREB, WI 53572

WAYNE W BRATTRUD
1187 COUNTY HIGHWAY JG
MT HOREB, WI 53572

KELLER FAMILY FARMS LLC
1141 COUNTY HIGHWAY JG
MT HOREB, WI 53572

JOHN L EICHORST
9658 E PERRY CENTER RD
MOUNT HOREB, WI 53572

PORTER MARTIN
9714 E PERRY CENTER RD
MT HOREB, WI 53572

KATHLEEN J JOHNSON
9659 E PERRY CENTER RD
MT HOREB, WI 53572

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OLSON REV TR, WILLIAM & DONNA
9544 E PERRY CENTER RD
MT HOREB, WI 53572

OLSON REV TR, WILLIAM & DONNA
9544 E PERRY CENTER RD
MT HOREB, WI 53572

ROBERT C PIPER
255 NORTH ST
IOWA CITY, IA 52246

ERIC A SCHLOESSER
1372 KELLER RD
MT HOREB, WI 53572

RECEIPT

MADISON
 MADISON
 210 MARTIN LUTHER KING, JR. BLVD
 CITY TREASURER OFFICE

Application: DCPREZ-2019-11425
 Application Type: DaneCounty/Zoning/Rezone/NA
 Address:

Receipt No.	905505					
Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
Check	1496	\$495.00	04/15/2019	SLJ3		

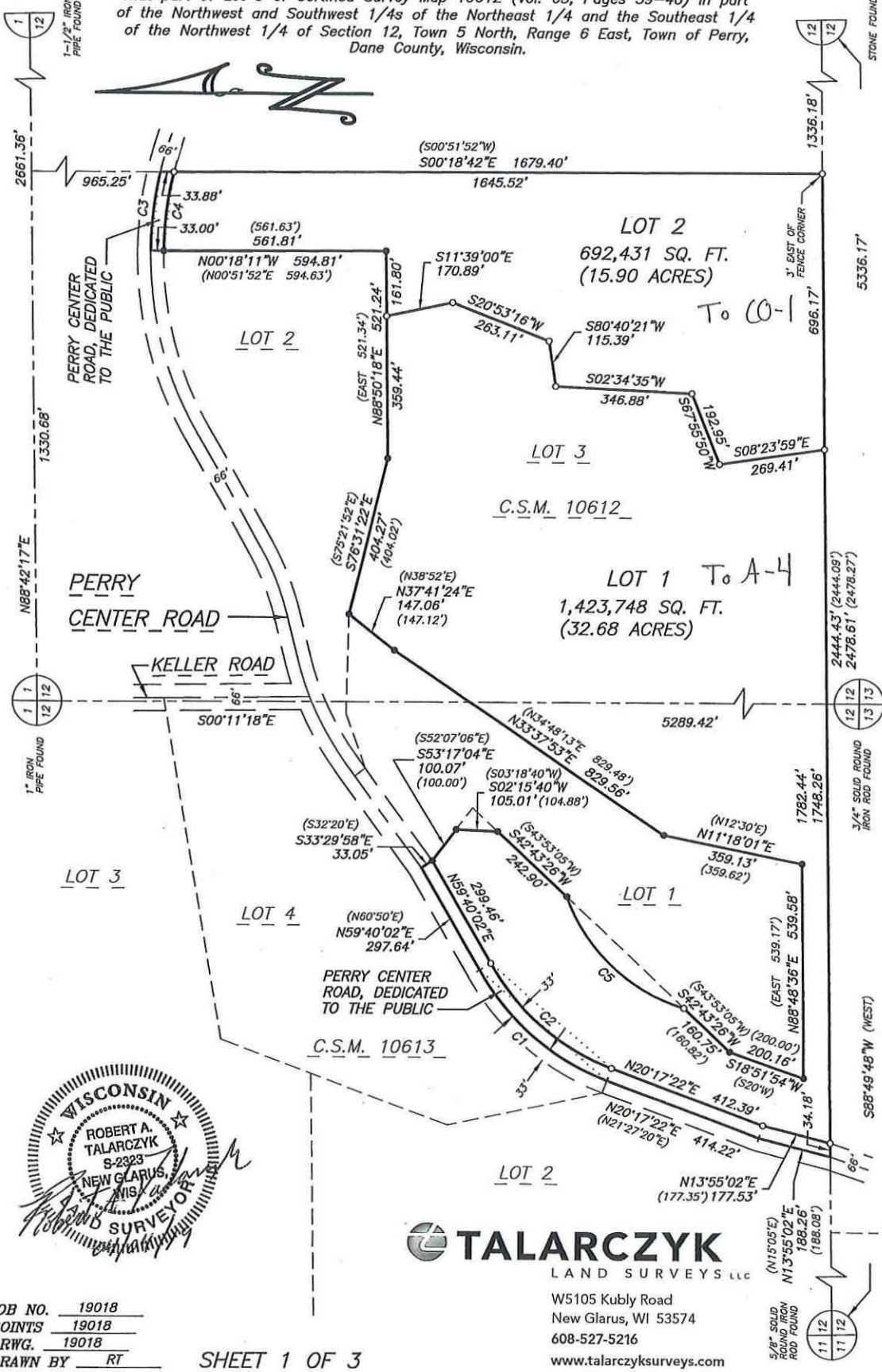
Owner Info.: KELLER FAMILY FARMS LLC
 1141 COUNTY HIGHWAY JG
 MT HOREB, WI 53572

Work Description: A-4 FOR FARMING AND CO-1 FOR HUNTING

COPY

CERTIFIED SURVEY MAP NO. _____

That part of Lot 3 of Certified Survey Map 10612 (Vol. 63, Pages 39-40) in part of the Northwest and Southwest 1/4s of the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 of Section 12, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin.



TALARCZYK
 LAND SURVEYS LLC
 W5105 Kubly Road
 New Glarus, WI 53574
 608-527-5216
 www.talarczyk-surveys.com

JOB NO. 19018
 POINTS 19018
 DRWG. 19018
 DRAWN BY RT

CERTIFIED SURVEY MAP NO. _____

That part of Lot 3 of Certified Survey Map 10612 (Vol. 63, Pages 39-40) in part of the Northwest and Southwest 1/4s of the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 of Section 12, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin, bounded and described as follows:

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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.

April 4, 2019


Robert A. Talarczyk, P.L.S.

CURVE DATA							
CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING	TAN. BEARING-IN	TAN. BEARING-OUT
C1	635.00'	436.42'	39°22'40"	427.88'	N39°58'42"E		
C2	602.00'	413.74'	39°22'40"	405.64'	N39°58'42"E		
C3	920.00'	201.66'	12°33'32"	201.26'	S83°44'28"E	N89°58'46"E	S77°27'42"E
C4	887.00'	201.79'	13°02'04"	201.35'	S83°29'33"E	N89°59'25"E	S76°58'31"E
C5	450.00'	425.20'	54°08'16"	409.56'	S42°43'26"W	S69°47'34"W	S15°39'18"W

LEGEND:

- 1-1/4" iron pipe found
- 3/4" x 24" solid round iron rod set, weighing 1.5 pounds per lineal foot

NOTES:

- 1.) Bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone, NAD83 (2011), in which the East-West 1/4 line of Section 12 bears S88°49'48"W.
- 2.) Recorded data, when different than measured, is shown in parenthesis.
- 3.) Refer to building site information contained in the Dane County Soil Survey.
- 4.) All PLSS witness monuments have been found and verified.



PREPARED FOR:
Tim & Mark Keller
Keller Family Farms, LLC
1141 C.T.H. JG
Mount Horeb, WI 53572
(608) 437-4755

 **TALARCZYK**
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CORPORATE OWNER'S CERTIFICATE:

Keller Family Farms, LLC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map. Keller Family Farms, 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: The Town of Perry and the Dane County Zoning and Land Regulation Committee.

In witness whereof, the said Keller Family Farms, LLC has caused these presents to be signed by Timothy J. Keller, its president, and countersigned by Mark D. Keller, its vice president.

Dated this _____ day of _____, 20_____.

Keller Family Farms, LLC

Timothy J. Keller, President

Mark D. Keller, Vice President

STATE OF WISCONSIN)

_____ COUNTY) SS

Personally came before me this _____ day of _____, 19____, Timothy J. Keller, President, and Mark D. Keller, Vice President of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Vice President of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

My commission expires _____.

Notary Public

TOWNSHIP APPROVAL: This Certified Survey Map and the public dedication shown hereon is approved for recording this _____ day of _____, 20_____ by the Town of Perry.

Roger A. Kittleson, Town Chairman

Ken Hefty, Town Supervisor

Mick Klein Kennedy, Town Supervisor

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

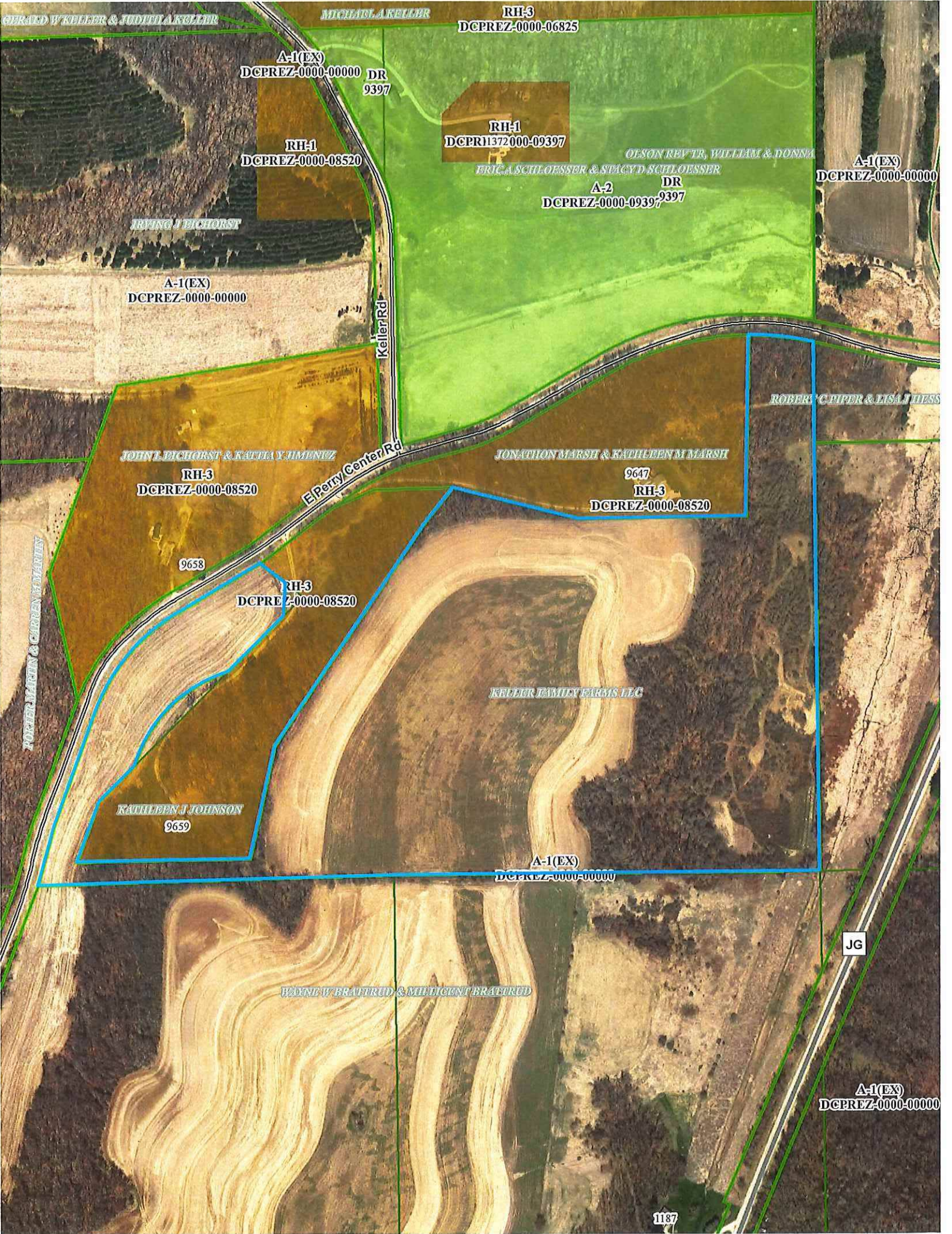


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JOB NO. 19018
POINTS 19018
DRWG. 19018
DRAWN BY RT



GERALD W KELLER & JUDITH A KELLER

MICHAEL A KELLER

RH-3
DCPREZ-0000-06825

A-1(EX)
DCPREZ-0000-00000 DR
9397

RH-1
DCPREZ-0000-08520

RH-1
DCPRI1372000-09397

OLSON REV TR, WILLIAM & DONNA
ERICA A SCHLOESSER & STACY D SCHLOESSER
A-2 DR
DCPREZ-0000-09397 9397

A-1(EX)
DCPREZ-0000-00000

IRVING J BICHORST

A-1(EX)
DCPREZ-0000-00000

Keller Rd

ROBERT C HEPER & LISA J HESS

JOHN L BICHORST & KATHIA Y JIMENEZ
RH-3
DCPREZ-0000-08520

JONATHAN MARSH & KATHLEEN M MARSH
9647
RH-3
DCPREZ-0000-08520

FORGER MARSH & CARRON H MARTIN

9658

RH-3
DCPREZ-0000-08520

FLEBER FAMILY FARMS LLC

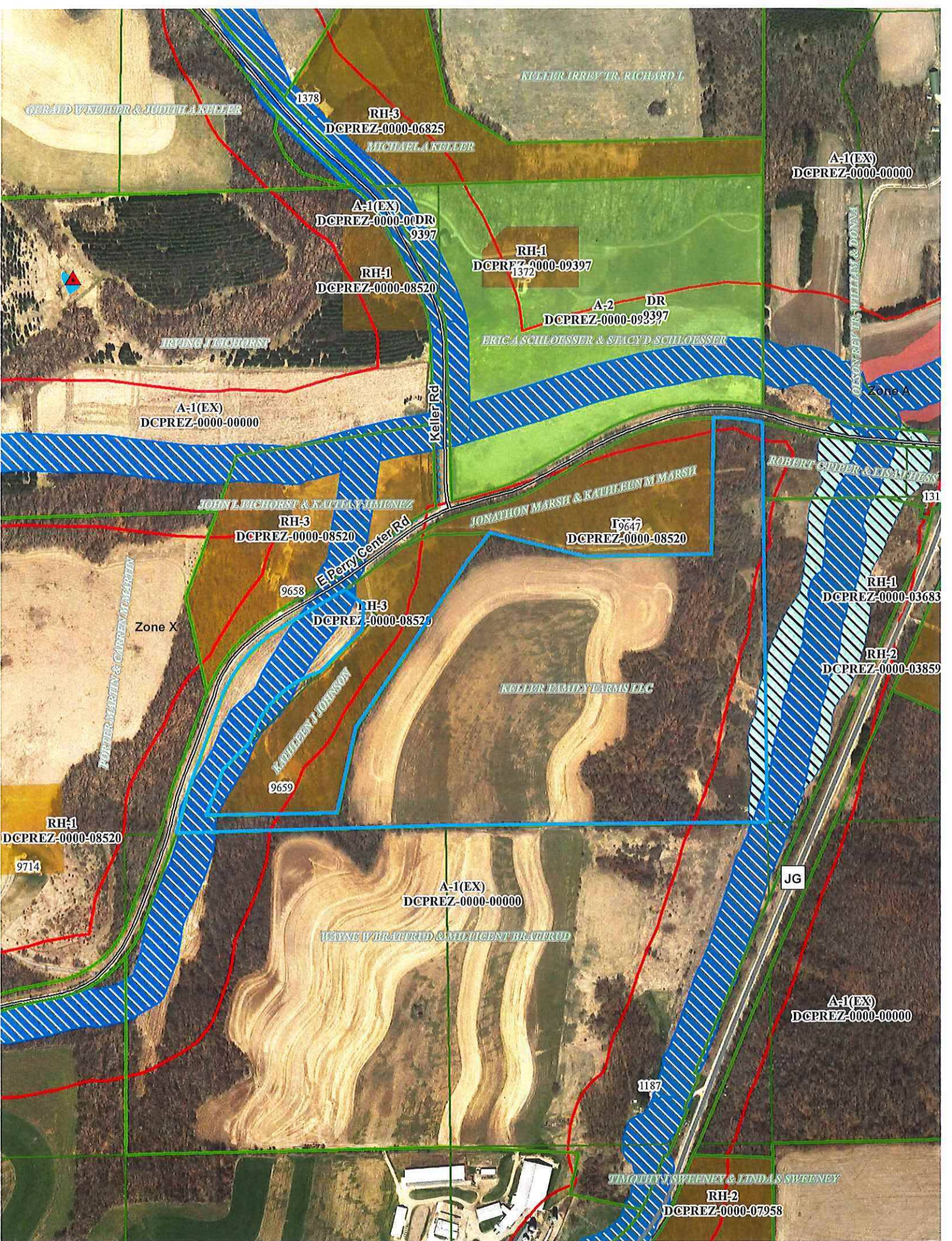
KATHLEEN J JOHNSON
9659

A-1(EX)
DCPREZ-0000-00000

JG

RODENE W BRAEFROD & MILICENT BRAEFROD

A-1(EX)
DCPREZ-0000-00000



GERAHD WINCHESER & JUDITH A KELLER

1378
RH-3
DCPREZ-0000-06825

MICHAELA A KELLER

KELLER IRREVEY TR, RICHARD L

A-1(EX)
DCPREZ-0000-00000

A-1(EX)
DCPREZ-0000-00DR
9397

RH-1
DCPREZ-0000-09397

RH-1
DCPREZ-0000-08520

A-2 DR
DCPREZ-0000-09397

ERIC A SCHLOESSER & STACY D SCHLOESSER

IRVING J DICHOEST

A-1(EX)
DCPREZ-0000-00000

Keller Rd

OLSON REY TR WILLIAM & DONNA

Zone A

JOHN L DICHOEST & KATIA Y FIMENEZ

RH-3
DCPREZ-0000-08520

JONATHAN MARSH & KATHLEEN M MARSH

16647
DCPREZ-0000-08520

ROBERT CUDER & LISACHUSS

FORSTER MARTIN & CAREN M MARTIN

Zone X

9658

RH-3
DCPREZ-0000-08520

KATHLEEN J JOHNSON

9659

KELLER FAMILY FARMS LLC

RH-1
DCPREZ-0000-03683

RH-2
DCPREZ-0000-03859

RH-1
DCPREZ-0000-08520

9714

A-1(EX)
DCPREZ-0000-00000

HELINE W BRATHURD & MILICENT BRATHURD

A-1(EX)
DCPREZ-0000-00000

JG

1187

TIMOTHY S SWENEY & LINDA S SWENEY

RH-2
DCPREZ-0000-07958



1180C2

BaC2

1195F

RH-1
DCPREZ-0000-08520

PrC

EmF

HbC2

RH-1
DCPREZ-0000-09397
1372

GaC2

EmD2

A-2
DCPREZ-0000-09397

A-1(EX)

DCPREZ-0000-0000

A-1(EX)
DCPREZ-0000-00000
TrB

Or

HuA

Keller Rd

HbD2

JOHN L EICHORST & KATTIA Y JIMENEZ

RH-3
DCPREZ-0000-08520

1180C2

1180B2

EmE2

9658

RH-3
DCPREZ-0000-08520

EhE2

JONATHAN MARSH & KATHLEEN M MARSH

9647

RH-3
DCPREZ-0000-08520

ROBERT CALPER & LISA J DESS

VvA

FORREMAN & CARRON WILKINSON

SmC2

SnD2

SoD

HuB

1195F

KATHLEEN J JOHNSON
9659

1180C2

1180B2

KELLER FAMILY FARMS LLC

EmE2

Ot

A-1(EX)
DCPREZ-0000-00000

PrC

NeC2

KcB

RAYNE W BRATTRUD & MILLICENT BRATTRUD

JG

EmE2

NeC2

PrC

1180E

EdC2

EdB2

SoD

A-1(EX)
DCPREZ-0000-00000

1180C2

1180D2

EdC2

