

Dane County Rezone Petition

Application Date	Petition Number
06/14/2023	DCPREZ-2023-11958
Public Hearing Date	
07/25/2023	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ARTHUR POST	PHONE (with Area Code) (608) 437-5313	AGENT NAME TALARCZYK LAND SURVEYS LLC	PHONE (with Area Code) (608) 527-5216
BILLING ADDRESS (Number & Street) 1625 STATE HIGHWAY 78		ADDRESS (Number & Street) 517 2ND AVENUE	
(City, State, Zip) MT HOREB, WI 53572		(City, State, Zip) New Glarus, WI 53574	
E-MAIL ADDRESS diverson@c21affiliated.com		E-MAIL ADDRESS bob@talarczyk-surveys.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	
South of 1573 STATE HWY 78					
TOWNSHIP PERRY	SECTION 3	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0506-032-9050-2		0506-032-9120-7		0506-041-9900-2	

REASON FOR REZONE

CREATING ONE NEW RESIDENTIAL LOT AND ONE AGRICULTURAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-2 Rural Residential District	2.5
FP-35 Farmland Preservation District	FP-1 Farmland Preservation District	7.7

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 RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
---	--	--	---	---

COMMENTS: ACCESS ONTO STH 78 MAY REQUIRE DOT APPROVAL.

Dane County Rezone Petition

Application Date	Petition Number
05/16/2023	DCPREZ-2023-11958
Public Hearing Date	
07/25/2023	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ARTHUR POST	PHONE (with Area Code) (608) 437-5313	AGENT NAME TALARCZYK LAND SURVEYS LLC	PHONE (with Area Code) (608) 527-5216
BILLING ADDRESS (Number & Street) 1625 STATE HIGHWAY 78		ADDRESS (Number & Street) 517 2ND AVENUE	
(City, State, Zip) MT HOREB, WI 53572		(City, State, Zip) New Glarus, WI 53574	
E-MAIL ADDRESS diverson@c21affiliated.com		E-MAIL ADDRESS bob@talarczyk-surveys.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	
South of 1573 STATE HWY 78					
TOWNSHIP PERRY	SECTION 3	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0506-032-9050-2		0506-032-9120-7		0506-041-9900-2	

REASON FOR REZONE

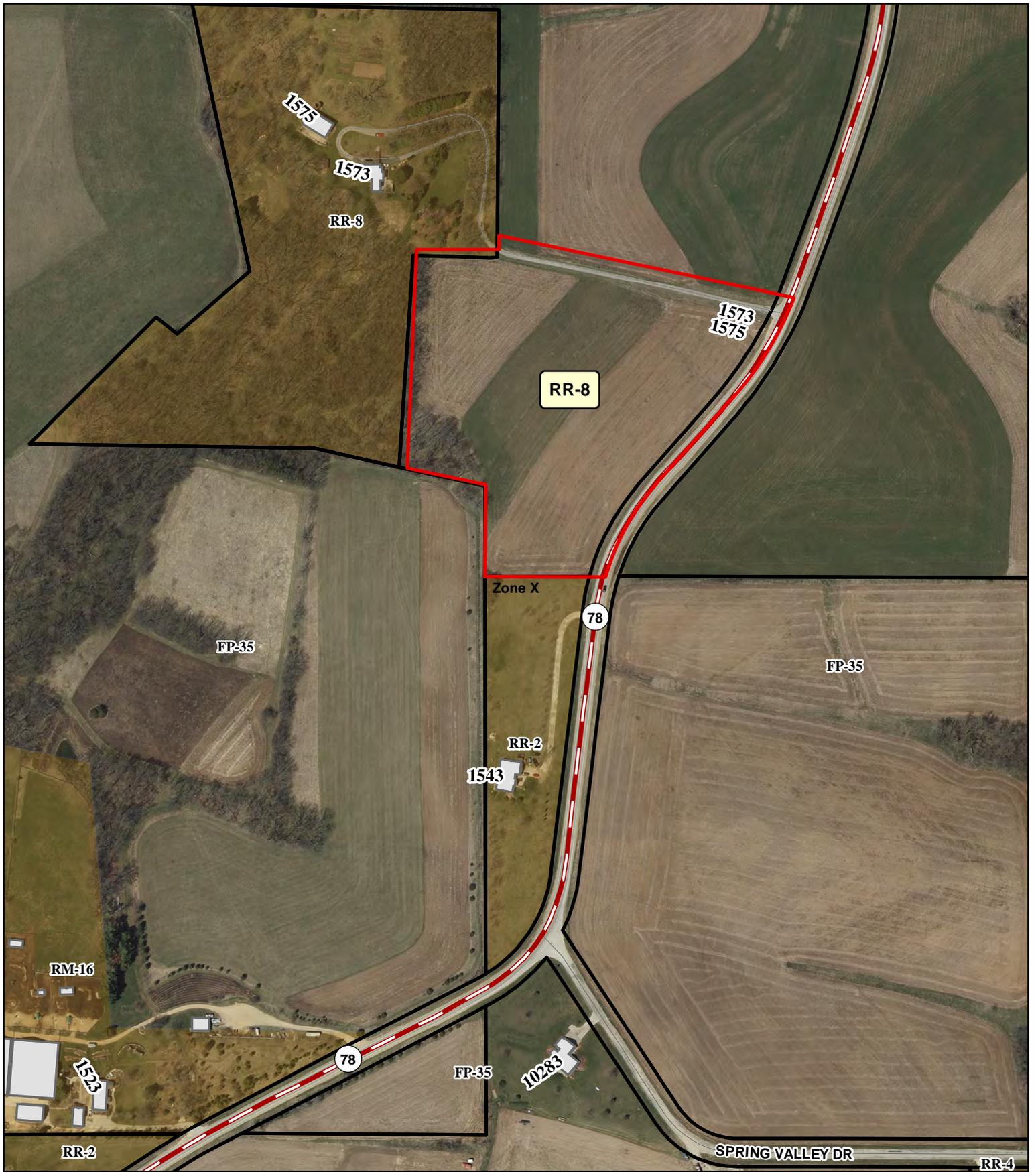
CREATING ONE RESIDENTIAL LOT

SEE REVISED

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-8 Rural Residential District	10.23

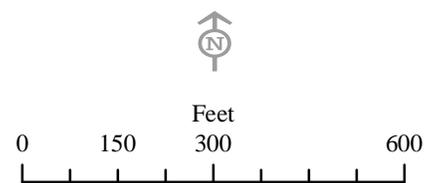
C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
---	--	--	---	---

COMMENTS: ACCESS ONTO STH 78 MAY REQUIRE DOT APPROVAL.



REZONE 11958

-  Floodway Areas in Zone AE
-  Floodplain





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:	Arthur Post	Agent Name:	Robert Talarczyk
Address (Number & Street):	1625 S.T.H. 78	Address (Number & Street):	517 2nd Avenue
Address (City, State, Zip):	Mt. Horeb, WI 53572	Address (City, State, Zip):	New Glarus, WI 53574
Email Address:	diverson@c21affiliated.com	Email Address:	bob@talarczyk-surveys.com
Phone#:	608-437-5313	Phone#:	608-527-5216

PROPERTY INFORMATION

Township:	Perry	Parcel Number(s):	050603290502, 050603291207, 050604199002
Section:	3 & 4	Property Address or Location:	S.T.H. 78, Mt. Horeb

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 Posts intend to sell lot 1 of the proposed CSM for a housing site.

SEE REVISED

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-8	10.23

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 |
|--|--|---|---|---|

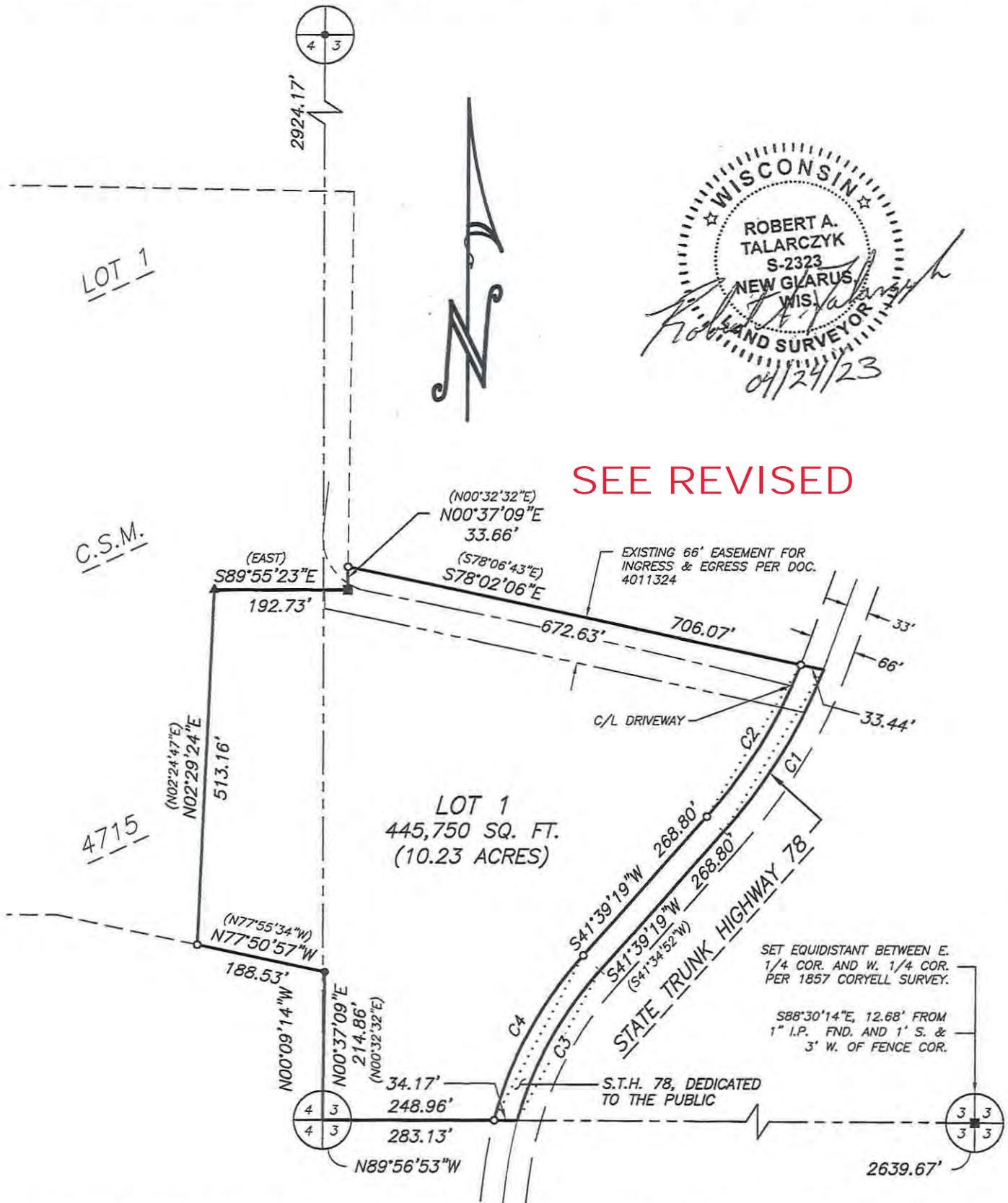
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary 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

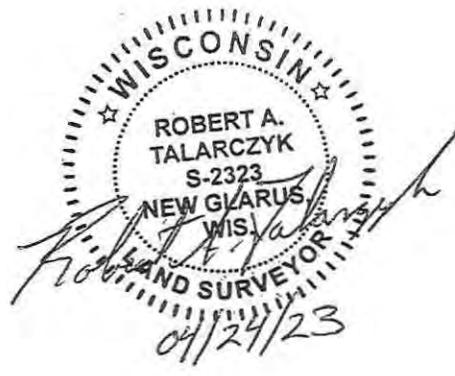
Date 5/4/20

CERTIFIED SURVEY MAP NO. _____

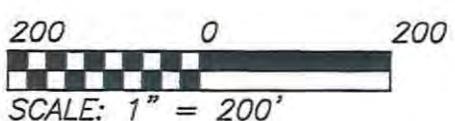
Part of the Southwest 1/4 of the Northwest 1/4 of Section 3 and the Southeast 1/4 of the Northeast 1/4 of Section 4, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin.



SEE REVISED



CURVE	RADIUS	ARC	DELTA	CHORD	CH. BEARING	TAN.BEARING-IN	TAN.BEARING-OUT
C1	770.00'	277.14'	20°37'18"	275.64'	S31°20'40"W	S21°02'01"W	
C2	737.00'	259.98'	20°12'42"	258.64'	S31°32'58"W	S21°26'37"W	
C3	550.00'	250.72'	26°07'08"	248.56'	S28°35'45"W		S15°32'11"W
C4	583.00'	274.88'	27°00'54"	272.35'	S28°08'52"W		S14°38'25"W



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

JOB NO. 23063
 POINTS 23063
 DRWG. 23063_1
 DRAWN BY MST

Legal Description:

SEE REVISED

Rezone from FP-35 to RR-8

That part of the Southwest 1/4 of the Northwest 1/4 of Section 3 and the Southeast 1/4 of the Northeast 1/4 of Section 4, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin, bounded and described as follows:

Beginning at the West 1/4 corner of said Section 3; thence N00°37'09"E, 214.86'; thence N77°50'57"W, 188.53'; thence N02°29'24"E, 513.16'; thence S89°55'23"E, 192.73'; thence N00°37'09"E, 33.66'; thence S78°02'06"E, 706.07' to the centerline of State Trunk Highway 78; thence Southwesterly, 277.14' along said centerline and the arc of a curve to the right whose radius is 770.00' and whose chord bears S31°20'40"W, 275.64'; thence S41°39'19"W along said centerline, 268.80'; thence Southwesterly, 250.72' along said centerline and the arc of a curve to the left whose radius is 550.00' and whose chord bears S28°35'45"W, 248.56' to the South line of the Northwest 1/4 of Section 3; thence N89°56'53"W, 283.13' to the point of beginning; subject to a public road right of way as shown and to any and all easements of record.



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

- 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:	Arthur Post	Agent Name:	Robert Talarczyk
Address (Number & Street):	1625 S.T.H. 78	Address (Number & Street):	517 2nd Ave
Address (City, State, Zip):	Mt. Horeb, WI 53572	Address (City, State, Zip):	New Glarus, WI 53574
Email Address:	diverson@c21affiliated.com	Email Address:	bob@talarczyksurveys.com
Phone#:	608-437-5313	Phone#:	608-527-5216

PROPERTY INFORMATION

Township:	Perry	Parcel Number(s):	050604199002, 050603291207, 050603290502
Section:	3 & 4	Property Address or Location:	1625 S.T.H. 78

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

Lots 1 and 2 will be sold to one entity. Lot 1 will remain agricultural land, and Lot 2 will be a buildable lot.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	FP-1	7.73
FP-35	RR-2	2.50

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
--	--	---	---	---

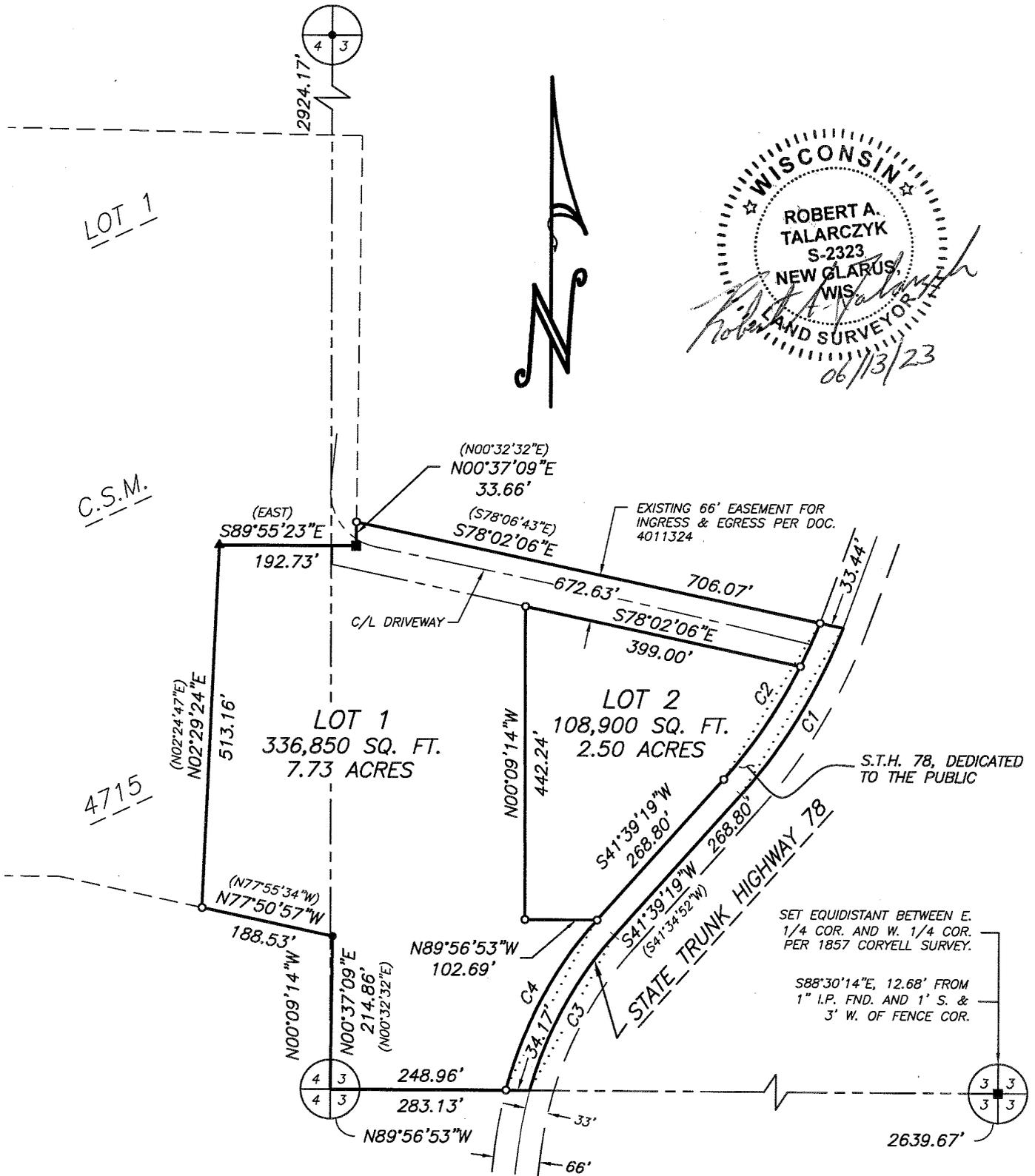
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary 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 Talarczyk

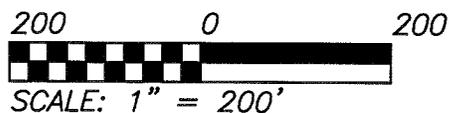
Date 6/14/23

CERTIFIED SURVEY MAP No. _____

Part of the Southwest 1/4 of the Northwest 1/4 of Section 3 and the Southeast 1/4 of the Northeast 1/4 of Section 4, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin.



CURVE	RADIUS	ARC	DELTA	CHORD	CH. BEARING	TAN.BEARING-IN	TAN.BEARING-OUT
C1	770.00'	277.14'	20°37'18"	275.64'	S31°20'40"W	S21°02'01"W	
C2	737.00'	259.98'	20°12'42"	258.64'	S31°32'58"W	S21°26'37"W	
LOT 1	737.00'	67.52'	5°14'58"	67.50'	S24°04'06"W		
LOT 2	737.00'	192.46'	14°57'44"	191.91'	S34°10'27"W		
C3	550.00'	250.72'	26°07'08"	248.56'	S28°35'45"W		S15°32'11"W
C4	583.00'	274.88'	27°00'54"	272.35'	S28°08'52"W		S14°38'25"W



JOB NO. 23063
 POINTS 23063
 DRWG. 23063_3
 DRAWN BY MST

SHEET 1 OF 3

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

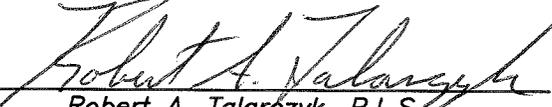
CERTIFIED SURVEY MAP NO. _____

That part of the Southwest 1/4 of the Northwest 1/4 of Section 3 and the Southeast 1/4 of the Northeast 1/4 of Section 4, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin, bounded and described as follows:

Beginning at the West 1/4 corner of said Section 3; thence $N00^{\circ}37'09''E$, 214.86'; thence $N77^{\circ}50'57''W$, 188.53'; thence $N02^{\circ}29'24''E$, 513.16'; thence $S89^{\circ}55'23''E$, 192.73'; thence $N00^{\circ}37'09''E$, 33.66'; thence $S78^{\circ}02'06''E$, 706.07' to the centerline of State Trunk Highway 78; thence Southwesterly, 277.14' along said centerline and the arc of a curve to the right whose radius is 770.00' and whose chord bears $S31^{\circ}20'40''W$, 275.64'; thence $S41^{\circ}39'19''W$ along said centerline, 268.80'; thence Southwesterly, 250.72' along said centerline and the arc of a curve to the left whose radius is 550.00' and whose chord bears $S28^{\circ}35'45''W$, 248.56' to the South line of the Northwest 1/4 of Section 3; thence $N89^{\circ}56'53''W$, 283.13' 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 Perry and Dane County; and that under the direction of Arthur Post, 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.

June 13, 2023


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 West line of the Northwest 1/4 of Section 3 bears $N00^{\circ}09'14''W$.
- 2.) Recorded data, when different than measured, is shown in parenthesis.
- 3.) All PLSS witness monuments were found and verified.

LEGEND:

-  1-1/4" iron pipe found
-  1" iron pipe found
-  1-1/4" x 30" solid round iron rod set, weighing 4.3 lbs per lineal foot
- 2" iron pipe found
- 1-1/4" iron pipe found
- ▲ 1" iron pipe found
- 3/4" x 24" solid round iron rod set, weighing 1.50 lbs per lineal foot



PREPARED FOR:

Arthur Post
1625 S.T.H. 78
Mt. Horeb, WI 53572
(608) 437-5313

JOB NO. 23063
POINTS 23063
DRWG. 23063_3
DRAWN BY MST

SHEET 2 OF 3

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

CERTIFIED SURVEY MAP NO. _____

Part of the Southwest 1/4 of the Northwest 1/4 of Section 3 and the Southeast 1/4 of the Northeast 1/4 of Section 4, Town 5 North, Range 6 East, Town of Perry, 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 Perry, Dane County Zoning and Land Regulation Committee.

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

Arthur L. Post, Jr.

Lilliam M. Post

STATE OF WISCONSIN)

_____ COUNTY) SS

Personally came before me this _____ day of _____, 20_____, the above named Arthur L. Post, Jr. and Lilliam M. Post to me known to be the same persons who executed the foregoing instrument and acknowledged the same.



My commission expires _____.

TOWN 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 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 _____.

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

Kristi Chlebowski, Register of Deeds

Rezone from FP-35 to RR-2

That part of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 3, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin, bounded and described as follows:

Commencing at the West $\frac{1}{4}$ corner of said Section 3; thence S89°56'53"E along the South line of the Northwest $\frac{1}{4}$ of Section 3, 275.40'; thence N00°09'14"W, 240.26' to the point of beginning; thence N00°09'14"W, 442.24'; thence S78°02'06"E, 399.00' to the Westerly right of way line of State Trunk Highway 78; thence Southwesterly, 192.46' along said right of way line and the arc of a curve to the right whose radius is 737.00' and whose chord bears S34°10'27"W, 191.91'; thence S41°39'19"W along said right of way line, 268.80'; thence N89°56'53"W, 102.69' to the point of beginning.
Contains 108,900 square feet or 2.50 acres.

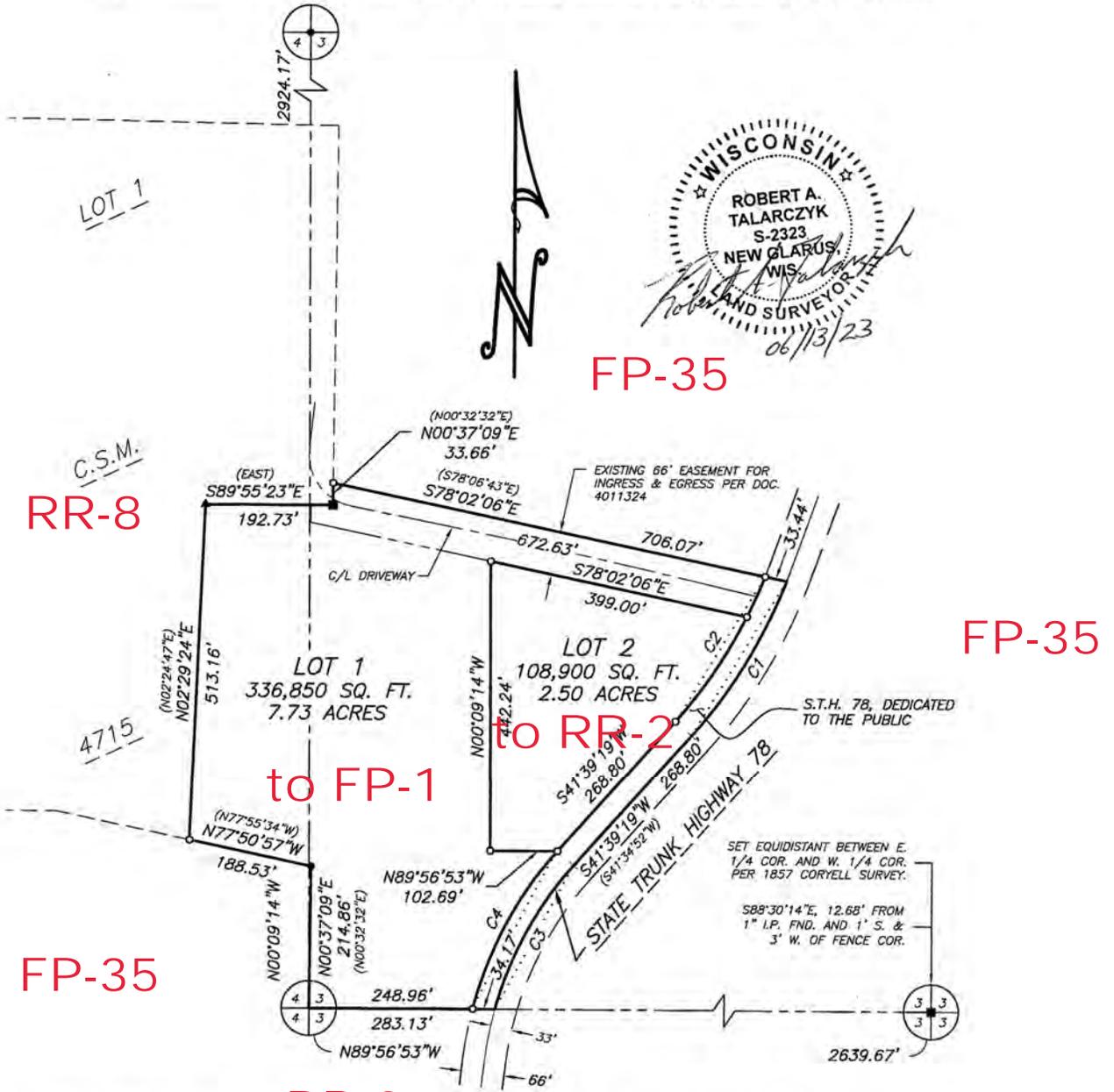
Rezone from FP-35 to FP-1

That part of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 3 and the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 4, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin, bounded and described as follows:

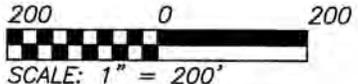
Beginning at the West $\frac{1}{4}$ corner of said Section 3; thence N00°37'09"E, 214.86'; thence N77°50'57"W, 188.53'; thence N02°29'24"E, 513.16'; thence S89°55'23"E, 192.73'; thence N00°37'09"E, 33.66'; thence S78°02'06"E, 672.63' to the Westerly right of way line of State Trunk Highway 78; thence Southwesterly, 67.52' along said right of way line and the arc of a curve to the right whose radius is 737.00' and whose chord bears S24°04'06"W, 67.50'; thence N78°02'06"W, 399.00'; thence S00°09'14"E, 442.24'; thence S89°56'53"E, 102.69' to the Westerly right of line of State Trunk Highway 78; thence Southwesterly, 274.88' along said right of way line and the arc of a curve to the left whose radius is 583.00' and whose chord bears S28°08'52"W, 272.35' to the South line of the Northwest $\frac{1}{4}$ of Section 3; thence N89°56'53"W, 248.96' to the point of beginning.
Contains 336,850 square feet or 7.73 acres.

CERTIFIED SURVEY MAP NO. _____

Part of the Southwest 1/4 of the Northwest 1/4 of Section 3 and the Southeast 1/4 of the Northeast 1/4 of Section 4, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin.



CURVE	RADIUS	ARC	DELTA	CHORD	CH. BEARING	TAN. BEARING-IN	TAN. BEARING-OUT
C1	770.00'	277.14'	20°37'18"	275.64'	S31°20'40"W	S21°02'01"W	
C2	737.00'	259.98'	20°12'42"	258.64'	S31°32'58"W	S21°26'37"W	
LOT 1	737.00'	67.52'	5°14'58"	67.50'	S24°04'06"W		
LOT 2	737.00'	192.46'	14°57'44"	191.91'	S34°10'27"W		
C3	550.00'	250.72'	26°07'08"	248.56'	S28°35'45"W		S15°32'11"W
C4	583.00'	274.88'	27°00'54"	272.35'	S28°08'52"W		S14°38'25"W



JOB NO. 23063
 POINTS 23063
 DRWG. 23063_3
 DRAWN BY MST

SHEET 1 OF 3

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