

Dane County Rezone Petition

Application Date	Petition Number
05/07/2025	DCPREZ-2025-12180
Public Hearing Date	
07/22/2025	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME GERALD AND JUDITH KELLER	PHONE (with Area Code) (608) 437-5156	AGENT NAME ROBERT TALARCZYK	PHONE (with Area Code) (608) 527-5216
BILLING ADDRESS (Number & Street) 1439 KELLER RD		ADDRESS (Number & Street) 517 2ND AVENUE	
(City, State, Zip) MT HOREB, WI 53572		(City, State, Zip) New Glarus, WI 53574	
E-MAIL ADDRESS gkeller43@yahoo.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	
1439 Keller Rd					
TOWNSHIP PERRY	SECTION 1	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0506-013-8500-2		0506-013-9001-0		0506-013-9460-0	

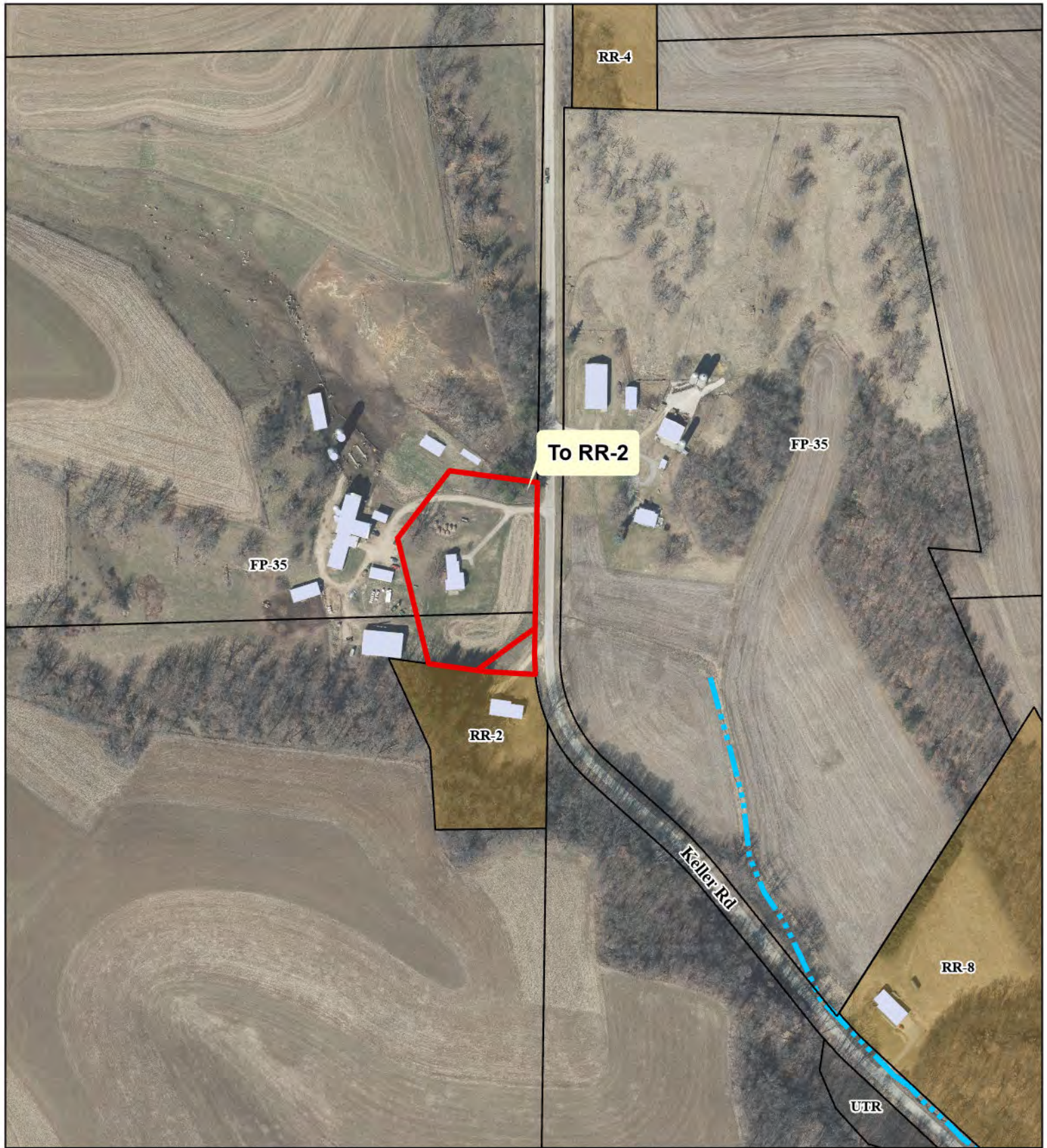
REASON FOR REZONE


SEPARATING EXISTING RESIDENCE FROM FARMLAND AND ADJUSTING A SHARED LOT BOUNDARY WITH NEIGHBOR

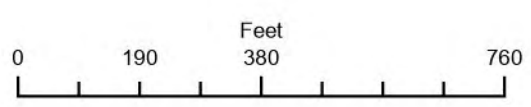
FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-2 Rural Residential District	2.77

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:
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COMMENTS: DENSITY STUDY NEEDED TO VERIFY TOWN PLAN DENSITY RIGHTS REMAINING



 Proposed Zoning Boundary



Petition 12180
GERALD AND JUDITH KELLER



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:	Gerald Keller	Agent Name:	Robert Talarczyk
Address (Number & Street):	1439 Keller Road	Address (Number & Street):	517 2nd Avenue
Address (City, State, Zip):	Mt. Horeb, WI 53572	Address (City, State, Zip):	New Glarus, WI 53574
Email Address:	gkeller43@yahoo.com	Email Address:	bob@talarczyksurveys.com
Phone#:	608-437-5156	Phone#:	608-527-5216

PROPERTY INFORMATION

Township:	Perry	Parcel Number(s):	050601385002, 050601390010, 050601394600
Section:	1	Property Address or Location:	1439 Keller Road

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 ☒

Lot 2 is separating off an existing farm house from the rest of the farm operation. Lot 1 is a revision of Lot 1, CSM 12503 to include the existing driveway, which is currently off the lot.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-2	2.77

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 Talarczyk, Agent

Date 5/6/25

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.

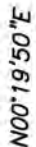
☐ OPERATIONAL NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:

- ☐ 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.

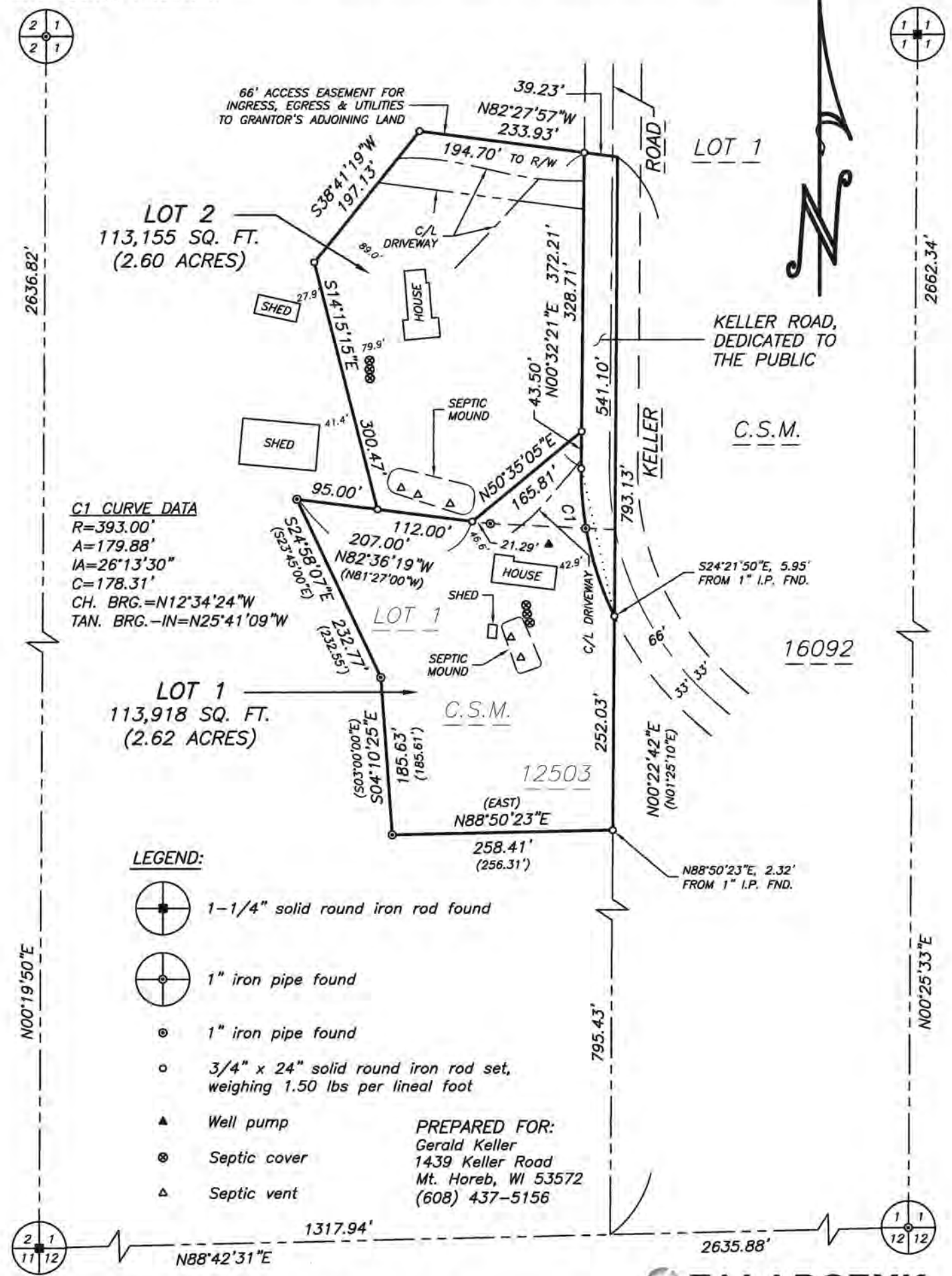
Additional Property Owner Name(s):	John & Michelle Keller
Address (Number & Street):	1435 Keller Road
Address (City, State, Zip):	Mt. Horeb, WI 53572
Email Address:	jmkeller@mhtc.net
Phone Number:	608-437-0527

Lot 1 of Certified Survey Map 12503 (Volume 78, Pages 129-130) and other lands in the Southwest and Northwest 1/4s of the Southwest 1/4 of Section 1, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin.



CERTIFIED SURVEY MAP NO. _____

Lot 1 of Certified Survey Map 12503 (Volume 78, Pages 129-130) and other lands in the Southwest and Northwest 1/4s of the Southwest 1/4 of Section 1, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin.



JOB NO. 25033
POINTS 22101
DRWG. 25033_1
DRAWN BY MST

150 0 150
SCALE: 1" = 150'
SHEET 1 OF 3

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

CERTIFIED SURVEY MAP No. _____

Lot 1 of Certified Survey Map 12503 (Volume 78, Pages 129–130) and other lands in the Southwest and Northwest 1/4s of the Southwest 1/4 of Section 1, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of said Section 1; thence N88°42'31"E, 1317.94' to the Southeast corner of the West 1/2 of the Southwest 1/4 of Section 1; thence N00°22'42"E along the East line of the West 1/2 of the Southwest 1/4 of Section 1, 795.43' to the point of beginning; thence N00°22'42"E, 793.13'; thence N82°27'57"W, 233.93'; thence S38°41'19"W, 197.13'; thence S14°15'15"E, 300.47'; thence N82°36'19"W, 95.00'; thence S24°58'07"E, 232.77'; thence S04°10'25"E, 185.63'; thence N88°50'23"E, 258.41' 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 Gerald Keller, 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.

April 30, 2025

Robert A. Talarczyk, P.L.S.

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 _____.

Kristi Chlebowski, Register of Deeds

NOTES:

- 1.) Bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone, NAD83 (2011), in which the South line of the Southwest 1/4 of Section 1 bears N88°42'31"E.
- 2.) Recorded data, when different than measured, is shown in parenthesis.
- 3.) All PLSS witness monuments were found and verified.

JOB NO. 25033
POINTS 22101
DRWG. 25033_1
DRAWN BY MST

CERTIFIED SURVEY MAP No. _____

Lot 1 of Certified Survey Map 12503 (Volume 78, Pages 129-130) and other lands in the Southwest and Northwest 1/4s of the Southwest 1/4 of Section 1, 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 & Land Regulation Committee.

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

Gerald W. Keller

Judith A. Keller

STATE OF WISCONSIN)
_____ COUNTY) SS
Personally came before me this _____ day of _____, 20_____, the above named Gerald W. Keller and Judith A. Keller to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

My commission expires _____

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 & Land Regulation Committee.

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

John L. Keller

Michelle R. Keller

STATE OF WISCONSIN)
_____ COUNTY) SS
Personally came before me this _____ day of _____, 20_____, the above named John L. Keller and Michelle R. Keller to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

My commission expires _____

JOB NO. 25033
POINTS 22101
DRWG. 25033_1
DRAWN BY MST

Keller FP-35 to RR-2

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

Commencing at the Southwest corner of said Section 1; thence N88°42'31"E, 1317.94' to the Southeast corner of the West 1/2 of the Southwest 1/4 of Section 1; thence N00°22'42"E along the East line of the West 1/2 of the Southwest 1/4 of Section 1, 1149.60 to the point of beginning; thence N00°22'42"E, 438.95; thence N82°27'57"W, 233.93'; thence S38°41'19"W, 197.13'; thence S14°15'15"E, 300.47'; thence S82°36'19"E, 133.29'; thence S87°06'39"E, 146.25' to the point of beginning.