

Dane County Rezone Petition

Application Date	Petition Number
03/03/2026	DCPREZ-2026-12272
Public Hearing Date	
05/26/2026	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JOHN E WILLBORN JR	PHONE (with Area Code) (608) 438-4547	AGENT NAME ROBERT TALARCZYK	PHONE (with Area Code) (608) 527-5216
BILLING ADDRESS (Number & Street) PO BOX 145		ADDRESS (Number & Street) 517 2ND AVE	
(City, State, Zip) MOUNT HOREB, 53572-0145		(City, State, Zip) New Glarus, WI 53574	
E-MAIL ADDRESS		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
10833 County Highway A					
TOWNSHIP PERRY	SECTION 18	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0506-181-9880-8		0506-181-9985-2		0506-181-9980-7	

REASON FOR REZONE

CREATE ONE RESIDENTIAL LOT AND ONE AGRICULTURAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-2 Rural Residential District	3.0
FP-35 Farmland Preservation District	FP-1 Farmland Preservation District	5.5
SFR-1 Single Family Residential District	HAM-R Hamlet Residential District	0.7

C.S.M REQUIRED? ☒ Yes ☐ No Applicant Initials_____	PLAT REQUIRED? ☐ Yes ☒ No Applicant Initials_____	DEED RESTRICTION REQUIRED? ☐ Yes ☒ No Applicant Initials_____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent)
--	---	---	---	---

COMMENTS: APPLICANT SHALL OBTAIN A HIGHWAY ACCESS PERMIT FROM DANE COUNTY HIGHWAY DEPT PRIOR TO PUBLIC HEARING.

PRINT NAME:
DATE:



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:	John Willborn, Jr.	Agent Name:	Robert Talarczyk
Address (Number & Street):	P.O. Box 145	Address (Number & Street):	517 2nd Ave
Address (City, State, Zip):	Mt. Horeb, WI 53572	Address (City, State, Zip):	New Glarus, WI 53574
Email Address:		Email Address:	
Phone#:		Phone#:	

PROPERTY INFORMATION

Township:	Perry	Parcel Number(s):	044050618198808, 044050618199852, 044050618199807
Section:	17 & 18	Property Address or Location:	10833 C.T.H. A

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 ☒

John Willborn, Jr. would like to create a 3.00 acre RR-2 residential lot (Lot 1) and keep the rest of his property in ag by rezoning it from FP-35 to FP-1 (Lot 2). Lot 3 represents the the rezoned HAM-R balance of John Willborn, Sr.'s land after rezoning a small triangle in the SE corner of his property to FP-1 and including it in Jr's land (Lot 2).

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-2	3.00
FP-35	FP-1	5.51
SFR-1	HAM-R	0.70
SFR-1	FP-1	0.03

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.

☒ Scaled drawing of proposed property boundaries	☒ Legal description of zoning boundaries	☐ Information for commercial development (if applicable)	☒ Pre-application consultation with town and department staff	☒ 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.

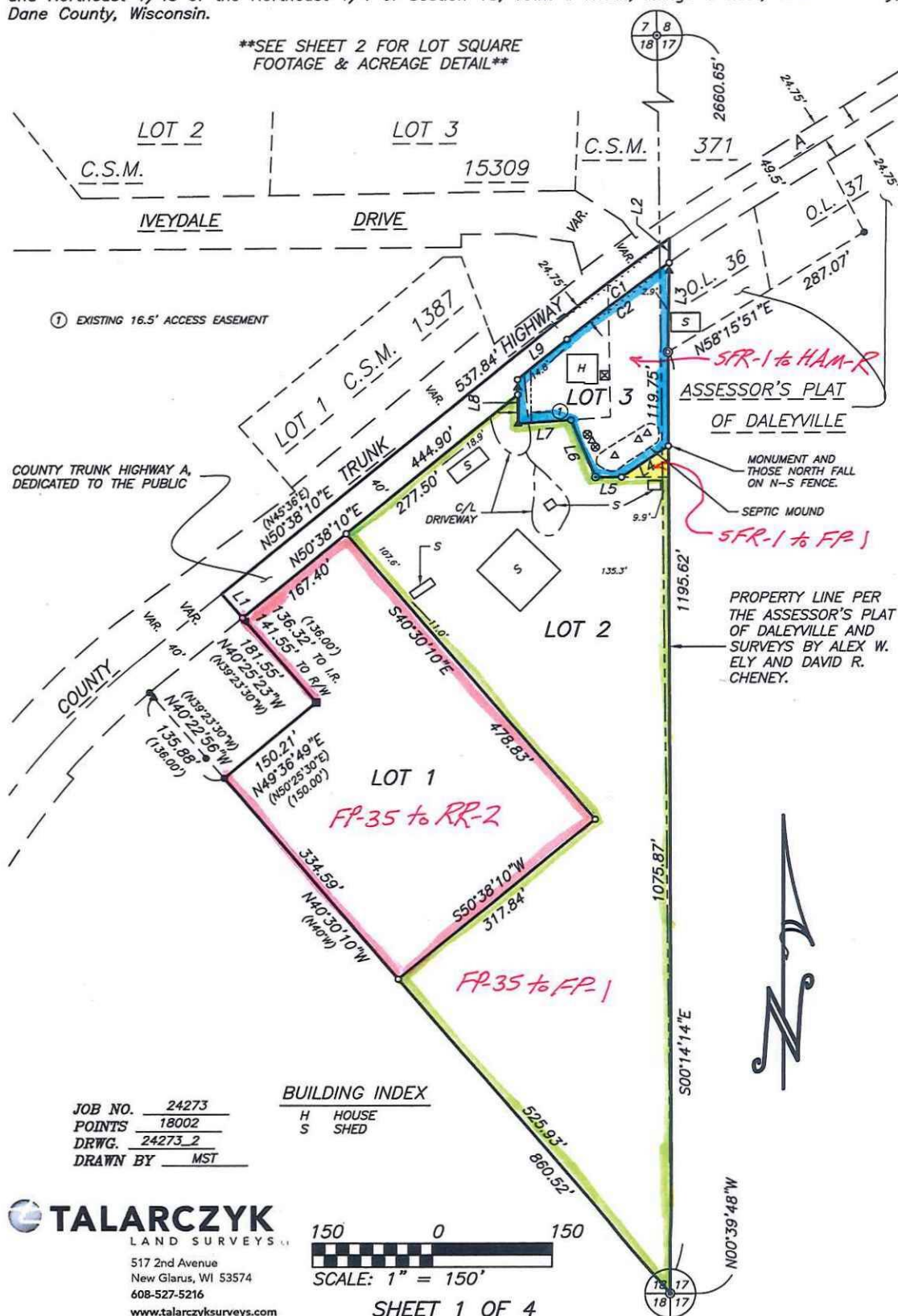
Owner/Agent Signature

Robert A. Talarczyk Agent

Date 2/20/26

Part of the Southwest and Northwest 1/4s of the Northwest 1/4 of Section 17 and the Southeast and Northeast 1/4s of the Northeast 1/4 of Section 18, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin.

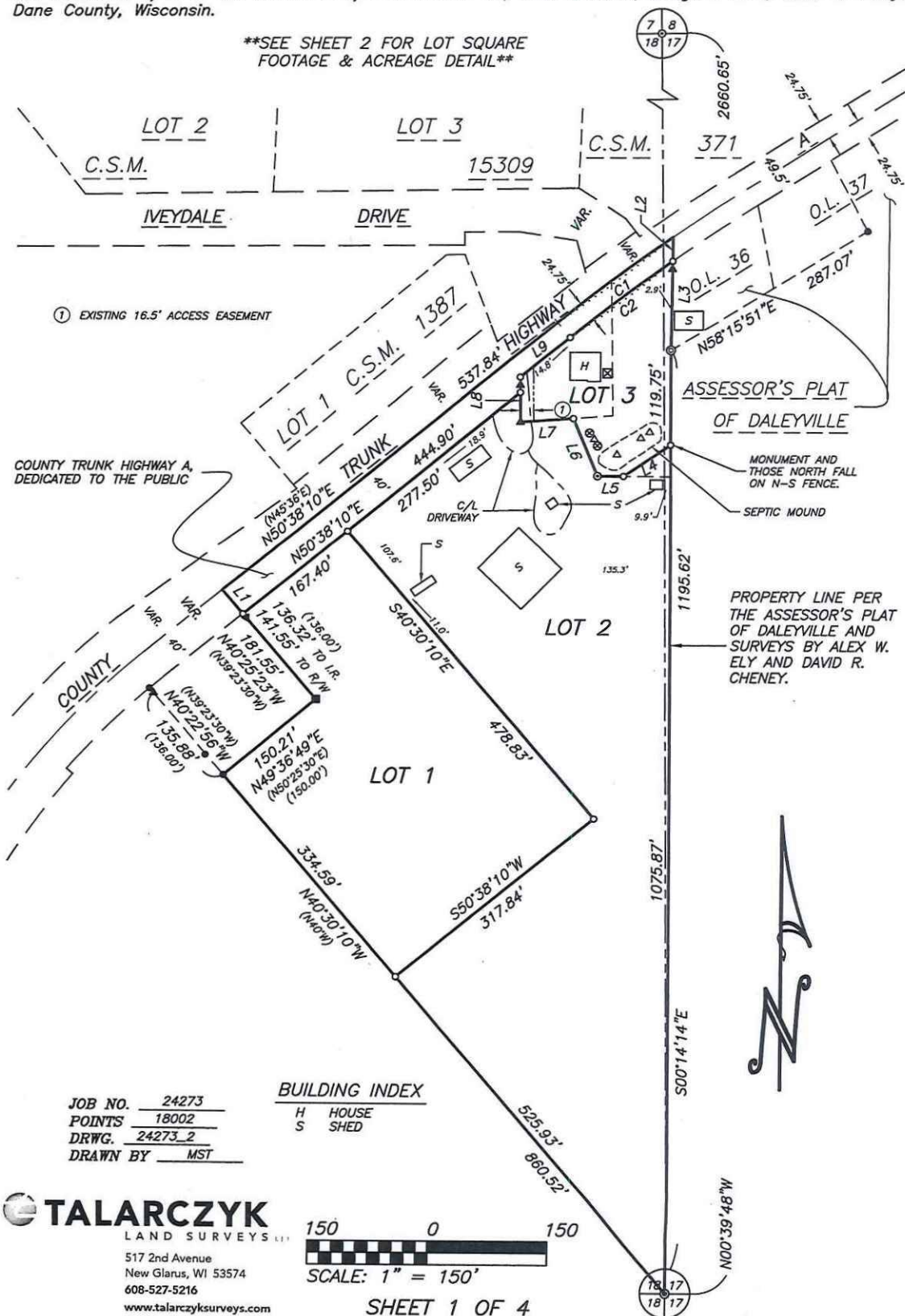
****SEE SHEET 2 FOR LOT SQUARE
FOOTAGE & ACREAGE DETAIL****



CERTIFIED SURVEY MAP NO. _____

Part of the Southwest and Northwest 1/4s of the Northwest 1/4 of Section 17 and the Southeast and Northeast 1/4s of the Northeast 1/4 of Section 18, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin.

****SEE SHEET 2 FOR LOT SQUARE FOOTAGE & ACREAGE DETAIL****



CERTIFIED SURVEY MAP NO. _____

Part of the Southwest and Northwest 1/4s of the Northwest 1/4 of Section 17 and the Southeast and Northeast 1/4s of the Northeast 1/4 of Section 18, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin.

LOT SUMMARY		
LOT	SQ. FT.	ACRES
1	130,680	3.00
2	241,141	5.54
3	30,670	0.70

CURVE	RADIUS	ARC	DELTA	CHORD	CH. BEARING	TAN. BEARING-OUT
C1	2291.83'	179.87'	4°29'48"	179.82'	N52°53'04"E	N55°07'58"E
C2	2267.08'	160.12'	4°02'48"	160.09'	N52°39'34"E	N54°40'58"E

LINE	BEARING	DISTANCE
L1	N40°25'23"W (N39°23'30"W)	40.00'
L2	S00°46'57"W	30.55'
L3	S00°46'57"W	143.90'
		113.35' TO R/W 103.19' TO I.R.
L4	S56°00'00"W	70.52'
L5	N89°40'26"W (N86°06'20"W)	32.46'
L6	N22°43'28"W (N21°45'20"W)	78.70'
L7	S85°55'12"W (S86°54'40"W) (S86°53'40"W)	66.25'
L8	N00°40'32"W (N00°24'E)	56.63' 37.09' TO R/W 46.06' TO I.R. (45.6')
L9	N50°38'10"E	79.99'

NOTES:

- Bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone, NAD83 (2011), in which the East line of the Northeast 1/4 of Section 18 bears N00°39'48"W.
- Recorded data, when different than measured, is shown in parenthesis.
- All PLSS witness monuments were found and verified.

LEGEND:



2" iron pipe found



1" iron pipe found



2" iron pipe fence corner found



1" iron pipe found



3/4" solid square iron rod found



3/4" iron pipe found



5/8" solid round iron rod found



Well pump



Septic cover



Septic vent

JOB NO. 24273
POINTS 18002
DRWG. 24273_2
DRAWN BY MST

SHEET 2 OF 4

PREPARED FOR:
John Willborn Jr.
P.O. Box 145
Mt. Horeb, WI 53572
(608) 438-4547

TALARCZYK
LAND SURVEYS

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

CERTIFIED SURVEY MAP NO. _____

That part of the Southwest and Northwest 1/4s of the Northwest 1/4 of Section 17 and the Southeast and Northeast 1/4s of the Northeast 1/4 of Section 18, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin, bounded and described as follows:

Beginning at the East 1/4 corner of said Section 18; thence N40°30'10"W, 860.52'; thence N49°36'49"E, 150.21'; thence N40°25'23"W, 181.55' to the centerline of County Trunk Highway A; thence N50°38'10"E along said centerline, 537.84'; thence Northeasterly, 179.87' along said centerline and the arc of a curve to the right whose radius is 2291.83' and whose chord bears N52°53'04"E, 179.82'; thence S00°46'57"W, 143.90'; thence S00°14'14"E, 1195.62' 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 John Willborn Jr., 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.

November 20, 2025

Revised January 13, 2026

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

JOB NO. 24273
POINTS 18002
DRWG. 24273_2
DRAWN BY MST

SHEET 3 OF 4

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

CERTIFIED SURVEY MAP NO. _____

Part of the Southwest and Northwest 1/4s of the Northwest 1/4 of Section 17 and the Southeast and Northeast 1/4s of the Northeast 1/4 of Section 18, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin.

OWNER'S CERTIFICATE OF DEDICATION:

As owner, I hereby certify that I have caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented hereon. I 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 owner this _____ day of _____, 20_____.
In the presence of:

John E. Willborn Jr.

STATE OF WISCONSIN)

_____ COUNTY) SS

Personally came before me this _____ day of _____, 20_____, the above named John E. Willborn Jr. to me known to be the same person who executed the foregoing instrument and acknowledged the same.

My commission expires _____.

OWNER'S CERTIFICATE OF DEDICATION:

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 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 E. Willborn, Co-Trustee
John E. & Bobbie J. Willborn Revocable Trust

Bobbie J. Willborn, Co-Trustee
John E. & Bobbie J. Willborn Revocable Trust

STATE OF WISCONSIN)

_____ COUNTY) SS

Personally came before me this _____ day of _____, 20_____, the above named John E. Willborn and Bobbie J. Willborn, trustees of the above named trust, to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

My commission expires _____.

JOB NO. 24273
POINTS 18002
DRWG. 24273_2
DRAWN BY MST

SHEET 4 OF 4

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

John Willborn, Jr. Rezoning Descriptions

FP-35 to FP-1 (5.51 acres)

That part of the Southwest 1/4 of the Northwest 1/4 of Section 17 and the Southeast 1/4 of the Northeast 1/4 of Section 18, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin, bounded and described as follows:

Beginning at the East 1/4 corner of said Section 18; thence N40°30'10"W, 525.93'; thence N50°38'10"E, 317.84'; thence N40°30'10"W, 478.83' to the Southeasterly right of way line of CTH A; thence N50°38'10"E along said right of way line, 277.50'; thence S00°40'32"E, 37.09'; thence N85°55'12"E, 66.25'; thence S22°43'28"E, 78.70'; thence S89°40'26"E, 91.09'; thence S00°14'14"E, 1036.10' to the point of beginning.

SFR-1 to FP-1 (0.03 acres)

That part of the Southwest 1/4 of the Northwest 1/4 of Section 17 and the Southeast 1/4 of the Northeast 1/4 of Section 18, 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 18; thence N00°14'14"W, 1036.10' to the point of beginning; thence N00°14'14"W, 39.77'; thence S56°00'00"W, 70.52; thence S89°40'26"E, 58.63' to the point of beginning.

SFR-1 to HAM-R (0.70 acres)

That part of the Southwest 1/4 of the Northwest 1/4 of Section 17 and the Southeast 1/4 of the Northeast 1/4 of Section 18, 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 18; thence N00°14'14"W, 1075.87' to the point of beginning; thence N00°14'14"W, 119.75'; thence N00°46'57"E, 113.35' to the Southeasterly right of way line of CTH A; thence Southwesterly, 160.12' along said right of way line and the arc of a curve to the left whose radius is 2267.08' and whose chord bears S52°39'34"W, 160.09'; thence S00°40'32"E, 56.63'; thence N85°55'12"E, 66.25'; thence S22°43'28"E, 78.70'; thence S89°40'26"E, 32.46'; thence N56°00'00"E, 70.52' to the point of beginning.

FP-35 to RR-2 (3.00 acres)

That part of the Southwest 1/4 of the Northwest 1/4 of Section 17 and the Southeast 1/4 of the Northeast 1/4 of Section 18, 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 18; thence N40°30'10"W, 525.93' to the point of beginning; thence N40°30'10"W, 334.59'; thence N49°36'49"E, 150.21'; thence N40°25'23"W, 141.55' to the Southeasterly right of way line of CTH A; thence N50°38'10"E along said right of way line, 167.40'; thence S40°30'10"E, 478.83'; thence S50°38'10"W, 317.84' to the point of beginning.