

Dane County Rezone Petition

Application Date	Petition Number
12/18/2024	DCPREZ-2024-12131
Public Hearing Date	
01/28/2025	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DIANE E ERB	PHONE (with Area Code) (608) 444-0072	AGENT NAME ROBERT TALARCZYK	PHONE (with Area Code) (608) 527-5216
BILLING ADDRESS (Number & Street) 1514 SUTTER RD		ADDRESS (Number & Street) 517 2ND AVENUE	
(City, State, Zip) MOUNT HOREB, WI 53572		(City, State, Zip) New Glarus, WI 53574	
E-MAIL ADDRESS erb@mhtc.net		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	
North of 1378 Sutter Rd					
TOWNSHIP PERRY	SECTION 2	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0506-024-8060-2		0506-024-8500-9		0506-024-9000-2	

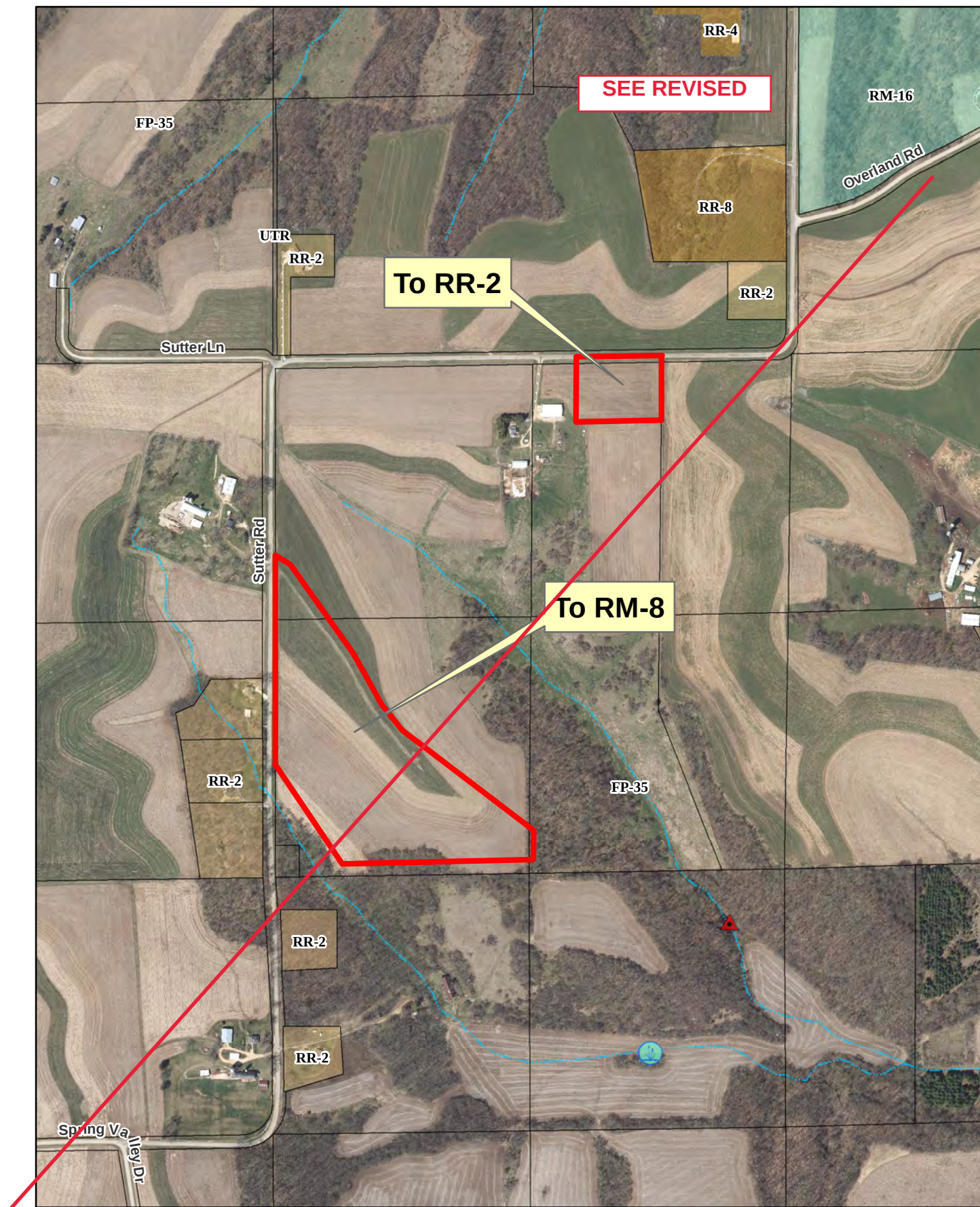
REASON FOR REZONE

CREATE THREE RESIDENTIAL LOTS

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RM-8 Rural Mixed Use District RR-4 Rural Residential District	21.24 14.05
FP-35 Farmland Preservation District	RR-2 Rural Residential District	3.0

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) PRINT NAME: DATE:
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COMMENTS: PORTIONS OF THE PROPERTY MAY BE SUBJECT TO SHORELAND ZONING PERMIT REQUIREMENTS PRIOR TO CONSTRUCTION



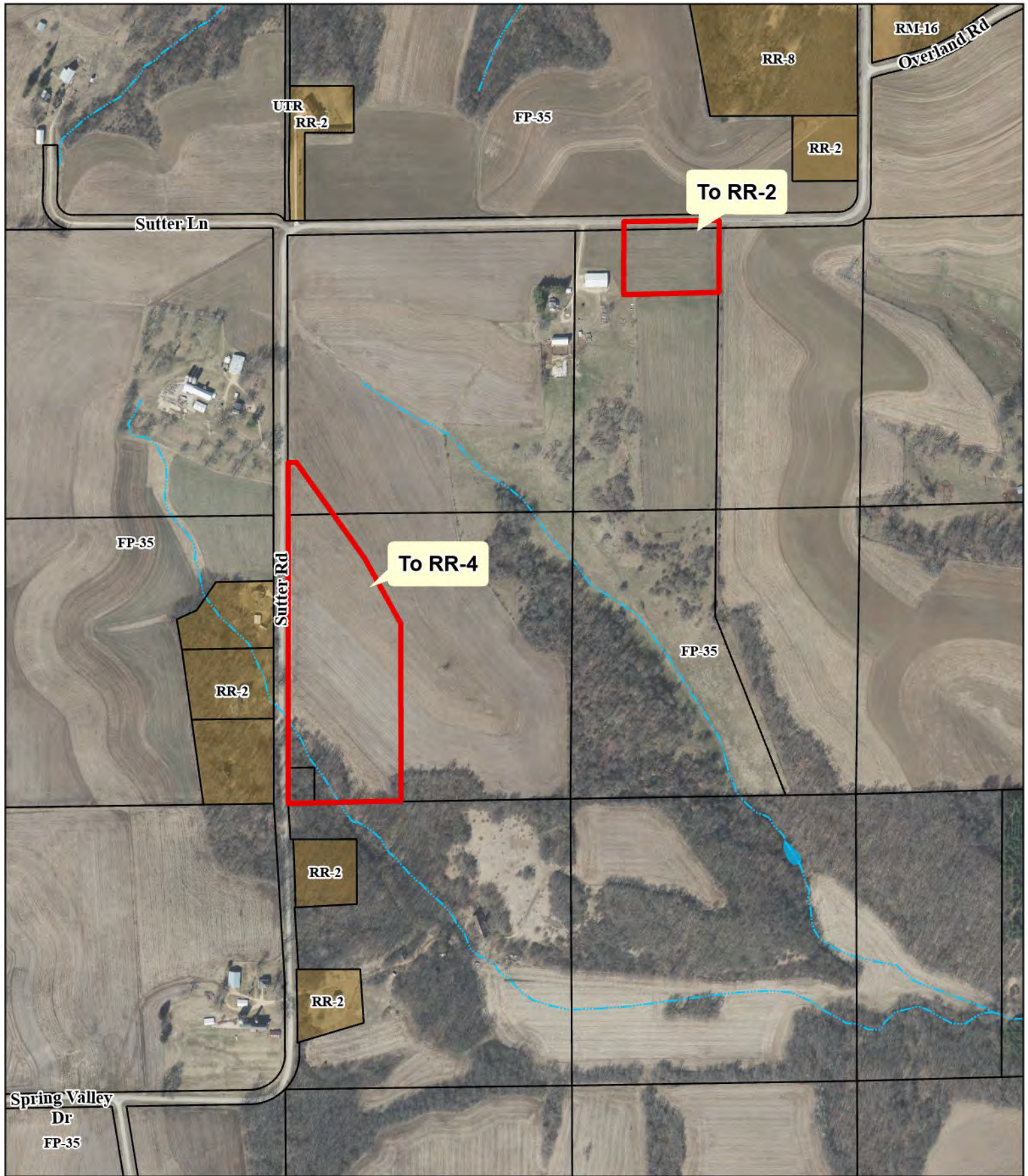
Legend

-  Wetland
-  Floodplain

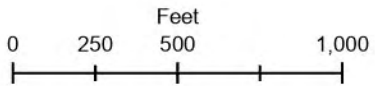


0 250 500 1,000 Feet

Petition 12131
ERB



 Proposed Zoning



Petition 12131
ERB



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:	Dian Erb	Agent Name:	Robert Talarczyk
Address (Number & Street):	1514 Sutter 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:	erb@mhtc.net	Email Address:	bob@talarczyk-surveys.com
Phone#:	608-444-0072	Phone#:	608-527-5216

PROPERTY INFORMATION	
Township:	Perry
Parcel Number(s):	050602480602, 050602485009, 050602490002
Section:	2
Property Address or Location:	1514 Sutter Road, 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 ☒

Diane Erb wishes to create 3 residential lots on her farm.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RM-8	21.24
FP-35	RR-2	3.00

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
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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.

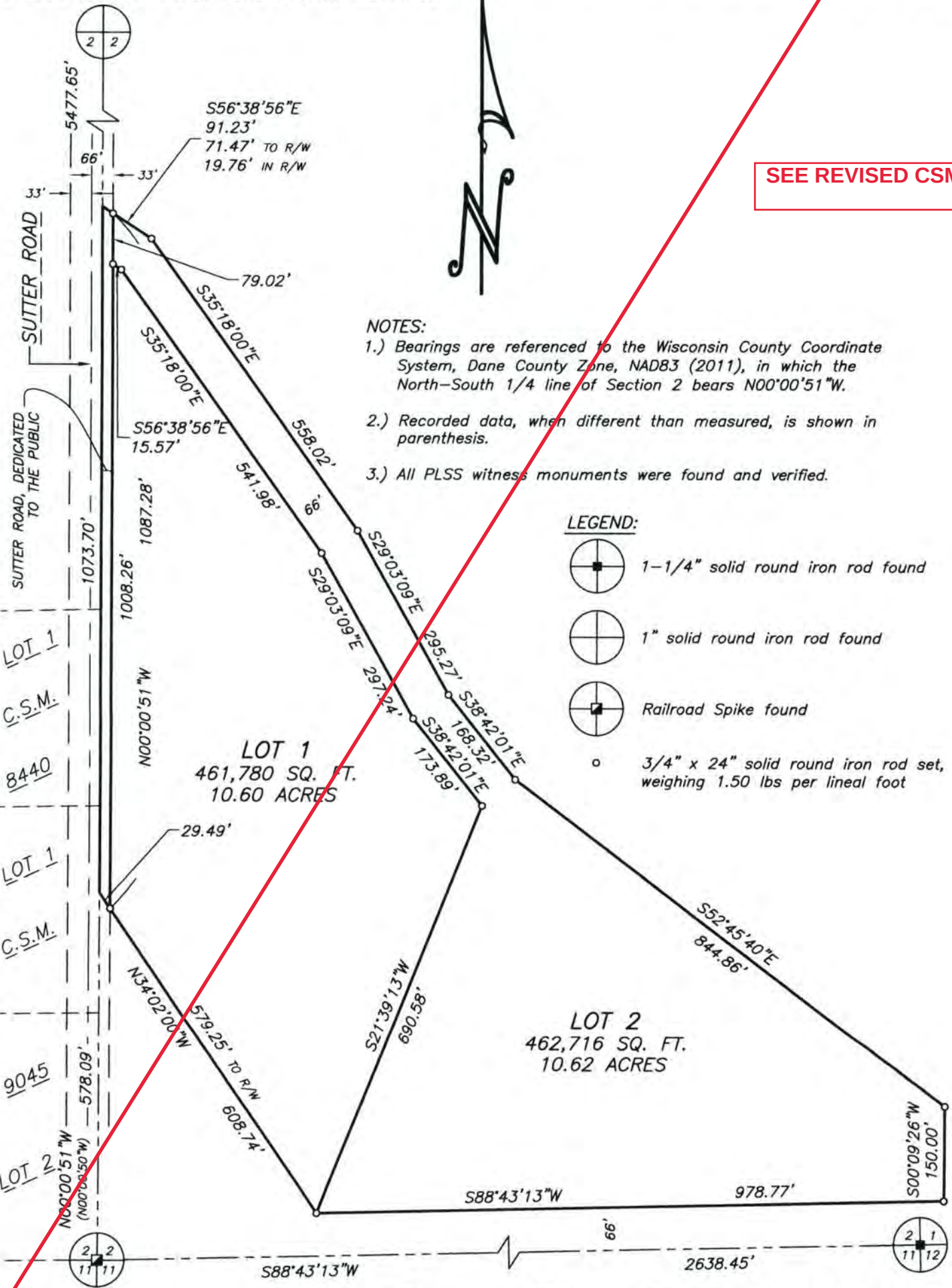
Owner/Agent Signature

Robert A. Talarczyk

Date 11/7/24

CERTIFIED SURVEY MAP NO. _____

Part of the Southwest and Northwest 1/4s of the Southeast 1/4 of Section 2, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin.



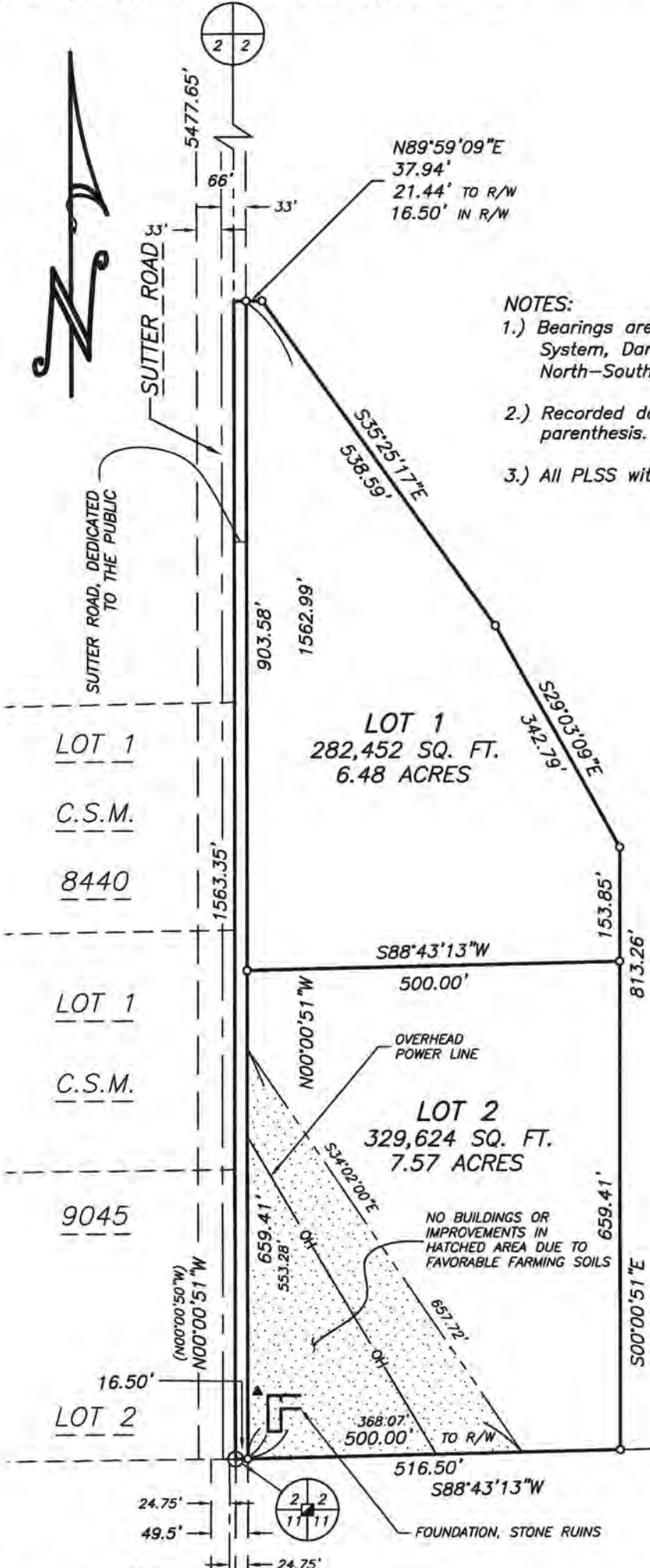
SEE REVISED CSM

JOB NO. 23207
POINTS 23207
DRWG. 23207_1
DRAWN BY MST

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

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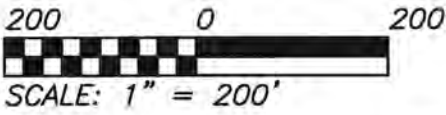


REVISED CSM
RECEIVED
3/14/2025

(LOTS PROPOSED
FOR RR-4 ZONING)

- NOTES:
- 1.) Bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone, NAD83 (2011), in which the North-South 1/4 line of Section 2 bears N00°00'51"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" solid round iron rod found
 - 1" solid round iron rod found
 - Railroad Spike found
 - 3/4" x 24" solid round iron rod set, weighing 1.50 lbs per lineal foot
 - Abandoned well pump



JOB NO. 23207
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DRWG. 23207_4
DRAWN BY MST

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CERTIFIED SURVEY MAP No. _____

That part of the Southwest and Northwest 1/4s of the Southeast 1/4 of Section 2, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin, bounded and described as follows:
Beginning at the South 1/4 corner of said Section 2; thence N00°00'51"W along the North-South 1/4 line of Section 2, 1563.35'; thence N89°59'09"E, 37.94'; thence S35°25'17"E, 538.59'; thence S29°03'09"E, 342.79'; thence S00°00'51"E, 813.26' to the South line of Section 2; thence S88°43'13"W, 516.50' 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 Diane Erb, 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.

March 7, 2025

Robert A. Talarczyk, P.L.S.

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:

Diane E. Erb

STATE OF WISCONSIN)
_____ COUNTY) SS
Personally came before me this _____ day of _____, 20_____, the above named Diane E. Erb to me known to be the same person who executed the foregoing instrument and acknowledged the same.

My commission expires _____.

JOB NO. 23207
POINTS 23207
DRWG. 23207-4
DRAWN BY MST

CERTIFIED SURVEY MAP No. _____

Part of the Southwest and Northwest 1/4s of the Southeast 1/4 of Section 2, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin.

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

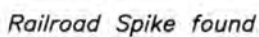
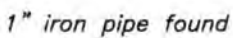
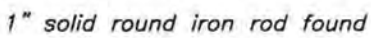
REGISTER OF DEEDS CERTIFICATE: Received for record this _____ day of _____, 20____ at _____ o'clock _____M., and recorded in Vol. _____ of Certified Survey Maps of Dane Co., on Pages _____.

Kristi Chlebowski, Register of Deeds

PREPARED FOR:
Diane Erb
1514 Sutter Road
Mt. Horeb, WI 53572
(608) 444-0072

JOB NO. 23207
POINTS 23207
DRWG. 23207-4
DRAWN BY MST

Part of the Northeast 1/4 of the Southeast 1/4 of Section 2, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin.

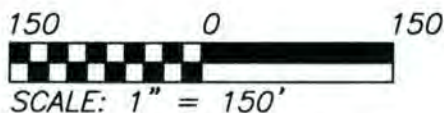


o 3/4" x 24" solid round iron rod set,
weighing 1.50 lbs per lineal foot

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 2 bears S89°20'45"W.

2.) Recorded data, when different than measured, is shown in parenthesis.

3.) All PLSS witness monuments were found and verified.



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

JOB NO. 23207
POINTS 23207
DRWG. 23207_2
DRAWN BY MST

SHEET 1 OF 3

CERTIFIED SURVEY MAP NO. _____

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Commencing at the East 1/4 corner of said Section 2; thence S89°20'45"W along the East-West 1/4 line of Section 2, 663.46' to the Northeast corner of the West 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 2 and the point of beginning; thence S89°20'45"W, 436.46'; thence S00°14'37"W, 335.07'; thence N88°39'28"E, 436.57' to the East line of the West 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 2; thence N00°14'37"E, 329.83' 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 Diane Erb, 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.

October 24, 2024

Robert A. Talarczyk, P.L.S.

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:

Diane E. Erb

STATE OF WISCONSIN)
_____ COUNTY) SS
Personally came before me this _____ day of _____, 20_____, the above named Diane E. Erb to me known to be the same person who executed the foregoing instrument and acknowledged the same.

My commission expires _____.

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CERTIFIED SURVEY MAP NO. _____

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Roger Kittleson, Town Chairman

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Kristi Chlebowski, Register of Deeds

PREPARED FOR:
Diane Erb
1514 Sutter Road
Mt. Horeb, WI 53572
(608) 444-0072

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SHEET 3 OF 3

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FP-35 to RM-8

That part of the Southwest and Northwest 1/4s of the Southeast 1/4 of Section 2, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin, bounded and described as follows:

Commencing at the South 1/4 corner of said Section 2; thence N00°00'51"W along the North-South 1/4 line of Section 2, 578.09' to the point of beginning; thence N00°00'51"W, 1073.70'; thence S56°38'56"E, 91.23'; thence S35°18'00"E, 558.02'; thence S29°03'09"E, 295.27'; thence S38°42'01"E, 168.32'; thence S52°45'40"E, 844.86' to the East line of the Southwest 1/4 of the Southeast 1/4 of Section 2; thence S00°09'26"W along the East line of the Southwest 1/4 of the Southeast 1/4 of Section 2, 150.00'; thence S88°43'13"W, 978.77'; thence N34°02'00"W, 608.74' to the point of beginning; subject to a public road right of way as shown and to any and all easements of record.

FP-35 to RR-2

That part of the Northeast 1/4 of the Southeast 1/4 of Section 2, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin, bounded and described as follows:

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Petition #12131 Legal descriptions and proposed zoning (revised)

FP-35 to RR-4

That part of the Southwest and Northwest 1/4s of the Southeast 1/4 of Section 2, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin, bounded and described as follows:

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~~FP-35 to RM-8~~

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