

Dane County Rezone Petition

Application Date	Petition Number
07/14/2022	DCPREZ-2022-11876
Public Hearing Date	
09/20/2022	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME MICHAEL DIX	PHONE (with Area Code) (608) 640-0668	AGENT NAME TALARCZYK LAND SURVEY	PHONE (with Area Code) (608) 527-5216
BILLING ADDRESS (Number & Street) 3622 GARFOOT RD		ADDRESS (Number & Street) 517 2ND AVENUE	
(City, State, Zip) MT HOREB, WI 53572		(City, State, Zip) New Glarus, WI 53574	
E-MAIL ADDRESS mfc5602@gmail.com		E-MAIL ADDRESS bob@talarczyk-surveys.com	

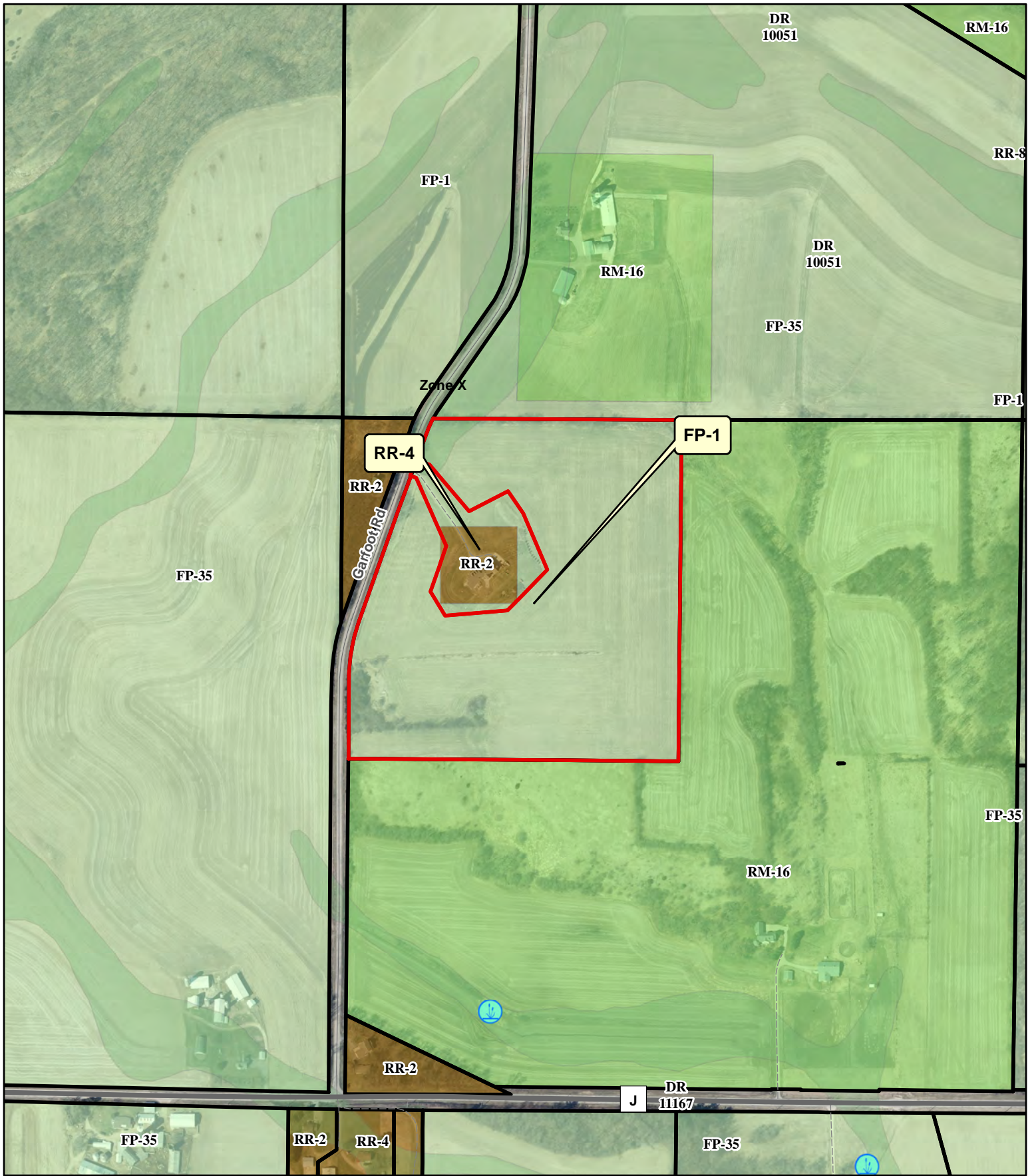
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
3622 Garfoot Road					
TOWNSHIP CROSS PLAINS	SECTION 29	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0707-293-8501-7					

REASON FOR REZONE

CREATING RESIDENTIAL LOT FOR AN EXISTING RESIDENCE

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	FP-1 Farmland Preservation District	32.4
FP-35 Farmland Preservation District	RR-4 Rural Residential District	2.0
RR-2 Rural Residential District	RR-4 Rural Residential District	2.0
RR-2 Rural Residential District	FP-1 Farmland Preservation District	0.04

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 RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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Legend

- | | | |
|--|------------|---|
|  | Wetland | Significant Soils |
|  | Floodplain |  Class 1 |
| | |  Class 2 |



0 125 250 500 Feet



Petition 11876
MICHAEL DIX



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:	Michael Dix	Agent Name:	Robert Talarczyk
Address (Number & Street):	3622 Garfoot 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:	mfc5602@gmail.com	Email Address:	bob@talarczyk-surveys.com
Phone#:	608-640-0668	Phone#:	608-527-5216

PROPERTY INFORMATION

Township:	Cross Plains	Parcel Number(s):	070729385017
Section:	29	Property Address or Location:	3622 Garfoot Road, Mt. Horeb, WI 53572

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

Mr. Dix wishes to create a new 4 acre residential lot around his existing buildings and keep the rest of his land agricultural. This new 4 acre lot will nulify and replace the existing RR-2 spot rezone that was created when the house was built.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	FP-1	32.44
FP-35	RR-4	1.97
RR-2	RR-4	2.03

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.

<input checked="" type="checkbox"/> Scaled drawing of proposed property boundaries	<input checked="" type="checkbox"/> Legal description of zoning boundaries	<input checked="" type="checkbox"/> Information for commercial development (if applicable)	<input 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 A. Talarczyk

Date

7/7/22



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

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Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RR-2	FP-1	0.04

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Owner/Agent Signature Robert A. Talarczyk


Date 7/7/22

Dix Rezone Map



-  = RR-2 to RR-4
-  = RR-2 to FP-1
-  = FP-35 to RR-4

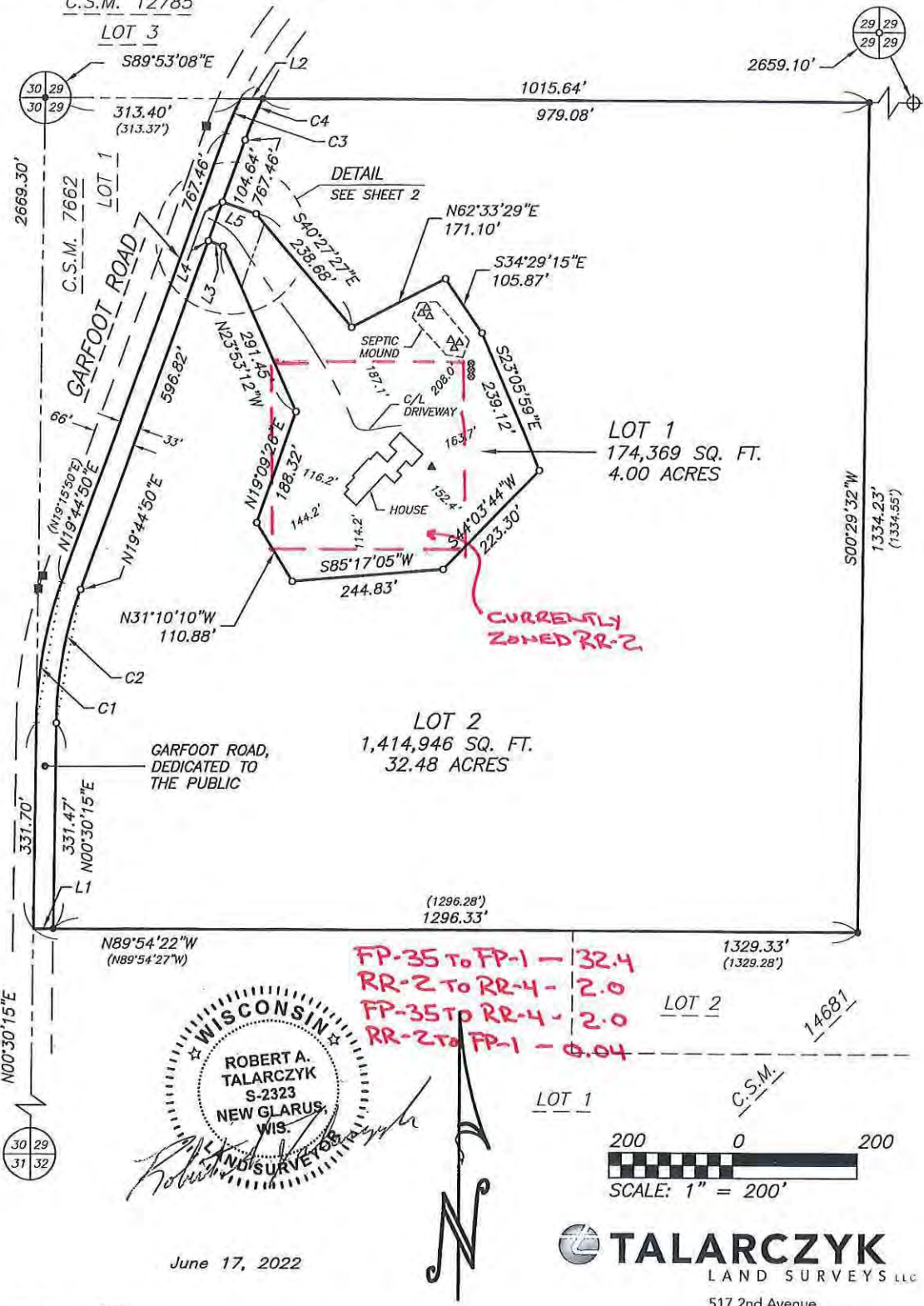


 = FP-35 to FP-1

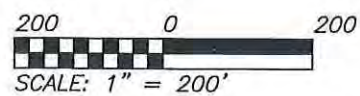
CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 of the Southwest 1/4 of Section 29, Town 7 North, Range 7 East, Town of Cross Plains, Dane County, Wisconsin.

C.S.M. 12785



June 17, 2022



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

JOB NO. 22057
POINTS 22057
DRWG. 22057-1
DRAWN BY JMB

Rezone Petition # _____ (Dix, Michael): FP-35 to FP-1

That part of the Northwest 1/4 of the Southwest 1/4 of Section 29, Town 7 North, Range 7 East, Town of Cross Plains, Dane County, Wisconsin, bounded and described as follows:

Commencing at the West 1/4 corner of said Section 29; thence S89°53'08"E along the North line of the Southwest 1/4 of Section 29, 349.96' to the Easterly right of way line of Garfoot Road and the point of beginning; thence S89°53'08"E, 979.08' to the Northeast corner of the Northwest 1/4 of the Southwest 1/4 of Section 29; thence S00°29'32"W, 1334.23' to the Southeast corner of the Northwest 1/4 of the Southwest 1/4 of Section 29; thence N89°54'22"W along the South line of the Northwest 1/4 of the Southwest 1/4 of Section 29, 1296.33' to the Easterly right of way line of Garfoot Road; thence N00°30'15"E along said right of way line, 331.47'; thence Northerly, 217.97' along said right of way line and the arc of a curve to the right whose radius is 649.00' and whose chord bears N10°07'32.5"E, 216.95'; thence N19°44'50"E along said right of way line, 596.82'; thence S70°15'10"E, 25.00'; thence S23°53'12"E, 229.72'; thence S00°10'09"W, 129.50'; thence S19°09'26"W, 110.98'; thence S31°10'10"E, 110.88'; thence N85°17'05"E, 244.83'; thence N44°03'44"E, 41.81'; thence S89°49'51"E, 5.51'; thence N00°10'09"E, 5.73'; thence N44°03'44"E, 173.54'; thence N23°05'59"W, 239.12'; thence N34°29'15"W, 105.87'; thence S62°33'29"W, 171.10'; thence N40°27'27"W, 238.68'; thence N70°15'10"W, 57.00' to the Easterly right of way line of Garfoot Road; thence N19°44'50"E along said right of way line, 104.64'; thence Northerly, 72.48' along said right of way line and the arc of a curve to the right whose radius is 630.71' and whose chord bears N23°02'21"E, 72.44' to the point of beginning.

Contains 1,413,301 square feet or 32.44 acres.

Rezone Petition # _____ (Dix, Michael): FP-35 to RR-4

That part of the Northwest 1/4 of the Southwest 1/4 of Section 29, Town 7 North, Range 7 East, Town of Cross Plains, Dane County, Wisconsin, bounded and described as follows:

Commencing at the West 1/4 corner of said Section 29; thence S89°53'08"E along the North line of the Southwest 1/4 of Section 29, 349.96' to the Easterly right of way line of Garfoot Road; thence Southerly, 72.48' along said right of way line and the arc of a curve to the left whose radius is 630.71' and whose chord bears S23°02'21"W, 72.44'; thence S19°44'50"W along said right of way line, 104.64' to the point of beginning; thence S70°15'10"E, 57.00'; thence S40°27'27"E, 238.68'; thence N62°33'29"E, 171.10'; thence S34°29'15"E, 105.87'; thence S23°05'59"E, 239.12'; thence S44°03'44"W, 173.54'; thence S44°03'44"W, 7.95'; thence S44°03'44"W, 41.81'; thence S85°17'05"W, 244.83'; thence N31°10'10"W, 110.88; thence N19°09'26"E, 110.98'; thence S00°10'09"W, 148.67'; thence S89°49'51"E, 294.49', thence N44°03'44"E, 7.95'; thence N00°10'09"E, 294.27'; thence N89°49'51"W, 300.00'; thence S00°10'09"W, 21.83'; thence N23°53'12"W, 229.72'; thence N70°15'10"W, 25.00' to the Easterly right of way line of Garfoot Road; thence N19°44'50"E, 66.00' to the point of beginning.

Contains 86,014 square feet or 1.97 acres.

Rezone Petition # _____ (Dix, Michael): RR-2 to FP-1

That part of the Northwest 1/4 of the Southwest 1/4 of Section 29, Town 7 North, Range 7 East, Town of Cross Plains, Dane County, Wisconsin, bounded and described as follows:

Commencing at the West 1/4 corner of said Section 29; thence S89°53'08"E along the North line of the Southwest 1/4 of Section 29, 349.96' to the Easterly right of way line of Garfoot Road; thence Southerly, 72.48' along said right of way line and the arc of a curve to the left whose radius is 630.71' and whose chord bears S23°02'21"W, 72.44'; thence S19°44'50"W along said right of way line, 104.64'; thence S70°15'10"E, 57.00'; thence S40°27'27"E, 238.68'; thence N62°33'29"E, 171.10'; thence S34°29'15"E, 105.87'; thence S23°05'59"E, 239.12'; thence S44°03'44"W, 173.54' to the point of beginning; thence S00°10'09"W, 5.73'; thence N89°49'51"W, 5.51'; thence N89°49'51"W, 294.49'; thence N00°10'09"E, 148.67'; thence N00°10'09"E, 129.50'; thence S23°53'12"E, 61.73'; thence S19°09'26"W, 77.34'; thence S00°10'09"W, 148.67'; thence S89°49'51"E, 294.49'; thence N44°03'44"E, 7.95' to the point of beginning.

Contains 1,645 square feet or 0.04 acres.

Rezone Petition # _____ (Dix, Michael): RR-2 to RR-4

That part of the Northwest 1/4 of the Southwest 1/4 of Section 29, Town 7 North, Range 7 East, Town of Cross Plains, Dane County, Wisconsin, bounded and described as follows:

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Contains 88,355 square feet or 2.03 acres.