

# Dane County Rezone Petition

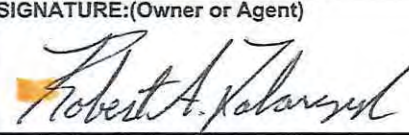

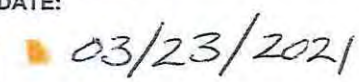
Application Date	Petition Number
03/23/2021	DCPREZ-2021-11700
Public Hearing Date	
06/22/2021	

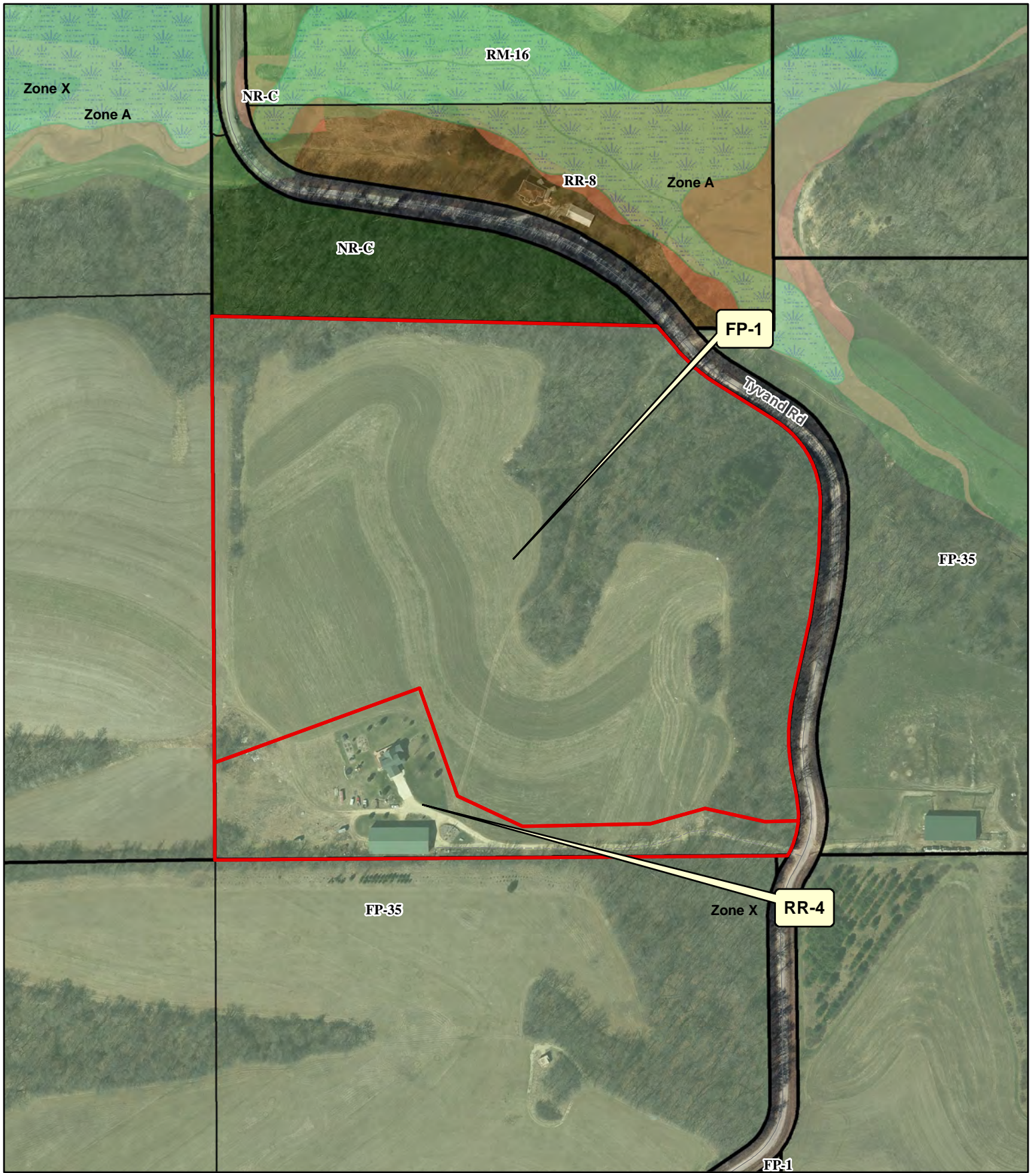
OWNER INFORMATION		AGENT INFORMATION			
OWNER NAME SCOTT G JELLE	PHONE (with Area Code) (608) 214-1992	AGENT NAME TALARCZYK LAND SURVEYS LLC	PHONE (with Area Code) (608) 527-5216		
BILLING ADDRESS (Number & Street) 131 TYVAND RD		ADDRESS (Number & Street) 517 2ND AVENUE			
(City, State, Zip) BLANCHARDVILLE, WI 53516		(City, State, Zip) NEW GLARUS, WI 53574			
E-MAIL ADDRESS TOTALINSPECTIONSERVICES@GMAIL.COM		E-MAIL ADDRESS BOB@TALARCZYKSURVEYS.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	
131 TYVAND ROAD					
TOWNSHIP PERRY	SECTION 35	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0506-354-8180-0					

## REASON FOR REZONE

SEPARATING EXISTING RESIDENCE FROM FARMLAND

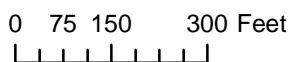
FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	FP-1 Farmland Preservation District	33.76
FP-35 Farmland Preservation District	RR-4 Rural Residential District	5.40

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS  PMK2	SIGNATURE:(Owner or Agent) 
COMMENTS: SEPARATING EXISTING RESIDENCE FROM FARMLAND				
PRINT NAME: 				
DATE: 				



**Legend**

- |   |   |
|---|---|
|  Wetland    | <b>Significant Soils</b>  |
|  Floodplain |  Class 1 |
|   |  Class 2 |



Petition 11700  
SCOTT G JELLE



**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"> <li>• PERMIT FEES DOUBLE FOR VIOLATIONS.</li> <li>• ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.</li> </ul>	

## REZONE APPLICATION

### APPLICANT INFORMATION

Property Owner Name:	Scott Jelle	Agent Name:	Bob Talarczyk
Address (Number & Street):	131 Tyvand Road	Address (Number & Street):	517 2nd Avenue
Address (City, State, Zip):	Blanchardville, WI 53516	Address (City, State, Zip):	New Glarus, WI 53574
Email Address:	totalinspectionsservices@gmail.com	Email Address:	bob@talarczyksurveys.com
Phone#:	(608) 214-1992	Phone#:	(608) 527-5216

### PROPERTY INFORMATION

Township:	Perry	Parcel Number(s):	050635481800
Section:	35	Property Address or Location:	131 Tyvand Rd, Blanchardville, WI 53516

### REZONE DESCRIPTION

<p><b>Reason for the request.</b> 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.</p>	<p><b>Is this application being submitted to correct a violation?</b>          Yes <input type="checkbox"/> No <input type="checkbox"/></p>
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Scott Jelle wishes to split off his existing residence on a 5.40 acre lot from the existing FP-35 zoned parcel. The remainder 33.76 will be rezoned to FP-1 from FP-35.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	FP-1	33.76
FP-35	RR-4	5.40

**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 type="checkbox"/> Pre-application consultation with town and department staff	<input checked="" type="checkbox"/> Application fee ( <b>non-refundable</b> ), 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 3/16/21

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Lot 2 of Certified Survey Map 10960 (Vol. 65, Pages 300-302), being part of the Northeast and Northwest 1/4s of the Southeast 1/4 of Section 35, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin.

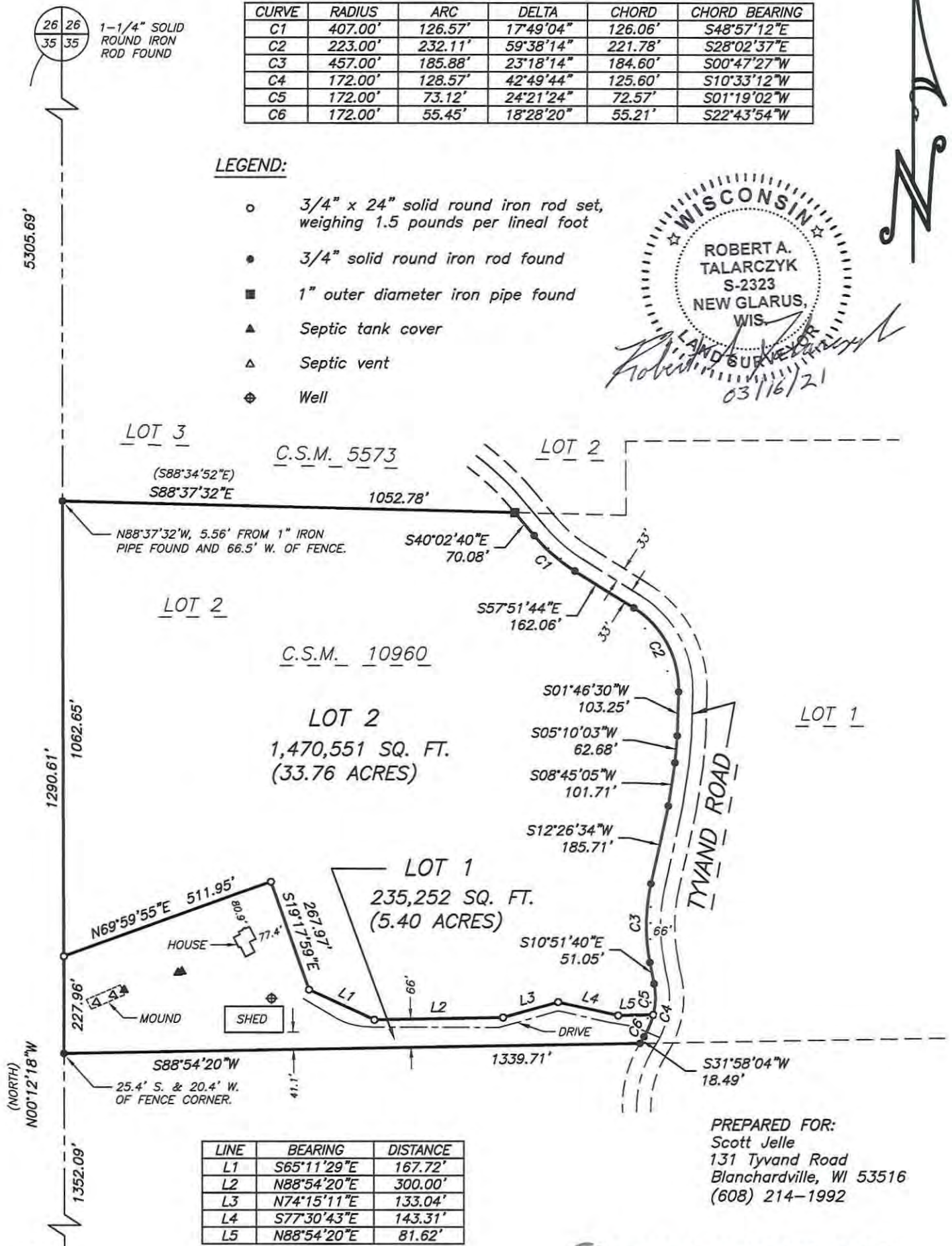
26 26  
35 35  
1-1/4" SOLID ROUND IRON ROD FOUND

CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C1	407.00'	126.57'	17°49'04"	126.06'	S48°57'12"E
C2	223.00'	232.11'	59°38'14"	221.78'	S28°02'37"E
C3	457.00'	185.88'	23°18'14"	184.60'	S00°47'27"W
C4	172.00'	128.57'	42°49'44"	125.60'	S10°33'12"W
C5	172.00'	73.12'	24°21'24"	72.57'	S01°19'02"W
C6	172.00'	55.45'	18°28'20"	55.21'	S22°43'54"W

**LEGEND:**

- 3/4" x 24" solid round iron rod set, weighing 1.5 pounds per lineal foot
- 3/4" solid round iron rod found
- 1" outer diameter iron pipe found
- ▲ Septic tank cover
- △ Septic vent
- ⊕ Well

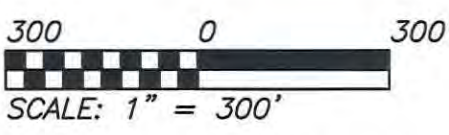
WISCONSIN  
ROBERT A. TALARCZYK  
S-2323  
NEW GLARUS, WIS.  
LAND SURVEYOR  
*Robert A. Talarczyk*  
03/16/21



LINE	BEARING	DISTANCE
L1	S65°11'29"E	167.72'
L2	N88°54'20"E	300.00'
L3	N74°15'11"E	133.04'
L4	S77°30'43"E	143.31'
L5	N88°54'20"E	81.62'

PREPARED FOR:  
Scott Jelle  
131 Tyvand Road  
Blanchardville, WI 53516  
(608) 214-1992

35 35  
3/4" SOLID ROUND IRON ROD FOUND



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

JOB NO. 20023  
POINTS 20023  
DRWG. 20023\_1  
DRAWN BY RT

## Scott Jelle Rezone Descriptions, Section 35-5-6

### Lot 1, FP-35 to RR-4

That part of the Lot 2 of Certified Survey Map 10960 (Vol. 65, Pages 300-302) in the NE and NW 1/4s of the SE 1/4 of Section 35, 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 35; thence N00°12'18"W along the North-South 1/4 line of Section 35, 1352.09' to the Southwest corner of the North 1/2 of the Southeast 1/4 of Section 35 and the point of beginning; thence N00°12'18"W, 227.96'; thence N69°59'55"E, 511.95'; thence S19°17'59"E, 267.97'; thence S65°11'29"E, 167.72'; thence N88°54'20"E, 300.00'; thence N74°15'11"E, 133.04'; thence S77°30'43"E, 143.31'; thence N88°54'20"E, 81.62' to the Westerly right of way line of Tyvand Road; thence Southwesterly, 55.45' along said right of way line and the arc of a curve to the right whose radius is 172.00' and whose chord bears S22°43'54"W, 55.21'; thence S31°58'04"W along said right of way line, 18.49' to the South line of the North 1/2 of the Southeast 1/4 of Section 35; thence S88°54'20"W, 1339.71' to the point of beginning; containing 5.40 acres.

### Lot 2, FP-35 to FP-1

That part of the Lot 2 of Certified Survey Map 10960 (Vol. 65, Pages 300-302) in the NE and NW 1/4s of the SE 1/4 of Section 35, 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 35; thence N00°12'18"W along the North-South 1/4 line of Section 35, 1580.05 to the point of beginning; thence N00°12'18"W, 1052.65'; thence S88°37'32"E, 1052.78' to the Westerly right of way line of Tyvand Road; thence S40°02'40"E along said right of way line, 70.08'; thence Southeasterly, 126.57' along said right of way line and the arc of a curve to the left whose radius is 407.00' and whose chord bears S48°57'12"E, 126.06'; thence S57°51'44"E along said right of way line, 162.06'; thence Southeasterly, 232.11' along said right of way line and the arc of a curve to the right whose radius is 223.00' and whose chord bears S28°02'37"E, 221.78'; thence S01°46'30"W along said right of way line, 103.25'; thence S05°10'03"W along said right of way line, 62.68'; thence S08°45'05"W along said right of way line, 101.71'; thence S12°26'34"W along said right of way line, 185.71'; thence Southerly, 185.88' along said right of way line and the arc of a curve to the left whose radius is 457.00' and whose chord bears S00°47'27"W, 184.60'; thence S10°51'40"E along said right of way line, 51.05'; thence Southerly, 73.12' along said right of way line and the arc of a curve to the right whose radius is 172.00' and whose chord bears S01°19'02"W, 72.57'; thence S88°54'20"W, 81.62'; thence N77°30'43"W, 143.31'; thence S74°15'11"W, 133.04'; thence S88°54'20"W, 300.00'; thence N65°11'29"W, 167.72'; thence N19°17'59"W, 267.97'; thence S69°59'55"W, 511.95' to the point of beginning; containing 33.76 acres.



RR-8  
DCPREZ-2019-00018

SFR-08  
DCPREZ-2019-00018

251

256

*Not Effective*  
A-2 DCPREZ-0000-04211  
RM-16  
DCPREZ-2019-00018

TK

Zone X

Zone A

TK

104

TK

Zone A

RR-8

DCPREZ-2019-00018

NR-C  
DCPREZ-2019-00018

FP-35  
DCPREZ-2019-00018

FP-35  
DCPREZ-2019-00018

131

Zone X

131

Tywand Rd

FP-1  
DCPREZ-2019-00018

TK

WW