

Dane County Rezone Petition

Application Date	Petition Number
11/09/2021	DCPREZ-2021-11790
Public Hearing Date	
01/25/2022	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME TOM MAGNUSON	PHONE (with Area Code) (608) 445-7361	AGENT NAME TALARCZYK LAND SURVEYS	PHONE (with Area Code) (608) 527-5216
BILLING ADDRESS (Number & Street)		ADDRESS (Number & Street)	
VERONA, WI 53593		517 2ND AVE New Glarus, WI 53574	
E-MAIL ADDRESS tmagpedal@aol.com		E-MAIL ADDRESS bob@talarczysurveys.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	
NE of intersection of County Hwy P and County Hwy PD					
TOWNSHIP SPRINGDALE	SECTION 16	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0607-161-8002-0					

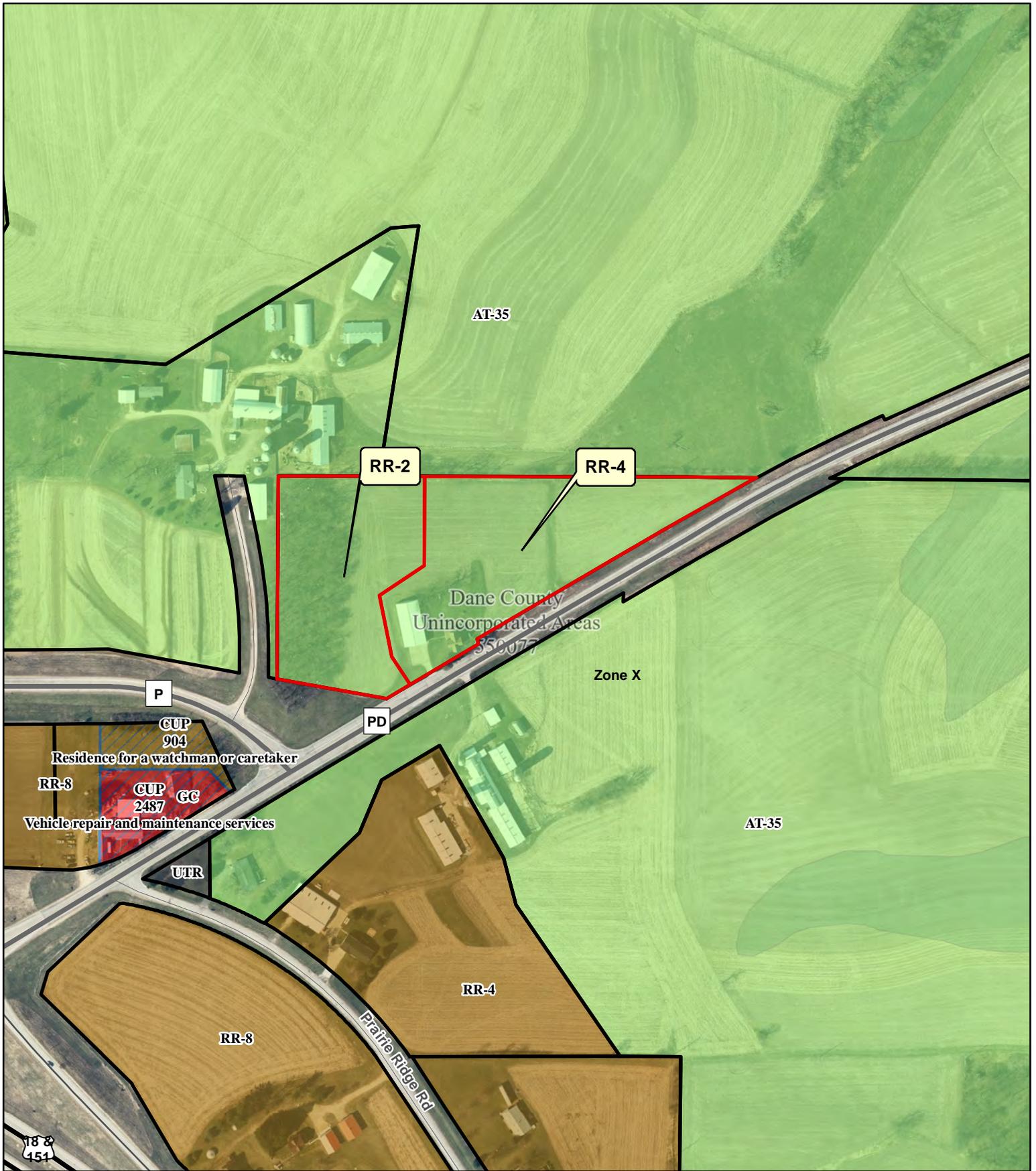
REASON FOR REZONE

CREATING ONE RESIDENTIAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
AT-35 Agriculture Transition District	RR-2 Rural Residential District	3.37
AT-35 Agriculture Transition District	RR-4 Rural Residential District	4.50

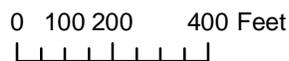
C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: COUNTY HIGHWAY PD ACCESS PERMIT WILL NEED TO BE UPDATED AND APPROVED BY THE COUNTY HIGHWAY DEPARTMENT.



Legend

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



Petition 11790
TOM MAGNUSON



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:	Tom Magnuson	Agent Name:	Bob Talarczyk
Address (Number & Street):	2630 Prairie Ridge Road	Address (Number & Street):	517 2nd Avenue
Address (City, State, Zip):	Verona, WI 53593	Address (City, State, Zip):	New Glarus, WI 53574
Email Address:	tmagpedal@aol.com	Email Address:	bob@talarczyk-surveys.com
Phone#:	(608) 445-7361	Phone#:	(608) 527-5216

PROPERTY INFORMATION

Township:	Springdale	Parcel Number(s):	060716180020
Section:	15 & 15	Property Address or Location:	NE of interstecction of CTH P and CTH PD

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

The owner wishes to split off the existing house and buildings lying North of CTH PD and create one vacant residential lot.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
AT-35	RR-2	3.37
AT-35	RR-4	4.50

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 A. Talarczyk

Date 10/28/20

Lot 1, AT-35 to RR-2

That part of the Northeast 1/4 of the Northeast 1/4 of Section 16, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin, bounded and described as follows:

Beginning at the Northeast corner of said Section 16; thence N89°45'01"W along the North line of Section 16, 599.70' to the point of beginning; thence N89°45'01"W, 339.17'; thence S00°32'24"W, 465.91' to the Northerly right of way line of C.T.H. P; thence S79°24'26"E along said right of way line, 257.57'; thence N59°41'32"E, 66.00'; thence N33°01'16"W, 79.31'; thence N11°24'46"W, 143.10'; thence N56°35'15"E, 123.40'; thence N00°32'24"E, 203.74' to the point of beginning.

Lot 2, AT-35 to RR-4

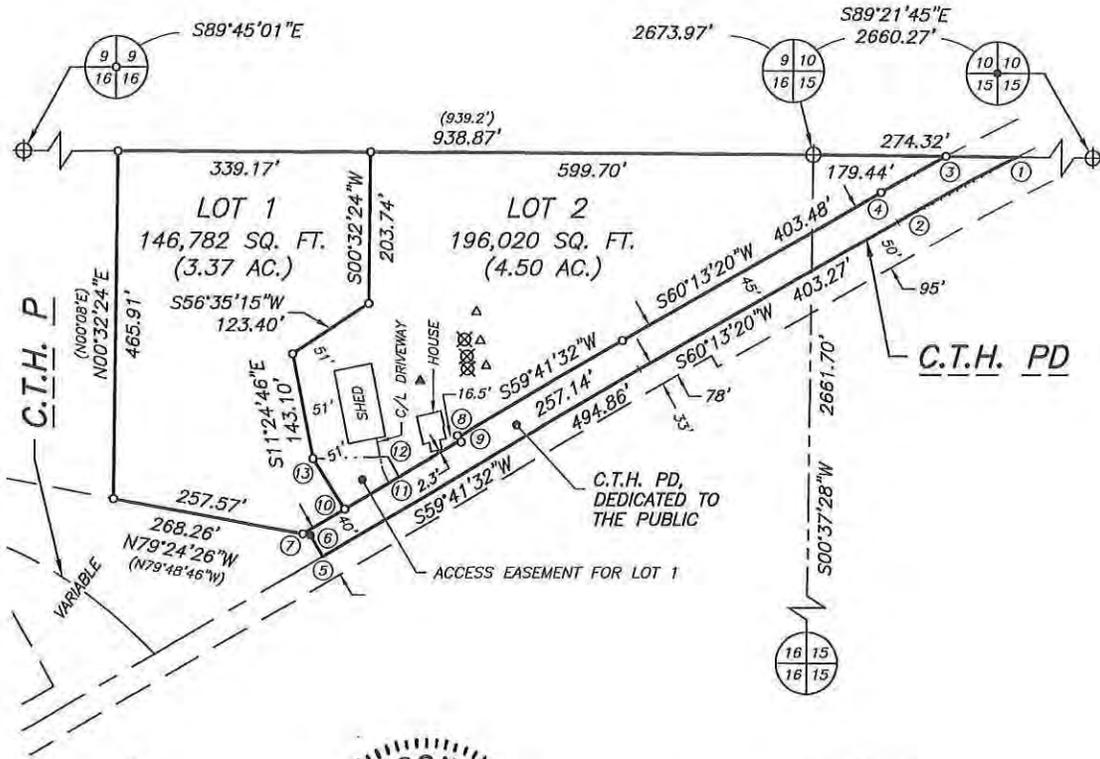
That part of the Northwest 1/4 of the Northwest 1/4 of Section 15 and the Northeast 1/4 of the Northeast 1/4 of Section 16, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin, bounded and described as follows:

Beginning at the Northwest corner of said Section 15; thence S89°21'45"E along the North line of Section 15, 179.44 to the Northwesterly right of way line of C.T.H. PD; thence Southwesterly, 100.02' along said right of way line and the arc of a curve to the left whose radius is 3864.72' and whose chord bears S60°57'49"W, 100.01'; thence S60°13'20"W along said right of way line, 403.48'; thence S59°41'32"W along said right of way line, 257.14; thence S30°18'28"E along said right of way line, 5.00'; thence S59°41'32"W, 180.02'; thence N33°01'16"W, 79.31'; thence N11°24'46"W, 143.10'; thence N56°35'15"E, 123.40'; thence N00°32'24"E, 203.74' to the North line of Section 16; thence S89°45'01"E, 599.70' to the point of beginning.

*Let me know, and
I can email this.*

CERTIFIED SURVEY MAP No. _____

Part of the Northwest 1/4 of the Northwest 1/4 of Section 15 and the Northeast 1/4 of the Northeast 1/4 of Section 16, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin.



ROBERT A. TALARCZYK
 S-2323
 NEW GLARUS, WIS.
 NO SURVEYOR

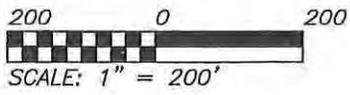
LINE TABLE

LINE	BEARING	DISTANCE
3-1	S89°21'45"E	94.88'
5-6	N30°18'28"W	33.00'
6-7	N79°24'26"W	10.69'
8-9	S30°18'28"E	5.00'
9-7	S59°41'32"W	246.02'
9-10	S59°41'32"W	180.02'
10-7	S59°41'32"W	66.00'
10-11	N59°41'32"E	85.00'
11-12	N30°18'28"W	30.00'
12-13	S88°42'06"W	101.49'
13-10	S33°01'16"E	79.31'

CURVE TABLE

CURVE	RADIUS	ARC	DELTA	CHORD	CH. BEARING	TAN. BEARING
1-2	3819.72'	181.89'	02°43'42"	181.87'	S61°35'11"W	① S62°57'02"W
3-4	3864.72'	100.02'	01°28'58"	100.01'	S60°57'49"W	③ S61°42'18"W

PREPARED FOR:
 Tom Magnuson
 2630 Prairie Ridge Road
 Verona, WI 53593
 (608) 445-7361



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

JOB NO. 21160
 POINTS 21160
 DRWG. 21160_1
 DRAWN BY JMB

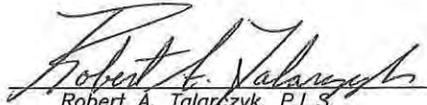
CERTIFIED SURVEY MAP NO. _____

That part of the Northwest 1/4 of the Northwest 1/4 of Section 15 and the Northeast 1/4 of the Northeast 1/4 of Section 16, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin, bounded and described as follows:

Beginning at the Northwest corner of said Section 15; thence S89°21'45"E along the North line of Section 15, 274.32' to the centerline of C.T.H. PD; thence Southwesterly, 181.89' along said centerline and the arc of a curve to the left whose radius is 3819.72' and whose chord bears S61°35'11"W, 181.87'; thence S60°13'20"W along said centerline, 403.27'; thence S59°41'32"W along said centerline, 494.86'; thence N30°18'28"W, 33.00' to the Northeasterly right of way line of C.T.H. P; thence N79°24'26"W along said right of way line, 268.26'; thence N00°32'24"E, 465.91' to the North line of Section 16; thence S89°45'01"E, 938.87' 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 Chap. 236.34 of the Wis. Statutes, and that I have surveyed, monumented, and mapped the lands described hereon, and that this map is a correct representation thereof in accordance with the information provided.

September 10, 2021


Robert A. Talarczyk, P.L.S.

NOTES:

- 1.) Bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone, NAD83 (2011), in which the North line of the Northwest 1/4 of Section 15 bears S89°21'45"E.
- 2.) Recorded data, when different than measured, is shown in parenthesis.
- 3.) All PLSS witness monuments were found and verified.

LEGEND:



Cast aluminum monument found



1-1/4" solid round iron rod found



1" iron pipe found

- 5/8" solid round iron rod with plastic cap found
- 3/4" x 24" solid round iron rod set, weighing 1.50 lbs per lineal foot
- ⊗ Septic cover
- △ Septic vent
- ▲ Well



TALARCZYK

LAND SURVEYS LLC

517 2nd Avenue
New Glarus, WI 53574
608-527-5216

www.talarczyksurveys.com

JOB NO. 21160
POINTS 21160
DRWG. 21160_1
DRAWN BY JMB

SHEET 2 OF 3

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 of the Northwest 1/4 of Section 15 and the Northeast 1/4 of the Northeast 1/4 of Section 16, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin.

OWNER'S CERTIFICATE OF DEDICATION:

As owner, I hereby certify that I 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 to be submitted to the following for approval or objection: The Town of Springdale, The County of Dane.

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

Janice Mae Magnuson, Trustee
Russell S. Magnuson Family Trust

STATE OF WISCONSIN)

_____ COUNTY) SS

Personally came before me this _____ day of _____, 20_____, the above named Janice Mae Magnuson, trustee of the above named trust, to me known to be the same person who executed the foregoing instrument and acknowledged the same.

My commission expires _____

TOWNSHIP APPROVAL: This Certified Survey Map and the public dedication shown hereon is approved for recording this _____ day of _____, 20____ by the Town of Springdale.

Town Clerk

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 _____.

Register of Deeds



JOB NO. 21160
POINTS 21160
DRWG. 21160_1
DRAWN BY JMB

SHEET 3 OF 3

 **TALARCZYK**
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