

Dane County Rezone Petition

| | |
|----------------------------|------------------------|
| Application Date | Petition Number |
| 12/30/2021 | DCPREZ-2021-11804 |
| Public Hearing Date | |
| 03/22/2022 | |

| OWNER INFORMATION | | AGENT INFORMATION | |
|--|--|--|--|
| OWNER NAME ORR JT REV TR, DENNIS D & SUSAN E | PHONE (with Area Code) (608) 527-2150 | AGENT NAME TALARCZYK LAND SURVEYS | PHONE (with Area Code) (608) 527-5217 |
| BILLING ADDRESS (Number & Street) 195 COUNTY HIGHWAY JG | | ADDRESS (Number & Street) 517 2ND AVE | |
| (City, State, Zip) BLANCHARDVILLE, WI 53516 | | (City, State, Zip) New Glarus, WI 53574 | |
| E-MAIL ADDRESS dorr@tds.net | | 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 | |
| 195 County Hwy JG | | | | | |
| TOWNSHIP PERRY | SECTION 36 | TOWNSHIP | SECTION | TOWNSHIP | SECTION |
| PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | |
| 0506-361-9000-4 | | 0506-362-9690-9 | | 0506-363-8000-4, 0506-364-8500-8 | |

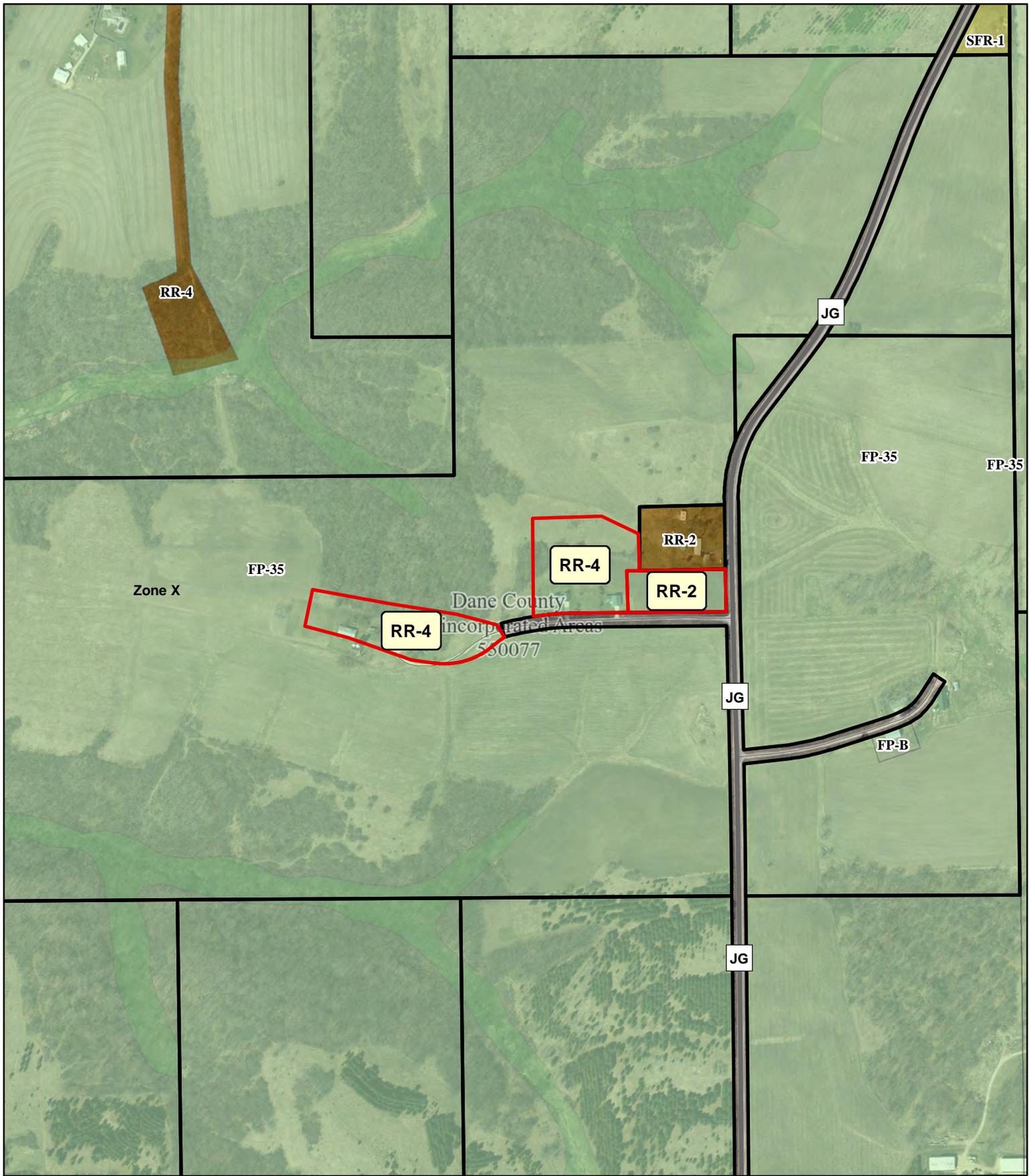
REASON FOR REZONE

SEPARATING EXISTING RESIDENCES FROM THE FARMLAND AND CREATING A NEW RESIDENTIAL LOT

| FROM DISTRICT: | TO DISTRICT: | ACRES |
|--------------------------------------|---------------------------------|-------|
| FP-35 Farmland Preservation District | RR-2 Rural Residential District | 2.0 |
| FP-35 Farmland Preservation District | RR-4 Rural Residential District | 9.0 |

| | | | | |
|---|--|--|---|---|
| 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: |
|---|--|--|---|---|

COMMENTS: PROPOSED LOT 2 APPEARS TO HAVE TWO SINGLE FAMILY HOMES. USE OF THE BUILDINGS WILL NEED TO BE VERIFIED. CUL-DE-SAC BULB MAY BE REQUIRED AT THE END OF THE DEAD-END ROAD.



Legend

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



0 150 300 600 Feet



Petition 11804
 ORR JT REV TR, DENNIS
 D & SUSAN E



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: | Dennis & Susan Orr | Agent Name: | Bob Talarczyk |
| Address (Number & Street): | 195 C.T.H. JG | Address (Number & Street): | 517 2nd Avenue |
| Address (City, State, Zip): | Blanchardville, WI 53516 | Address (City, State, Zip): | New Glarus, WI 53574 |
| Email Address: | dorr@tds.net | Email Address: | bob@talarczyksurveys.com |
| Phone#: | (608) 527-2150 | Phone#: | (608) 527-5216 |

PROPERTY INFORMATION

| | | | |
|-----------|-------|-------------------------------|---|
| Township: | Perry | Parcel Number(s): | 050636190004, 050636296909, 050636380004, 05063648500 |
| Section: | 36 | Property Address or Location: | 195 C.T.H. JG, Blanchardville, WI 53516 |

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

| Existing Zoning District(s) | Proposed Zoning District(s) | Acres |
|-----------------------------|-----------------------------|-------|
| FP-35 | RR-2 | 2.00 |
| FP-35 | RR-4 | 9.00 |

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.

| | | | | |
|--|--|---|---|---|
| <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 |
|--|--|---|---|---|

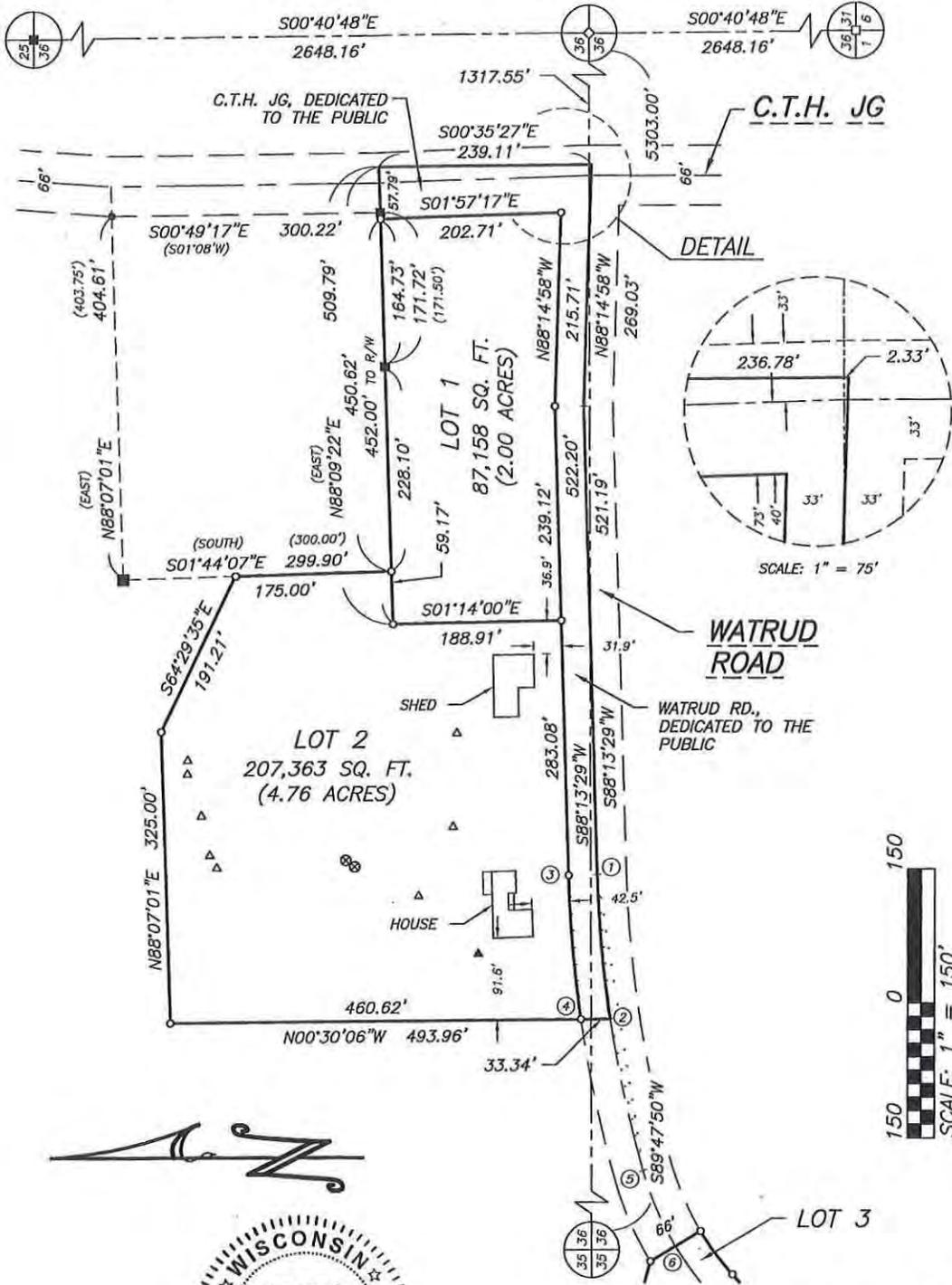
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary 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 12/21/21

CERTIFIED SURVEY MAP NO. _____

Part of the Southeast 1/4 of the Northwest 1/4, the Southwest 1/4 of the Northeast 1/4, the Northwest 1/4 of the Southeast 1/4, and the Northeast 1/4 of the Southwest 1/4 of Section 36, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin.



ROBERT A. TALARCZYK
 S-2323
 NEW GLARUS, WIS.
 LAND SURVEYOR

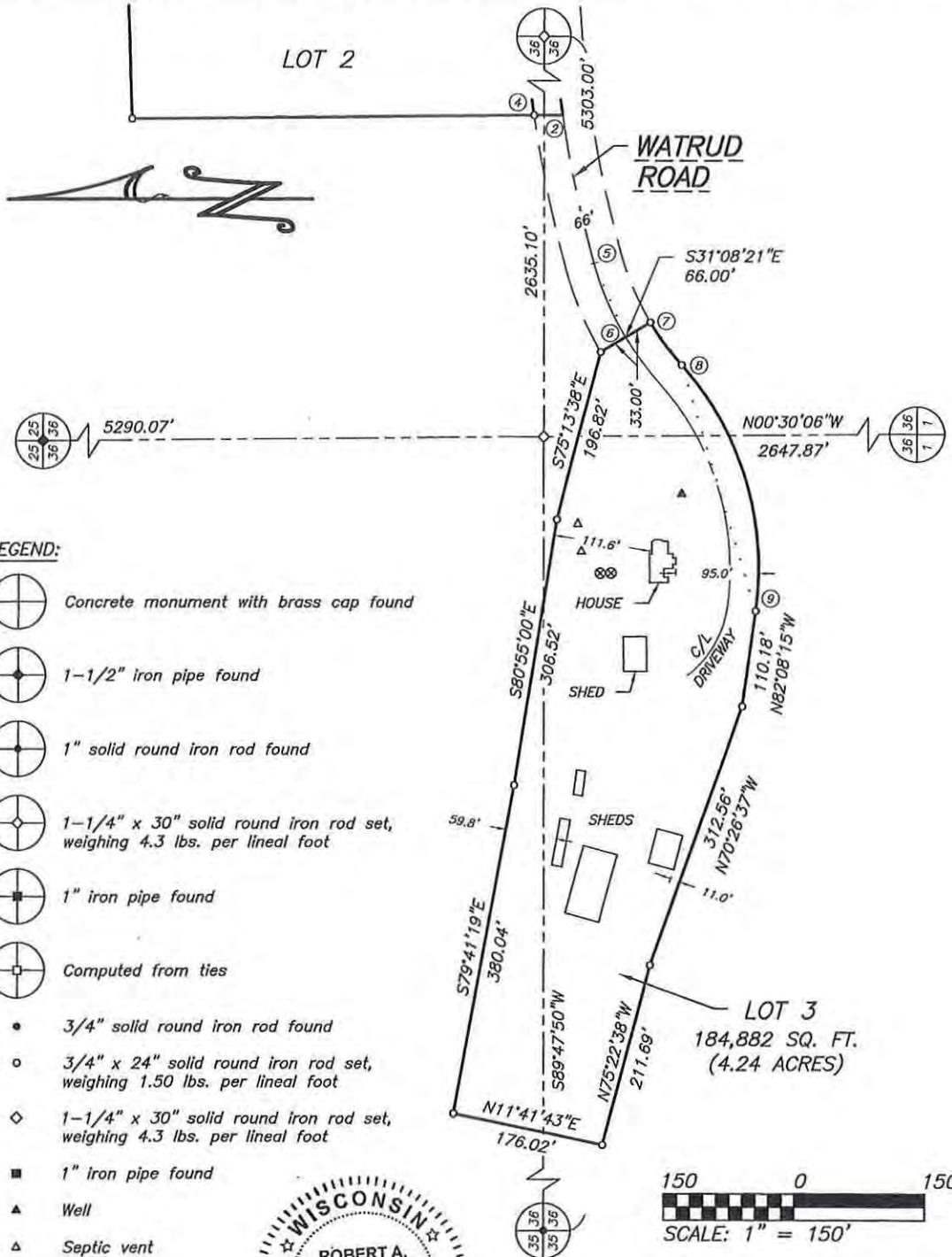
JOB NO. 21183
 POINTS 21183
 DRWG. 21183_1
 DRAWN BY FLS

SHEET 1 OF 4

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

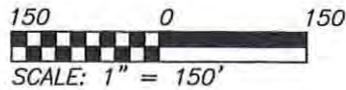
CERTIFIED SURVEY MAP NO. _____

Part of the Southeast 1/4 of the Northwest 1/4, the Southwest 1/4 of the Northeast 1/4, the Northwest 1/4 of the Southeast 1/4, and the Northeast 1/4 of the Southwest 1/4 of Section 36, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin.



LEGEND:

- Concrete monument with brass cap found
- 1-1/2" iron pipe found
- 1" solid round iron rod found
- 1-1/4" x 30" solid round iron rod set, weighing 4.3 lbs. per lineal foot
- 1" iron pipe found
- Computed from ties
- 3/4" solid round iron rod found
- 3/4" x 24" solid round iron rod set, weighing 1.50 lbs. per lineal foot
- 1-1/4" x 30" solid round iron rod set, weighing 4.3 lbs. per lineal foot
- 1" iron pipe found
- Well
- Septic vent
- Septic cover



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

JOB NO. 21183
POINTS 21183
DRWG. 21183_1
DRAWN BY FLS

CERTIFIED SURVEY MAP NO. _____

That part of the Southeast 1/4 of the Northwest 1/4, the Southwest 1/4 of the Northeast 1/4, the Northwest 1/4 of the Southeast 1/4, and the Northeast 1/4 of the Southwest 1/4 of Section 36, 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 36; thence S89°47'50"W, 1317.55' to the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 36 and the point of beginning; thence S00°35'27"E along the East line of the Northwest 1/4 of the Southeast 1/4 of Section 36, 2.33' to the centerline of Watrud Road; thence N88°14'58"W along said centerline, 269.03'; thence S88°13'29"W along said centerline, 521.19'; thence Westerly, 334.71' along said centerline and the arc of a curve to the left whose radius is 1336.00' and whose chord bears S81°02'51"W, 333.84'; thence Southwesterly, 91.69' along said centerline and the arc of a curve to the left whose radius is 350.00' and whose chord bears S66°21'56"W, 91.43'; thence S31°08'21"E, 33.00'; thence Southwesterly, 60.83' along the arc of a curve to the left whose radius is 317.00' and whose chord bears S53°21'48"W, 60.74'; thence Southwesterly 301.92' along the arc of a curve to the right whose radius is 346.00' and whose chord bears S72°51'51"W, 292.43'; thence N82°08'15"W, 110.18'; thence N70°26'37"W, 312.56'; thence N75°22'38"W, 211.69'; thence N11°41'43"E, 176.02'; thence S79°41'19"E, 380.04'; thence S80°55'00"E, 306.52'; thence S75°13'38"E, 196.82'; thence S31°08'21"E, 33.00' to the centerline of Watrud Road; thence Northeasterly, 91.69' along said centerline and the arc of a curve to the right whose radius is 350.00' and whose chord bears N66°21'56"E, 91.43'; thence Easterly, 172.56' along said centerline and the arc of a curve to the right whose radius is 1336.00' and whose chord bears N77°34'14"E, 172.44'; thence N00°30'06"W, 493.96'; thence N88°07'01"E, 325.00'; thence S64°29'35"E, 191.21'; thence S01°44'07"E, 175.00'; thence N88°09'22"E, 450.62' to the East line of the Southwest 1/4 of the Northeast 1/4 of Section 36; thence S00°35'27"E, 236.78' to the point of beginning; subject to public road rights of way as shown and to any and all easements of record.

CURVE TABLE

| CURVE | RADIUS | ARC | DELTA | CHORD | CH. BEARING | TAN. BRNG-OUT | TAN. BRNG-IN |
|-------|----------|---------|-----------|---------|-------------|---------------|--------------|
| 1-2 | 1336.00' | 162.15' | 6°57'14" | 162.05' | S84°44'52"W | S81°16'15"W | |
| 2-5 | 1336.00' | 172.56' | 7°24'02" | 172.44' | S77°34'14"W | | |
| 1-5 | 1336.00' | 334.71' | 14°21'16" | 333.84' | S81°02'51"W | S73°52'13"W | |
| 3-4 | 1369.00' | 161.39' | 6°45'16" | 161.29' | S84°50'51"W | S81°28'13"W | |
| 5-6 | 350.00' | 91.69' | 15°00'34" | 91.43' | S66°21'56"W | S58°51'39"W | S73°52'13"W |
| 7-8 | 317.00' | 60.83' | 10°59'42" | 60.74' | S53°21'48"W | S47°51'57"W | S58°51'39"W |
| 8-9 | 346.00' | 301.92' | 49°59'48" | 292.43' | S72°51'51"W | | S47°51'57"W |

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 to be submitted to the following for approval or objection: The Town of Perry, The County of Dane.

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

Susan E. Orr, Trustee
Dennis D. & Susan E. Orr Revocable Trust

Dennis D. Orr, Trustee
Dennis D. & Susan E. Orr Revocable Trust

STATE OF WISCONSIN)

_____) COUNTY) SS

Personally came before me this _____ day of _____, 20_____, the above named Susan E. Orr and Dennis D. Orr 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 _____.



TALARCZYK
LAND SURVEYS LLC

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

JOB NO. 21183
POINTS 21183
DRWG. 21183_1
DRAWN BY FLS

CERTIFIED SURVEY MAP NO. _____

Part of the Southeast 1/4 of the Northwest 1/4, the Southwest 1/4 of the Northeast 1/4, the Northwest 1/4 of the Southeast 1/4, and the Northeast 1/4 of the Southwest 1/4 of Section 36, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin.

NOTES:

- 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 36 bears S89°47'50"W.
- 2.) Recorded data, when different than measured, is shown in parenthesis.
- 3.) All PLSS witness monuments were found and verified.

I hereby certify that this survey is in compliance with Section 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.

December 17, 2021




Robert A. Talarczyk, P.L.S.

TOWNSHIP 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 _____.

Register of Deeds

PREPARED FOR:
Dennis Orr
195 C.T.H. JG
Blanchardville, WI 53516
(608) 527-2150

 **TALARCZYK**
LAND SURVEYS LLC

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

JOB NO. 21183
POINTS 21183
DRWG. 21183_1
DRAWN BY FLS

SHEET 4 OF 4

Dennis & Susan Orr Rezoning Descriptions

FP-35 to RR-2

That part of the Southwest 1/4 of the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 36, 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 36; thence S89°47'50"W, 1317.55' to the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 36; thence S00°35'27"E along the East line of the Northwest 1/4 of the Southeast 1/4 of Section 36, 2.33' to the centerline of Watrud Road; thence N88°14'58"W along said centerline, 269.03'; thence S88°13'29"W along said centerline, 238.42'; thence N01°14'00"W, 221.91'; thence N88°09'22"E, 509.79' to the East line of the Southwest 1/4 of the Northeast 1/4 of Section 36; thence S00°35'27"E, 236.78' to the point of beginning.

FP-35 to RR-4

That part of the Southeast 1/4 of the Northwest 1/4, the Southwest 1/4 of the Northeast 1/4, the Northwest 1/4 of the Southeast 1/4, and the Northeast 1/4 of the Southwest 1/4 of Section 36, 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 36; thence S89°47'50"W, 1317.55' to the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 36; thence S00°35'27"E along the East line of the Northwest 1/4 of the Southeast 1/4 of Section 36, 2.33' to the centerline of Watrud Road; thence N88°14'58"W along said centerline, 269.03'; thence S88°13'29"W along said centerline, 238.42' to the point of beginning; thence S88°13'29"W along said centerline, 282.77'; thence Westerly, 334.71' along said centerline and the arc of a curve to the left whose radius is 1336.00' and whose chord bears S81°02'51"W, 333.84'; thence Southwesterly, 91.69' along said centerline and the arc of a curve to the left whose radius is 350.00' and whose chord bears S66°21'56"W, 91.43'; thence S31°08'21"E, 33.00'; thence Southwesterly, 60.83' along the arc of a curve to the left whose radius is 317.00' and whose chord bears S53°21'48"W, 60.74'; thence Southwesterly 301.92' along the arc of a curve to the right whose radius is 346.00' and whose chord bears S72°51'51"W, 292.43'; thence N82°08'15"W, 110.18'; thence N70°26'37"W, 312.56'; thence N75°22'38"W, 211.69'; thence N11°41'43"E, 176.02'; thence S79°41'19"E, 380.04'; thence S80°55'00"E, 306.52'; thence S75°13'38"E, 196.82'; thence S31°08'21"E, 33.00' to the centerline of Watrud Road; thence Northeasterly, 91.69' along said centerline and the arc of a curve to the right whose radius is 350.00' and whose chord bears N66°21'56"E, 91.43'; thence Easterly, 172.56' along said centerline and the arc of a curve to the right whose radius is 1336.00' and whose chord bears N77°34'14"E, 172.44'; thence N00°30'06"W, 493.96'; thence N88°07'01"E, 325.00'; thence S64°29'35"E, 191.21'; thence S01°44'07"E, 175.00'; thence S88°09'22"W, 59.17'; thence S01°14'00"E, 221.91' to the point of beginning.