

Dane County Rezone Petition

Application Date	Petition Number
03/10/2022	DCPREZ-2022-11825
Public Hearing Date	
05/24/2022	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JAMES S HUSETH JR	PHONE (with Area Code) (608) 206-6647	AGENT NAME TALARCZYK LAND SURVEYS	PHONE (with Area Code) (608) 527-5216
BILLING ADDRESS (Number & Street) 1671 LEWIS RD		ADDRESS (Number & Street) 517 2ND AVE	
(City, State, Zip) MT HOREB, WI 53572		(City, State, Zip) New Glarus, WI 53574	
E-MAIL ADDRESS kevinhanson2@gmail.com		E-MAIL ADDRESS bob@talarczysurveys.com	

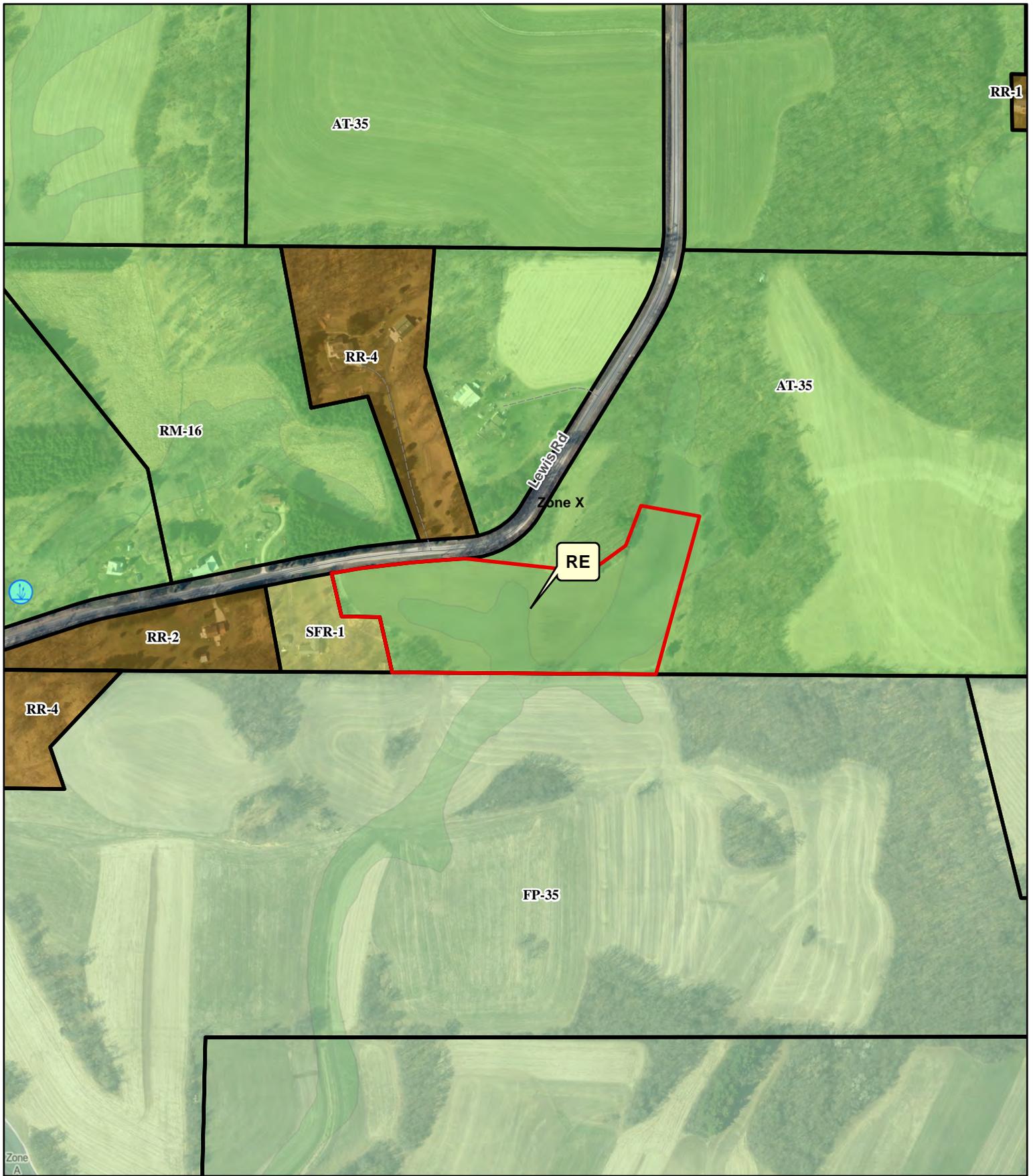
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
East of 1656 Lewis Road					
TOWNSHIP SPRINGDALE	SECTION 31	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0607-314-9300-4		0607-314-9500-2			

REASON FOR REZONE

CREATING AN AGRICULTURAL LOT

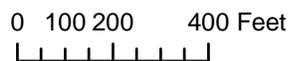
FROM DISTRICT:	TO DISTRICT:	ACRES
AT-35 Agriculture Transition District	RE Recreational District	8.42

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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Legend

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



Petition 11825
JAMES S HUSETH JR



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:	James Huseth	Agent Name:	Bob Talarczyk
Address (Number & Street):	1671 Lewis 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:		Email Address:	bob@talarczyk-surveys.com
Phone#:		Phone#:	(608) 527-5216

PROPERTY INFORMATION

Township:	Springdale	Parcel Number(s):	060731493004 and 060731495002
Section:	31-6-7	Property Address or Location:	Lewis Road EAST OF 1656

REZONE DESCRIPTION

<p>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.</p>	<p>Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
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Kevin Hanson owns a considerable amount of FP-35 zoned land in the Town of Primrose directly South of and adjoining this proposed lot in the Town of Springdale. Mr. Hanson wishes to acquire this proposed lot and add it to his farm.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
AT-35	FR-1 RE	8.42

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

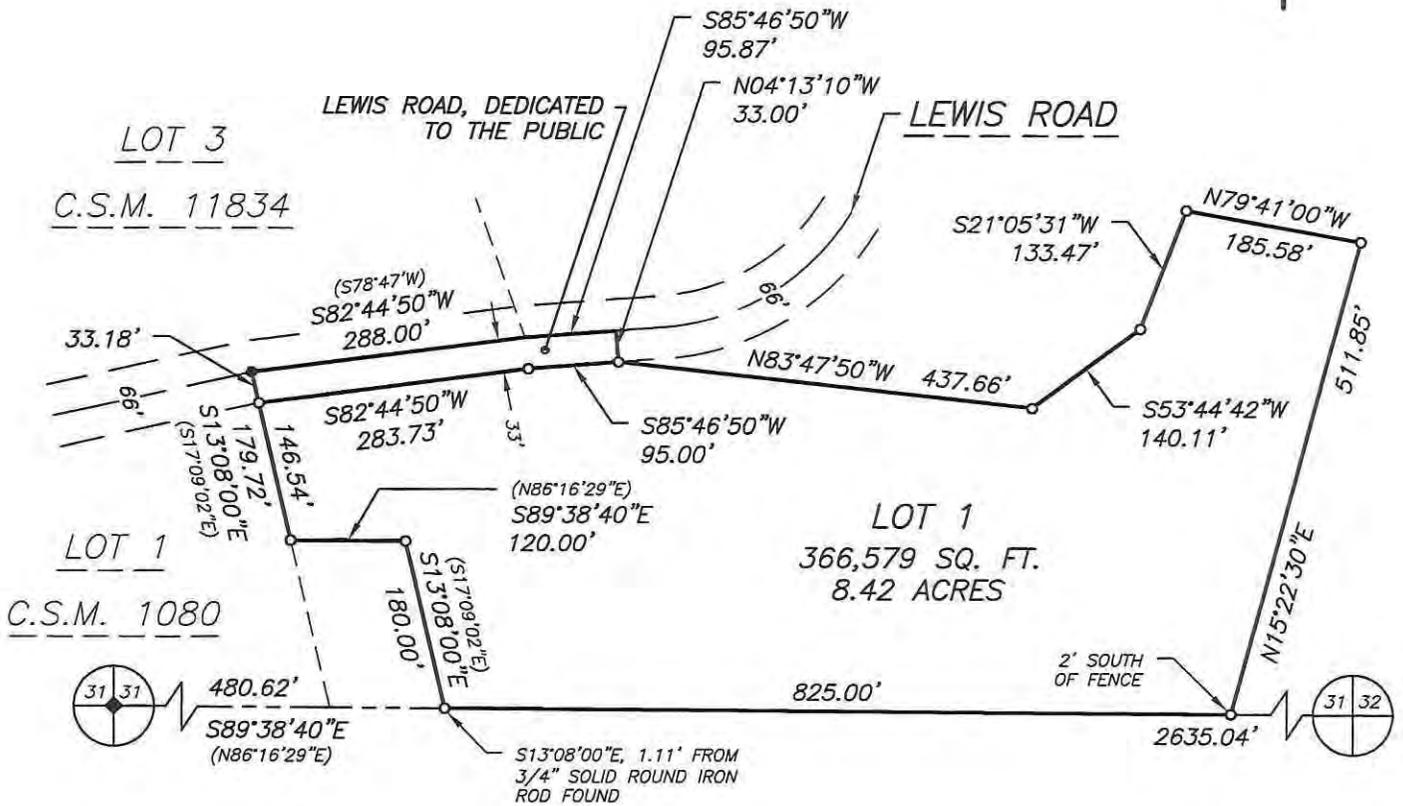
Date 2/22/20

CERTIFIED SURVEY MAP NO. _____

Part of the Southwest and Southeast 1/4s of the Southeast 1/4 of Section 31, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin.

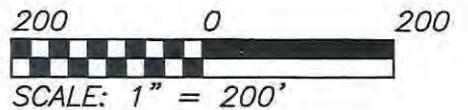
LEGEND:

-  7/8" x 24" solid round iron rod set, weighing 2.04 lbs per lineal foot
-  1-1/4" solid round iron rod found
- 3/4" solid round iron rod found
- 3/4" x 24" solid round iron rod set, weighing 1.50 lbs per lineal foot



NOTES:

- 1.) Bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone, NAD83 (2011), in which the South line of the Southeast 1/4 of Section 31 bears S89°38'40"E.
- 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 Chap. 236.34 of the Wis. Statutes and that I have surveyed, monumented, and mapped the lands described herein, and that this map is a correct representation thereof in accordance with the information provided.

February 7, 2022

PREPARED FOR:
Kevin Hanson
1939 Lewis Road
Mt. Horeb, WI 53572
(608) 206-6647

Robert A. Talarczyk
Robert A. Talarczyk, P.L.S.

TALARCZYK
LAND SURVEYS LLC

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

JOB NO. 21214
POINTS 18039
DRWG. 21214_1
DRAWN BY FLS

CERTIFIED SURVEY MAP NO. _____

That part of the Southwest and Southeast 1/4s of the Southeast 1/4 of Section 31, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin, bounded and described as follows: Commencing at the South 1/4 corner of said Section 31; thence S89°38'40"E along the South line of Section 31, 480.62' to the point of beginning; thence S89°38'40"E, 825.00'; thence N15°22'30"E, 511.85'; thence N79°41'00"W, 185.58'; thence S21°05'31"W, 133.47'; thence S53°44'42"W, 140.11'; thence N83°47'50"W, 437.66' to the Southerly right of way line of Lewis Road; thence N04°13'10"W, 33.00' to the centerline of Lewis Road; thence S85°46'50"W along said centerline, 95.87'; thence S82°44'50"W along said centerline, 288.00'; thence S13°08'00"E, 179.72'; thence S89°38'40"E, 120.00'; thence S13°08'00"E, 180.00' to the point of beginning; subject to a public road right of way as shown and to any and all easements of record.

OWNERS' CERTIFICATE OF DEDICATION:

As owners, we hereby certify that we have 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 Springdale, The County of Dane.

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

James S. Huseth, Jr.

Ruth E. Huseth

STATE OF WISCONSIN)

_____ COUNTY) SS

Personally came before me this _____ day of _____, 20_____, the above named James S. Huseth, Jr. and Ruth E. Huseth to me known to be the same persons 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. 21214
POINTS 18039
DRWG. 21214_1
DRAWN BY FLS

 **TALARCZYK**
LAND SURVEYS LLC
517 2nd Avenue
New Glarus, WI 53574
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