

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
04/19/2022	DCPREZ-2022-11845
<b>Public Hearing Date</b>	
06/28/2022	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME RANDY & LINDA KAHL	PHONE (with Area Code) (608) 832-6653	AGENT NAME TALARCZYK LAND SURVEYS LLC	PHONE (with Area Code) (608) 527-5216
BILLING ADDRESS (Number & Street) 1812 STATE HIGHWAY 92		ADDRESS (Number & Street) 517 2ND AVENUE	
(City, State, Zip) MOUNT HOREB, WI 53572		(City, State, Zip) New Glarus, WI 53574	
E-MAIL ADDRESS nortmanm@firstweber.com		E-MAIL ADDRESS bob@talarczyk-surveys.com	

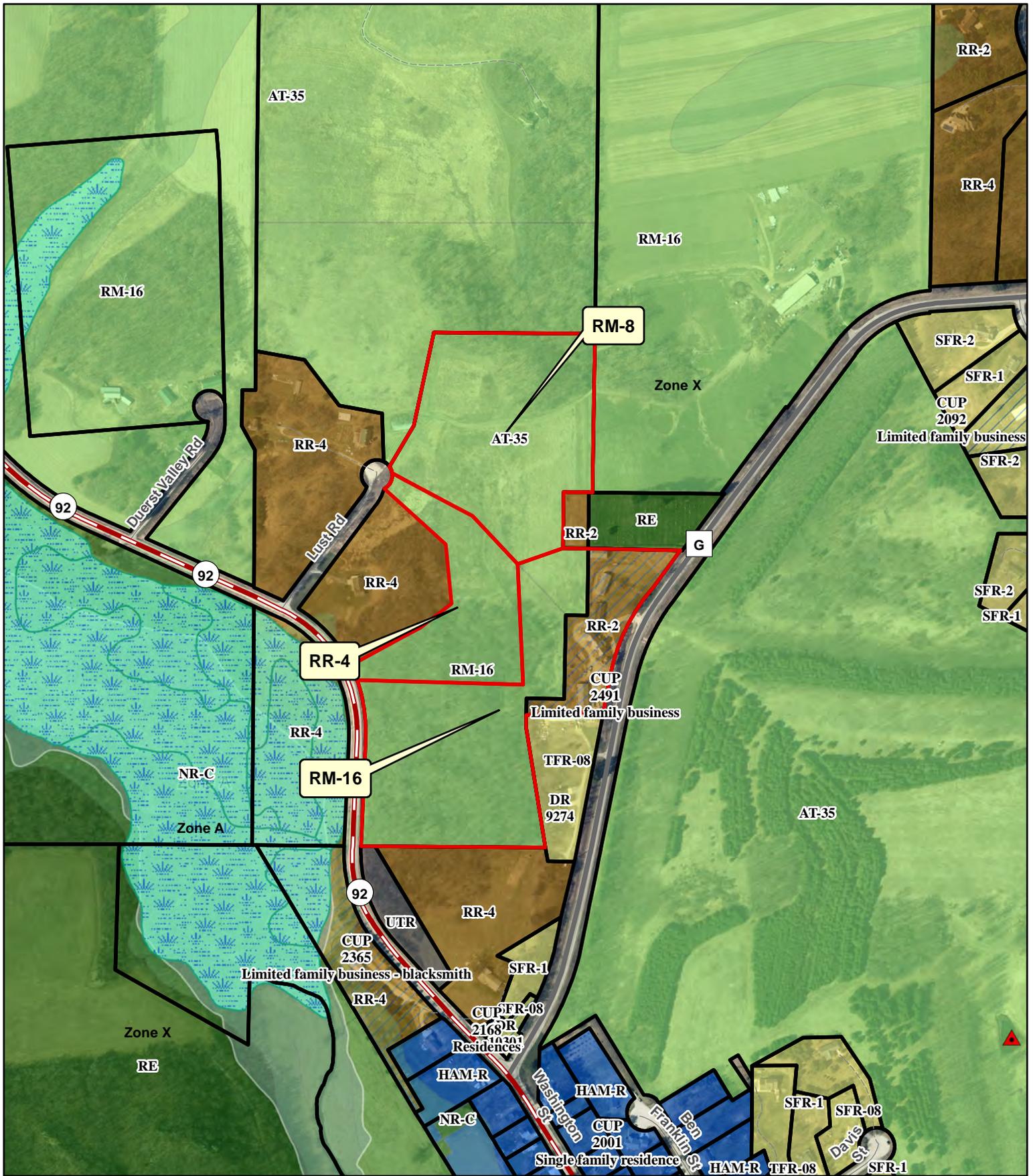
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
East of 8639 Lust Road					
TOWNSHIP SPRINGDALE	SECTION 34	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0607-342-8680-0		0607-342-8750-0		0607-342-9645-0	

## REASON FOR REZONE

SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS

FROM DISTRICT:	TO DISTRICT:	ACRES
AT-35 Agriculture Transition District	RM-8 Rural Residential District	11.23
AT-35 Agriculture Transition District	RM-16 Rural Residential District	1.17
RM-16 Rural Mixed-Use District	RR-4 Rural Residential District	6.15
RR-2 Rural Residential District	RM-16 Rural Mixed-Use District	3.51

<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  RWL1	<b>SIGNATURE:(Owner or Agent)</b>    <b>PRINT NAME:</b>   <b>DATE:</b>
---	--	--	---	---



**Legend**

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



0 125 250 500 Feet



Petition 11845  
**RANDY & LINDA KAHL**



**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:	Randy Kahl	Agent Name:	Talarczyk Land Surveys LLC
Address (Number & Street):	1812 S.T.H. 92	Address (Number & Street):	517 2nd Avenue
Address (City, State, Zip):	Mt. Horeb, WI 53572	Address (City, State, Zip):	New Glarus, WI 53574
Email Address:	nortmanm@firstweber.com	Email Address:	bob@talarczyksurveys.com
Phone#:	608-832-6653	Phone#:	608-527-5216

### PROPERTY INFORMATION

Township:	Springdale	Parcel Number(s):	060734286800, 060734287500, 060734296450
Section:	34-6-7	Property Address or Location:	Lust Road, Mt. Horeb, WI

### 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

Randy Kahl is conveying land to an adjoining landowner, Joshua Zimmer, and reconfiguring his two remaining vacant lots.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
AT-35	RR-8 & RM-16	RR-8=11.23 & RM-16=1.17
RM-16	RR-4	6.15
RR-2	RM-16	3.51

**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 ( <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, Agent

Date 4/18/22

## SUPPLEMENTAL INFORMATION FOR COMMERCIAL DEVELOPMENT

A scaled site plan and detailed operations plan must be submitted for commercial rezone applications. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach the relevant maps and plans listed below to your application form.

**SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:**

- Scale and north arrow
- Date the site plan was created
- Existing subject property lot lines and dimensions
- Existing and proposed wastewater treatment systems and wells
- All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
- All dimension and required setbacks, side yards and rear yards
- Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
- Location and dimensions of any existing utilities, easements or rights-of-way
- Parking lot layout in compliance with s. [10.102\(8\)](#)
- Proposed loading/unloading areas
- Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
- All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade
- Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area
- Any lighting, signs, refuse dumpsters, and possible future expansion areas.

**NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties.**

- Provide a brief written statement explaining the current use(s) of the property on which the rezone is proposed.
- Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

**OPERATIONAL NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:**

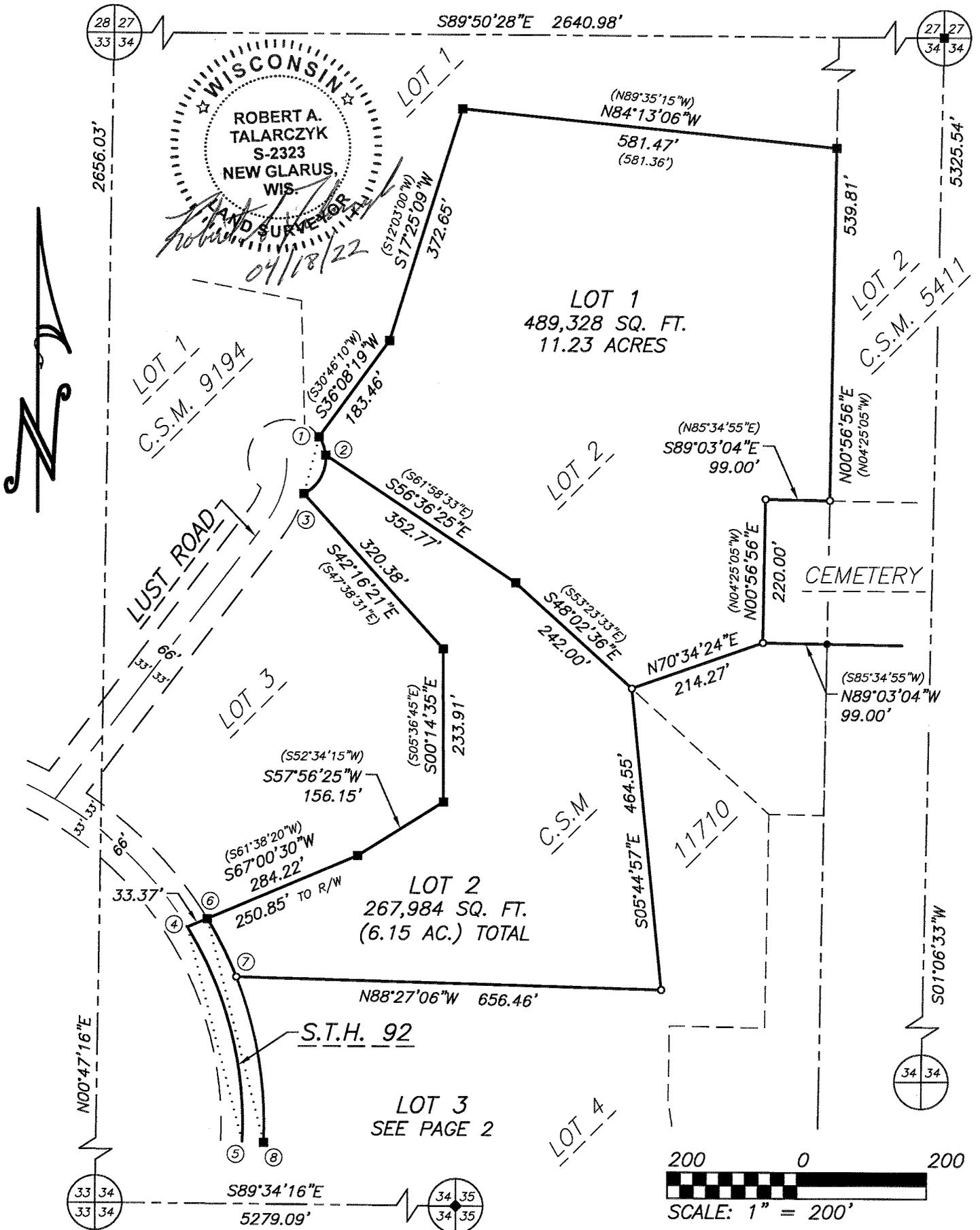
- Hours of operation
- Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time
- Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building
- Compliance with county stormwater and erosion control standards under [Chapter 11](#) of [Chapter 14](#), Dane County Code
- Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
- Facilities for managing and removal of trash, solid waste and recyclable materials.
- Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken
- Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties
- Signage, consistent with section [10.800](#)

**ADDITIONAL PROPERTY OWNERS. Provide contact information for additional property owners, if applicable.**

Additional Property Owner Name(s):	Jashua Zimmer
Address (Number & Street):	8642 CTH G
Address (City, State, Zip):	Verona, WI 53593
Email Address:	
Phone Number:	608-832-6318

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

Lot 4 and 2 of Certified Survey Map 11710 (Vol. 71, Pages 313-314) and Lot 1 of Certified Survey Map 14377 (Vol. 98, Pages 190-192) being in the Southeast, Southwest, and Northwest 1/4s of the Northwest 1/4 of Section 34, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin.



**TALARCZYK**  
 LAND SURVEYS LLC

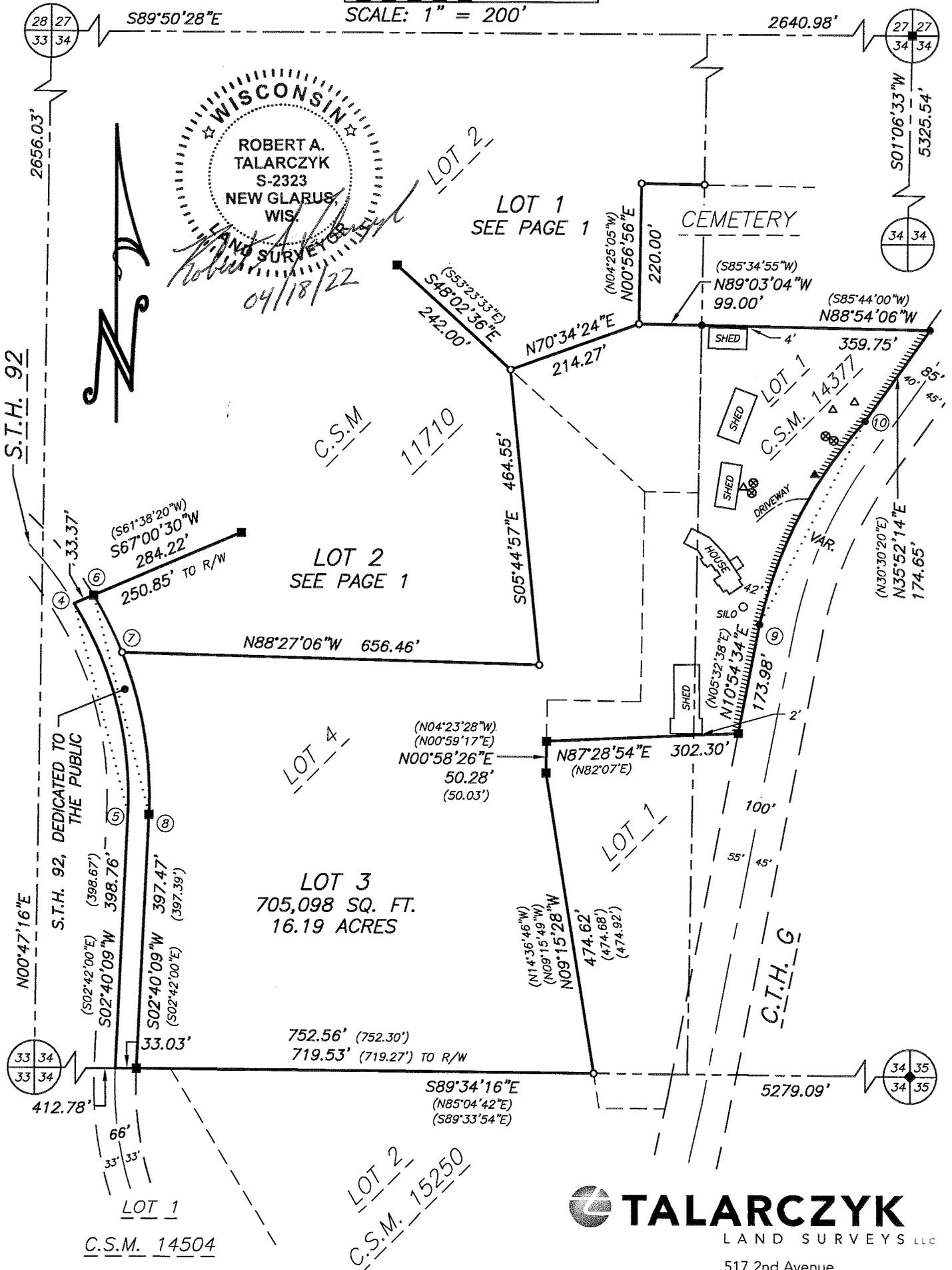
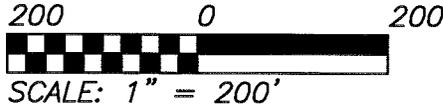
517 2nd Avenue  
 New Glarus, WI 53574  
 608-527-5216

www.talarczyk-surveys.com

JOB NO. 21227  
 POINTS 21227  
 DRWG. 21227\_1  
 DRAWN BY FLS

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Commencing at the West 1/4 corner of said Section 34; thence S89°34'16"E along the East–West 1/4 line of Section 34, 412.78' to the point of beginning; thence S89°34'16"E, 752.56'; thence N09°15'28"W, 474.62'; thence N00°58'26"E, 50.28'; thence N87°28'54"E, 302.30' to the Westerly right of way line of C.T.H. G; thence N10°54'34"E along said right of way line, 173.98'; thence Northeasterly, 362.56' along said right of way line and the arc of a curve to the right whose radius is 729.10' and whose chord bears N27°21'36"E, 358.84'; thence N35°52'14"E along said right of way line, 174.65'; thence N88°54'06"W, 359.75' to the East line of the West 1/2 of the Northwest 1/4 of Section 34; thence N89°03'04"W, 99.00'; thence N00°56'56"E, 220.00'; thence S89°03'04"E, 99.00' to the East line of the West 1/2 of the Northwest 1/4 of Section 34; thence N00°56'56"E along the East line of the West 1/2 of the Northwest 1/4 of Section 34, 539.81'; thence N84°13'06"W, 581.47'; thence S17°25'09"W, 372.65'; thence S36°08'19"W, 183.46' to the Easterly right of way line of Lust Road; thence Southerly, 102.41' along said right of way line and the arc of a curve to the right whose radius is 60.00' and whose chord bears S14°42'06"W, 90.43'; thence S42°16'21"E, 320.38'; thence S00°14'35"E, 233.91'; thence S57°56'25"W, 156.15'; thence S67°00'30"W, 284.22' to the centerline of S.T.H. 92; thence Southeasterly, 344.23' along said centerline and the arc of a curve to the right whose radius is 572.96' and whose chord bears S14°32'32"E, 339.08'; thence S02°40'09"W along said centerline, 398.76' to the point of beginning; subject to a public road right of way as shown and to any and all easements of record.

CURVE TABLE

CURVE	RADIUS	ARC	DELTA ANGLE	CHORD	CH. BEARING	TAN.BEARING-IN	TAN.BEARING-OUT
1-3	60.00'	102.41'	97°47'54"	90.43'	S14°42'06"W	S34°11'51"E	S63°36'03"W
1-2	60.00'	30.32'	28°57'18"	30.00'	S19°43'12"E		
2-3	60.00'	72.09'	68°50'36"	67.83'	S29°10'45"W		
4-5	572.96'	344.23'	34°25'22"	339.08'	S14°32'32"E	S31°45'13"E	
6-8	605.96'	358.97'	33°56'31"	353.74'	S14°18'06.5"E	S31°16'22"E	
6-7	605.96'	100.00'	9°27'20"	99.89'	S26°32'42"E		
7-8	605.96'	258.97'	24°29'11"	257.00'	S09°34'26.5"E		
9-10	729.10'	362.56'	28°29'30"	358.84'	N27°21'36"E	N13°06'51"E	N41°36'21"E

LEGEND:



Cast aluminum monument found



1-1/2" iron pipe found



2" iron pipe found

■ 1" iron pipe found

● 3/4" solid round iron rod found

○ 3/4" x 24" solid round iron rod set, weighing 1.50 lbs per lineal foot

⊗ Septic cover

△ Septic vent

▲ Well

||||| No vehicular access

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 34 bears S89°34'16"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 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.

April 18, 2022

PREPARED FOR:

Randy Kahl  
1812 S.T.H. 92  
Mount Horeb, WI 53572  
(608) 832-6653



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

**TALARCZYK**

LAND SURVEYS LLC

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### OWNERS' 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, Wisconsin Statutes, and S.75.17(1)(a), Dane County Code of Ordinances, to be submitted to the following for approval or objection: The Town of Springdale, Dane County Zoning and Land Regulation Committee.

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

\_\_\_\_\_  
Randy L. Kahl, Trustee  
Trust Agreement of Randy & Linda Kahl

\_\_\_\_\_  
Linda L. Kahl, Trustee  
Trust Agreement of Randy & Linda Kahl

STATE OF WISCONSIN)

\_\_\_\_\_ COUNTY) SS  
Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, the above named Randy L. Kahl and Linda L. Kahl, 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 \_\_\_\_\_.

### OWNER'S CERTIFICATE OF DEDICATION:

As owner, I hereby certify that I have 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, Wisconsin Statutes, and S.75.17(1)(a), Dane County Code of Ordinances, to be submitted to the following for approval or objection: The Town of Springdale, Dane County Zoning and Land Regulation Committee.

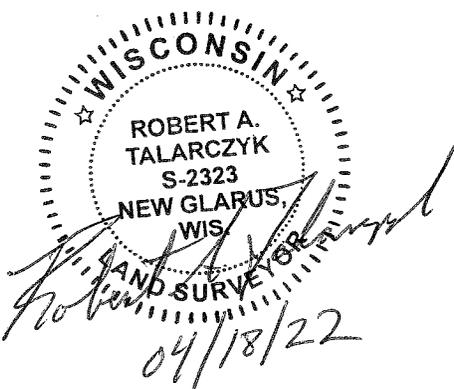
WITNESS the hand and seal of said owner this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.  
In the presence of:

\_\_\_\_\_  
Joshua J. Zimmer

STATE OF WISCONSIN)

\_\_\_\_\_ COUNTY) SS  
Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, the above named Joshua J. Zimmer to me known to be the same person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
My commission expires \_\_\_\_\_.



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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.

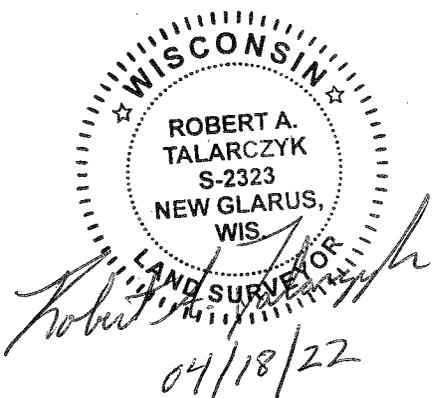
\_\_\_\_\_  
Town Clerk

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. 21227  
POINTS 21227  
DRWG. 21227\_1  
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## **Metes & Bounds for Kahl Rezoning (Job 21227)**

AT-35 to RR-8 (11.23 acres):

That part of Lot 2 of C.S.M. 11710 in the NW & SW 1/4s of the NW 1/4 of Sec. 34, T6N, R7E, Town of Springdale, Dane County, Wisconsin, bounded and described as follows:

Commencing at the West 1/4 corner of Section 34; thence N43°22'18" E, 1501.69' to the point of beginning; thence N70°34'24"E, 214.27'; thence N00°56'56"E, 220.00'; thence S89°03'04"E, 99.00'; thence N00°56'56"E, 539.81'; thence N84°13'06"W, 581.47'; thence S17°25'09"W, 372.65'; thence S36°08'19"W, 183.46' to the Northerly right of way line of Lust Road; thence Southerly, 30.32' along said right of way line and the arc of a curve to the right whose radius is 60.00' and whose chord bears S19°43'12"E, 30.00'; thence S56°36'25"E, 352.77'; thence S48°02'36"E, 242.00' to the point of beginning.

RM-16 to RR-4 (6.15 acres):

That part of Lot 4 of C.S.M. 11710 in the NW & SW 1/4s of the NW 1/4 of Sec. 34, T6N, R7E, Town of Springdale, Dane County, Wisconsin, bounded and described as follows:

Commencing at the West 1/4 corner of Section 34; thence N33°04'55" E, 772.32' to the point of beginning; thence S88°27'06"E, 656.46'; thence N05°44'57"W, 464.55'; thence N48°02'36"W, 242.00'; thence N56°36'25"W, 352.77'; thence Southerly, 72.09' along the arc of a curve to the right whose radius is 60.00' and whose chord bears S29°10'45"W, 67.83'; thence S42°16'21"E, 320.38'; thence S00°14'35"E, 233.91'; thence S57°56'25"W, 156.15'; thence S67°00'30"W, 250.85' to the Northeasterly right of way line of S.T.H. 92; thence Southeasterly, 100.00' along said right of way line and the arc of a curve to the right whose radius is 605.96' and whose chord bears S26°32'42"E, 99.89' to the point of beginning.

AT-35 to RM-16 (1.17 acres):

That part of Lot 2 of C.S.M. 11710 in the SW 1/4 of the NW 1/4 of Sec. 34, T6N, R7E, Town of Springdale, Dane County, Wisconsin, bounded and described as follows:

Commencing at the West 1/4 corner of Section 34; thence N54°04'46" E, 1535.47' to the point of beginning; thence S89°01'34"E, 84.40'; thence N00°58'26"E, 261.90'; thence N89°03'04"W, 99.00'; thence S70°34'24"W, 214.27'; thence S48°02'36"E, 285.38' to the point of beginning.

RR-2 to RM-16 (3.51 acres):

Lot 1 of C.S.M. 14377 in the SW & SE 1/4s of the NW 1/4 of Sec. 34, T6N, R7E, Town of Springdale, Dane County, Wisconsin, bounded and described as follows:

Commencing at the West 1/4 corner of Section 34; thence N 64°55'20" E, 1203.23' to the point of beginning; thence N87°28'54"E, 302.30' to the Westerly right of way line of C.T.H. G; thence N10°54'34"E along said right of way line, 173.98'; thence Northeasterly, 362.56' along said right of way line and the arc of a curve to the right whose radius is 729.10' and whose chord bears N27°21'36"E, 358.84'; thence N35°52'14"E along said right of way line, 174.65'; thence N88°54'06"W, 359.75'; thence S00°58'26"W, 261.90'; thence N89°01'34"W, 84.40; thence S00°58'26"W, 328.40'; thence N89°01'34"W, 147.00'; thence S00°58'26"W, 64.97' to the point of beginning.

Kahl

RM-8

LOT 1  
489,328  
11.23 Ac.

AT-35 to RM-8  
11.23 Ac.  
(N85°34'55"E)  
587°03'04"E  
99.00'

1.17 Ac.  
AT-35 to RM-16

CEMETERY  
(S85°44'00"W)  
N88°54'06"W

RR 2  
to RM-16

LOT 2  
RM-16  
to RR-4  
267,984  
6.15 Ac.

LOT 1  
CSM 14377  
3.51 Ac.

LOT 4  
LOT 3  
705,098  
16.19 Ac.  
RM-16 ~~Propose~~

||||| = No Vehicular Access

