

Dane County Rezone Petition

Application Date	Petition Number
02/29/2024	DCPREZ-2024-12038
Public Hearing Date	
05/28/2024	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME URIAH MILLER AND CARRIE JOHNSON	PHONE (with Area Code) (608) 440-0816	AGENT NAME TALARCZYK LAND SURVEYS LLC	PHONE (with Area Code) (608) 527-5216
BILLING ADDRESS (Number & Street) 8221 KLEVENVILLE-RILEY RD		ADDRESS (Number & Street) 517 2ND AVENUE	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) New Glarus, WI 53574	
E-MAIL ADDRESS usjmill@gmail.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	
8221 Klevenville-Riley Rd					
TOWNSHIP SPRINGDALE	SECTION 2	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0607-024-8135-8		0607-024-0322-7		0607-024-8001-0	

REASON FOR REZONE
CONSOLIDATE LAND INTO ONE RESIDENTIAL LOT AND EXCHANGE LAND WITH NEIGHBORING LANDOWNER

FROM DISTRICT:	TO DISTRICT:	ACRES
SFR-1 Single Family Residential District	RR-1 Rural Residential District	1.07
AT-35 Agriculture Transition District	RR-1 Rural Residential District	0.08
SFR-08 Single Family Residential District	RR-1 Rural Residential District	0.50
SFR-1 Single Family Residential District	AT-35 Agriculture Transition District	0.08

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 RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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REZONE 12038



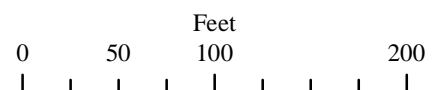
Wetland



Floodway Areas in Zone AE



Floodplain





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:	Uriah Miller	Agent Name:	Robert Talarczyk
Address (Number & Street):	8221 Klevenville-Riley Road	Address (Number & Street):	517 2nd Avenue
Address (City, State, Zip):	Verona, WI 53593	Address (City, State, Zip):	New Glarus, WI 53574
Email Address:	usjmiller@gmail.com	Email Address:	bob@talarczyksurveys.com
Phone#:	608-440-0816	Phone#:	608-527-5216

PROPERTY INFORMATION

Township:	Springdale	Parcel Number(s):	060702481358, 060702403227, 060702480010
Section:	2	Property Address or Location:	8221 Klevenville-Riley Road, Verona, WI 53593

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 ☒

Mr. Uriah Miller wishes to combine his existing SFR-08 and SFR-1 parcels and rezone them to RR-1; he also wishes to incorporate 0.08 acres of his neighbor, Kenneth Zweifel, AT-35 land into his new, 1.65 acre Certified Survey Map lot, which is the desired end result of this process.

Mr. Miller also wishes to rezone 0.08 acres of his SFR-1 land to AT-35 and convey it to his neighbor, Kenneth Zweifel, in trade. We were instructed by Roger Lane and Dan Frick to prepare a Plat of Survey of this parcel.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
SFR-1	AT-35 and RR-1	0.08 and 1.07 respectively
SFR-08	RR-1	0.50
AT-35	RR-1	0.08

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

2/14/24

CERTIFIED SURVEY MAP NO. _____

Lots 12, 13, 14, 15 and 16 of Block 2 of Robert & William Riley's Survey & Plat of Sugar River Station and other lands in the Northeast 1/4 of the Southeast 1/4 of Section 2, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin.



LEGEND:



Survey spike found



P.K. nail found



2" iron pipe found



1-1/4" iron pipe found



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



Well pump



Septic cover



Septic vent

— x — Fence

BUILDING INDEX

G GARAGE
H HOUSE
S SHED
SM SEPTIC MOUND

KLEVENVILLE-RILEY ROAD,
DEDICATED TO THE PUBLIC

SOUTH LINE OF THE
CHICAGO &
NORTHWESTERN RAILWAY

JOB NO. 23232
POINTS 23232
DRWG. 23232_1
DRAWN BY MST



SCALE: 1" = 80'

SHEET 1 OF 3

TALARCZYK

LAND SURVEYS

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

www.talarczyklandsurveys.com



S00°39'06"W

436.18'

2629.28'



631.79'

N89°20'54"W

6' SW OF FENCE

KLEVENVILLE-RILEY ROAD
VAR.

BLOCK 2

RILEY'S SURVEY & PLAT OF SUGAR RIVER STATION

LOT 1 SFR-1 to RR-1
71,874 SQ. FT.
(1.65 ACRES)
N71°01'41"W
33'

LOT 1 SFR-1 to RR-1
71,874 SQ. FT.
(1.65 ACRES)
N71°01'41"W
33'

LOT 1 SFR-1 to RR-1
71,874 SQ. FT.
(1.65 ACRES)
N71°01'41"W
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33'

PLAT OF SURVEY

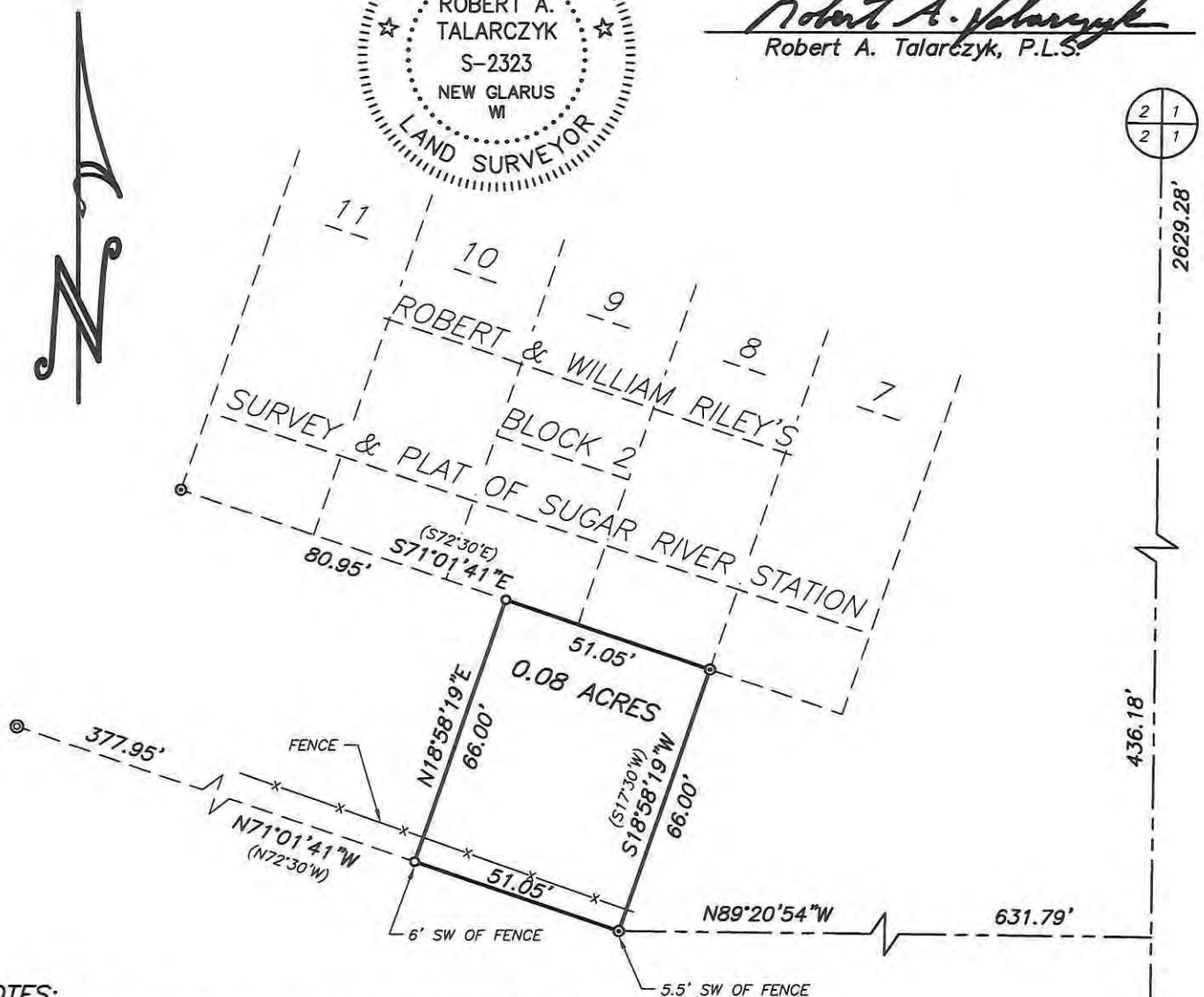
That part of the Northeast 1/4 of the Southeast 1/4 of Section 2, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin, bounded and described as follows:
Commencing at the East 1/4 corner of said Section 2; thence S00°39'06"W along the East line of Section 2, 436.18'; thence N89°20'54"W, 631.79' to the point of beginning; thence N71°01'41"W (recorded as N72°30'W), 51.05'; thence N18°58'19"E, 66.00' to the South line of Block 2 of Robert & William Riley's Survey & Plat of Sugar River Station; thence S71°01'41"E (recorded as S72°30'E) along said South line, 51.05'; thence S18°58'19"W (recorded as S17°30'W), 66.00' to the point of beginning; subject to any and all easements of record.

I hereby certify that this survey complies with Chapter A-E 7 of the Wisconsin Administrative Code, 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.

February 8, 2024



Robert A. Talarczyk
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 East line of the Southeast 1/4 of Section 2 bears S00°39'06"W.
- 2.) Recorded data, when different than measured, is shown in parenthesis.
- 3.) This survey prepared to facilitate the sale of lands between adjoining landowners.

PREPARED FOR:
Uriah Miller
8221 Klevenville-Riley Road
Verona, WI 53593
(608) 440-0816

LEGEND:



Survey spike found



P.K. nail found



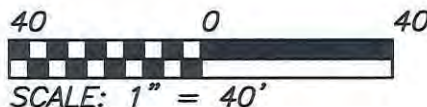
2" iron pipe found



1-1/4" iron pipe found



3/4" x 24" solid round iron rod set



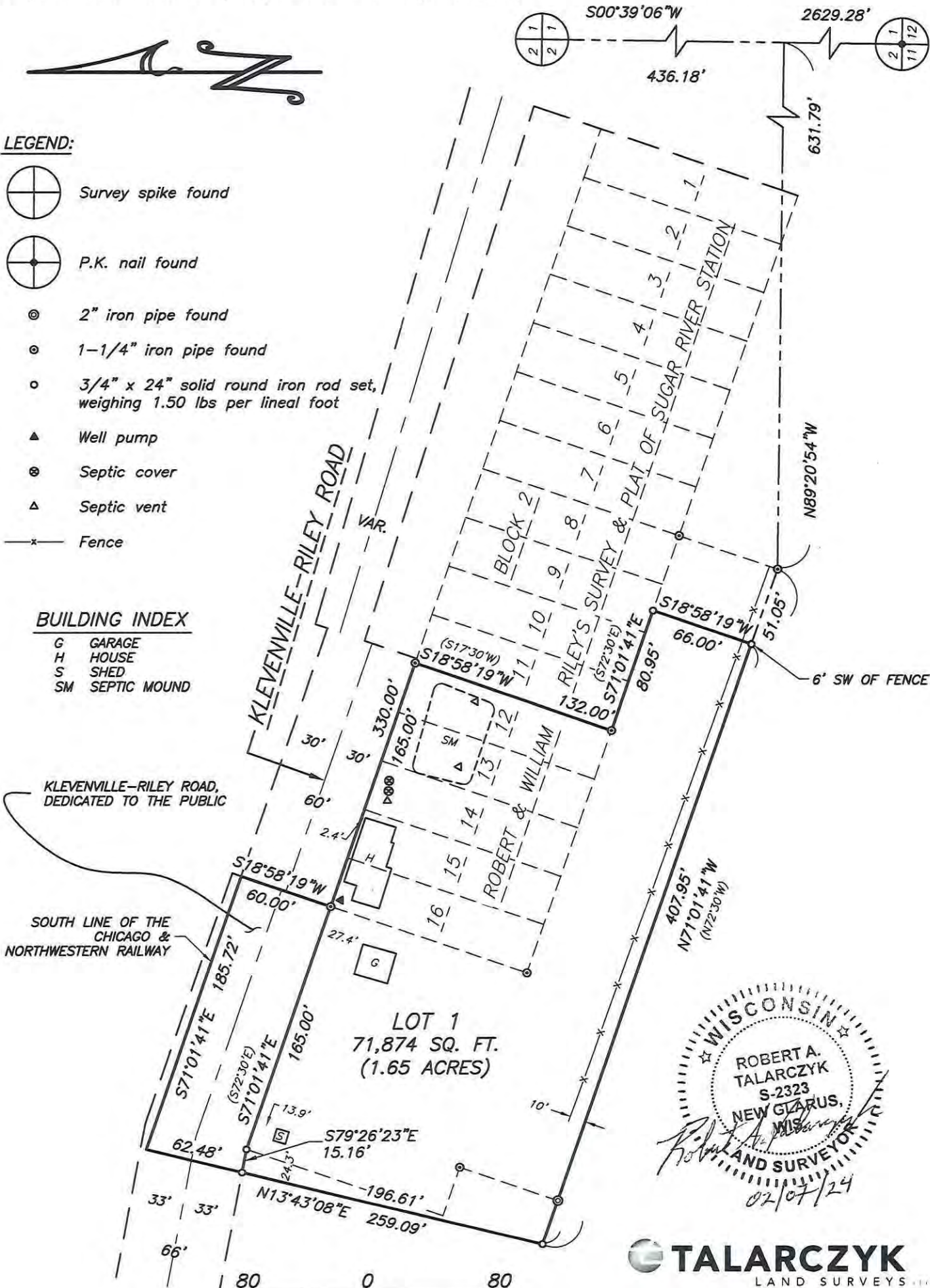
TALARCZYK
LAND SURVEYS

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

JOB NO. 23232
POINTS 23232
DRWG. 23232_2
DRAWN BY MST

CERTIFIED SURVEY MAP No. _____

Lots 12, 13, 14, 15 and 16 of Block 2 of Robert & William Riley's Survey & Plat of Sugar River Station and other lands in the Northeast 1/4 of the Southeast 1/4 of Section 2, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin.



LEGEND:

- Survey spike found
- P.K. nail found
- 2" iron pipe found
- 1-1/4" iron pipe found
- 3/4" x 24" solid round iron rod set, weighing 1.50 lbs per lineal foot
- Well pump
- Septic cover
- Septic vent
- Fence

BUILDING INDEX

- G GARAGE
- H HOUSE
- S SHED
- SM SEPTIC MOUND

KLEVENVILLE-RILEY ROAD, DEDICATED TO THE PUBLIC

SOUTH LINE OF THE CHICAGO & NORTHWESTERN RAILWAY

JOB NO. 23232
POINTS 23232
DRWG. 23232_1
DRAWN BY MST

80 0 80
SCALE: 1" = 80'

SHEET 1 OF 3

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

WISCONSIN
ROBERT A. TALARCZYK
S-2323
NEW GLARUS, WI
LAND SURVEYOR
02/07/24

CERTIFIED SURVEY MAP No. _____

Lots 12, 13, 14, 15 and 16 of Block 2 of Robert & William Riley's Survey & Plat of Sugar River Station and other lands in the Northeast 1/4 of the Southeast 1/4 of Section 2, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin, bounded and described as follows: Commencing at the East 1/4 corner of said Section 2; thence S00°39'06"W along the East line of Section 2, 436.18'; thence N89°20'54"W, 631.79'; thence N71°01'41"W, 51.05' to the point of beginning; thence N71°01'41"W, 407.95'; thence N13°43'08"E, 259.09' to the South line of the Chicago & Northwestern Railway; thence S71°01'41"E along said South line, 185.72'; thence S18°58'19"W, 60.00' to the Southerly right of way line of Klevenville-Riley Road; thence S71°01'41"E along said right of way line, 165.00'; thence S18°58'19"W, 132.00' thence S71°01'41"E, 80.95'; thence S18°58'19"W, 66.00' 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 Section 236.34 of the Wis. Statutes and the subdivision regulations of the Town of Springdale and Dane County; and that under the direction of Uriah Miller, I have surveyed, monumented, and mapped the lands described hereon; and that this map is a correct representation of all exterior boundaries of the land surveyed in accordance with the information provided.

February 7, 2024



Robert A. Talarczyk
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 East line of the Southeast 1/4 of Section 2 bears S00°39'06"W.
- 2.) Recorded data, when different than measured, is shown in parenthesis.
- 3.) All PLSS witness monuments were found and verified.

OWNER'S 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 Wisconsin Statutes and S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the following for approval or objection: 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:

Uriah Miller

Carrie Johnson

STATE OF WISCONSIN)

_____ COUNTY) SS
Personally came before me this _____ day of _____, 20_____, the above
named Uriah Miller and Carrie Johnson to me known to be the same persons who executed the
foregoing instrument and acknowledged the same.

My commission expires _____.

JOB NO. 23232
POINTS 23232
DRWG. 23232-1
DRAWN BY MST

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

CERTIFIED SURVEY MAP No. _____

Lots 12, 13, 14, 15 and 16 of Block 2 of Robert & William Riley's Survey & Plat of Sugar River Station and other lands in the Northeast 1/4 of the Southeast 1/4 of Section 2, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin.

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

Kenneth E. Zweifel

STATE OF WISCONSIN)

_____ COUNTY) SS

Personally came before me this _____ day of _____, 20_____, the above named Kenneth E. Zweifel to me known to be the same person who executed the foregoing instrument and acknowledged the same.



My commission expires _____.

TOWN 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 _____.

PREPARED FOR:
Uriah Miller
8221 Klevenville-Riley Road
Verona, WI 53593
(608) 440-0816

Kristi Chlebowski, Register of Deeds

 **TALARCZYK**
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JOB NO. 23232
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DRAWN BY MST

Uriah Miller Rezone Descriptions

SFR-1 to AT-35 0.08 Acres (From Plat of Survey)

That part of the Northeast 1/4 of the Southeast 1/4 of Section 2, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin, bounded and described as follows:

Commencing at the East 1/4 corner of said Section 2; thence S00°39'06"W along the East line of Section 2, 436.18'; thence N89°20'54"W, 631.79' to the point of beginning; thence N71°01'41"W (recorded as N72°30'W), 51.05'; thence N18°58'19"E, 66.00' to the South line of Block 2 of Robert & William Riley's Survey & Plat of Sugar River Station; thence S71°01'41"E (recorded as S72°30'E) along said South line, 51.05'; thence S18°58'19"W (recorded as S17°30'W), 66.00' to the point of beginning; subject to any and all easements of record.

SFR-1 to RR-1 (1.07 Acres)

That part of the Northeast 1/4 of the Southeast 1/4 of Section 2, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin, bounded and described as follows:

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SFR-08 to RR-1 (0.50 Acres)

Lots 12, 13, 14, 15 and 16 of Block 2 of Robert & William Riley's Survey & Plat of Sugar River Station in the Northeast 1/4 of the Southeast 1/4 of Section 2, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin, bounded and described as follows:

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AT-35 to RR-1 (0.08 Acres)

That part of the Northeast 1/4 of the Southeast 1/4 of Section 2, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin, bounded and described as follows:

Commencing at the East 1/4 corner of said Section 2; thence S00°39'06"W along the East line of Section 2, 436.18'; thence N89°20'54"W, 631.79'; thence N71°01'41"W, 429.00' to the point of beginning; thence N71°01'41"W, 30.00'; thence N13°43'08"W, 196.61'; thence S79°26'23"E, 15.16'; thence S18°58'19"W, 132.00' thence S71°01'41"E, 33.00'; thence S18°58'19"W, 66.00' to the point of beginning.