

Dane County Rezone Petition

Application Date	Petition Number
11/05/2025	DCPREZ-2025-12216
Public Hearing Date	
11/25/2025	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JAMES S GIBSON	PHONE (with Area Code) (608) 577-6666	AGENT NAME ROBERT TALARCZYK	PHONE (with Area Code) (608) 527-5216
BILLING ADDRESS (Number & Street) 123 DRAMMEN VALLEY RD		ADDRESS (Number & Street) 517 2ND AVENUE	
(City, State, Zip) MT HOREB, WI 53572		(City, State, Zip) New Glarus, WI 53574	
E-MAIL ADDRESS j		E-MAIL ADDRESS	

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 123 Drammen Valley Rd					
TOWNSHIP PERRY	SECTION 31	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0506-313-9960-0		0506-313-9501-0			

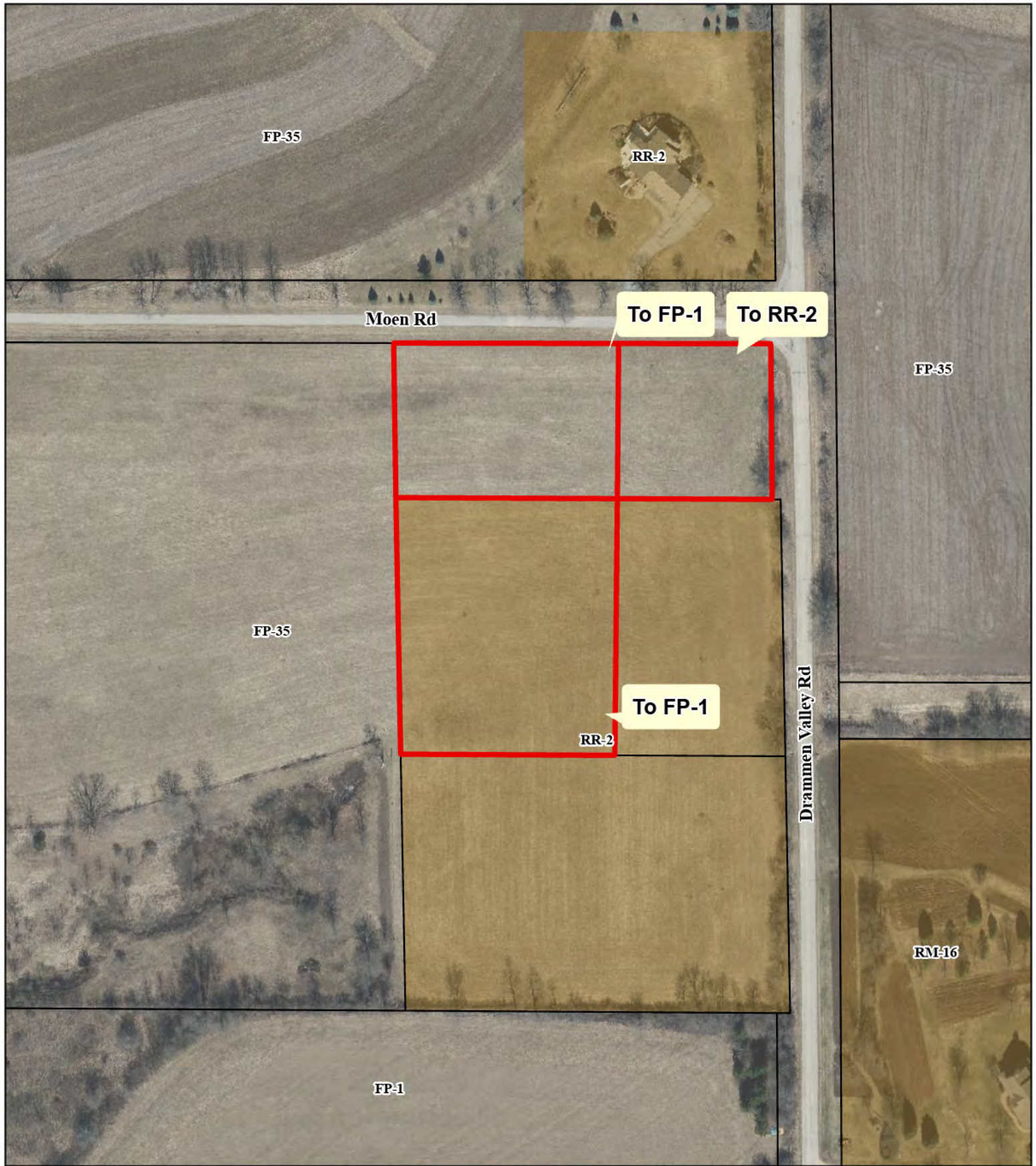
REASON FOR REZONE

MODIFY AN EXISTING RESIDENTIAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-2 Rural Residential District	0.9
RR-2 Rural Residential District	FP-1 Farmland Preservation District	1.7
FP-35 Farmland Preservation District	FP-1 Farmland Preservation District	1.14

C.S.M REQUIRED? ☒ Yes ☐ No Applicant Initials_____	PLAT REQUIRED? ☐ Yes ☒ No Applicant Initials_____	DEED RESTRICTION REQUIRED? ☐ Yes ☒ No Applicant Initials_____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
--	---	---	---	---

COMMENTS: PETITION WAS MODIFIED BY APPLICANT TO ADDRESS CONCERNS WITH PUBLIC ROAD FRONTAGE AND MINIMUM 66-FOOT LOT WIDTH



REZONE 12216
JAMES GIBSON

-  Proposed Zoning Boundary
-  Tax Parcel Boundary



Dane County Rezone Petition

Application Date	Petition Number
09/21/2025	DCPREZ-2025-12216
Public Hearing Date	
11/25/2025	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JAMES S GIBSON	PHONE (with Area Code) (608) 577-6666	AGENT NAME ROBERT TALARCZYK	PHONE (with Area Code) (608) 527-5216
BILLING ADDRESS (Number & Street) 123 DRAMMEN VALLEY RD		ADDRESS (Number & Street) 517 2ND AVENUE	
(City, State, Zip) MT HOREB, WI 53572		(City, State, Zip) New Glarus, WI 53574	
E-MAIL ADDRESS jsgibsons@tds.net		E-MAIL ADDRESS bob@talarczyksurveys.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 123 Drammen Valley Rd					
TOWNSHIP PERRY	SECTION 31	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0506-313-9960-0		0506-313-9501-0			

REASON FOR REZONE
MODIFY AN EXISTING RESIDENTIAL LOT

SEE REVISED

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-2 Rural Residential District	1.79
RR-2 Rural Residential District	FP-1 Farmland Preservation District	0.74

C.S.M REQUIRED? ☒ Yes ☐ No Applicant Initials _____	PLAT REQUIRED? ☐ Yes ☒ No Applicant Initials _____	DEED RESTRICTION REQUIRED? ☐ Yes ☒ No Applicant Initials _____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
---	--	--	---	---



REZONE 12216
JAMES S GIBSON

-  Proposed Zoning Boundary
-  Tax Parcel Boundary





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:	James Gibson	Agent Name:	Robert Talarczyk
Address (Number & Street):	123 Drammen Valley Rd	Address (Number & Street):	517 2nd Avenue
Address (City, State, Zip):	Mt. Horeb, WI 53572	Address (City, State, Zip):	New Glarus, WI 53574
Email Address:	jsgibsons@tds.net	Email Address:	bob@talarczyksurveys.com
Phone#:	608-577-6666	Phone#:	608-527-5216

PROPERTY INFORMATION

Township:	Perry	Parcel Number(s):	050631399600, 050631395010
Section:	31	Property Address or Location:	123 Drammen Valley Rd

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 ☐

Landowner is revising existing Lot 2 of Certified Survey Map 14985 to be a new, 2.29 acre lot as represented as Lot 1 on this new proposed Certified Survey Map. Lot 2 of this new map will be returned to FP-1.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RR-2	FP-1	1.72
FP-35	RR-2	0.91
FP-35	FP-1	1.14

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.

- | | | | | |
|--|--|---|---|---|
| ☒ Scaled drawing of proposed property boundaries | ☒ Legal description of zoning boundaries | ☐ Information for commercial development (if applicable) | ☒ Pre-application consultation with town and department staff | ☒ 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, Agent

Date

10/28/25



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:	James Gibson	Agent Name:	Robert Talarczyk
Address (Number & Street):	123 Drammen Valley Rd	Address (Number & Street):	517 2nd Avenue
Address (City, State, Zip):	Mt. Horeb, WI 53572	Address (City, State, Zip):	New Glarus, WI 53574
Email Address:	jsgibsons@tds.net	Email Address:	bob@talarczyksurveys.com
Phone#:	608-577-6666	Phone#:	608-527-5216

PROPERTY INFORMATION

Township:	Perry	Parcel Number(s):	050631399600, 050631395010
Section:	31	Property Address or Location:	123 Drammen Valley Rd

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 ☐

Landowner is revising existing Lot 2 of Certified Survey Map 14965 to be a new, 2.05 acre lot as represented as Lot 1 on this new proposed Certified Survey Map. Lot 2 of this new map will be returned to FP-1. It does not have 66' of road frontage, so it will be a non-conforming lot.

SEE REVISED

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RR-2	FP-1	1.79
FP-35	RR-2	0.74

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.

☒ Scaled drawing of proposed property boundaries	☒ Legal description of zoning boundaries	☐ Information for commercial development (if applicable)	☒ Pre-application consultation with town and department staff	☒ 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

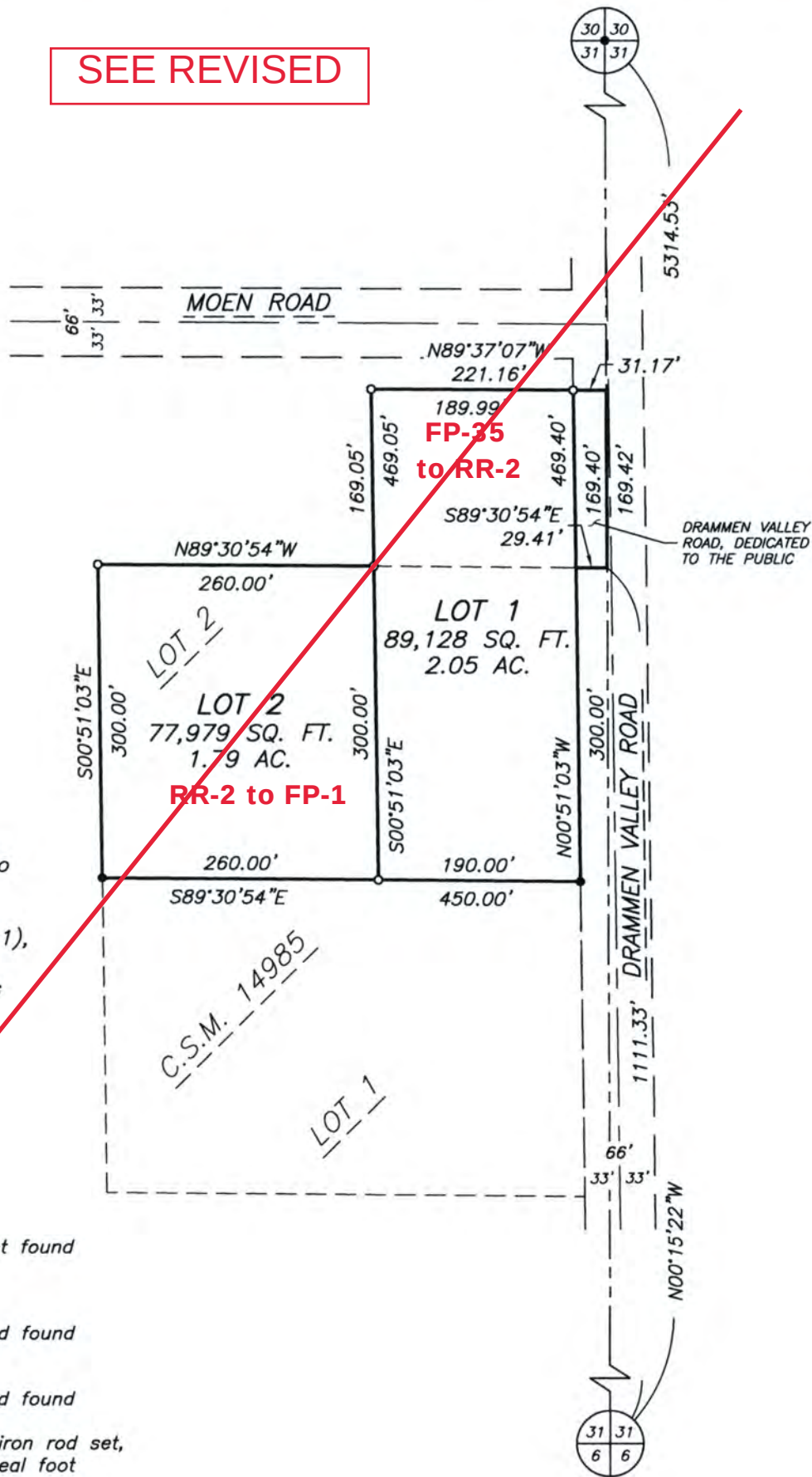
Robert A. Talarczyk, Agent

Date 9/10/25

CERTIFIED SURVEY MAP NO. _____

Lot 2 of Certified Survey Map 14985 (Vol. 105, Pages 275-276) and other lands in the Southeast 1/4 of the Southwest 1/4 of Section 31, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin.

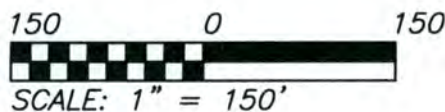
SEE REVISED



NOTES:
1.) Bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone, NAD83 (2011), in which the North-South 1/4 line Section 31 bears N00°15'22"W.

LEGEND:

- Cast aluminum monument found
- 3/4" 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



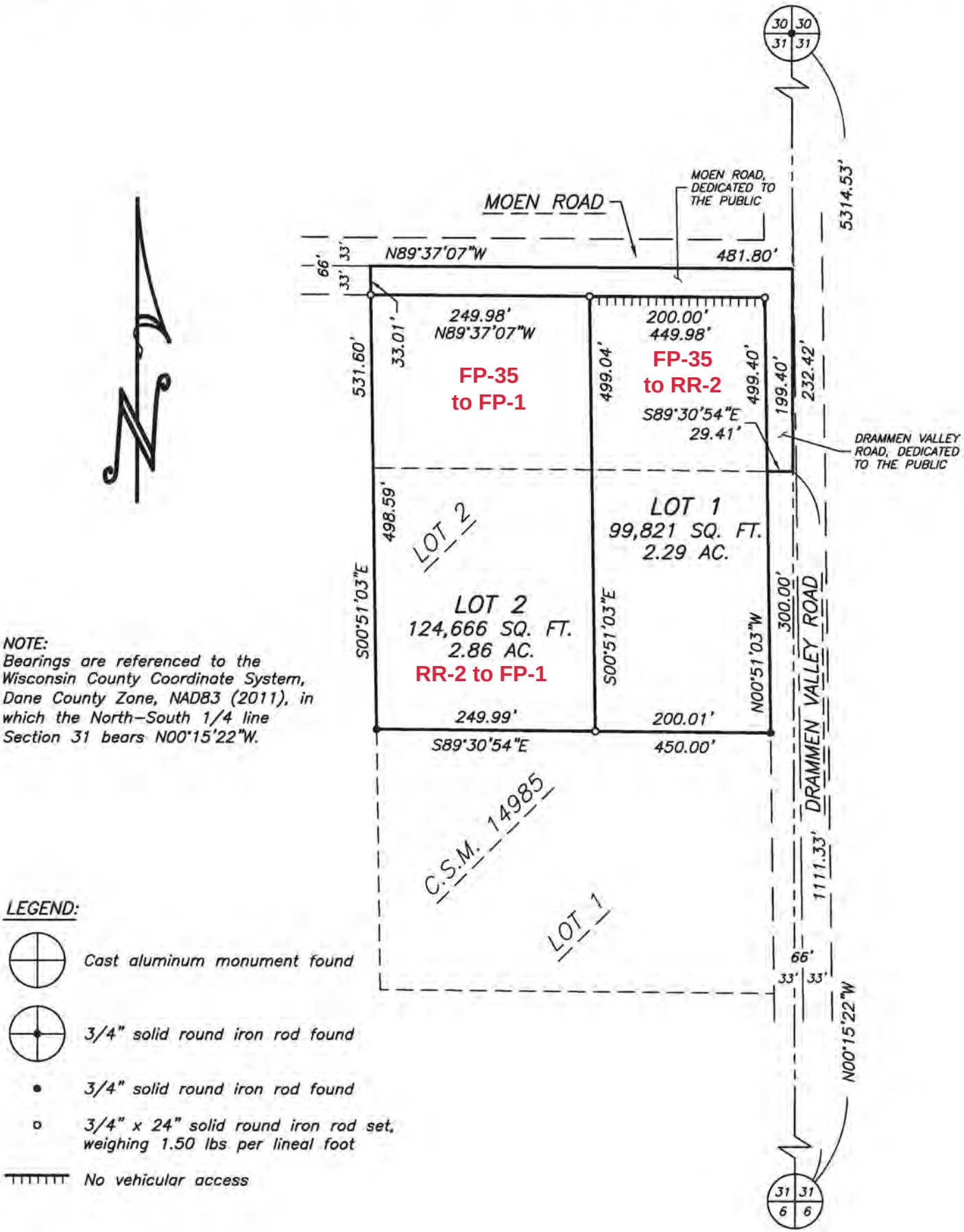
JOB NO. 25060
POINTS 25060
DRWG. 25060_1
DRAWN BY CJW

SHEET 1 OF 3

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

CERTIFIED SURVEY MAP NO. _____

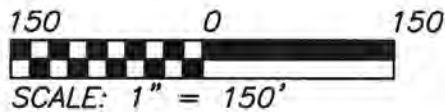
Lot 2 of Certified Survey Map 14985 (Vol. 105, Pages 275–276) and other lands in the Southeast 1/4 of the Southwest 1/4 of Section 31, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin.



NOTE:
Bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone, NAD83 (2011), in which the North–South 1/4 line Section 31 bears N00°15'22"W.

LEGEND:

- Cast aluminum monument found
- 3/4" 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
- No vehicular access



JOB NO. 25060
POINTS 25060
DRWG. 25060_1
DRAWN BY CJW

SHEET 1 OF 3

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

CERTIFIED SURVEY MAP NO. _____

Lot 2 of Certified Survey Map 14985 (Vol. 105, Pages 275–276) and other lands in the Southeast 1/4 of the Southwest 1/4 of Section 31, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin, bounded and described as follows:
Commencing at the South 1/4 corner of said Section 31; thence N00°15'22"W along the North–South 1/4 line of Section 31, 1111.33' to the point of beginning; thence N00°15'22"W, 232.42' to the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of Section 31; thence N89°37'07"W along the North line of the Southeast 1/4 of the Southwest 1/4 of Section 31, 481.80'; thence S00°51'03"E, 531.60'; thence S89°30'54"E, 450.00' to the West right of way line of Drammen Valley Road; thence N00°51'03"W along said right of way line, 300.00'; thence S89°30'54"E, 29.41' to the point of beginning; subject 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 Perry and Dane County; and that under the direction of James Gibson, 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.

October 27, 2025

Robert A. Talarczyk, P.L.S.

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 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 Perry and the Dane County Zoning and Land Regulation Committee.

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

James S. Gibson

STATE OF WISCONSIN)
_____ COUNTY) SS
Personally came before me this _____ day of _____, 20_____, the above named James S. Gibson to me known to be the same person who executed the foregoing instrument and acknowledged the same.

My commission expires _____.

JOB NO. 25060
POINTS 25060
DRWG. 25060_1
DRAWN BY CJW

CERTIFIED SURVEY MAP NO. _____

Lot 2 of Certified Survey Map 14985 (Vol. 105, Pages 275–276) and other lands in the Southeast 1/4 of the Southwest 1/4 of Section 31, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin.

TOWN 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 _____.

Kristi Chlebowski, Register of Deeds

PREPARED FOR:
James Gibson
123 Drammen Valley Road
Mount Horeb, WI 53572
(608) 577–6666

JOB NO. 25060
POINTS 25060
DRWG. 25060_1
DRAWN BY CJW

FP-35 to RR-2

That part of the SE ¼ of the SW ¼ of Section 31, T5N, R6E, Town of Perry, Dane County, Wisconsin, described as follows:

Commencing at the S ¼ corner of said Section 31; thence N00°15'22"W along the N-S ¼ line of Section 31, 1111.33' to the point of beginning; thence N00°15'22"W, 169.42'; thence N89°37'07"W, 221.16'; thence S00°51'03"E, 169.05'; thence S89°30'54"E, 219.41' to the point of beginning.

RR-2 to FP-1

That part of the SE ¼ of the SW ¼ of Section 31, T5N, R6E, Town of Perry, Dane County, Wisconsin, described as follows:

Commencing at the S ¼ corner of said Section 31; thence N00°15'22"W along the N-S ¼ line of Section 31, 1111.33'; thence N89°30'54"W, 219.41' to the point of beginning; thence N89°30'54"W, 260.00'; thence S00°51'03"E, 300.00'; thence S89°30'54"E, 260.00'; thence N00°51'03"W, 300.00' to the point of beginning.

RR-2 to FP-1 (1.72 Acres)

That part of Lot 2 of Certified Survey Map 14985 in the SE ¼ of the SW ¼ of Section 31, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin.

Commencing at the South ¼ corner of Section 31; thence N00°15'22"W, 811.38'; thence N89°30'54"W, 226.30' to the point of beginning; thence N89°30'54"W, 249.99'; thence N00°51'03"W, 300.00'; thence S89°30'54"E, 249.99'; thence S00°51'03"E, 300.00' to the point of beginning.

FP-35 to FP-1 (1.14 Acres)

That part of the SE ¼ of the SW ¼ of Section 31, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin.

Commencing at the South ¼ corner of Section 31; thence N00°15'22"W, 811.38'; thence N89°30'54"W, 476.30'; thence N00°51'03"W, 300.00' to the point of beginning; thence N00°51'03"W, 198.59'; thence S89°37'07"E, 249.98'; thence S00°51'03"E, 199.04'; thence N89°30'54"W, 249.99' to the point of beginning.

FP-35 to RR-2 (0.91 Acres)

That part of the SE ¼ of the SW ¼ of Section 31, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin.

Commencing at the South ¼ corner of Section 31; thence N00°15'22"W, 1111.32'; thence N89°30'54"W, 29.41' to the point of beginning; thence N89°30'54"W, 200.01'; thence N00°51'03"W, 199.04'; thence S89°37'07"E, 200.00'; thence S00°51'03"E, 199.40' to the point of beginning.