

Dane County Rezone Petition

| | |
|----------------------------|------------------------|
| Application Date | Petition Number |
| 04/16/2026 | DCPREZ-2026-12293 |
| Public Hearing Date | |
| 06/23/2026 | |

| OWNER INFORMATION | | AGENT INFORMATION | |
|---|------------------------|--|--|
| OWNER NAME MARY R ZIMMERMAN & NATHAN CORNISH | PHONE (with Area Code) | AGENT NAME ROBERT TALARCZYK | PHONE (with Area Code) (608) 527-5216 |
| BILLING ADDRESS (Number & Street) 4502 MANDRAKE RD | | ADDRESS (Number & Street) 517 2ND AVE | |
| (City, State, Zip) MADISON, WI 53704 | | (City, State, Zip) New Glarus, WI 53574 | |
| E-MAIL ADDRESS | | 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 | |
| 3955 Observatory Rd | | | | | |
| TOWNSHIP CROSS PLAINS | SECTION 21 | TOWNSHIP | SECTION | TOWNSHIP | SECTION |
| PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | |
| 0707-211-8501-5 | | 0707-212-8000-0 | | 0707-164-9171-1 | |

REASON FOR REZONE

CREATE ONE RESIDENTIAL LOT AND TWO AGRICULTURAL LOTS

| FROM DISTRICT: | TO DISTRICT: | ACRES |
|--------------------------------------|-------------------------------------|-------|
| FP-35 Farmland Preservation District | RR-4 Rural Residential District | 4.70 |
| FP-35 Farmland Preservation District | FP-1 Farmland Preservation District | 39.73 |

| | | | | |
|---|--|--|---|---|
| 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 RUH1 | SIGNATURE:(Owner or Agent) PRINT NAME: DATE: |
|---|--|--|---|---|



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: | Mary Zimmerman, Nathan Cornish | Agent Name: | Robert Talarczyk |
| Address (Number & Street): | 4502 Mandrake Road | Address (Number & Street): | 517 2nd Ave |
| Address (City, State, Zip): | Madison, WI 53704 | Address (City, State, Zip): | New Glarus, WI 53574 |
| Email Address: | | Email Address: | |
| Phone#: | | Phone#: | |

| PROPERTY INFORMATION | |
|-------------------------------|--|
| Township: | Cross Plains |
| Parcel Number(s): | 070721185015, 070721280000, 070716491711, 070716407000 |
| Section: | 16 & 21 |
| Property Address or Location: | 3955 Observatory Road, Cross Plains, WI 53528 |

| 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> |

This farm is being divided with Daniel Esser taking the tillable land and another person taking the balance of the FP-35 property along with the buildings. Mr. Esser will continue to farm the FP-1 land and the RR-4 land but wants the ability to eventually build on the RR-4 parcel.

| Existing Zoning District(s) | Proposed Zoning District(s) | Acres |
|-----------------------------|-----------------------------|-------|
| FP-35 | FP-1 | 39.73 |
| FP-35 | RR-4 | 4.70 |
| | | |

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.

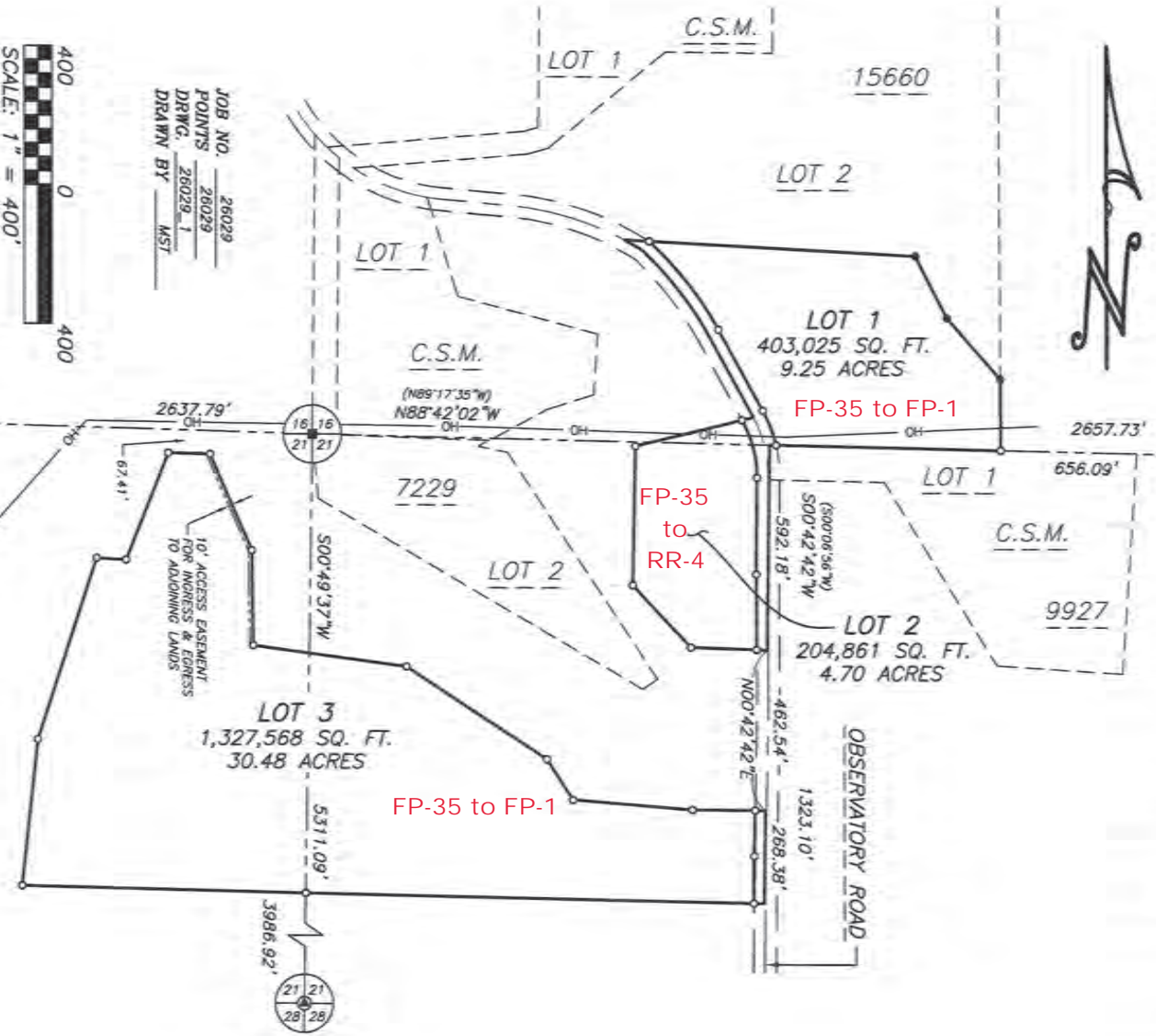
Owner/Agent Signature Robert A. Talarczyk, agent

Date 4/7/26

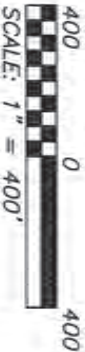
CERTIFIED SURVEY MAP NO. _____

Part of the Southeast and Southwest 1/4 of Section 16, and the Northeast 1/4 of the Southeast 1/4 and the Northeast 1/4 of Section 21, Town 7 North, Range 7 East, Town of Cross Plains, Dane County, Wisconsin.

REFER TO SHEETS 2 & 3 FOR FURTHER LOT DETAIL



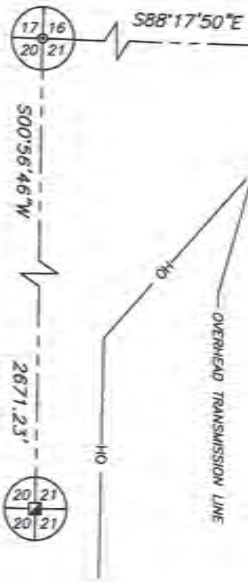
ZONING EXHIBIT



JOB NO. 26029
POINTS 26029
DRWG. 26029-1
DRAWN BY MST

SHEET 1 OF 5

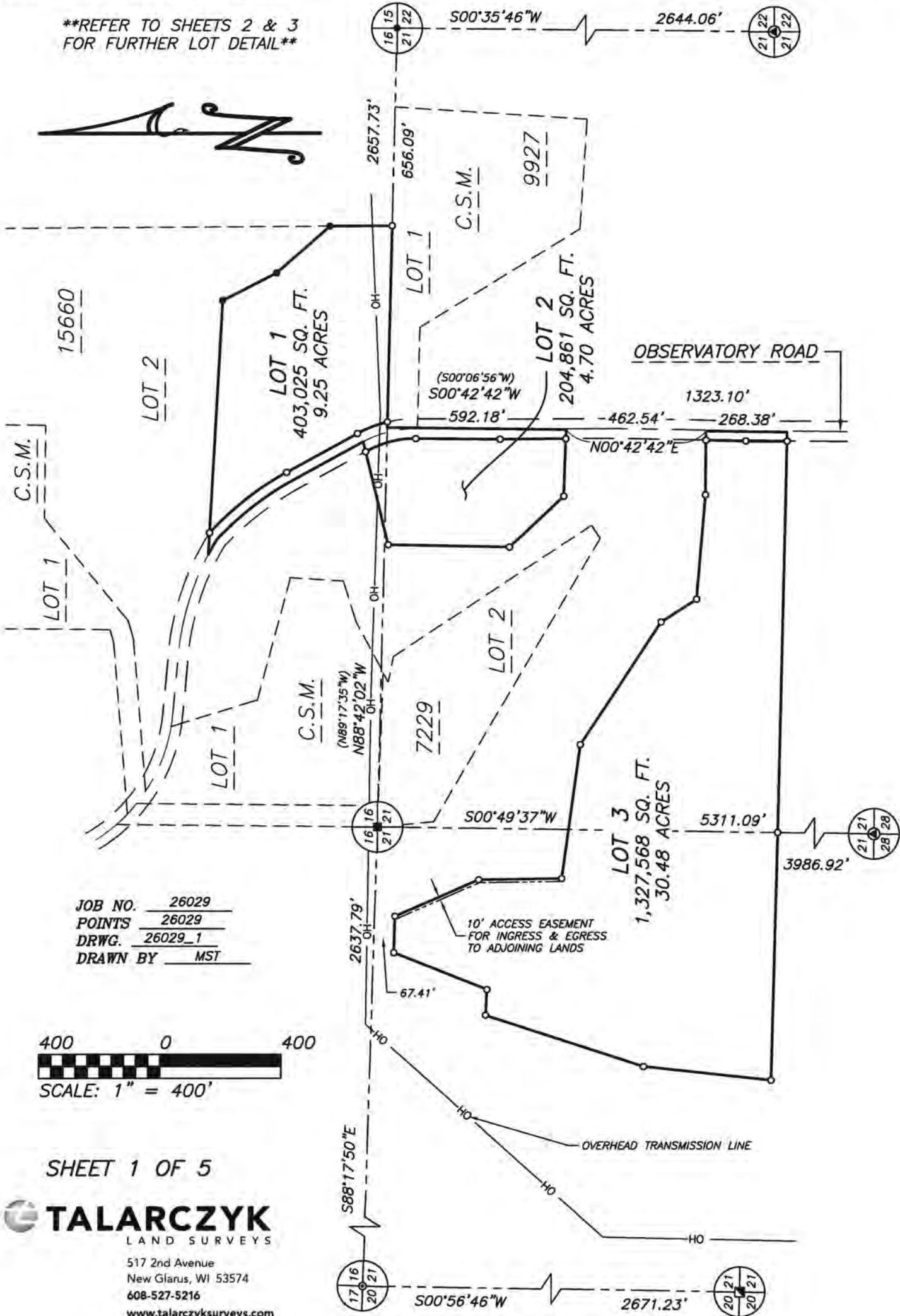
TALARCZYK
LAND SURVEYS
517 2nd Avenue
New Glarus, WI 53574
608-527-5216
www.talarczysurvey.com



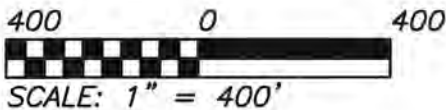
CERTIFIED SURVEY MAP NO. _____

Part of the Southeast and Southwest 1/4s of the Southeast 1/4 of Section 16, and the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 21, Town 7 North, Range 7 East, Town of Cross Plains, Dane County, Wisconsin.

****REFER TO SHEETS 2 & 3 FOR FURTHER LOT DETAIL****



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 DRWG. 26029_1
 DRAWN BY MST



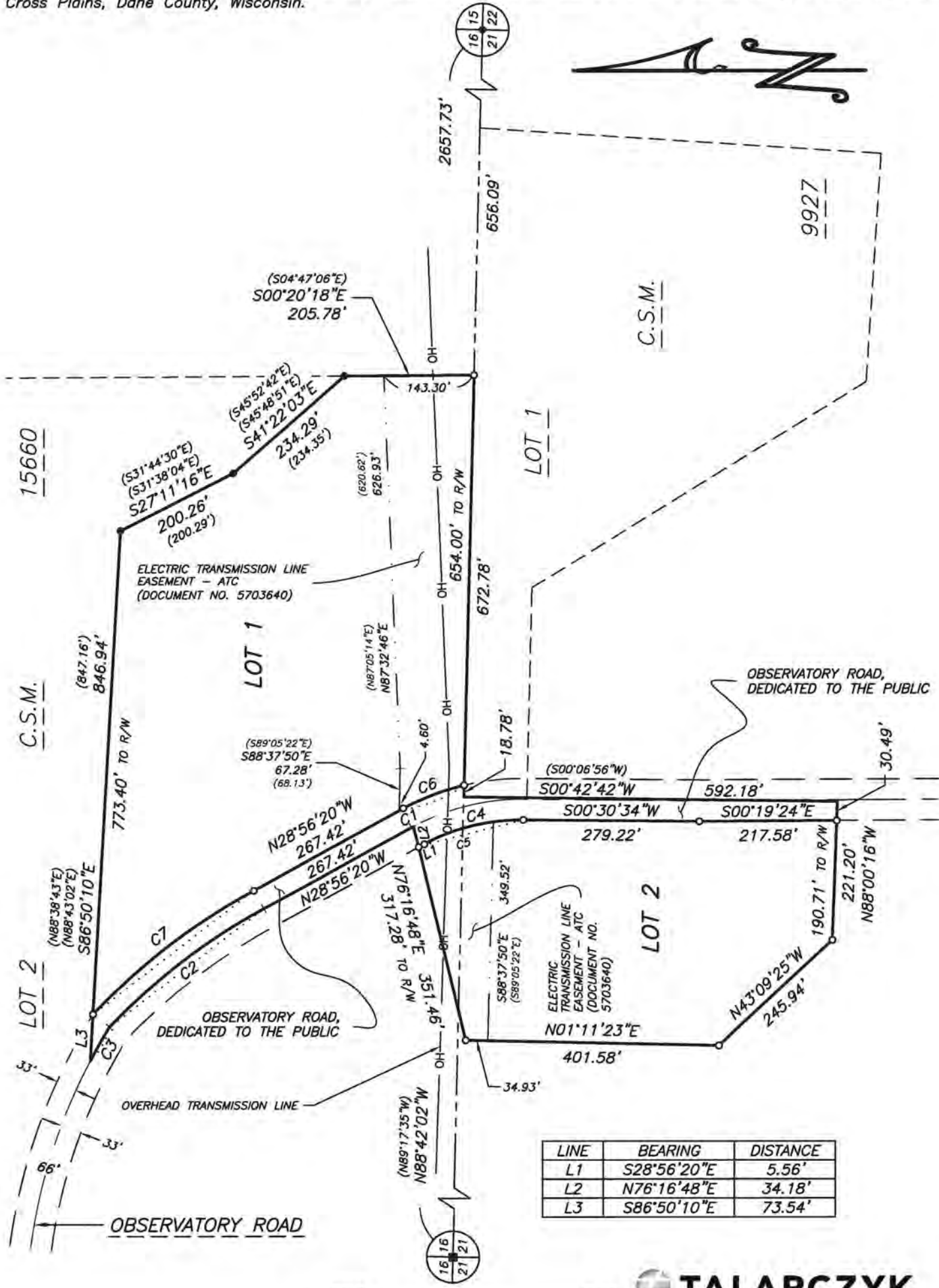
SHEET 1 OF 5

TALARCZYK
 LAND SURVEYS

517 2nd Avenue
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 608-527-5216
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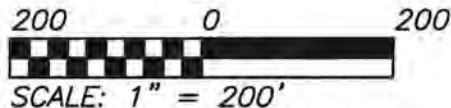
CERTIFIED SURVEY MAP NO. _____

Part of the Southeast and Southwest 1/4s of the Southeast 1/4 of Section 16, and the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 21, Town 7 North, Range 7 East, Town of Cross Plains, Dane County, Wisconsin.



| LINE | BEARING | DISTANCE |
|------|--------------|----------|
| L1 | S28°56'20\"E | 5.56' |
| L2 | N76°16'48\"E | 34.18' |
| L3 | S86°50'10\"E | 73.54' |

JOB NO. 26029
 POINTS 26029
 DRWG. 26029_1
 DRAWN BY MST

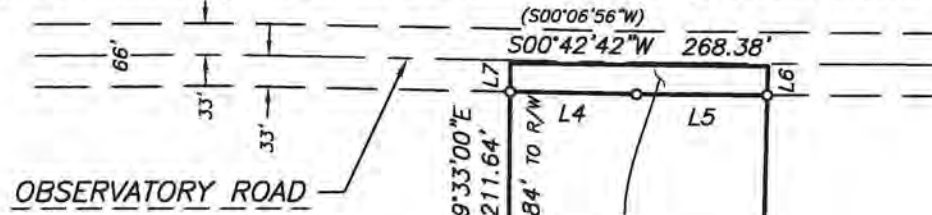


SHEET 2 OF 5

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CERTIFIED SURVEY MAP NO. _____

Part of the Southeast and Southwest 1/4s of the Southeast 1/4 of Section 16, and the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 21, Town 7 North, Range 7 East, Town of Cross Plains, Dane County, Wisconsin.

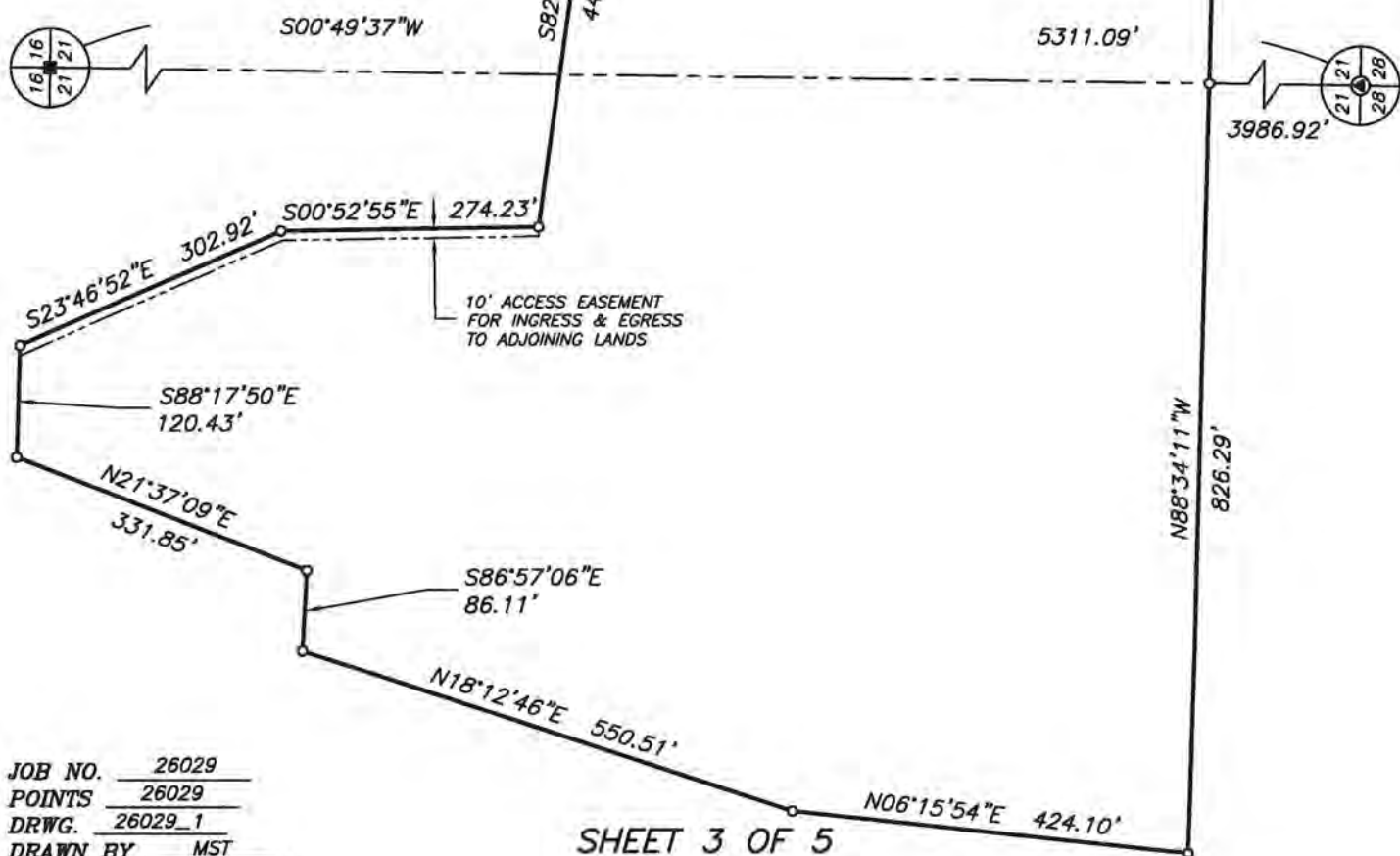
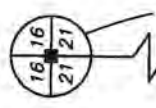
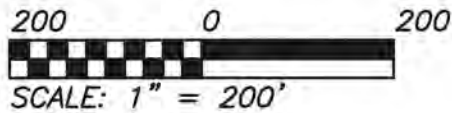


| | |
|----|---------------|
| L4 | S01°09'38\"/> |
| L5 | S00°25'57\"/> |
| L6 | N88°44'52\"/> |
| L7 | S89°33'00\"/> |



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DRWG. 26029_1
DRAWN BY MST

CERTIFIED SURVEY MAP NO. _____

That part of the Southeast and Southwest 1/4s of the Southeast 1/4 of Section 16, and the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 21, Town 7 North, Range 7 East, Town of Cross Plains, Dane County, Wisconsin, bounded and described as follows:

Beginning at the Northeast corner of said Section 21; thence N88°42'02"W along the North line of Section 21, 656.09' to the point of beginning; thence N88°42'02"W, 672.78' to the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 21; thence S00°42'42"W, 1323.10' to the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 21; thence N88°44'52"W, 1331.52' to the Southwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 21; thence N88°34'11"W along the South line of the Northeast 1/4 of the Northwest 1/4 of Section 21, 826.29'; thence N06°15'54"E, 424.10'; thence N18°12'46"E, 550.51'; thence S86°57'06"E, 86.11'; thence N21°37'09"E, 331.85'; thence S88°17'50"E, 120.43'; thence S23°46'52"E, 302.92'; thence S00°52'55"E, 274.23'; thence S82°12'49"E, 448.71'; thence S56°52'21"E, 487.98'; thence S33°05'08"E, 139.71'; thence S85°16'26"E, 347.28'; thence S89°33'00"E, 211.64' to the East line of the Northwest 1/4 of the Northeast 1/4 of Section 21; thence N00°42'42"E along the East line of the Northwest 1/4 of the Northeast 1/4 of Section 21, 462.54'; thence N88°00'16"W, 221.20'; thence N43°09'25"W, 245.94'; thence N01°11'23"E, 401.58'; thence N76°16'48"E, 351.46' to the centerline of Observatory Road; thence Northwesterly, 3.41' along said centerline and the arc of a curve to the left whose radius is 360.00' and whose chord bears N28°40'03"W, 3.41'; thence N28°56'20"W along said centerline, 267.42'; thence Northwesterly, 310.16' along said centerline and the arc of a curve to the left whose radius is 1000.00' and whose chord bears N37°49'28"W, 308.92'; thence Northwesterly, 61.31' along said centerline and the arc of a curve to the left whose radius is 886.55' and whose chord bears N60°17'54"W, 61.30'; thence S86°50'10"E, 846.94'; thence S27°11'16"E, 200.26'; thence S41°22'03"E, 234.29'; thence S00°20'18"E, 205.78' 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 Cross Plains and Dane County; and that under the direction of Dan Esser, 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.

March 13, 2026

Robert A. Talarczyk, P.L.S.

| CURVE | RADIUS | ARC | DELTA | CHORD | CH. BEARING | TAN.BEARING-IN | TAN.BEARING-OUT |
|-------|----------|---------|-----------|---------|-------------|----------------|-----------------|
| C1 | 360.00' | 3.41' | 0°32'34" | 3.41' | N28°40'03"W | N28°23'46"W | |
| C2 | 1000.00' | 310.16' | 17°46'16" | 308.92' | N37°49'28"W | | N46°42'36"W |
| C3 | 886.55' | 61.31' | 3°57'44" | 61.30' | N60°17'54"W | N58°19'02"W | N62°16'46"W |
| C4 | 327.00' | 168.07' | 29°26'54" | 166.22' | S14°12'53"E | | |
| C5 | 327.00' | 120.45' | 21°06'18" | 119.77' | S18°23'11"E | | |
| C6 | 393.00' | 106.71' | 15°33'24" | 106.38' | N21°09'38"W | N13°22'56"W | |
| C7 | 1033.00' | 323.75' | 17°57'24" | 322.42' | N37°55'02"W | | N46°53'44"W |

LEGEND:



1-1/4" solid round iron rod found



1" iron pipe found



3/4" solid round iron rod found



Railroad spike found



PK nail 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 North line of the Northeast 1/4 of Section 21 bears N88°42'02"W.
- 2.) Recorded data, when different than measured, is shown in parenthesis.
- 3.) All PLSS witness monuments were found and verified.

TALARCZYK
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JOB NO. 26029
POINTS 26029
DRWG. 26029_1
DRAWN BY MST

SHEET 4 OF 5

CERTIFIED SURVEY MAP NO. _____

Part of the Southeast and Southwest 1/4s of the Southeast 1/4 of Section 16, and the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 21, Town 7 North, Range 7 East, Town of Cross Plains, Dane County, Wisconsin.

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: Town of Cross Plains; Dane County Zoning & Land Regulation Committee.

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

Mary R. Zimmerman

STATE OF WISCONSIN)

_____ COUNTY) SS

Personally came before me this _____ day of _____, 20_____, the above named Mary R. Zimmerman 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 Cross Plains.

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 _____.

Kristi Chlebowski, Register of Deeds

PREPARED FOR:
Dan Esser
8546 Pine Hill Road
Cross Plains, WI 53528
(608) 219-8307

JOB NO. 26029
POINTS 26029
DRWG. 26029_1
DRAWN BY MST

SHEET 5 OF 5

 **TALARCZYK**
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FARMLAND PRESERVATION DENSITY STUDY

Note: Density policies vary by town. Farmstead ownership is based on the date farmland preservation zoning. This report is based on the best property information available to staff. Please contact staff with questions at (608) 266-4266. Learn about density studies at <https://danecountyplanning.com/Permits-Applications/Density-Study>

Applicant: Zimmerman/Cornish/Bascl

Farmstead Owner: Kelter, Robert

Accele ID: 2026-2017

Farmland Preservation Enacted: 12/25/1981

Density Study Date: 3/9/2026

Density Factor: 1:35acres

Town: Cross Plains

Farmstead Acres: 104.18

Section(s): 21,16

Available Density Unit(s): 1

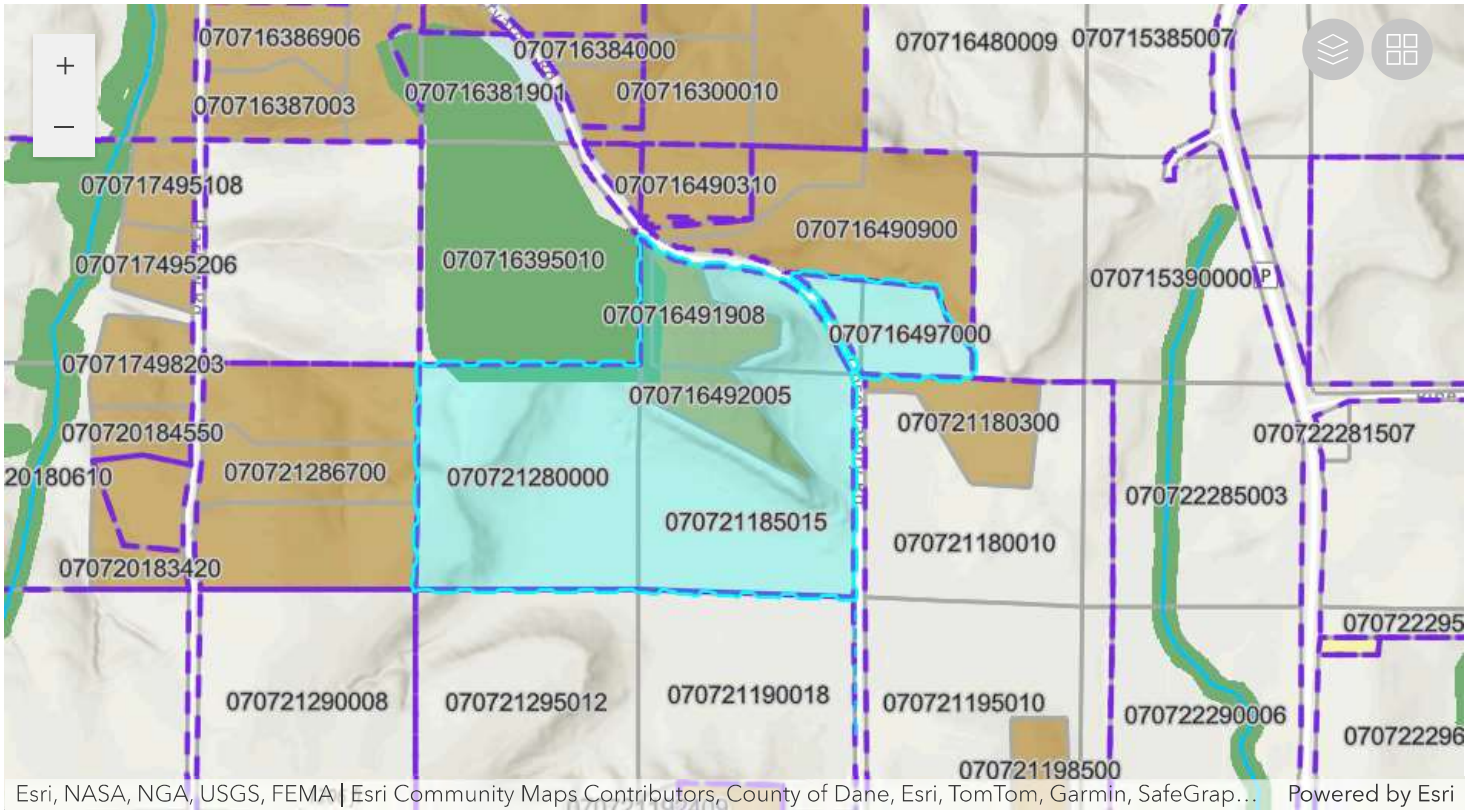
Original Splits: 2.98

Justification: Three (3) original density units. Two (s) density units used in CSM 07229 (Schafer, Cunha). Original farm home does not count. One (1) density unit remains.



FARMLAND PRESERVATION DENSITY STUDY

Applicant: Zimmerman, Cornish, Basc



| Parcel Number | Acres | Owner | CSM |
|---------------|-------|-----------------------------------|-------|
| 070716491908 | 7.81 | SHARON SCHAEFER | 07229 |
| 070716492005 | 7.53 | CARLOS CUNHA & NICOLE CUNHA | 07229 |
| 070721280000 | 40.55 | MARY R ZIMMERMAN & NATHAN CORNISH | |
| 070716491711 | 6.1 | MARY R ZIMMERMAN & NATHAN CORNISH | |
| 070716493808 | 2.05 | MARY R ZIMMERMAN & NATHAN CORNISH | |
| 070716497000 | 7.09 | MARY R ZIMMERMAN & NATHAN CORNISH | |
| 070721185015 | 33.03 | MARY R ZIMMERMAN & NATHAN CORNISH | |

Daniel Esser (Zimmerman & Cornish) Rezoning Descriptions

FP-35 to FP-1

That part of the Southeast and Southwest 1/4s of the Southeast 1/4 of Section 16, Town 7 North, Range 7 East, Town of Cross Plains, Dane County, Wisconsin, bounded and described as follows:

Commencing at the Southeast corner of Section 16; thence N88°42'02"W along the South line of Section 16, 656.09' to the point of beginning; thence N88°42'02"W, 654.00' to the Easterly right of way line of Observatory Road; thence Northwesterly, 106.71' along said right of way line and the arc of a curve to the left whose radius is 393.00' and whose chord bears N21°09'38"W, 106.38'; thence N28°56'20"W along said right of way line, 267.42'; thence Northwesterly, 323.75' along said right of way line and the arc of a curve to the left whose radius is 1033.00' and whose chord bears N37°55'02"W, 322.42', thence S86°50'10"E, 773.40'; thence S27°11'16"E, 200.26'; thence S41°22'03"E, 234.29'; thence S00°20'18"E, 205.78' to the point of beginning; containing 9.25 acres.

FP-35 to FP-1

That part of the Northeast 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 21, Town 7 North, Range 7 East, Town of Cross Plains, Dane County, Wisconsin, bounded and described as follows:

Commencing at the South 1/4 corner of Section 21; thence N00°49'37"E, 3986.92' to the point of beginning; thence N88°34'11"W, 826.29'; thence N06°15'54"E, 424.10'; thence N18°12'46"E, 550.51'; thence S86°57'06"E, 86.11'; thence N21°37'09"E, 331.85'; thence S88°17'50"E, 120.43'; thence S23°46'52"E, 302.92'; thence S00°52'55"E, 274.23'; thence S82°12'49"E, 448.71'; thence S56°52'21"E, 487.98'; thence S33°05'08"E, 139.71'; thence S85°16'26"E, 347.28'; thence S89°33'00"E, 181.84' to the Westerly right of way line of Observatory Road; thence S01°09'38"W along said right of way line, 131.79'; thence S00°25'57"W along said right of way line, 136.17'; thence N88°44'52"W, 1301.35' to the point of beginning; containing 30.48 acres.

FP-35 to RR-4

That part of the Southwest 1/4 of the Southeast 1/4 of Section 16 and the Northwest 1/4 of the Northeast 1/4 of Section 21, Town 7 North, Range 7 East, Town of Cross Plains, Dane County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of Section 21; thence S67°40'48"W, 1477.01' to the point of beginning; thence N88°00'16"W, 190.71'; thence N43°09'25"W, 245.94'; thence N01°11'23"E, 401.58'; thence N76°16'48"E, 317.27' to the Westerly right of way line of Observatory Road; thence S28°56'20"E along said right of way line, 5.56'; thence Southeasterly, 168.07' along said right of way line and the arc of a curve to the right whose radius is 327.00' and whose chord bears of S14°12'53"E, 166.22'; thence S00°30'34"W, 279.22'; thence S00°19'24"E, 217.58' to the point of beginning; containing 4.70 acres.