

Dane County Rezone Petition

Application Date	Petition Number
06/18/2026	DCPREZ-2026-12326
Public Hearing Date	
08/25/2026	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME BADGERLAND FOUNDATION INC	PHONE (with Area Code)	AGENT NAME TALARCZYK LAND SURVEYS	PHONE (with Area Code) (608) 527-5216
BILLING ADDRESS (Number & Street) 1112 7TH AVE		ADDRESS (Number & Street) □	
(City, State, Zip) MONROE, WI 53566		(City, State, Zip) NEW GLARUS, WI 53574	
E-MAIL ADDRESS [REDACTED]		E-MAIL ADDRESS [REDACTED]	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
847 COUNTY HIGHWAY JG					
TOWNSHIP PERRY	SECTION 13	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0506-134-9370-2					

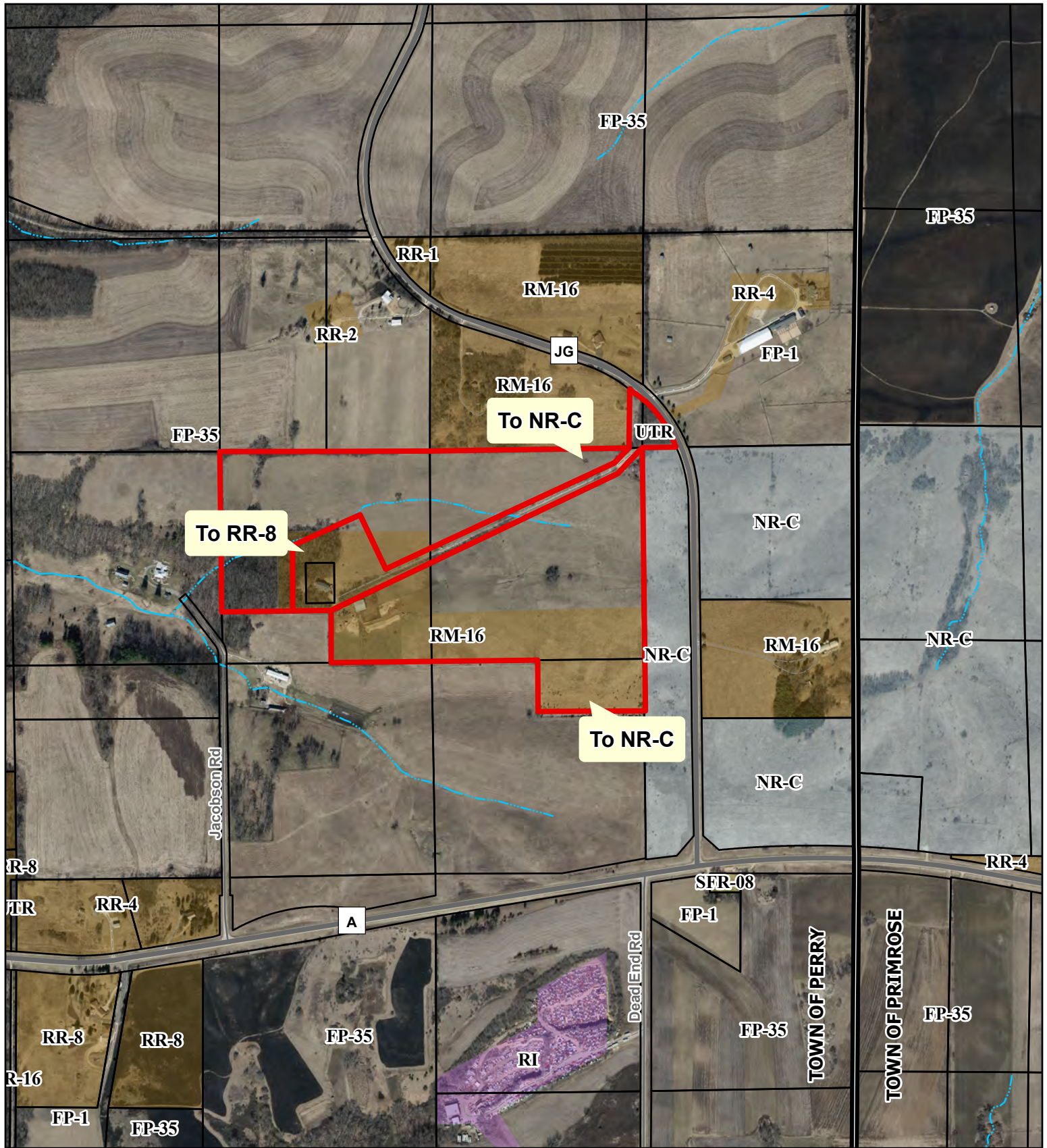
REASON FOR REZONE

SEPARATING EXISTING RESIDENCE FROM FARMLAND

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	NR-C Natural Resource Conservation District	45.56
RM-16 Rural Mixed-Use District	NR-C Natural Resource Conservation District	24.86
FP-35 Farmland Preservation District	RR-8 Rural Residential District	2.3
UTR Utility, Transportation and ROW District	RR-8 Rural Residential District	1.2
RM-16 Rural Mixed-Use District	RR-8 Rural Residential District	5.47

C.S.M REQUIRED? ☒ Yes ☐ No Applicant Initials <u>JMB</u>	PLAT REQUIRED? ☐ Yes ☒ No Applicant Initials _____	DEED RESTRICTION REQUIRED? ☒ Yes ☐ No Applicant Initials _____	INSPECTOR'S INITIALS HJH3	SIGNATURE: (Owner or Agent) 
				PRINT NAME: JAMES M. BAKER
				DATE: 6/18/2026

COMMENTS: ACCESS WAIVER REQUIRED

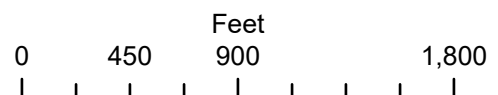


- Proposed Zoning
- Municipal Boundary
- Tax Parcel
- Zoning District**
- Farmland Preservation

- Natural Resource Conservancy
- Industrial
- Residential
- Rural Residential and Rural Mixed Use
- Special Use

PETITION 12326

BADGERLAND FOUNDATION INC





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:	BadgerLand Foundation Inc.	Agent Name:	James M. Baker
Address (Number & Street):	1112 7th Avenue	Address (Number & Street):	517 2nd Avenue
Address (City, State, Zip):	Monroe, WI 53566	Address (City, State, Zip):	New Glarus, WI 53574
Email Address:	[REDACTED]	Email Address:	[REDACTED]
Phone#:	608-636-6222	Phone#:	608-527-5216

PROPERTY INFORMATION

Township:	Perry	Parcel Number(s):	050613: 493702 & 497208; 050624: 185006, 190009, 280019 2 282151
Section:	13 & 24-T.5N.-R.6E.	Property Address or Location:	847 C.T.H. JG, Mt. Horeb, WI 53572

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 ☒
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The owner's entire property currently consists of approximately 80.5 acres which has one existing residence. The property is currently comprised of FP-35, RM-16 & UTR zoning classifications. The owner is proposing creation of a lot surrounding the residence and driveway from C.T.H. JG, being 9.41 acres, to be rezoned to RR-8. The remainder of the land would be comprised of two large lots bisected by the residential lot. These two lots will contain 29.91 & 40.76 acres to be rezoned to NR-C. All road frontage on C.T.H. JG will be contained in the residential lot. Access will be provided to the other NR-C lots by a proposed access easement located on the existing driveway and land abutting C.T.H. JG.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35 & RM-16	NR-C	29.91
FP-35, RM-16 & UTR	RR-8	9.41
FP-35 & RM-16	NR-C	40.76

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. <u>Only complete applications will be accepted.</u> 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

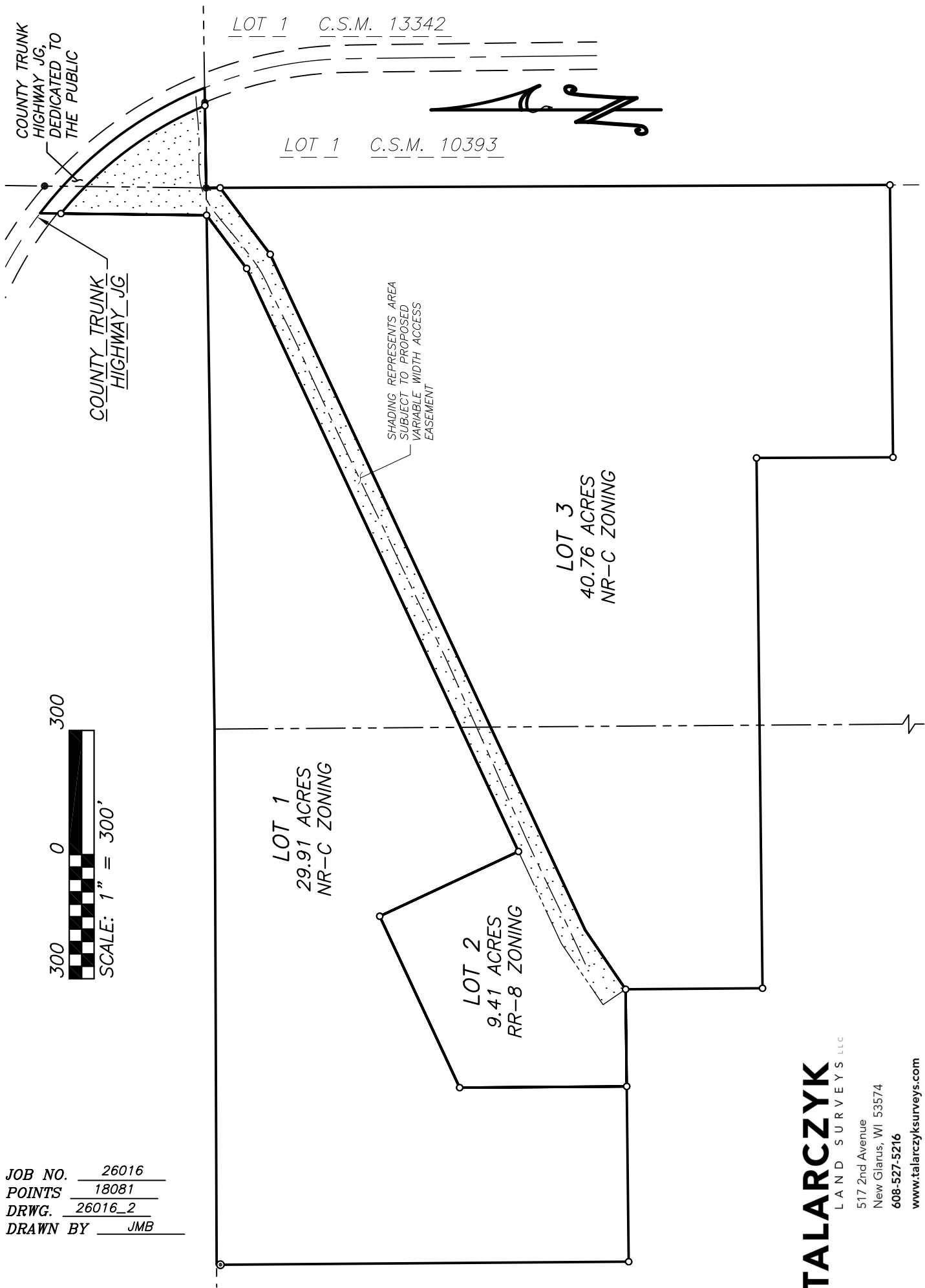
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary 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 [Signature]

Date 5/22/26

PROPOSED ZONING EXHIBIT

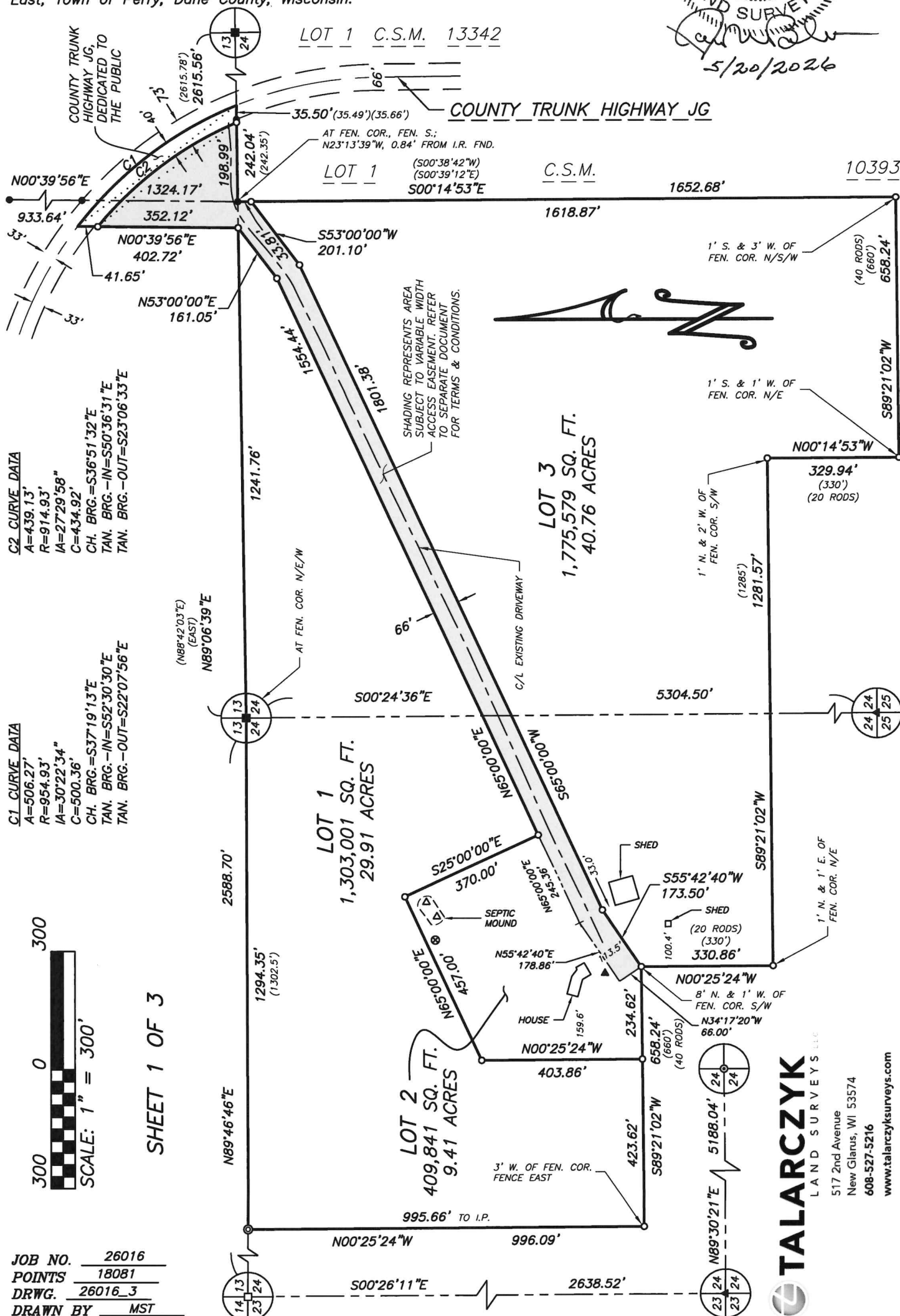
Part of the Southwest and Southeast 1/4s of the Southeast 1/4 of Section 13 and the Northwest and Southwest 1/4s of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 24, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin.



JOB NO. 26016
POINTS 18081
DRWG. 26016_2
DRAWN BY JMB

PREPARED FOR:
BadgerLand Foundation Inc.

Part of the Southwest and Southeast 1/4s of the Southeast 1/4 of Section 13 and the Northwest and Southwest 1/4s of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 24, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin.



JOB NO. 26016
POINTS 18081
DRWG. 26016_3
DRAWN BY MST

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

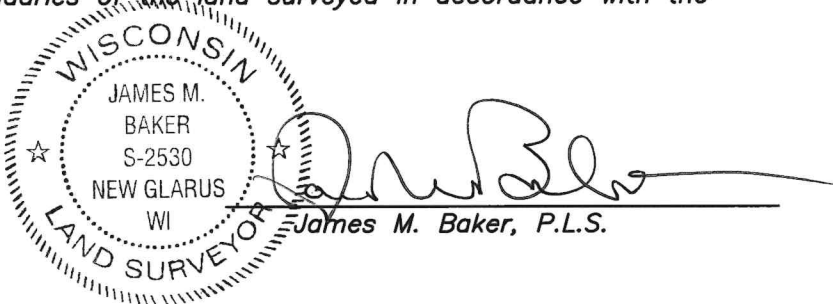
CERTIFIED SURVEY MAP No. _____

That part of the Southwest and Southeast 1/4s of the Southeast 1/4 of Section 13 and the Northwest and Southwest 1/4s of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 24, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin, bounded and described as follows:

Beginning at the South 1/4 corner of said Section 13; thence N89°06'39"E along the South line of Section 13, 1241.76'; thence N00°39'56"E, 402.72' to the centerline of County Trunk Highway JG; thence Southeasterly, 506.27' along said centerline and the arc of a curve to the right whose radius is 954.93' and whose chord bears S37°19'13"E, 500.36' to the South line of Section 13; thence S89°06'39"W, 242.04' to the Northeast corner of the West 1/2 of the Northeast 1/4 of Section 24; thence S00°14'53"E along the East line of the West 1/2 of the Northeast 1/4 of Section 24, 1652.68'; thence S89°21'02"W, 658.24'; thence N00°14'53"W, 329.94'; thence S89°21'02"W, 1281.57'; thence N00°25'24"W, 330.86'; thence S89°21'02"W, 658.24' to the West line of the Northeast 1/4 of the Northwest 1/4 of Section 24; thence N00°25'24"W, 996.09' to the Northwest corner of the Northeast 1/4 of the Northwest 1/4 of Section 24; thence N89°46'46"E, 1294.35' 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 Perry and Dane County; and that under the direction of Fil Sanna, 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.

May 20, 2026



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 13 bears N89°06'39"E.
- 2.) Recorded data, when different than measured, is shown in parenthesis.
- 3.) Driveway easement for ingress and egress contained in Doc. No. 2386039 and Doc. No. 5720540 is not shown. The existing parcels comprising this C.S.M. are of common ownership.
- 4.) The South line of this property was determined from existing physical evidence and Blue Book Survey (Vol. 3, Page 48) dated 6/16/1930, by R.M. Long.
- 5.) All PLSS witness monuments were found and verified.

LEGEND:

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

PREPARED FOR:
BadgerLand Foundation, Inc.
c/o Fil Sanna
1112 7th Avenue
Monroe, WI 53566
(608) 636-6222

JOB NO. 26016
POINTS 18081
DRWG. 26016_3
DRAWN BY MST

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

CERTIFIED SURVEY MAP No. _____

Part of the Southwest and Southeast 1/4s of the Southeast 1/4 of Section 13 and the Northwest and Southwest 1/4s of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 24, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin.

OWNER'S CERTIFICATE OF DEDICATION:
BadgerLand Foundation, Inc., a Wisconsin non-stock corporation, as owner, does hereby certify that said company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented hereon. BadgerLand Foundation, Inc. does further 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 Perry: Dane County Zoning & Land Regulation Committee.

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

R Ryan Kubly, Agent
BadgerLand Foundation, Inc.

STATE OF WISCONSIN)
_____ COUNTY) SS
Personally came before me this _____ day of _____, 20_____, the above named R Ryan Kubly, agent of the above named corporation, 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 Perry.

Roger Kittleson, Town Chairman

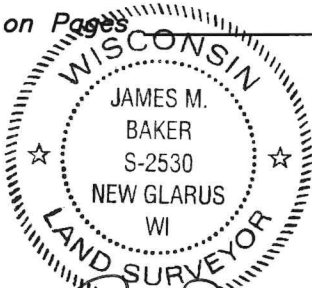
Ken Hefty, Town Supervisor

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

JOB NO. 26016
POINTS 18081
DRWG. 26016_3
DRAWN BY MST

5/20/2026 SHEET 3 OF 3

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

Rezone Petition # _____ (BadgerLand Foundation Inc.):

FP-35 & RM-16 to NR-C (29.91 acres)

That part of the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 24, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin, bounded and described as follows:

Beginning at the North 1/4 corner of said Section 24; thence N89°06'39"E along the North line of Section 24, 1241.76'; thence S53°00'00"W, 161.05'; thence S65°00'00"W, 1554.44'; thence N25°00'00"W, 370.00'; thence S65°00'00"W, 457.00'; thence S00°25'24"E, 403.86'; thence S89°21'02"W, 423.62' to the West line of the Northeast 1/4 of the Northwest 1/4 of Section 24; thence N00°25'24"W, 996.09' to the Northwest corner of the Northeast 1/4 of the Northwest 1/4 of Section 24; thence N89°46'46"E, 1294.35' to the point of beginning.

Rezone Petition # _____ (BadgerLand Foundation Inc.):

FP-35, RM-16 & UTR to RR-8 (9.41 acres)

That part of the Southwest and Southeast 1/4s of the Southeast 1/4 of Section 13 and the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 24, 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 13; thence N89°06'39"E along the South line of Section 13, 1241.76' to the point of beginning; thence N00°39'56"E, 352.12' to the Southwesterly right of way line of County Trunk Highway JG; thence Southeasterly, 439.13' along said right of way line and the arc of a curve to the right whose radius is 914.93' and whose chord bears S36°51'32"E, 434.92' to the South line of Section 13; thence S89°06'39"W, 198.99' to the Northeast corner of the West 1/2 of the Northeast 1/4 of Section 24; thence S00°14'53"E along the East line of the West 1/2 of the Northeast 1/4 of Section 24, 33.81'; thence S53°00'00"W, 201.10'; thence S65°00'00"W, 1801.38'; thence S55°42'40"W, 173.50'; thence S89°21'02"W, 234.62'; thence N00°25'24"W, 403.86'; thence N65°00'00"E, 457.00'; thence S25°00'00"E, 370.00'; thence N65°00'00"E, 1554.44'; thence N53°00'00"E, 161.05' to the point of beginning.

Rezone Petition # _____ (BadgerLand Foundation Inc.):

FP-35 & RM-16 to NR-C (40.76 acres)

That part of the Northwest and Southwest 1/4s of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 24, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin, bounded and described as follows:

Commencing at the North 1/4 corner of said Section 24; thence N89°06'39"E along the North line of Section 24, 1241.76'; thence N00°39'56"E, 352.12' to the Southwesterly right of way line of County Trunk Highway JG; thence Southeasterly, 439.13' along said right of way line and the arc of a curve to the right whose radius is 914.93' and whose chord bears S36°51'32"E, 434.92' to the North line of Section 24; thence S89°06'39"W, 198.99' to the Northeast corner of the West 1/2 of the Northeast 1/4 of Section 24; thence S00°14'53"E along the East line of the West 1/2 of the Northeast 1/4 of Section 24, 33.81' to the point of beginning; thence S00°14'53"E, 1618.87'; thence S89°21'02"W, 658.24'; thence N00°14'53"W, 329.94'; thence S89°21'02"W, 1281.57'; thence N00°25'24"W, 330.86'; thence N55°42'40"E, 173.50'; thence N65°00'00"E, 1801.38'; thence N53°00'00"E, 201.10' to the point of beginning.