

Dane County Rezone Petition

Application Date	Petition Number
10/15/2025	DCPREZ-2025-12209
Public Hearing Date	
10/28/2025	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME BILSE FAMILY LLC	PHONE (with Area Code) (608) 235-3572	AGENT NAME RYAN ARNESON	PHONE (with Area Code) (608) 712-2408
BILLING ADDRESS (Number & Street) N2734 DEMYNCK RD		ADDRESS (Number & Street) 207 N 8TH STREET	
(City, State, Zip) LODI, WI 53555		(City, State, Zip) Mt Horeb, WI 53572	
E-MAIL ADDRESS bilses2@gmail.com		E-MAIL ADDRESS arnesonr@firstweber.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	
South of 2655 Lunde Lane					
TOWNSHIP SPRINGDALE	SECTION 17	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0607-171-9511-0		0607-174-8003-0		0607-174-8075-0	

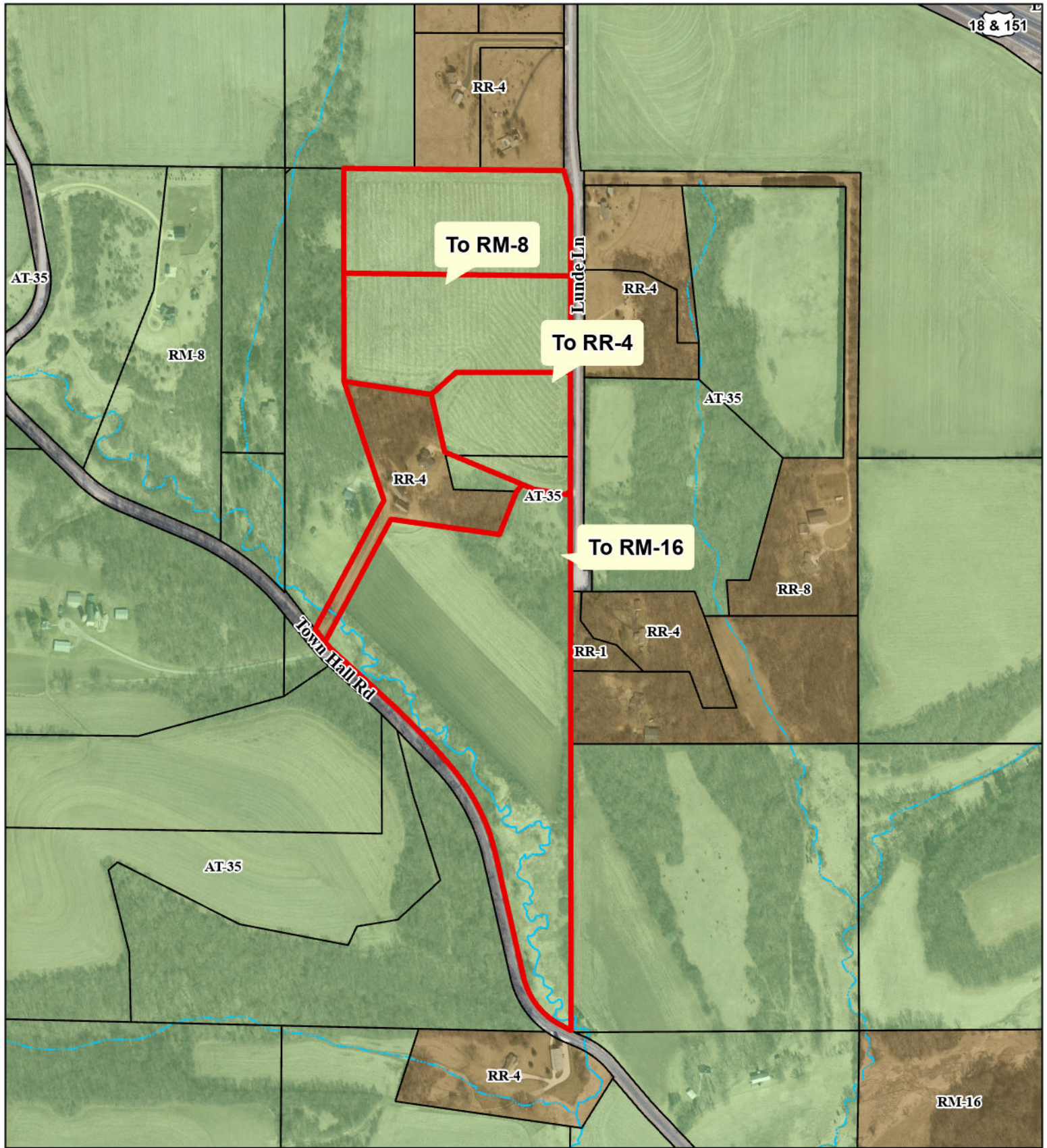
REASON FOR REZONE

CREATING 4 RESIDENTIAL LOTS

FROM DISTRICT:	TO DISTRICT:	ACRES
AT-35 Agriculture Transition District	RM-8 Rural Mixed-Use District	24.47
AT-35 Agriculture Transition District	RR-4 Rural Residential District	6.26
AT-5 Agriculture Transition District	RM-16 Rural Mixed-Use District	34.89
RR-4 Rural Residential District	RM-8 Rural Mixed-Use District	7.2

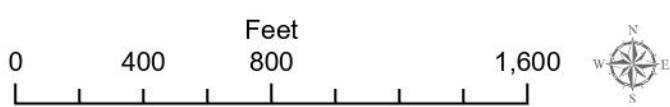
C.S.M REQUIRED? ☒ Yes ☐ No Applicant Initials _____	PLAT REQUIRED? ☐ Yes ☒ No Applicant Initials _____	DEED RESTRICTION REQUIRED? ☐ Yes ☒ No Applicant Initials _____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: PETITION WAS MODIFIED TO ENSURE COMPLIANCE WITH LAND DIVISION REGULATIONS (LOT WIDTH) AND TO INCLUDE THE EXPANSION OF THE EXISTING ADJACENT LOT AS PART OF THE PETITION.



PETITION 12209
BILSE FAMILY LLC

-  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:	Bilse Family LLC	Agent Name:	Robert Talarczyk
Address (Number & Street):	N2734 Demyck Road	Address (Number & Street):	517 2nd Avenue
Address (City, State, Zip):	Lodi, WI 53555	Address (City, State, Zip):	New Glarus, WI 53574
Email Address:	bilses2@gmail.com	Email Address:	bob@talarczyksurveys.com
Phone#:	608-235-3572	Phone#:	608-527-5216

PROPERTY INFORMATION

Township:	Springdale	Parcel Number(s):	060717195110, 060717480030, 060717480750
Section:	17	Property Address or Location:	Lunde Lane, Mount Horeb

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 ☒

Four vacant lots are being created from the first two parcel numbers listed above. Also, a lot line adjustment is taking place between Lot 1 of CSM 14273 and the first two parcel numbers listed above.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
AT-35	RM-8	24.47
AT-35	RR-4	6.26
AT-35	RM-16	34.89

RR-4

RM-8

7.20

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
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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 10/7/20

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.

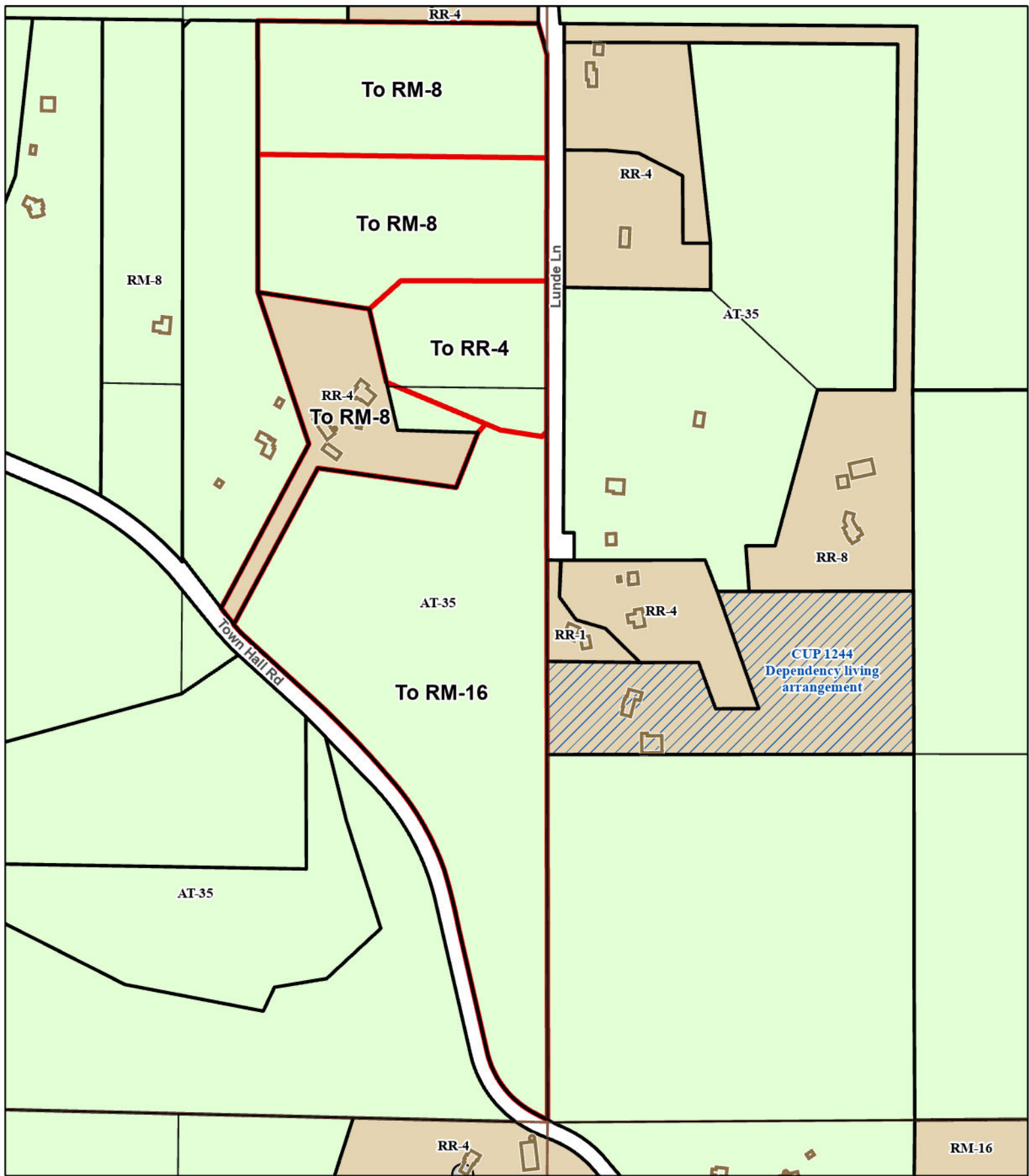
Additional Property Owner Name(s): Daniel & Kelsey Elver

Address (Number & Street): 2535 Lunde Lane

Address (City, State, Zip): Mount Horeb, WI 53572

Email Address:

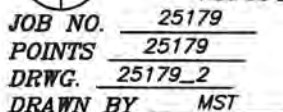
Phone Number: 608-438-6540



**Rezone Petition 12209
Proposed Zoning Exhibit**

NO. _____

Part of the Northeast and Southeast 1/4s of the Southeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 17, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin.



CERTIFIED SURVEY MAP No. _____

That part of the Northeast and Southeast 1/4s of the Southeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 17, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin, bounded and described as follows:

Beginning at the East 1/4 corner of said Section 17; thence S00°05'28"W, 2664.02' to the Southeast corner of Section 17; thence N89°38'29"W along the South line of Section 17, 52.80' to the centerline of Town Hall Road; thence Northwesterly, 328.51' along said centerline and the arc of a curve to the right whose radius is 380.00' and whose chord bears N37°28'38"W, 318.38'; thence N12°42'40"W along said centerline, 567.98'; thence Northwesterly, 505.89' along said centerline and the arc of a curve to the left whose radius is 930.00' and whose chord bears N28°17'14"W, 499.67'; thence N43°52'39"W along said centerline, 244.89'; thence N43°52'47"W along said centerline, 102.63'; thence N47°39'40"W along said centerline, 344.80'; thence Northwesterly, 79.41' along said centerline and the arc of a curve to the right whose radius is 790.00' and whose chord bears N44°46'53"W, 79.38'; thence N28°07'22"E, 678.65'; thence S81°36'31"E, 507.50'; thence N22°03'56"E, 278.45'; thence N61°59'09"W, 316.00'; thence N50°24'54"W, 130.00'; thence N12°44'17"W, 165.00'; thence N81°02'34"W, 408.75'; thence N00°22'49"E, 972.00' to the North line of the Southeast 1/4 of the Northeast 1/4 of Section 17; thence S89°48'22"E along the North line of the Southeast 1/4 of the Northeast 1/4 of Section 17, 1017.61' to the West right of way line of Lunde Lane; thence S18°24'37"E along said right of way line, 104.46' to the East line of Section 17; thence S00°00'21"W, 1229.89' to the point of beginning; subject to a public road right of way line 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, the Village of Mount Horeb and Dane County; and that under the direction of Ryan Arneson, 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 1, 2025

Robert A. Talarczyk, P.L.S.

CURVE	RADIUS	ARC	DELTA	CHORD	CH. BEARING	TAN.BEARING-IN	TAN.BEARING-OUT
C1	380.00'	328.51'	49°31'56"	318.38'	N37°28'38"W	N62°14'36"W	
C2	930.00'	505.89'	31°09'59"	499.67'	N28°17'14"W		
C3	790.00'	79.41'	5°45'34"	79.38'	N44°46'53"W		N41°54'06"W
C4	347.00'	333.88'	55°07'43"	321.14'	N40°16'31.5"W		
C5	963.00'	523.83'	31°09'59"	517.40'	N28°17'14"W		
C6	757.00'	88.13'	6°40'12"	88.08'	N44°19'34"W		N40°59'28"W

LINE	BEARING	DISTANCE
L1	S00°05'28"W	134.78'
		(134.99')
L2	N89°38'29"W	52.80'
L3	N43°52'39"W	244.89'
L4	N43°52'47"W	102.63'
L5	N22°03'56"E	278.45'
	(N21°38'49"E)	
L6	S68°41'16"W	33.45'
		(33.19')
L7	N80°05'11"W	145.13'
L8	N67°12'53"W	68.63'
L9	N50°24'54"W	130.00'
L10	N12°44'17"W	165.00'
	(N13°08'38"W)	

LOT SUMMARY		
LOT	SQ. FT.	ACRES
1	509,731	11.70
2	505,657	11.61
3	272,722	6.26
3	1,447,064	33.22



JOB NO. 25179
POINTS 25179
DRWG. 25179_2
DRAWN BY MST

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

CERTIFIED SURVEY MAP NO. _____

Part of the Northeast and Southeast 1/4s of the Southeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 17, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin.

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 17 bears S00°05'28"W.
- 2.) Recorded data, when different than measured, is shown in parenthesis.
- 3.) Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.
- 4.) Approximate ordinary high water mark is shown for reference only.
- 5.) All PLSS witness monuments were found and verified.

OWNER'S CERTIFICATE OF DEDICATION:

Bilse Family, LLC, a Wisconsin limited liability company, 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. Bilse Family, LLC 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 Springdale; Village of Mount Horeb; Dane County Zoning & Land Regulation Committee.

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

Alan Bilse, Member
Bilse Family, LLC

STATE OF WISCONSIN)

COUNTY) SS

Personally came before me this _____ day of _____, 20_____, the above named Alan Bilse, member of the above named limited liability company, to me known to be the same person who executed the foregoing instrument and acknowledged the same.

My commission expires _____

PREPARED FOR:

Ryan Arneson
First Weber Realtors
207 N. 8th Street
Mt. Horeb, WI 53572
(608) 712-2408

JOB NO. 25179
POINTS 25179
DRWG. 25179_2
DRAWN BY MST

SHEET 3 OF 4

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

CERTIFIED SURVEY MAP NO. _____

Part of the Northeast and Southeast 1/4s of the Southeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 17, Town 6 North, Range 7 East, Town of Springdale, 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 Springdale.

Town Clerk

VILLAGE APPROVAL: Approved for recording this _____ day of _____, 20____ by the Village of Mt. Horeb.

Village 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

LEGEND:



Cast aluminum monument found



1-1/2" iron pipe found



1" iron pipe found



3/4" solid round iron rod found



1" iron pipe found



3/4" solid round iron rod found



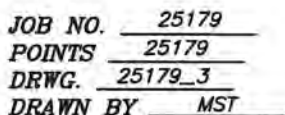
3/4" x 24" solid round iron rod set,
weighing 1.50 lbs per lineal foot

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DRAWN BY MST

SHEET 4 OF 4

 **TALARCZYK**
LAND SURVEYS
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New Glarus, WI 53574
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Lot 1 of Certified Survey Map 14273 (Volume 97, Pages 111-112) and other lands in the Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 17, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin.



TALARCZYK
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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, the Village of Mount Horeb and Dane County; and that under the direction of Ryan Arneson, 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 2, 2025

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 Northeast 1/4 of Section 17 bears S00°00'21"W.
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- 3.) Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.
- 4.) Approximate ordinary high water mark is shown for reference only.
- 5.) All PLSS witness monuments were found and verified.

LEGEND:

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

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CERTIFIED SURVEY MAP NO. _____

Lot 1 of Certified Survey Map 14273 (Volume 97, Pages 111–112) and other lands in the Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 17, Town 6 North, Range 7 East, Town of Springdale, 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 Springdale; Village of Mount Horeb; Dane County Zoning & Land Regulation Committee.

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

Daniel E. Elver

STATE OF WISCONSIN)

_____ COUNTY) SS

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

My commission expires _____

OWNER'S CERTIFICATE:

Bilse Family, LLC, a Wisconsin limited liability company, as owner, does hereby certify that said company caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented hereon. Bilse Family, LLC 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 Springdale; Village of Mount Horeb; Dane County Zoning & Land Regulation Committee.

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

Alan Bilse, Member
Bilse Family, LLC

STATE OF WISCONSIN)

_____ COUNTY) SS

Personally came before me this _____ day of _____, 20_____, the above named Alan Bilse, member of the above named limited liability company, to me known to be the same person who executed the foregoing instrument and acknowledged the same.

My commission expires _____

JOB NO. 25179
POINTS 25179
DRWG. 25179_3
DRAWN BY MST

SHEET 3 OF 4

 **TALARCZYK**
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CERTIFIED SURVEY MAP NO. _____

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Town Clerk

VILLAGE APPROVAL: Approved for recording this _____ day of _____, 20____ by the Village of Mt. Horeb.

Village 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:
Ryan Arneson
First Weber Realtors
207 N. 8th Street
Mt. Horeb, WI 53572
(608) 712–2408

JOB NO. 25179
POINTS 25179
DRWG. 25179_3
DRAWN BY MST

Bilse Rezoning Descriptions

AT-35 to RM-8

(proposed Lots 1 and 2)

That part of the Southeast 1/4 of the Northeast 1/4 of Section 17, 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 17; thence N00°00'21"E, 396.90' to the point of beginning; thence N89°48'22"W, 529.81'; thence S50°27'24"W, 160.00'; thence N81°02'34"W, 408.75'; thence N00°22'49"E, 972.00' to the North line of the Southeast 1/4 of the Northeast 1/4 of Section 17; thence S89°48'22"E along the North line of the Southeast 1/4 of the Northeast 1/4 of Section 17, 1017.61' to the West right of way line of Lunde Lane; thence S18°24'37"E along said right of way line, 104.46' to the East line of Section 17; thence S00°00'21"W, 832.99' to the point of beginning.

AT-35 to RR-4

(proposed Lot 3)

That part of the Northeast 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 17, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin, bounded and described as follows:

Beginning at the East 1/4 corner of said Section 17; thence S00°05'28"W, 134.78'; thence S68°41'16"W, 33.45'; thence N80°05'11"W, 145.13'; thence N67°12'53"W, 68.63'; thence N61°59'09"W, 316.00'; thence N50°24'54"W, 130.00'; thence N12°44'17"W, 165.00'; thence N50°27'24"E, 160.00'; thence S89°48'22"E, 529.81'; thence S00°00'21"W, 396.90' to the point of beginning.

AT-35 to RM-16

(proposed Lot 4)

That part of the Northeast and Southeast 1/4s of the Southeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 17, 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 17; thence S00°05'28"W, 134.78' to the point of beginning; thence S00°05'28"W, 2529.24' to the Southeast corner of Section 17; thence N89°38'29"W along the South line of Section 17, 52.80' to the centerline of Town Hall Road; thence Northwesterly, 328.51' along said centerline and the arc of a curve to the right whose radius is 380.00' and whose chord bears N37°28'38"W, 318.38'; thence N12°42'40"W along said centerline, 567.98'; thence Northwesterly, 505.89' along said centerline and the arc of a curve to the left whose radius is 930.00' and whose chord bears N28°17'14"W, 499.67'; thence N43°52'39"W along said centerline, 244.89'; thence N43°52'47"W, 102.63'; thence N47°39'40"W along said centerline, 344.80'; thence Northwesterly, 79.41' along said centerline and the arc of a curve to the right whose radius is 790.00' and whose chord bears N44°46'53"W, 79.38'; thence N28°07'22"E, 678.65'; thence S81°36'31"E, 507.50'; thence N22°03'56"E, 248.45'; thence S67°12'53"E, 68.63'; thence S80°05'11"E, 145.13'; thence S68°41'16"E, 33.45' to the point of beginning.

RR-4 to RM-8
(existing Elver lot)

Lot 1 of Certified Survey Map 14273 (Volume 97, Pages 111-112) in the Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 17, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of said Section 17; thence S00°00'21"W, 1328.71' to the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 17; thence N89°48'22"W along the North line of the Southeast 1/4 of the Northeast 1/4 of Section 17, 1050.61'; thence S00°22'49"W, 972.00' to the point of beginning; thence S81°02'34"E, 408.75'; thence S12°44'17"E, 451.82'; thence S87°52'26"E, 292.07'; thence S22°03'56"W, 214.42'; thence N81°36'31"W, 507.50'; thence S28°07'22"W, 678.65' to the centerline of Town Hall Road; thence Northwestery, 46.70' along said centerline and the arc of a curve to the right whose radius is 790.00' and whose chord bears N40°12'29.5"W, 46.69'; thence N38°30'53"W along said centerline, 24.62'; thence N28°07'22"E, 714.27'; thence N18°23'01"W, 583.26' to the point of beginning.

AT-35 to RM-8
(land being added to the Elver lot)

That part of the Northeast 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 17, 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 17; thence S00°05'28"W, 134.78'; thence S68°41'16"W, 33.45'; thence N80°05'11"W, 145.13'; thence N67°12'53"W, 68.63 to the point of beginning; thence N61°59'09"W, 316.00; thence N50°24'54"W, 130.00; thence S12°44'17"E, 286.82'; thence S87°52'26"E, 292.01'; thence N22°03'56"E, 64.03' to the point of beginning.

Dane County Rezone Petition

SEE REVISED

Application Date	Petition Number
08/21/2025	DCPREZ-2025-12209
Public Hearing Date	
10/28/2025	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME BILSE FAMILY LLC	PHONE (with Area Code) (608) 235-3572	AGENT NAME RYAN ARNESON	PHONE (with Area Code) (608) 712-2408
BILLING ADDRESS (Number & Street) N2734 DEMYNCK RD		ADDRESS (Number & Street) 207 N 8TH STREET	
(City, State, Zip) LODI, WI 53555		(City, State, Zip) Mt Horeb, WI 53572	
E-MAIL ADDRESS bilses2@gmail.com		E-MAIL ADDRESS arnesonr@firstweber.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	
South of 2655 Lunde Lane					
TOWNSHIP SPRINGDALE	SECTION 17	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0607-171-9511-0		0607-174-8003-0			

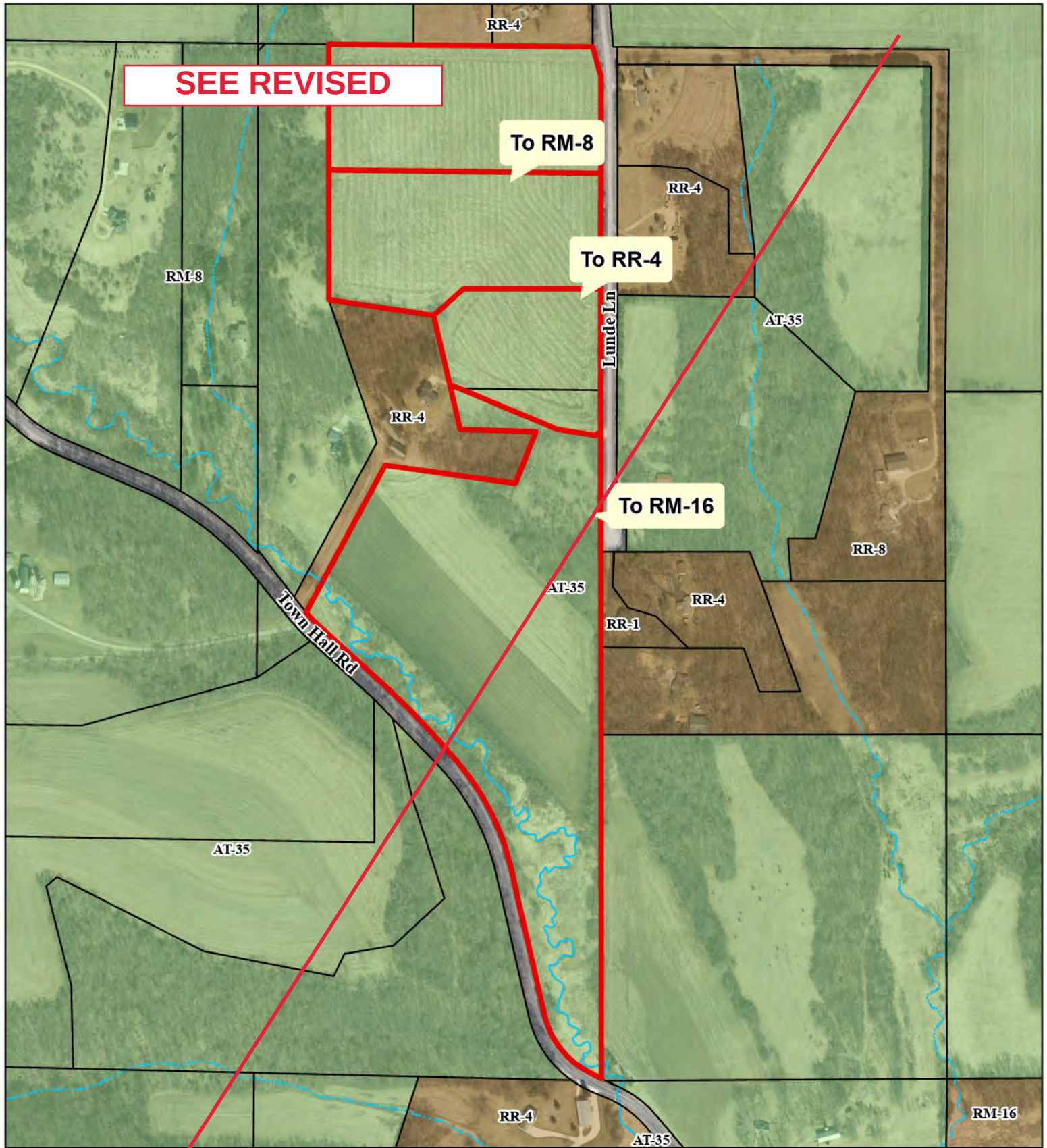
REASON FOR REZONE

CREATING 4 RESIDENTIAL LOTS

FROM DISTRICT:	TO DISTRICT:	ACRES
AT-35 Agriculture Transition District	RM-8 Rural Mixed-Use District	23.3
AT-35 Agriculture Transition District	RR-4 Rural Residential District	6.7
AT-5 Agriculture Transition District	RM-16 Rural Mixed-Use District	33.8

C.S.M REQUIRED? ☒ Yes ☐ No Applicant Initials _____	PLAT REQUIRED? ☐ Yes ☒ No Applicant Initials _____	DEED RESTRICTION REQUIRED? ☐ Yes ☒ No Applicant Initials _____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: LOT 4 MAY NOT BE IN COMPLIANCE WITH LAND DIVISION REGULATIONS (WIDTH OF LOT).



SEE REVISED

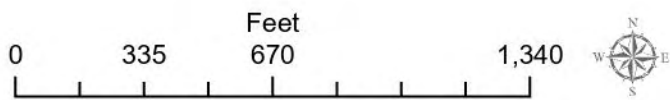
To RM-8

To RR-4

To RM-16

**REZONE 12209
BILSE FAMILY LLC**

-  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:	Bilse Family LLC	Agent Name:	Ryan Arneson
Address (Number & Street):	N2734 DEMYNCK RD	Address (Number & Street):	207 N 8th St
Address (City, State, Zip):	LODI WI 53555	Address (City, State, Zip):	Mt Horeb WI 53572
Email Address:	Al Bilse - bilse2@gmail.com	Email Address:	ArnesonR@FirstWeber.com
Phone#:	608-235-3572	Phone#:	608-712-2408

PROPERTY INFORMATION

Township: Springdale	Parcel Number(s):	Parcel #060717195110 & #060717480030
Section: 17	Property Address or Location:	Lunde Lane, Mount Horeb

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 ☒

4 lots are being created from two parcels listed in property information. 12 +/- acre lot, 12 +/- acre lot, 6 +/- acre lot, 35 +/- acre lot.

SEE REVISED

*****Please note that the 35 +/- acre lot did not fit below in the break down. It will be going from AT-35 to RM-16*****

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
AT-35	RM-8	12 +/- Acres
AT-35	RM-8	12 +/- Acres
AT-35	RR-4	6 +/- Acres
AT-35	RM-16	34 +/- Acres

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

Al Bilse

Date

8-18-25

CERTIFIED SURVEY MAP NO. _____

That part of the Northeast and Southeast 1/4s of the Southeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 17, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin, bounded and described as follows:
Beginning at the East 1/4 corner of said Section 17; thence S00°05'28"W, 2664.02' to the Southeast corner of Section 17; thence N89°38'29"W along the South line of Section 17, 52.80' to the centerline of Town Hall Road; thence Northwesterly, 328.51' along said centerline and the arc of a curve to the right whose radius is 380.00' and whose chord bears N37°28'38"W, 318.38'; thence N12°42'40"W along said centerline, 567.98'; thence Northwesterly, 505.89' along said centerline and the arc of a curve to the left whose radius is 930.00' and whose chord bears N28°17'14"W, 499.67'; thence N43°52'39"W along said centerline, 244.89'; thence N43°52'47"W along said centerline, 102.63'; thence N47°39'40"W along said centerline, 344.80'; thence Northwesterly, 79.41' along said centerline and the arc of a curve to the right whose radius is 790.00' and whose chord bears N44°46'53"W, 79.38'; thence N28°07'22"E, 678.65'; thence S81°36'31"E, 507.50'; thence N22°03'56"E, 214.42'; thence N87°52'26"W, 292.07'; thence N12°44'17"W, 451.82'; thence N81°02'34"W, 408.75'; thence N00°22'49"E, 972.00' to the North line of the Southeast 1/4 of the Northeast 1/4 of Section 17; thence S89°48'22"E along the North line of the Southeast 1/4 of the Northeast 1/4 of Section 17, 1017.61' to the West right of way line of Lunde Lane; thence S18°24'37"E along said right of way line, 104.46' to the East line of Section 17; thence S00°00'21"W, 1229.89' to the point of beginning; subject to a public road right of way line 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, the Village of Mount Horeb and Dane County; and that under the direction of Ryan Arneson, 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.

August 20, 2025

Robert A. Talarczyk, P.L.S.

CURVE	RADIUS	ARC	DELTA	CHORD	CH. BEARING	TAN.BEARING-IN	TAN.BEARING-OUT
C1	380.00'	328.51'	49°31'56"	318.38'	N37°28'38"W	N62°14'36"W	
C2	930.00'	505.89'	31°09'59"	499.67'	N28°17'14"W		
C3	790.00'	79.41'	6°45'34"	79.38'	N44°46'53"W		N41°54'06"W
C4	347.00'	333.88'	55°07'43"	321.14'	N40°16'31.5"W		
C5	963.00'	523.83'	31°09'59"	517.40'	N28°17'14"W		
C6	757.00'	88.13'	6°40'12"	88.08'	N44°19'34"W		N40°59'28"W

LINE	BEARING	DISTANCE
L1	S00°05'28"W	156.27'
L2	N89°38'29"W	52.80'
L3	N43°52'39"W	244.89'
L4	N43°52'47"W	102.63'
L5	N22°03'56"E	214.42'
	(N21°38'49"E)	
L6	N87°52'26"W	292.07'
	(N88°17'33"W)	
L7	N12°44'17"W	180.70'
	(N13°08'38"W)	
L8	S68°41'16"W	31.20'
L9	N80°05'11"W	152.97'

LOT SUMMARY		
LOT	SQ. FT.	ACRES
1	509,731	11.70
2	505,657	11.61
3	294,318	6.76
3	1,475,866	33.88

SEE REVISED

Bilse Rezoning Descriptions

AT-35 to RM-8

That part of the the Southeast 1/4 of the Northeast 1/4 of Section 17, 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 17; thence N00°00'21"E, 396.90' to the point of beginning; thence N89°48'22"W, 529.81'; thence S50°27'24"W, 160.00'; thence N81°02'34"W, 408.75'; thence N00°22'49"E, 972.00' to the North line of the Southeast 1/4 of the Northeast 1/4 of Section 17; thence S89°48'22"E along the North line of the Southeast 1/4 of the Northeast 1/4 of Section 17, 1017.61' to the West right of way line of Lunde Lane; thence S18°24'37"E along said right of way line, 104.46' to the East line of Section 17; thence S00°00'21"W, 832.99' to the point of beginning.

AT-35 to RR-4

That part of the Northeast 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 17, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin, bounded and described as follows:

Beginning at the East 1/4 corner of said Section 17; thence S00°05'28"W, 156.27'; thence S68°41'16"W, 31.20'; thence N80°05'11"W, 152.97'; thence N67°12'53"W, 448.36'; thence N12°44'17"W, 271.12'; thence N50°27'24"E, 160.00'; thence S89°48'22"E, 529.81'; thence S00°00'21"W, 396.90' to the point of beginning.

AT-35 to RM-16

That part of the Northeast and Southeast 1/4s of the Southeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 17, 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 17; thence S00°05'28"W, 156.27' to the point of beginning; thence S00°05'28"W, 2507.75' to the Southeast corner of Section 17; thence N89°38'29"W along the South line of Section 17, 52.80' to the centerline of Town Hall Road; thence Northwesterly, 328.51' along said centerline and the arc of a curve to the right whose radius is 380.00' and whose chord bears N37°28'38"W, 318.38'; thence N12°42'40"W along said centerline, 567.98'; thence Northwesterly, 505.89' along said centerline and the arc of a curve to the left whose radius is 930.00' and whose chord bears N28°17'14"W, 499.67'; thence N43°52'39"W along said centerline, 244.89'; thence N43°52'47"W, 102.63'; thence N47°39'40"W along said centerline, 344.80'; thence Northwesterly, 79.41' along said centerline and the arc of a curve to the right whose radius is 790.00' and whose chord bears N44°46'53"W, 79.38'; thence N28°07'22"E, 678.65'; thence S81°36'31"E, 507.50'; thence N22°03'56"E, 214.42'; thence N87°52'26"W, 292.07'; thence N12°44'17"W, 180.70'; thence S67°12'53"E, 448.36'; thence S80°05'11"E, 152.97'; thence N68°41'16"E, 31.20' to the point of beginning.