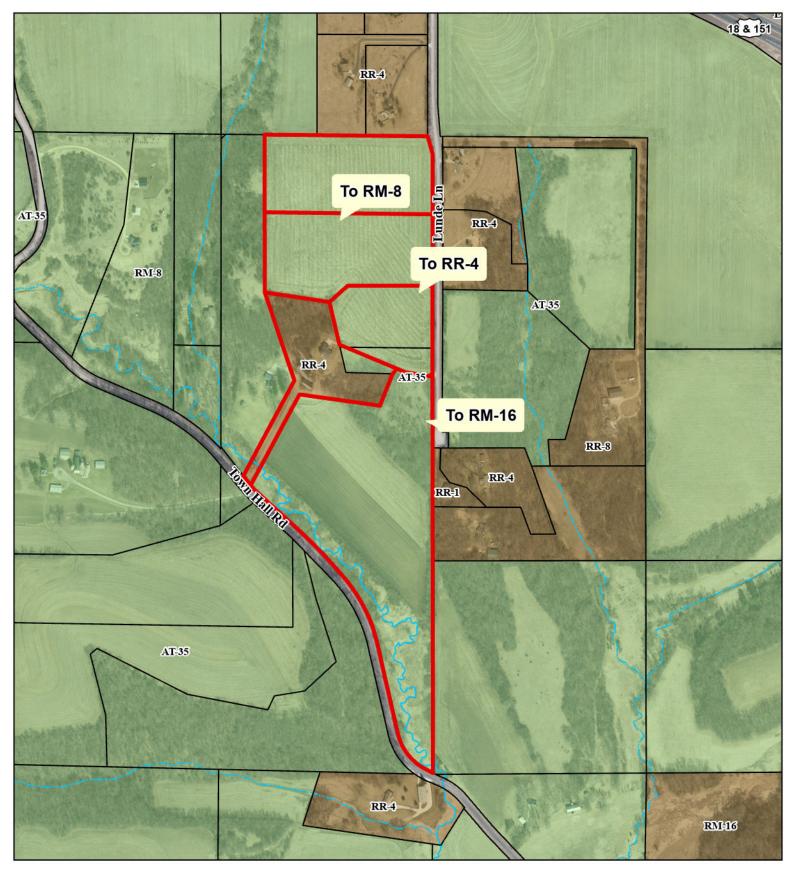
Dane County Rezone Petition

OV	VNER INFORMATIO	N		AG	ENT INFORMATION	/	
OWNER NAME BILSE FAMILY LLC		PHONE (with Code) (608) 235	l R	GENT NAME RYAN ARNESON		PHONE (with Area Code) (608) 712-2408	
BILLING ADDRESS (Numbe			ADDRESS (Number & Street) 207 N 8TH STREET				
(City, State, Zip) LODI, WI 53555				City, State, Zip) It Horeb, WI 53572			
E-MAIL ADDRESS bilses2@gmail.com				-MAIL ADDRESS rnesonr@firstwebel	r.com		
ADDRESS/L	OCATION 1	ADI	DRESS/LC	DCATION 2	ADDRESS/LO	OCATION 3	
ADDRESS OR LOCA	TION OF REZONE	ADDRES	S OR LOCAT	TION OF REZONE	ADDRESS OR LOCA	TION OF REZONE	
South of 2655 Lunde	e Lane						
TOWNSHIP SPRINGDALE	SECTION T	OWNSHIP		SECTION	TOWNSHIP	SECTION	
PARCEL NUMBE	RS INVOLVED	PARC	EL NUMBER	RS INVOLVED	PARCEL NUMBE	RS INVOLVED	
0607-171-9511-0			0607-174-	8003-0	0607-174-	-8075-0	
		RE	ASON FOR	R REZONE			
	OM DISTRICT:			TO DIS	-	ACRES	
AT-35 Agriculture Tr	ansition District		RM-8 Rur	al Mixed-Use Distric	ct	24.47	
AT-35 Agriculture Tr	ansition District		RR-4 Rura	6.26			
AT-5 Agriculture Tra	nsition District		RM-16 Ru	34.89			
RR-4 Rural Residen	tial District		RM-8 Rur	al Mixed-Use Distric	et	7.2	
C.S.M REQUIRED?	PLAT REQUIRED?	DEED RES REQU	TRICTION IRED?	INSPECTOR'S INITIALS	SIGNATURE:(Owner o	or Agent)	
☑ Yes ☐ No	☐ Yes ☑ No	Yes	☑ No	RWL1			
Applicant Initials	Applicant Initials	Applicant Initia			PRINT NAME:		
LAND DIVISION RE	TION WAS MODIFIE GULATIONS (LOT V IE EXISTING ADJAC	VIDTH) AN	ID TO INC	LUDE THE			
EXTANSION OF TH	IL EXIOTINO ADJAC	LINI LOI	AO I AIRT	OI IIIEI EIIIION	DATE:		



PETITION 12209 BILSE FAMILY LLC

Proposed Zoning Boundary

Tax Parcel Boundary

Feet
0 400 800 1,600





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 A	PLICATION		
			APPLICANT I	NFORMATION		
Property Ov	wner Name:	Bilse Family LLC		Agent Name:	Robert Ta	alarczyk
Address (Nu	ımber & Street):	N2734 Demynck	Road	Address (Number & Street):	517 2nd A	Avenue
Address (Cit	ty, State, Zip):	Lodi, WI 53555		Address (City, State, Zip):	New Glar	rus, WI 53574
Email Addre	ess:	bilses2@gmail.com		Email Address:	bob@tala	arczyksurveys.com
Phone#:		608-235-3572		Phone#:	608-527-	5216
			PROPERTY IN	NFORMATION		
Township:	Springdale		Parcel Number(s):	060717195110, 0607	17480030,	, 060717480750
Section:	ection: 17 Property Address or Lo			Lunde Lane, Mount H		
			REZONE D	ESCRIPTION		
request. In				or lots to be created, and a		submitted to correct a violation?
request. In relevant in Four vaca	oclude both current oformation. For ant lots are be	more significant deve eing created from	lopment proposals, attach	additional pages as needed mbers listed above. Al	i.	submitted to correct a violation? Yes No ne adjustment is taking place
request. In relevant in Four vaca	actude both curriformation. For ant lots are be Lot 1 of CSM	more significant deve eing created from 14273 and the fir	lopment proposals, attach the first two parcel nur st two parcel numbers	additional pages as needed mbers listed above. Al listed above.	i.	Yes No
request. In relevant in Four vaca	eclude both curriformation. For ant lots are be Lot 1 of CSM Existing Distr	more significant deve eing created from 14273 and the fir zoning ict(s)	lopment proposals, attach the first two parcel nur st two parcel numbers	additional pages as needed mbers listed above. Al listed above. posed Zoning District(s)	i.	Yes No ne adjustment is taking place
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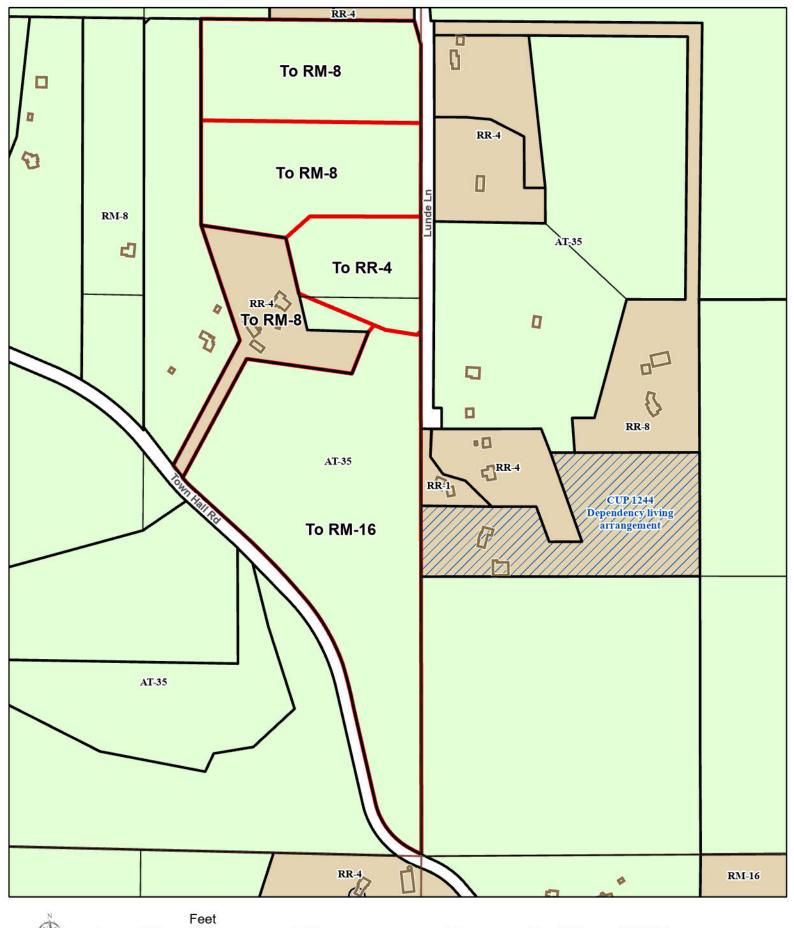
and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Owner/Agent Signature Fobut A. Yalangy

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.

□ State the site plan was created □ Existing subject property lot lines and dimensions □ Existing and proposed wastewater treatment systems and wells □ 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 dimensions of an equired 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, essements or rights-of-way □ Parking lot layout in compliance with s. 10.102(3) □ 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 uses of surrounding properties in theneighborhood. □ 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 on lose, does, 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 a mentiosed building □ Compliance with touching adequate private onsite wastevater	☐ SCALED SITE PLAN. Show sufficient	t detail on 11" x 17" paper. Include the following information, as applicable:
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Email Address:	Address (Number & Street):	2535 Lunde Lane
600 420 6540	Address (City, State, Zip):	Mount Horeb, WI 53572
Phone Number: 608-438-6540	Email Address:	
	Phone Number:	608-438-6540



Feet
0 250 500 1,000

Rezone Petition 12209
Proposed Zoning Exhibit

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. *SEE SHEET 2 FOR LOT SUMMARIES* LOT 3 LOT 4 17 16 C.S.M. 10001 2813 S89'48'22"E 1017.61 (S89'48'13"E) 2657.60 972.00 S18'24'37"E 104.46 *LOT 1* LOT 1 387.00 66' ACCESS EASEMENT FOR INGRESS, EGRESS & UTILITIES FOR LOT 2 C.S.M. 2466 LOT 2 N89'48'22"W 1053.78 (NOO'03'05"W) NOO'22'49"E *LOT 2* S50'27'24"W 160.00 (N81°28'45'W) N81°02'34'W N89'48'22"W 529.81 408.75 396.90 *LOT 3* LOT 1 C.S.M. 14273 507.50 S81°36'31"E (S82'01'38"E) 2664.02 EXISTING 40' ACCESS EASEMENT PER DOC. #5250753 LOT 1 APPROXIMATE ORDINARY *LOT 4* C.S.M. N47'39'40"W 345.88 LOT 2 35.21 6713 N43'52'47"W 103.71 LOT 1 DETAIL N43'52'39"W 244.90 C.S.M. 5562 LOT 1 2651.53* 2 2516.75' 2651.53 C.S.M. 2 S00'05'28"W 2 R/W TO SEC. N67'50'23"W 2516.75 7.27 11162 12.49 LOT 1 N89'38'29"W 2657.85 21 C.S.M. S00.05,28"W LOT 2 400 400 15139 TOWN HALL ROAD, DEDICATED TO THE PUBLIC TALARCZYK 20 20 N89'38'29"W 2657.85 JOB NO. LOT 4 25179 POINTS 25179
DRWG. 25179_2
DRAWN BY ____M 25179 New Glarus, WI 53574 608-527-5216 SHEET 1 OF 4 www.talarczyksurveys.com MST

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')
12	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 SUMMA	RY
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



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, Na (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.
 Bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone, No. (2011), in which the East line of the Southeast 1/4 of Section 17 bears S00°05'28"W.
 Bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone, No. (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 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, mapping dedicated as represented hereon. Bilse Family, LLC does further certify that this map is required s.236.10 or s.236.12 Wisconsin Statutues and S.75.17(1)(a) Dane County Code of Ordinances to submitted to the following for approval or objection: Town of Springdale; Village of Mount Horeby 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)
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.

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



My commission expires

CERTIFIE	D SURVEY	MAP NO.	
Part of the Northeast and Southeast Northeast 1/4 of Section 17, Town 6 Wisconsin.	1/4s of the Southeas	t 1/4 and the Southeast 1	/4 of the County,
TOWN APPROVAL: This Certified Surve	ev Man and the public	dedication shown berean is	annroyed for
recording this day of			
		Town Clerk	
VILLAGE APPROVAL: Approved for reco the Village of Mt. Horeb.	ording this da	y of,	20 by
		Village Clerk	
COUNTY APPROVAL: Approved for reconsisting of by		y Zoning and Land Regulation Authorized Repres	
REGISTER OF DEEDS CERTIFICATE: Rec 20 at o'clock Maps of Dane Co., on Pages	M., and recorded i	day of n Vol of Cer	tified Survey
LEGEND:		Kristi Chlebowski, Regi	ster of Deeds
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			
o 3/4" x 24" solid round iron rod weighing 1.50 lbs per lineal foot	set,	G TALAR	CZYK

SHEET 4 OF 4

 JOB NO.
 25179

 POINTS
 25179

 DRWG.
 25179_2

 DRAWN BY
 MST

TALARCZYK

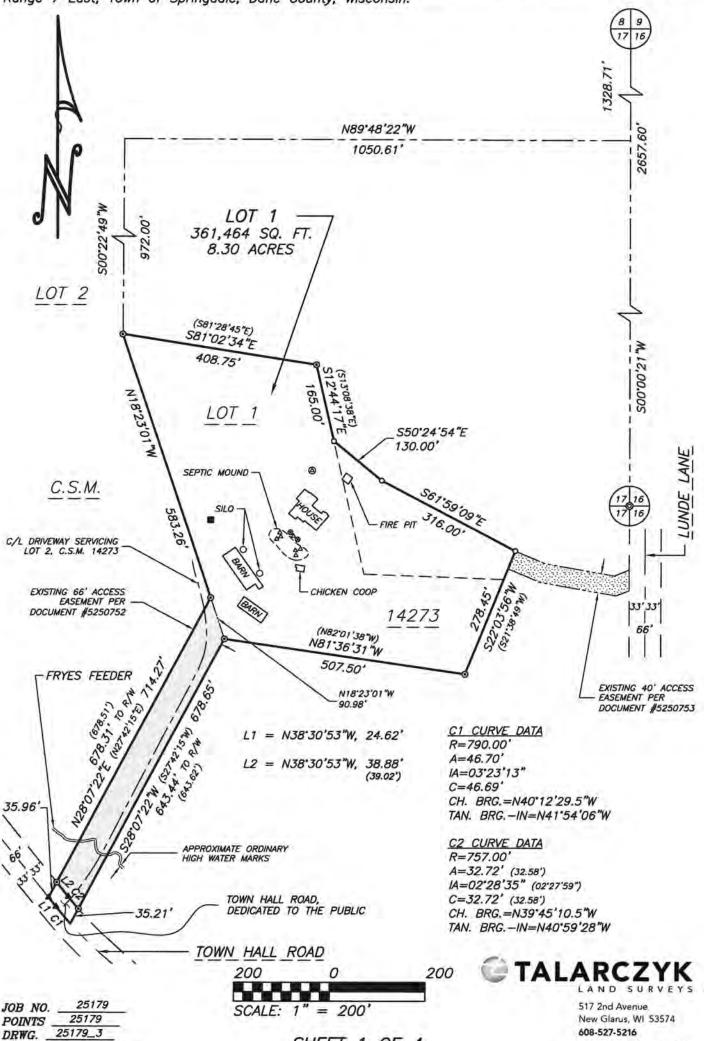
517 2nd Avenue New Glarus, WI 53574

www.talarczyksurveys.com

608-527-5216

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.



SHEET 1 OF 4

DRAWN BY MST

www.talarczyksurveys.com

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, bounded and desribed 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, 165.00'; thence S50°24'54"E, 130.00'; thence S61°59'09"E, 316.00'; thence S22°03'56"W, 278.45'; thence N81°36'31"W, 507.50'; thence S28°07'22"W, 678.65' to the centerline of Town Hall Road; thence Northwesterly, 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; 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, 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

A		- 1 -
Pohort A	Talarczyk,	DIC

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 500'00'21"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.

LEGEND:

 \bigoplus

Cast aluminum monument found



1-1/2" iron pipe found

- e 1" iron pipe found
- ▲ Mag nail found
- o 3/4" x 24" solid round iron rod set, weighing 1.50 lbs per lineal foot
- Cistern
- Well pump
- Septic cover
- △ Septic vent

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



CERTIFIED SURV	es 111-112) and other	er lands in the Southeast
1/4 of the Northeast 1/4 and the Northeast 1/4 of t Range 7 East, Town of Springdale, Dane County, Wisco OWNER'S CERTIFICATE OF DEDICATION:	ne Southeast 1/4 of nsin.	Section 17, Town 6 North
As owner, I hereby certify that I have caused the land surveyed, divided, mapped and dedicated as represente required by s.236.10 or s.236.12 Wisconsin Statutes at Ordinances to be submitted to the following for approx Mount Horeb; Dane County Zoning & Land Regulation (d hereon. I also certi nd S.75.17(1)(a) Done val or objection: Town	fy that this map is County Code of
WITNESS the hand and seal of said owner this In the presence of:	day of	, 20
	Daniel	E. Elver
STATE OF WISCONSIN) COUNTY) SS		
Personally came before me this day of named Daniel E. Elver to me known to be the same p and acknowledged the same.	, 20 person who executed t	O, the above he foregoing instrument
	My commission e	expires
OWNER'S CERTIFICATE: Bilse Family, LLC, a Wisconsin limited liability company, company caused the land described on this Certified S as represented hereon. Bilse Family, LLC does further of s.236.12 Wisconsin Statutues and S.75.17(1)(a) Dane Of the following for approval or objection: Town of Springs Zoning & Land Regulation Committee.	urvey Map to be surve certify that this map to County Code of Ordinal	eyed, divided and mapped is required by s.236.10 or nces to be submitted to
WITNESS the hand and seal of said owner this In the presence of:	day of	, 20
		ilse, Member amily, LLC
STATE OF WISCONSIN)COUNTY) SS		
Personally came before me this day of named Alan Bilse, member of the above named limited same person who executed the foregoing instrument an	liability company, to acknowledged the s	, the above me known to be the same.
	My commission e	expires
	69 T	ALARCZYK
		LAND SURVEYS

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

TOWN APPROVAL: recording this							for
			>		Town Cle	erk	_
VILLAGE APPROVAL the Village of Mt.	for recording	this	day	of		, 20	by
					Village C	lerk	
COUNTY APPROVAL		per Dane	• County	Zoning an	d Land Reg	ulation Comm	ittee
				A	uthorized Re	presentative	-
					14722337413		
REGISTER OF DEED							

CERTIFIED SURVEY MAP NO.

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

TALARCZYK

Kristi Chlebowski, Register of Deeds

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 Northwesterly, 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.

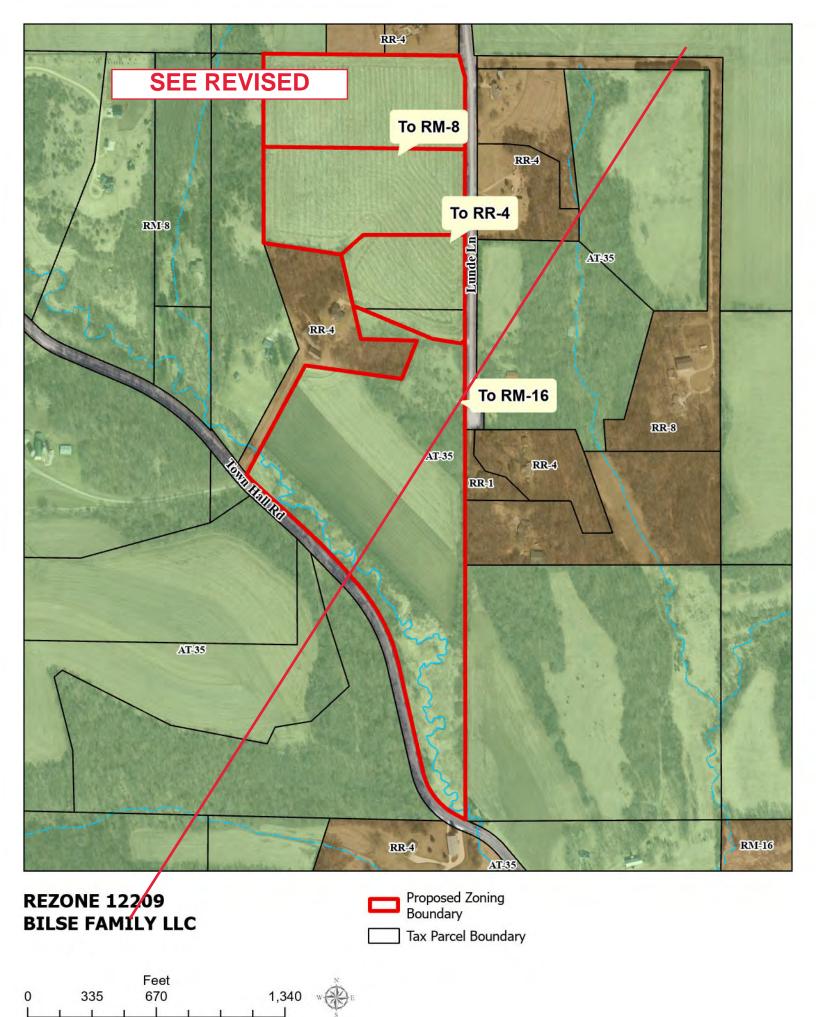
Dane County Rezone Petition

SEE REVISED

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

OV	VNER INFORMATIC)N		AC	SENT INFORMATI	ION
OWNER NAME BILSE FAMILY LLC		PHONE (with Code) (608) 235	lr'	GENT NAME YAN ARNESON		PHONE (with Area Code) (608) 712-2408
BILLING ADDRESS (Numbe		·!		DDRESS (Number & Street) 7 N 8TH STREE		•
(City, State, Zip) LODI, WI 53555				ity, State, Zip) t Horeb, WI 53572	2	
E-MAIL ADDRESS bilses2@gmail.com				MAIL ADDRESS nesonr@firstwebe	er.com	
ADDRESS/L	OCATION 1	ADI	DRESS/LO	CATION 2	ADDRESS	S/LOCATION 3
ADDRESS OR LOCA	TION OF REZONE	ADDRES	S OR LOCATI	ION OF REZONE	ADDRESS OR LO	CATION OF REZONE
South of 2655 Lunde	e Lane					
TOWNSHIP SPRINGDALE		FOWNSHIP		SECTION	TOWNSHIP	SECTION
PARCEL NUMBE	RS INVOLVED	PARC	EL NUMBER	S INVOLVED	PARCEL NUM	MBERS INVOLVED
0607-171	-9511-0	(0607-174-8	3003-0		
		RF	ASON FOR	RI-ZONE		
FR	OM DISTRICT:			TO DI	STRICT:	ACRES
AT-35 Agriculture Ti	ransition District		RM-8 Rura	al Mixed-Use Distr	ict	23.3
AT-35 Agriculture Ti	ransition District		RR-4 Rura	l Residential Distr	ict	6.7
AT-5 Agriculture Transition District			RM-16 Rui	RM-16 Rural Mixed-Use District		
C.S.M REQUIRED?	PLAT REQUIRED?	DEED RES		INSPECTOR'S INITIALS	SIGNATURE:(Own	ner or Agent)
☑ Yes ☐ No	Yes 🗹 No	Yes	☑ No	RWL1		
Applicant Initials	Applicant Initials	Applicant Initia	als		PRINT NAME:	
COMMENTS: LOT 4 REGULATIONS (W	4 MAY NOT BE IN C IDTH OF LOT).	OMPLIANO	E WITH L	AND DIVISION		
	,				DATE:	

Form Version 04.00.00





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

		APPLICA	NT INFORMA	TION		
Property Owner Name:	Bilse Family LLC	2	Agent Nam	ne:	Ryan Arn	neson
Address (Number & Street)	N2734 DEMYNO	CK RD	Address (N	lumber & Street):		
Address (City, State, Zip):	LODI WI 53555			ity, State, Zip):		WI 53572
Email Address:	Al Bilse - bilses2	@gmail com	Email Addr	ress:		R@FirstWeber.com
Phone#:	608-235-3572		Phone#:		608-712-	
		PROPER'	TY INFORMAT	TION & Bok		zyK, Surveyor zyKsurveys. com
Township: Springdale)	Parcel Number	er(s): Parcel #	06071719511	0 & #0607	717480030
Section: 17	Pro	perty Address or Loca	tion: Lunde La	ane, Mount H	oreb	
		REZON	IE DESCRIPTION	ON		
Passon for the request		ease provide a brief bu				Is this application being submitted to correct a violation?
request: Include both cur relevant information. For	more significant deve	s listed in property	tach additional printer information.	pages as needed		Yes No
request. Include both cur relevant information. For I lots are being creat acre lot.	ed from two parcel	s listed in property	information.	pages is needed	.΄ ot, 12 +/- ε	Yes No Recre lot, 6 +/- acre lot, 35 +/-
request. Include both currelevant information. For I lots are being creat acre lot. ********Please note the Existing Existing in Control of the I lots are the I lots are the I lots are lots.	ed from two parcel S at the 35 +/- acre I	s listed in property	in the break of Proposed Zonir	1/2 +/- acre lo	.΄ ot, 12 +/- ε	Yes No
request. Include both cur relevant information. For lots are being creat acre lot. *******Please note the Existing Dist	ed from two parcel S at the 35 +/- acre I g Zoning rict(s)	s listed in property	in the break of Proposed Zonin District(s)	1/2 +/- acre lo	.΄ ot, 12 +/- ε	Yes No Roman No No Roman No
request. Include both cur relevant information. For lots are being creat cre lot. *******Please note the Existing Dist	ed from two parcel S at the 35 +/- acre I g Zoning rict(s)	s listed in property	in the break of Proposed Zonin District(s)	1/2 +/- acre lo	.΄ ot, 12 +/- ε	Yes No Rore lot, 35 +/- acre lot, 6 +/- acre lot, 35 +/- rom AT-35 to RM-16******** Acres
request. Include both cur relevant information. For lots are being creat core lot. ********Please note the Existing Dist	ed from two parcel at the 35 +/- acre I g Zoning rict(s) -35	s listed in property	in the break of Proposed Zonin District(s) RM-8 RM-8	1/2 +/- acre lo	.΄ ot, 12 +/- ε	Yes No Rore lot, 35 +/- acre lot, 6 +/- acre lot, 35 +/- rom AT-35 to RM-16******** Acres 12 +/- Acres 12 +/- Acres
request. Include both currelevant information. For all lots are being creat acre lot. ********Please note the Existing Disting AT AT	ed from two parcel S at the 35 +/- acre I g Zoning rict(s)	s listed in property	in the break of Proposed Zonin District(s)	down. It will by	.΄ ot, 12 +/- ε	Yes No Rore lot, 35 +/- acre lot, 6 +/- acre lot, 35 +/- rom AT-35 to RM-16******** Acres

and understand that submit al 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

8-18-25

ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORTIATION.

SEE REVISED

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. *SEE SHEET 2 FOR LOT 3 LOT 4 LOT SUMMARIES* C.S.M. 10001 S89'48'22"E (S89'48'13"E) 2813 LOT 1017.61 60, 972.00 518'24'37"E 2657.1 486.00 104.46 LOT 1 *LOT 1* 00 387. C.S.M. 2466 LOT 2 N89'48'22"W 1053.78 *LOT 2* S50'27'24"W 160.00' (N81°28'45'W) N81°02'34'W N89'48'22"W 529.81 408.75 LOT 1 451.82' N12'44'17'W N13'08'38'W) 7 *LOT 3* EXISTING 40' ACCESS EASEMENT C.S.M. 14273 507.50 S81'36'31"E (S82'01'38"E) 2664.02 *LOT 4* LOT 1 APPROXIMATE ORDINARY HIGH WATER MARKS C.S.M. N47'39'40"W 344.73 LOT 2 6713 N43755'17"W LOT 1 DETAIL N43'52'39"W 244.90 TO R/W C.S.M. 5562 LOT 1 R/W 2507. 2507.75 2495.26' C.S.M. 2 N67'50'23"W 2495.26 7.27 S00.05'28"W 11162 12.49 N89'38'29"W 2657.85 C.S.M. S00.05'28"W LOT 2 400 400 15139 SCALE: 1 = 400 TOWN HALL ROAD, DEDICATED TO THE PUBLIC **⊕ TALARCZYK** 20 N89'38'29"W 2657.85 ILOT 4 25179 JOB NO. 517 2nd Avenue 25179 New Glarus, WI 53574 608-527-5216

SHEET 1 OF 4

www.talarczyksurveys.com

DRAWN BY

MST

SEE REVISED

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 genterline 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 Wount 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'	49'71'56"	318.38'	N37"28'38"W	N62'14'36"W	
C2	930.00'	505.89	31/09'59"	499.67	N28*17'14"W		The Company of the Land
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	156.27'
12	N89'38'29"W	52.80'
L3	N43/52'39"W	244.89
L4	N43°52'47"W	102.63
L5	M22'03'56"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 SUMMA	RY
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



Bilse Rezoning Descriptions

SEE REVISED

AT-35 to RM-8

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 \$18°24'37"E along said right of way line, 104.46' to the East line of Section 17; thence \$00°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 500°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.