

Dane County Rezone Petition

Application Date	Petition Number
03/25/2026	DCPREZ-2026-12284
Public Hearing Date	
06/23/2026	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME MICHELLE M THODE	PHONE (with Area Code) (608) 576-9058	AGENT NAME TALARCZYK LAND SURVEYS (JAMES BAKER)	PHONE (with Area Code) (608) 527-5216
BILLING ADDRESS (Number & Street) 10864 COUNTY HIGHWAY A		ADDRESS (Number & Street) 512 2ND AVENUE	
(City, State, Zip) MOUNT HOREB, WI 53572		(City, State, Zip) New Glarus, WI 53574	
E-MAIL ADDRESS			

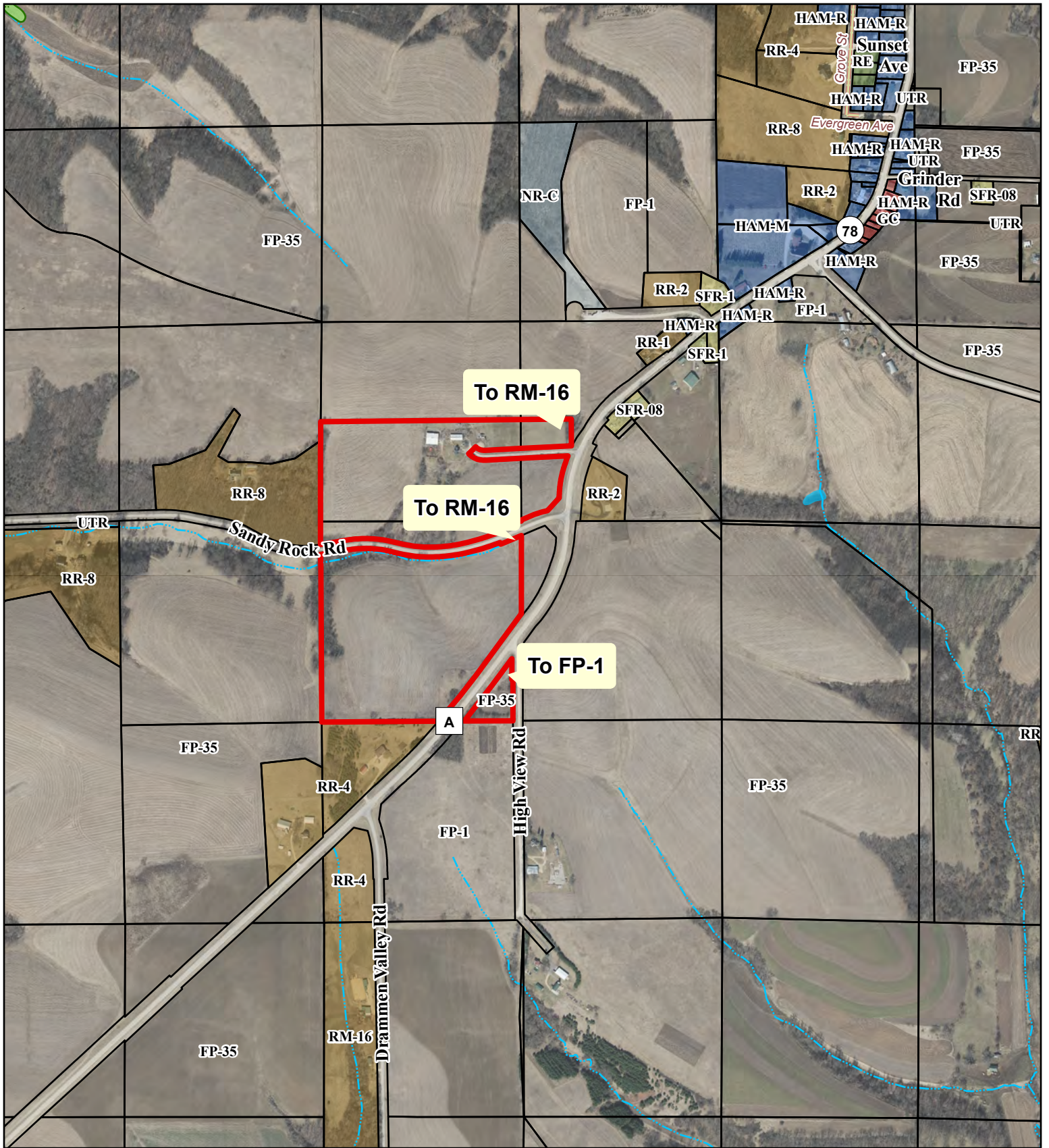
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
10864 County Highway A and lands south					
TOWNSHIP PERRY	SECTION 18	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0506-181-9190-3		0506-181-9690-8		0506-184-8500-6	

REASON FOR REZONE

CREATING TWO RESIDENTIAL LOTS (ONE FOR EXISTING FARMSTEAD) AND ONE AGRICULTURAL LOT

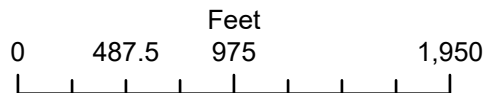
FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RM-16 Rural Mixed-Use District	59.5
FP-35 Farmland Preservation District	FP-1 Farmland Preservation District	1.6

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:
<p>COMMENTS: ACCESS POINT FOR LOT 2 MUST BE APPROVED BY EITHER THE TOWN OF PERRY OR DANE COUNTY HIGHWAY DEPT. PRIOR TO REZONING</p>				



- Proposed Zoning Boundary
- Tax Parcel Boundary
- Wetland Class Areas

PETITION 12284
MICHELLE M THODE





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:	Michelle Thode	Agent Name:	James M. Baker
Address (Number & Street):	10864 C.T.H. A	Address (Number & Street):	517 2nd Avenue
Address (City, State, Zip):	Mt. Horeb, WI 53572	Address (City, State, Zip):	New Glarus, WI 53574
Email Address:		Email Address:	
Phone#:		Phone#:	

PROPERTY INFORMATION

Township:	Perry	Parcel Number(s):	050618: 196908,191903 & 485006
Section:	18-T.5N.-R.6E.	Property Address or Location:	10864 C.T.H. A, 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

The owner's entire property consists of 63.16 acres currently FP-35 zoning classification. The property is bisected by C.T.H. A and Sandy Rock Road and the southeasterly corner also abuts High View Road. The owner is proposing a Certified Survey Map creating three lots with boundaries coinciding with the noted existing roads. The northerly lot consists of 28.93 acres, is bordered on the east by C.T.H. A, bordered on the south by Sandy Rock Road, bordered on the north and west by lands of others and contains the existing residence and historic farm buildings site. The southwesterly lot consists of 30.59 acres, is bordered on the southeast by C.T.H. A, bordered on the north by Sandy Rock Road, bordered on the west by lands of others and contains a potential building site. The southeasterly lot consists of 1.56 acres, is bordered on the northwest by C.T.H. A, bordered on the east by High View Road, and bordered on the south by lands of others

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RM-16	28.93
FP-35	RM-16	30.59
FP-35	FP-1	1.56

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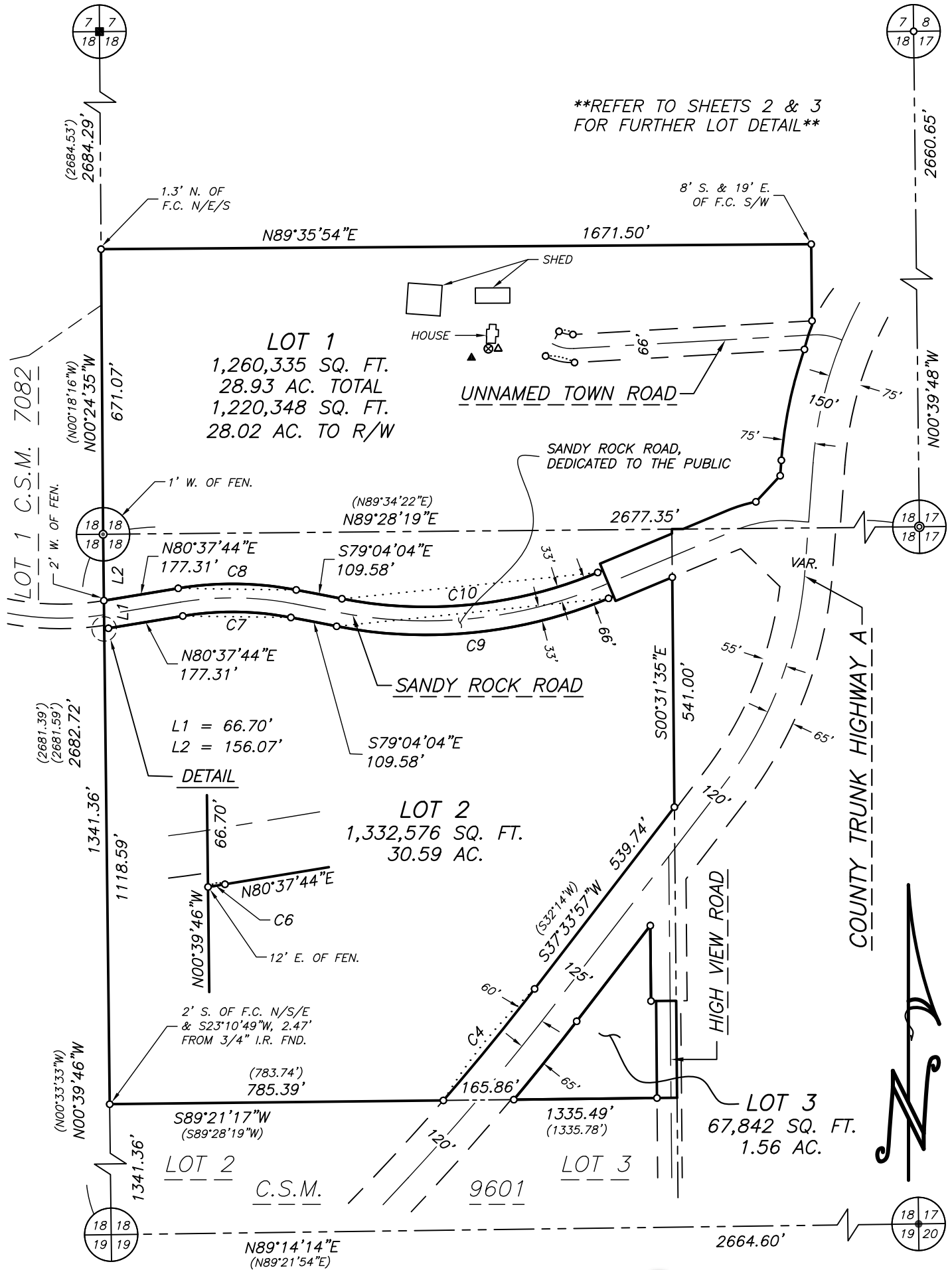
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary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

Date 2/19/26

CERTIFIED SURVEY MAP No. _____

Part of the Northwest 1/4 of the Southeast 1/4 and the Southwest and Southeast 1/4s of the Northeast 1/4 of Section 18, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin.

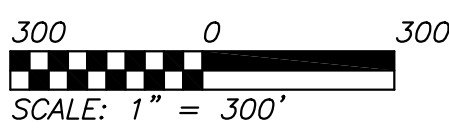


****REFER TO SHEETS 2 & 3 FOR FURTHER LOT DETAIL****

LOT 1
 1,260,335 SQ. FT.
 28.93 AC. TOTAL
 1,220,348 SQ. FT.
 28.02 AC. TO R/W

LOT 2
 1,332,576 SQ. FT.
 30.59 AC.

LOT 3
 67,842 SQ. FT.
 1.56 AC.

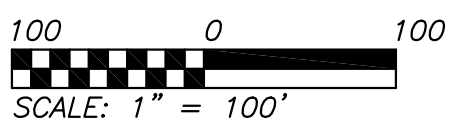
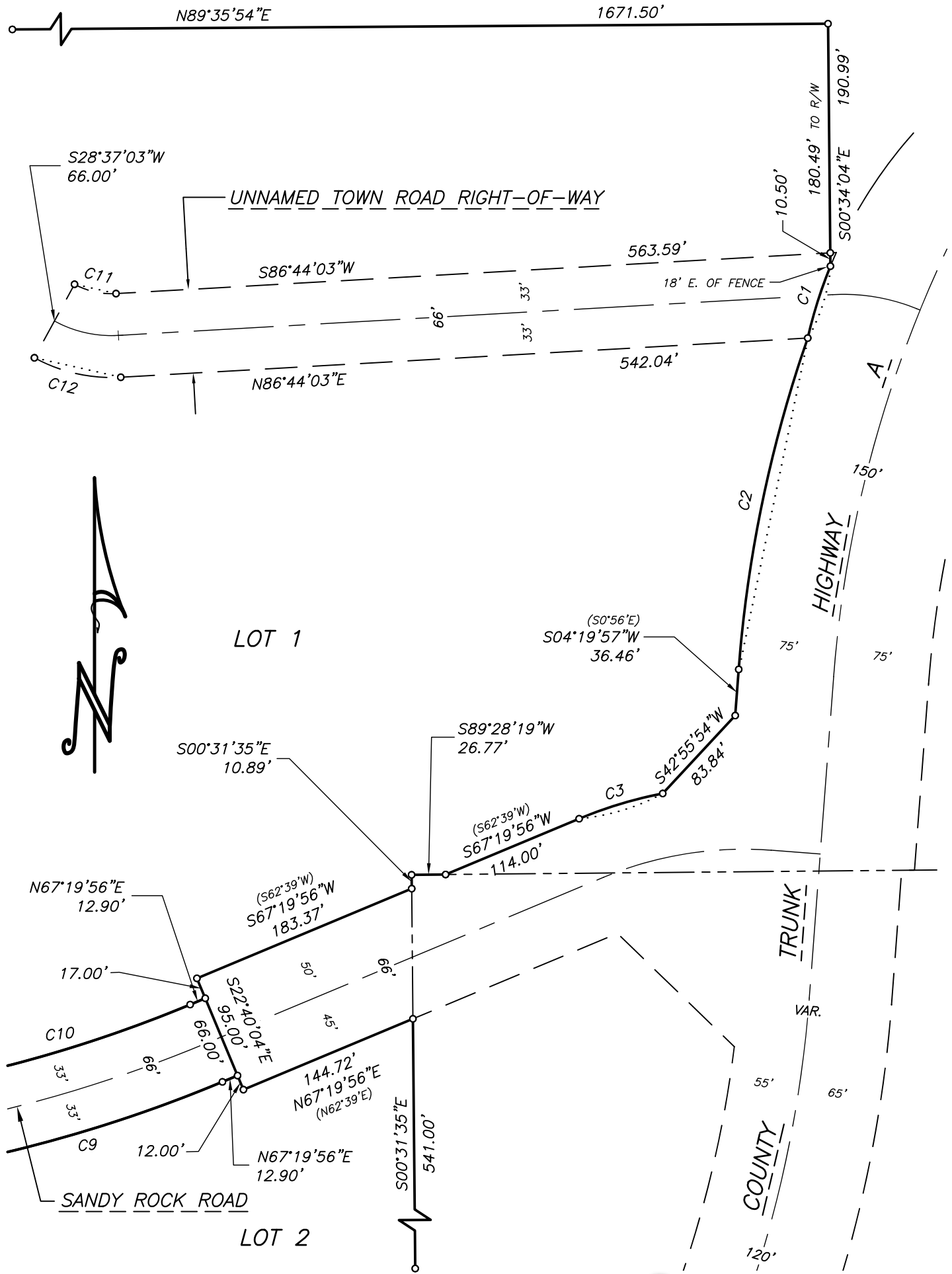


TALARCZYK
 LAND SURVEYS LLC
 517 2nd Avenue
 New Glarus, WI 53574
 608-527-5216
 www.talarczyklandsurveys.com

JOB NO. 26001
 POINTS 18002
 DRWG. 26001_1
 DRAWN BY MST

CERTIFIED SURVEY MAP No. _____

Part of the Northwest 1/4 of the Southeast 1/4 and the Southwest and Southeast 1/4s of the Northeast 1/4 of Section 18, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin.

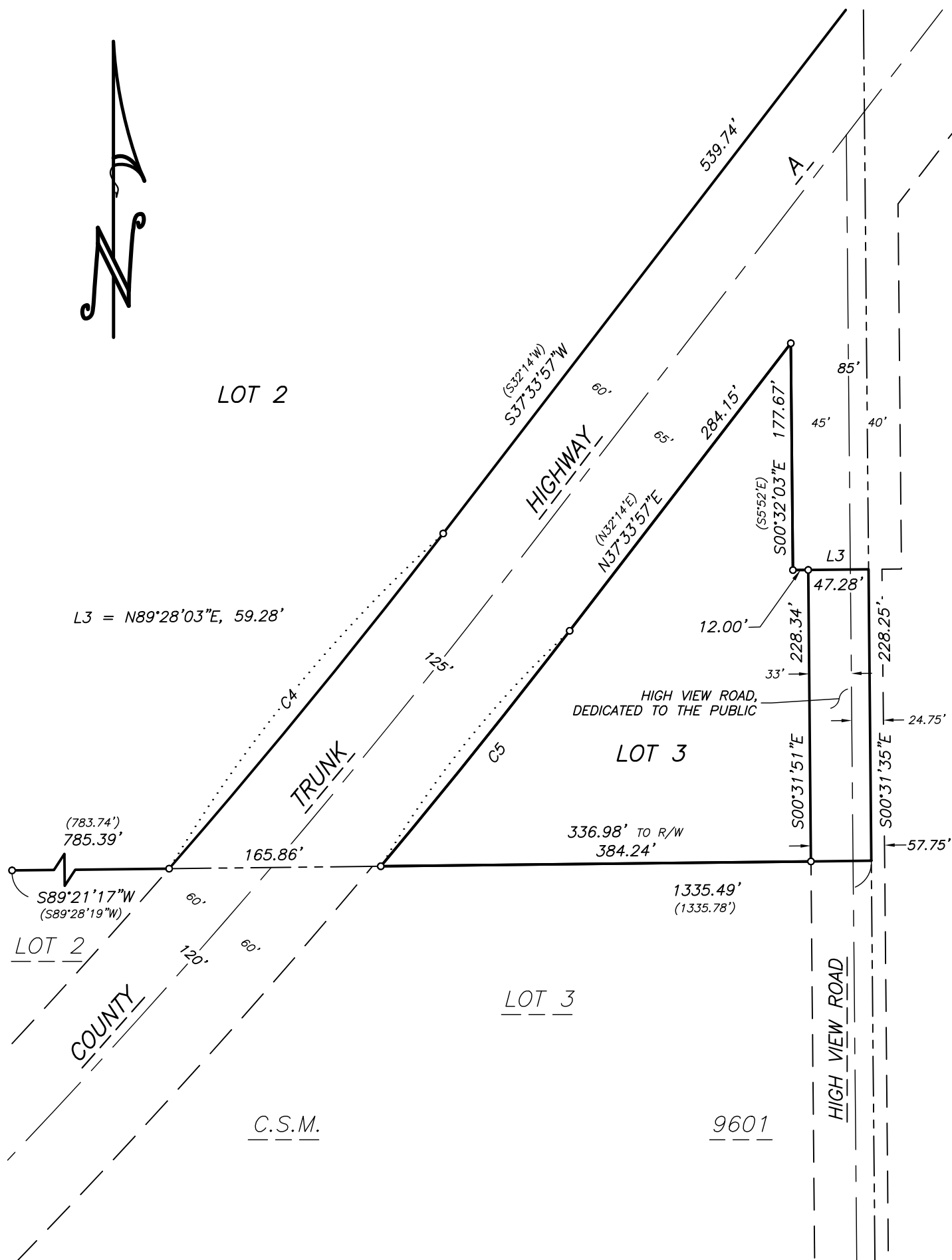


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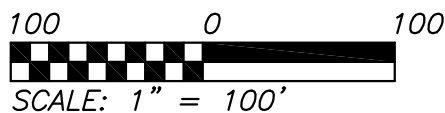
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CERTIFIED SURVEY MAP No. _____

Part of the Northwest 1/4 of the Southeast 1/4 and the Southwest and Southeast 1/4s of the Northeast 1/4 of Section 18, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin.



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SHEET 3 OF 6

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That part of the Northwest 1/4 of the Southeast 1/4 and the Southwest and Southeast 1/4s of the Northeast 1/4 of Section 18, 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 18; thence N00°39'46"W, 1341.36' to the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of Section 18 and the point of beginning; thence N00°39'46"W, 1341.36' to the center of Section 18; thence N00°24'35"W, 671.07' to the Northwest corner of the South 1/4 of the Northeast 1/4 of Section 18; thence N89°35'54"E, 1671.50' to the Northeast corner of the West 1/4 of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 18; thence S00°34'04"E along the East line of the West 1/4 of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 18, 190.99' to the Westerly right of way line of County Trunk Highway A; thence Southwesterly, 59.43' along said right of way line and the arc of a curve to the left whose radius is 364.00' and whose chord bears S17°30'25"W, 59.37'; thence Southwesterly, 267.38' along said right of way line and the arc of a curve to the left whose radius is 1029.93' and whose chord bears S11°46'11"W, 266.63'; thence S04°19'57"W along said right of way line, 36.46'; thence S42°55'54"W along said right of way line, 83.84' to the Northerly right of way line of Sandy Rock Road; thence Southwesterly, 68.92' along said right of way line and the arc of a curve to the left whose radius is 336.48' and whose chord bears S73°12'00"W, 68.80'; thence S67°19'56"W along said right of way line, 114.00' to the South line of the Southeast 1/4 of the Northeast 1/4 of Section 18; thence S89°28'19"W, 26.77' to the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 18; thence S00°31'35"E along the East line of the Northwest 1/4 of the Southeast 1/4 of Section 18, 10.89'; thence S67°19'56"W along said right of way line, 183.37'; thence S22°40'04"E, 95.00' to the Southerly right of way line of Sandy Rock Road; thence N67°19'56"E along said right of way line, 144.72' to the East line of the Northwest 1/4 of the Southeast 1/4 of Section 18; thence S00°31'35"E along the East line of the Northwest 1/4 of the Southeast 1/4 of Section 18, 541.00' to the Westerly right of way line of County Trunk Highway A; thence S37°33'57"W along said right of way line, 539.74'; thence Southwesterly, 339.19' along said right of way line and the arc of a curve to the right whose radius is 5669.58' and whose chord bears S39°16'47"W, 339.14' to the South line of the Northwest 1/4 of the Southeast 1/4 of Section 18; thence N89°21'17"E along the South line of the Northwest 1/4 of the Southeast 1/4 of Section 18, 165.86' to the Easterly right of way line of County Trunk Highway A; thence Northeasterly, 236.46' along said right of way line and the arc of a curve to the left whose radius is 5794.58' and whose chord bears N38°44'05.5"E, 236.44'; thence N37°33'57"E along said right of way line, 284.15' to the Westerly right of way line of High View Road; thence S00°32'03"E along said right of way line, 177.67'; thence N89°28'03"E, 59.28' to the East line of the Northwest 1/4 of the Southeast 1/4 of Section 18; thence S00°31'35"E, 228.25' to the Southeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 18; thence S89°21'17"W, 1335.49' to the point of beginning; subject to public road rights of way as shown and to any and all easements of record.

CURVE	RADIUS	ARC	DELTA	CHORD	CH. BEARING	TAN.BEARING-IN	TAN.BEARING-OUT
C1	364.00'	59.43'	9°21'18"	59.37'	S17°30'25"W	S22°11'04"W	S12°49'46"W
C2	1029.93'	267.38'	14°52'28"	266.63'	S11°46'11"W	S19°12'25"W	
C3	336.48'	68.92'	11°44'08"	68.80'	S73°12'00"W	S79°04'04"W	
C4	5669.58'	339.19'	3°25'40"	339.14'	S39°16'47"W		S40°59'37"W
C5	5794.58'	236.46'	2°20'17"	236.44'	N38°44'05.5"E	N39°54'14"E	
C6	691.25'	10.10'	0°50'14"	10.10'	N81°02'51"E	N81°27'58"E	
C7	722.00'	255.85'	20°18'12"	254.51'	S89°13'10"E		
C8	788.00'	279.24'	20°18'12"	277.78'	S89°13'10"E		
C9	1113.00'	652.70'	33°36'00"	643.38'	N84°07'56"E		
C10	1047.00'	613.99'	33°36'00"	605.23'	N84°07'56"E		
C11	61.00'	33.94'	31°53'00"	33.51'	N77°19'27"W		N61°22'57"W
C12	127.00'	70.67'	31°53'00"	69.76'	S77°19'27"E	S61°22'57"E	

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CERTIFIED SURVEY MAP No. _____

Part of the Northwest 1/4 of the Southeast 1/4 and the Southwest and Southeast 1/4s of the Northeast 1/4 of Section 18, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin.

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 Michelle Thode, 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.

February 18, 2026

James M. Baker, P.L.S.

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 Perry; Dane County Zoning & Land Regulation Committee.

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

Michelle M. Thode

STATE OF WISCONSIN)

_____ COUNTY) SS

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

My commission expires _____.

PREPARED FOR:
Michelle Thode
10864 C.T.H. A
Mount Horeb, WI 53572
(608) 576-9058

JOB NO. 26001
POINTS 18002
DRWG. 26001_1
DRAWN BY MST

CERTIFIED SURVEY MAP No. _____

Part of the Northwest 1/4 of the Southeast 1/4 and the Southwest and Southeast 1/4s of the Northeast 1/4 of Section 18, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin.

TOWN APPROVAL: This Certified Survey Map and the public dedication shown hereon is approved for recording this _____ day of _____, 20____ by the Town of Perry.

Roger Kittleson, Town Chairman

Ken Hefty, Town Supervisor

Mick Klein-Kennedy, Town Supervisor

COUNTY APPROVAL: Approved for recording per Dane County Zoning and Land Regulation Committee action of _____ by _____.

Authorized Representative

REGISTER OF DEEDS CERTIFICATE: Received for record this _____ day of _____, 20____ at _____ o'clock _____M., and recorded in Vol. _____ of Certified Survey Maps of Dane Co., on Pages _____.

Kristi Chlebowski, Register of Deeds

LEGEND:



Dane County 2" iron pipe monument with brass cap set



3" iron pipe found



2" iron pipe found



1" iron pipe found



1" solid round iron rod found



3/4" solid round iron rod found

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

▲ Well pump

⊗ Septic cover

△ Septic vent

NOTES:

- 1.) Bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone, NAD83 (2011), in which the West line of the Southeast 1/4 of Section 18 bears N00°39'46"W.
- 2.) Recorded data, when different than measured, is shown in parenthesis.
- 3.) All PLSS witness monuments were found and verified.

JOB NO. 26001
POINTS 18002
DRWG. 26001_1
DRAWN BY MST

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: Thode

Farmstead Owner: Gordon, Donovan

Accelea ID: 2026-00016

Farmland Preservation Enacted: 8/21/1979

Density Study Date: 3/2/2026

Density Factor: 1:35acres

Town: Perry

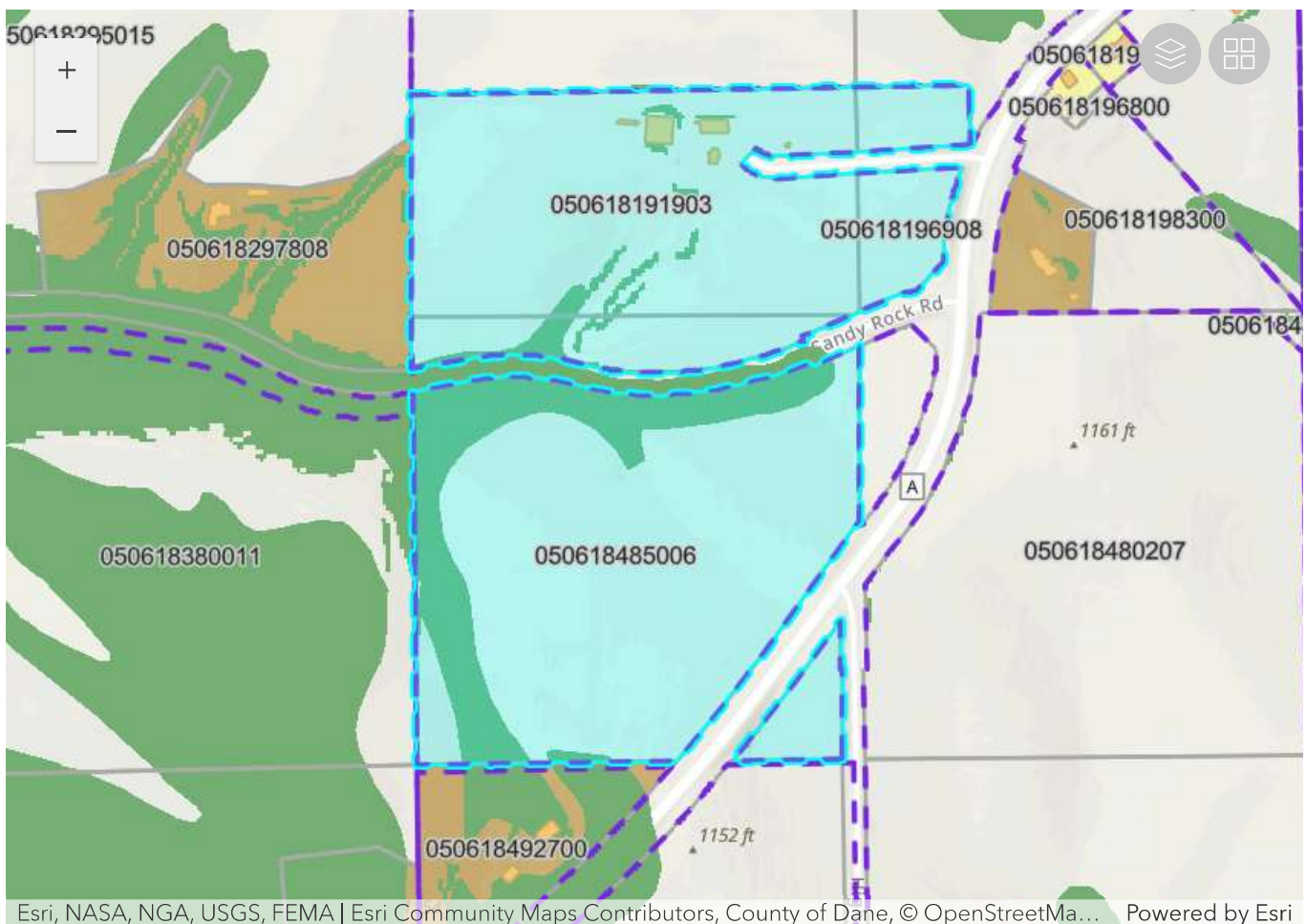
Farmstead Acres: 59.93

Section(s): 18

Available Density Unit(s): 1

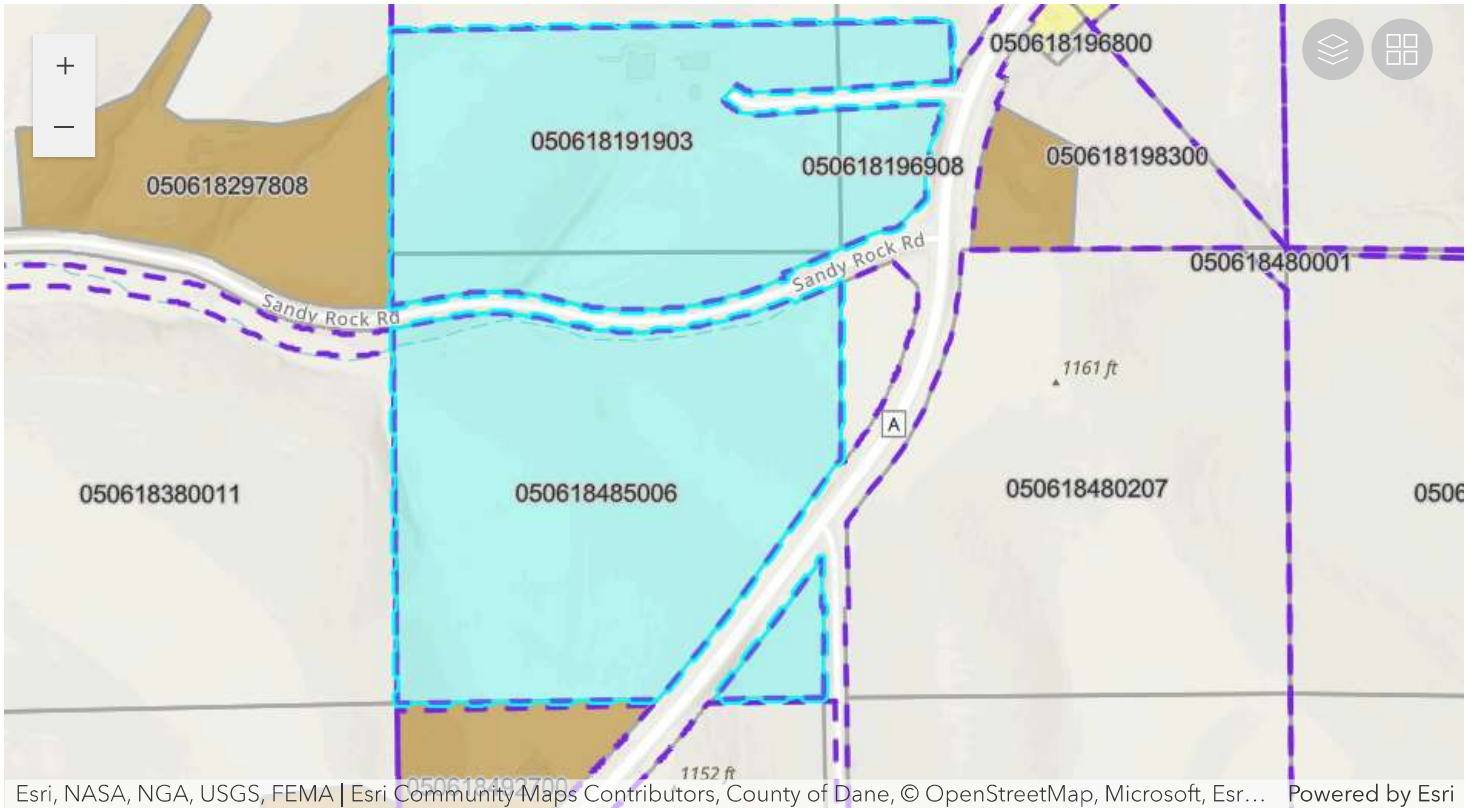
Original Splits: 1.71

Justification: Two (2) original density units, rounding up. Original home counts. One (1) density unit remains.



FARMLAND PRESERVATION DENSITY STUDY

Applicant: Thode



Esri, NASA, NGA, USGS, FEMA | Esri Community Maps Contributors, County of Dane, © OpenStreetMap, Microsoft, Esr... Powered by Esri

Parcel Number	Acres	Owner	CSM
050618191903	20.19	MICHELLE M THODE	
050618196908	3.7	MICHELLE M THODE	
050618485006	36.04	MICHELLE M THODE	

FP-35 to RM-16 (28.93 acres)

That part of the Northwest 1/4 of the Southeast 1/4 and the Southwest and Southeast 1/4s of the Northeast 1/4 of Section 18, 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 18; thence N00°39'46"W along the West line of the Southeast 1/4 of Section 18, 2526.65' to the point of beginning; thence N00°39'46"W, 156.07' to the center of Section 18; thence N00°24'35"W, 671.07' to the Northwest corner of the South 1/4 of the Northeast 1/4 of Section 18; thence N89°35'54"E, 1671.50' to the Northeast corner of the West 1/4 of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 18; thence S00°34'04"E along the East line of the West 1/4 of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 18, 190.99' to the Westerly right of way line of County Trunk Highway A; thence Southwesterly, 59.43' along said right of way line and the arc of a curve to the left whose radius is 364.00' and whose chord bears S17°30'25"W, 59.37'; thence Southwesterly, 267.38' along said right of way line and the arc of a curve to the left whose radius is 1029.93' and whose chord bears S11°46'11"W, 266.63'; thence S04°19'57"W along said right of way line, 36.46'; thence S42°55'54"W along said right of way line, 83.84' to the Northerly right of way line of Sandy Rock Road; thence Southwesterly, 68.92' along said right of way line and the arc of a curve to the left whose radius is 336.48' and whose chord bears S73°12'00"W, 68.80'; thence S67°19'56"W along said right of way line, 114.00' to the South line of the Southeast 1/4 of the Northeast 1/4 of Section 18; thence S89°28'19"W, 26.77' to the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 18; thence S00°31'35"E along the East line of the Northwest 1/4 of the Southeast 1/4 of Section 18, 10.89'; thence S67°19'56"W along said right of way line, 183.37'; thence S22°40'04"E along said right of way line, 17.00'; thence S67°19'56"W along said right of way line, 12.90'; thence Southwesterly, 613.99' along said right of way line and the arc of a curve to the right whose radius is 1047.00' and whose chord bears S84°07'56"W, 605.23'; thence N79°04'04"W along said right of way line, 109.58'; thence Northwesterly, 279.24' along said right of way line and the arc of a curve to the left whose radius is 788.00' and whose chord bears N89°13'10"W, 277.78'; thence S80°37'44"W along said right of way line, 177.31' to the point of beginning.

FP-35 to RM-16 (30.59 acres)

That part of the Northwest 1/4 of the Southeast 1/4 of Section 18, 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 18; thence N00°39'46"W along the West line of the Southeast 1/4 of Section 18, 1341.36' to the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of Section 18 and the point of beginning; thence N00°39'46"W, 1118.59' to the Southerly right of way line of Sandy Rock Road; thence Northeasterly, 10.10' along said right of way line and the arc of a curve to the left whose radius is 691.25' and whose chord bears N81°02'51"E, 10.10'; thence N80°37'44"E along said right of way line, 177.31'; thence Southeasterly, 255.85' along said right of way line and the arc of a curve to the right whose radius is 722.00' and whose chord bears S89°13'10"E, 254.51'; thence S79°04'04"E along said right of way line, 109.58'; thence Northeasterly, 652.70' along said right of way line and the arc of a curve to the left whose radius is 1113.00' and whose chord bears N84°07'56"E, 643.38'; thence N67°19'56"E along said right of way line, 12.90'; thence S22°40'04"E along said right of way line, 12.00'; thence N67°19'56"E along said right of way line, 144.72' to the East line of the Northwest 1/4 of the Southeast 1/4 of Section 18; thence S00°31'35"E along the East line of the

Northwest 1/4 of the Southeast 1/4 of Section 18, 541.00' to the Westerly right of way line of County Trunk Highway A; thence S37°33'57"W along said right of way line, 539.74'; thence Southwesterly, 339.19' along said right of way line and the arc of a curve to the right whose radius is 5669.58' and whose chord bears S39°16'47"W, 339.14' to the South line of the Northwest 1/4 of the Southeast 1/4 of Section 18; thence S89°21'17"W, 785.39' to the point of beginning.

FP-35 to FP-1 (1.56 acres)

That part of the Northwest 1/4 of the Southeast 1/4 of Section 18, 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 18; thence N00°39'46"W, 1341.36' to the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of Section 18; thence N89°21'17"E along the South line of the Northwest 1/4 of the Southeast 1/4 of Section 18, 951.25' to the Easterly right of way line of County Trunk Highway A and the point of beginning; thence Northeasterly, 236.46' along said right of way line and the arc of a curve to the left whose radius is 5794.58' and whose chord bears N38°44'05.5"E, 236.44'; thence N37°33'57"E along said right of way line, 284.15' to the Westerly right of way line of High View Road; thence S00°32'03"E along said right of way line, 177.67'; thence N89°28'03"E, 59.28' to the East line of the Northwest 1/4 of the Southeast 1/4 of Section 18; thence S00°31'35"E, 228.25' to the Southeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 18; thence S89°21'17"W, 384.24' to the point of beginning.