

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
12/18/2024	DCPREZ-2024-12131
<b>Public Hearing Date</b>	
01/28/2025	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DIANE E ERB	PHONE (with Area Code) (608) 444-0072	AGENT NAME ROBERT TALARCZYK	PHONE (with Area Code) (608) 527-5216
BILLING ADDRESS (Number & Street) 1514 SUTTER RD		ADDRESS (Number & Street) 517 2ND AVENUE	
(City, State, Zip) MOUNT HOREB, WI 53572		(City, State, Zip) New Glarus, WI 53574	
E-MAIL ADDRESS erb@mhtc.net		E-MAIL ADDRESS bob@talarczyk-surveys.com	

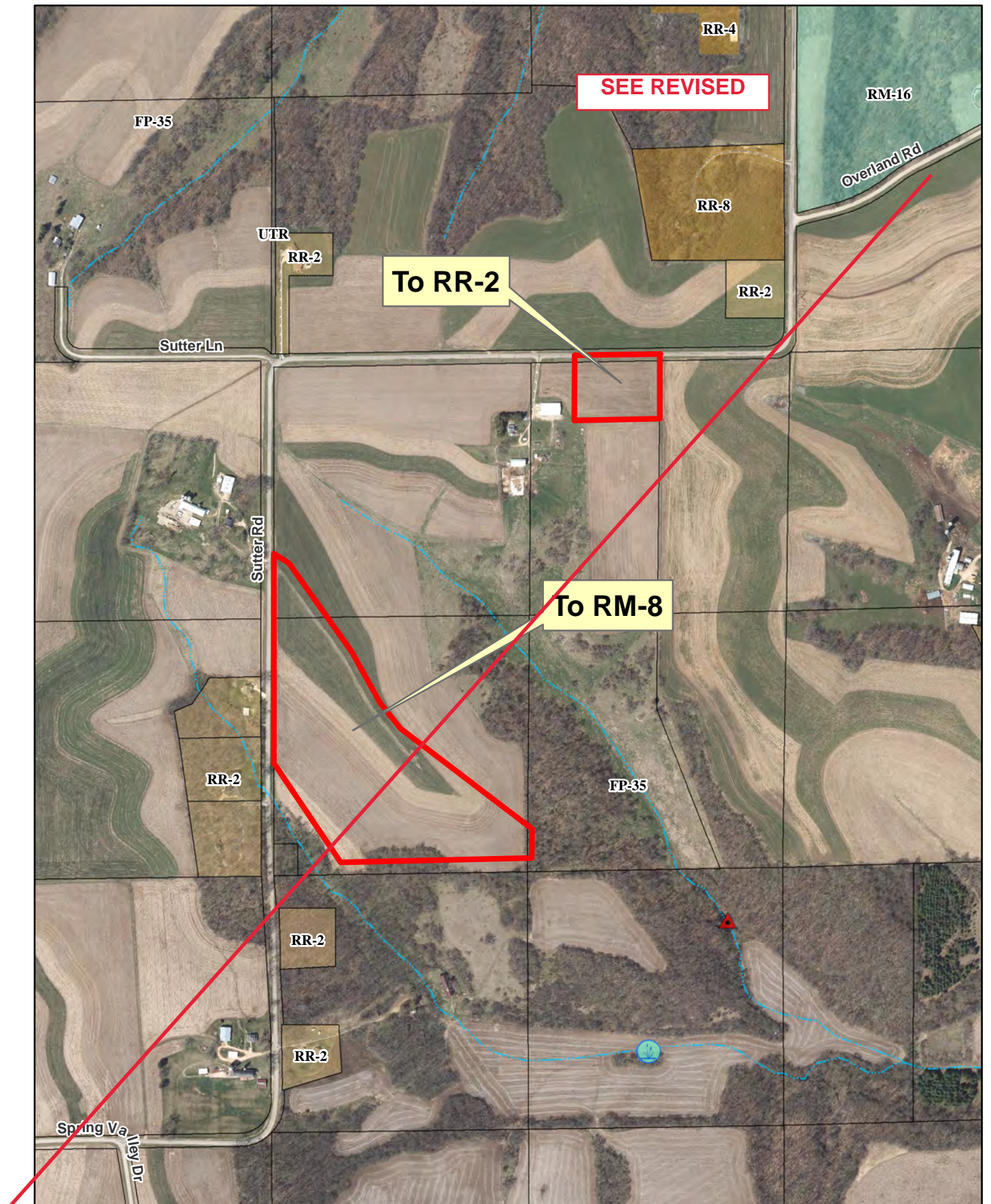
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
North of 1378 Sutter Rd					
TOWNSHIP PERRY	SECTION 2	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0506-024-8060-2		0506-024-8500-9		0506-024-9000-2	

### REASON FOR REZONE



CREATE THREE RESIDENTIAL LOTS

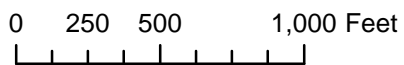
FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	<del>RM-8 Rural Mixed Use District</del> RR-4 Rural Residential District	21.24 14.05
FP-35 Farmland Preservation District	RR-2 Rural Residential District	3.0

<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  RUH1	<b>SIGNATURE:(Owner or Agent)</b>    <b>PRINT NAME:</b>   <b>DATE:</b>
<b>COMMENTS: PORTIONS OF THE PROPERTY MAY BE SUBJECT TO SHORELAND ZONING PERMIT REQUIREMENTS PRIOR TO CONSTRUCTION</b>				



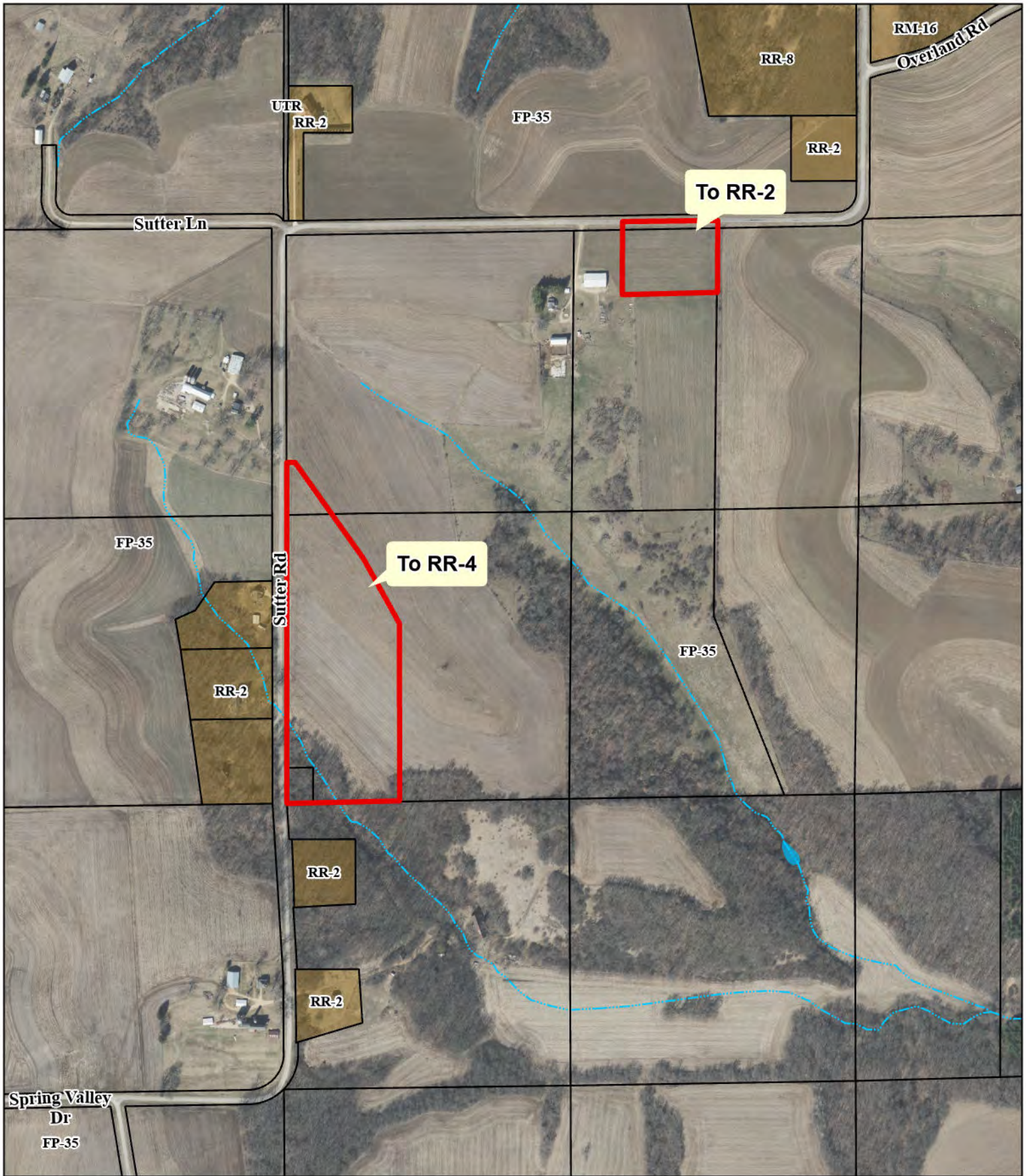
**Legend**

-  Wetland
-  Floodplain

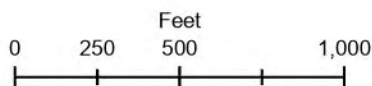


Petition 12131  
ERB





 Proposed Zoning



Petition 12131  
ERB





**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"> <li>• PERMIT FEES DOUBLE FOR VIOLATIONS.</li> <li>• ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.</li> </ul>	

## REZONE APPLICATION

APPLICANT INFORMATION			
Property Owner Name:	Dian Erb	Agent Name:	Robert Talarczyk
Address (Number & Street):	1514 Sutter Road	Address (Number & Street):	517 2nd Avenue
Address (City, State, Zip):	Mt. Horeb, WI 53572	Address (City, State, Zip):	New Glarus, WI 53574
Email Address:	erb@mhtc.net	Email Address:	bob@talarczyk-surveys.com
Phone#:	608-444-0072	Phone#:	608-527-5216

PROPERTY INFORMATION	
Township:	Perry
Parcel Number(s):	050602480602, 050602485009, 050602490002
Section:	2
Property Address or Location:	1514 Sutter Road, Mt. Horeb

REZONE DESCRIPTION	
<p><b>Reason for the request.</b> In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.</p>	<p>Is this application being submitted to correct a violation?            Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>Diane Erb wishes to create 3 residential lots on her farm.</p>	

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RM-8	21.24
FP-35	RR-2	3.00

**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 ( <b>non-refundable</b> ), 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.

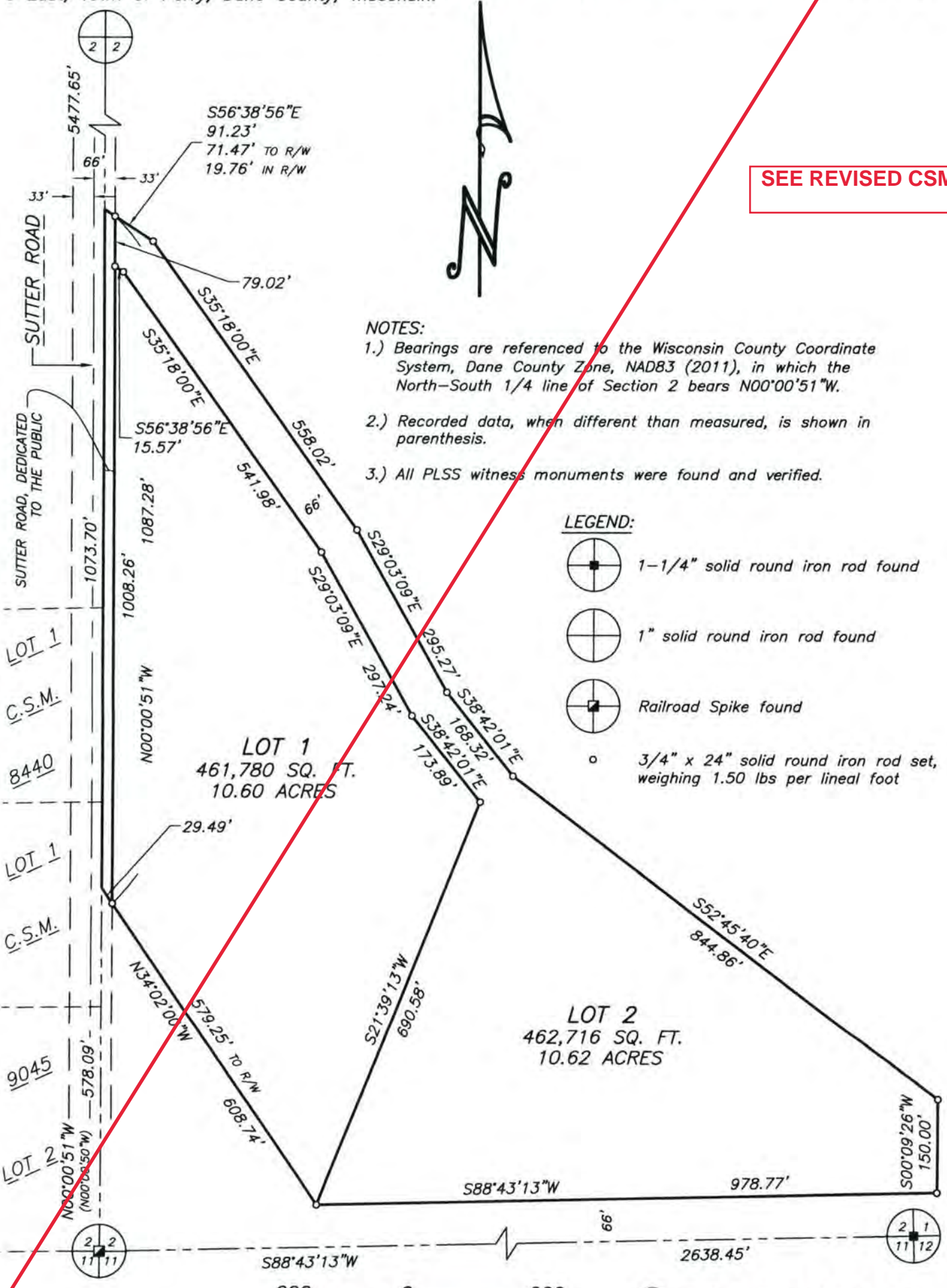
Owner/Agent Signature Robert A. Talarczyk

Date 11/7/24



# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

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




SEE REVISED CSM

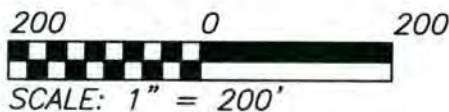
**NOTES:**

- 1.) Bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone, NAD83 (2011), in which the North-South 1/4 line of Section 2 bears N00°00'51"W.
- 2.) Recorded data, when different than measured, is shown in parenthesis.
- 3.) All PLSS witness monuments were found and verified.

**LEGEND:**

-  1-1/4" solid round iron rod found
-  1" solid round iron rod found
-  Railroad Spike found
-  3/4" x 24" solid round iron rod set, weighing 1.50 lbs per lineal foot

JOB NO. 23207  
 POINTS 23207  
 DRWG. 23207\_1  
 DRAWN BY MST



SHEET 1 OF 3

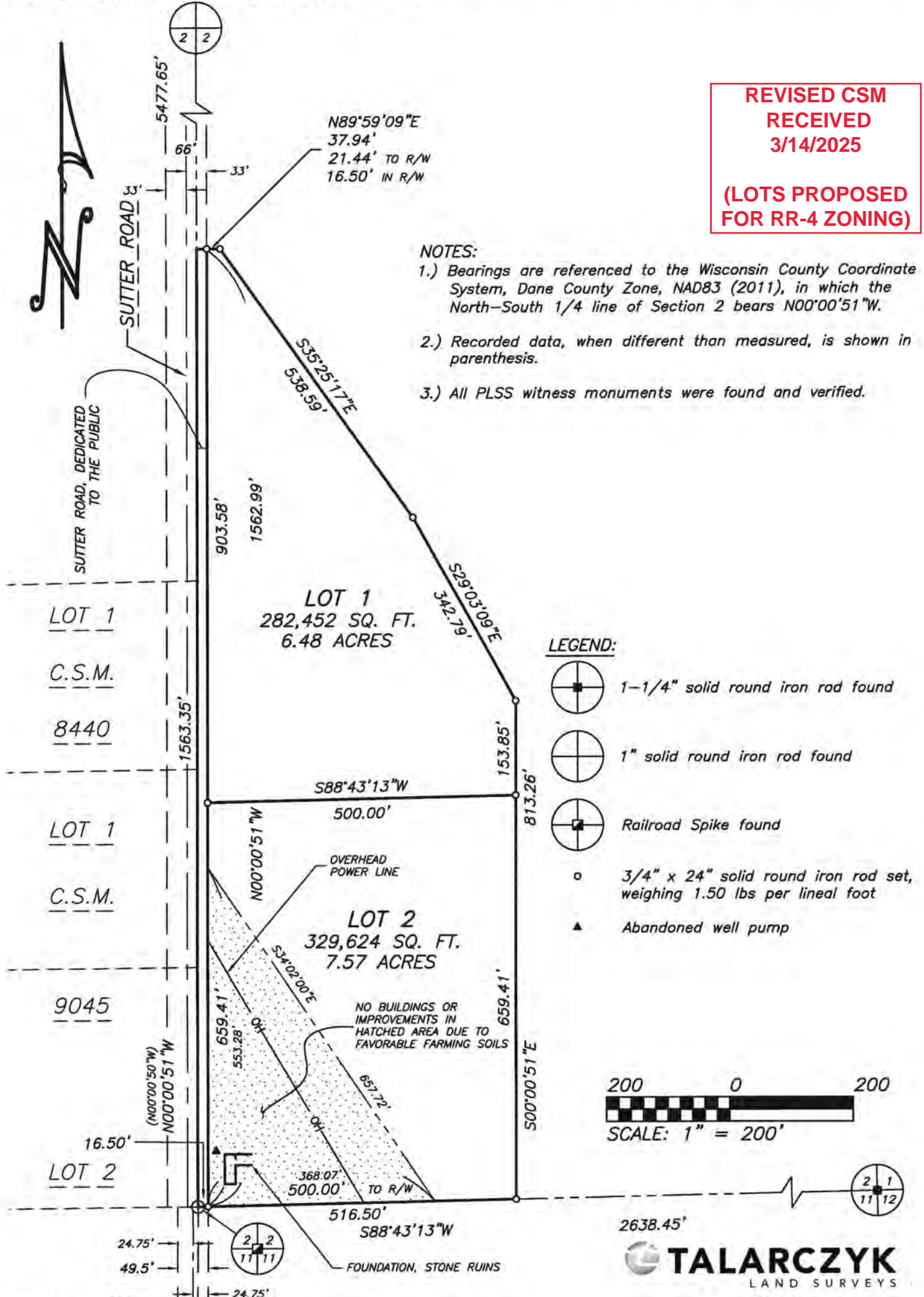
**TALARCZYK**  
 LAND SURVEYS  
 517 2nd Avenue  
 New Glarus, WI 53574  
 608-527-5216  
 www.talarczyk-surveys.com

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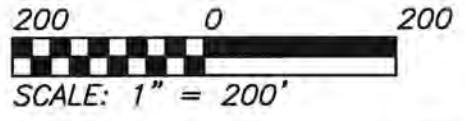
**REVISED CSM  
RECEIVED  
3/14/2025**

**(LOTS PROPOSED  
FOR RR-4 ZONING)**



- NOTES:**
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  - 3.) All PLSS witness monuments were found and verified.

- LEGEND:**
- 1-1/4" solid round iron rod found
  - 1" solid round iron rod found
  - Railroad Spike found
  - 3/4" x 24" solid round iron rod set, weighing 1.50 lbs per lineal foot
  - Abandoned well pump



JOB NO. 23207  
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 DRWG. 23207\_4  
 DRAWN BY MST

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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 Perry and Dane County; and that under the direction of Diane Erb, I have surveyed, monumented, and mapped the lands described hereon; and that this map is a correct representation of all exterior boundaries of the land surveyed in accordance with the information provided.

March 7, 2025

\_\_\_\_\_  
Robert A. Talarczyk, 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:

\_\_\_\_\_  
Diane E. Erb

#### STATE OF WISCONSIN)

\_\_\_\_\_ COUNTY) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, the above named Diane E. Erb to me known to be the same person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
My commission expires \_\_\_\_\_.

JOB NO. 23207  
POINTS 23207  
DRWG. 23207\_4  
DRAWN BY MST

SHEET 2 OF 3

 **TALARCZYK**  
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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

PREPARED FOR:  
Diane Erb  
1514 Sutter Road  
Mt. Horeb, WI 53572  
(608) 444-0072

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SHEET 3 OF 3

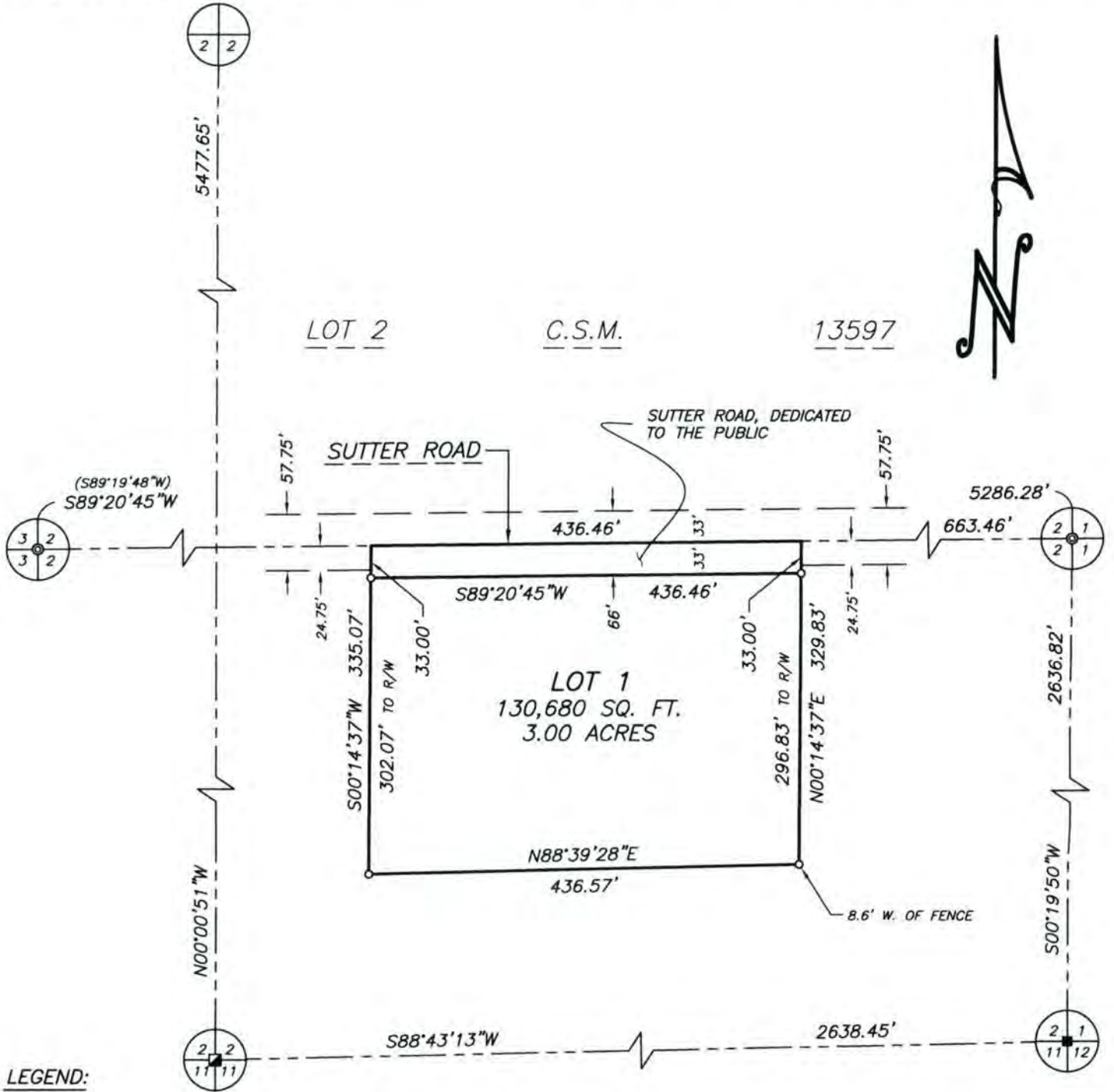
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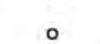


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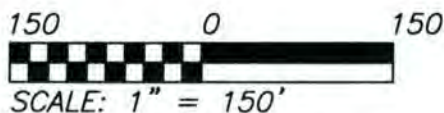


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**NOTES:**

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SHEET 1 OF 3

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October 24, 2024

\_\_\_\_\_  
Robert A. Talarczyk, P.L.S.

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In the presence of:

\_\_\_\_\_  
Diane E. Erb

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\_\_\_\_\_ COUNTY) SS

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SHEET 2 OF 3

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Kristi Chlebowski, Register of Deeds

PREPARED FOR:  
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SHEET 3 OF 3

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**SEE REVISED**

**FP-35 to RM-8**

That part of the Southwest and Northwest 1/4s of the Southeast 1/4 of Section 2, 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 2; thence  $N00^{\circ}00'51''W$  along the North-South 1/4 line of Section 2, 578.09' to the point of beginning; thence  $N00^{\circ}00'51''W$ , 1073.70'; thence  $S56^{\circ}38'56''E$ , 91.23'; thence  $S35^{\circ}18'00''E$ , 558.02'; thence  $S29^{\circ}03'09''E$ , 295.27'; thence  $S38^{\circ}42'01''E$ , 168.32'; thence  $S52^{\circ}45'40''E$ , 844.86' to the East line of the Southwest 1/4 of the Southeast 1/4 of Section 2; thence  $S00^{\circ}09'26''W$  along the East line of the Southwest 1/4 of the Southeast 1/4 of Section 2, 150.00'; thence  $S88^{\circ}43'13''W$ , 978.77'; thence  $N34^{\circ}02'00''W$ , 608.74' to the point of beginning; subject to a public road right of way as shown and to any and all easements of record.

**FP-35 to RR-2**

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**Petition #12131 Legal descriptions and proposed zoning (revised)**

**FP-35 to RR-4**

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**~~FP-35 to RM-8~~**

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**FP-35 to RR-2**

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