

Dane County Rezone Petition

Application Date	Petition Number
02/20/2025	DCPREZ-2025-12153
Public Hearing Date	
04/22/2025	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME WAYNE AND MILLICENT BRATTRUD	PHONE (with Area Code) (608) 212-2022	AGENT NAME TALARCZYK LAND SURVEYS	PHONE (with Area Code) (608) 527-5216
BILLING ADDRESS (Number & Street) 1187 COUNTY HIGHWAY JG		ADDRESS (Number & Street) 517 2ND AVENUE	
(City, State, Zip) MT HOREB, WI 53572		(City, State, Zip) New Glarus, WI 53574	
E-MAIL ADDRESS millie6616@gmail.com		E-MAIL ADDRESS james@talarczyk-surveys.com	

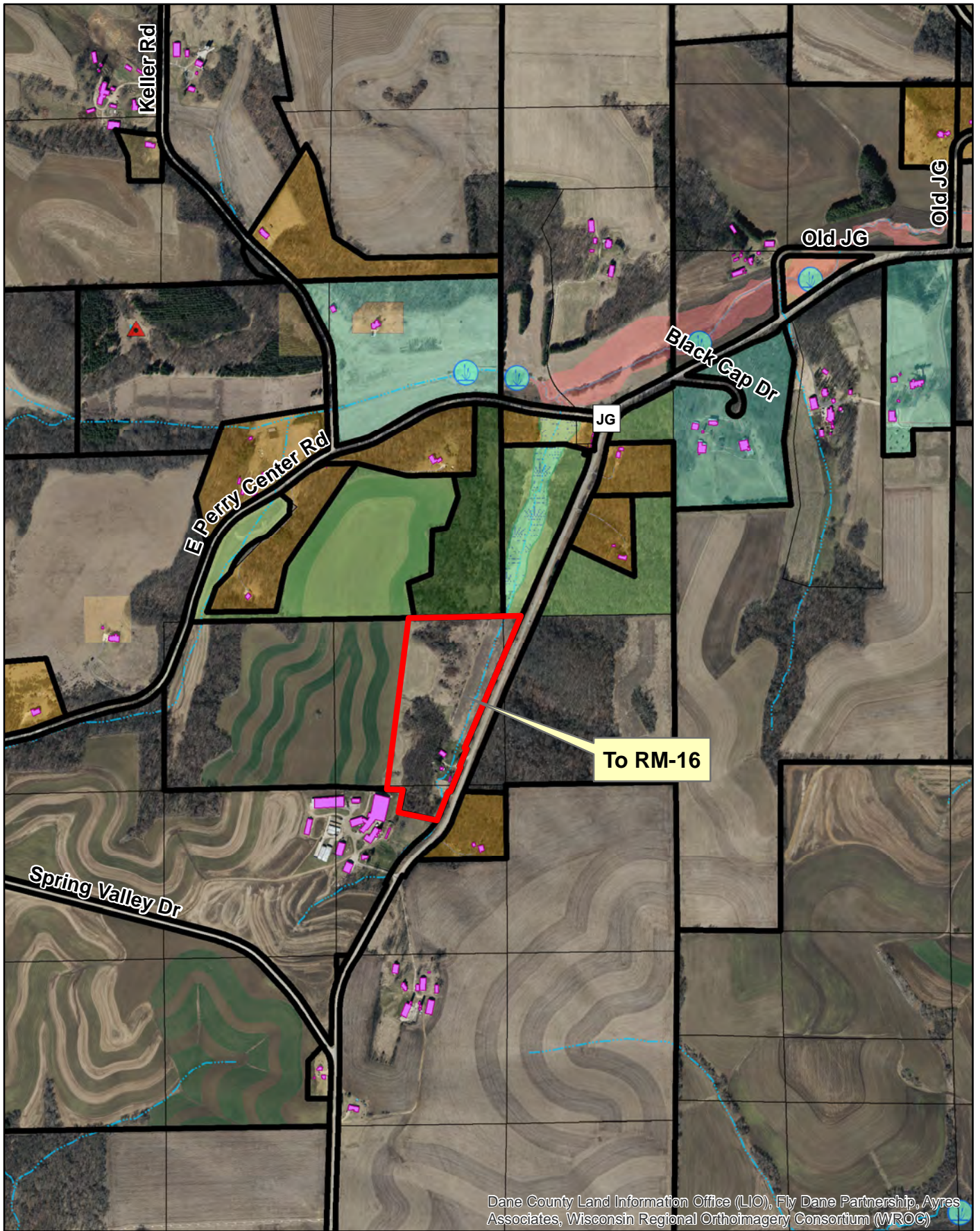
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
1187 County Highway JG					
TOWNSHIP PERRY	SECTION 12	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0506-124-8500-8		0506-123-8001-0		0506-124-9000-1	

REASON FOR REZONE

CREATE ONE RURAL MIXED-USE LOT FOR EXISTING RESIDENCE AND ONE AGRICULTURAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RM-16 Rural Mixed-Use District	23.2

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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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Dane County Land Information Office (LIO), Fly Dane Partnership, Ayres Associates, Wisconsin Regional Orthimagery Consortium (WROC)

Legend

-  Wetland
-  Floodplain



0 500 1,000 2,000 Feet

Petition 12153
Battrud



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:	Wayne and Millicent Brattrud	Agent Name:	James M. Baker
Address (Number & Street):	1187 C.T.H. JG	Address (Number & Street):	517 2nd Avenue
Address (City, State, Zip):	Mt. Horeb, WI 53572	Address (City, State, Zip):	New Glarus, WI 53574
Email Address:	millie6616@gmail.com	Email Address:	james@talarczyk surveys.com
Phone#:	608-212-2022	Phone#:	608-527-5216

PROPERTY INFORMATION

Township:	Perry	Parcel Number(s):	050612: 380010, 485008, 490001, 480003 & 195720
Section:	12-T.5N.-R.6E.	Property Address or Location:	1187 C.T.H. JG, Mt. Horeb, WI 53572

REZONE DESCRIPTION

Reason for the request. In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.

Is this application being submitted to correct a violation?
Yes ☐ No ☒

The owner's entire property consists of 144.1 acres (118.3 acres are FP-35 and 25.8 acres are FP-1). The property abuts E. Perry Center Road on the westerly side and is bisected by C.T.H. JG. The owner is proposing a Certified Survey Map creating two lots consisting of 77.81 acres currently having a zoning classification of FP-35. The westerly lot is required by Town of Perry due to size requirements and consists of 54.60 acres currently used for agricultural purposes, which is intending to be transferred to an adjoining land owner. The easterly lot consists of 23.21 acres, is bordered on the East by C.T.H. JG and contains the existing residence and historic farm buildings site.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RM-16	23.21
FP-35	FP-35	54.60

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 James M. Baker

Date 2/18/25

NO. _____



JOB NO. 25004
POINTS 19018
DRWG. 25004_1
DRAWN BY JMB

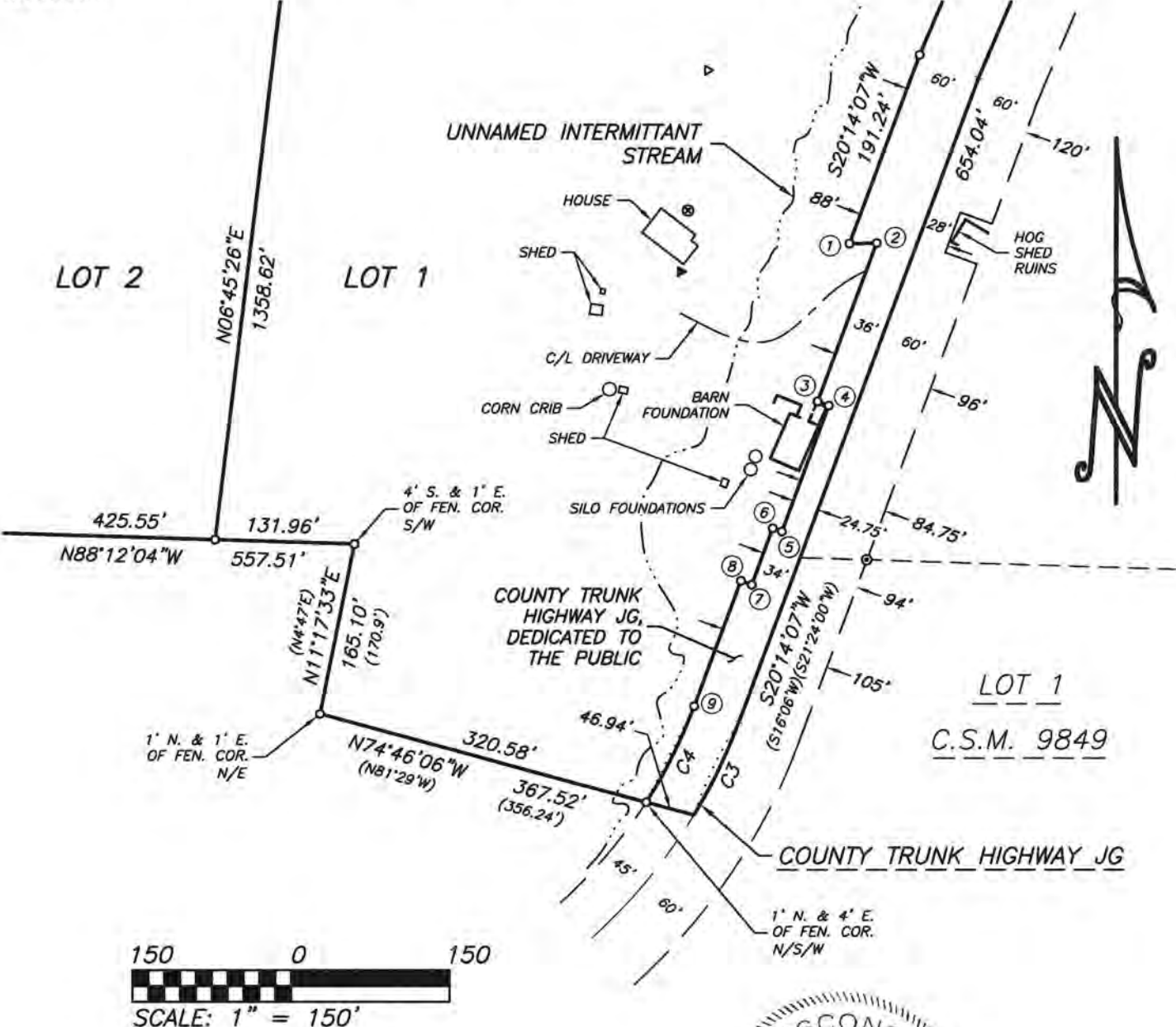
TALARCZYK
LAND SURVEYS

517 2nd Avenue
New Glarus, WI 53574
608-527-5216

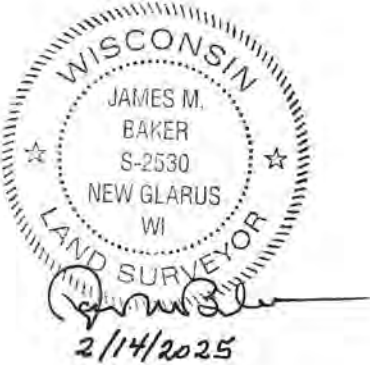
www.talarczyksurveys.com

CERTIFIED SURVEY MAP No. _____

Part of the Northeast 1/4 of the Southwest 1/4 and the Northeast, Northwest and Southwest 1/4s of the Southeast 1/4 of Section 12, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin.



LINE	BEARING	DISTANCE
1-2	N88°57'53"E	25.75'
2-3	S20°14'07"W	160.99'
3-4	S69°45'53"E	11.25'
4-5	S20°14'07"W	128.00'
5-6	N69°45'53"W	9.25'
6-7	S20°14'07"W	57.00'
7-8	N69°45'53"W	11.00'
8-9	S20°14'07"W	127.48'



CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING	TAN.BEARING
C1	410.00'	71.11'	9°56'14"	71.02'	N26°48'09"E	N31°46'16"E
C2	443.00'	125.93'	16°17'16"	125.51'	N29°58'40"E	N38°07'18"E
C3	520.90'	97.95'	10°46'26"	97.81'	S25°37'20"W	S31°00'33"W
C4	475.90'	102.25'	12°18'38"	102.06'	S26°23'26"W	S32°32'45"W

JOB NO. 25004
POINTS 19018
DRWG. 25004_1
DRAWN BY JMB

CERTIFIED SURVEY MAP NO. _____

That part of the Northeast 1/4 of the Southwest 1/4 and the Northeast, Northwest and Southwest 1/4s of the Southeast 1/4 of Section 12, 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 12; thence N00°11'18"W along the North-South 1/4 line of Section 12, 1323.80' to the Southeast corner of the Northeast 1/4 of the Southwest 1/4 of Section 12 and the point of beginning; thence S88°57'58"W, 1337.43' to the Southwest corner of the Northeast 1/4 of the Southwest 1/4 of Section 12; thence N00°03'13"E along the West line of the Northeast 1/4 of the Southwest 1/4 of Section 12, 856.22' to the centerline of E. Perry Center Road; thence Northeasterly, 71.11' along said centerline and the arc of a curve to the left whose radius is 410.00' and whose chord bears N26°48'09"E, 71.02'; thence N21°50'02"E along said centerline, 405.21'; thence N13°55'02"E along said centerline, 29.71' to the East-West 1/4 line of Section 12; thence N88°49'48"E along the East-West 1/4 line of Section 12, 2685.11' to the centerline of County Trunk Highway JG; thence S22°45'51"W along said centerline, 1007.89'; thence S20°14'07"W along said centerline, 654.04'; thence Southwesterly, 97.95' along said centerline and the arc of a curve to the right whose radius is 520.90' and whose chord bears S25°37'20"W, 97.81'; thence N74°46'06"W, 367.52'; thence N11°17'33"E, 165.10'; thence N88°12'04"W, 557.51' to the point of beginning; subject to public road rights of way as shown and to any and all easements of record.











I hereby certify that this survey is in compliance with Section 236.34 of the Wis. Statutes and the subdivision regulations of the Town of Perry and Dane County; and that under the direction of Wayne W. Bratrud, 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 14, 2025




James M. Baker, P.L.S.

LEGEND:

-  Stone found
-  1" iron pipe found
-  5/8" solid round iron rod found
-  3/4" solid round iron rod found
-  1-3/8" solid round iron rod found
-  1" iron pipe found
-  3/4" x 24" solid round iron rod set, weighing 1.50 lbs per lineal foot
-  Septic cover
-  Septic vent
-  Well

NOTES:

- Bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone, NAD83 (2011), in which the North-South 1/4 line Section 12 bears N00°11'18"W.
- Recorded data, when different than measured, is shown in parenthesis.
- All PLSS witness monuments were found and verified.

PREPARED FOR:
Wayne & Millicent Bratrud
1187 County Highway JG
Mt. Horeb, WI 53572
(608) 212-2022



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

JOB NO. 25004
POINTS 19018
DRWG. 25004_1
DRAWN BY JMB

CERTIFIED SURVEY MAP No. _____

Part of the Northeast 1/4 of the Southwest 1/4 and the Northeast, Northwest and Southwest 1/4s of the Southeast 1/4 of Section 12, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin.

OWNER'S CERTIFICATE OF DEDICATION:
As owners, we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented hereon. We 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: The Town of Perry and the Dane County Zoning and Land Regulation Committee.

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

Wayne W. Bratrud

Millicent Bratrud

STATE OF WISCONSIN)
_____ COUNTY) SS
Personally came before me this _____ day of _____, 20_____, the above named Wayne E. Bratrud and Millicent Bratrud to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

My commission expires _____

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

Roger Kittleson, Town Chairman

Ken Hefty, Town Supervisor

Mick Klein-Kennedy, Town Supervisor

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

Authorized Representative

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

Kristi Chlebowski, Register of Deeds



JOB NO. 25004
POINTS 19018
DRWG. 25004_1
DRAWN BY JMB

Rezone Petition # (Brattrud, Wayne & Millicent): FP-35 to RM-16

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