

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
04/17/2024	DCPREZ-2024-12059
<b>Public Hearing Date</b>	
06/18/2024	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JADRIEN DEIBLER	PHONE (with Area Code) (608) 234-1892	AGENT NAME TALARCZYK LAND SURVEYS LLC	PHONE (with Area Code) (608) 527-5216
BILLING ADDRESS (Number & Street) 1216 NORDLAND DR		ADDRESS (Number & Street) 517 2ND AVENUE	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip) New Glarus, WI 53574	
E-MAIL ADDRESS jadriendeibler@gmail.com		E-MAIL ADDRESS bob@talarczyksurveys.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	
West of 10916 Spring Creek Rd					
TOWNSHIP PERRY	SECTION 7	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0506-071-8501-1					

## REASON FOR REZONE

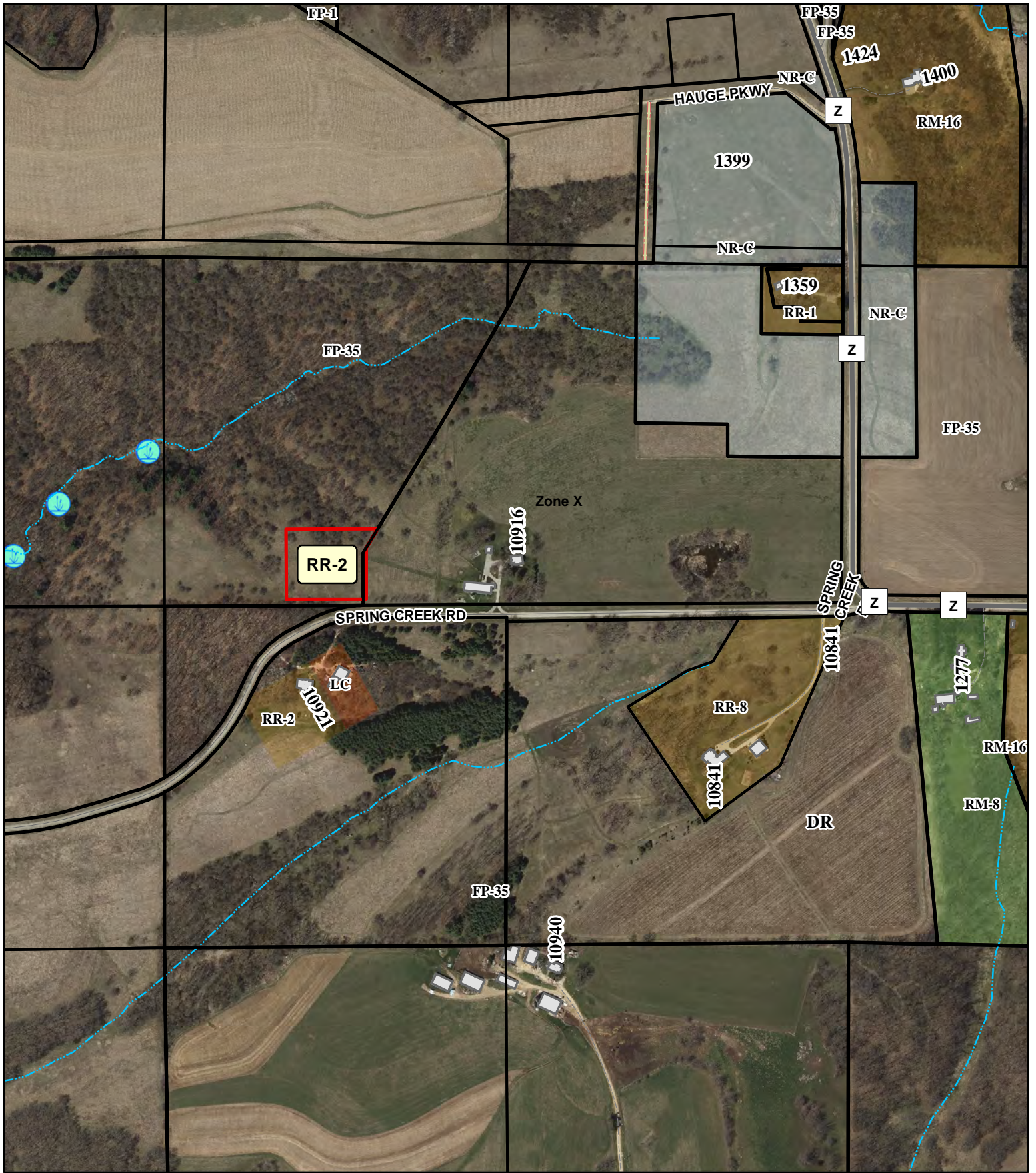
CREATING ONE RESIDENTIAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-2 Rural Residential District	2.0



<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>  _____				

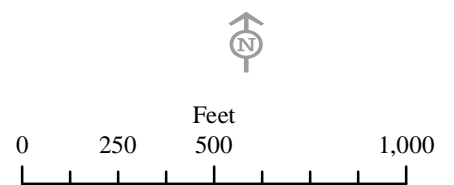
COMMENTS: LANDOWNER SHALL PROVIDE INFORMATION ON HOW THE PROPERTY TO THE WEST WILL BE ACCESSED.

**DATE:**  
  
 \_\_\_\_\_



# REZONE 12059

-  Floodway Areas in Zone AE
-  Floodplain







**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:	Jadrien Deibler	Agent Name:	Robert A Talarczyk
Address (Number & Street):	1216 Nordland Drive	Address (Number & Street):	517 2nd Avenue
Address (City, State, Zip):	Stoughton, WI 53589	Address (City, State, Zip):	New Glarus, WI 53574
Email Address:	jadriendeibler@gmail.com	Email Address:	bob@talarczykssurveys.com
Phone#:	608-234-1892	Phone#:	608-527-5216

PROPERTY INFORMATION			
Township:	Perry	Parcel Number(s):	050607185011
Section:	7	Property Address or Location:	Spring Creek Road

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><b>Is this application being submitted to correct a violation?</b>            Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>

Mr. Deibler would like to rezone two acres, on which to build a residence.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-2	2

**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, Agent

Date 4/3/24

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

That part of the Northwest 1/4 of the Northeast 1/4 of Section 7, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin, bounded and described as follows:

Commencing at the North 1/4 corner of said Section 7; thence S00°16'57"E along the West line of the Northeast 1/4 of Section 7, 1339.92' to the Southwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 7; thence N89°48'13"E along the South line of the Northwest 1/4 of the Northeast 1/4 of Section 7, 473.76' to the point of beginning; thence N89°48'13"E, 312.70'; thence N00°04'38"E, 201.00'; thence N30°43'56"E, 87.24'; thence S89°48'13"W, 358.92'; thence S00°16'57"E, 275.84' to the point of beginning; subject to a public road right of way as shown and to any and all easements of record.

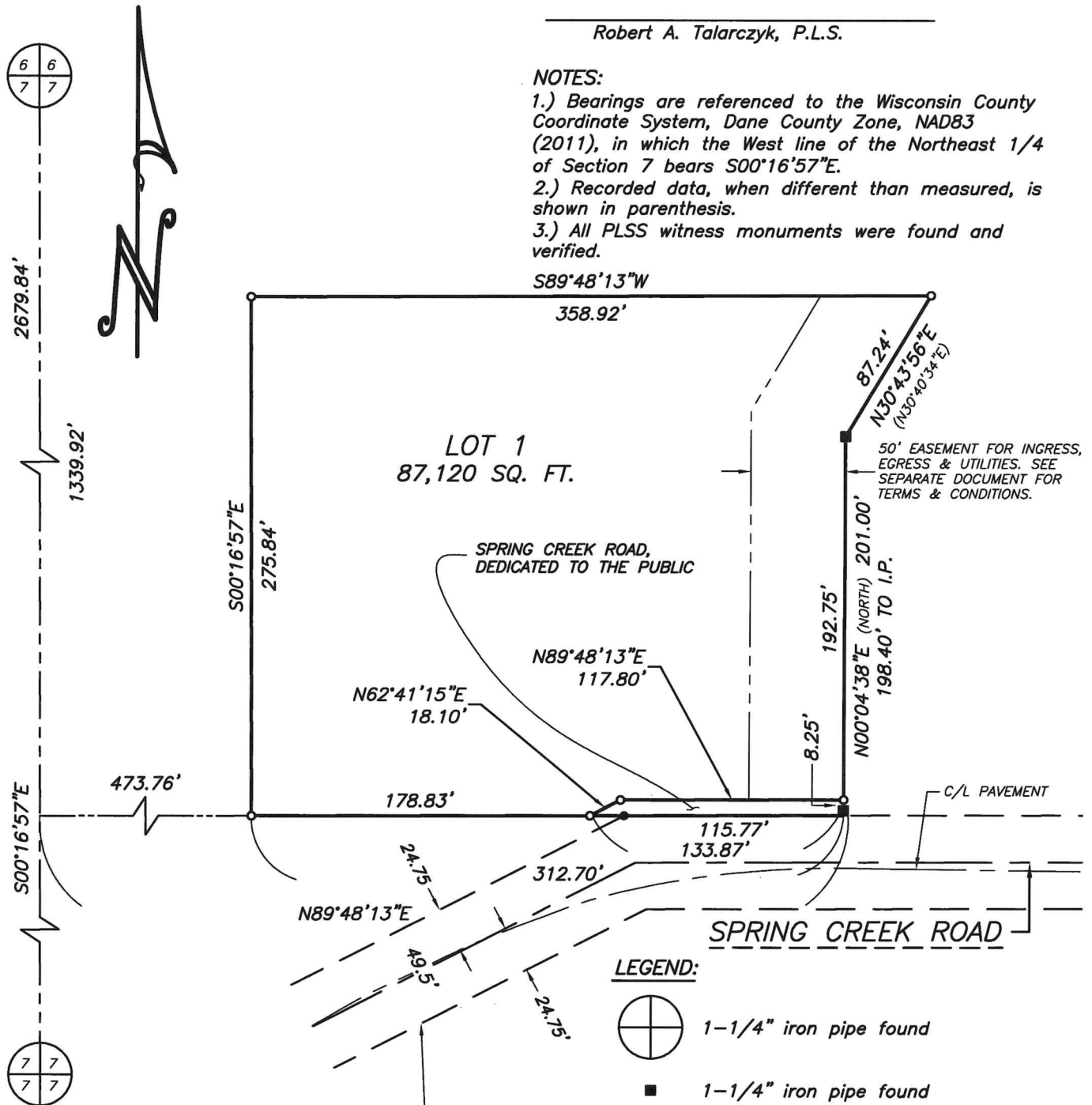
I hereby certify that this survey is in compliance with Section 236.34 of the Wis. Statutes and the subdivision regulations of the Town of Perry and Dane County; and that under the direction of Robert & Kathryn Pitt, I have surveyed, monumented, and mapped the lands described hereon; and that this map is a correct representation of all exterior boundaries of the land surveyed in accordance with the information provided.

April 3, 2024

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 West line of the Northeast 1/4 of Section 7 bears S00°16'57"E.
- 2.) Recorded data, when different than measured, is shown in parenthesis.
- 3.) All PLSS witness monuments were found and verified.

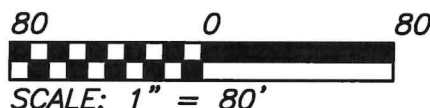


**LEGEND:**

- 1-1/4" iron pipe found
- 1-1/4" 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

CHR, PAGES 116-118,  
11/06/1883

PREPARED FOR:  
Jadrien Deibler  
1216 Nordland Drive  
Stoughton, WI 53589  
(608) 234-1892



**TALARCZYK**  
LAND SURVEYS LLC

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

www.talarczyksurveys.com

JOB NO. 24011  
POINTS 23170  
DRWG. 23170\_5  
DRAWN BY MST

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

Part of the Northwest 1/4 of the Northeast 1/4 of Section 7, Town 5 North, Range 6 East, Town of Perry, 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 Perry; Dane County Zoning and Land Regulation Committee.

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

\_\_\_\_\_  
Jadrien Deibler

STATE OF WISCONSIN)

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

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, the above named Jadrien Deibler to me known to be the same person 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



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

JOB NO. 24011  
POINTS 23170  
DRWG. 23170\_5  
DRAWN BY MST

## **FP-35 to RR-2**

That part of the Northwest 1/4 of the Northeast 1/4 of Section 7, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin, bounded and described as follows:

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