



Dane County Planning and Development Department

Room 116, City-County Building, Madison, Wisconsin 53703
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Community Development
(608)261-9781, Rm. 362

Planning
(608)266-4251, Rm. 116

Records & Support
(608)266-4251, Rm. 116

Zoning
(608)266-4266, Rm. 116

Chapter 75 (Subdivision) Variance Application

A variance application is required for any proposed Certified Survey Map (CSM) or Subdivision Plat which does not meet one or more of the design standards, or other applicable regulations, specified in Chapter 75 of the Dane County Code of Ordinances (Land Division and Subdivision Regulations). Chapter 75 variance appeals are decided by the county Zoning & Land Regulation Committee.

§75.21(1) of the Dane County Code details the variance procedures:

“Where the [Zoning] committee finds that unnecessary hardships may result from strict compliance with these regulations, it may vary the regulations so that substantial justice may be done; provided that public interest is secured and that such variation will not have the effect of nullifying the intent and purpose of these regulations.”

To grant a variance, the committee must find that “unnecessary hardships” may result from complying with the land division / subdivision regulations. Applicants are advised to provide evidence of such hardship on the attached variance application form. Staff or the committee may request additional information be submitted to assist the committee in making its decision on the variance appeal.

Chapter 75 variance applications will only be accepted if there is a corresponding preliminary CSM or Subdivision Plat application currently pending. Variance appeals will be heard by the Zoning & Land Regulation Committee at a regularly scheduled meeting and, if practical, as part of committee’s consideration of the preliminary CSM or Subdivision Plat application. Variances associated with a pending rezoning and / or Conditional Use Permit application may be heard by the committee at the same meeting.

There is a \$100 application review fee for a Chapter 75 variance application. Applications should be submitted in person at the Dane County Zoning office, Room 116, City-County Building, or sent to:

**Dane County Planning and Development
c/o, Daniel Everson
210 Martin Luther King Jr., Blvd – Room 116
Madison, WI 53703-3342**

Applicants will be informed as to time and date of the meeting when their appeal will be heard by the Zoning & Land Regulation Committee.



**Dane County Zoning & Land Regulation Committee
Land Division / Subdivision Variance Application**

Date: 6/16/2026

Landowner information:

Name: BadgerLand Foundation Inc.
Address: 1112 7th Avenue City: Monroe Zip Code: 53566
Daytime phone: 608-636-6222, Fil Sanna
Fax: _____ E-mail: fsanna@badgerlandfoundation.org

Applicant information (if different from landowner):

Name: James Baker, Talarczyk Land Surveys
Address: 517 2nd Avenue City: New Glarus Zip Code: 53574
Daytime phone: 608-527-5216
Fax: _____ E-mail: james@talarczyksurveys.com
Relationship to landowner: Professional Land Surveyor
Are you submitting this application as an authorized agent for the landowner? Yes X No _____

Property information:

Property address: 847 County Trunk Highway JG, Mt. Horeb, WI 53561

Tax Parcel ID #: 050613: 493702 & 497208; 050624: 185006, 190009, 280019 & 282151

Certified Survey Map application #: _____ Date Submitted: Rezone Appl. 6/16/26, CSM included.

Subdivision Plat application #: _____ Subdivision Name: _____

Rezone or CUP petition #(if any): _____ Rezone / CUP public hearing date: _____

Summary of Variance Request:

What ordinance provision(s) are you seeking a variance from? (e.g., 66' lot road frontage requirement)
66' lot road frontage requirement.

What hardship(s) will result if a variance is not granted? (Be specific, use additional pages if necessary.)

Refer to attached letter.

Applicants will be informed as to time and date of the meeting when their appeal will be heard by the Zoning & Land Regulation Committee.



W5105 Kubly Road
New Glarus, WI 53574

608-527-5216
bob@talarczyksurveys.com
www.talarczyksurveys.com

June 16, 2026

Legal Description:

Part of the Southwest and Southeast 1/4s of the Southeast 1/4 of Section 13 and the Northwest and Southwest 1/4s of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 24, Town 5 North, Range 6 East, Town of Perry, Dane County Wisconsin.

Property Address:

847 County Trunk Highway JG, Mt. Horeb, WI 53572

Parcels Affected:

050613: 493702 & 497208; 050624: 185006, 190009, 280019 & 282151.

Property Owner:

BadgerLand Foundation Inc.
1112 7th Avenue
Monroe, WI 53566

The BadgerLand Foundation (BLF) is applying for a variance from the requirement to have 66' of road frontage on each lot to allow for the creation of three lots having access from County Highway JG. The existing property currently has in excess of 500' of road frontage. However, a short distance from the highway the property narrows to a point 66' in width.

BLF purchased the subject property last year as a bridge to a future conservation owner such as Driftless Area Land Conservancy (DALC) or the State Department of Natural Resources (DNR). With over 70 acres of open land including grasslands where state threatened bird species are nesting, a sale to a non-conservation buyer risked conversion of critical grassland habitat to row crops, as well as development of at least one additional homesite given the two density units allotted to the property under current zoning.

The site adjoins existing state-owned land and is planned to be managed as part of the Perry-Primrose Bird Conservation Area (PPBCA). To preserve as much of the open land as possible while facilitating a resale of the existing residence, BLF and partners are proposing a residential lot containing 9.41 acres to include the existing residence and driveway, as well as adequate legal frontage on County Highway JG for a residential property. The remainder of the site, consisting of two proposed lots totaling 70.67 acres, will be permanently preserved for conservation purposes. While the unique configuration of the overall property means these two conservation lots lack road frontage, BLF proposes that the two conservation lots be granted access via a retained access easement from County Highway JG. The proposed southerly conservation lot will also have public access available via adjoining State land with frontage on County Trunk Highway JG. Due to the nature of the intended use for the conservation lots, access to them is expected to be sporadic and infrequent.

Dane County has been collaborating with BLF, DALC and DNR to conserve the site.

The Town of Perry Land Use Committee conducted a site visit on 5/30. At a meeting on 6/3, following consideration of the proposal, the Land Use Committee decided to recommend that the Town Board approve zoning changes for two lots, totaling 70.6 acres, to NR-C, and for one lot, totaling 9.4 acres, to RR-8 for the existing residence and driveway, and to record an encumbrance extinguishing the farm's one remaining density unit. On 6/9, the Town Board voted to approve the changes recommended by the Land Use Committee. The Town Board also adopted a "Resolution in Support of Conservation Programs Led by Driftless Area Land Conservancy and BadgerLand Foundation"

Respectfully,
James M. Baker