

Dane County Rezone Petition

Application Date	Petition Number
09/22/2025	DCPREZ-2025-12217
Public Hearing Date	
11/25/2025	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ROBERT G FERWERDA REV LIVING TR (STEVE DAVIES)	PHONE (with Area Code) (608) 220-2088	AGENT NAME TALARCZYK LAND SURVEYS	PHONE (with Area Code) (608) 527-5216
BILLING ADDRESS (Number & Street) 9802 COUNTY HIGHWAY A		ADDRESS (Number & Street) 517 2ND AVENUE	
(City, State, Zip) MOUNT HOREB, WI 53572		(City, State, Zip) New Glarus, WI 53574	
E-MAIL ADDRESS		E-MAIL ADDRESS	

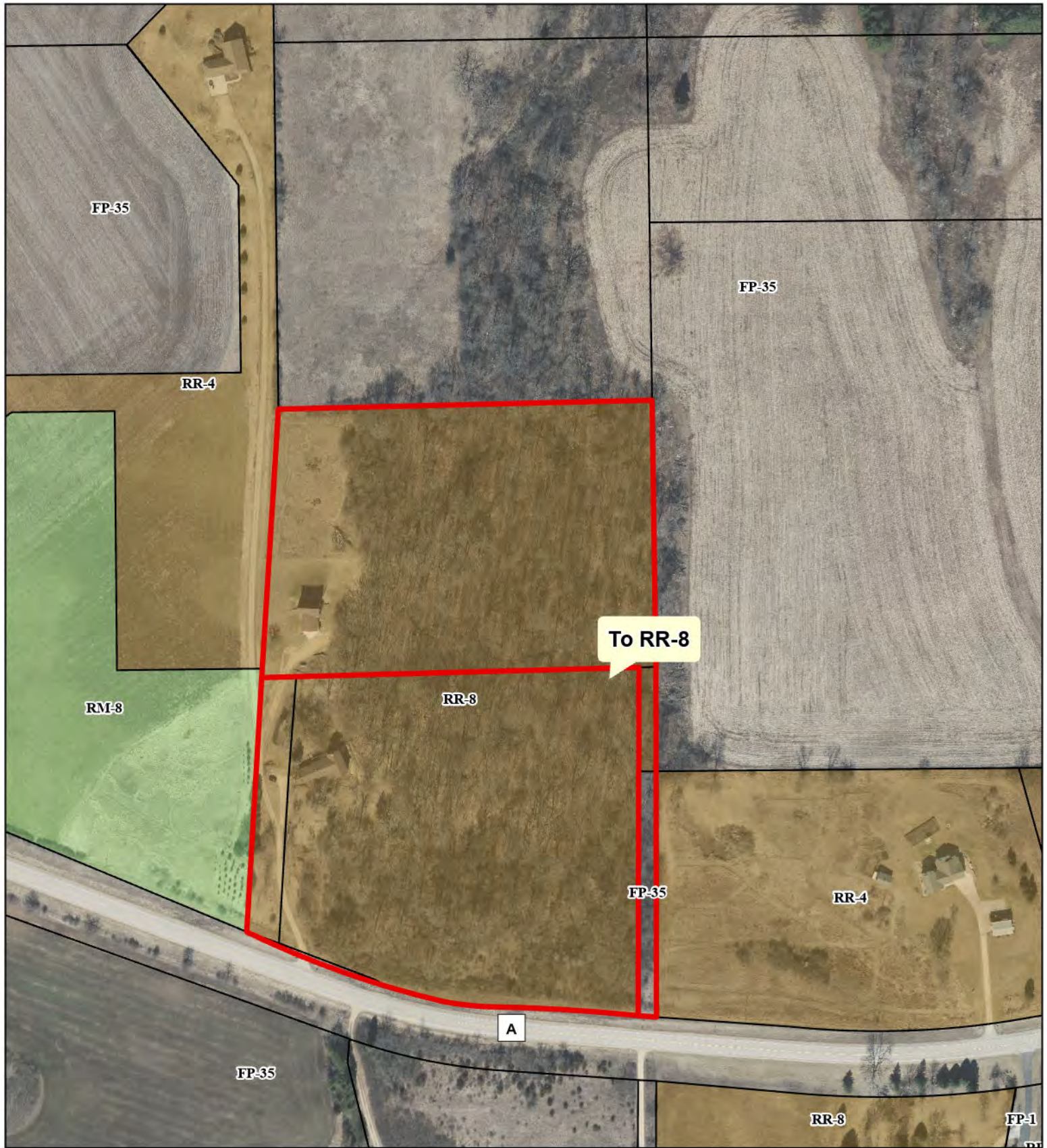
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
9800 County Highway A					
TOWNSHIP PERRY	SECTION 23	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0506-231-9810-1		0506-231-9820-9		0506-234-8002-0	

REASON FOR REZONE

MODIFY TWO EXISTING RESIDENTIAL LOTS

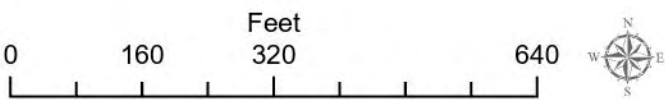
FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-8 Rural Residential District	0.31

C.S.M REQUIRED? ☒ Yes ☐ No Applicant Initials _____	PLAT REQUIRED? ☐ Yes ☒ No Applicant Initials _____	DEED RESTRICTION REQUIRED? ☐ Yes ☒ No Applicant Initials _____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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REZONE 12217
ROBERT G FERWERDA REV LIVING
TR

-  Proposed Zoning Boundary
-  Tax Parcel Boundary





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

Mailed 9/15/2025

Application Fees	
General:	\$395
Farmland Preservation:	\$495
Commercial:	\$545
• 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:	Steve Davies	Agent Name:	James M. Baker
Address (Number & Street):	9800 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:	stevedavies@tds.net	Email Address:	james@talarczyk surveys.com
Phone#:	608-220-2088	Phone#:	608-527-5216

PROPERTY INFORMATION

Township:	Perry	Parcel Number(s):	050623: 198101, 198209 & 480020
Section:	23-T.5N.-R.6E.	Property Address or Location:	9800/9802 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 property consists of an existing 8.08 acre C.S.M. lot (RR-8). The owner proposes incorporating 0.31 acres of adjacent land, which has unknown ownership and is currently zoned FP-35. In addition, the owner and an adjacent owner (Ferwerda), who owns an existing 8.05 acre C.S.M. lot (RR-8), would like to reconfigure the boundary between their two lots. Both lots currently abut C.T.H. A.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RR-8	RR-8	16.13
FP-35	RR-8	0.31

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.

☒ Scaled drawing of proposed property boundaries	☒ Legal description of zoning boundaries	☐ Information for commercial development (if applicable)	☒ Pre-application consultation with town and department staff	☒ Application fee (non-refundable), payable to the Dane County Treasurer
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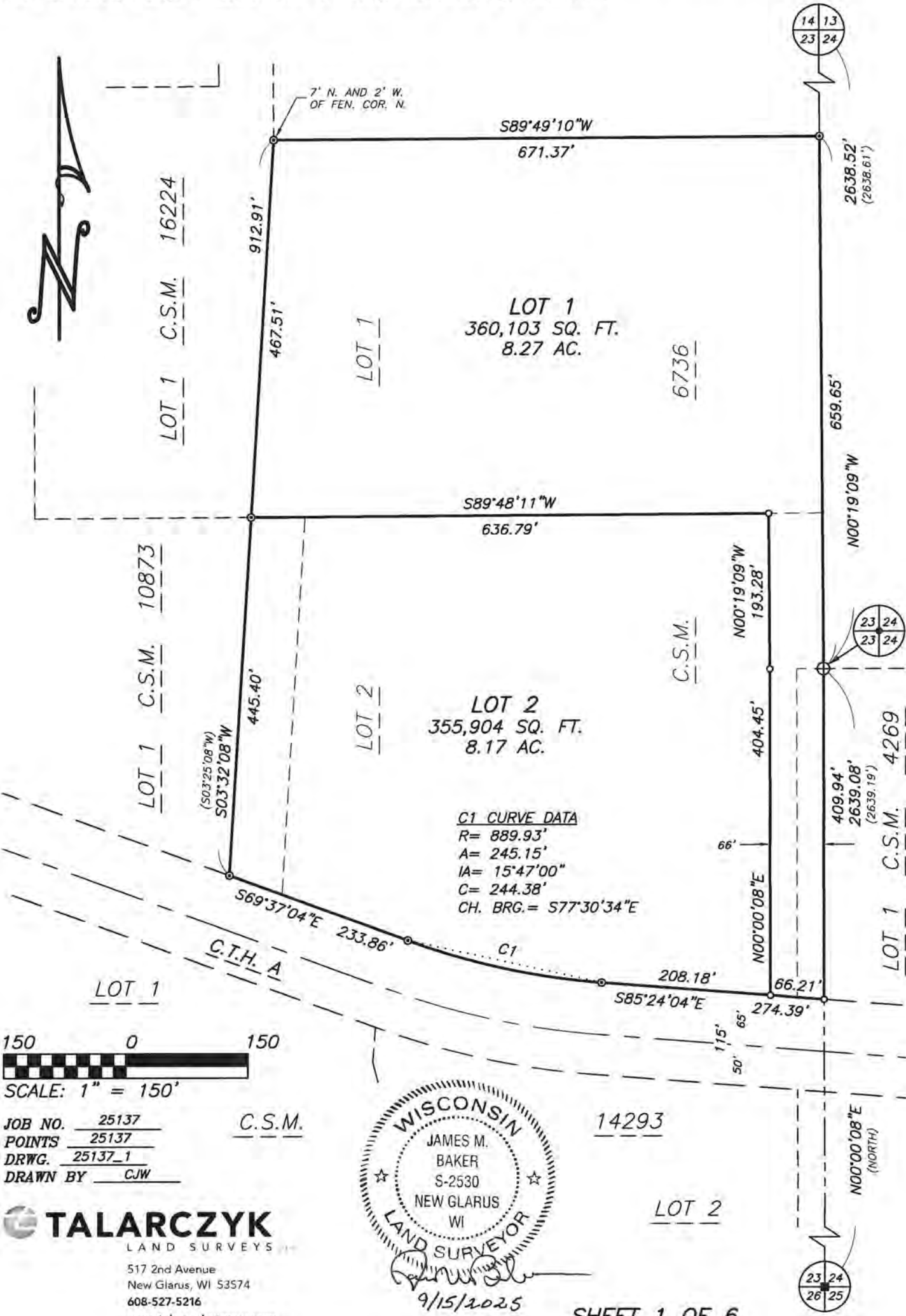
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary 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 9/15/25

CERTIFIED SURVEY MAP No. _____

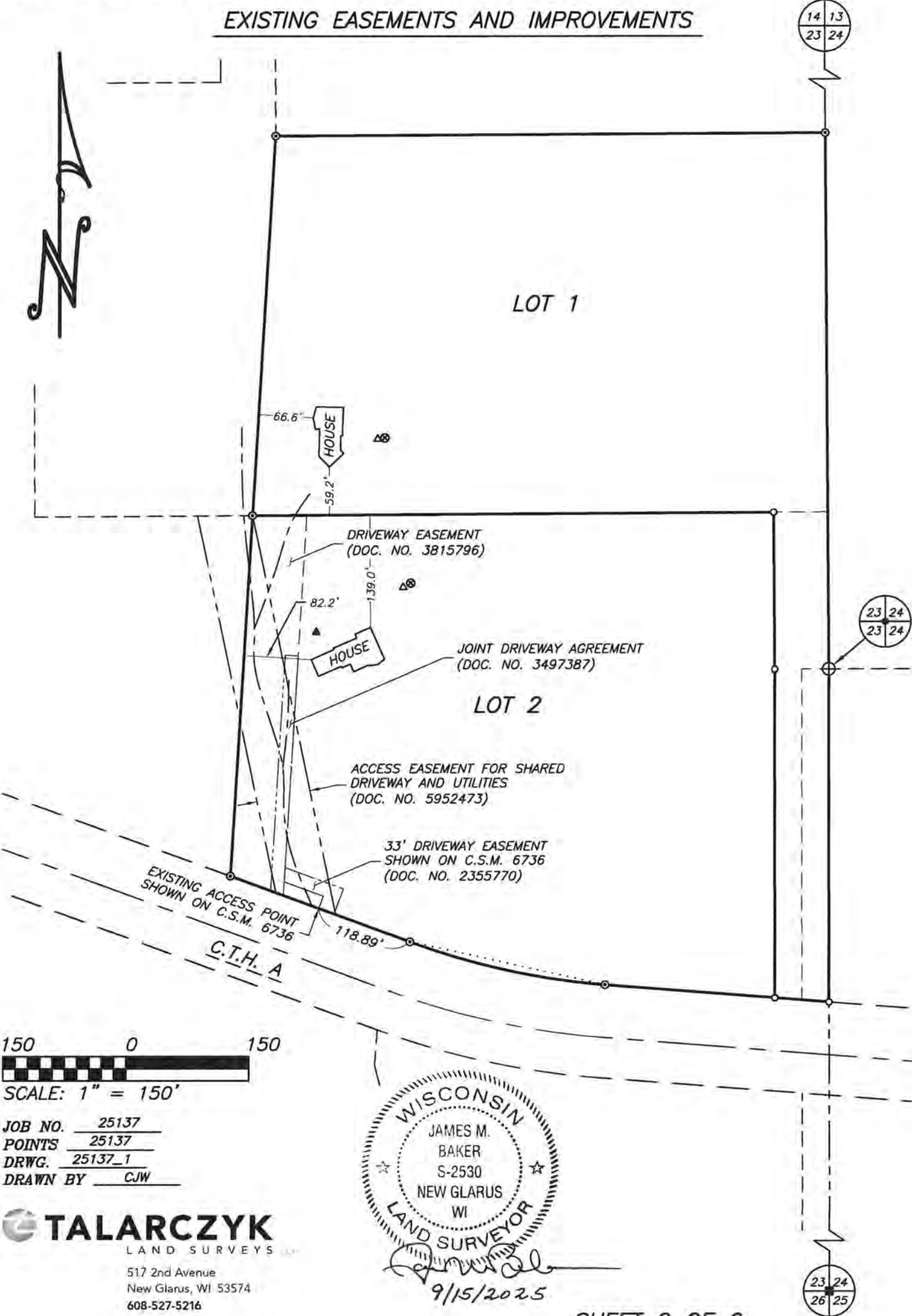
Lots 1 and 2 of Certified Survey Map 6736 (Vol. 33, Pages 187-188) and other lands in the Northeast 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 23, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin.



CERTIFIED SURVEY MAP No. _____

Lots 1 and 2 of Certified Survey Map 6736 (Vol. 33, Pages 187-188) and other lands in the Northeast 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 23, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin.

EXISTING EASEMENTS AND IMPROVEMENTS



150 0 150
SCALE: 1" = 150'

JOB NO. 25137
POINTS 25137
DRWG. 25137_1
DRAWN BY CJW

TALARCZYK
LAND SURVEYS

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

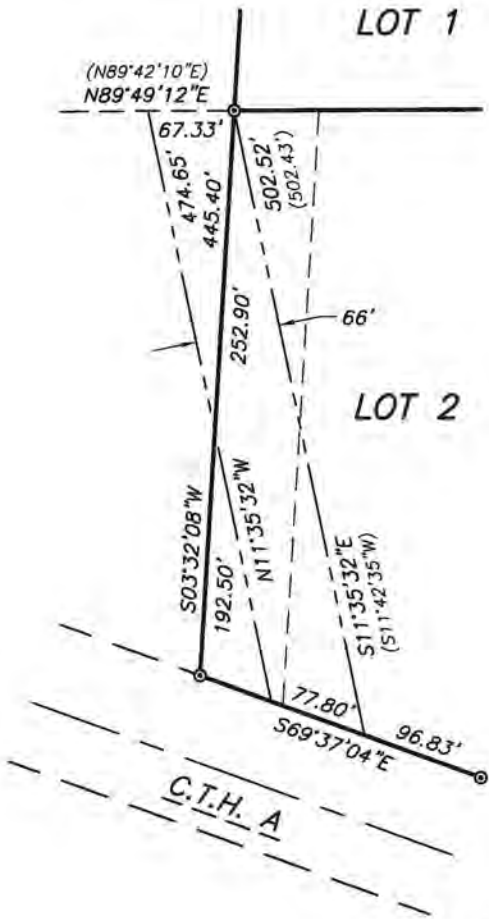
WISCONSIN
JAMES M. BAKER
S-2530
NEW GLARUS
WI
LAND SURVEYOR
9/15/2025

CERTIFIED SURVEY MAP No. _____

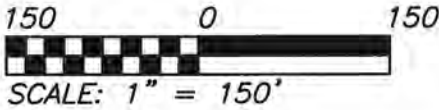
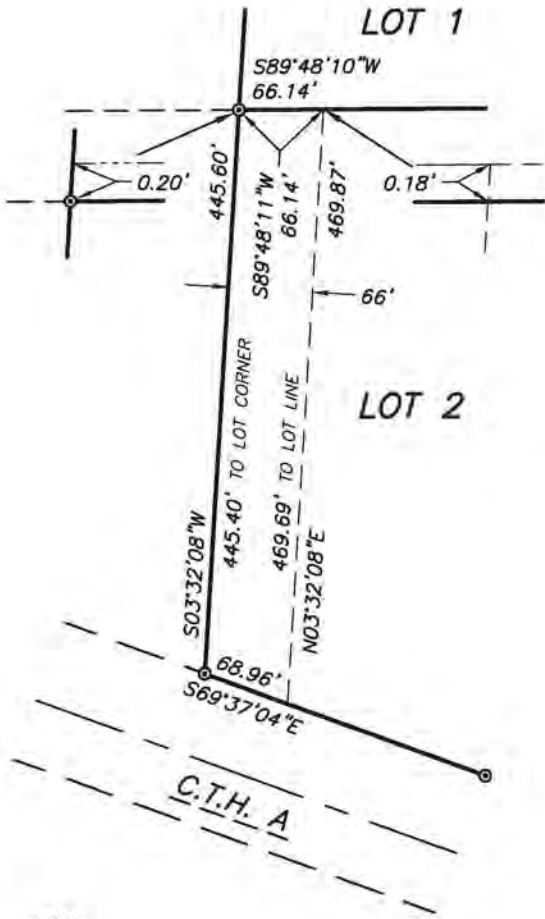
Lots 1 and 2 of Certified Survey Map 6736 (Vol. 33, Pages 187-188) and other lands in the Northeast 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 23, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin.

EASEMENT DETAILS

ACCESS EASEMENT FOR SHARED DRIVEWAY AND UTILITIES (DOC. NO. 5952473)



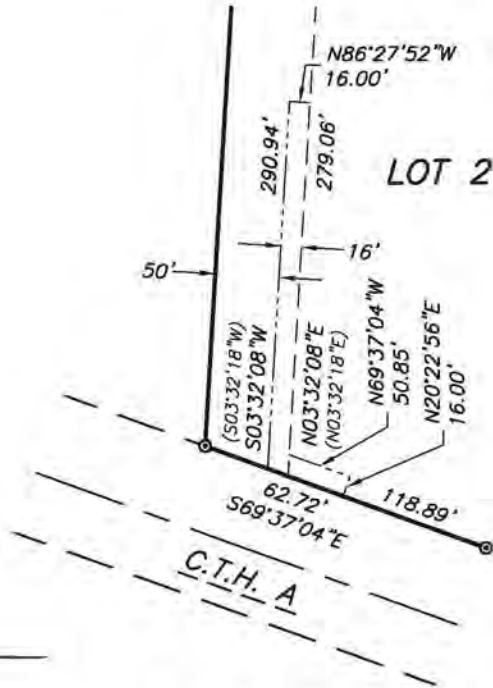
DRIVEWAY EASEMENT (DOC. NO. 3815796)



33' DRIVEWAY EASEMENT SHOWN ON C.S.M. 6736 (DOC. NO. 2355770)



JOINT DRIVEWAY AGREEMENT (DOC. NO. 3497387)



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DRWG. 25137_1
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www.talarczyksurveys.com



CERTIFIED SURVEY MAP NO. _____

Lots 1 and 2 of Certified Survey Map 6736 (Vol. 33, Pages 187-188) and other lands in the Northeast 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 23, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin, bounded and described as follows:
Beginning at the East 1/4 corner of said Section 23, thence N00°19'09"W along the East line of Section 23, 659.65'; thence S89°49'10"W, 671.37'; thence S03°32'08"W, 912.91' to the Northerly right of way line of C.T.H. A; thence S69°37'04"E along said right of way line, 233.86'; thence Southeasterly, 245.15' along said right of way line and the arc of a curve to the left whose radius is 889.93' and whose chord bears S77°30'34"E, 244.38'; thence S85°24'04"E along said right of way line, 274.39' to the East line of Section 23; thence N00°00'08"E, 409.94' to the point of beginning; subject 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 Steve Davies, 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.

September 15, 2025



[Signature]
James M. Baker, P.L.S.

- NOTES:
- 1.) Bearings are referenced to the East line of the Northeast 1/4 of Section 23 which is assumed to bear N00°19'09"W.
 - 2.) Recorded data, when different than measured, is shown in parenthesis.

LEGEND:

-  1-1/4" iron pipe found
-  1-1/2" iron pipe found
-  1" iron pipe 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

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Lots 1 and 2 of Certified Survey Map 6736 (Vol. 33, Pages 187-188) and other lands in the Northeast 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 23, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin.

OWNER'S CERTIFICATE:
As owner, I hereby certify that I have caused the land described on this Certified Survey Map to be surveyed, divided, and mapped 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: The Town of Perry and the Dane County Zoning and Land Regulation Committee.

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

Steven J. Davies

STATE OF WISCONSIN)
_____ COUNTY) SS
Personally came before me this _____ day of _____, 20_____, the above named Steven J. Davies to me known to be the same person who executed the foregoing instrument and acknowledged the same.

My commission expires _____

OWNER'S CERTIFICATE:
As owner, I hereby certify that I have caused the land described on this Certified Survey Map to be surveyed, divided, and mapped 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: The Town of Perry and the Dane County Zoning and Land Regulation Committee.

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

Robert G. Ferwerda

STATE OF WISCONSIN)
_____ COUNTY) SS
Personally came before me this _____ day of _____, 20_____, the above named Robert G. Ferwerda to me known to be the same person who executed the foregoing instrument and acknowledged the same.

My commission expires _____



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CERTIFIED SURVEY MAP No. _____

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TOWN APPROVAL: This Certified Survey Map 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

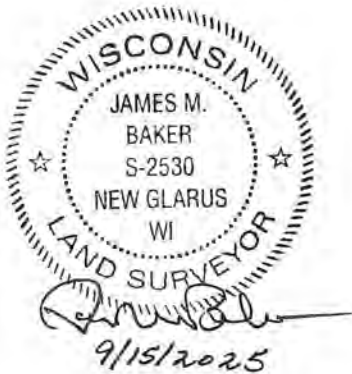
COUNTY APPROVAL: Approved for recording per Dane County Zoning and Land Regulation Committee action of _____ by _____.

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:
Steve Davies
9800 C.T.H. A
Mt. Horeb, WI 53572
(608) 220–2088



JOB NO. 25137
POINTS 25137
DRWG. 25137_1
DRAWN BY CJW

Rezone Petition # _____ (Davies, Steve): FP-35 to RR-8

That part of the Northeast 1/4 of the Southeast 1/4 of Section 23, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin, bounded and described as follows:

Beginning at the East 1/4 corner of said Section 23; thence S89°54'00"W, 33.00'; thence S00°00'08"W, 407.23' to the Northerly right of way of County Trunk Highway A; thence S85°24'04"E along the Northerly right of way line of County Trunk Highway A, 33.09' to the East line of the Southeast 1/4 of Section 23; thence N00°00'08"E, 409.94' to the point of beginning.