

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
03/03/2026	DCPREZ-2026-12272
<b>Public Hearing Date</b>	
05/26/2026	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JOHN E WILLBORN JR	PHONE (with Area Code) (608) 438-4547	AGENT NAME ROBERT TALARCZYK	PHONE (with Area Code) (608) 527-5216
BILLING ADDRESS (Number & Street) PO BOX 145		ADDRESS (Number & Street) 517 2ND AVE	
(City, State, Zip) MOUNT HOREB, 53572-0145		(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	
10833 County Highway A					
TOWNSHIP PERRY	SECTION 18	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0506-181-9880-8		0506-181-9985-2		0506-181-9980-7	

## REASON FOR REZONE

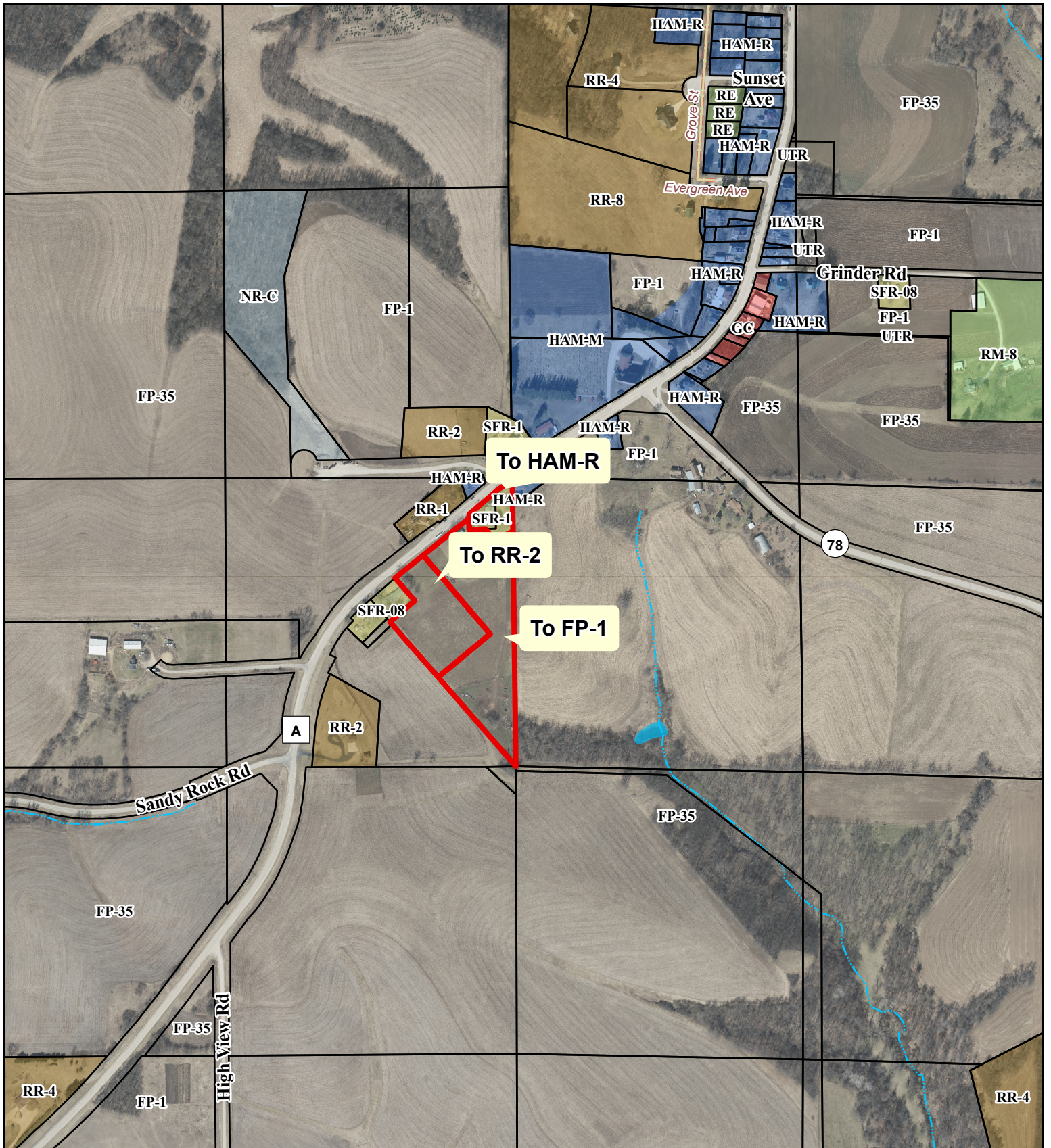
CREATE ONE RESIDENTIAL LOT AND ONE AGRICULTURAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-2 Rural Residential District	3.0
FP-35 Farmland Preservation District	FP-1 Farmland Preservation District	5.5
SFR-1 Single Family Residential District	HAM-R Hamlet Residential District	0.7

<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>INSPECTOR'S INITIALS</b>  RUH1	<b>SIGNATURE:(Owner or Agent)</b>  
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		<b>PRINT NAME:</b>  

COMMENTS: APPLICANT SHALL OBTAIN A HIGHWAY ACCESS PERMIT FROM DANE COUNTY HIGHWAY DEPT PRIOR TO PUBLIC HEARING.

**DATE:**



**PETITION 12272**  
**JOHN E WILLBORN JR**

- 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

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:	John Willborn, Jr.	Agent Name:	Robert Talarczyk
Address (Number & Street):	P.O. Box 145	Address (Number & Street):	517 2nd Ave
Address (City, State, Zip):	Mt. Horeb, WI 53572	Address (City, State, Zip):	New Glarus, WI 53574
Email Address:		Email Address:	
Phone#:		Phone#:	

### PROPERTY INFORMATION

Township:	Perry	Parcel Number(s):	044050618198808, 044050618199852, 044050618199807
Section:	17 & 18	Property Address or Location:	10833 C.T.H. A

### 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

John Willborn, Jr. would like to create a 3.00 acre RR-2 residential lot (Lot 1) and keep the rest of his property in ag by rezoning it from FP-35 to FP-1 (Lot 2). Lot 3 represents the the rezoned HAM-R balance of John Willborn, Sr.'s land after rezoning a small triangle in the SE corner of his property to FP-1 and including it in Jr's land (Lot 2).

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-2	3.00
FP-35	FP-1	5.51
SFR-1	HAM-R	0.70
SFR-1	FP-1	0.03

**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 |
|--|--|---|---|---|

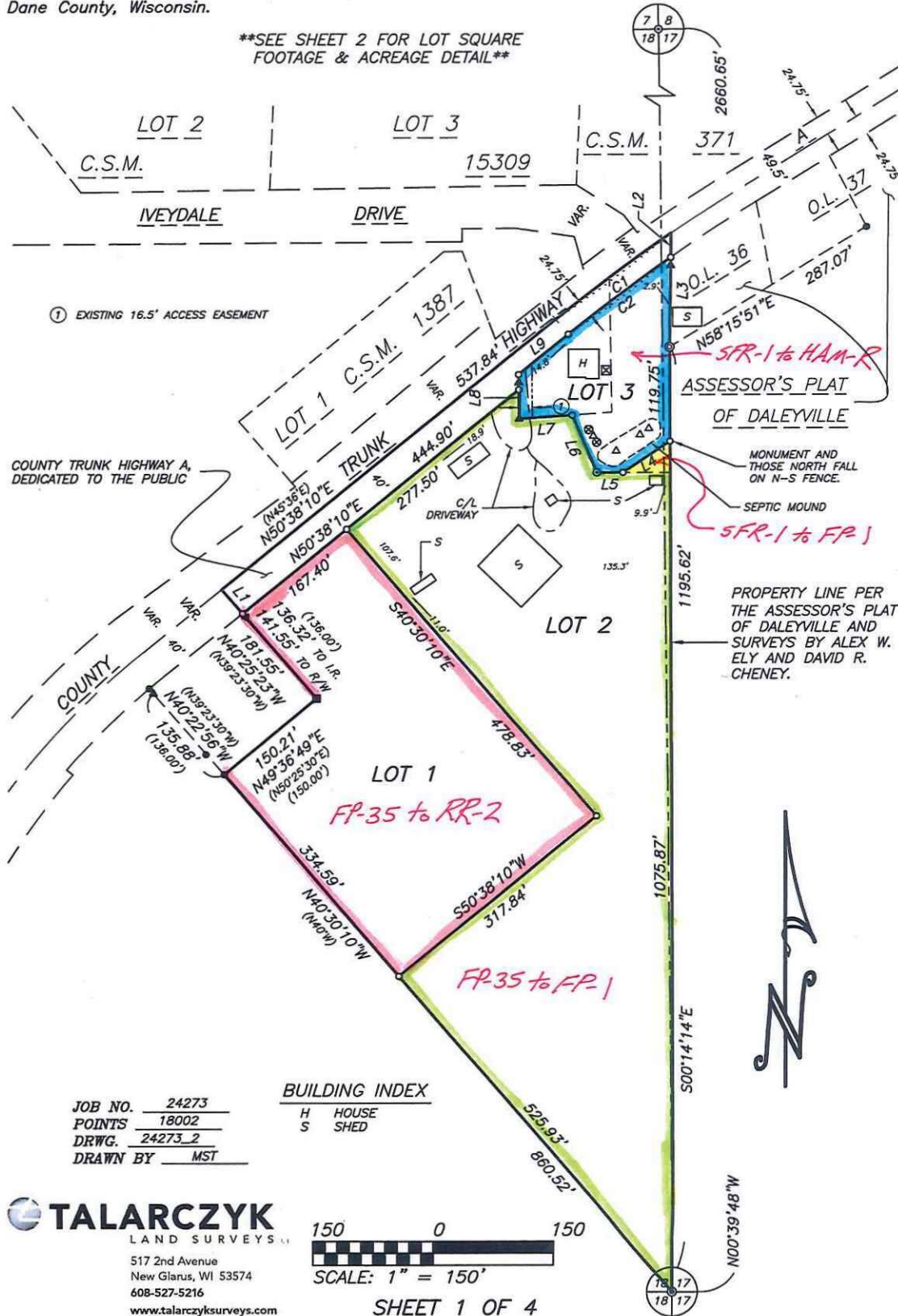
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary 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 2/20/26

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

Part of the Southwest and Northwest 1/4s of the Northwest 1/4 of Section 17 and the Southeast and Northeast 1/4s of the Northeast 1/4 of Section 18, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin.

**\*\*SEE SHEET 2 FOR LOT SQUARE FOOTAGE & ACREAGE DETAIL\*\***



① EXISTING 16.5' ACCESS EASEMENT

COUNTY TRUNK HIGHWAY A, DEDICATED TO THE PUBLIC

ASSESSOR'S PLAT OF DALEYVILLE

MONUMENT AND THOSE NORTH FALL ON N-S FENCE.

SEPTIC MOUND

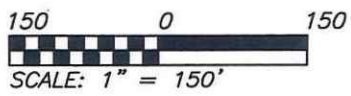
PROPERTY LINE PER THE ASSESSOR'S PLAT OF DALEYVILLE AND SURVEYS BY ALEX W. ELY AND DAVID R. CHENEY.

**BUILDING INDEX**

- H HOUSE
- S SHED

JOB NO. 24273  
 POINTS 18002  
 DRWG. 24273\_2  
 DRAWN BY MST

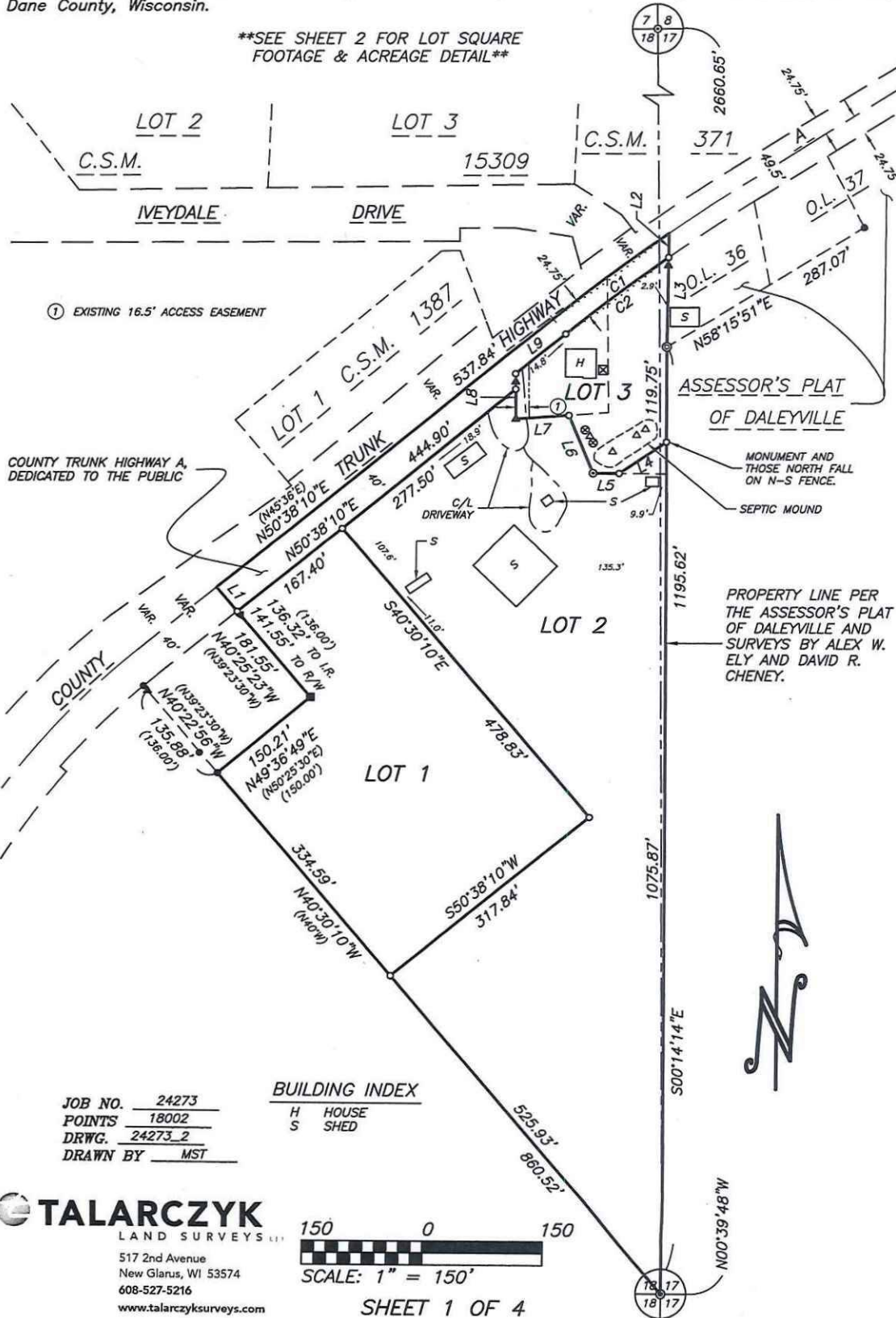
**TALARCZYK**  
 LAND SURVEYS  
 517 2nd Avenue  
 New Glarus, WI 53574  
 608-527-5216  
 www.talarczyklandsurveys.com



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Part of the Southwest and Northwest 1/4s of the Northwest 1/4 of Section 17 and the Southeast and Northeast 1/4s of the Northeast 1/4 of Section 18, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin.

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JOB NO. 24273  
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**BUILDING INDEX**  
 H HOUSE  
 S SHED

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

150 0 150  
 SCALE: 1" = 150'

SHEET 1 OF 4

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

Part of the Southwest and Northwest 1/4s of the Northwest 1/4 of Section 17 and the Southeast and Northeast 1/4s of the Northeast 1/4 of Section 18, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin.

LOT SUMMARY		
LOT	SQ. FT.	ACRES
1	130,680	3.00
2	241,141	5.54
3	30,670	0.70

CURVE	RADIUS	ARC	DELTA	CHORD	CH. BEARING	TAN.BEARING-OUT
C1	2291.83'	179.87'	4°29'48"	179.82'	N52°53'04"E	N55°07'58"E
C2	2267.08'	160.12'	4°02'48"	160.09'	N52°39'34"E	N54°40'58"E

LINE	BEARING	DISTANCE
L1	N40°25'23"W (N39°23'30"W)	40.00'
L2	S00°46'57"W	30.55'
L3	S00°46'57"W	143.90'
		113.35' TO R/W 103.19' TO I.R.
L4	S56°00'00"W	70.52'
L5	N89°40'26"W (N86°06'20"W)	32.46'
L6	N22°43'28"W (N21°45'20"W)	78.70'
L7	S85°55'12"W (S86°54'40"W) (S86°53'40"W)	66.25'
L8	N00°40'32"W (N00°24"E)	56.63' 37.09' TO R/W 46.06' TO I.R. (45.6')
L9	N50°38'10"E	79.99'

## NOTES:

- Bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone, NAD83 (2011), in which the East line of the Northeast 1/4 of Section 18 bears N00°39'48"W.
- Recorded data, when different than measured, is shown in parenthesis.
- All PLSS witness monuments were found and verified.

## LEGEND:



2" iron pipe found



1" iron pipe found

- ⊙ 2" iron pipe fence corner found
- ⊙ 1" iron pipe found
- 3/4" solid square iron rod found
- 3/4" iron pipe found
- ▲ 5/8" solid round iron rod found
- ⊠ Well pump
- ⊙ Septic cover
- △ Septic vent

JOB NO. 24273  
POINTS 18002  
DRWG. 24273\_2  
DRAWN BY MST

SHEET 2 OF 4

PREPARED FOR:  
John Willborn Jr.  
P.O. Box 145  
Mt. Horeb, WI 53572  
(608) 438-4547

**TALARCZYK**  
LAND SURVEYS I.

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

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

That part of the Southwest and Northwest 1/4s of the Northwest 1/4 of Section 17 and the Southeast and Northeast 1/4s of the Northeast 1/4 of Section 18, 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 18; thence N40°30'10"W, 860.52'; thence N49°36'49"E, 150.21'; thence N40°25'23"W, 181.55' to the centerline of County Trunk Highway A; thence N50°38'10"E along said centerline, 537.84'; thence Northeasterly, 179.87' along said centerline and the arc of a curve to the right whose radius is 2291.83' and whose chord bears N52°53'04"E, 179.82'; thence S00°46'57"W, 143.90'; thence S00°14'14"E, 1195.62' 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 John Willborn Jr., 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.

November 20, 2025

Revised January 13, 2026

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

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. 24273  
POINTS 18002  
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Part of the Southwest and Northwest 1/4s of the Northwest 1/4 of Section 17 and the Southeast and Northeast 1/4s of the Northeast 1/4 of Section 18, 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 & Land Regulation Committee.

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

\_\_\_\_\_  
John E. Willborn Jr.

STATE OF WISCONSIN)

\_\_\_\_\_ COUNTY) SS  
Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, the above named John E. Willborn Jr. to me known to be the same person who executed the foregoing instrument and acknowledged the same.

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

**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: Town of Perry; Dane County Zoning & Land Regulation Committee.

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

\_\_\_\_\_  
John E. Willborn, Co-Trustee  
John E. & Bobbie J. Willborn Revocable Trust

\_\_\_\_\_  
Bobbie J. Willborn, Co-Trustee  
John E. & Bobbie J. Willborn Revocable Trust

STATE OF WISCONSIN)

\_\_\_\_\_ COUNTY) SS  
Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, the above named John E. Willborn and Bobbie J. Willborn, trustees of the above named trust, to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

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

JOB NO. 24273  
POINTS 18002  
DRWG. 24273\_2  
DRAWN BY MST

 **TALARCZYK**  
LAND SURVEYS, INC.  
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## John Willborn, Jr. Rezoning Descriptions

### **FP-35 to FP-1 (5.51 acres)**

That part of the Southwest 1/4 of the Northwest 1/4 of Section 17 and the Southeast 1/4 of the Northeast 1/4 of Section 18, 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 18; thence N40°30'10"W, 525.93'; thence N50°38'10"E, 317.84'; thence N40°30'10"W, 478.83' to the Southeasterly right of way line of CTH A; thence N50°38'10"E along said right of way line, 277.50'; thence S00°40'32"E, 37.09'; thence N85°55'12"E, 66.25'; thence S22°43'28"E, 78.70'; thence S89°40'26"E, 91.09'; thence S00°14'14"E, 1036.10' to the point of beginning.

### **SFR-1 to FP-1 (0.03 acres)**

That part of the Southwest 1/4 of the Northwest 1/4 of Section 17 and the Southeast 1/4 of the Northeast 1/4 of Section 18, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin, bounded and described as follows:

Commencing at the East 1/4 corner of said Section 18; thence N00°14'14"W, 1036.10' to the point of beginning; thence N00°14'14"W, 39.77'; thence S56°00'00"W, 70.52; thence S89°40'26"E, 58.63' to the point of beginning.

### **SFR-1 to HAM-R (0.70 acres)**

That part of the Southwest 1/4 of the Northwest 1/4 of Section 17 and the Southeast 1/4 of the Northeast 1/4 of Section 18, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin, bounded and described as follows:

Commencing at the East 1/4 corner of said Section 18; thence N00°14'14"W, 1075.87' to the point of beginning; thence N00°14'14"W, 119.75'; thence N00°46'57"E, 113.35' to the Southeasterly right of way line of CTH A; thence Southwesterly, 160.12' along said right of way line and the arc of a curve to the left whose radius is 2267.08' and whose chord bears S52°39'34"W, 160.09'; thence S00°40'32"E, 56.63'; thence N85°55'12"E, 66.25'; thence S22°43'28"E, 78.70'; thence S89°40'26"E, 32.46'; thence N56°00'00"E, 70.52' to the point of beginning.

### **FP-35 to RR-2 (3.00 acres)**

That part of the Southwest 1/4 of the Northwest 1/4 of Section 17 and the Southeast 1/4 of the Northeast 1/4 of Section 18, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin, bounded and described as follows:

Commencing at the East 1/4 corner of said Section 18; thence N40°30'10"W, 525.93' to the point of beginning; thence N40°30'10"W, 334.59'; thence N49°36'49"E, 150.21'; thence N40°25'23"W, 141.55' to the Southeasterly right of way line of CTH A; thence N50°38'10"E along said right of way line, 167.40'; thence S40°30'10"E, 478.83'; thence S50°38'10"W, 317.84' to the point of beginning.