

Dane County Rezone Petition

Application Date	Petition Number
06/15/2026	DCPREZ-2026-12322
Public Hearing Date	
08/25/2026	

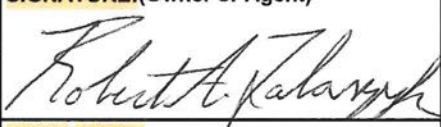
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME CHRISTOPHER & MICHELLE TURNER AND ROBERT SIMPSON	PHONE (with Area Code) (608) 852-6143	AGENT NAME TALARCZYK LAND SURVEY	PHONE (with Area Code) (608) 527-5216
BILLING ADDRESS (Number & Street) 3163 COUNTY HIGHWAY J		ADDRESS (Number & Street) 517 2ND AVE	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) NEW GLARUS, WI 53574	
E-MAIL ADDRESS [REDACTED]		E-MAIL ADDRESS [REDACTED]	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
3163 COUNTY HIGHWAY J		3189 COUNTY HIGHWAY J			
TOWNSHIP SPRINGDALE	SECTION 2	TOWNSHIP SPRINGDALE	SECTION 2	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0607-021-9510-0		0607-021-8401-0			

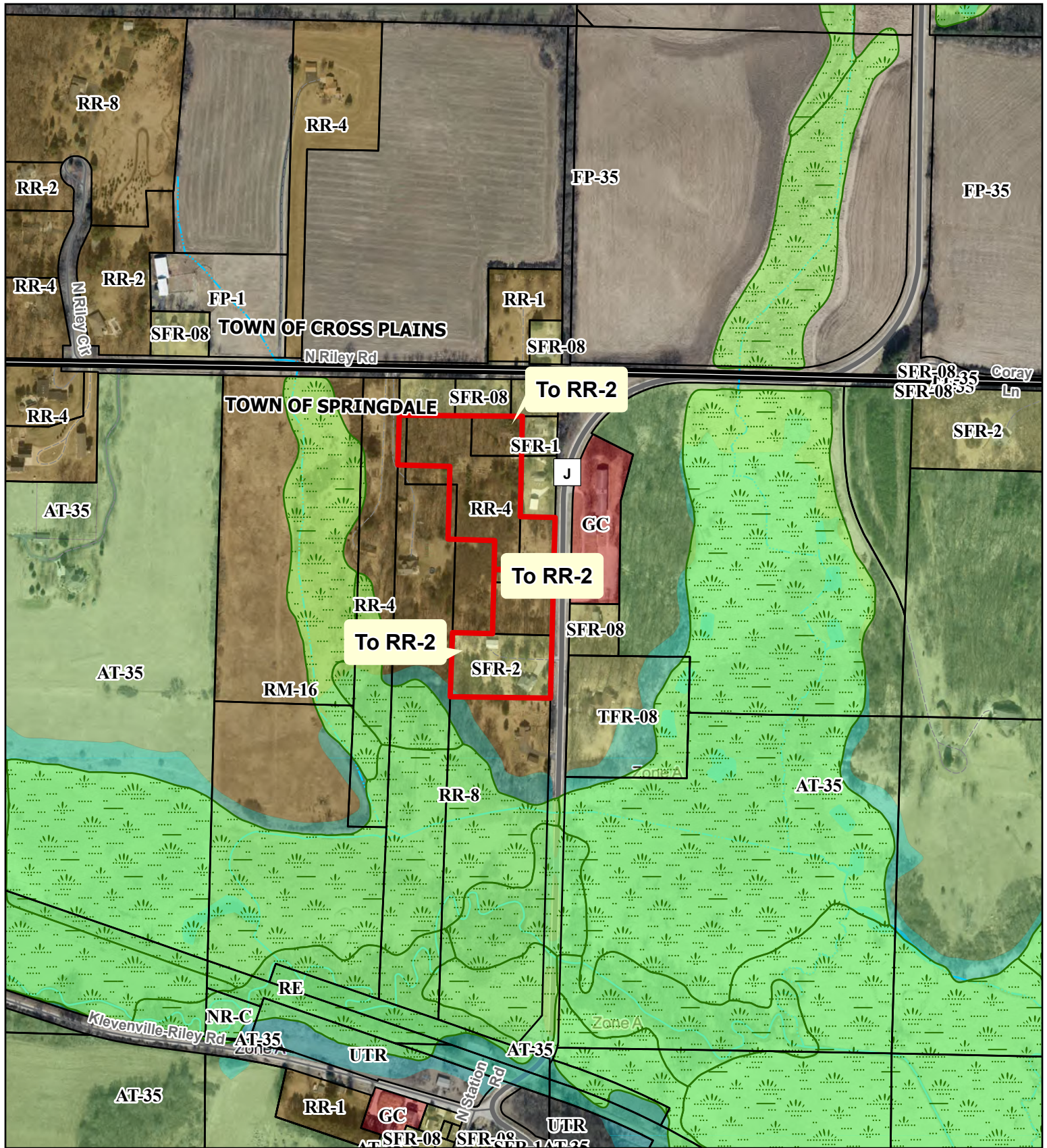
REASON FOR REZONE

SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS

FROM DISTRICT:	TO DISTRICT:	ACRES
SFR-2 Single Family Residential District	RR-2 Rural Residential District	2.26
RR-4 Rural Residential District	RR-2 Rural Residential District	1.40

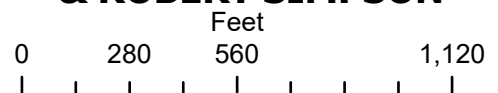
C.S.M REQUIRED? ☒ Yes ☐ No Applicant Initials <u>RT</u>	PLAT REQUIRED? ☐ Yes ☒ No Applicant Initials <u>RT</u>	DEED RESTRICTION REQUIRED? ☐ Yes ☒ No Applicant Initials <u>RT</u>	INSPECTOR'S INITIALS HJH3	SIGNATURE:(Owner or Agent) 
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PRINT NAME: Robert A. Talarczyk
DATE: 06/15/2026



- | | | |
|------------------------|------------------------------|---------------------------------------|
| Proposed Zoning | Agricultural Transition | Rural Residential and Rural Mixed Use |
| Municipal Boundary | Commercial | Recreational |
| Tax Parcel | Natural Resource Conservancy | Special Use |
| Zoning District | Residential | Wetland Class Area |
| Farmland Preservation | | |

PETITION 12322
CHRISTOPHER & MICHELLE
TURNER
& ROBERT SIMPSON





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

- 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:	Christopher & Michelle Turner	Agent Name:	Robert Talarczyk
Address (Number & Street):	3189 CTH J	Address (Number & Street):	517 2nd Ave
Address (City, State, Zip):	Verona, WI 53593	Address (City, State, Zip):	New Glarus, WI 53574
Email Address:	[REDACTED]	Email Address:	[REDACTED]
Phone#:	608-852-6143	Phone#:	608-527-5216

PROPERTY INFORMATION

Township:	Spingdale	Parcel Number(s):	060702195100,...184010, ...184270, ...184652
Section:	2	Property Address or Location:	3189 CTH J and 3163 CTH J

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 ☒

This project is being prepared to facilitate the sale of land between adjoining landowners, Turner to Simpson.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
SFR-2	RR-2	2.26
RR-4	RR-2	1.40

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

Robert Talarczyk Agent

Date 6/8/26

SUPPLEMENTAL INFORMATION FOR COMMERCIAL DEVELOPMENT

A scaled site plan and detailed operations plan must be submitted for commercial rezone applications. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach the relevant maps and plans listed below to your application form.

☐ **SCALED SITE PLAN.** Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:

- ☐ Scale and north arrow
- ☐ Date the site plan was created
- ☐ Existing subject property lot lines and dimensions
- ☐ Existing and proposed wastewater treatment systems and wells
- ☐ All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
- ☐ All dimension and required setbacks, side yards and rear yards
- ☐ Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
- ☐ Location and dimensions of any existing utilities, easements or rights-of-way
- ☐ Parking lot layout in compliance with s. [10.102\(8\)](#)
- ☐ Proposed loading/unloading areas
- ☐ Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
- ☐ All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade
- ☐ Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area
- ☐ Any lighting, signs, refuse dumpsters, and possible future expansion areas.

☐ **NEIGHBORHOOD CHARACTERISTICS.** Describe existing land uses on the subject and surrounding properties.

- ☐ Provide a brief written statement explaining the current use(s) of the property on which the rezone is proposed.
- ☐ Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

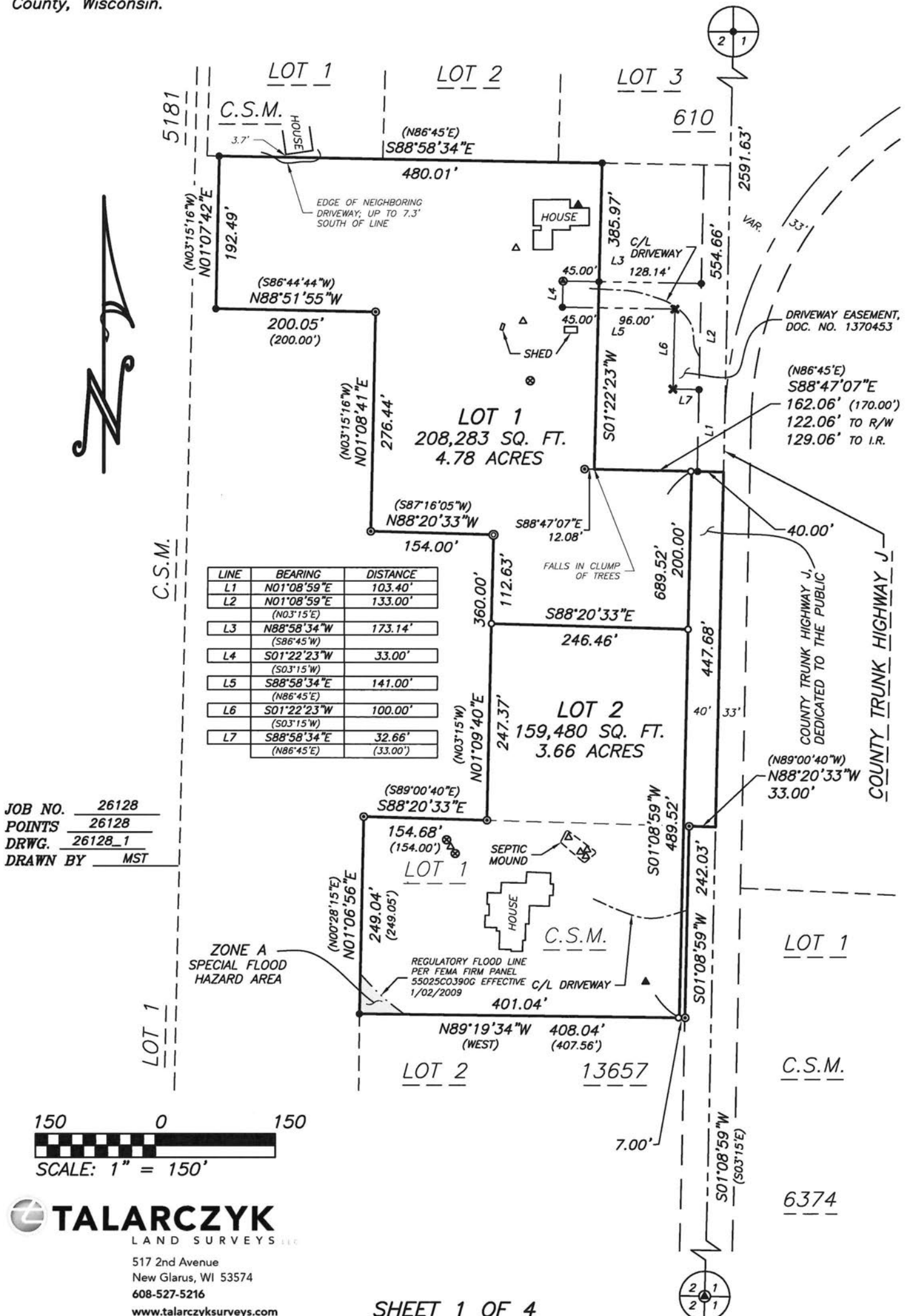
☐ **OPERATIONAL NARRATIVE.** Describe in detail the following characteristics of the operation, as applicable:

- ☐ Hours of operation
- ☐ Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time
- ☐ Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- ☐ Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building
- ☐ Compliance with county stormwater and erosion control standards under [Chapter 11](#) of [Chapter 14](#), Dane County Code
- ☐ Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
- ☐ Facilities for managing and removal of trash, solid waste and recyclable materials.
- ☐ Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- ☐ A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken
- ☐ Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties
- ☐ Signage, consistent with section [10.800](#)

☐ **ADDITIONAL PROPERTY OWNERS.** Provide contact information for additional property owners, if applicable.

Additional Property Owner Name(s):	Robert Simpson
Address (Number & Street):	3163 CTH J
Address (City, State, Zip):	Verona, WI 53593
Email Address:	
Phone Number:	

Lot 1 of Certified Survey Map 13657 (Volume 89, Pages 291-292) and other lands in the Northeast 1/4 of the Northeast 1/4 of Section 2, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin.



CERTIFIED SURVEY MAP NO. _____

Lot 1 of Certified Survey Map 13657 (Volume 89, Pages 291–292) and other lands in the Northeast 1/4 of the Northeast 1/4 of Section 2, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of said Section 2; thence S01°08'59"W along the East line of Section 2, 554.66' to the point of beginning; thence S01°08'59"W, 447.68'; thence N88°20'33"W, 33.00'; thence S01°08'59"W, 242.03'; thence N89°19'34"W, 408.04'; thence N01°06'56"E, 249.04'; thence S88°20'33"E, 154.68'; thence N01°09'40"E, 360.00'; thence N88°20'33"W, 154.00'; thence N01°08'41"E, 276.44'; thence N88°51'55"W, 200.05'; thence N01°07'42"E, 192.49'; thence S88°58'34"E, 480.01'; thence S01°22'23"W, 385.97'; thence S88°47'07"E, 162.06' 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 Springdale and Dane County; and that under the direction of Michelle Turner, 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.

June 4, 2026

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 East line of the Northeast 1/4 of Section 2 bears S01°08'59"W.
- 2.) Recorded data, when different than measured, is shown in parenthesis.
- 3.) All PLSS witness monuments were found and verified.

LEGEND:

-  3/4" solid round iron rod found
-  Survey spike found
-  1-1/4" iron pipe found
-  1" iron pipe found
-  3/4" solid round iron rod found
-  Cut "x" found in concrete
-  Survey spike in stump found
-  3/4" x 24" solid round iron rod set, weighing 1.50 lbs per lineal foot
-  Well pump
-  Septic cover
-  Septic vent

JOB NO. 26128
POINTS 26128
DRWG. 26128_1
DRAWN BY MST

CERTIFIED SURVEY MAP No. _____

Lot 1 of Certified Survey Map 13657 (Volume 89, Pages 291–292) and other lands in the Northeast 1/4 of the Northeast 1/4 of Section 2, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin.

OWNER'S CERTIFICATE OF DEDICATION:
As owners, we hereby certify that we have 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 Springdale; Dane County Zoning & Land Regulation Committee.

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

Christopher D. Turner

Michelle L. Turner

STATE OF WISCONSIN)
_____ COUNTY) SS
Personally came before me this _____ day of _____, 20_____, the above named Christopher D. Turner and Michelle L. Turner to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

My commission expires _____.

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 Springdale; Dane County Zoning & Land Regulation Committee.

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

Robert Marshall Simpson

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

My commission expires _____.

CERTIFIED SURVEY MAP No. _____

Lot 1 of Certified Survey Map 13657 (Volume 89, Pages 291–292) and other lands in the Northeast 1/4 of the Northeast 1/4 of Section 2, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin.

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

Town Clerk

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:
Michelle Turner
3189 C.T.H. J
Verona, WI 53593
(608) 852-6143

JOB NO. 26128
POINTS 26128
DRWG. 26128_1
DRAWN BY MST

Turner Rezone Descriptions:

RR-4 to RR-2

That part of the Northeast 1/4 of the Northeast 1/4 of Section 2, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of said Section 2; thence S01°08'59"W along the East line of Section 2, 1002.34'; thence N88°20'33"W, 40.00' to the point of beginning; thence N88°20'33"W, 246.51'; thence N01°09'40"E, 247.37'; thence S88°20'33"E, 246.46' to the Westerly right of way line of CTH J; thence S01°08'59"W, 247.37' to the point of beginning.

SFR-2 to RR-2

That part of Lot 1 of Certified Survey Map 13657 (Volume 89, Pages 291-292) in the Northeast 1/4 of the Northeast 1/4 of Section 2, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of said Section 2; thence S01°08'59"W along the East line of Section 2, 1002.34'; thence N88°20'33"W, 40.00' to the point of beginning; thence N88°20'33"W, 401.19'; thence S01°06'56"W, 249.04'; thence S89°19'34"E, 401.04 to the Westerly right of way line of CTH J; thence N01°08'59"E along said right of way line, 242.15' to the point of beginning.