

Dane County Rezone Petition

Application Date	Petition Number
07/30/2024	DCPREZ-2024-12100
Public Hearing Date	
10/22/2024	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME KEN A ALDERSON	PHONE (with Area Code) (608) 219-4056	AGENT NAME TALARCZYK LAND SURVEYS LLC	PHONE (with Area Code) (608) 527-5216
BILLING ADDRESS (Number & Street) 2249 STATE HIGHWAY 92		ADDRESS (Number & Street) 517 2ND AVENUE	
(City, State, Zip) MOUNT HOREB, WI 53572		(City, State, Zip) New Glarus, WI 53574	
E-MAIL ADDRESS ken_ald@msn.com		E-MAIL ADDRESS bob@talarczyk-surveys.com	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
2249 State Highway 92					
TOWNSHIP SPRINGDALE	SECTION 19	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0607-194-8350-2		0607-194-8191-5			

REASON FOR REZONE

SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS

FROM DISTRICT:	TO DISTRICT:	ACRES
AT-35 Agriculture Transition District	RR-4 Rural Residential District	0.60
RR-2 Rural Residential District	RR-4 Rural Residential District	4.16

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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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"> • 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:	Ken Alderson	Agent Name:	Robert Talarczyk
Address (Number & Street):	2249 S.T.H. 92	Address (Number & Street):	517 2nd Avenue
Address (City, State, Zip):	Mt. Horeb, WI 53572	Address (City, State, Zip):	New Glarus, WI 53574
Email Address:	ken_ald@msn.com	Email Address:	bob@talarczyk-surveys.com
Phone#:	608-219-4056	Phone#:	608-527-5216

PROPERTY INFORMATION

Township:	Springdale	Parcel Number(s):	060719483502, 060719481915
Section:	19 and 20	Property Address or Location:	2249 S.T.H. 92

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 survey prepared to facilitate the sale of land between adjoining landowners, Thompson Living Trust to Alderson.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
AT-35	RR-4	0.60
RR-2	RR-4	4.16

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 (non-refundable), payable to the Dane County Treasurer |
|--|--|---|---|---|

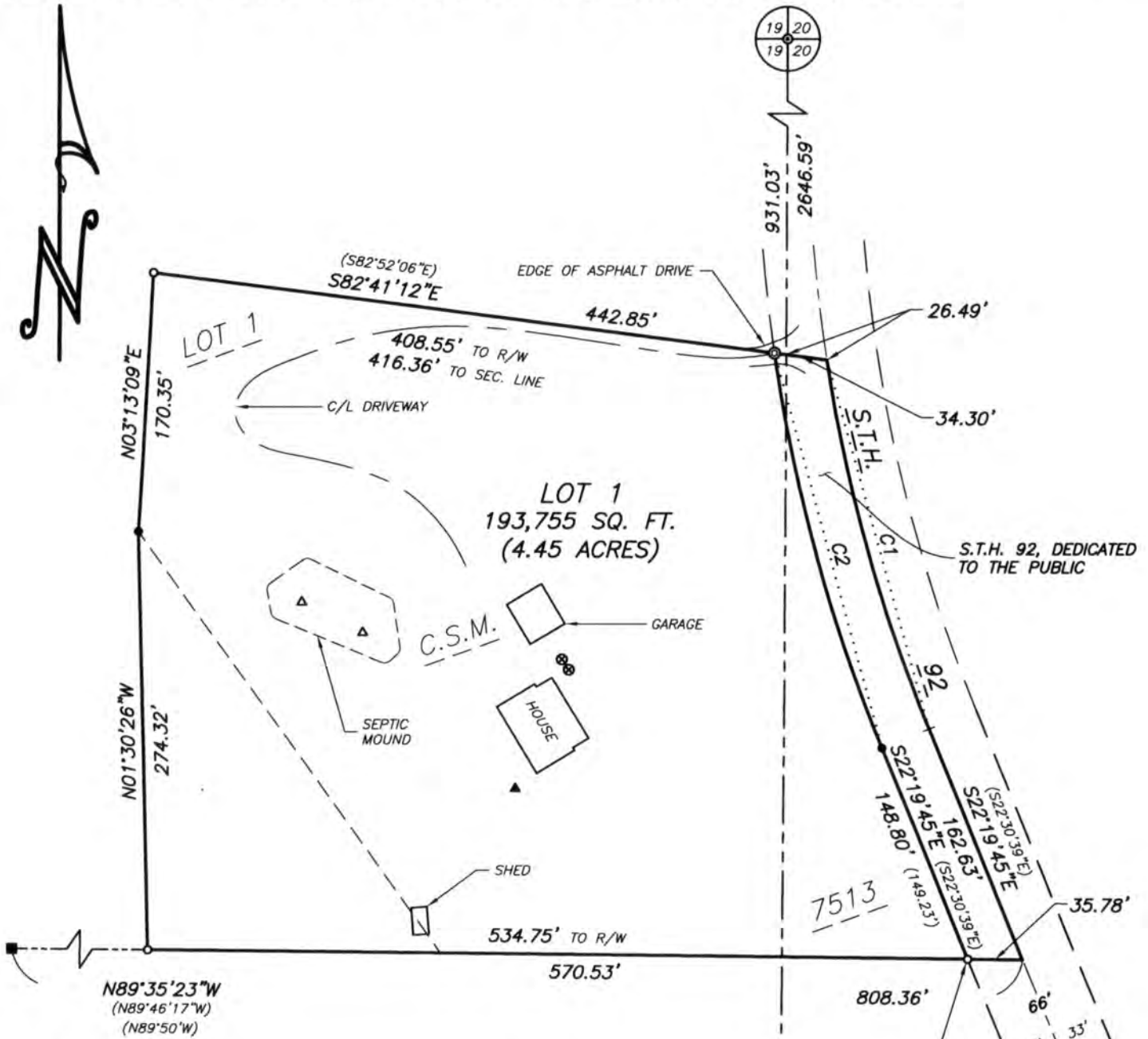
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary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

Date 7/18/24

CERTIFIED SURVEY MAP NO. _____

Lot 1 of Certified Survey Map 7513 (Volume 39, Pages 41-42) and other lands, being in the Northeast 1/4 of the Southeast 1/4 of Section 19 and the Northwest 1/4 of the Southwest 1/4 of Section 20, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin.



LEGEND:

- Corner of concrete wall found
- P.K. nail in boulder found
- 1-1/4" solid round iron rod found
- 3/4" solid round iron rod found
- 3/4" x 24" solid round iron rod set, weighing 1.50 lbs per lineal foot
- P.K. nail set in asphalt
- Well pump
- Septic cover
- Septic vent

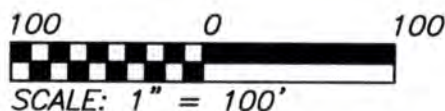
C1 CURVE DATA

R=1058.82'
A=251.33'
IA=13°36'00"
C=250.74'
CH. BRG.=S15°31'45"E
TAN. BRG.-IN=S08°43'45"E

C2 CURVE DATA

R=1091.82'
A=268.64'
IA=14°05'50"
C=267.96'
CH. BRG.=S15°16'50"E
TAN. BRG.-IN=S08°13'55"E

PREPARED FOR:
Ken Alderson
2249 S.T.H. 92
Mt. Horeb, WI 53572
(608) 219-4056



JOB NO. 24098
POINTS 24098
DRWG. 24098_1
DRAWN BY MST

SHEET 1 OF 3

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

CERTIFIED SURVEY MAP NO. _____

Lot 1 of Certified Survey Map 7513 (Volume 39, Pages 41-42) and other lands, being in the Northeast 1/4 of the Southeast 1/4 of Section 19 and the Northwest 1/4 of the Southwest 1/4 of Section 20, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin, bounded and described as follows:

Commencing at the West 1/4 corner of said Section 20; thence S00°12'27"W along the West line of Section 20, 931.03' to the point of beginning; thence S82°41'12"E, 26.49' to the centerline of S.T.H. 92; thence Southeasterly, 251.33' along said centerline and the arc of a curve to the left whose radius is 1058.82' and whose chord bears S15°31'45"E, 250.74'; thence S22°19'45"E along said centerline, 162.63'; thence N89°35'23"W, 570.53'; thence N01°30'26"W, 274.32'; thence N03°13'09"E, 170.35'; thence S82°41'12"E, 416.36' 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 Ken Alderson, 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 27, 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 Southwest 1/4 of Section 20 bears S00°12'27"W.
- 2.) Recorded data, when different than measured, is shown in parenthesis.
- 3.) All PLSS witness monuments were found and verified.
- 4.) This survey prepared to facilitate the sale of lands between adjoining landowners.

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:

Ken A. Alderson

Sara A. Alderson

STATE OF WISCONSIN)

_____ COUNTY) SS

Personally came before me this _____ day of _____, 20_____, the above named Ken A. Alderson and Sara A. Alderson to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

My commission expires _____.

 **TALARCZYK**
LAND SURVEYS

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

JOB NO. 24098
POINTS 24098
DRWG. 24098_1
DRAWN BY MST

CERTIFIED SURVEY MAP NO. _____

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OWNER'S CERTIFICATE OF DEDICATION:

As owner, I hereby certify that I 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 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:

Lester L. Thompson, Trustee
Thompson Living Trust

STATE OF WISCONSIN)

_____ COUNTY) SS

Personally came before me this _____ day of _____, 20_____, the above named Lester L. Thompson, trustee of the above named trust, 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 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

JOB NO. 24098
POINTS 24098
DRWG. 24098_1
DRAWN BY MST

Rezone Petition # _____ (Alderson, Ken):

AT-35 to RR-4

That part of the Northeast 1/4 of the Southeast 1/4 of Section 19, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin, bounded and described as follows:

Commencing at the East ¼ corner of said Section 19; thence S00°12'27"W, 1325.30'; thence N89°35'23"W, 223.06' to the point of beginning; thence N89°35'23"W, 190.85'; thence N01°30'26"W, 274.32'; thence S35°42'10"E, 339.38' to the point of beginning.

Contains 26,162 square feet or 0.60 acres.

RR-2 to RR-4

Lot 1 of Certified Survey Map 7513 (Volume 39, Pages 41-42), being in the Northeast 1/4 of the Southeast 1/4 of Section 19 and the Northwest 1/4 of the Southwest 1/4 of Section 20, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin, bounded and described as follows:

Commencing at the West 1/4 corner of said Section 20; thence S00°12'27"W along the West line of Section 20, 931.03' to the point of beginning; thence S82°41'12"E, 26.49' to the centerline of S.T.H. 92; thence Southeasterly, 251.33' along said centerline and the arc of a curve to the left whose radius is 1058.82' and whose chord bears S15°31'45"E, 250.74'; thence S22°19'45"E along said centerline, 162.63'; thence N89°35'23"W, 379.68'; thence N35°42'10"W, 339.38'; thence N03°13'09"E, 170.35'; thence S82°41'12"E, 416.36' to the point of beginning.

Contains 181,311 square feet or 4.16 acres.