Dane County Rezone Petition

Application Date	Petition Number
07/09/2025	DCPREZ-2025-12195
Public Hearing Date	
09/16/2025	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DAVID & ROBYN GARFOOT	PHONE (with Area Code) (608) 516-2794	AGENT NAME ROBERT TALARCZYK	PHONE (with Area Code) (608) 527-5216
BILLING ADDRESS (Number & Street) 8670 GARFOOT DR		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**	
8670 Garfoot Drive					
TOWNSHIP PRIMROSE	SECTION 10	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		**PARCEL NUMBERS INVOLVED**		**PARCEL NUMBERS INVOLVED**	
0507-102-8520-0		0507-102-8510-0		0507-102-8503-0	

REASON FOR REZONE

EXPANDING TWO EXISTING RESIDENTIAL LOTS

FROM DISTRICT:	TO DISTRICT:	ACRES
RR-4 Rural Residential District	RM-8 Rural Mixed-Use District	6.82
FP-35 Farmland Preservation District	RM-8 Rural Mixed-Use District	4.25
RR-2 Rural Residential District	RR-4 Rural Residential District	3.41
FP-35 Farmland Preservation District	RR-4 Rural Residential District	3.73

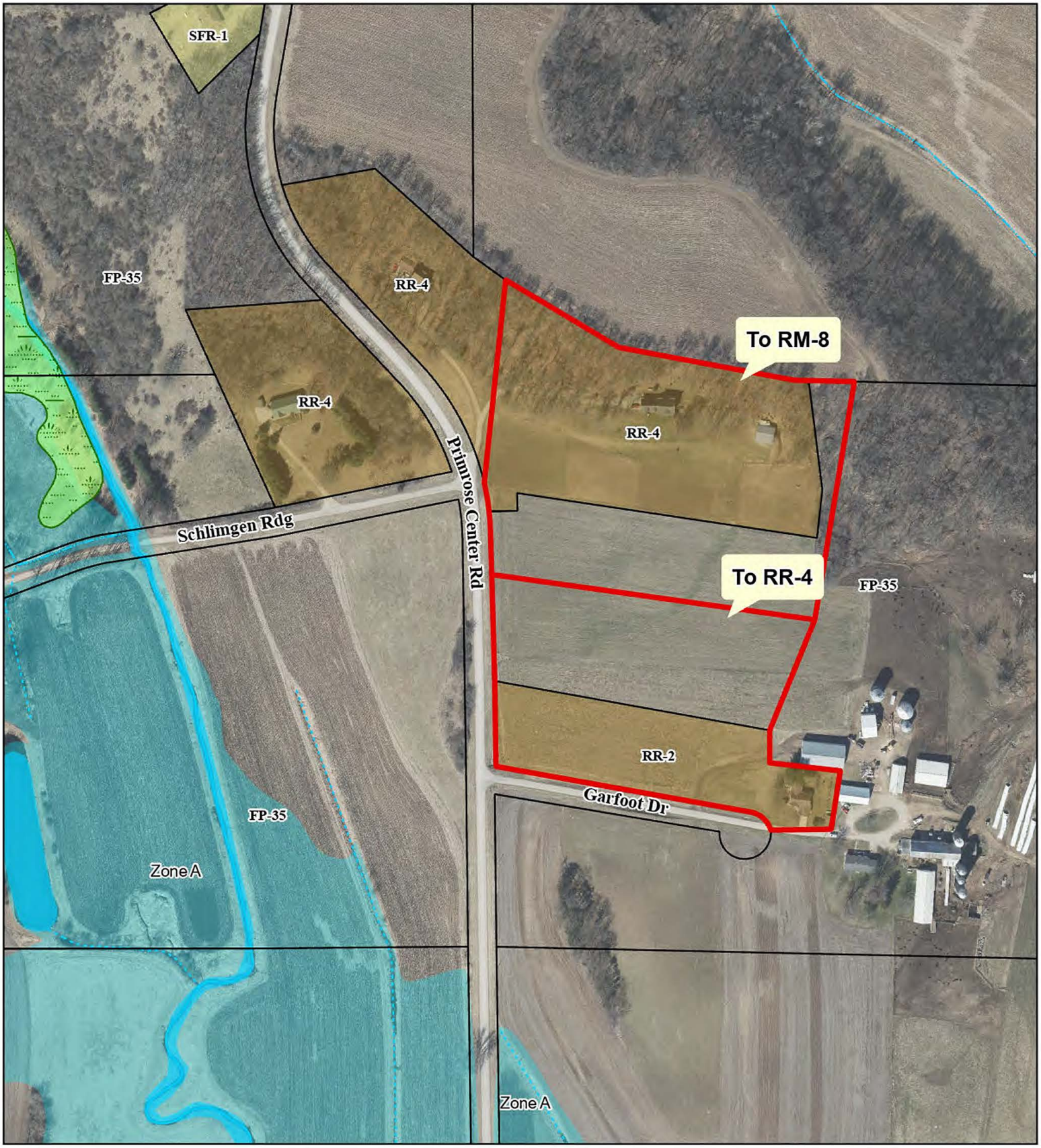
C.S.M REQUIRED?	PLAT REQUIRED?	DEED RESTRICTION REQUIRED?	INSPECTOR'S INITIALS
☑ Yes ☐ No	☐ Yes ☑ No	☐ Yes ☑ No	RWL1
Applicant Initials_____	Applicant Initials_____	Applicant Initials_____	

SIGNATURE:(Owner or Agent)

PRINT NAME:

DATE:

Form Version 04.00.00



Rezone 12195
DAVID & ROBYN GARFOOT, AGENT
ROBERT TALARCZYK

Feet
0 205 410 820

Proposed Zoning Boundary
Tax Parcel Boundary
Wetland Class Areas
1% Annual Chance Flood Hazard

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:	David & Robyn Garfoot	**Agent Name:**	Robert Talarczyk
Address (Number & Street):	8670 Garfoot Drive	**Address (Number & Street):**	517 2nd Avenue
Address (City, State, Zip):	Mt. Horeb, WI 53572	**Address (City, State, Zip):**	New Glarus, WI 53574
Email Address:		**Email Address:**	
Phone#:	608-516-2794	**Phone#:**	608-527-5216

PROPERTY INFORMATION

Township:	Primrose	**Parcel Number(s):**	050710285100, 050710285030, 050710285200
Section:	3 & 10	**Property Address or Location:**	8670 Garfoot Drive, 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 residences at 8670 Garfoot Drive and 1370 Primrose Center Road are expanding their lots to include and divide the land to the North and South of their lots respectively.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RR-4	RM-8	6.82
RR-2	RR-4	3.41
FP-35	RR-4	3.73
FP-35	RM-8	4.25

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

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 6/16/25

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 requiredinformation 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):	Duane & Sandy Garfoot
Address (Number & Street):	1370 Primrose Center Road
Address (City, State, Zip):	Mt. Horeb, WI 53572
Email Address:	
Phone Number:	608-212-6748

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

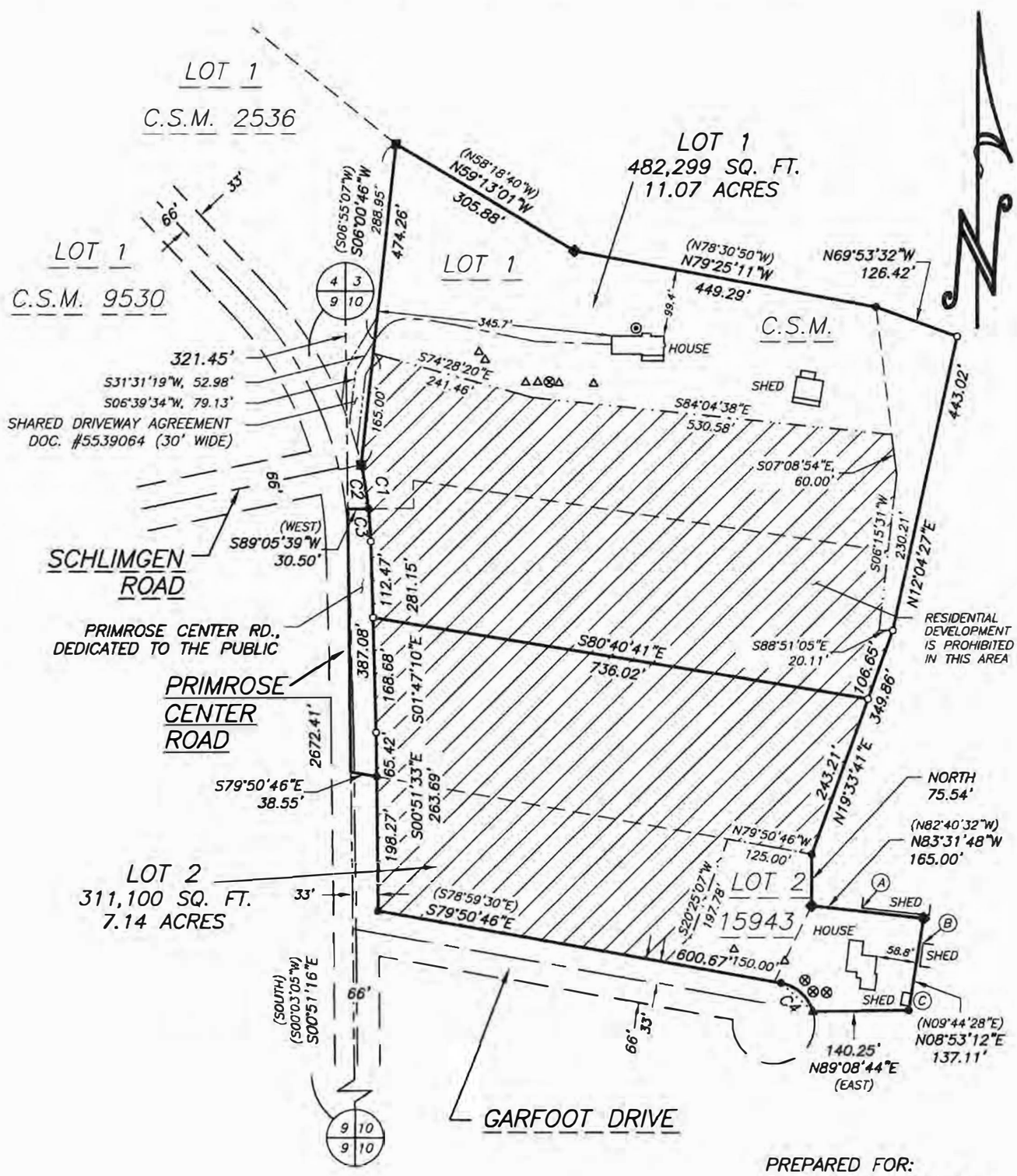
☐ **ADDITIONAL PROPERTY OWNERS. Provide contact information for additional property owners, if applicable.**

Additional Property Owner Name(s):	Thomas & Jami Erickson
Address (Number & Street):	1368 Primrose Center Road
Address (City, State, Zip):	Mount Horeb, WI 53572
Email Address:	
Phone Number:	

RR-4
RR-4
RR-4
RR-4 to RM-8
FP-35 to RM-8
FP-35 to RR-4
RR-2 to RR-4
Schlimgen Rdg
Primrose Center Rd
FP-35
RR-2

CERTIFIED SURVEY MAP NO.

Lots 1 and 2 of Certified Survey Map 15943 (Vol. 117, Pages 19–22) and other lands in the Northwest 1/4 of the Northwest 1/4 of Section 10 and the Southwest 1/4 of the Southwest 1/4 of Section 3, Town 5 North, Range 7 East, Town of Primrose, Dane County, Wisconsin.



PREPARED FOR:
David & Robyn Garfoot
8670 Garfoot Drive
Mt. Horeb, WI 53572
(608) 516–2794

200 0 200
SCALE: 1" = 200'

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

JOB NO. 25058
POINTS 21167
DRWG. 25058_1
DRAWN BY CJW

CERTIFIED SURVEY MAP NO.

Lots 1 and 2 of Certified Survey Map 15943 (Vol. 117, Pages 19–22) and other lands in the Northwest 1/4 of the Northwest 1/4 of Section 10 and the Southwest 1/4 of the Southwest 1/4 of Section 3, Town 5 North, Range 7 East, Town of Primrose, Dane County, Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of said Section 10; thence S00°51'16"E along the West line of Section 10, 321.45' to the point of beginning; thence S00°51'16"E, 387.08'; thence S79°50'46"E, 38.55' to the Easterly right of way line of Primrose Center Road; thence S00°51'33"E along said right of way line, 198.27' to the Northerly right of way line of Garfoot Drive; thence S79°50'46"E along said right of way line, 600.67'; thence Southeasterly, 66.25' along said right of way line and the arc of a curve to the right whose radius is 60.00' and whose chord bears S48°12'59"E, 62.93'; thence N89°08'44"E, 140.25'; thence N08°53'12"E, 137.11'; thence N83°31'48"W, 165.00'; thence North, 75.54'; thence N19°33'41"E, 349.86'; thence N12°04'27"E, 443.02'; thence N69°53'32"W, 126.42'; thence N79°25'11"W, 449.29'; thence N59°13'01"W, 305.88'; thence S06°00'46"W, 474.26' to the Easterly right of way line of Primrose Center Road; thence Southeasterly, 66.04' along said right of way line and the arc of a curve to the right whose radius is 583.00' and whose chord bears S09°45'02"E, 66.00'; thence S89°05'39"W, 30.50' to the point of beginning; subject to a public road right of way as shown and to any and all easements of record.

NOTES:

1.) Bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone, NAD83 (2011), in which the West line of the Northwest 1/4 of Section 10 bears S00°51'16"E.

2.) Recorded data, when different than measured, is shown in parenthesis.

3.) All PLSS witness monuments were found and verified.

CURVE TABLE							
CURVE	RADIUS	ARC	DELTA	CHORD	CH. BEARING	TAN.BEARING–IN	TAN.BEARING–OUT
C1	583.00'	114.06'	11°12'34"	113.88'	S07°23'27"E	S12°59'44"E	
C2	583.00'	66.04'	6°29'24"	66.00'	S09°45'02"E		S06°30'20"E
C3	583.00'	48.02'	4°43'10"	48.01'	S04°08'45"E		
C4	60.00'	66.25'	63°15'34"	62.93'	S48°12'59"E		S16°35'12"E

LEGEND:

- 1–1/2" iron pipe found
- ■ 1" iron pipe found
- ◆ 1–1/4" iron pipe found
- • 3/4" solid round iron rod found
- o 3/4" x 24" solid round iron rod set, weighing 1.5 pounds per lineal foot
- ▲ Railroad spike found
- ⊙ Well
- ⊗ Septic cover
- △ Septic vent

POINT	DIMENSIONS TABLE
A	5.0' NORTH OF LINE
B	5.0' EAST OF LINE
C	0.4' WEST OF LINE

I hereby certify that this survey is in compliance with Section 236.34 of the Wis. Statutes and that I have surveyed, monumented, and mapped the lands described hereon, and that this map is a correct representation thereof in accordance with the information provided.

June 9, 2025

Robert A. Talarczyk, P.L.S.

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

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CERTIFIED SURVEY MAP NO.

Lots 1 and 2 of Certified Survey Map 15943 (Vol. 117, Pages 19–22) and other lands in the Northwest 1/4 of the Northwest 1/4 of Section 10 and the Southwest 1/4 of the Southwest 1/4 of Section 3, Town 5 North, Range 7 East, Town of Primrose, Dane County, Wisconsin.

OWNERS' 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), Done County Code of Ordinances, to be submitted to the following for approval or objection: The Town of Primrose, The County of Dane.

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

_____ _____
David J. Garfoot Robyn H. Garfoot

STATE OF WISCONSIN)
_____ COUNTY) SS
Personally came before me this _____ day of _____, 20_____, the above named David J. Garfoot and Robyn H. Garfoot to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

_____
My commission expires _____.

OWNERS' CERTIFICATE OF DEDICATION:
As owners, we hereby certify that we have caused the land described on this Certified Survey Mop 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: The Town of Primrose, The County of Dane.

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

_____ _____
David J. Garfoot Duane J. Garfoot

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

_____
My commission expires _____.

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As owner, 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: The Town of Primrose, The County of Dane.

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

_____
Jami A. Erickson, Trustee
Thomas & Jami Erickson Joint
Revocable Trust

_____
Thomas A. Erickson, Trustee
Thomas & Jami Erickson Joint
Revocable Trust

STATE OF WISCONSIN)
_____ COUNTY) SS
Personally came before me this _____ day of _____, 20_____, the above named Jami A. Erickson and Thomas A. Erickson, 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 _____.

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

_____
Town Clerk

_____
Town Chairperson

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 _____.

_____
Register of Deeds

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Garfoot Rezoning Legal Descriptions

RR-4 to RM-8

Lot 1 of Certified Survey Map 15943 (Vol. 117, Pages 19-22) in the Northwest 1/4 of the Northwest 1/4 of Section 10 and the Southwest 1/4 of the Southwest 1/4 of Section 3, Town 5 North, Range 7 East, Town of Primrose, Dane County, Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of said Section 10; thence S00°51'16"E along the West line of Section 10, 321.45'; thence N89°05’39”E, 30.50’ to the point of beginning; thence N89°05’39”E, 66.00’; thence N01°12’06”W, 41.00’; S81°30’36”E, 704.26; thence N06°15’31”E, 112.83’; thence N07°08’54”W, 249.38’; thence N79°25'11"W, 449.29'; thence N59°13'01"W, 305.88'; thence S06°00'46"W, 474.26' to the Easterly right of way line of Primrose Center Road; thence Southeasterly, 66.04' along said right of way line and the arc of a curve to the right whose radius is 583.00' and whose chord bears S09°45'02"E, 66.00' to the point of beginning.

FP-35 to RM-8

That part of the Northwest 1/4 of the Northwest 1/4 of Section 10, Town 5 North, Range 7 East, Town of Primrose, Dane County, Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of said Section 10; thence S00°51'16"E along the West line of Section 10, 321.45' to the point of beginning; thence S00°51'16"E, 154.06’; thence S80°40’41”E, 771.67’; thence N19°33’41”E, 106.65’; thence N12°04’27”E, 443.02’; thence N69°53’32”W, 126.42’; thence S07°08’54”E, 249.38’; thence S06°15’31”W, 112.83’; N81°30’36”W, 704.26’; thence S01°12’06”E, 41.00’; thence S89°05’39”W, 96.50’ to the point of beginning.

RR-2 to RR-4

Lot 2 of Certified Survey Map 15943 (Vol. 117, Pages 19-22) in the Northwest 1/4 of the Northwest 1/4 of Section 10, Town 5 North, Range 7 East, Town of Primrose, Dane County, Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of said Section 10; thence S00°51'16"E along the West line of Section 10, 708.53’; thence S79°50'46"E, 38.55' to the point of beginning; thence S00°51'33"E along said right of way line, 198.27' to the Northerly right of way line of Garfoot Drive; thence S79°50'46"E along said right of way line, 600.67'; thence Southeasterly, 66.25' along said right of way line and the arc of a curve to the right whose radius is 60.00' and whose chord bears S48°12'59"E, 62.93'; thence N89°08'44"E, 140.25'; thence N08°53'12"E, 137.11'; thence N83°31'48"W, 165.00'; thence North, 75.54'; thence N79°50’46”W, 648.79’ to the point of beginning.

FP-35 to RR-4

That part of the Northwest 1/4 of the Northwest 1/4 of Section 10, Town 5 North, Range 7 East, Town of Primrose, Dane County, Wisconsin, bounded and described as follows:
Commencing at the Northwest corner of said Section 10; thence S00°51'16"E along the West line of Section 10, 475.51 to the point of beginning; thence S00°51'16"E, 233.02; thence S79°50’46”E, 687.34’; thence N19°33’41”E, 243.21; thence N80°40’41”W, 771.67’ to the point of beginning.