

Dane County Rezone Petition

Application Date	Petition Number
05/13/2026	DCPREZ-2026-12283
Public Hearing Date	
06/23/2026	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME GV BLACKBERRY LLC	PHONE (with Area Code) (608) 712-7100	AGENT NAME ROBERT TALARCZYK	PHONE (with Area Code) (608) 527-5216
BILLING ADDRESS (Number & Street) 4606 VERONA RD		ADDRESS (Number & Street) 517 2ND AVENUE	
(City, State, Zip) MADISON, WI 53711		(City, State, Zip) New Glarus, WI 53574	
E-MAIL ADDRESS joegargano@yahoo.com		E-MAIL ADDRESS bob@talarczyk-surveys.com	

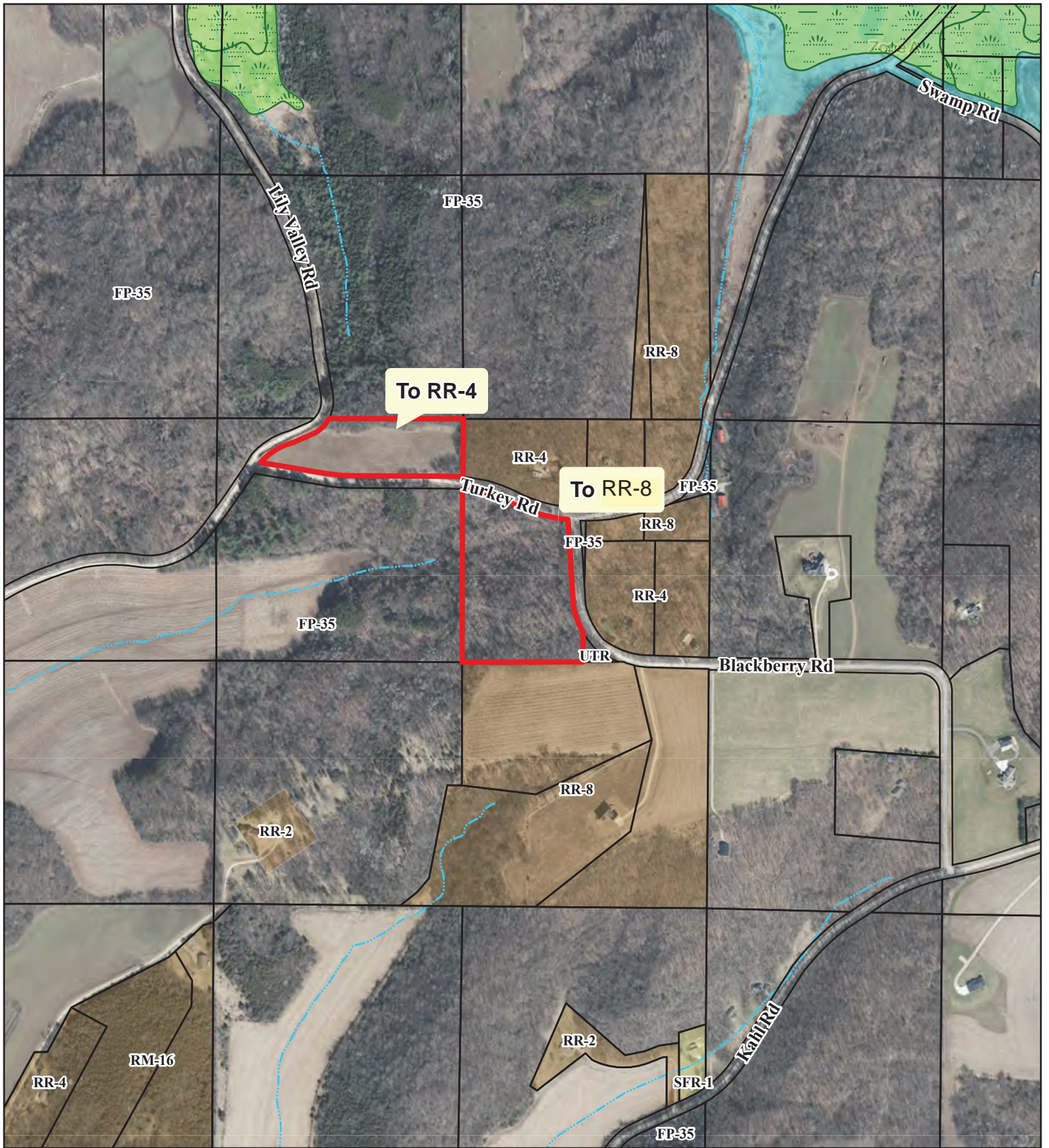
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
West and South of 9554 Turkey Rd					
TOWNSHIP BLACK EARTH	SECTION 25	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0806-251-8500-8		0806-251-8160-0			

REASON FOR REZONE

CREATING TWO RESIDENTIAL LOTS

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-4 Rural Residential District	6.22
FP-35 Farmland Preservation District	RR-8 Rural Residential District	11.8

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:
COMMENTS: THE REMNANT LAND ACROSS BLACKBERRY RD (PART OF TAX PARCEL 080625181600) NEEDS TO BE ADDRESSED BY REZONING TO UTR OR DEDICATING AS RIGHT-OF-WAY.				



- Proposed Zoning Boundary
- Tax Parcel Boundary
- Wetland Class Areas

- Zone Type**
- 1% Annual Chance Flood Hazard

**PETITION 12283
GV BLACKBERRY LLC**





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:	GV Blackberry, LLC	Agent Name:	Robert Talarczyk
Address (Number & Street):	4606 Verona Road	Address (Number & Street):	517 2nd Avenue
Address (City, State, Zip):	Madison, WI 53711	Address (City, State, Zip):	New Glarus, WI 53574
Email Address:	joegargano@yahoo.com	Email Address:	bob@talarczyk-surveys.com
Phone#:	608-712-7100	Phone#:	608-527-5216

PROPERTY INFORMATION

Township:	Black Earth	Parcel Number(s):	080625185008, 080625181600
Section:	25	Property Address or Location:	Turkey Road, Black Earth

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 applicant wishes to create two residential lots.

PETITION AMENDED AT SUGGESTION OF THE TOWN TO RR-8 ON THE LARGER LOT (INSTEAD OF RM-8 ORIGINALLY REQUESTED)

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-4	6.22
FP-35	RM-8 RR-8	11.80

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 |
|--|--|---|---|---|

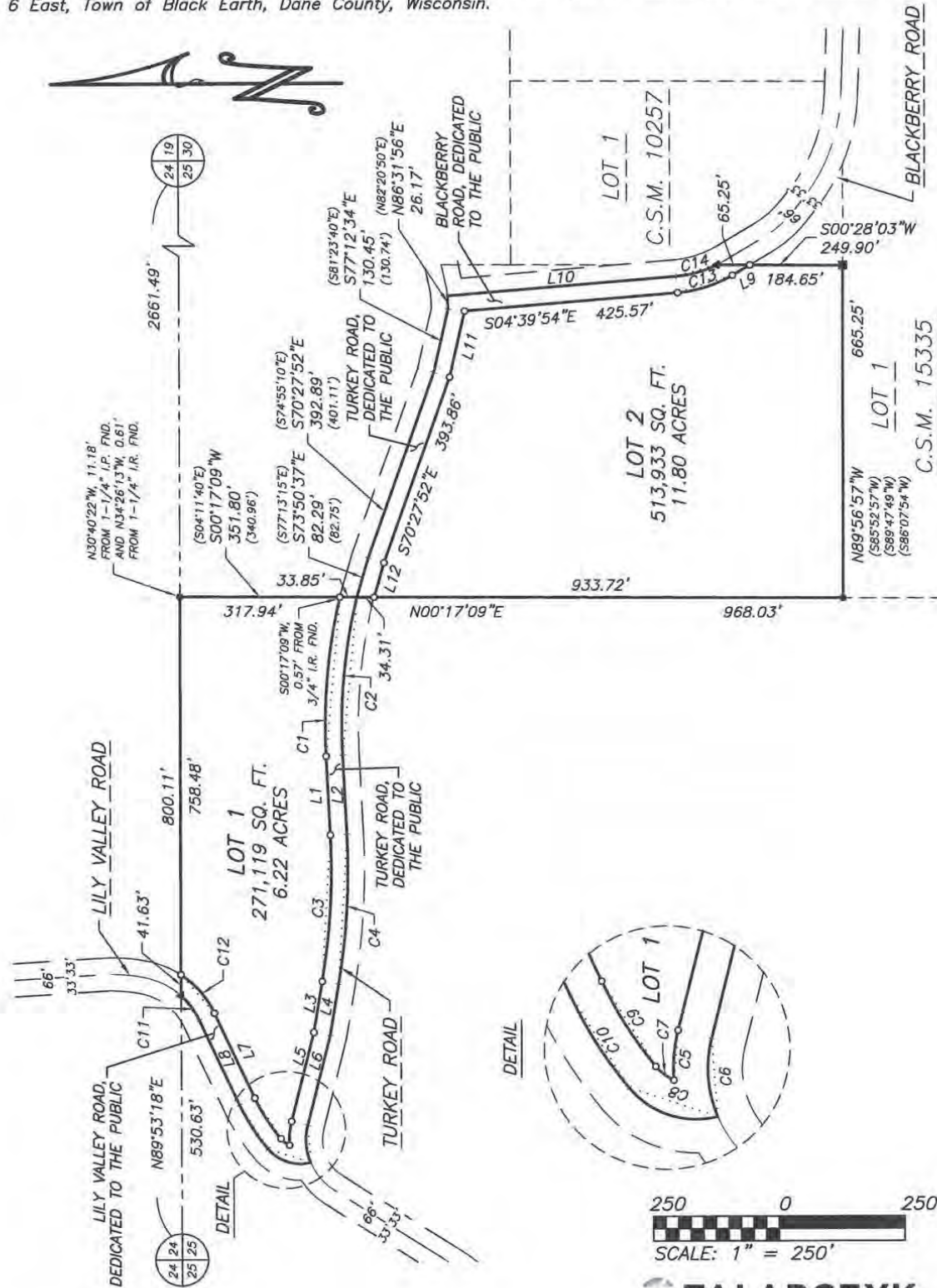
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary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

Date 3/5/26

CERTIFIED SURVEY MAP NO. _____

Part of the Northeast and Northwest 1/4s of the Northeast 1/4 of Section 25, Town 8 North, Range 6 East, Town of Black Earth, Dane County, Wisconsin.



JOB NO. 26030
POINTS 26030
DRWG. 26030_1
DRAWN BY CJW

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

CERTIFIED SURVEY MAP NO. _____

Part of the Northeast and Northwest 1/4s of the Northeast 1/4 of Section 25, Town 8 North, Range 6 East, Town of Black Earth, Dane County, Wisconsin.

LINE	BEARING	DISTANCE
L1	S86°59'34"W	159.07'
L2	S86°59'34"W	159.07'
L3	N80°33'58"W	102.67'
L4	N80°33'58"W	104.00'
L5	N75°57'02"W	184.31'
L6	N75°57'02"W	185.64'
L7	N64°54'59"E	187.97'
L8	N64°54'59"E	187.97'
L9	S30°28'32"E	40.30'
L10	S04°39'54"E	457.47'
L11	S77°12'34"E	135.61'
L12	S73°50'37"E	71.93'

CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING	TAN.BEARING-IN	TAN.BEARING-OUT
C1	1151.00'	320.54'	15°57'22"	319.50'	N85°01'45"W	N77°03'04"W	
C2	1118.00'	318.77'	16°20'10"	317.69'	N84°50'21"W	N76°40'16"W	
C3	1357.00'	294.66'	12°26'28"	294.08'	N86°47'11"W		
C4	1390.00'	301.83'	12°26'29"	301.24'	N86°47'12"W		
C5	153.00'	48.70'	18°14'16"	48.50'	N85°04'10"W		S85°48'42"W
C6	120.00'	77.09'	36°48'20"	75.77'	S85°38'48"W		S67°14'38"W
C7	50.00'	22.01'	25°13'16"	21.83'	N37°58'19"E	N25°21'41"E	N50°34'57"E
C8	83.00'	94.01'	64°53'36"	89.06'	N18°08'09"E	N14°18'39"W	N50°34'57"E
C9	389.00'	97.32'	14°20'02"	97.06'	N57°44'58"E	N50°34'57"E	
C10	422.00'	105.57'	14°20'02"	105.30'	N57°44'58"E	N50°34'57"E	
C11	153.00'	61.24'	22°56'02"	60.83'	N53°26'58"E		N41°58'57"E
C12	186.00'	102.47'	31°33'48"	101.17'	N49°08'05"E		N33°21'11"E
C13	256.00'	115.33'	25°48'40"	114.35'	S17°34'14"E		S30°28'34"E
C14	223.00'	84.78'	21°47'02"	84.28'	S15°33'25"E		S26°26'56"E

LEGEND:



Cast aluminum monument found

- 3/4" solid round iron rod found
- 1-1/4" solid round iron rod found
- ▲ Railroad spike found
- ◻ 3/4" x 24" solid round iron rod set, weighing 1.50 lbs per lineal foot

NOTES:

- 1.) Bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone, NAD83 (2011), in which the North line of the Northeast 1/4 of Section 25 bears N89°53'18"E.
- 2.) Recorded data, when different than measured, is shown in parenthesis.

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SHEET 2 OF 4

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CERTIFIED SURVEY MAP NO. _____

That part of the Northeast and Northwest 1/4s of the Northeast 1/4 of Section 25, Town 8 North, Range 6 East, Town of Black Earth, Dane County, Wisconsin, bounded and described as follows: Commencing at the North 1/4 corner of said Section 25; thence N89°53'18"E along the North line of Section 25, 530.63' to the point of beginning; thence N89°53'18"E, 800.11' to the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 25; thence S00°17'09"W along the East line of the Northwest 1/4 of the Northeast 1/4 of Section 25, 351.80' to the centerline of Turkey Road; thence S73°50'37"E along said centerline, 82.29'; thence S70°27'52"E along said centerline, 392.89'; thence S77°12'34"E along said centerline, 130.45'; thence N86°31'56"E along said centerline, 26.17' to the centerline of Blackberry Road; thence S04°39'54"E along said centerline, 457.47'; thence Southeasterly, 84.78' along said centerline and the arc of a curve to the left whose radius is 223.00' and whose chord bears S15°33'25"E, 84.28'; thence S00°28'03"W, 249.90' to the South line of the Northeast 1/4 of the Northeast 1/4 of Section 25; thence N89°56'57"W, 665.25' to the Southwest corner of the Northeast 1/4 of the Northeast 1/4 of Section 25; thence N00°17'09"E along the West line of the Northeast 1/4 of the Northeast 1/4 of Section 25, 968.03' to the centerline of Turkey Road; thence Northwesterly, 318.77' along said centerline and the arc of a curve to the left whose radius is 1118.00' and whose chord bears N84°50'21"W, 317.69'; thence S86°59'34"W along said centerline, 159.07'; thence Northwesterly, 301.83' along said centerline and the arc of a curve to the right whose radius is 1390.00' and whose chord bears N86°47'12"W, 301.24'; thence N80°33'58"W along said centerline, 104.00'; thence N75°57'02"W along said centerline, 185.64'; thence Southwesterly, 77.09' along said centerline and the arc of a curve to the left whose radius is 120.00' and whose chord bears S85°38'48"W, 75.77' to the centerline of Lily Valley Road; thence Northeasterly along said centerline, 94.01' and the arc of a curve to the right whose radius is 83.00' and whose chord bears N18°08'09"E, 89.06'; thence Northeasterly, 105.57' along said centerline and the arc of a curve to the right whose radius is 422.00' and whose chord bears N57°44'58"E, 105.30'; thence N64°54'59"E along said centerline, 187.97'; thence Northeasterly, 61.24' along said centerline and the arc of a curve to the left whose radius is 153.00' and whose chord bears N53°26'58"E, 60.83' to the point of beginning; subject to public road rights 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 Black Earth and Dane County; and that under the direction of Devon Van Ess, 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.

February 20, 2026

Robert A. Talarczyk, P.L.S.

VILLAGE APPROVAL: Approved for recording this _____ day of _____, 20____ by the Village of Black Earth.

Village Clerk

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

Town Clerk

 **TALARCZYK**
LAND SURVEYS

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

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DRAWN BY CJW

SHEET 3 OF 4

CERTIFIED SURVEY MAP NO. _____

Part of the Northeast and Northwest 1/4s of the Northeast 1/4 of Section 25, Town 8 North, Range 6 East, Town of Black Earth, Dane County, Wisconsin.

OWNER'S CERTIFICATE OF DEDICATION:

GV Blackberry, LLC, a Wisconsin limited liability company, as owner, does hereby certify that said company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented hereon. GV Blackberry, LLC does further certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: The Town of Black Earth, The Village of Black Earth, The County of Dane.

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

Joe Gargano, Member
GV Blackberry, LLC

STATE OF WISCONSIN)

_____ COUNTY) SS

Personally came before me this _____ day of _____, 20_____, the above named Joe Gargano, member of the above named limited liability company, to me known to be the same person who executed the foregoing instrument and acknowledged the same.

My commission expires _____.

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:

Joe Gargano
c/o Devon Van Ess
7979 Greenway Boulevard
Middleton, WI 53562
(608) 338-9913

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POINTS 26030
DRWG. 26030_1
DRAWN BY CJW

SHEET 4 OF 4

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FP-35 to RR-4

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FP-35 to ~~RM-8~~ RR-8

That part of the Northeast 1/4 of the Northeast 1/4 of Section 25, Town 8 North, Range 6 East, Town of Black Earth, Dane County, Wisconsin, bounded and described as follows:

Commencing at the North 1/4 corner of said Section 25; thence N89°53'18"E along the North line of Section 25, 1330.74' to the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 25; thence S00°17'09"W along the East line of the Northwest 1/4 of the Northeast 1/4 of Section 25, 351.80' to the centerline of Turkey Road and the point of beginning; thence S73°50'37"E along said centerline, 82.29'; thence S70°27'52"E along said centerline, 392.89'; thence S77°12'34"E along said centerline, 130.45'; thence N86°31'56"E along said centerline, 26.17' to the centerline of Blackberry Road; thence S04°39'54"E along said centerline, 457.47'; thence Southeasterly, 84.78' along said centerline and the arc of a curve to the left whose radius is 223.00' and whose chord bears S15°33'25"E, 84.28'; thence S00°28'03"W, 249.90' to the South line of the Northeast 1/4 of the Northeast 1/4 of Section 25; thence N89°56'57"W, 665.25' to the Southwest corner of the Northeast 1/4 of the Northeast 1/4 of Section 25; thence N00°17'09"E along the West line of the Northeast 1/4 of the Northeast 1/4 of Section 25, 968.03' to the point of beginning. (~11.80 Acres)