

Dane County Rezone Petition

Application Date	Petition Number
04/21/2026	DCPREZ-2026-12296
Public Hearing Date	
07/28/2026	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME KEVIN AND JESSICA HANSON	PHONE (with Area Code) (608) 206-6647	AGENT NAME TALARCZYK LAND SURVEYS (JAMES BAKER)	PHONE (with Area Code) (608) 527-5216
BILLING ADDRESS (Number & Street) 1939 LEWIS RD		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	

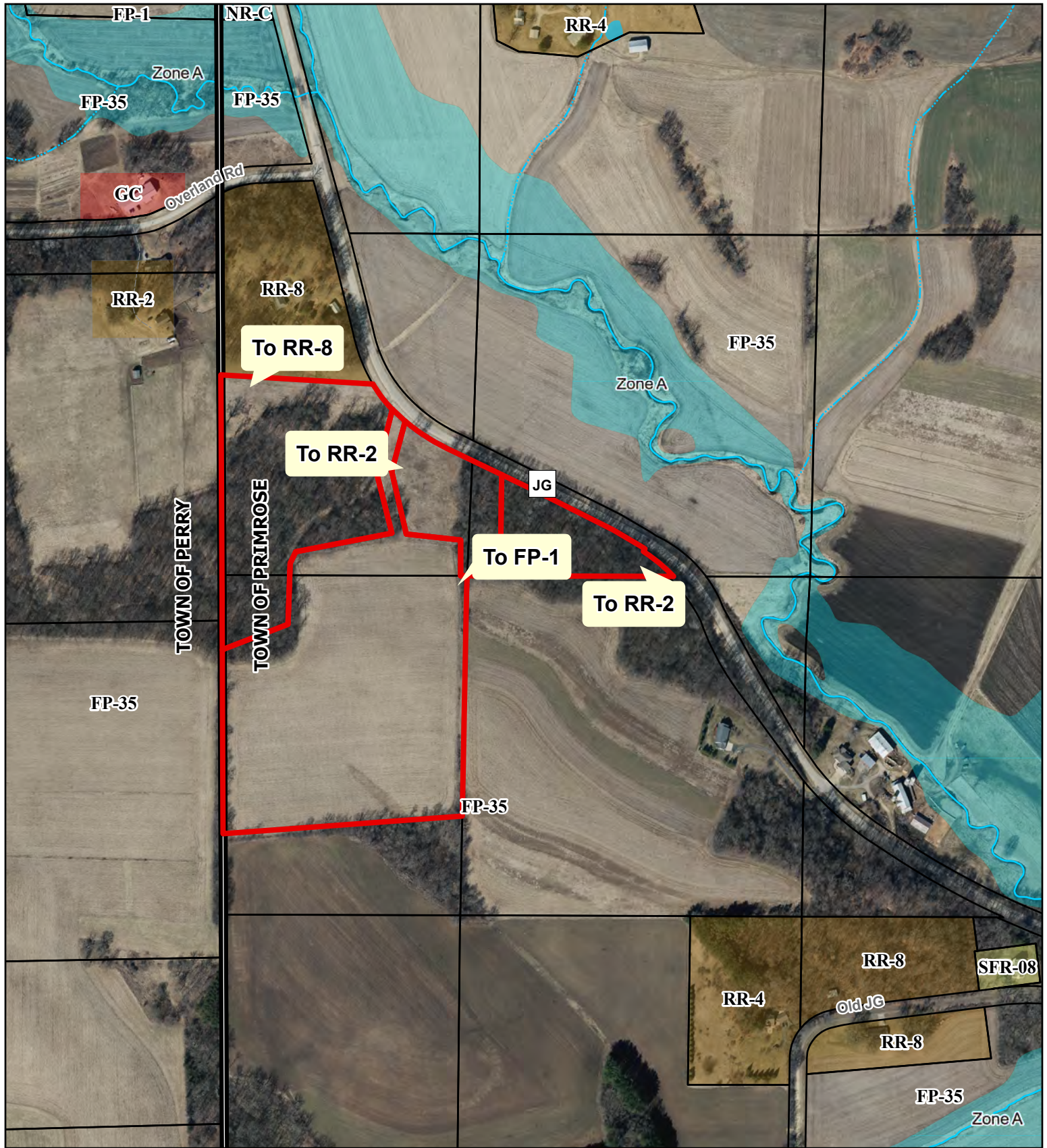
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
south of 1609 County Hwy JG					
TOWNSHIP PRIMROSE	SECTION 6	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0507-062-9710-0		0507-062-9002-0		0507-063-8501-0	

REASON FOR REZONE

CREATING THREE RESIDENTIAL LOTS AND ONE AGRICULTURAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-2 Rural Residential District	6.86
FP-35 Farmland Preservation District	RR-8 Rural Residential District	11.47
FP-35 Farmland Preservation District	FP-1 Farmland Preservation District	21.84

C.S.M REQUIRED? ☒ Yes ☐ No Applicant Initials _____	PLAT REQUIRED? ☐ Yes ☒ No Applicant Initials _____	DEED RESTRICTION REQUIRED? ☐ Yes ☒ No Applicant Initials _____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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- Proposed Zoning
- Farmland Preservation
- Commercial
- Natural Resource Conservancy
- Residential
- Rural Residential and Rural Mixed Use
- Municipal Boundary
- Tax Parcels

Flood Hazard Zones

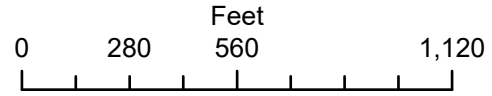
- Zone Type
- 1% Annual Chance Flood Hazard

Rivers and Streams

- Perennial Stream; Hidden Perennial Stream
- Perennial Stream; Hidden Perennial Stream

-
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- Ro
-



PETITION 12296 KEVIN AND JESSICA HANSON





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:	Hanson, Kevin & Jessica	Agent Name:	James Baker (Talarczyk Land Surveys)
Address (Number & Street):	1939 Lewis Road	Address (Number & Street):	517 2nd Avenue
Address (City, State, Zip):	Mt. Horeb, WI 53572	Address (City, State, Zip):	New Glarus, WI 53574
Email Address:	k	Email Address:	
Phone#:	6	Phone#:	

PROPERTY INFORMATION

Township:	Primrose	Parcel Number(s):	050706297100, 050706290020 & 050706385010
Section:	6	Property Address or Location:	C.T.H. JG (vacant), 0.25 mile South of Overland Road

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 owner's entire property in Section 6 of the Town of Primrose consists of 197.6 assessed acres currently zoned FP-35. The property is bisected by C.T.H. JG. The owner is proposing a Certified Survey Map creating four lots from 39.6 assessed vacant acres located southwesterly of C.T.H. JG. Three lots are proposed for residential use: 1 lot consisting of 11.47 acres (RR-8), one lot consisting of 3.56 acres (RR-2) and one lot consisting of 3.30 acres (RR-2). The fourth lot would consist of 21.84 acres and remain in agricultural use (FP-1). The 11.47 & 3.56 acre lots would have access to C.T.H. JG provided by use of a shared driveway easement located on the 21.84 acre lot. The 3.30 acre lot would have access to C.T.H. JG by a separate driveway located at an existing physical connection to the highway.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-2	6.86
FP-35	RR-8	11.47
FP-35	FP-1	21.84

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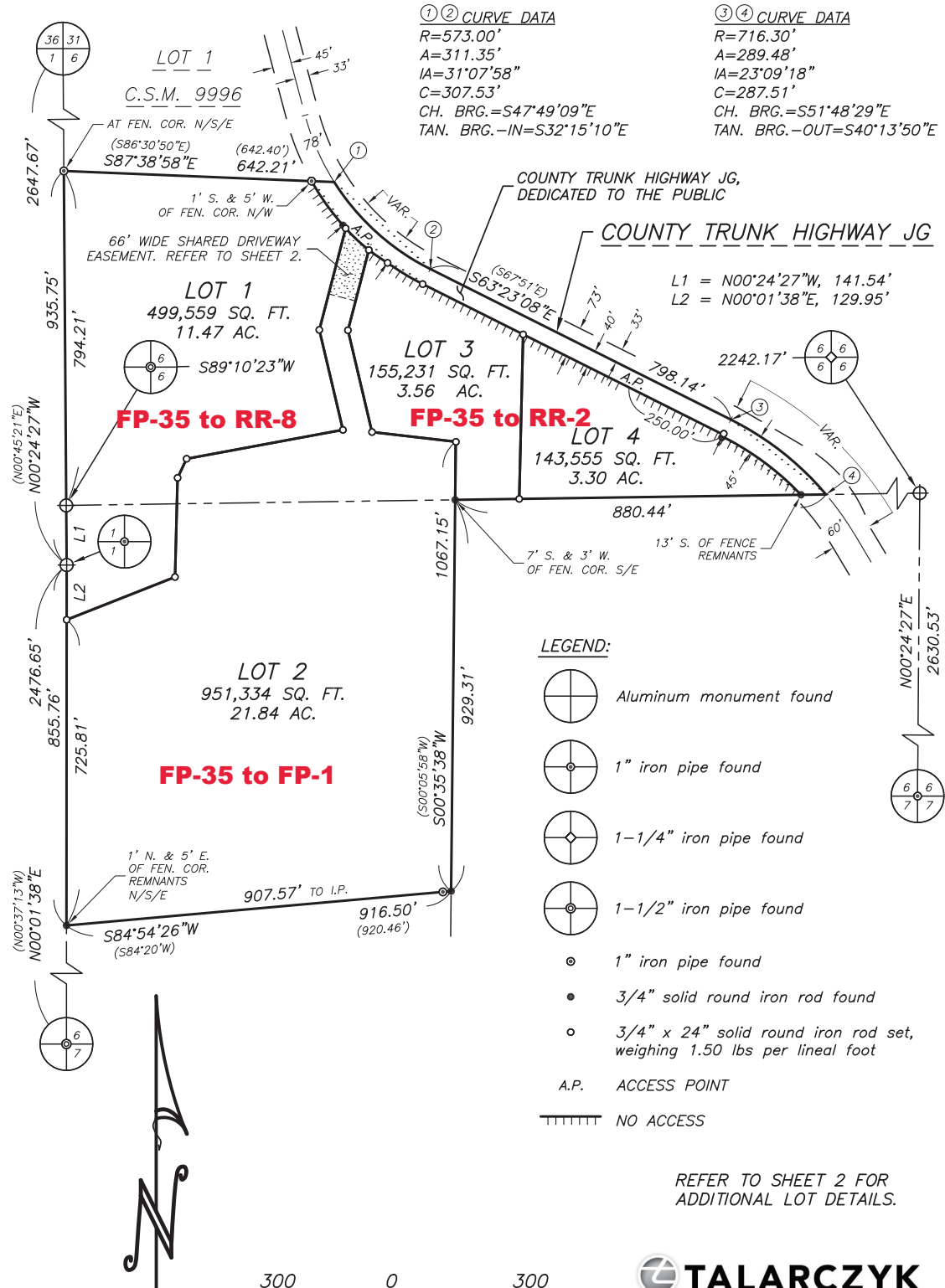
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary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

Date 4/13/26

CERTIFIED SURVEY MAP NO. _____

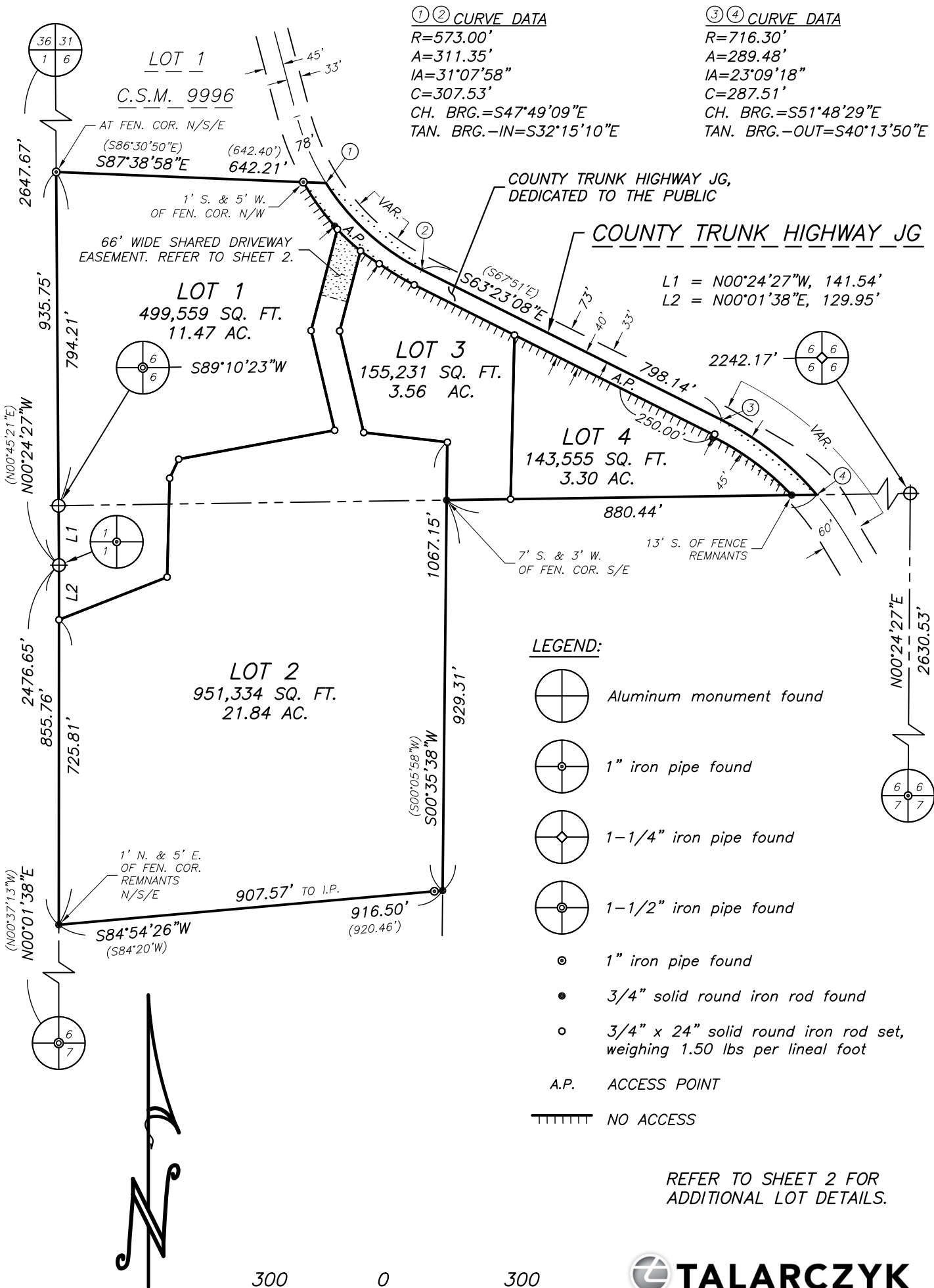
Part of the Southwest and Southeast 1/4s of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 6, Town 5 North, Range 7 East, Town of Primrose, Dane County, Wisconsin.



JOB NO. 26021
POINTS 25195
DRWG. 26021_1
DRAWN BY JMB

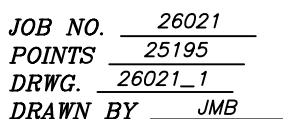
CERTIFIED SURVEY MAP No. _____

Part of the Southwest and Southeast 1/4s of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 6, Town 5 North, Range 7 East, Town of Primrose, Dane County, Wisconsin.



JOB NO. 26021
POINTS 25195
DRWG. 26021_1
DRAWN BY JMB

Part of the Southwest and Southeast 1/4s of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 6, Town 5 North, Range 7 East, Town of Primrose, Dane County, Wisconsin.



SHEET 2 OF 4



TALARCZYK
LAND SURVEYS LLC

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

CERTIFIED SURVEY MAP No. _____

That part of the Southwest and Southeast 1/4s of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 6, Town 5 North, Range 7 East, Town of Primrose, Dane County, Wisconsin, bounded and described as follows:

Beginning at the East 1/4 of Section 1, Town 5 North, Range 6 East; thence N00°24'27"W along the West line of said Section 6, 935.75'; thence S87°38'58"E, 642.21' to the centerline of County Trunk Highway JG; thence Southeasterly, 311.35' along said centerline and the arc of a curve to the left whose radius is 573.00' and whose chord bears S47°49'09"E, 307.53'; thence S63°23'08"E along said centerline, 798.14'; thence Southeasterly, 289.48' along said centerline and the arc of a curve to the right whose radius is 716.30' and whose chord bears S51°48'29"E, 287.51' to the South line of the Northwest 1/4 of Section 6; thence S89°10'23"W, 880.44' to the Northeast corner of the Northwest 1/4 of the Southwest 1/4 of Section 6; thence S00°35'38"W along the East line of the Northwest 1/4 of the Southwest 1/4 of Section 6, 929.31'; thence S84°54'26"W, 916.50' to the West line of Section 6; thence N00°01'38"E, 855.76' to the point of beginning; subject to a public road right of way for County Trunk Highway JG 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 Primrose and Dane County; and that under the direction of Kevin Hanson, 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.

April 10, 2026

James M. Baker, P.L.S.

CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING	TAN.BEARING-IN	TAN.BEARING-OUT
1-2	573.00'	311.35'	31°07'58"	307.53'	S47°49'09"E	S32°15'10"E	
3-4	716.30'	289.48'	23°09'18"	287.51'	S51°48'29"E		S40°13'50"E
5-6	618.00'	128.76'	11°56'14"	128.52'	S35°23'24"E	S29°25'17"E	S41°21'31"E
6-7	430.00'	139.23'	18°33'06"	138.62'	S49°52'27"E	S40°35'54"E	S59°09'00"E
LOT 1	430.00'	9.92'	1°19'18"	9.92'	S41°15'33"E		
LOT 2	430.00'	75.19'	10°01'08"	75.10'	S46°55'46"E		
LOT 3	430.00'	54.12'	7°12'40"	54.08'	S55°32'40"E		
7-8	613.00'	97.40'	9°06'14"	97.30'	S58°50'01"E	S54°16'54"E	
9-10	671.30'	233.43'	19°55'24"	232.26'	S53°25'26"E	S63°23'08"E	S43°27'44"E

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 6 bears N00°24'27"W.
- 2.) Recorded data, when different than measured, is shown in parenthesis.
- 3.) All PLSS witness monuments were found and verified.

PREPARED FOR:
Kevin Hanson
1939 Lewis Road
Mt. Horeb, WI 53572
(608) 206-6647

JOB NO. 26021
POINTS 25195
DRWG. 26021_1
DRAWN BY JMB

CERTIFIED SURVEY MAP No. _____

Part of the Southwest and Southeast 1/4s of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 6, Town 5 North, Range 7 East, Town of Primrose, Dane County, Wisconsin.

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: The Town of Primrose and the Dane County Zoning and Land Regulation Committee.

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

Kevin A. Hanson

Jessica A. Hanson

STATE OF WISCONSIN)
_____ COUNTY) SS
Personally came before me this _____ day of _____, 20_____, the above named Kevin A. Hanson and Jessica A. Hanson to me known to be the same persons 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 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 _____.

Kristi Chlebowski, Register of Deeds

JOB NO. 26021
POINTS 25195
DRWG. 26021_1
DRAWN BY JMB

Rezone 12296 Legal Description

FP-35 to RR-2

Part of the Southwest and Southeast 1/4s of the Northwest 1/4 of Section 6, Town 5 North, Range 7 East, Town of Primrose, Dane County, Wisconsin, bounded and described as follows:

Commencing at the West 1/4 of said Section 6; thence N89°10'23"E along the South line of the Northwest 1/4 of Section 6, 923.21' to the point of beginning; thence N00°35'38"E, 137.84'; thence N83°22'52"W, 200.10'; thence N13°18'03"W, 248.50'; thence N14°34'54"E, 196.83' to the Southwesterly right of way line of County Trunk Highway JG; thence Southeasterly, 54.12' along said right of way line and the arc of a curve to the left whose radius is 430.00' and whose chord bears S55°32'40"E, 54.08'; thence Southeasterly, 97.40' along said right of way line and the arc of a curve to the left whose radius is 613.00' and whose chord bears S58°50'01"E, 97.30'; thence S63°23'08"E along said right of way line, 798.14'; thence S26°36'52"W along said right of way line, 5.00'; thence Southeasterly, 233.43' along said right of way line and the arc of a curve to the right whose radius is 671.30' and whose chord bears S53°25'26"E, 232.26' to the South line of the of the Northwest 1/4 of Section 6; thence S89°10'23"W, 820.82' to the point of beginning.

FP-35 to RR-8

Part of the Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 6, Town 5 North, Range 7 East, Town of Primrose, Dane County, Wisconsin, bounded and described as follows:

Beginning at the East 1/4 of Section 1, Town 5 North, Range 6 East; thence N00°24'27"W along the West line of said Section 6, 935.75'; thence S87°38'58"E, 588.46' to the Southwesterly right of way line of County Trunk Highway JG; thence Southeasterly, 128.76' along said right of way line and the arc of a curve to the left whose radius is 618.00' and whose chord bears S35°23'24"E, 128.52'; thence Southeasterly, 9.92' along said right of way line and the arc of a curve to the left whose radius is 430.00' and whose chord bears S41°15'33"E, 9.92'; thence S14°34'54"W, 249.03'; thence S13°18'03"E, 243.93'; thence S79°30'55"W, 377.30'; thence S25°18'06"W, 49.98'; thence S01°30'47"W, 235.62'; thence S68°27'28"W, 276.51' to the West line of Section 6; thence N00°01'38"E, 129.95' to the point of beginning.

FP-35 to FP-1

Part of the Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 6, Town 5 North, Range 7 East, Town of Primrose, Dane County, Wisconsin, bounded and described as follows:

Commencing at the East 1/4 of Section 1, Town 5 North, Range 6 East; thence S00°01'38"W along the West line of said Section 6, 129.95' to the point of beginning; thence N68°27'28"E, 276.51'; thence N01°30'47"E, 235.62'; thence N25°18'06"E, 49.98'; thence N79°30'55"E, 377.30'; thence N13°18'03"W, 243.93'; thence N14°34'54"E, 249.03' to the Southwesterly right of way line of County Trunk Highway JG; thence Southeasterly, 75.19' along said right of way line and the arc of a curve to the left whose radius is 430.00' and whose chord bears S46°55'46"E, 75.10'; thence S14°34'54"W, 196.83'; thence S13°18'03"E, 248.50'; thence S83°22'52"E, 200.10'; thence S00°35'38"W, 137.84' to the Northeast corner of the Northwest 1/4 of the Southwest 1/4 of Section 6; thence S00°35'38"W along the East line of the Northwest 1/4 of the Southwest 1/4 of Section 6, 929.31'; thence S84°54'26"W, 916.50' to the West line of Section 6; thence N00°01'38"E, 725.81' to the point of beginning.