

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
08/04/2021	DCPREZ-2021-11749
<b>Public Hearing Date</b>	
10/26/2021	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ROGER HARTMANN	PHONE (with Area Code) (608) 527-5351	AGENT NAME TAARCZYK SURVEYING	PHONE (with Area Code) (608) 527-5216
BILLING ADDRESS (Number & Street) 288 PRIMROSE CENTER RD		ADDRESS (Number & Street) 517 2ND AVE.,	
(City, State, Zip) BELLEVILLE, WI 53508		(City, State, Zip) New Glarus, WI 53574	
E-MAIL ADDRESS pjohnson@boardmanclark.com		E-MAIL ADDRESS bob@talarczyk-surveys.com	

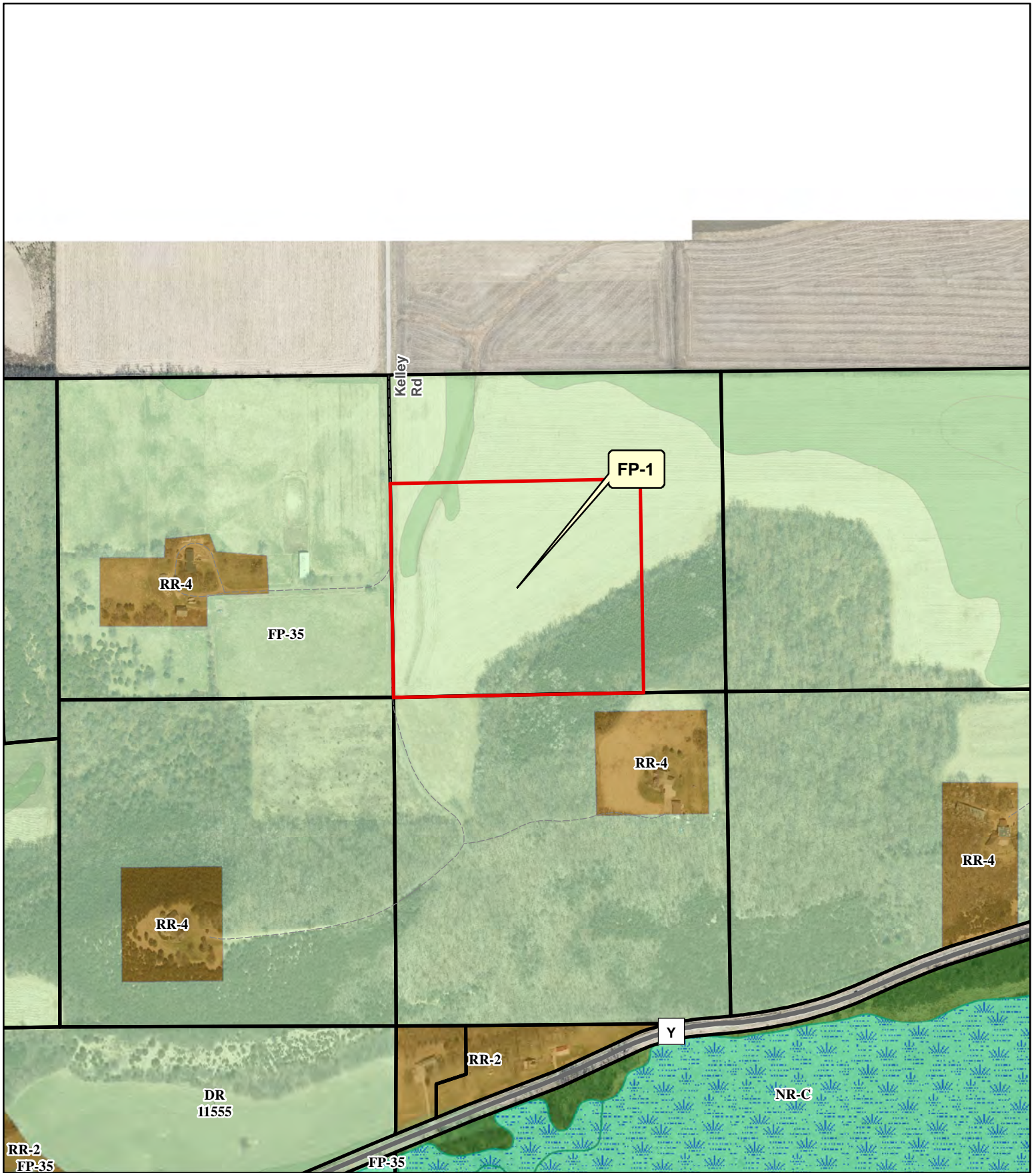
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
NW of 7240 County Highway Y					
TOWNSHIP DANE	SECTION 5	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0908-051-8000-9					

## REASON FOR REZONE




TO FACILITATE THE SETTLING OF THE DARLENE HARTMANN ESTATE

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	FP-1 Farmland Preservation District	19.43

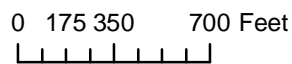
<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>✓</u>	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  SCW1	<b>SIGNATURE:(Owner or Agent)</b>  ✓
				<b>PRINT NAME:</b>  ✓
				<b>DATE:</b>  ✓



**Legend**

-  Wetland
- Significant Soils**
-  Class 1
-  Class 2

Petition 11749  
 ROGER HARTMANN





**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

Oct. 26

Application Fees	
General:	\$395
Farmland Preservation:	\$495
Commercial:	\$545
<ul style="list-style-type: none"> <li>• PERMIT FEES DOUBLE FOR VIOLATIONS.</li> <li>• ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.</li> </ul>	

## REZONE APPLICATION

### APPLICANT INFORMATION

Property Owner Name:	Linda Babler & Roger Hartmann	Agent Name:	Bob Talarczyk
Address (Number & Street):	288 Primrose Center Rd	Address (Number & Street):	517 2nd Avenue
Address (City, State, Zip):	Belleville, WI 53508	Address (City, State, Zip):	New Glarus, WI 53574
Email Address:	pjohnson@boardmanclark.com	Email Address:	bob@talarczyksurveys.com
Phone#:	(608) 527-5351	Phone#:	(608) 527-5216

### PROPERTY INFORMATION

Township:	Dane	Parcel Number(s):	090805180009
Section:	5	Property Address or Location:	Kelley Road, Lodi, WI

### 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 land division is to facilitate the settling of the Darlene Hartmann estate. Roger Hartmann and Linda Babler are the children of Darlene Hartmann. They wish to divide this 1/4 1/4 section into two parcels. Lot 1, which is 19.43 acres, of the proposed CSM would be conveyed to Linda, and the remaining 19.43 acres would be conveyed to Roger. Roger owns contiguous lands to the East.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	FP-1	19.43

**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 type="checkbox"/> Pre-application consultation with town and department staff	<input checked="" type="checkbox"/> Application fee ( <b>non-refundable</b> ), payable to the Dane County Treasurer
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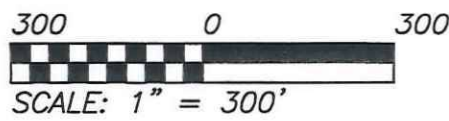
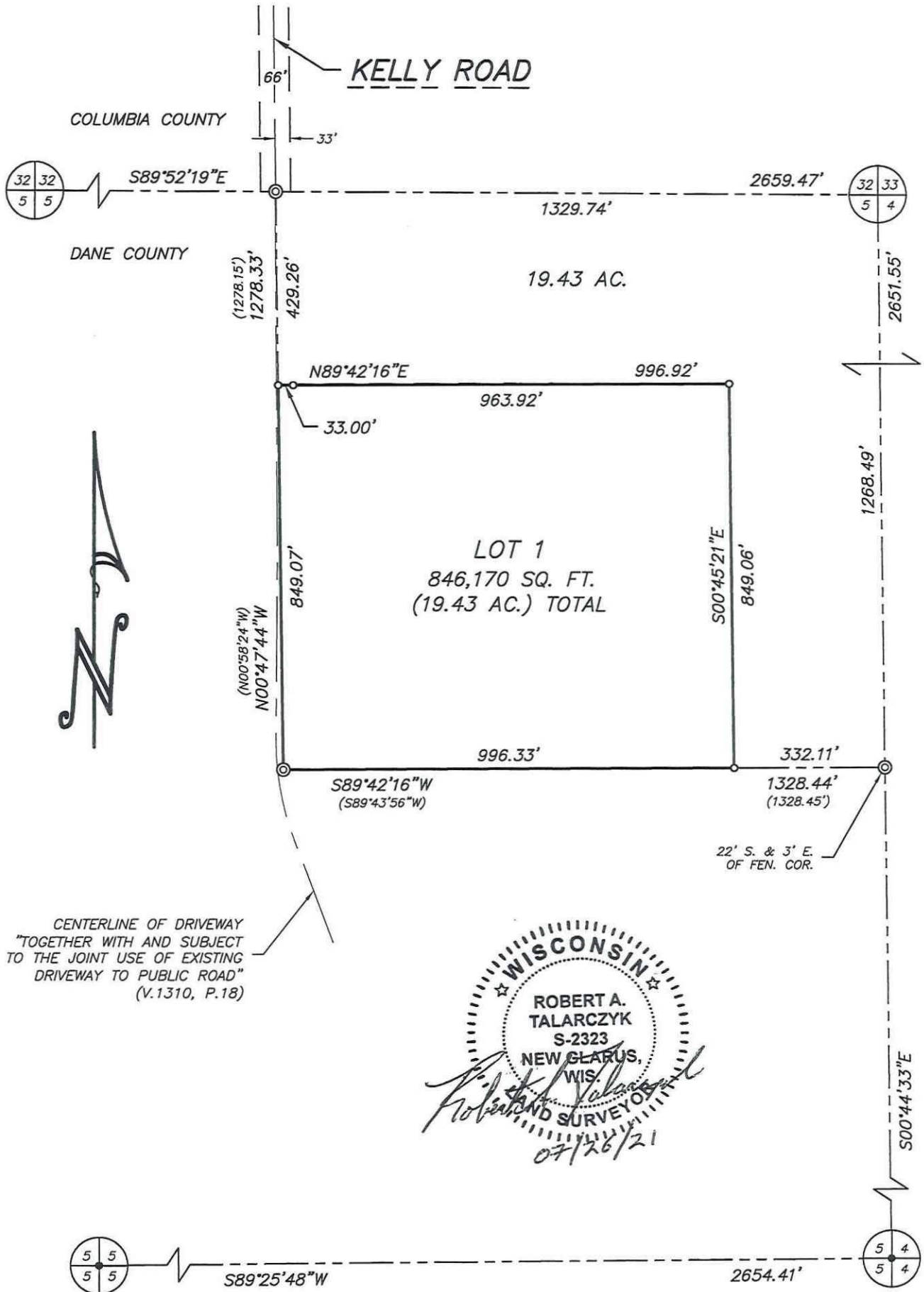
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary 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 A. Talarczyk

Date 7/26/20

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Part of the Northeast 1/4 of the Northeast 1/4 of Section 5, Town 9 North, Range 8 East, Town of Dane, Dane County, Wisconsin.



**TALARCZYK**  
LAND SURVEYS LLC

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

JOB NO. 21122  
POINTS 21122  
DRWG. 21122\_1  
DRAWN BY JMB

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

That part of the Northeast 1/4 of the Northeast 1/4 of Section 5, Town 9 North, Range 8 East, Town of Dane, Dane County, Wisconsin, bounded and described as follows:  
Commencing at the Northeast corner of said Section 5; thence S00°44'33"E, 1268.49' to the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of Section 5; thence S89°42'16"W along the South line of the Northeast 1/4 of the Northeast 1/4 of Section 5, 332.11' to the point of beginning; thence S89°42'16"W, 996.33' to the Southwest corner of the Northeast 1/4 of the Northeast 1/4 of Section 5; thence N00°47'44"W along the West line of the Northeast 1/4 of the Northeast 1/4 of Section 5, 849.07'; thence N89°42'16"E, 996.92'; thence S00°45'21"E, 849.06' to the point of beginning; subject to any and all easements of record.

I hereby certify that this survey is in compliance with Chap. 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.

July 26, 2021

  
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 5 bears S00°44'33"E.
- 2.) Recorded data, when different than measured, is shown in parenthesis.
- 3.) All PLSS witness monuments were found and verified.

## LEGEND:



Cast aluminum monument found



3/4" solid round iron rod found



1-1/4" iron pipe found



3/4" x 24" solid round iron rod set,  
weighing 1.50 lbs per lineal foot



## PREPARED FOR:

Dionne Babler  
288 Primrose Center Road  
Belleville, WI 53508  
(608) 527-5351



# TALARCZYK

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New Glarus, WI 53574  
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SHEET 2 OF 4

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

Part of the Northeast 1/4 of the Northeast 1/4 of Section 5, Town 9 North, Range 8 East, Town of Dane, Dane County, Wisconsin.

**OWNER'S CERTIFICATE:**

As owner, I hereby certify that I have caused the land described on this Certified Survey Map to be surveyed, divided, and mapped as represented hereon. I also certify that this map is required by s.236.10 or s.236.12 Wisconsin Statutes, or S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the following for approval or objection: The Town of Dane, The City of Lodi, Dane County Zoning and Land Regulation Committee.

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

\_\_\_\_\_  
Linda S. Babler

STATE OF WISCONSIN)

\_\_\_\_\_ COUNTY) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, the above named Linda S. Babler to me known to be the same person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
My commission expires \_\_\_\_\_.

**OWNER'S CERTIFICATE:**

As owner, I hereby certify that I have caused the land described on this Certified Survey Map to be surveyed, divided, and mapped as represented hereon. I also certify that this map is required by s.236.10 or s.236.12 Wisconsin Statutes, or S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the following for approval or objection: The Town of Dane, The City of Lodi, Dane County Zoning and Land Regulation Committee.

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

\_\_\_\_\_  
Roger R. Hartmann

STATE OF WISCONSIN)

\_\_\_\_\_ COUNTY) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, the above named Linda S. Babler to me known to be the same person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
My commission expires \_\_\_\_\_.



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POINTS 21122  
DRWG. 21122\_1  
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New Glarus, WI 53574  
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# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Part of the Northeast 1/4 of the Northeast 1/4 of Section 5, Town 9 North, Range 8 East, Town of Dane, Dane County, Wisconsin.

## CITY OF LODI APPROVAL

Approved for recording per City of Lodi Common Council action of \_\_\_\_\_

By: \_\_\_\_\_

Authorized Representative

TOWNSHIP APPROVAL: This Certified Survey Map and the public dedication shown hereon is approved for recording this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by the Town of Dane.

\_\_\_\_\_  
Town Chairman

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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