

Dane County Rezone Petition

Application Date	Petition Number
10/20/2023	DCPREZ-2023-11996
Public Hearing Date	
12/19/2023	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ROEHRIG BROTHERS LLC (SVEN ROEHRIG)	PHONE (with Area Code) (734) 255-3991	AGENT NAME TALARCZYK LAND SURVEYS LLC	PHONE (with Area Code) (608) 527-5216
BILLING ADDRESS (Number & Street) PO BOX 280		ADDRESS (Number & Street) 517 2ND AVENUE	
(City, State, Zip) NEW GLARUS, WI 53574		(City, State, Zip) New Glarus, WI 53574	
E-MAIL ADDRESS shroebrig@gmail.com		E-MAIL ADDRESS bob@talarczyk-surveys.com	

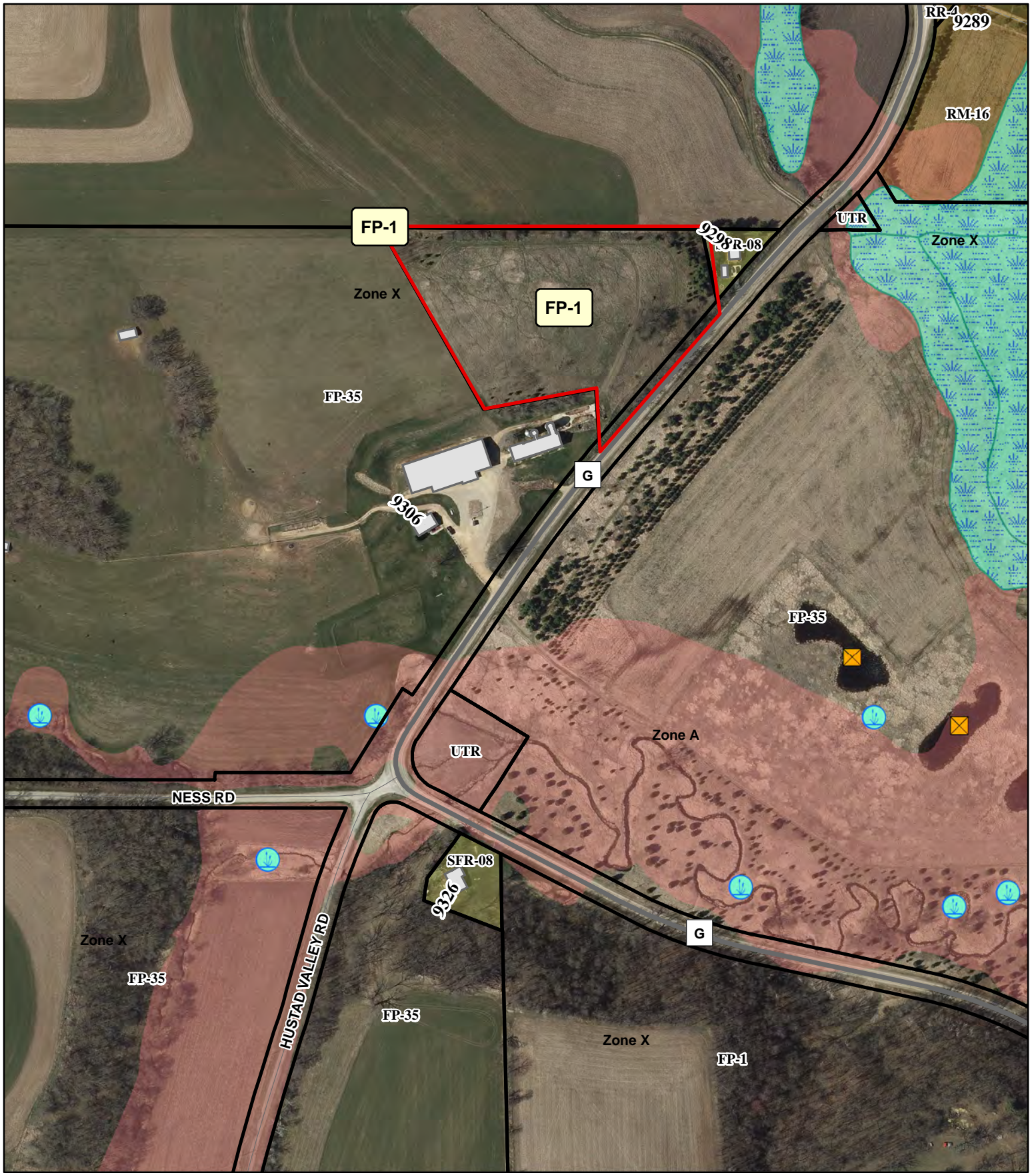
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
East of 9306 CTH G					
TOWNSHIP PRIMROSE	SECTION 32	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0507-323-8501-0		0507-323-8001-0			

REASON FOR REZONE




ZONING TO ENABLE SALE OF AGRICULTURAL PARCEL

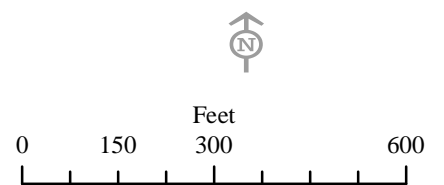
FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	FP-1 Farmland Preservation District	5.64

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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REZONE 11996

-  Wetland
-  Floodway Areas in Zone AE
-  Floodplain





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:	Roehrig Bros. LLC (c/o Sven Roehrig)	Agent Name:	Robert Talarczyk
Address (Number & Street):	P.O. Box 965	Address (Number & Street):	517 2nd Avenue
Address (City, State, Zip):	Wilson, WY 83014	Address (City, State, Zip):	New Glarus, WI 53574
Email Address:	shroehrig@gmail.com	Email Address:	bob@talarczyksurveys.com
Phone#:	734-255-3991	Phone#:	608-527-5216

PROPERTY INFORMATION	
Township: Primrose	Parcel Number(s): 050732385010, 050732380010
Section: 32	Property Address or Location: Just E. of 9306 CTH G

REZONE DESCRIPTION	
<p>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.</p>	<p>Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>

Roehrig Brothers LLC wishes to convey this property as a stand alone parcel and keep it zoned agricultural at this time.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	FP-1	5.64

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.

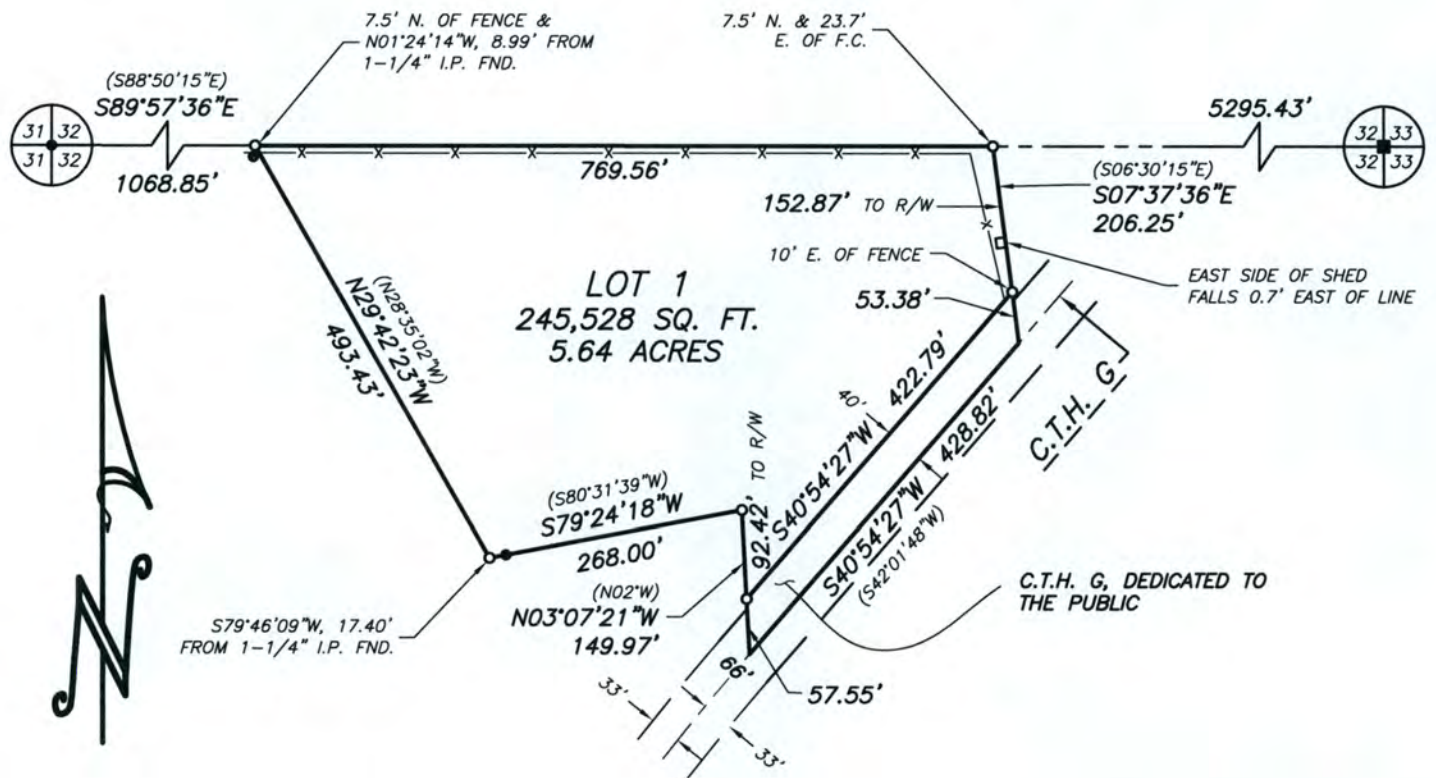
<input checked="" type="checkbox"/> Scaled drawing of proposed property boundaries	<input checked="" type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input checked="" type="checkbox"/> Pre-application consultation with town and department staff	<input checked="" type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer
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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 10/17/23

CERTIFIED SURVEY MAP No. _____

Part of the Northwest and Northeast 1/4s of the Southwest 1/4 of Section 32, Town 5 North, Range 7 East, Town of Primrose, Dane County, Wisconsin.



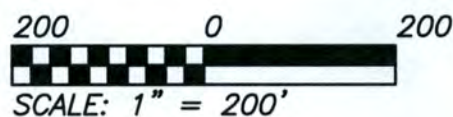
LEGEND:

- 1-1/4" solid round iron rod 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
- Fence

NOTES:

- 1.) Bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone, NAD83 (2011), in which the East-West 1/4 line of Section 32 bears S89°57'36"E.
- 2.) Recorded data, when different than measured, is shown in parenthesis.
- 3.) All PLSS witness monuments were found and verified.

PREPARED FOR:
 Sven Roehrig
 P.O. Box 965
 Wilson, WY 83014
 (734) 255-3991



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

JOB NO. 23149
 POINTS 23149
 DRWG. 23149_1
 DRAWN BY MST

CERTIFIED SURVEY MAP NO. _____

That part of the Northwest and Northeast 1/4s of the Southwest 1/4 of Section 32, Town 5 North, Range 7 East, Town of Primrose, Dane County, Wisconsin, bounded and described as follows:

Commencing at the West 1/4 corner of said Section 32; thence S89°57'36"E along the East-West 1/4 line of Section 32, 1068.85' to the point of beginning; thence S89°57'36"E, 769.56'; thence S07°37'36"E, 206.25' to the centerline of C.T.H. G; thence S40°54'27"W along said centerline, 428.82'; thence N03°07'21"W, 149.97'; thence S79°24'18"W, 268.00'; thence N29°42'23"W, 493.43' 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 Primrose and Dane County; and that under the direction of Sven Roehrig, 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.

September 6, 2023



Robert A. Talarczyk
Robert A. Talarczyk, P.L.S.

OWNER'S CERTIFICATE OF DEDICATION:

Roehrig Brothers 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. Roehrig Brothers LLC does further 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, Dane County Zoning and Land Regulation Committee.

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

Sven Roehrig, Member
Roehrig Brothers LLC

STATE OF WISCONSIN)

_____ COUNTY) SS

Personally came before me this _____ day of _____, 20_____, the above named Sven Roehrig, 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 _____.

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 _____.



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

Kristi Chlebowski, Register of Deeds

Legal Description

FP-35 to FP-1

That part of the Northwest and Northeast 1/4s of the Southwest 1/4 of Section 32, Town 5 North, Range 7 East, Town of Primrose, Dane County, Wisconsin, bounded and described as follows:

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