

Dane County Rezone Petition

Application Date	Petition Number
02/19/2021	DCPREZ-2021-11684
Public Hearing Date	
04/27/2021	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME BADGER LAND PROJECT LLC C/O FILIP SANNA	PHONE (with Area Code) (608) 636-6222	AGENT NAME TALARCZYK LAND SURVEYS	PHONE (with Area Code) (608) 527-5216
BILLING ADDRESS (Number & Street) PO Box 576		ADDRESS (Number & Street) 517 2ND AVE	
(City, State, Zip) New Glarus, WI 53574		(City, State, Zip) New Glarus, WI 53574	
E-MAIL ADDRESS filsanna@yahoo.com		E-MAIL ADDRESS bob@talarczysurveys.com	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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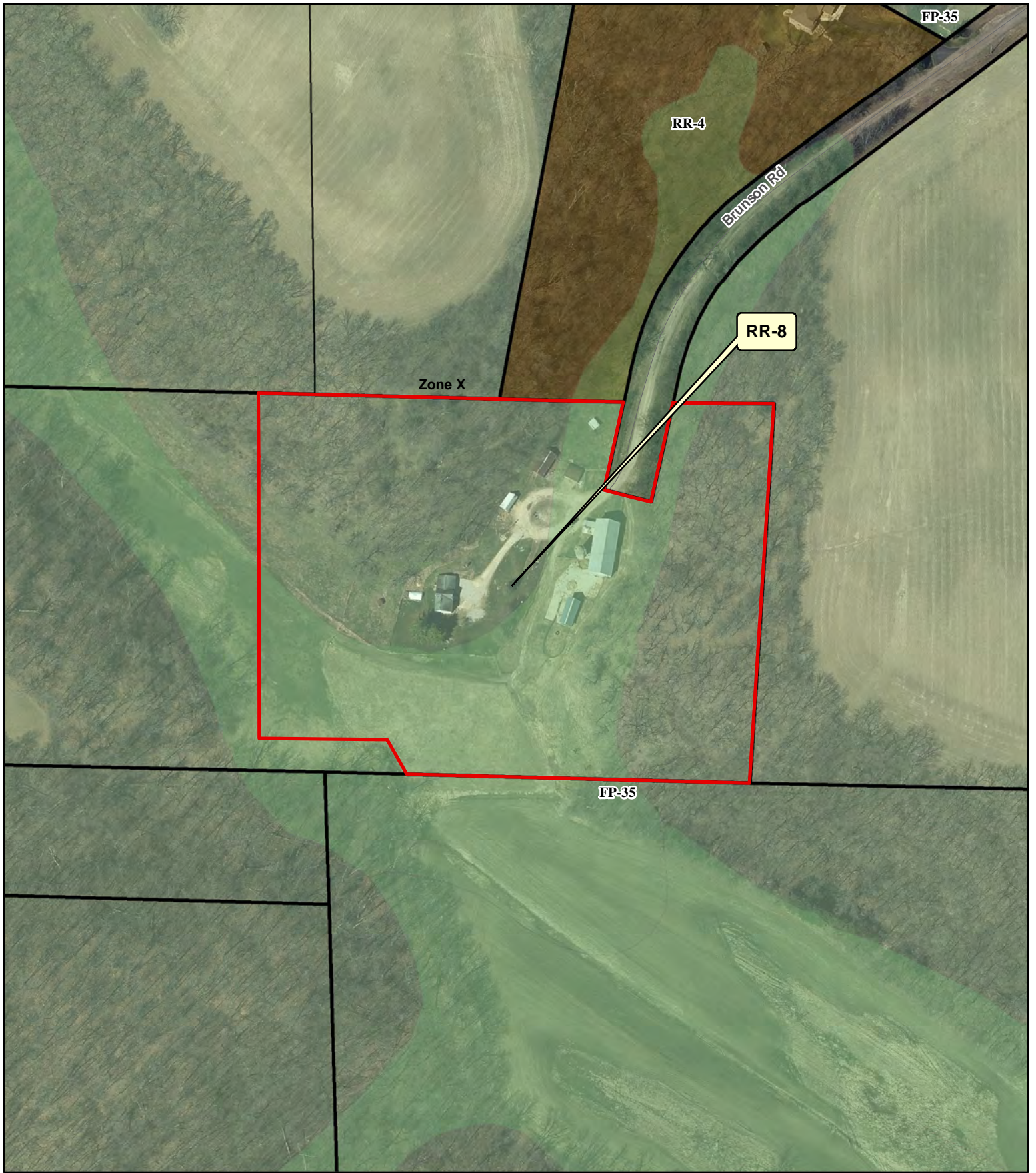
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
277 Brunson Road					
TOWNSHIP PRIMROSE	SECTION 35	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0507-352-8560-8					

REASON FOR REZONE





SEPARATING EXISTING RESIDENCE FROM FARMLAND

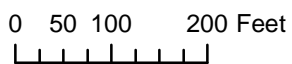
FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-8 Rural Residential District	10.9

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 RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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Legend

- | | | | |
|--|------------|---|---------|
|  | Wetland | Significant Soils | |
|  | Floodplain |  | Class 1 |
| | |  | Class 2 |



Petition 11684
BADGER LAND PROJECT
 LLC c/o Filip Sanna



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:	Badger Land Project LLC	Agent Name:	Robert Talarczyk
Address (Number & Street):	c/o Filip Sanna, P.O. Box 576	Address (Number & Street):	517 2nd Avenue
Address (City, State, Zip):	New Glarus, WI 53574	Address (City, State, Zip):	New Glarus, WI 53574
Email Address:	filsanna@yahoo.com	Email Address:	bob@talarczyksurveys.com
Phone#:	(608) 636-6222	Phone#:	(608) 527-5216

PROPERTY INFORMATION

Township:	Primrose	Parcel Number(s):	050735285608
Section:	35	Property Address or Location:	277 Brunson Rd., Belleville, WI 53508

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 existing buildings are being split off from the remainder of the parcel in order to create a residential lot. The remainder of the parcel will be joined with parcel number 050735295008 to the Southeast. The remainder parcel will become part of the Driftless Area Land Conservancy, Inc.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-8	10.90

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 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 (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.

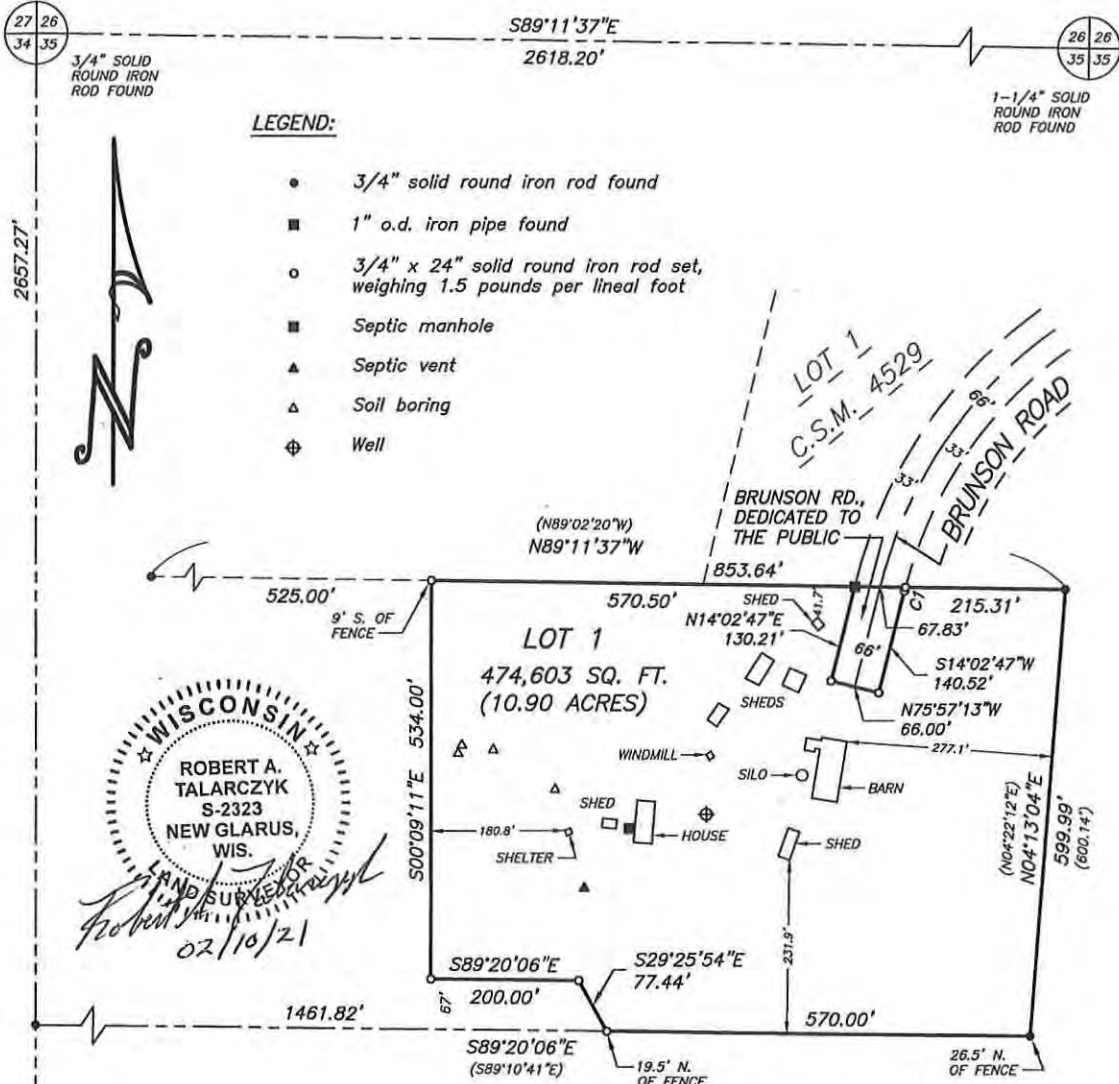
Owner/Agent Signature Robert A. Talarczyk

Date 2/15/21

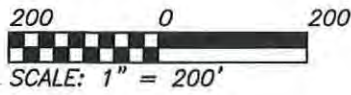
CERTIFIED SURVEY MAP No. _____

Part of the Northeast and Northwest 1/4s of the Northwest 1/4 of Section 35,
Town 5 North, Range 7 East, Town of Primrose, Dane County, Wisconsin.

CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING	TAN.BEARING-IN
C1	567.00'	5.22'	0°31'40"	5.22'	S14°18'37"W	S14°34'27"W



- 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 35 bears N00°09'11"W.
 - 2.) Recorded data, when different than measured, is shown in parenthesis.
 - 3.) Refer to building site information contained in the Dane County Soil Survey.
 - 4.) All PLSS witness monuments were found and verified.



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

JOB NO. 20161
 POINTS 20161
 DRWG. 20161_1
 DRAWN BY RT

27 26
34 35
2657.27'
N00°09'11"W
1328.64'
34 35
34 35
3/4" SOLID ROUND IRON ROD FOUND

26 26
35 35
1-1/4" SOLID ROUND IRON ROD FOUND
599.99' (600.14')
N04°22'12"E
N04°13'04"E



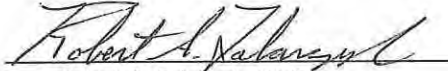
CERTIFIED SURVEY MAP NO. _____

That part of the Northeast and Northwest 1/4s of the Northwest 1/4 of Section 35, 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 35; thence N00°09'11"W, 1328.64' to the Southwest corner of the North 1/2 of the Northwest 1/4 of Section 35; thence S89°20'06"E along the South line of the North 1/2 of the Northwest 1/4 of Section 35, 1461.82' to the point of beginning; thence S89°20'06"E, 570.00'; thence N04°13'04"E, 599.99'; thence N89°11'37"W, 853.64'; thence S00°09'11"E, 534.00'; thence S89°20'06"E, 200.00'; thence S29°25'54"E, 77.44' 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 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.

February 10, 2021


Robert A. Talarczyk, P.L.S.

OWNER'S CERTIFICATE OF DEDICATION:

Badger Land Project, 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. Badger Land Project, LLC does further 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 Primrose, The County of Dane.

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

Raymond Ryan Kubly, Managing Director
Badger Land Project, LLC

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 20____, the above named Raymond Ryan Kubly, Managing Director 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 _____.



TOWNSHIP 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

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

PREPARED FOR:
Filip Sanna
P.O. Box 576
New Glarus, WI 53574
(608) 636-6222

 **TALARCZYK**
LAND SURVEYS LLC
517 2nd Avenue
New Glarus, WI 53574
608-527-5216
www.talarczyk-surveys.com

JOB NO. 20161
POINTS 20161
DRWG. 20161_1
DRAWN BY RT