

Dane County Rezone Petition

Application Date	Petition Number
12/18/2023	DCPREZ-2023-12011
Public Hearing Date	
02/27/2024	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME BAKER LIVING TR (DENNY BAKER)	PHONE (with Area Code) (608) 501-7837	AGENT NAME TALARCZYK LAND SURVEYS LLC	PHONE (with Area Code) (608) 527-5216
BILLING ADDRESS (Number & Street) 1240 N GAFFNEY RD		ADDRESS (Number & Street) 517 2ND AVENUE	
(City, State, Zip) BELLEVILLE, WI 53508		(City, State, Zip) New Glarus, WI 53574	
E-MAIL ADDRESS dbaker@bakerschultz.com		E-MAIL ADDRESS bob@talarczyk-surveys.com	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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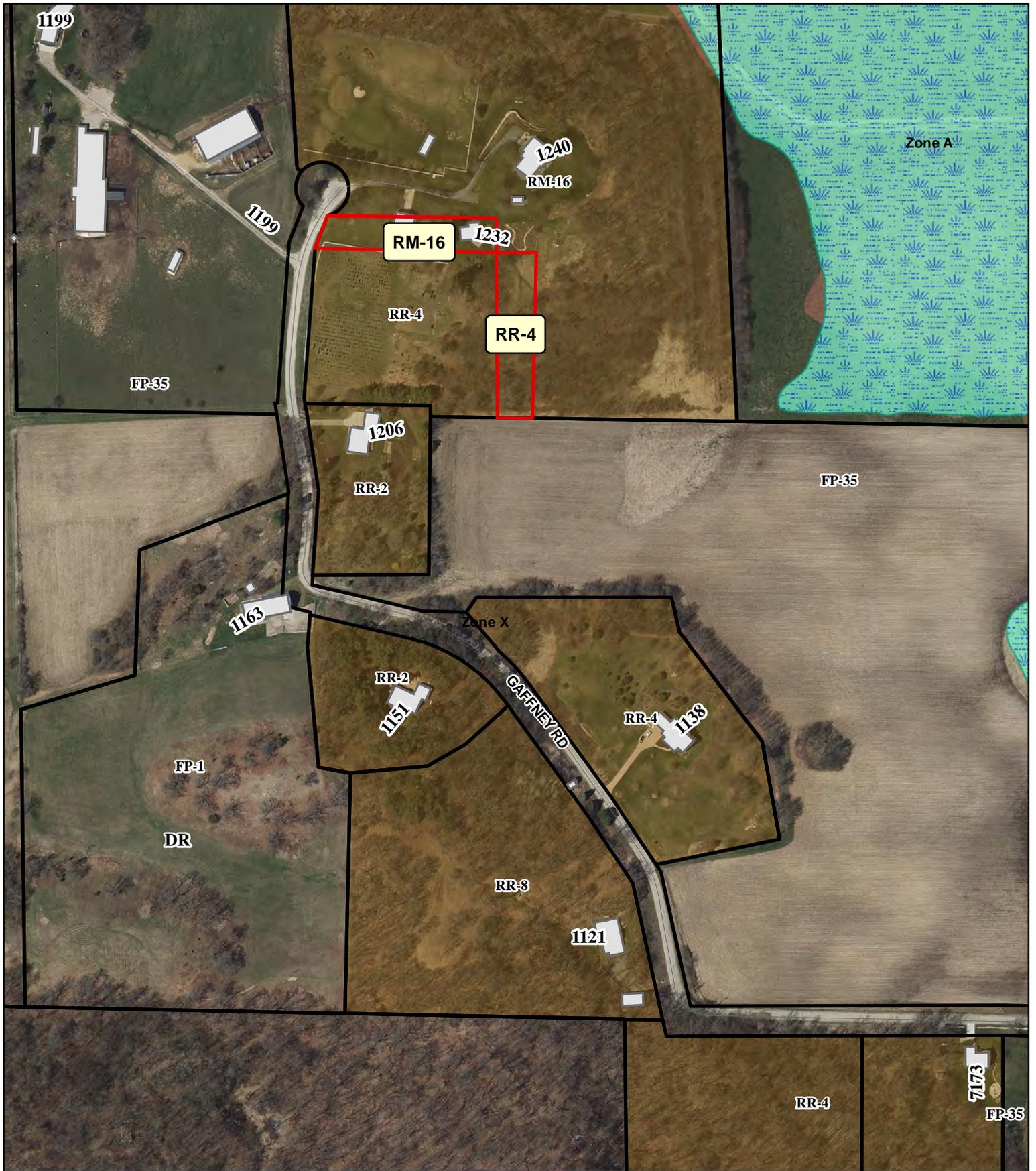
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
1240 N. Gaffney Rd					
TOWNSHIP MONTROSE	SECTION 9	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0508-094-8871-3		0508-094-8821-3			

REASON FOR REZONE

SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS

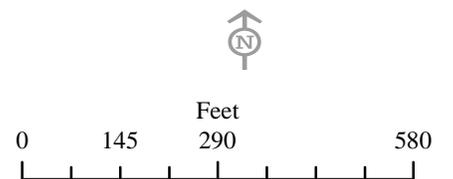
FROM DISTRICT:	TO DISTRICT:	ACRES
RM-16 Rural Mixed-Use District	RR-4 Rural Residential District	0.66
RR-4 Rural Residential District	RM-16 Rural Mixed-Use District	0.63

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 12011

-  Wetland
-  Floodway Areas in Zone AE
-  Floodplain

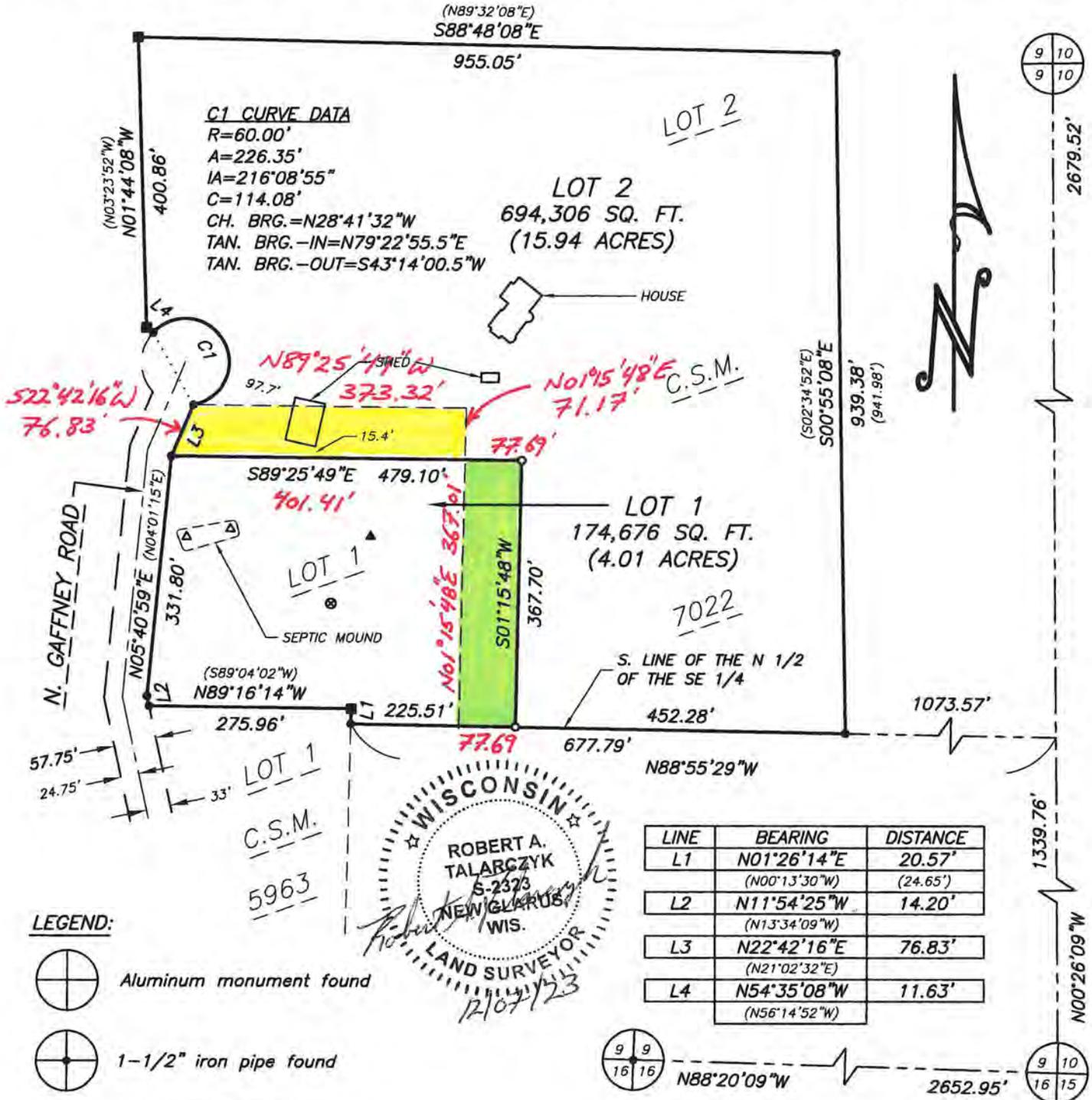


RR-4 to RM-16

RM-16 to RR-4

CERTIFIED SURVEY MAP NO. _____

Lots 1 and 2 of Certified Survey Map 7022 (Volume 35, Pages 175-177) in the Northeast and Northwest 1/4s of the Southeast 1/4 of Section 9, Town 5 North, Range 8 East, Town of Montrose, Dane County, Wisconsin.



LEGEND:



Aluminum monument found



1-1/2" iron pipe found

1-1/2" iron pipe found

3/4" solid round iron rod found

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

WISCONSIN
 ROBERT A. TALARCZYK
 S-2373
 NEW GLARUS, WIS.
 LAND SURVEYOR
 12/07/23

NOTES:

1.) Bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone, NAD83 (2011), in which the East line of the Southeast 1/4 of Section 9



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:	Baker Living Trust (Denny Baker)	Agent Name:	Robert Talarczyk
Address (Number & Street):	1240 N. Gaffney Rd	Address (Number & Street):	517 2nd Avenue
Address (City, State, Zip):	Belleville, WI 53508	Address (City, State, Zip):	New Glarus, WI 53574
Email Address:	dbaker@bakerschultz.com	Email Address:	bob@talarczyk-surveys.com
Phone#:	608-501-7837	Phone#:	608-527-5216

PROPERTY INFORMATION

Township:	Montrose	Parcel Number(s):	050809488213 and 050809488713
Section:	9	Property Address or Location:	1240 N. Gaffney Rd

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>
<p>The Bakers would like to reconfigure two existing lots that are under two different zoning designations.</p>	

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RM-16	RR-4	0.66
RR-4	RM-16	0.63

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.

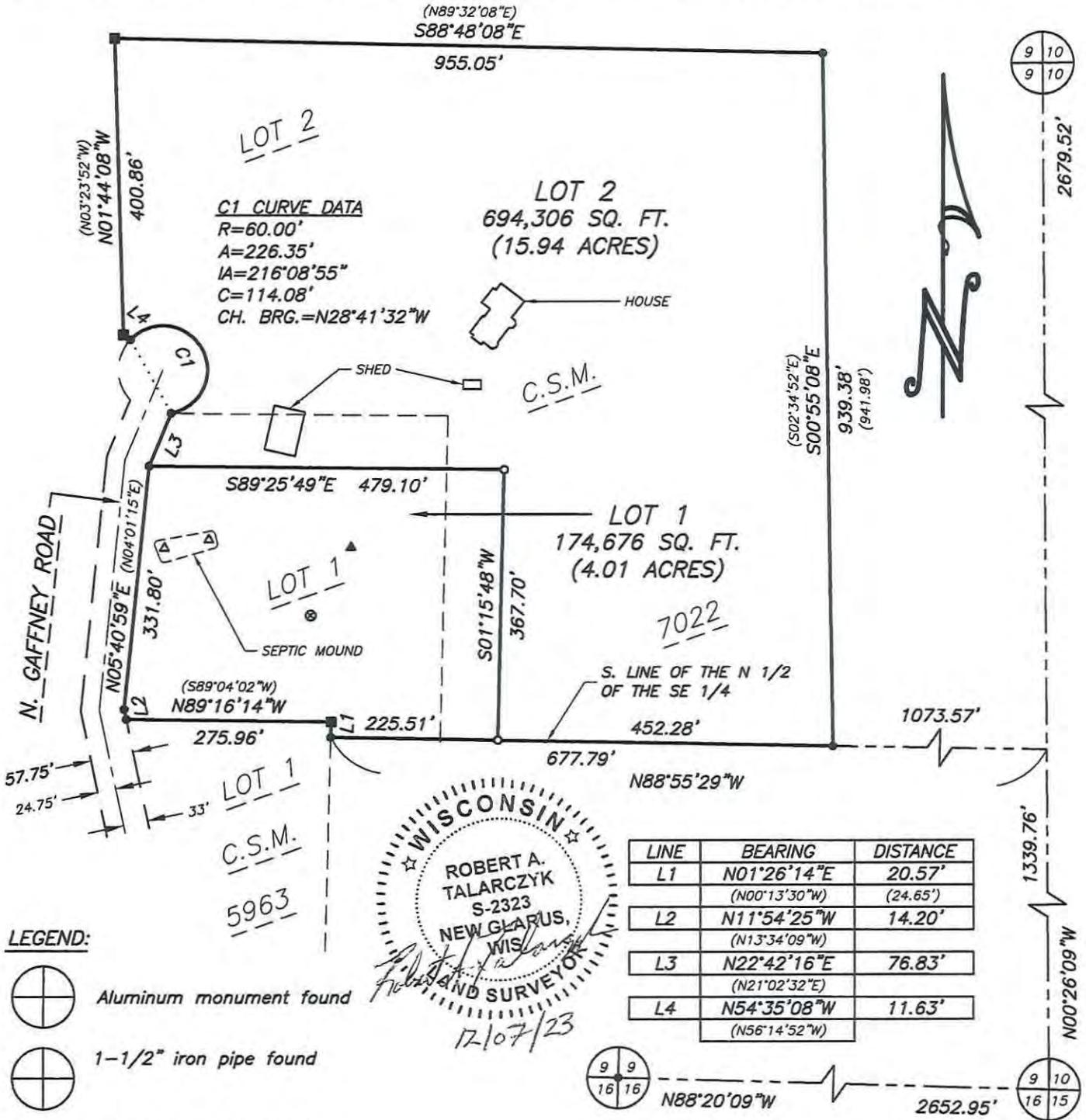
- | | | | | |
|--|--|---|---|--|
| <input checked="" type="checkbox"/> Scaled drawing of proposed property boundaries | <input checked="" type="checkbox"/> Legal description of zoning boundaries | <input type="checkbox"/> Information for commercial development (if applicable) | <input checked="" type="checkbox"/> Pre-application consultation with town and department staff | <input 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 Date 12/11/23

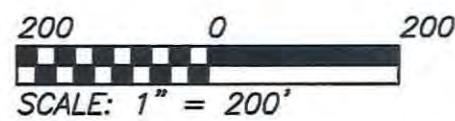
CERTIFIED SURVEY MAP No. _____

Lots 1 and 2 of Certified Survey Map 7022 (Volume 35, Pages 175-177) in the Northeast and Northwest 1/4s of the Southeast 1/4 of Section 9, Town 5 North, Range 8 East, Town of Montrose, Dane County, Wisconsin.



WISCONSIN
ROBERT A. TALARCZYK
S-2323
NEW GLARUS,
WISCONSIN
LAND SURVEYOR
12/07/23

PREPARED FOR:
Denny Baker
1240 N. Gaffney Road
Belleville, WI 53508
(608) 501-7837



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

JOB NO. 23194
POINTS 23194
DRWG. 23194_2
DRAWN BY MST

CERTIFIED SURVEY MAP NO. _____

Lots 1 and 2 of Certified Survey Map 7022 (Volume 35, Pages 175-177) in the Northeast and Northwest 1/4s of the Southeast 1/4 of Section 9, Town 5 North, Range 8 East, Town of Montrose, Dane County, Wisconsin.

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 Montrose and Dane County; and that under the direction of Denny Baker, 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.

December 7, 2023



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

OWNER'S CERTIFICATE OF DEDICATION:

As owner, I hereby certify that I caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented hereon. I 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 Montrose, Dane County Zoning and Land Regulation Committee.

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

Denny Baker, Trustee
Baker Living Trust

STATE OF WISCONSIN)

_____ COUNTY) SS
Personally came before me this _____ day of _____, 20_____, the above named Denny Baker, trustee of the above named trust, 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 Montrose.

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 _____

Kristi Chlebowski, Register of Deeds

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

Denny Baker Rezoning Descriptions

RM-16 to RR-4

That part of Lot 2 of Certified Survey Map 7022 (Vol. 175-177) in the NW ¼ of the SE ¼ of Section 9, T5N, R8E, Town of Montrose, Dane County, Wisconsin, bounded and described as follows:

Commencing at the SE corner of said Section 9; thence N00°26'09"W, 1339.76' to the SE corner of the N ½ of the SE ¼ of Section 9; thence N88°55'29"W, 1525.85' to the point of beginning; thence N88°55'29"W, 77.69'; thence N01°15'48"E, 367.01'; thence S89°25'49"E, 77.69'; thence S01°15'48"W, 367.70' to the point of beginning; containing 0.66 acres.

RR-4 to RM-16

That part of Lot 1 of Certified Survey Map 7022 (Vol. 175-177) in the NW ¼ of the SE ¼ of Section 9, T5N, R8E, Town of Montrose, Dane County, Wisconsin, bounded and described as follows:

Commencing at the SE corner of said Section 9; thence N00°26'09"W, 1339.76' to the SE corner of the N ½ of the SE ¼ of Section 9; thence N88°55'29"W, 1603.54'; thence N01°15'48"E, 367.01' to the point of beginning; thence N01°15'48"E, 71.17' thence N89°25'49"W, 373.32'; thence S22°42'16"W, 76.83'; thence S89°25'49"E, 401.41' to the point of beginning; containing 0.63 acres.