

Dane County Rezone Petition

Application Date	Petition Number
06/15/2026	DCPREZ-2026-12320
Public Hearing Date	
08/25/2026	

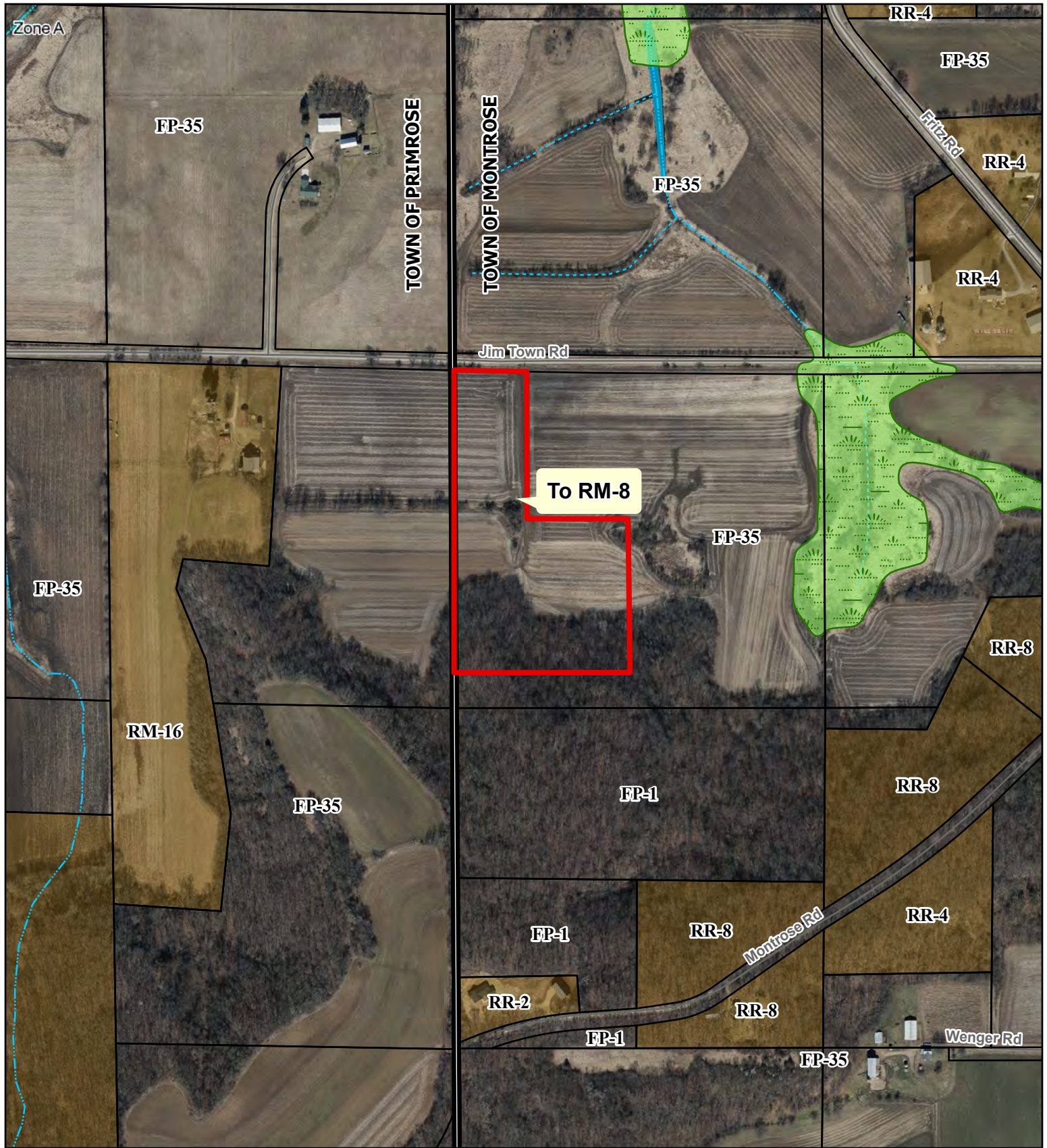
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DENNIS & LISA NOLDEN	PHONE (with Area Code) (608) 445-6548	AGENT NAME TALARCZYK LAND SURVEYS	PHONE (with Area Code) (608) 527-5216
BILLING ADDRESS (Number & Street) 484 FRITZ RD		ADDRESS (Number & Street) 517 2ND AVE	
(City, State, Zip) BELLEVILLE, WI 53508		(City, State, Zip) NEW GLARUS, WI 53574	
E-MAIL ADDRESS [REDACTED]		[REDACTED]	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
900 FEET EAST OF 7965 JIM TOWN RD					
TOWNSHIP MONTROSE	SECTION 30	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0508-302-9000-1					

REASON FOR REZONE
CREATING ONE RESIDENTIAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RM-8 Rural Mixed-Use District	15.39

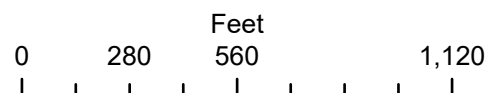
C.S.M REQUIRED? ☒ Yes ☐ No Applicant Initials _____	PLAT REQUIRED? ☐ Yes ☒ No Applicant Initials _____	DEED RESTRICTION REQUIRED? ☒ Yes ☐ No Applicant Initials _____	INSPECTOR'S INITIALS HJH3	SIGNATURE: (Owner or Agent) PRINT NAME: DATE:
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- Proposed Zoning
- Municipal Boundary
- Tax Parcel

- Zoning District**
- Farmland Preservation
 - Rural Residential and Rural Mixed Use
 - Wetland Class Area

PETITION 12320
DENNIS & LISA NOLDEN





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:	Dennis & Lisa Nolden	Agent Name:	James M. Baker
Address (Number & Street):	481 Fritz Lane	Address (Number & Street):	517 2nd Avenue
Address (City, State, Zip):	Belleville, WI 53508	Address (City, State, Zip):	New Glarus, WI 53574
Email Address:	[REDACTED]	Email Address:	[REDACTED]
Phone#:	608-445-6548	Phone#:	608-527-5216

PROPERTY INFORMATION

Township:	Montrose	Parcel Number(s):	050830290001
Section:	30-T.5N.-R.8E.	Property Address or Location:	Vacant.

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 currently consists of approximately 297 acres: 82 acres in the Town of Primrose & 215 acres in the Town of Montrose. All tax parcels are FP-35 zoning classification. The owners are proposing creation of one 15.39 acre lot to be rezoned to RM-8. The proposed lot is located in tax parcel 050830290001, which is approximately 42 acres. The lot would have access provided by physical connection to the south side of Jim Town Road. A density study was completed for this proposed land division on 4/21/2026. The density study indicated one density unit was available for this parcel.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RM-8	15.39

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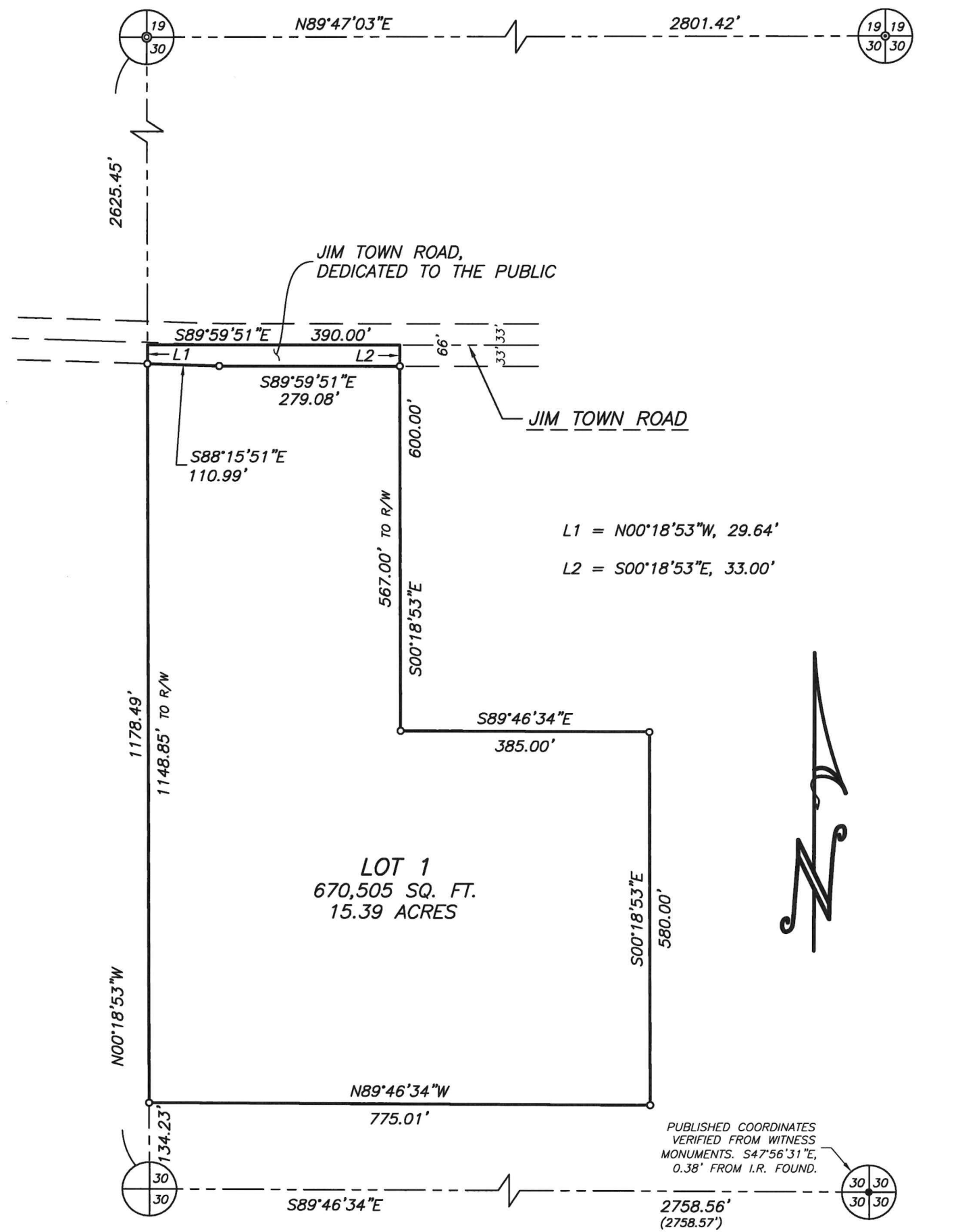
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary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

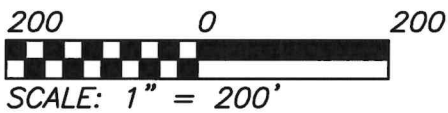
Date 5/22/26

CERTIFIED SURVEY MAP No. _____

Part of the Southwest 1/4 of the Northwest 1/4 of Section 30, Town 5 North, Range 8 East, Town of Montrose, Dane County, Wisconsin.



JOB NO. 26095
POINTS 26095
DRWG. 26095_1
DRAWN BY MST



SHEET 1 OF 3

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 1/4 of the Northwest 1/4 of Section 30, Town 5 North, Range 8 East, Town of Montrose, Dane County, Wisconsin, bounded and described as follows:
Commencing at the West 1/4 corner of said Section 30; thence N00°18'53"W along the West line of Section 30, 134.23' to the point of beginning; thence N00°18'53"W, 1178.49' to the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 30; thence S89°59'51"E along the North line of the Southwest 1/4 of the Northwest 1/4 of Section 30, 390.00'; thence S00°18'53"E, 600.00'; thence S89°46'34"E, 385.00'; thence S00°18'53"E, 580.00'; thence N89°46'34"W, 775.01' 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 Montrose and Dane County; and that under the direction of Mike Nolden, 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.

June 1, 2026

James M. Baker, P.L.S.

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 30 bears N00°18'53"W.
- 2.) Recorded data, when different than measured, is shown in parenthesis.
- 3.) All PLSS witness monuments were found and verified.

LEGEND:

-  Berntsen 2" iron pipe monument with brass cap found
-  1-1/8" solid round iron rod found
-  1" solid round iron rod found
-  3/4" solid round iron rod found
-  3/4" x 24" solid round iron rod set, weighing 1.50 lbs per lineal foot

PREPARED FOR:
Mike Nolden
6 Jackson Court
Belleville, WI 53508
(608) 445-6548

JOB NO. 26095
POINTS 26095
DRWG. 26095_1
DRAWN BY MST

CERTIFIED SURVEY MAP NO. _____

Part of the Southwest 1/4 of the Northwest 1/4 of Section 30, Town 5 North, Range 8 East, Town of Montrose, Dane County, Wisconsin.

OWNER'S CERTIFICATE OF DEDICATION:
As owners, we hereby certify that we have 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: Town of Montrose; Dane County Zoning and Land Regulation Committee.

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

Dennis V. Nolden

Lisa M. Nolden

STATE OF WISCONSIN)
_____ COUNTY) SS
Personally came before me this _____ day of _____, 20_____, the above named Dennis V. Nolden and Lisa M. Nolden 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 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 Chlebowska, Register of Deeds

JOB NO. 26095
POINTS 26095
DRWG. 26095_1
DRAWN BY MST

FARMLAND PRESERVATION DENSITY STUDY

Note: Density policies vary by town. Farmstead ownership is based on the date farmland preservation zoning. This report is based on the best property information available to staff. Please contact staff with questions at (608) 266-4266. Learn about density studies at <https://danecountyplanning.com/Permits-Applications/Density-Study>

Applicant: Nolden

Accela ID: 2026-00025

Density Study Date: 4/21/2026

Town: Montrose

Section(s): 30

Farmstead Owner: Falise, Michele

Farmland Preservation Enacted: 9/10/1978

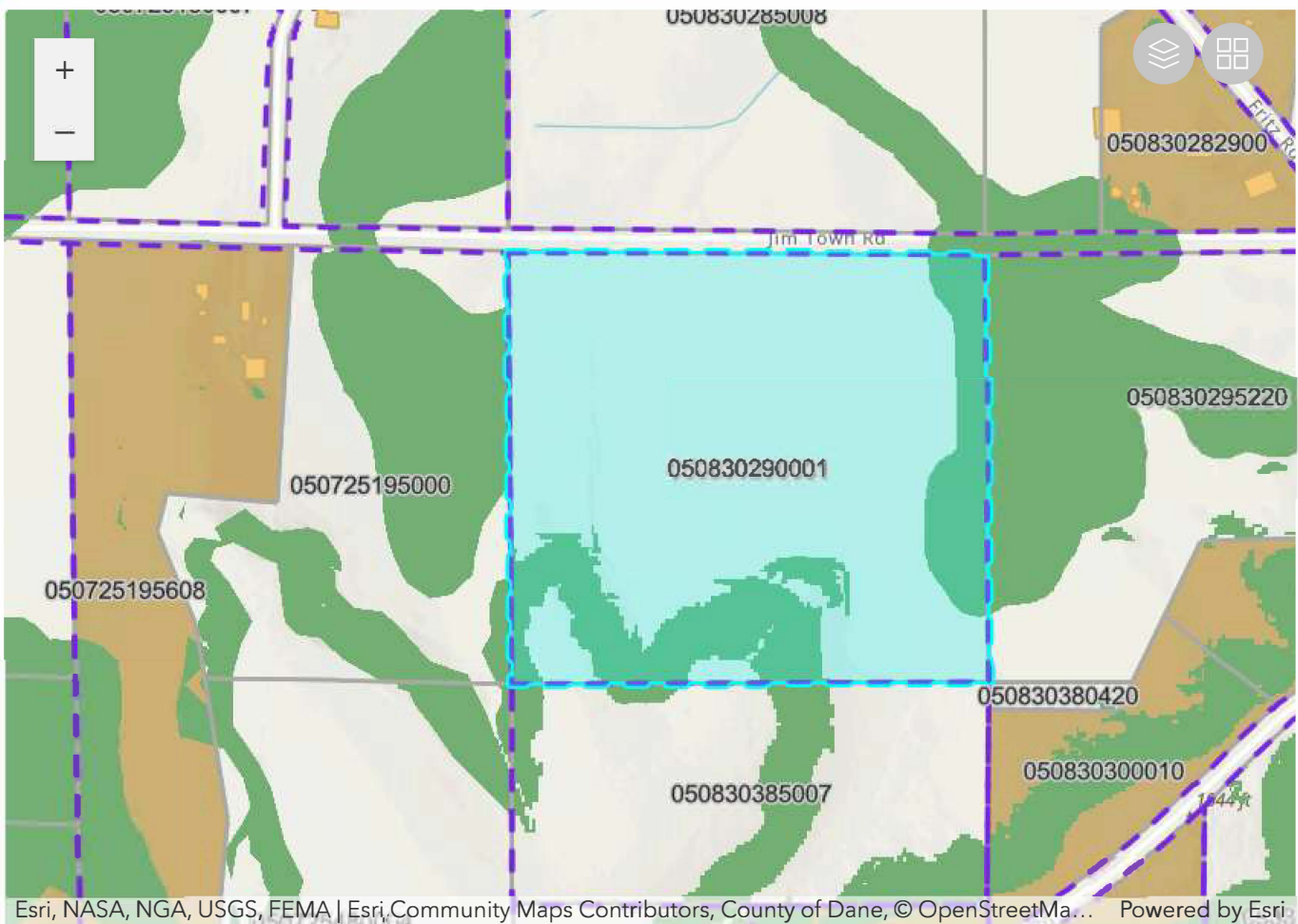
Density Factor: 1:35acres

Farmstead Acres: 42.63

Available Density Unit(s): 1

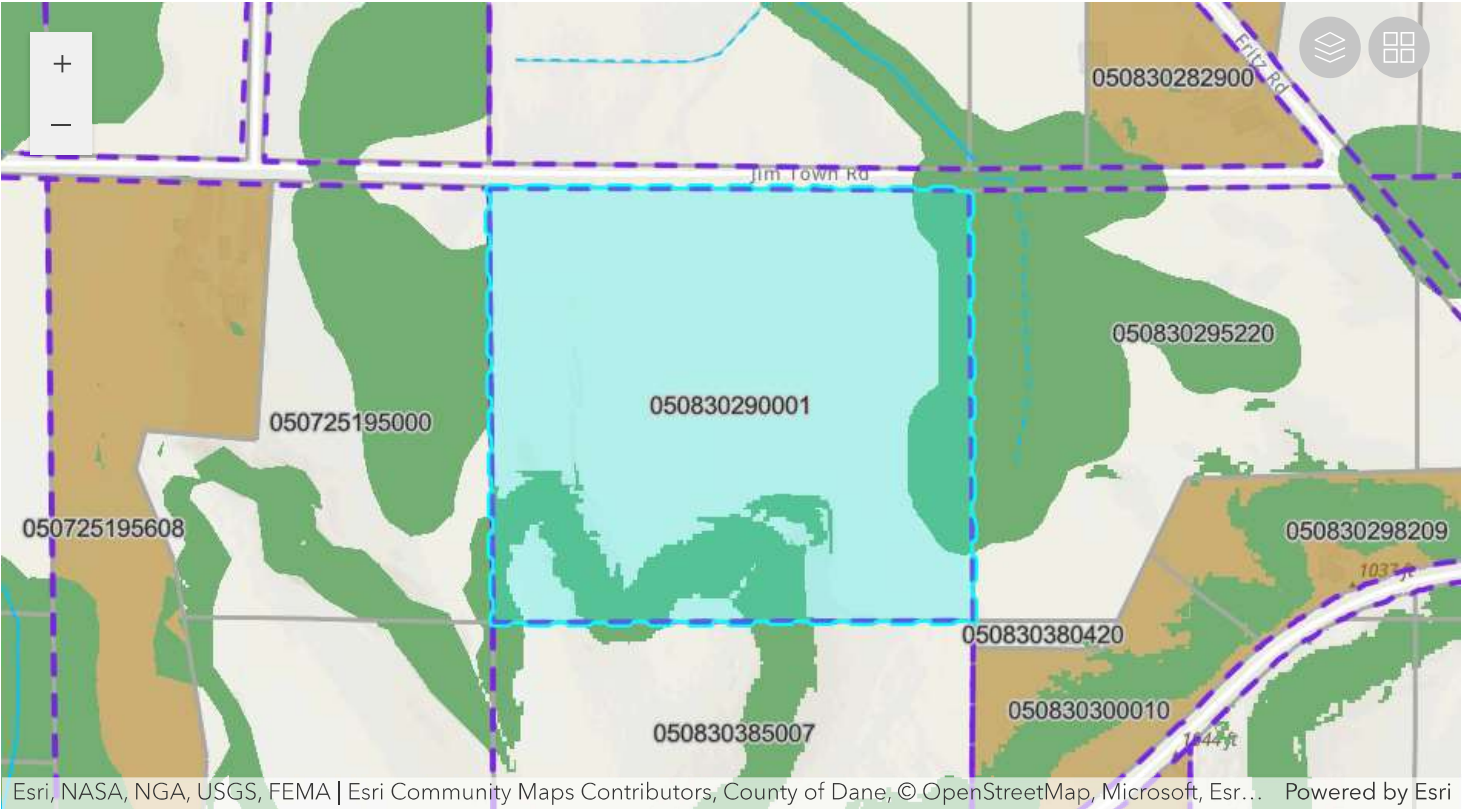
Original Splits: 1.22

Justification: Rounding down, one original density unit. One density unit remains. Note Resource Protection Corridors present.



FARMLAND PRESERVATION DENSITY STUDY

Applicant: Nolden



Parcel Number	Acres	Owner	CSM
050830290001	42.67	DENNIS V NOLDEN & LISA M NOLDEN	

Rezone Petition # _____ (Noldon, Dennis & Lisa): FP-35 to RM-8 (15.39 acres)

That part of the Southwest 1/4 of the Northwest 1/4 of Section 30, Town 5 North, Range 8 East, Town of Montrose, Dane County, Wisconsin, bounded and described as follows:

Commencing at the West 1/4 corner of said Section 30; thence N00°18'53"W along the West line of Section 30, 134.23' to the point of beginning; thence N00°18'53"W, 1148.85' to the Southerly right of way line of Jim Town Road; thence S88°15'51"E along said right of way line, 110.99'; thence S89°59'51"E along said right of way line, 279.08'; thence S00°18'53"E, 567.00'; thence S89°46'34"E, 385.00'; thence S00°18'53"E, 580.00'; thence N89°46'34"W, 775.01' to the point of beginning.