

# Dane County Rezone Petition

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

<b>OWNER INFORMATION</b>	<b>AGENT INFORMATION</b>
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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	

<b>ADDRESS/LOCATION 1</b>	<b>ADDRESS/LOCATION 2</b>	<b>ADDRESS/LOCATION 3</b>
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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			

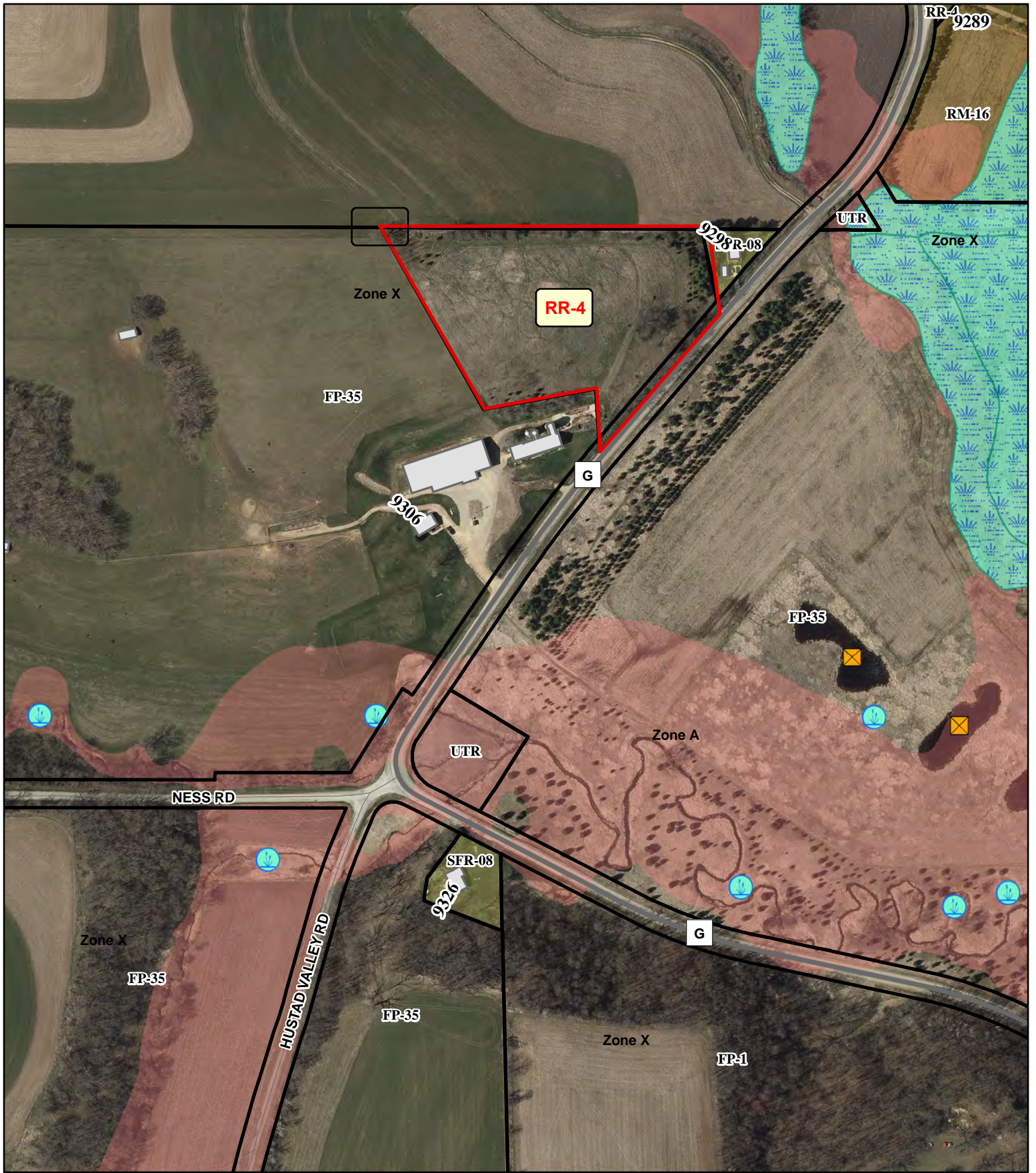
<b>REASON FOR REZONE</b>
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ZONING TO ENABLE SALE OF AGRICULTURAL PARCEL




PETITION AMENDED TO CHANGE REQUEST TO A RESIDENTIAL LOT

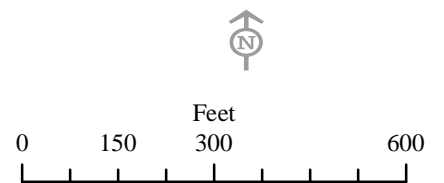
FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	<del>FP-1 Farmland Preservation District</del> RR-4 Rural Residential District	5.64

<b>C.S.M REQUIRED?</b>  <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  Applicant Initials _____	<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>  RUH1	<b>SIGNATURE:(Owner or Agent)</b>   <b>PRINT NAME:</b>   <b>DATE:</b>
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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"> <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:	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><b>Reason for the request.</b> 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><b>Is this application being submitted to correct a violation?</b>            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
	Amended to request RR-4 after ag buyer backed out	

**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.**

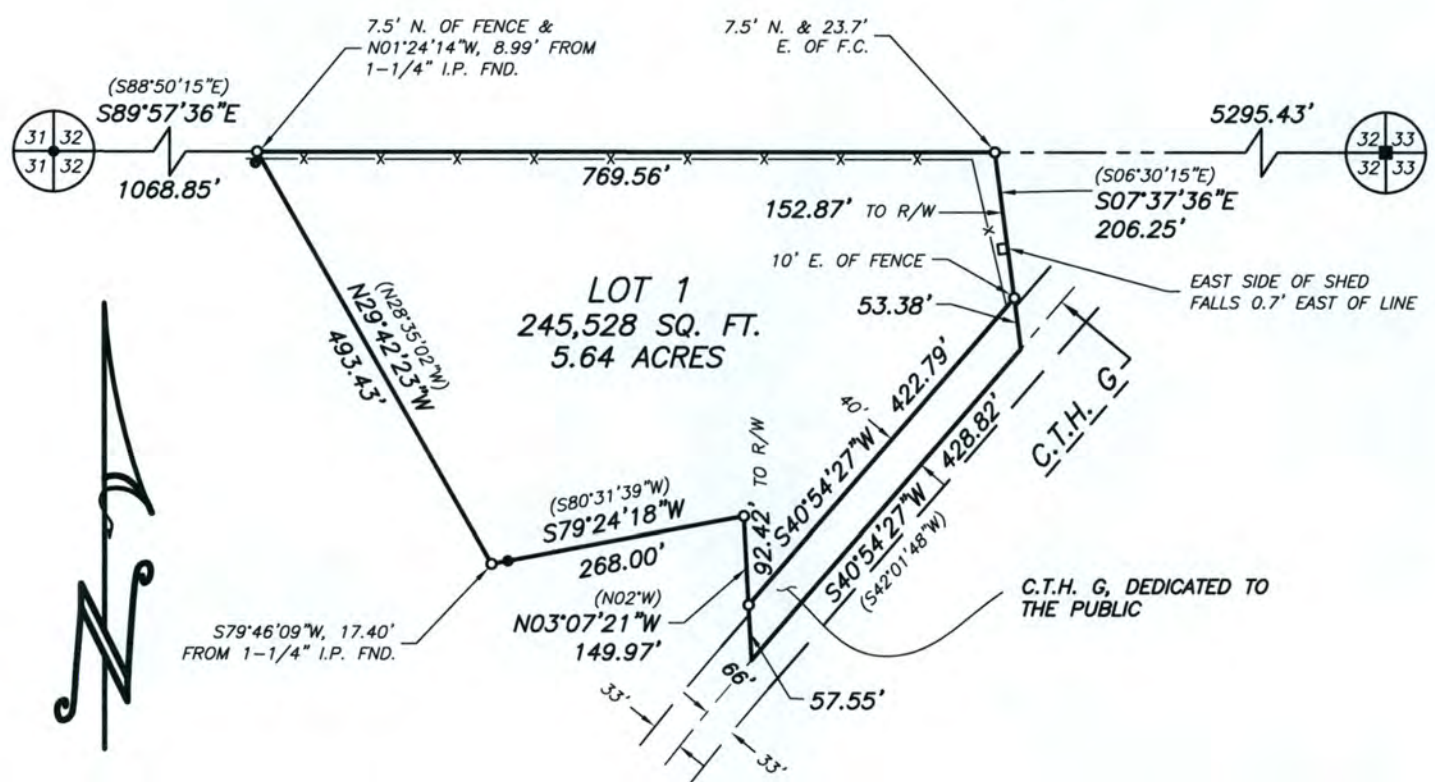
<input checked="" type="checkbox"/> Scaled drawing of proposed property boundaries	<input checked="" type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input checked="" type="checkbox"/> Pre-application consultation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



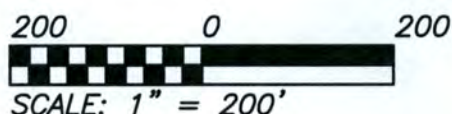
**LEGEND:**

- 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
- x— 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



**TALARCZYK**  
LAND SURVEYS LLC  
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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