

Land Division Application - Roehrig Bros LLC
August 21, 2023 Planning Commission Meeting

Owner: Roehrig Bros LLC

Address: PO Box 965
Wilson, WY 83014

Contact: Sven Roehrig
734-255-3991
shroehrig@gmail.com

Request: Split Parcel # 0507-323-8001-0 (32.5 acres in total) into 2 parcels:

- 1) New parcel located to the west of County Road G (4.6 acres).
- 2) Remaining portion of existing Parcel# 0507-323-8001-0 will all be to the east of County Road G (27.9 acres).

New parcel (4.6 acres) along with Parcel# 0507-323-8501-0 (1.4 acres) to be sold as a 6.0 acre parcel.

Zoning to remain Agriculture

CSM to be completed by Talarszyk Surveyors

Primrose Township

Land Division Application Checklist

Application for Land Division in the Town of Primrose requires the name of the applicant and the standard required background information. In addition to this, the following information must be supplied:

- 1) Current size (in acres) of proposed tract of land to be divided 32.5
- 2) Number of parcels to be created from the proposed land division 2
- 3) Size (in acres) of each parcel from the proposed land division 4.6 / 27.9

Note: Within the Agricultural Preservation Area, the minimum parcel size for proposed new lots shall be 2 acres. Non-farm zoning parcels shall be the minimum size necessary to accommodate the proposed use, while meeting town driveway standards, minimum road frontage and other criteria of the Town Comprehensive Plans. Non-farm development in woodlands of greater than 20 contiguous acres (existing as of 1981) requires a lot size of at least 10 acres.

- 4) Specify reason for proposed land division below:
 - a. By will or pursuant to court order _____
 - b. For lease. Specify lease term (in years) _____
 - c. Mortgage _____
 - d. Casement _____
 - e. Sale or building development:
 - Is the sale between adjoining property owners? NO
 - If so list name of adjoining property owner _____
 - f. Other _____
- 5) Attach a legible copy of the most current plat map showing the proposed tract of land to be divided and all immediately surrounding (or adjoining) land plats. ✓
- 6) Attach an up-to-date aerial photo of the proposed tract of land to be divided. The photo must also show immediate adjoining lands. Several photos may be required to show all required land area with sufficient resolution to adequately identify all land features and existing structures. Photos must have a distance scale identified on map. ✓

- 7) Attach a soils map of the proposed tract of land to be divided. The soils map must include the names and definitions of all soil types listed (i.e. soil class, drainage class, land capability class etc.) ✓
- 8) Attach a topographical map of the proposed tract of land to be divided. Contour interval scale (distance per contour interval) must be identified on map ✓
- 9) List of the current land uses of the proposed tract of land to be divided. Agriculture / Wetland
- 10) List (approximate acreage) of all current land types (i.e. pasture, tillable, wetland, woodland, etc.) of the proposed tract of land to be divided. Ag - 12.5
Pasture - 5.0
Wetland - 15.0
- 11) Attach a site plan of the proposed land division. This shall include the following:
- An aerial photo with the approximate locations of the land divisions identified on it. ✓
 - List of all proposed land uses. Ag / Wetland / Pasture
 - If intent is to sale for development, identify on aerial photo all possible development sites (residences, driveways, buildings, etc.) that conform to the Town of Primrose Comprehensive Plan and ordinances. _____

Once the Town Board approves your land division application, the following must be submitted to the Town Clerk.

- 12) Is a Certified Survey Map attached/supplied for each parcel less than 35 acres? (See section 1.07 of the Primrose Land Division Ordinance for requirements.) _____



TUE 15:09 FAX 608 257 0609

LGan

State of Wisconsin
County of Dane

CERTIFIED SURVEY MAP

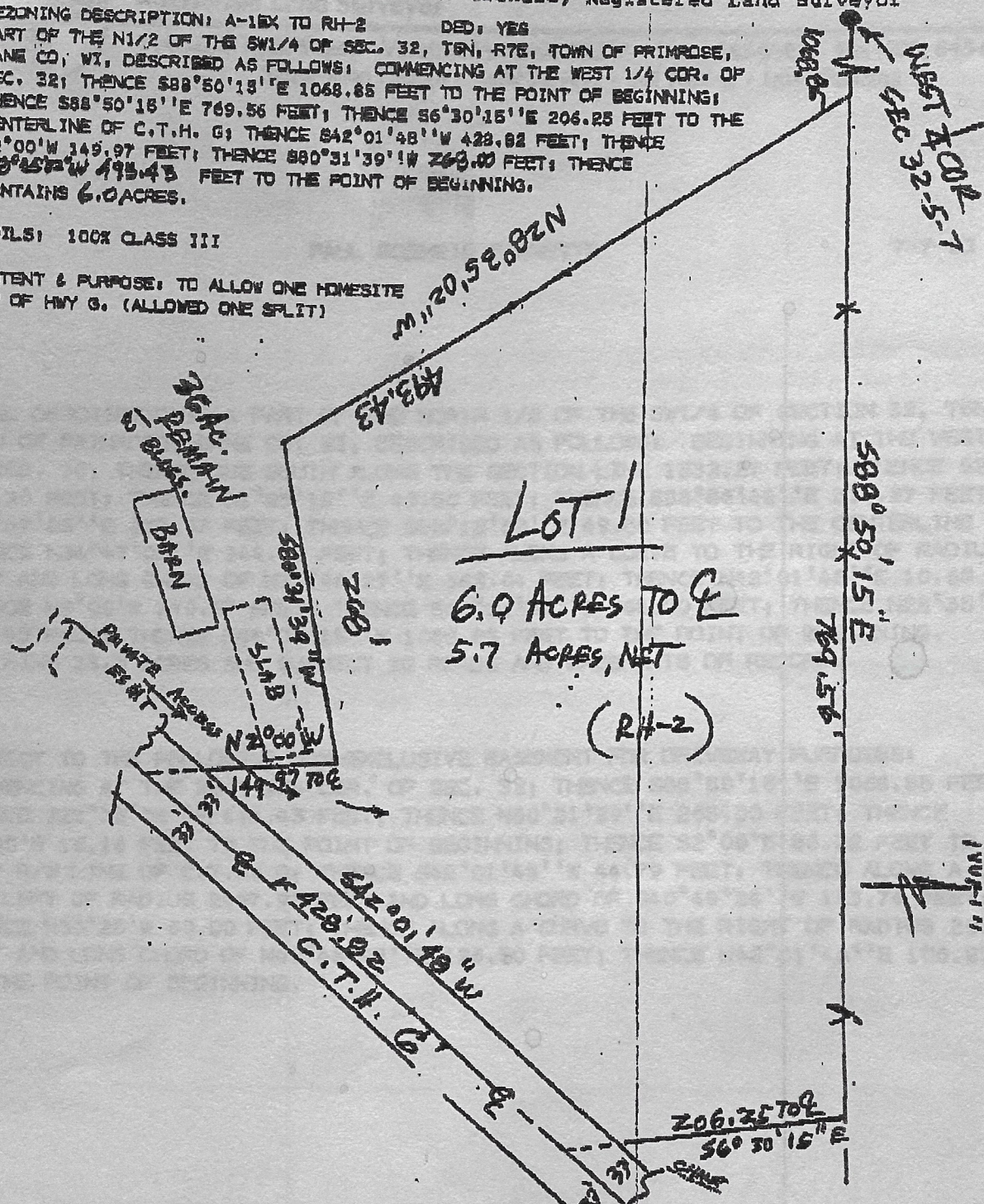
I, Thom R. Grenlie, hereby certify that this survey is in compliance with Chapter 236.34 of Wisconsin Statutes. I also certify that I have surveyed and mapped the lands described hereon, and that the map is a correct representation in accordance with the information provided.

Thom R. Grenlie, Registered Land Surveyor

REZONING DESCRIPTION: A-1EX TO RH-2 DED: YES
PART OF THE N1/2 OF THE SW1/4 OF SEC. 32, T8N, R7E, TOWN OF PRIMROSE, DANE CO, WI, DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 COR. OF SEC. 32; THENCE S88°50'15"E 1068.85 FEET TO THE POINT OF BEGINNING; THENCE S88°50'15"E 769.56 FEET; THENCE S6°30'15"E 206.25 FEET TO THE CENTERLINE OF C.T.H. G; THENCE S42°01'48"W 428.82 FEET; THENCE N2°00'W 149.97 FEET; THENCE S80°31'39"W 263.00 FEET; THENCE N20°52'02"W 493.43 FEET TO THE POINT OF BEGINNING.
CONTAINS 6.0 ACRES.

SOILS: 100% CLASS III

INTENT & PURPOSE: TO ALLOW ONE HOMESITE NW OF HWY G. (ALLOWED ONE SPLIT)



LEGEND
Scale: 1 inch=100 ft.
● iron stake found
○ 1"x24"iron pipe set
min.wt.=1.13#/ln ft.

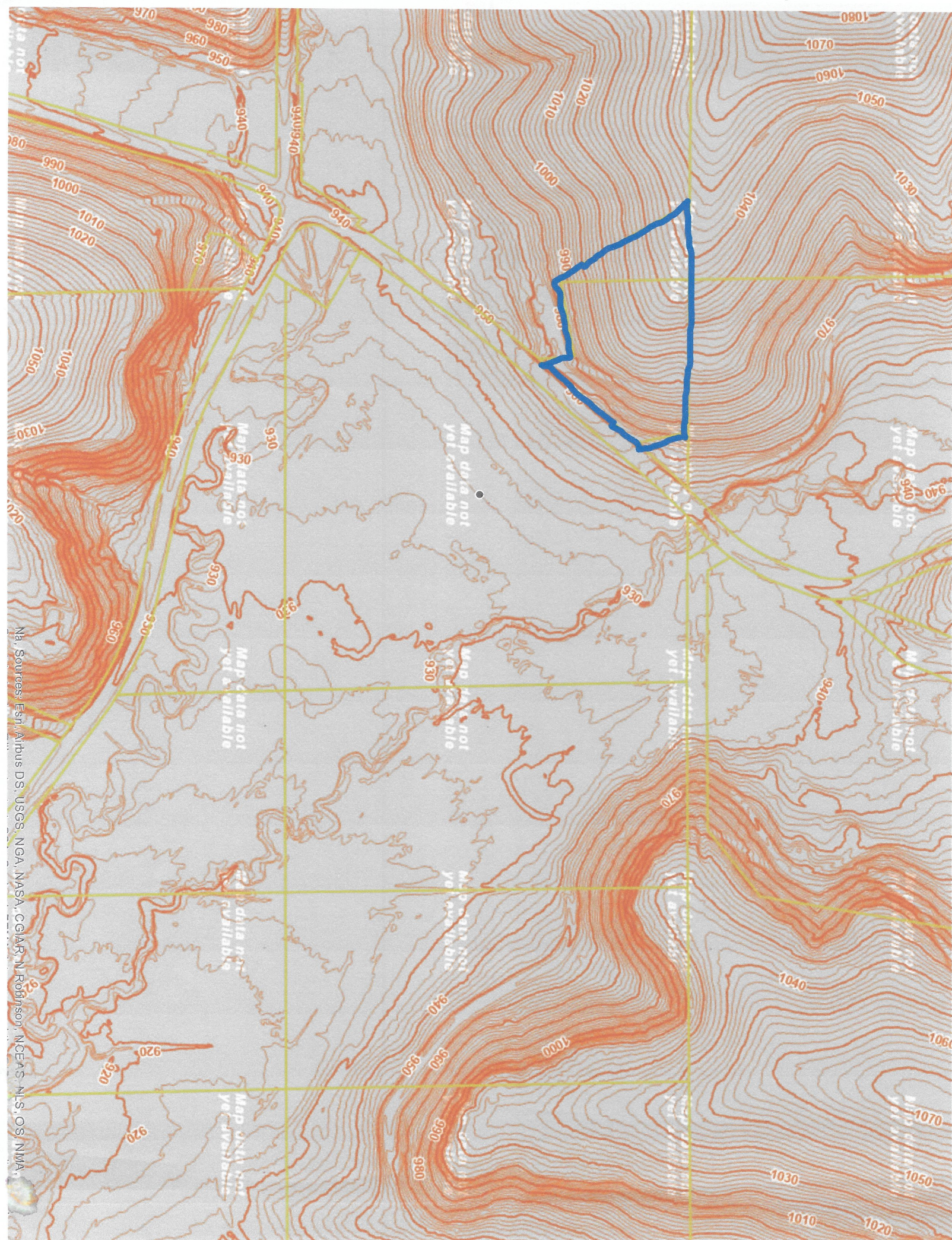
SURVEYED TG CVH
DRAWN ETE
APPROVED _____
FIELD BOOK 71-76
DATE 7-7-03

SURVEYED FOR: PAUL C/O WILDE REALTY 537-5241
602 RAILROAD ST. NEW GLARUS, WI 53574

DESCRIPTION-LOCATION: PT N1/2, SW1/4, SEC. 32, T8N, R7E, TOWN OF PRIMROSE, DANE COUNTY, WI

APPROVED FOR RECORDING PER DANE COUNTY ZONING & NAT RES. COMM. action of 19

REGISTER OF DEEDS CERTIFICATE N. SCHENKER, AGENT
Received for recording this _____ day of _____, 19____ at _____ o'clock _____ m.
and recorded in Volume _____ of Certified
Survey Maps of Dane County



Na. Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N. Robinson, NCEAS, NLS, OS, NIMA,

