

Dane County Rezone Petition

Application Date	Petition Number
07/15/2022	DCPREZ-2022-11877
Public Hearing Date	
09/20/2022	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME WILLIAM THORSON	PHONE (with Area Code) (608) 664-1305	AGENT NAME TALARCZYK LAND SURVEY	PHONE (with Area Code) (608) 527-5216
BILLING ADDRESS (Number & Street) 75 UNION RD		ADDRESS (Number & Street) 517 2ND AVENUE	
(City, State, Zip) BROOKLYN, WI 53521		(City, State, Zip) New Glarus, WI 53574	
E-MAIL ADDRESS sandbill@tds.net		E-MAIL ADDRESS bob@talarczyk-surveys.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
75 Union Road					
TOWNSHIP OREGON	SECTION 36	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0509-363-9980-0		0509-363-9190-0			

REASON FOR REZONE

SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-2 Rural Residential District	1.47

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 |



0 50 100 200 Feet



Petition 11877
WILLIAM THORSON



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:	William Thorson	Agent Name:	Bob Talarczyk
Address (Number & Street):	75 Union Road	Address (Number & Street):	517 2nd Avenue
Address (City, State, Zip):	Brooklyn, WI 53521	Address (City, State, Zip):	New Glarus, WI 53574
Email Address:	sandbill@tds.net	Email Address:	bob@talarczyk-surveys.com
Phone#:	608-664-1305	Phone#:	608-527-5216

PROPERTY INFORMATION

Township:	Oregon	Parcel Number(s):	050936399800 and 050936391900
Section:	36-5-9	Property Address or Location:	75 Union Road, Brooklyn, WI 53521

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

Mr. Thorson wishes to purchase land from his neighbor and add 1.47 acres of adjoining land into his residential lot.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-2	1.47

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 type="checkbox"/> Pre-application consultation with town and department staff | <input checked="" 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 7/11/22

SUPPLEMENTAL INFORMATION FOR COMMERCIAL DEVELOPMENT

A scaled site plan and detailed operations plan must be submitted for commercial rezone applications. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach the relevant maps and plans listed below to your application form.

SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:

- Scale and north arrow
- Date the site plan was created
- Existing subject property lot lines and dimensions
- Existing and proposed wastewater treatment systems and wells
- All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
- All dimension and required setbacks, side yards and rear yards
- Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
- Location and dimensions of any existing utilities, easements or rights-of-way
- Parking lot layout in compliance with s. [10.102\(8\)](#)
- Proposed loading/unloading areas
- Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
- All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade
- Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area
- Any lighting, signs, refuse dumpsters, and possible future expansion areas.

NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties.

- Provide a brief written statement explaining the current use(s) of the property on which the rezone is proposed.
- Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

OPERATIONAL NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:

- Hours of operation
- Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time
- Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building
- Compliance with county stormwater and erosion control standards under [Chapter 11](#) of [Chapter 14](#), Dane County Code
- Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
- Facilities for managing and removal of trash, solid waste and recyclable materials.
- Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken
- Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties
- Signage, consistent with section [10.800](#)

ADDITIONAL PROPERTY OWNERS. Provide contact information for additional property owners, if applicable.

Additional Property Owner Name(s):	Wilfred and Dorothy Wendt
Address (Number & Street):	2600 Jackson Street, Apt. 207
Address (City, State, Zip):	Stoughton, WI 53589
Email Address:	
Phone Number:	608-455-6303

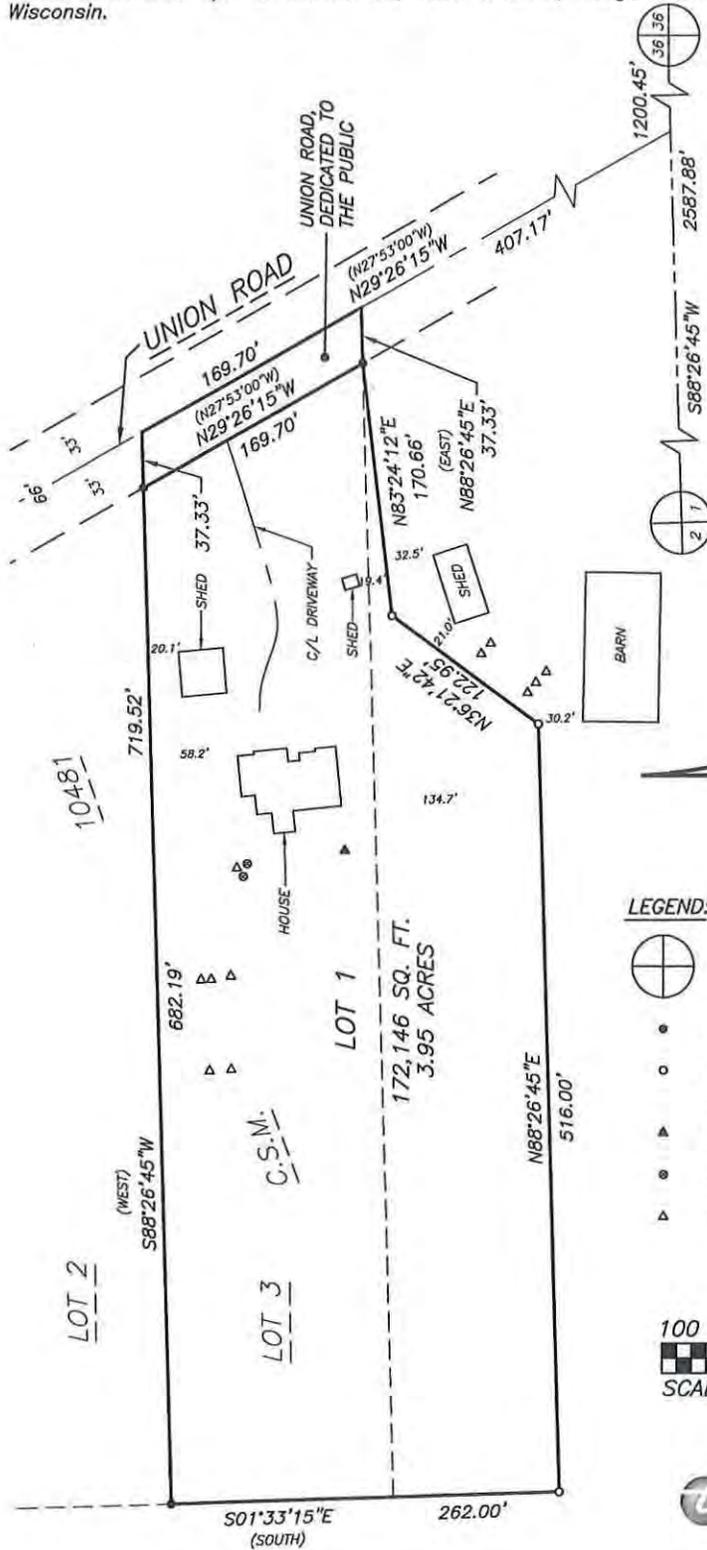
Rezone Petition # _____ (Thorson, William): 1.47 AC. FP-35 to RR-2

That part of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 36, Town 5 North, Range 9 East, Town of Oregon, Dane County, Wisconsin, bounded and described as follows:

Commencing at the South $\frac{1}{4}$ corner of said Section 36; thence S88°26'45"W along the South line of Section 36, 1200.45' to the centerline of Union Road; thence N29°26'15"W along said centerline, 407.17'; thence S88°26'45"W, 37.33' to the Westerly right of way line of Union Road and the point of beginning; thence S88°26'45"W, 761.56'; thence S01°33'15"E, 112.00'; thence N88°26'45"E, 516.00'; thence N36°21'42"E, 122.95'; thence N83°24'12"E, 170.66' to the point of beginning.

CERTIFIED SURVEY MAP NO. _____

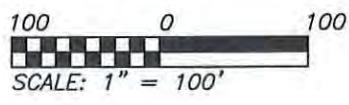
Lot 3 of Certified Survey Map 10481 (Vol. 62, Pages 57-58) and other lands in the Southwest 1/4 of the Southwest 1/4 of Section 36, Town 5 North, Range 9 East, Town of Oregon, Dane County, Wisconsin.



WISCONSIN
 ROBERT A. TALARCZYK
 S-2323
 NEW GLARUS, WIS.
 SURVEYOR
 06/22/22

LEGEND:

- Cast aluminum monument
- 3/4" solid round iron rod found
- 3/4" x 24" solid round iron rod set, weighing 1.50 lbs per lineal foot
- Well
- Septic cover
- Septic vent



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

JOB NO. 22055
 POINTS 22055
 DRWG. 22055_1
 DRAWN BY MST

CERTIFIED SURVEY MAP NO. _____

Lot 3 of Certified Survey Map 10481 (Vol. 62, Pages 57-58) and other lands in the Southwest 1/4 of the Southwest 1/4 of Section 36, Town 5 North, Range 9 East, Town of Oregon, Dane County, Wisconsin, bounded and described as follows:

Commencing at the South 1/4 corner of said Section 36; thence S88°26'45"W along the South line of Section 36, 1200.45' to the centerline of Union Road; thence N29°26'15"W along said centerline, 407.17' to the point of beginning; thence N29°26'15"W along said centerline, 169.70'; thence S88°26'45"W, 719.52'; thence S01°33'15"E, 262.00'; thence N88°26'45"E, 516.00'; thence N36°21'42"E, 122.95'; thence N83°24'12"E, 170.66' to the Westerly right of way line of Union Road; thence N88°26'45"E, 37.33' 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 Oregon and the Village of Brooklyn, 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.

June 22, 2022



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

NOTES:

- 1.) Bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone, NAD83 (2011), in which the South line of the Southwest 1/4 of Section 36 bears S88°26'45"W.
- 2.) Recorded data, when different than measured, is shown in parenthesis.
- 3.) All PLSS witness monuments were found and verified.

OWNER'S CERTIFICATE OF DEDICATION:

As owner, I hereby certify that I have 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 to be submitted to the following for approval or objection: The Town of Oregon, The Village of Brooklyn, The County of Dane.

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

Wilfred W. Wendt

STATE OF WISCONSIN)

_____) COUNTY) SS

Personally came before me this _____ day of _____, 20_____, the above named Wilfred W. Wendt to me known to be the same person who executed the foregoing instrument and acknowledged the same.

My commission expires _____.

PREPARED FOR:

William Thorson
75 Union Road
Brooklyn, WI 53521
(608) 664-1305



517 2nd Avenue
New Glarus, WI 53574
608-527-5216

www.talarczyksurveys.com

JOB NO. 22055
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CERTIFIED SURVEY MAP NO. _____

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

William G. Thorson

STATE OF WISCONSIN)

_____ COUNTY) SS

Personally came before me this _____ day of _____, 20_____, the above named William G. Thorson 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 Oregon.

Town Clerk

VILLAGE APPROVAL: Approved for recording this _____ day of _____, 20____ by the Village of Brooklyn.

Village 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



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