

Dane County Rezone Petition

Application Date	Petition Number
06/01/2021	DCPREZ-2021-11728
Public Hearing Date	
08/24/2021	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME PATRICK RUNDE	PHONE (with Area Code) (608) 520-1328	AGENT NAME TALARCZYK LAND SURVEYS	PHONE (with Area Code) (608) 527-5216
BILLING ADDRESS (Number & Street) 18 ETHAN CIR		ADDRESS (Number & Street) 517 2ND AVE	
(City, State, Zip) MADISON, WI 53719		(City, State, Zip) New Glarus, WI 53574	
E-MAIL ADDRESS uwphd73@me.com		E-MAIL ADDRESS bob@talarczysurveys.com	

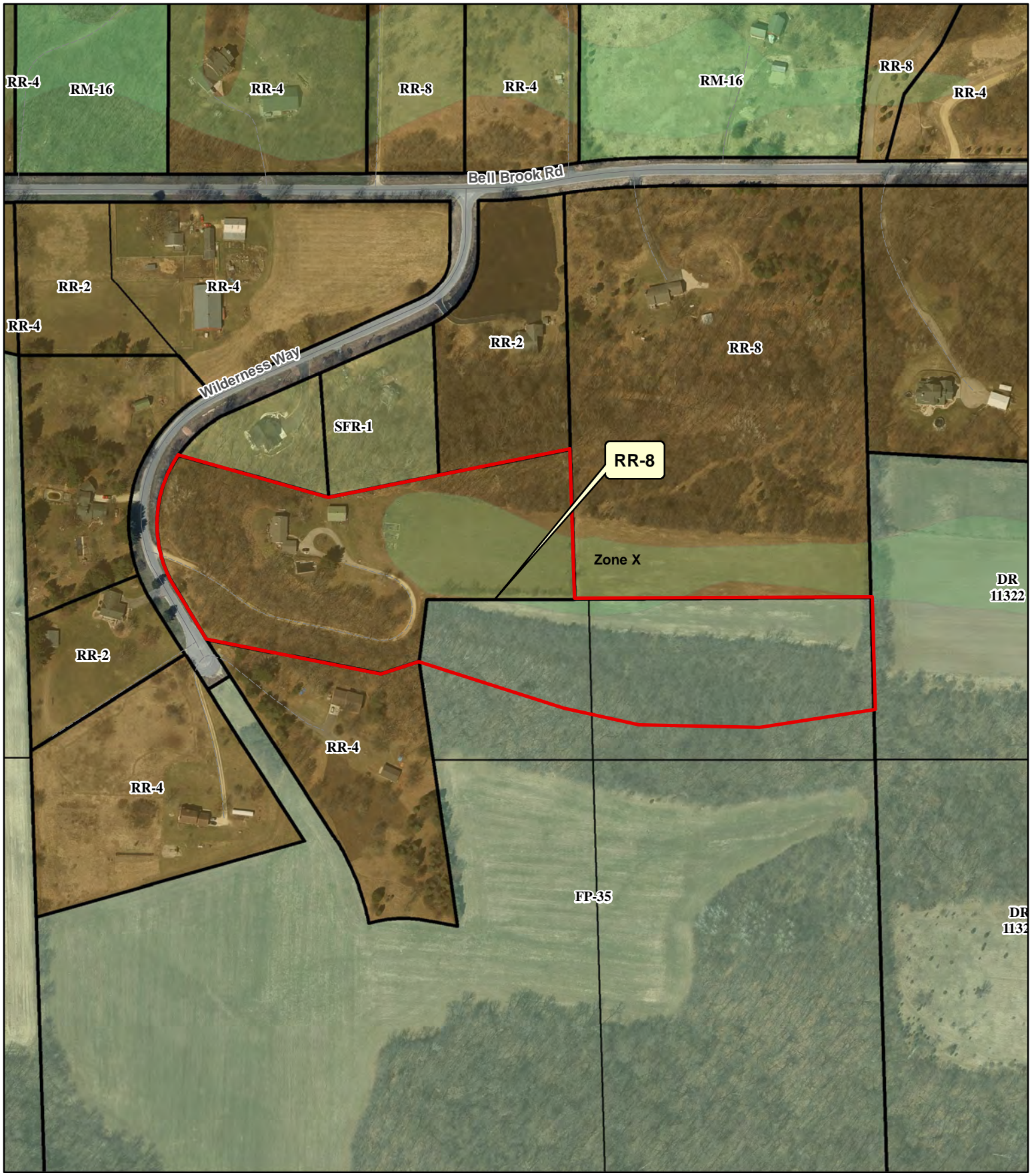
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
East of 286 Wilderness Way					
TOWNSHIP OREGON	SECTION 33	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0509-332-8340-4		0509-331-8720-5		0509-332-0303-5	

REASON FOR REZONE


ADDING ADDITIONAL LANDS TO AN EXISTING RESIDENTIAL LOT

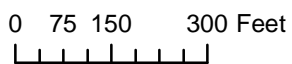
FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-8 Rural Residential District	6.37

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 |



Petition 11728
PATRICK RUNDE



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:	Patrick Runde	Agent Name:	Bob Talarczyk
Address (Number & Street):	18 Ethan Circle	Address (Number & Street):	517 2nd Avenue
Address (City, State, Zip):	Madison, WI 53719	Address (City, State, Zip):	New Glarus, WI 53574
Email Address:	uwphd73@me.com	Email Address:	bob@talarczyksurveys.com
Phone#:	(608) 520-1338	Phone#:	(608) 527-5216

PROPERTY INFORMATION

Township:	Oregon	Parcel Number(s):	050933187205, 050933283404, 050933203035
Section:	33	Property Address or Location:	286 Wilderness Way, 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

Douglas Kutz, buyer, (286 Wilderness Way, Brooklyn, WI 53521) would like to acquire some vacant land from Patrick Runde and add it to his lot.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-8	6.37

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 (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 5/24/21

CERTIFIED SURVEY MAP No. _____

Lot 3 of Bellwood Hills and other lands in the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 33, Town 5 North, Range 9 East, Town of Oregon, Dane County, Wisconsin.



ROBERT A. TALARCZYK

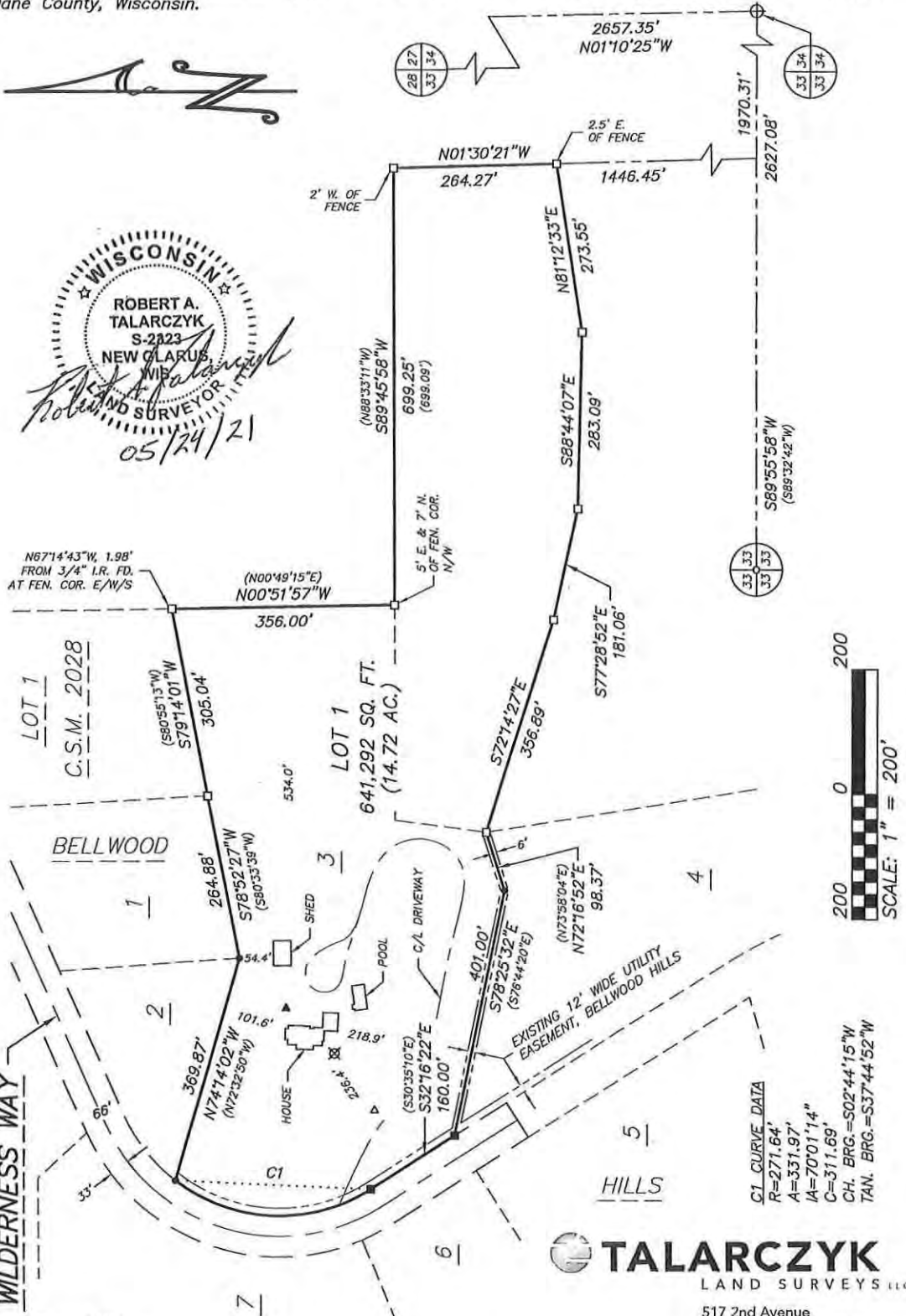
 S-2223

 NEW GLARUS, WI

 LAND SURVEYOR

Robert A. Talarczyk

 05/24/21



C1 CURVE DATA
 R=277.64'
 A=331.97'
 IA=70°01'14"
 C=311.69'
 CH. BRG.=S02°44'15"W
 TAN. BRG.=S37°44'52"W

TALARCZYK
 LAND SURVEYS LLC

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

JOB NO. 21072
 POINTS 21072
 DRWG. 21072_1
 DRAWN BY JMB

CERTIFIED SURVEY MAP NO. _____

Lot 3 of Bellwood Hills and other lands in the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 33, Town 5 North, Range 9 East, Town of Oregon, Dane County, Wisconsin, bounded and described as follows:

Commencing at the East 1/4 corner of said Section 33; thence S89°55'58"W, 1970.31' to the Southeast corner of the West 1/2 of the West 1/2 of the Northeast 1/4 of Section 33; thence N01°30'21"W along the East line of the West 1/2 of the West 1/2 of the Northeast 1/4 of Section 33, 1446.45' to the point of beginning; thence N01°30'21"W, 264.27'; thence S89°45'58"W, 699.25'; thence N00°51'57"W, 356.00'; thence S79°14'01"W, 305.04'; thence S78°52'27"W, 264.88'; thence N74°14'02"W, 369.87' to the Easterly line of Wilderness Way; thence Southerly, 331.97' along said Easterly line of Wilderness Way and the arc of a curve to the left whose radius is 271.64' and whose chord bears S02°44'15"W, 311.69'; thence S32°16'22"E along said Easterly line of Wilderness Way, 160.00'; thence S78°25'32"E, 401.00'; thence N72°16'52"E, 98.37'; thence S72°14'27"E, 356.89'; thence S77°28'52"E, 181.06'; thence S88°44'07"E, 283.09'; thence N81°12'33"E, 273.55' to the point of beginning; subject to any and all easements of record.

I hereby certify that this survey is in compliance with Chap. 236.34 of the Wis. Statutes, 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.

May 24, 2021


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 East line of the Northeast 1/4 of Section 33 bears N01°10'25"W.
- 2.) Recorded data, when different than measured, is shown in parenthesis.
- 3.) All PLSS witness monuments were found and verified.
- 4.) This survey prepared to facilitate the sale of lands between adjoining landowners.

LEGEND:



Cast aluminum monument found



1" iron pipe found

- 1-1/4" solid round iron rod found
- 3/4" solid round iron rod found
- 1-1/4" x 24" solid round iron rod set, weighing 4.30 lbs per lineal foot
- ⊗ Septic cover
- △ Septic vent
- ▲ Well

PREPARED FOR:
Patrick C. Runde
18 Ethan Circle
Madison, WI 53719
(608) 520-1338



TALARCZYK

LAND SURVEYS LLC

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

www.talarczyklandsurveys.com

JOB NO. 21072
POINTS 21072
DRWG. 21072-1
DRAWN BY JMB

SHEET 2 OF 4

Runde Rezone Description

That part of the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 33, Town 5 North, Range 9 East, Town of Oregon, Dane County, Wisconsin, bounded and described as follows:

Commencing at the East 1/4 corner of said Section 33; thence S89°55'58"W, 1970.31' to the Southeast corner of the West 1/2 of the West 1/2 of the Northeast 1/4 of Section 33; thence N01°30'21"W along the East line of the West 1/2 of the West 1/2 of the Northeast 1/4 of Section 33, 1446.45' to the point of beginning; thence N01°30'21"W, 264.27'; thence S89°45'58"W, 699.25'; thence S89°45'37"W, 344.48'; thence S07°28'34"W, 148.60'; thence S72°14'27"E, 356.89'; thence S77°28'52"E, 181.06'; thence S88°44'07"E, 283.09'; thence N81°12'33"E, 273.55' to the point of beginning; containing 6.37 acres.