

Dane County Rezone Petition

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|----------------------------|------------------------|
| Application Date | Petition Number |
| 11/13/2024 | DCPREZ-2024-12126 |
| Public Hearing Date | |
| 01/28/2025 | |

| | |
|--------------------------|--------------------------|
| OWNER INFORMATION | AGENT INFORMATION |
|--------------------------|--------------------------|

| | | | |
|--|--|---|--|
| OWNER NAME TIMOTHY & DIANE HAAK | PHONE (with Area Code) (608) 835-9135 | AGENT NAME TALARCZYK LAND SURVEYS | PHONE (with Area Code) (608) 527-5216 |
| BILLING ADDRESS (Number & Street) 1060 GLENWAY RD | | ADDRESS (Number & Street) 517 2ND AVENUE | |
| (City, State, Zip) OREGON, WI 53575 | | (City, State, Zip) New Glarus, WI 53574 | |
| E-MAIL ADDRESS mrscowpie@gmail.com | | E-MAIL ADDRESS bob@talarczyk-surveys.com | |

| | | |
|---------------------------|---------------------------|---------------------------|
| ADDRESS/LOCATION 1 | ADDRESS/LOCATION 2 | ADDRESS/LOCATION 3 |
|---------------------------|---------------------------|---------------------------|

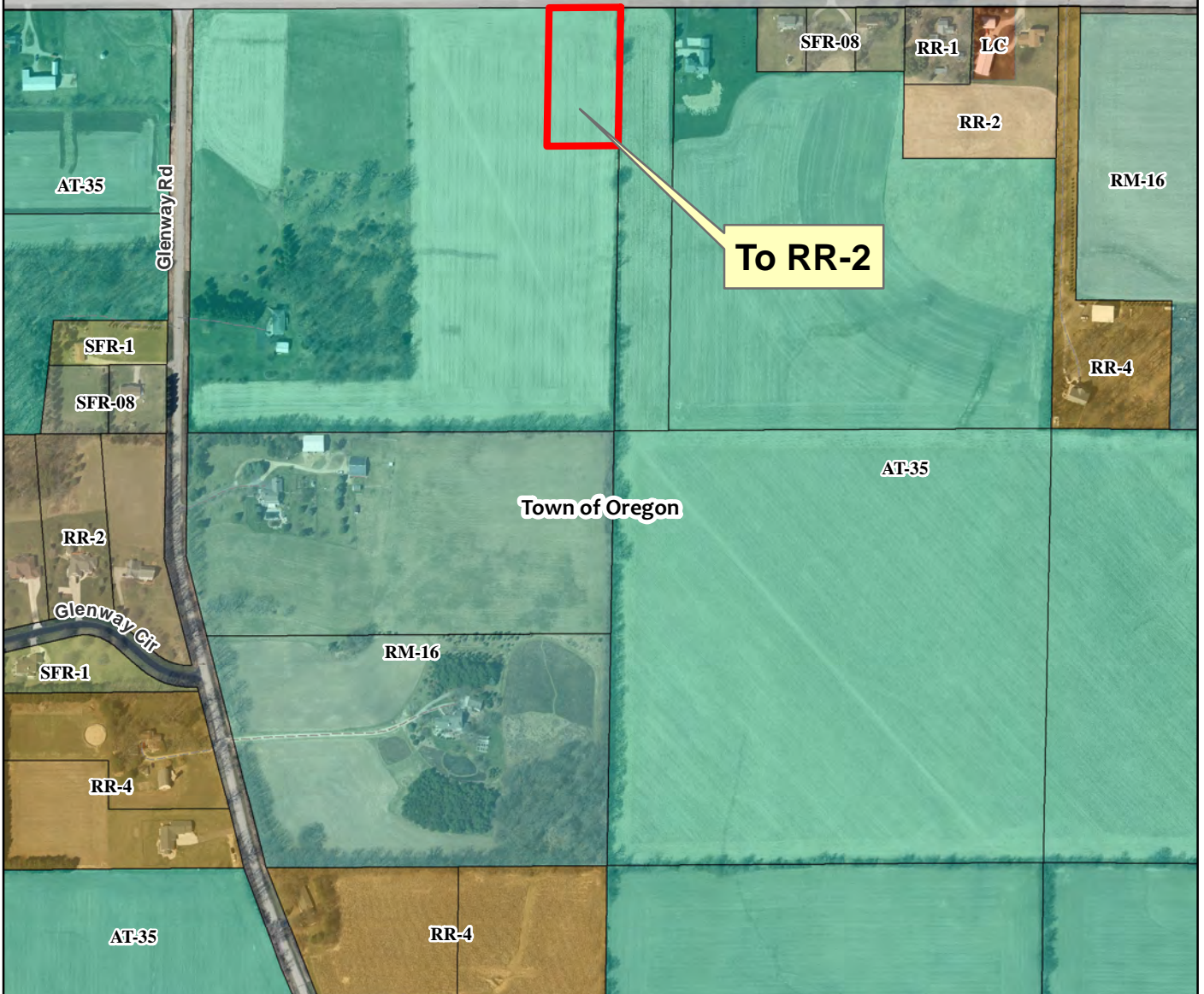
| ADDRESS OR LOCATION OF REZONE | | ADDRESS OR LOCATION OF REZONE | | ADDRESS OR LOCATION OF REZONE | |
|------------------------------------|---------------|-------------------------------|---------|-------------------------------|---------|
| 170 feet west of 5337 Lincoln Road | | | | | |
| TOWNSHIP OREGON | SECTION 15 | TOWNSHIP | SECTION | TOWNSHIP | SECTION |
| PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | |
| 0509-151-8501-0 | | | | | |

| |
|--------------------------|
| REASON FOR REZONE |
|--------------------------|

CREATING ONE RESIDENTIAL LOT

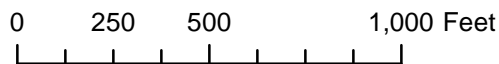
| FROM DISTRICT: | TO DISTRICT: | ACRES |
|---------------------------------------|---------------------------------|-------|
| AT-35 Agriculture Transition District | RR-2 Rural Residential District | 2.0 |

| | | | | |
|---|--|--|---|---|
| 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: |
|---|--|--|---|---|



Legend

-  Wetland
-  Floodplain



Petition 12126
HAAK



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: | Timothy & Diane Haak | Agent Name: | Robert Talarczyk |
| Address (Number & Street): | 1060 Glenway Road | Address (Number & Street): | 517 2nd Avenue |
| Address (City, State, Zip): | Oregon, WI 53575 | Address (City, State, Zip): | New Glarus, WI 53574 |
| Email Address: | mrscowpie@gmail.com | Email Address: | bob@talarczyksurveys.com |
| Phone#: | 608-835-9135 | Phone#: | 608-527-5216 |

| PROPERTY INFORMATION | | | |
|----------------------|--------|-------------------------------|---------------------------|
| Township: | Oregon | Parcel Number(s): | 050915185010 |
| Section: | 15 | Property Address or Location: | 1060 Glenway Road, Oregon |

| REZONE DESCRIPTION | | |
|---|--|-------|
| <p>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.</p> | <p>Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> | |
| <p>The Haaks wish to create on residential lot.</p> | | |
| Existing Zoning District(s) | Proposed Zoning District(s) | Acres |
| AT-35 | RR-2 | 2.00 |
| | | |
| | | |

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 Talarczyk

Date 11/5/24

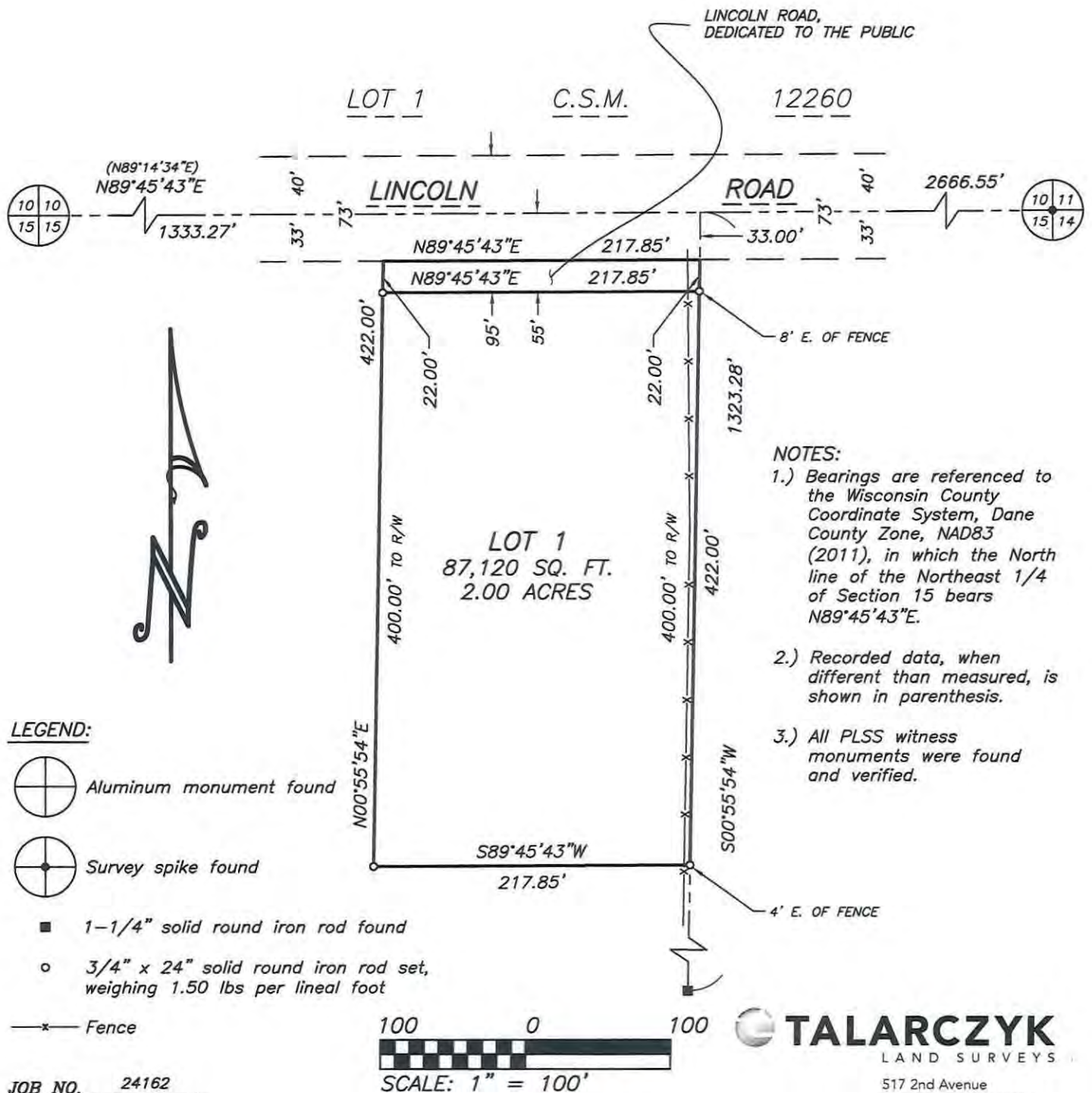
CERTIFIED SURVEY MAP No. _____

That part of the Northwest 1/4 of the Northeast 1/4 of Section 15, Town 5 North, Range 9 East, Town of Oregon, Dane County, Wisconsin, bounded and described as follows:
 Commencing at the North 1/4 corner of said Section 15; thence N89°45'43"E, 1333.27' to the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 15; thence S00°55'54"W along the East line of the Northwest 1/4 of the Northeast 1/4 of Section 15, 33.00' to the point of beginning; thence S00°55'54"W, 422.00'; thence S89°45'43"W, 217.85'; thence N00°55'54"E, 422.00' to the South right of way line of Lincoln Road; thence N89°45'43"E along said right of way line, 217.85' 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, Village of Oregon and Dane County; and that under the direction of Timothy & Diane Haak, 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.

October 25, 2024

Robert A. Talarczyk, P.L.S.



JOB NO. 24162
 POINTS 24162
 DRWG. 24162_1
 DRAWN BY MST

SHEET 1 OF 2

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

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 of the Northeast 1/4 of Section 15, Town 5 North, Range 9 East, Town of Oregon, 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 Oregon; Village of Oregon; Dane County Zoning & Land Regulation Committee.

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

Timothy J. Haak

Diane C. Haak

STATE OF WISCONSIN)

_____ COUNTY) SS

Personally came before me this _____ day of _____, 20_____, the above named Timothy J. Haak and Diane C. Haak 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 Oregon.

Town Clerk

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

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

PREPARED FOR:
Timothy & Diane Haak
1060 Glenway Road
Oregon, WI 53575
(608) 835-9135

JOB NO. 24162
POINTS 24162
DRWG. 24162_1
DRAWN BY MST

SHEET 2 OF 2

 **TALARCZYK**
LAND SURVEYS

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

DRAFT: FOR DISCUSSION PURPOSES ONLY

IMPORTANT NOTE: ACREAGE VALUES AND OWNERSHIP HEREIN ARE DERIVED FROM HISTORICAL AND CURRENT RECORDS LOCATED AT THE DANE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT (EG. GIS, PLAT BOOKS, ZONING PERMIT DATA, CSM'S, ETC). DENSITY POLICIES VARY AMOUNG TOWNS AND MAY

Applicant: Timothy & Diane Haak

**SEE REVISED
DENSITY STUDY**

Town: Oregon

Density Study Date: 10/8/2024

Section(s): 10, 15

Adoption Date: 1/4/1995

Density Number: 35

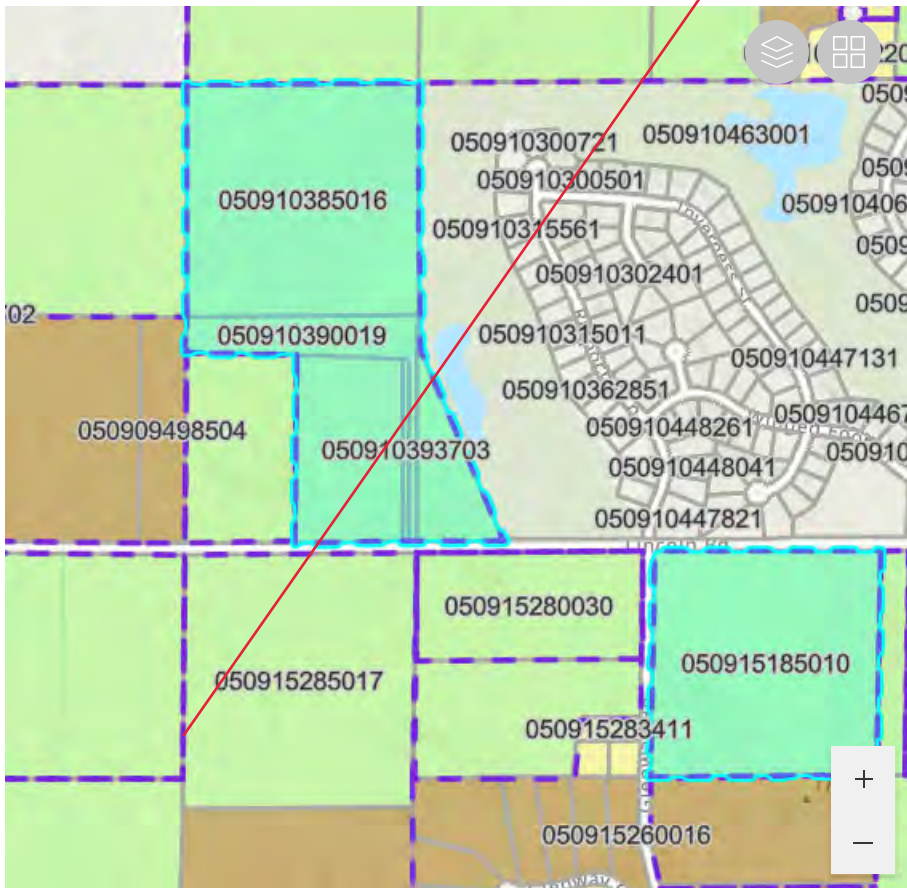
Orig Farm Owner: Arden & Ethel Denton

Original Farm Acres: 109.81

Available Density Unit(s): 1

Original Splits: 3.14

Accela Number: DCPDEN-2024-00034



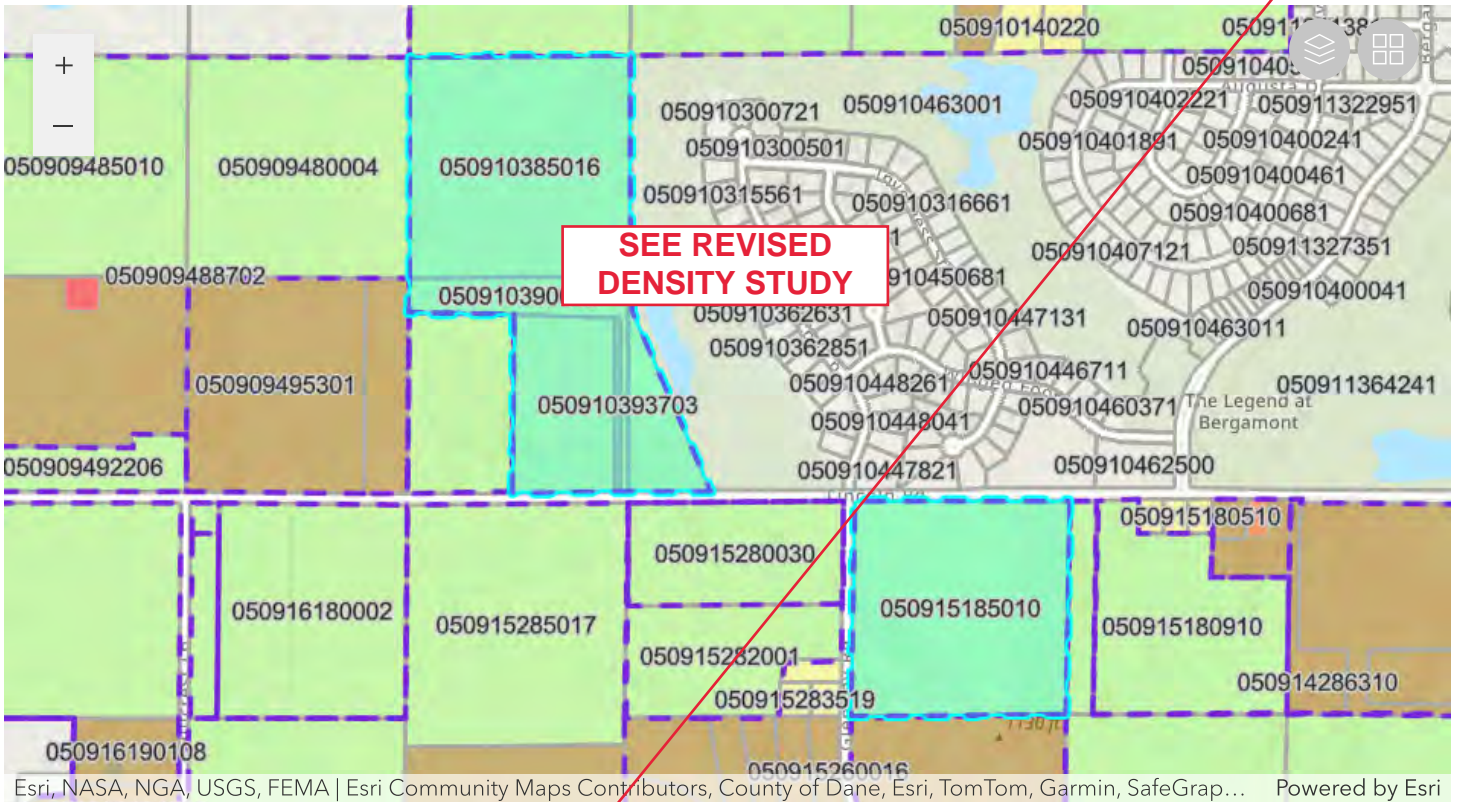
Reasons / Notes:

Original 1995 farm consisted of noncontiguous lands in common ownership. Homesites created to date: 2 per CSM 7973 and CSM 7973. Note: Property is within the ETJ of the Village of Oregon.

Note: Parcels included in the density study reflect farm ownership and acreage as of the date of town plan adoption, or other date specified. Density study is based on the original farm acreage, NOT acreage currently

DRAFT: FOR DISCUSSION PURPOSES ONLY

Applicant: Timothy & Diane Haak



| Parcel Number | Acres | Owner | CSM |
|---------------|-------|-------------------------------------|-------|
| 05091039019 | 8.22 | Current Owner | |
| 050910393703 | 0.72 | Current Owner | 07430 |
| 050910396719 | 6.49 | Current Owner | |
| 050910385016 | 40.86 | Current Owner | |
| 050910393114 | 15 | MICHAEL L DORROUGH & KAREN DORROUGH | 07973 |
| 050915185010 | 38.51 | TIMOTHY J HAAK & DIANE C HAAK | |

AT-35 to RR-2

Part of the Northwest 1/4 of the Northeast 1/4 of Section 15, Town 5 North, Range 9 East, Town of Oregon, Dane County, Wisconsin, bounded and described as follows:
Commencing at the North 1/4 corner of said Section 15; thence N89°45'43"E, 1333.27' to the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 15; thence S00°55'54"W, along the East line of the Northwest 1/4 of the Northeast 1/4 of Section 15, 33.00' to the Point of Beginning; thence S00°55'54"W, 422.00'; thence S89°45'43"W, 217.85'; thence N00°55'54"E, 422.00' to the South right of way line of Lincoln Road; thence N89°45'43"E along said right of way line, 217.85' to the Point of Beginning. Contains approximately 2.00 acres