

Dane County Rezone Petition

Application Date	Petition Number
08/02/2022	DCPREZ-2022-11888
Public Hearing Date	
10/25/2022	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME OREGON, TOWN OF	PHONE (with Area Code) (608) 835-3200	AGENT NAME TALARCZYK LAND SURVEYS	PHONE (with Area Code) (608) 527-5216
BILLING ADDRESS (Number & Street) 1138 UNION RD		ADDRESS (Number & Street) 517 2ND AVENUE	
(City, State, Zip) OREGON, WI 53575		(City, State, Zip) New Glarus, WI 53574	
E-MAIL ADDRESS jhanson@town.oregon.wi.us		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	
East of 5900 County Hwy A					
TOWNSHIP OREGON	SECTION 19	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0509-192-8500-0		0509-201-8230-5		0509-201-8860-3	
0509-201-8690-9					

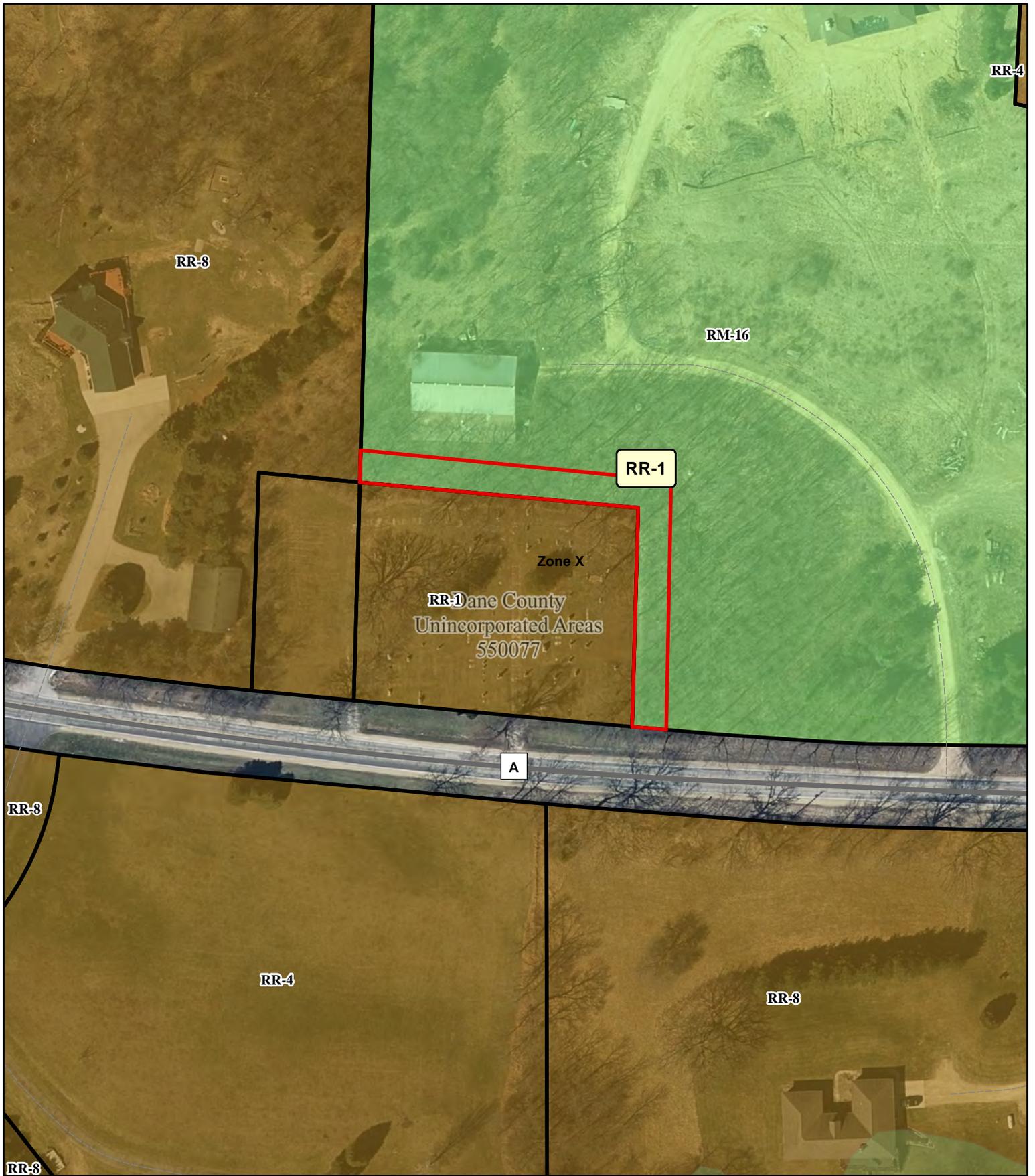
REASON FOR REZONE

SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS

FROM DISTRICT:	TO DISTRICT:	ACRES
RM-16 Rural Mixed-Use District	RR-1 Rural Residential District	0.24

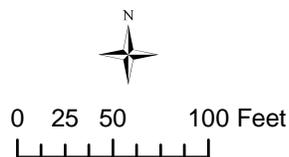
C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: ASSOCIATED WITH CSM FOR PRIOR WARRANTY DEED TRANSFER. PROPERTY CONTAINS STEEP SLOPES.



Legend

- | | |
|---|---|
|  Wetland | Significant Soils |
|  Floodplain |  Class 1 |
| |  Class 2 |



Petition 11888
OREGON, TOWN OF



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

- 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:	Town of Oregon	Agent Name:	Robert Talarczyk
Address (Number & Street):	1138 Union Road	Address (Number & Street):	517 2nd Avenue
Address (City, State, Zip):	Oregon, WI 53575	Address (City, State, Zip):	New Glarus, WI 53574
Email Address:	jhanson@town.oregon.wi.us	Email Address:	bob@talarczyk-surveys.com
Phone#:	608-835-3200	Phone#:	608-527-5216

PROPERTY INFORMATION

Township:	Oregon	Parcel Number(s):	042/0509-201-8601-0
Section:	20	Property Address or Location:	C.T.H. A, Oregon, WI

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

This 25' strip of land was conveyed by Robert and Christine Dicke by Warranty Deed, Doc. No. 4433579 to the Town of Oregon for the purposes of expanding their cemetery. This 25' strip was not rezoned at that time.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RM-16	RR-1	0.24

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.

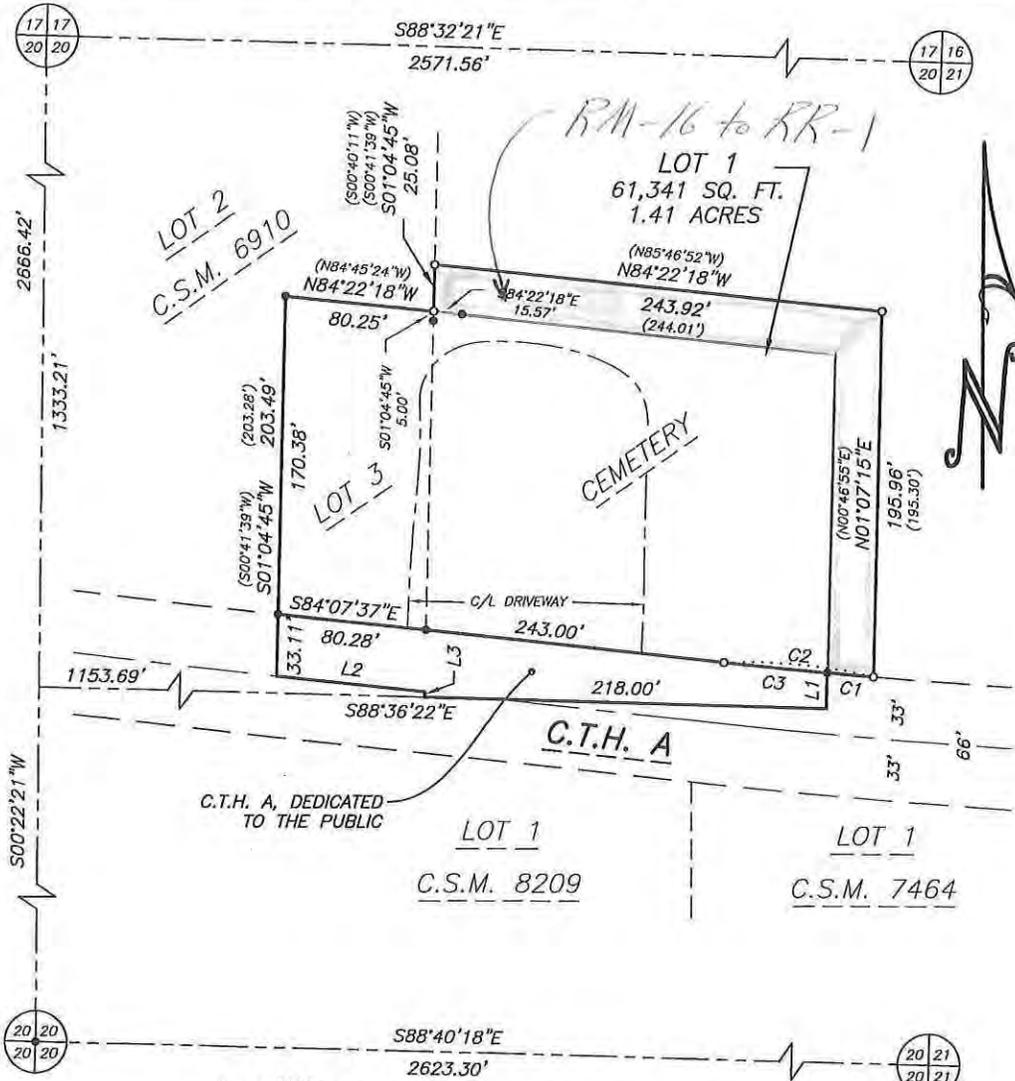
Owner/Agent Signature Robert A. Talarczyk

Date 7/27/22

CERTIFIED SURVEY MAP NO. _____

Lot 3 of Certified Survey Map 6910 (Vol. 34, Pages 247-249) in the Northwest 1/4 of the Northeast 1/4 and other lands in the Northwest and Northeast 1/4s of the Northeast 1/4 of Section 20, Town 5 North, Range 9 East, Town of Oregon, Dane County, Wisconsin.

CURVE	RADIUS	ARC	DELTA ANGLE	CHORD	CH. BEARING	TAN. BEARING-IN	TAN. BEARING-OUT
C1	3787.00'	25.08'	0°22'46"	25.08' (25.01')	S85°09'50"E	S84°58'27"E	
C2	3787.00'	81.08'	1°13'36"	81.08'	S84°44'25"E		S85°21'13"E
C3	3787.00'	56.00'	0°50'50"	56.00'	S84°33'02"E		

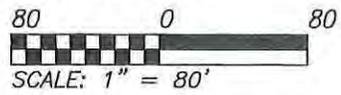


LINE	BEARING	DISTANCE
L1	N01°07'15"E	19.39'
L2	S84°07'37"E (S84°30'43"E)	80.28'
L3	S01°04'45"W (S00°41'39"W)	2.94'

PREPARED FOR:
Town of Oregon
1138 Union Road
Oregon, WI 53575
(608) 835-3200

WISCONSIN
ROBERT A. TALARCZYK
S-2323
NEW GLARUS, WIS.
LAND SURVEYOR
07/06/22

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

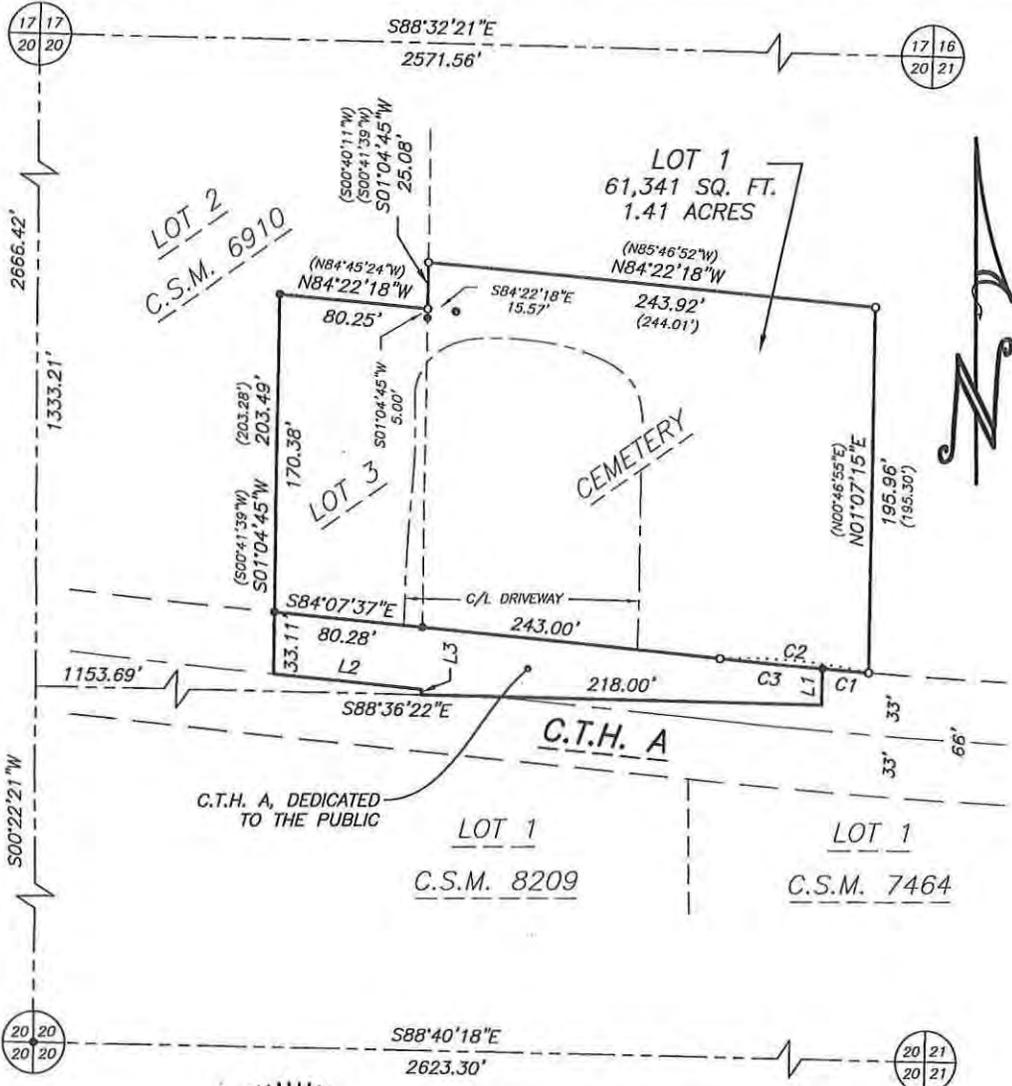


JOB NO. 21231
POINTS 21231
DRWG. 21231_1
DRAWN BY MST

CERTIFIED SURVEY MAP NO. _____

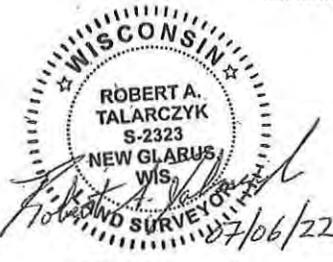
Lot 3 of Certified Survey Map 6910 (Vol. 34, Pages 247-249) in the Northwest 1/4 of the Northeast 1/4 and other lands in the Northwest and Northeast 1/4s of the Northeast 1/4 of Section 20, Town 5 North, Range 9 East, Town of Oregon, Dane County, Wisconsin.

CURVE	RADIUS	ARC	DELTA ANGLE	CHORD	CH. BEARING	TAN. BEARING-IN	TAN. BEARING-OUT
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				(25.01')			
C2	3787.00'	81.08'	1°13'36"	81.08'	S84°44'25"E		S85°21'13"E
C3	3787.00'	56.00'	0°50'50"	56.00'	S84°33'02"E		



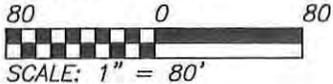
LINE	BEARING	DISTANCE
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L2	S84°07'37"E	80.28'
	(S84°30'43"E)	
L3	S01°04'45"W	2.94'
	(S00°41'39"W)	

PREPARED FOR:
Town of Oregon
1138 Union Road
Oregon, WI 53575
(608) 835-3200



TALARCZYK
LAND SURVEYS LLC

517 2nd Avenue
New Glarus, WI 53574
608-527-5216
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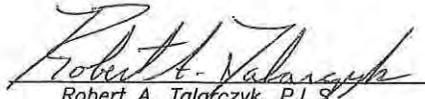
CERTIFIED SURVEY MAP NO. _____

Lot 3 of Certified Survey Map 6910 (Vol. 34, Pages 247-249) in the Northwest 1/4 of the Northeast 1/4 and other lands in the Northwest and Northeast 1/4s of the Northeast 1/4 of Section 20, 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 20; thence S00°22'21"W, 1333.21' to the Southwest corner of the North 1/2 of the Northeast 1/4 of Section 20; thence S88°36'22"E along the South line of the North 1/2 of the Northeast 1/4 of Section 20, 1153.69' to the point of beginning; thence S88°36'22"E, 218.00'; thence N01°07'15"E, 19.39' to the Northerly right of way line of County Trunk Highway A; thence Southeasterly, 25.08' along said Northerly right of way line and the arc of a curve to the left whose radius is 3787.00' and whose chord bears S85°09'50"E, 25.08'; thence N01°07'15"E, 195.96'; thence N84°22'18"W, 243.92'; thence S01°04'45"W, 25.08'; thence N84°22'18"W, 80.25'; thence S01°04'45"W, 203.49' to the centerline of County Trunk Highway A; thence S84°07'37"E along said centerline 80.28'; thence S01°04'45"W, 2.94' 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 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.

July 6, 2022




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 West line of the Northeast 1/4 of Section 20 bears S00°22'21"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 combination of separate parcels of common ownership.

LEGEND:



Cast aluminum monument found



Brass monument found

- 1" iron pipe found
- 3/4" x 24" solid round iron rod set, weighing 1.50 lbs per lined foot

 **TALARCZYK**
LAND SURVEYS LLC

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

JOB NO. 21231
POINTS 21231
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SHEET 2 OF 3

CERTIFIED SURVEY MAP NO. _____

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OWNER'S CERTIFICATE OF DEDICATION:

As authorized representative of the Town of Oregon, owner, I hereby certify that the Oregon Town Board caused the land described on this Certified Survey Map to be surveyed, combined, mapped and dedicated as represented hereon. I also certify that this map is required by s.236.10 or s.236.12 Wisconsin Statutes or S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the following for approval or objection: Town of Oregon, Dane County Zoning and Land Regulation Committee.

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

Jennifer Hanson, Clerk
Town of Oregon

STATE OF WISCONSIN)

_____ COUNTY) SS
Personally came before me this _____ day of _____, 20_____, the above named Jennifer Hanson, authorized representative of the Town of Oregon, 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

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



JOB NO. 21231
POINTS 21231
DRWG. 21231_1
DRAWN BY MST

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

State Bar of Wisconsin Form 1 - 2003
WARRANTY DEED



* 4 4 3 3 5 7 8 1 *
DANE COUNTY
REGISTER OF DEEDS

Document Number

Document Name

THIS DEED, made between ROBERT T. DICKE and CHRISTINE M. DICKE

(“Grantor,” whether one or more),

and TOWN OF OREGON, a body corporate and politic

(“Grantee,” whether one or more)

DOCUMENT #
4433578

05/22/2008 01:00PM

Trans. Fee: 3.00
Exempt #:

Rec. Fee: 11.00
Pages: 1

COPY

Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in DANE County, State of Wisconsin (“Property”) (if more space is needed, please attach addendum):

A parcel of land located in the N 1/2 of the NE 1/4 of Section 20, T5N, R9E, in the Town of Oregon, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the NE corner of said Section 20; thence S 1° 41' 57" E, 1,330.10 feet; thence N 87° 20' 52" E, 1,202.46 feet to the point of beginning; thence N 0° 46' 55" E, 195.30 feet; thence N 85° 46' 52" W, 244.01 feet; thence S 00° 40' 11" W, 25.08 feet; thence S 84° 46' 52" E, 218.89 feet; thence S 00° 46' 55" W, 171.35 feet; thence S 87° 20' 52" E, 25.01 feet to the point of beginning.

Recording Area

Name and Return Address

Lawrence E. Bechler
Murphy Desmond S.C.
P.O. Box 2038
Madison, WI 53701-2038

Part of
042-0509-201-8600-7

Parcel Identification Number (PIN)

This is not homestead property.
(is) (is not)

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except: municipal & zoning ordinances & agreements entered under them, recorded easements for the distribution of utility & municipal services, recorded building & use restrictions & covenants, general taxes levied in the year of closing.

Dated May 12, 2008

(SEAL)

[Signature]

(SEAL)

* ROBERT T. DICKE

(SEAL)

[Signature]

(SEAL)

* CHRISTINE M. DICKE

AUTHENTICATION

Signature(s) ROBERT T. DICKE AND CHRISTINE M. DICKE
authenticated on MAY 12, 2008

* Jordan M. Haskin
TITLE MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis. Stat. § 706.06)

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
DANE COUNTY)

Personally came before me on _____,
the above-named Robert T. Dicke
and Christine M. Dicke
to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

THIS INSTRUMENT DRAFTED BY:

Attorney Lawrence E. Bechler
Murphy Desmond S.C.

* _____
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: _____)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

WARRANTY DEED

STATE BAR OF WISCONSIN

FORM No. I-2003

*Type name below signatures.

MA 266744

1/11

Town of Oregon Rezone 0.24 acres from RM-16 to RR-1

That part of the Northeast and Northwest 1/4s of the Northeast ¼ of Section 20, Town 5 North, Range 9 East, Town of Oregon, Dane County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of said Section 20; thence S00°44'36"E, 1330.92' to the Southeast corner of the Northeast 1/4 of the Northeast ¼ of Section 20; thence N88°36'22"W along the South line of the Northeast 1/4 of the Northeast ¼ of Section 20, 1225.73'; thence N01°07'15"E, 19.39' to the Northerly right of way line of C.T.H. A and the point of beginning; thence N01°07'15"E, 171.23'; thence N84°22'18"W, 218.82'; thence N01°04'45"E, 25.08'; thence S84°22'18"E, 243.92'; thence S01°07'15"W, 195.96' to the Northerly right of way line of C.T.H. A; thence Northwesterly, 25.08' along said right of way line and the arc of a curve to the right whose radius is 3787.00' and whose chord bears N85°09'50"W, 25.08' to the point of beginning.