

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
11/04/2021	DCPREZ-2021-11784
<b>Public Hearing Date</b>	
01/25/2022	

<b>OWNER INFORMATION</b>	<b>AGENT INFORMATION</b>
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OWNER NAME REBECCA J MESDJIAN	PHONE (with Area Code) (608) 332-1518	AGENT NAME JON HAGEMAN	PHONE (with Area Code) (608) 999-1977
BILLING ADDRESS (Number & Street) 1267 S FISH HATCHERY RD		ADDRESS (Number & Street) 128 PAOLI STREET	
(City, State, Zip) OREGON, WI 53575		(City, State, Zip) Verona, WI 53593	
E-MAIL ADDRESS becky.mesdjian@gmail.com		E-MAIL ADDRESS jonhageman1212@outlook.com	

<b>ADDRESS/LOCATION 1</b>	<b>ADDRESS/LOCATION 2</b>	<b>ADDRESS/LOCATION 3</b>
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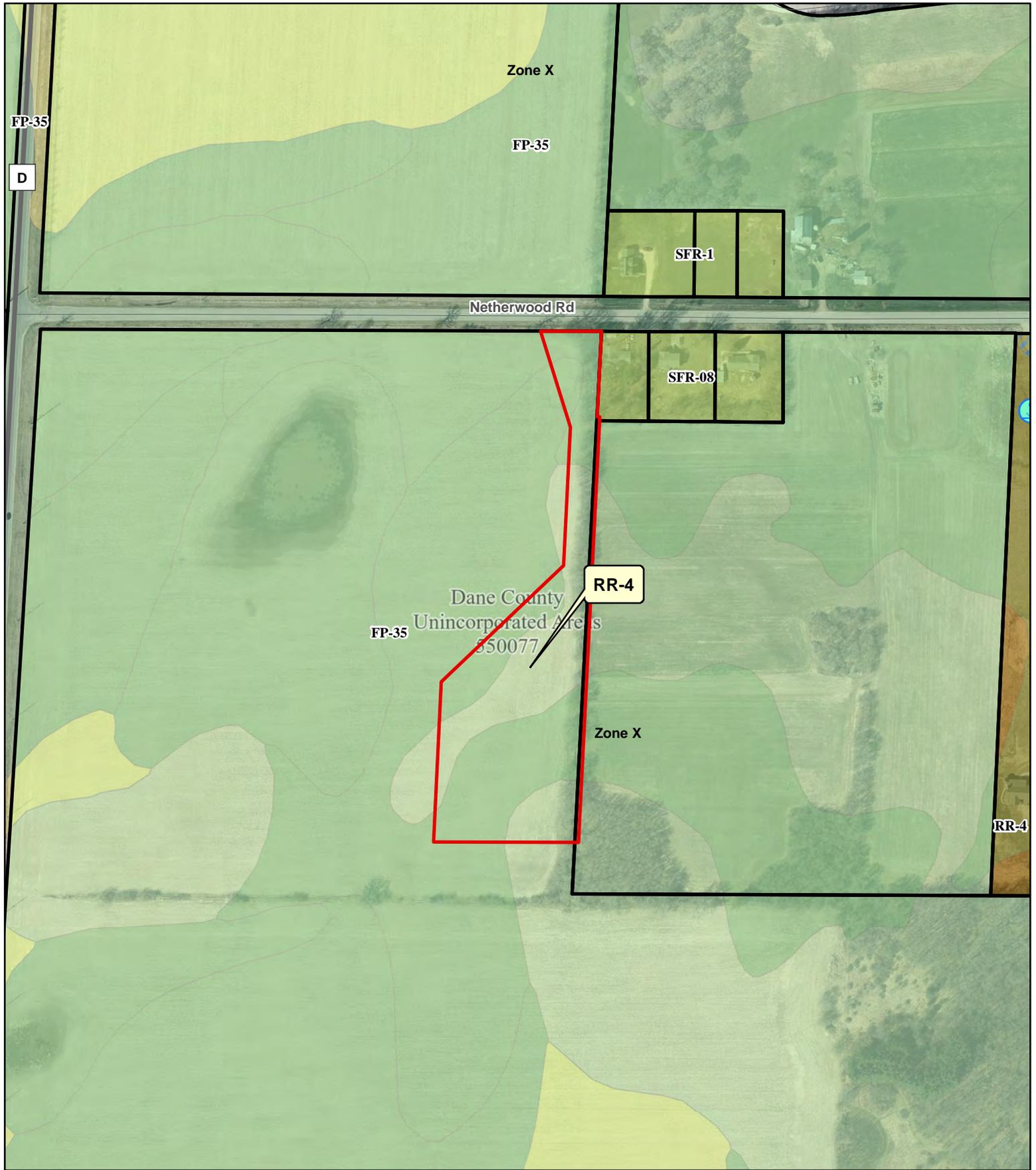
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
West of 5607 Netherwood Road					
TOWNSHIP OREGON	SECTION 4	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0509-044-8500-9					

### REASON FOR REZONE

CREATING ONE RESIDENTIAL LOT

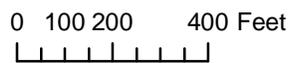
FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-4 Rural Residential District	5.01

<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  RWL1	<b>SIGNATURE:(Owner or Agent)</b>   <b>PRINT NAME:</b>   <b>DATE:</b>
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**Legend**

- |  |            |   |
|--|------------|---|
|  | Wetland    | <b>Significant Soils</b>  |
|  | Floodplain |  Class 1 |
|  |            |  Class 2 |



Petition 11784  
 REBECCA J MESDJIAN



**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"> <li>• PERMIT FEES DOUBLE FOR VIOLATIONS.</li> <li>• ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.</li> </ul>	

## REZONE APPLICATION

### APPLICANT INFORMATION

Property Owner Name:	REBECCA J. MESDJAIN	Agent Name:	JON F. HAGEMAN
Address (Number & Street):	1267 S FISH HATCHERY RD	Address (Number & Street):	128 PAOLI ST
Address (City, State, Zip):	OREGON, WI 53575	Address (City, State, Zip):	VERONA, WI 53593
Email Address:	becky.mesdjain@gmail.com	Email Address:	jonhageman1212@outlook.com
Phone#:	608-332-1518	Phone#:	608-999-1977

### PROPERTY INFORMATION

Township:	OREGON	Parcel Number(s):	0509-044-8500-9
Section:	4	Property Address or Location:	WEST OF 5607 NETHERWOOD RD

### REZONE DESCRIPTION

<p><b>Reason for the request.</b> 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>
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CREATING ONE RESIDENTIAL LOT

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35 (GENERAL FARMLAND PRESERVATION) DISTRICT	RR-4 (RURAL RESIDENTIAL, 4 to 8 ACRES) DISTRICT	5.01

**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 type="checkbox"/> Scaled drawing of proposed property boundaries	<input 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 type="checkbox"/> Application fee ( <b>non-refundable</b> ), payable to the Dane County Treasurer
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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

*Jon Hageman*

Date

5 OCT 2021

## 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):	MARK OWENS / JANEY OWENS
Address (Number & Street):	1267 S FISH HATCHERY RD / 12 METRO TERRACE, #201
Address (City, State, Zip):	OREGON 53575 / MADISON 53718
Email Address:	
Phone Number:	608-835-7349 / 608-698-3585

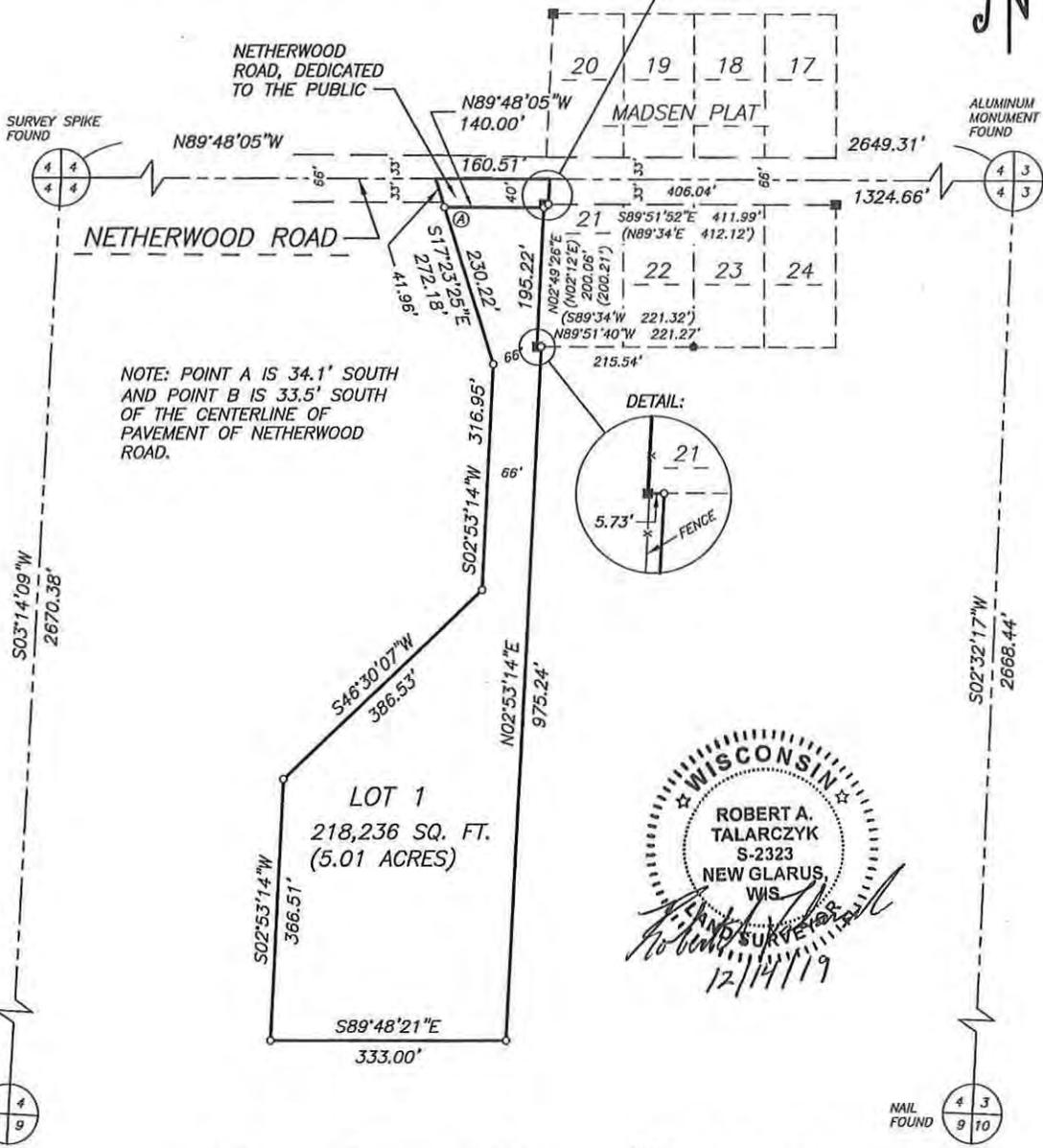
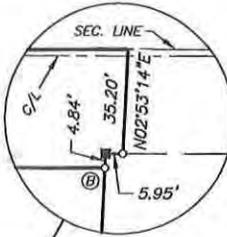
# CERTIFIED SURVEY MAP NO.

Part of the Northwest 1/4 of the Southeast 1/4 of Section 4, Town 5 North, Range 9 East, Town of Oregon, Dane County, Wisconsin.

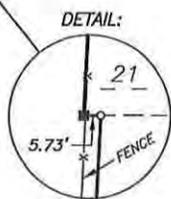
**LEGEND:**

- 2" iron pipe found
- 1" iron pipe found
- 3/4" x 24" solid round iron rod set, weighing 1.5 pounds per lineal foot

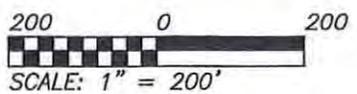
DETAIL:



NOTE: POINT A IS 34.1' SOUTH AND POINT B IS 33.5' SOUTH OF THE CENTERLINE OF PAVEMENT OF NETHERWOOD ROAD.



WISCONSIN  
 ROBERT A. TALARCZYK  
 S-2323  
 NEW GLARUS, WIS.  
 LAND SURVEYOR  
 12/14/19



JOB NO. 19133  
 POINTS 19133  
 DRWG. 19133  
 DRAWN BY RT

SHEET 1 OF 3

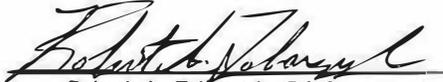
**TALARCZYK**  
 LAND SURVEYS LLC  
 517 2nd Avenue  
 New Glarus, WI 53574  
 608-527-5216  
 www.talarczyk-surveys.com

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

That part of the Northwest 1/4 of the Southeast 1/4 of Section 4, 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 4; thence N89°48'05"W, 1324.66' to the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 4 and the point of beginning; thence N89°48'05"W, 160.51'; thence S17°23'25"E, 272.18'; thence S02°53'14"W, 316.95'; thence S46°30'07"W, 386.53'; thence S02°53'14"W, 366.51'; thence S89°48'21"E, 333.00' to the East line of the Northwest 1/4 of the Southeast 1/4 of Section 4; thence N02°53'14"E along the East line of the Northwest 1/4 of the Southeast 1/4 of Section 4, 975.24' to the South line of Lot 21 of Madsen Plat; thence N89°51'40"W, 5.73' to the Southwest corner of Lot 21 of Madsen Plat; thence N02°49'26"E, 200.06' to the Northwest corner of Lot 21 of Madsen Plat; thence S89°51'52"E along the North line of Lot 21 of Madsen Plat, 5.95' to the East line of the Northwest 1/4 of the Southeast 1/4 of Section 4; thence N02°53'14"E, 35.20' 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.

December 14, 2019

  
 Robert A. Talarczyk, P.L.S.

**OWNER'S CERTIFICATE OF DEDICATION:**

As owners, we hereby certify that we 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 or 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 and Land Regulation Committee.

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

\_\_\_\_\_  
 Rebecca J. Mesdjian

\_\_\_\_\_  
 Mark K. Owens

\_\_\_\_\_  
 Randy P. Owens

\_\_\_\_\_  
 Julie A. Amakobe

STATE OF WISCONSIN)

\_\_\_\_\_) COUNTY) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named Rebecca J. Mesdjian, Mark K. Owens, Randy P. Owens and Julie A. Amakobe to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
 Notary Public, \_\_\_\_\_, Wisconsin

My commission expires \_\_\_\_\_.



**TALARCZYK**

LAND SURVEYS LLC

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

www.talarczyklandsurveys.com

JOB NO. 19133  
 POINTS 19133  
 DRWG. 19133  
 DRAWN BY RT

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Part of the Northwest 1/4 of the Southeast 1/4 of Section 4, Town  
5 North, Range 9 East, Town of Oregon, Dane County, Wisconsin.

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 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 \_\_\_\_\_.

\_\_\_\_\_  
Register of Deeds



#### NOTES:

- 1.) Bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone, NAD83 (2011), in which the North line of the Southeast 1/4 of Section 4 bears N89°48'05"W.
- 2.) Recorded data, when different than measured, is shown in parenthesis.
- 3.) Refer to building site information contained in the Dane County Soil Survey.
- 4.) All PLSS witness monuments were found and verified.

PREPARED FOR:  
Jon Hageman &  
Tamara Amakobe  
831 Hemlock Drive  
Verona, WI 53593  
(608) 999-1977

JOB NO. 19133  
POINTS 19133  
DRWG. 19133  
DRAWN BY RT

SHEET 3 OF 3

 **TALARCZYK**  
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## FP-35 to RR-4

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