

Dane County Rezone Petition

| | |
|----------------------------|------------------------|
| Application Date | Petition Number |
| 01/13/2022 | DCPREZ-2022-11807 |
| Public Hearing Date | |
| 03/22/2022 | |

| OWNER INFORMATION | | AGENT INFORMATION | |
|---|--|--|--|
| OWNER NAME JASON DIAZ | PHONE (with Area Code) (608) 345-4083 | AGENT NAME TALARCZYK LAND SURVEYS | PHONE (with Area Code) (608) 527-5216 |
| BILLING ADDRESS (Number & Street) 325 N KERCH ST | | ADDRESS (Number & Street) 517 2ND AVE | |
| (City, State, Zip) BROOKLYN, WI 53521 | | (City, State, Zip) New Glarus, WI 53574 | |
| E-MAIL ADDRESS jdiaz1249@gmail.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 | |
| South of 277 Wilderness Way | | | | | |
| TOWNSHIP OREGON | SECTION 33 | TOWNSHIP | SECTION | TOWNSHIP | SECTION |
| PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | |
| 0509-332-9500-8 | | | | | |

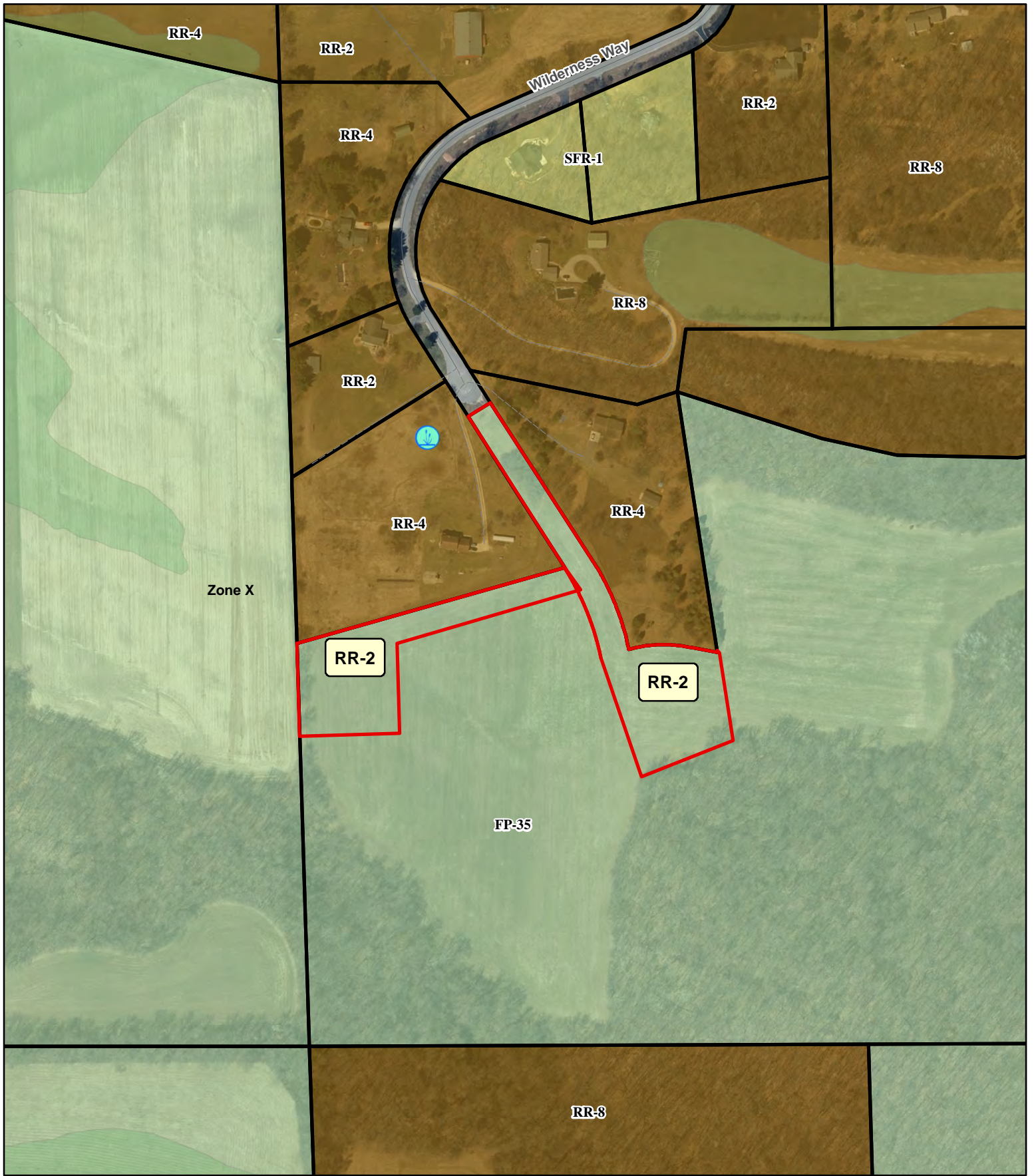
REASON FOR REZONE

CREATING TWO RESIDENTIAL LOTS



| FROM DISTRICT: | TO DISTRICT: | ACRES |
|--------------------------------------|---------------------------------|-------|
| FP-35 Farmland Preservation District | RR-2 Rural Residential District | 4.52 |

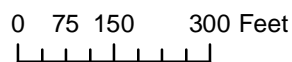
| | | | | |
|---|--|--|---|---|
| C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____ | PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____ | DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/>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

COMMENTS: SHARED DRIVEWAY AGREEMENT SHALL BE SUBMITTED PER DANE COUNTY CODE OF ORDINANCES SECTION 75.19(8)



Legend

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



Petition 11807
JASON DIAZ



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: | Jason Diaz | Agent Name: | Bob Talarczyk |
| Address (Number & Street): | 325 Kerch Street | Address (Number & Street): | 517 2nd Avenue |
| Address (City, State, Zip): | Brooklyn, WI 53521 | Address (City, State, Zip): | New Glarus, WI 53574 |
| Email Address: | jdiaz1249@gmail.com | Email Address: | bob@talarczyksurveys.com |
| Phone#: | (608) 345-4083 | Phone#: | (608) 527-5216 |

| PROPERTY INFORMATION | |
|----------------------|--|
| Township: Oregon | Parcel Number(s): 050933295008 |
| Section: 33 | Property Address or Location: Wilderness Way, Oregon, WI |

| 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> |

The Diaz's wish to create two RR-2 lots on their land. Lot 2 and their remaining lands to the South will be accessed by a shared driveway easement, which runs over Lot 1.

| Existing Zoning District(s) | Proposed Zoning District(s) | Acres |
|-----------------------------|-----------------------------|-------|
| FP-35 | RR-2 | 4.52 |
| | | |
| | | |

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 |
|--|--|---|---|---|

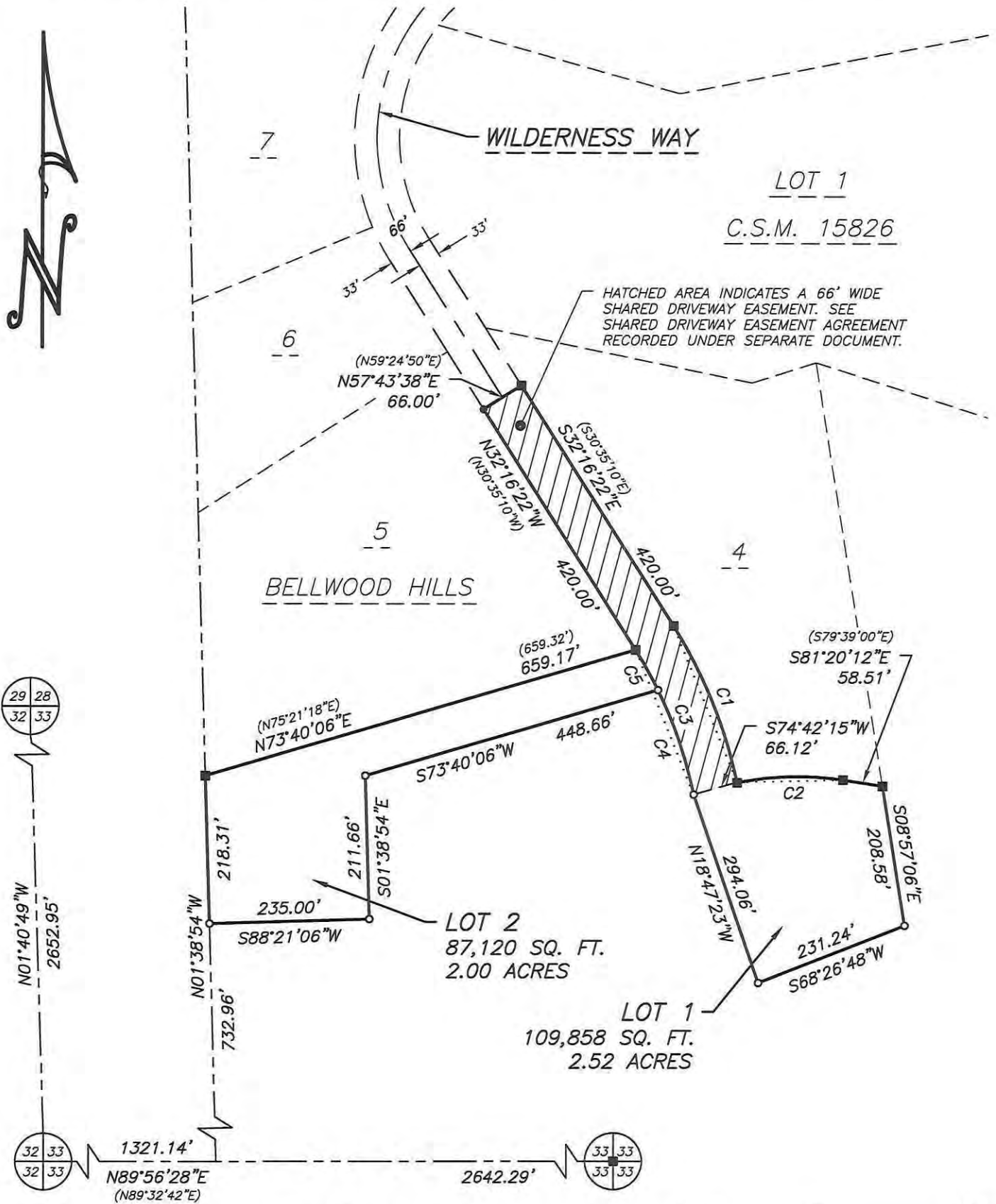
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary 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 L. Talarczyk

Date 1/5/22

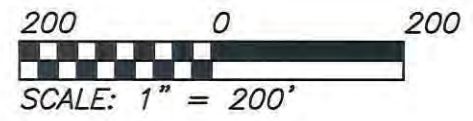
CERTIFIED SURVEY MAP No. _____

Part of the Northeast and Southeast 1/4s of the Northwest 1/4 of Section 33, Town 5 North, Range 9 East, Town of Oregon, Dane County, Wisconsin.



PREPARED FOR:
 Jason Diaz
 325 Kerch Street
 Brooklyn, WI 53521
 (608) 345-4083

WISCONSIN
 ROBERT A. TALARCZYK
 S-2323
 NEW GLARUS, WIS.
 LAND SURVEYOR
 12/17/21



JOB NO. 21207
 POINTS 21072
 DRWG. 21207_1
 DRAWN BY FLS

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 Northeast and Southeast 1/4s 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 West 1/4 corner of said Section 33; thence N89°56'28"E, 1321.14' to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 33; thence N01°38'54"W along the West line of the Southeast 1/4 of the Northwest 1/4 of Section 33, 732.96' to the point of beginning; thence N01°38'54"W, 218.31'; thence N73°40'06"E, 659.17'; thence N32°16'22"W, 420.00' to the Southerly right of way line of Wilderness Way; thence N57°43'38"E along said right of way line, 66.00'; thence S32°16'22"E, 420.00'; thence Southerly, 250.18' along the arc of a curve to the right whose radius is 706.00' and whose chord bears S22°07'16"E, 248.87'; thence Easterly, 156.57' along the arc of a curve to the right whose radius is 443.00' and whose chord bears N88°32'17"E, 155.76'; thence S81°20'12"E, 58.51'; thence S08°57'06"E, 208.58'; thence S68°26'48"W, 231.24'; thence N18°47'23"W, 294.06'; thence Northerly, 162.88', along the arc of a curve to the left whose radius is 640.00' and whose chord bears N18°55'01"W, 162.44'; thence S73°40'06"W, 448.66'; thence S01°38'54"E, 211.66'; thence S88°21'06"W, 235.00' to the point of beginning; subject to any and all easements of record.

CURVE TABLE

| CURVE | RADIUS | ARC | DELTA ANGLE | CHORD | CH. BEARING | TAN. BEARING-IN | TAN. BEARING-OUT |
|-------|---------|---------|-------------|---------|-------------|-----------------|------------------|
| C1 | 706.00' | 250.18' | 20°18'12" | 248.87' | S22°07'16"E | | S11°58'10"E |
| C2 | 443.00' | 156.57' | 20°15'02" | 155.76' | N88°32'17"E | N78°24'46"E | |
| C3 | 640.00' | 230.63' | 20°38'48" | 229.38' | N21°56'58"W | N11°37'34"W | |
| C4 | 640.00' | 162.88' | 14°34'54" | 162.44' | N18°55'01"W | | |
| C5 | 640.00' | 67.75' | 6°03'54" | 67.72' | N29°14'25"W | | |

LEGEND:



Cast aluminum monument found



1" iron pipe found

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

NOTES:

- 1.) Bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone, NAD83 (2011), in which the West line of the Northwest 1/4 of Section 33 bears N01°40'49"W.
- 2.) Recorded data, when different than measured, is shown in parenthesis.

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 17, 2021


Robert A. Talarczyk, P.L.S.



TALARCZYK
LAND SURVEYS LLC

JOB NO. 21207
POINTS 21072
DRWG. 21207_1
DRAWN BY FLS

SHEET 2 OF 3

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

CERTIFIED SURVEY MAP NO. _____

Part of the Northeast and Southeast 1/4s of the Northwest 1/4 of Section 33, Town 5 North, Range 9 East, Town of Oregon, Dane County, Wisconsin.

OWNERS' 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 to be submitted to the following for approval or objection: The Town of Oregon, The County of Dane.

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

Kelly Diaz

Jason Diaz

STATE OF WISCONSIN)

_____ COUNTY) SS
Personally came before me this _____ day of _____, 20_____, the above named Jason Diaz and Kelly Diaz to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

My commission expires _____.

TOWNSHIP APPROVAL: This Certified Survey Map is approved for recording this _____ day of _____, 20____ by the Town of Oregon.

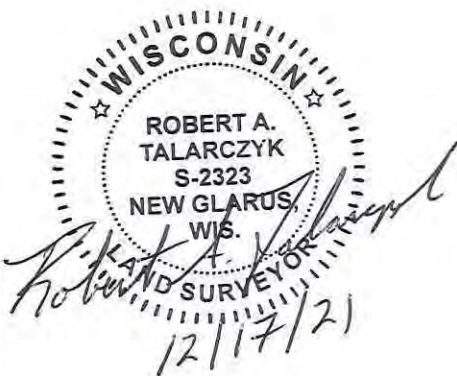
Town Clerk

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 _____.

Register of Deeds



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

JOB NO. 21207
POINTS 21072
DRWG. 21207_1
DRAWN BY FLS

FP-35 to RR-2

That part of the Northeast and Southeast 1/4s 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 West 1/4 corner of said Section 33; thence N89°56'28"E, 1321.14' to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 33; thence N01°38'54"W along the West line of the Southeast 1/4 of the Northwest 1/4 of Section 33, 732.96' to the point of beginning; thence N01°38'54"W, 218.31'; thence N73°40'06"E, 659.17'; thence N32°16'22"W, 420.00' to the Southerly right of way line of Wilderness Way; thence N57°43'38"E along said right of way line, 66.00'; thence S32°16'22"E, 420.00'; thence Southerly, 250.18' along the arc of a curve to the right whose radius is 706.00' and whose chord bears S22°07'16"E, 248.87'; thence Easterly, 156.57' along the arc of a curve to the right whose radius is 443.00' and whose chord bears N88°32'17"E, 155.76'; thence S81°20'12"E, 58.51'; thence S08°57'06"E, 208.58'; thence S68°26'48"W, 231.24'; thence N18°47'23"W, 294.06'; thence Northerly, 162.881, along the arc of a curve to the left whose radius is 640.00' and whose chord bears N18°55'01"W, 162.44'; thence S73°40'06"W, 448.66'; thence S01°38'54"E, 211.66'; thence S88°21'06"W, 235.00' to the point of Beginning.