

Lane, Roger

From: Robert Talarczyk <bob@talarczyksurveys.com>
Sent: Friday, March 20, 2020 12:46 PM
To: Lane, Roger
Cc: Everson, Daniel; Jon Hageman
Subject: Mesdjian Petition 11524 Cancelled

CAUTION: External Email - Beware of unknown links and attachments. Contact Helpdesk at 266-4440 if unsure

Roger,

I was just informed by Jon Hageman, agent on the above petition, that he and his wife are postponing the rezone and building project indefinitely. Please remove this petition from any upcoming meeting schedule and cancel the rezone process.

I have cc'd Mr. Hageman on this email for ease of communication if you have any further questions.

Thanks.

Bob Talarczyk

Professional Land Surveyor

Talarczyk Land Surveys

517 2nd Avenue

New Glarus, WI 53574

608.527.5216 office

bob@talarczyksurveys.com

www.talarczyksurveys.com



Dane County Rezone & Conditional Use Permit

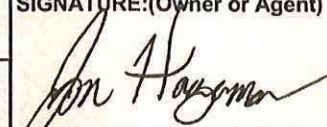
Application Date	Petition Number
12/26/2019	DCPREZ-2019-11524
Public Hearing Date	C.U.P. Number
03/24/2020	

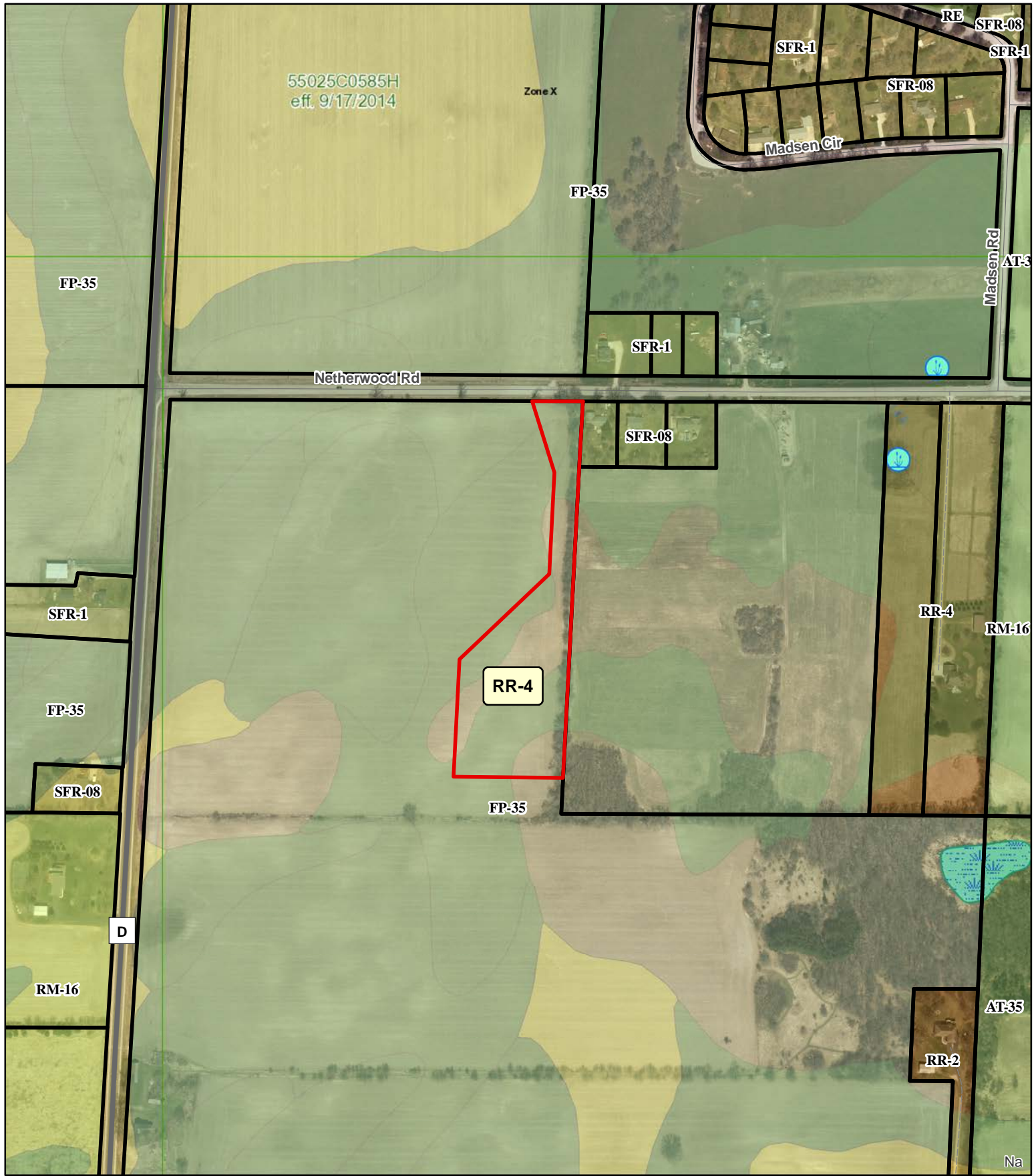
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME REBECCA J MESDJIAN	PHONE (with Area Code)	AGENT NAME JON HAGEMAN	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 1267 S FISH HATCHERY RD		ADDRESS (Number & Street) 831 HEMLOCK DR	
(City, State, Zip) OREGON, WI 53575		(City, State, Zip) VERONA, WI 53593	
E-MAIL ADDRESS		E-MAIL ADDRESS JONHAGEMAN1212@OUTLOOK.COM	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
WEST OF 5607 NETHERWOOD RD					
TOWNSHIP OREGON	SECTION 4	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0509-044-8500-9					

REASON FOR REZONE	CUP DESCRIPTION
CREATING ONE RESIDENTIAL LOT	



FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
FP-35 (General Farmland Preservation) District	RR-4 (Rural Residential, 4 to 8 acres) District	5.01		

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 HJH3	SIGNATURE: (Owner or Agent) 
				PRINT NAME: Jon Hageman
				DATE: 12/30/2019




Legend

Significant Soils

-  Class 1
-  Class 2



0 100 200 400 Feet


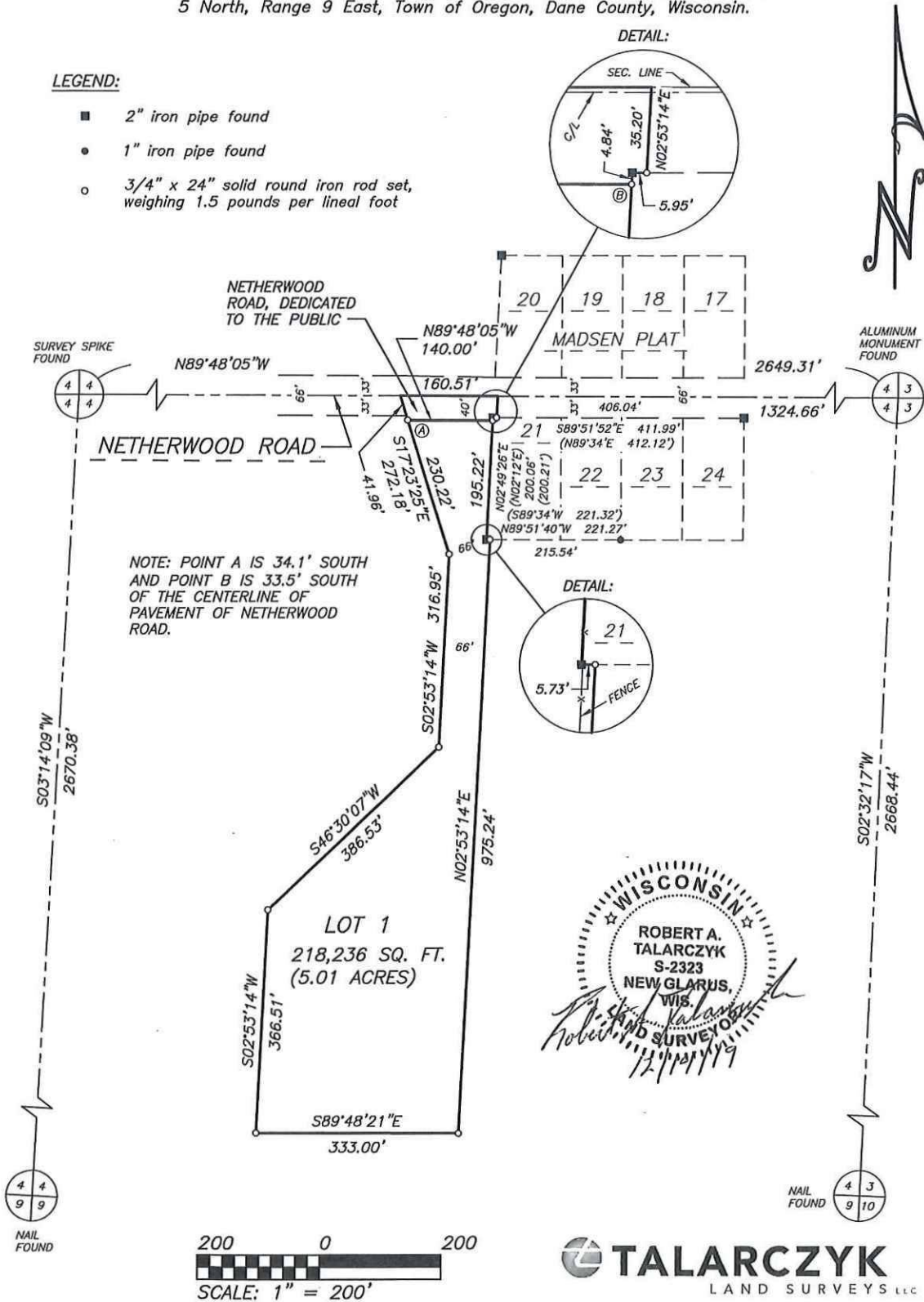
Petition 11524
REBECCA J MESDJIAN

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



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

SHEET 1 OF 3

 **TALARCZYK**
LAND SURVEYS LLC

W5105 Kubly Road
New Glarus, WI 53574
608-527-5216
www.talarczyk-surveys.com

Pet 11524



DANE COUNTY
PLANNING & DEVELOPMENT

Zoning Change Application

Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703-3342
Phone: (608) 266-4266
Fax: (608) 267-1540

Items that must be submitted with your application:

- **Written Legal Description of the proposed Zoning Boundaries**
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.
- **Scaled Drawing of the location of the proposed Zoning Boundaries**
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

Owner's Name	<u>Rebecca Mesdjian, Mark Owens, Randy Owens, Julie Amakobe</u>	Agent's Name	<u>Jon Hageman</u>
Address	<u>1267 S. Fish Hatchery Rd</u>	Address	<u>831 Hemlock Drive</u>
Phone	<u>Oregon, WI 53575</u>	Phone	<u>Verona, WI 53593</u>
Email		Email	<u>(608) 999-1977</u> <u>jon.hageman1212@outlook.com</u>

Town: Oregon Parcel numbers affected: 050904485009

Section: 04 ☒ Property address or location: NW 1/4, SE 1/4, Sec. 4-5-9

Zoning District change: (To / From / # of acres) FP-35 to RR-4

Soil classifications of area (percentages) Class I soils: _____ % Class II soils: _____ % Other: _____ %

Narrative: (reason for change, intended land use, size of farm, time schedule)

- ☐ Separation of buildings from farmland
☒ Creation of a residential lot
☐ Compliance for existing structures and/or land uses
☐ Other:

I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: Robert A. Valenzuela

Date: 12/14/19

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 and mapped 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

W5105 Kubly Road
New Glarus, WI 53574
608-527-5216
www.talarczyksurveys.com

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

SHEET 2 OF 3

Parcel Number - 042/0509-044-8500-9**Current**[◀ Parcel Parents](#)[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF OREGON	
State Municipality Code	042	
PLSS (T,R,S,QQ,Q)	05N 09E 04 NW SE (Click link above to access images for Qtr-Qtr)	
Section	05N 09E 04 (Click link above to access images for Section)	
Plat Name	METES AND BOUNDS (Click link above to access images for Plat) METES AND BOUNDS (Click link above to access images for Surveys within Plat)	
Block/Building		
Lot/Unit	(Click link above to see images for this Lot)	
Parcel Description	SEC 4-5-9 NW1/4 SE1/4 This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	REBECCA J MESDJIAN	
Current Co-Owners	MARK K OWENS RANDY P OWENS JULIE A AMAKOBÉ	  
Primary Address	No parcel address available.	
Billing Address	1267 S FISH HATCHERY RD OREGON WI 53575	

Assessment Summary		More +
Assessment Year	2019	
Valuation Classification	G4	
Assessment Acres	40.100	
Land Value	\$9,800.00	
Improved Value	\$0.00	
Total Value	\$9,800.00	

Show Valuation Breakout

Show Assessment Contact Information ▼

Zoning Information

For the most current and complete zoning information, contact the Division of Zoning.

Zoning

FP-35 DCPREZ-2019-00006

Zoning District Fact Sheets

District Information

Type	State Code	Description
REGULAR SCHOOL	4144	OREGON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	21OR	OREGON FIRE
OTHER DISTRICT	21OR	OREGON EMS

Parcel Maps


[Surveyor Map](#)
[DCiMap](#)

Tax Information

[E-Statement](#)
[E-Bill](#)
[E-Receipt](#)
[Pay Taxes Online](#)
[«](#) [< Newer](#) [Older >](#) [»](#)

Tax Year 2019		
Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$9,800.00	\$0.00	\$9,800.00
Taxes:		\$183.23
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$183.23
2019 Tax Info Details		Tax Payment History

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
PRD	11/14/1994		27952	10

[Show More](#) ▼

DocLink

DocLink is a feature that connects this property to recorded documents. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. [Click here for instructions.](#)

By Parcel Number: 0509-044-8500-9

PLEASE TURN OFF YOUR POP UP BLOCKER TO VIEW DOCLINK DOCUMENTS. If you're unsure how to do this, please contact your IT support staff for assistance. You will be unable to view any documents purchased if your pop up blocker is on.



Access Dane is a product of
Dane County Land Information Council
© Copyright 2001
210 Martin Luther King Jr. Blvd
City-County Bldg. Room 116
Madison, WI 53703



[Home](#) | [Disclaimer](#) | [Privacy](#) | [Resources](#) | [Contact Us](#)

TODD D KLUEVER
JACOB D KLUEVER
5606 NETHERWOOD RD
OREGON, WI 53575

Current Owner
690 PRISK ST
BELLEVILLE, WI 53508

TODD D KLUEVER
JACOB D KLUEVER
5606 NETHERWOOD RD
OREGON, WI 53575

Current Owner
5848 MADSEN CIR
OREGON, WI 53575

HARRIS REVOC TR, EMILY J
1580 COUNTY HIGHWAY D
OREGON, WI 53575

GOODSPEED HOLDINGS LLC
5756 COUNTY HIGHWAY D
OREGON, WI 53575

HARRIS REVOC TR, EMILY J
1580 COUNTY HIGHWAY D
OREGON, WI 53575

BRADLEY R TAYLOR
1481 COUNTY HIGHWAY D
OREGON, WI 53575

MARK L WALDVOGEL
RHONDA S WALDVOGEL
1461 COUNTY HIGHWAY D
OREGON, WI 53575

Current Owner
5848 MADSEN CIR
OREGON, WI 53575

ROBERT G STERLING
KAY L STERLING
1435 COUNTY HIGHWAY D
OREGON, WI 53575

THERESA M ELLIOTT
CHARLES HILGERS
5607 NETHERWOOD RD
OREGON, WI 53575

NICHOLAS E SMITH
5597 NETHERWOOD RD
OREGON, WI 53575

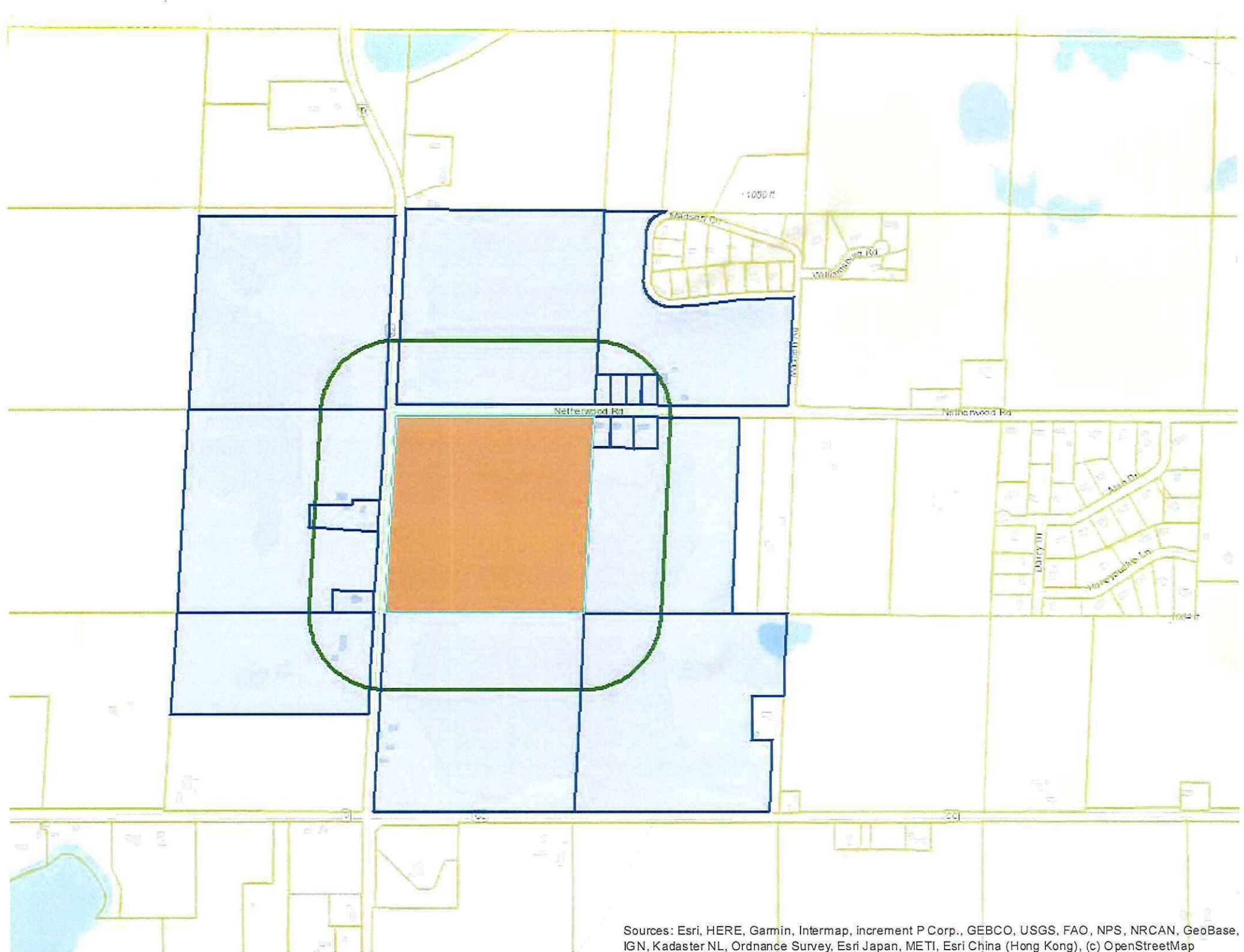
REBECCA J MESDJIAN
MARK K OWENS
1267 S FISH HATCHERY RD
OREGON, WI 53575

GARY L FREDERICKSON
5589 NETHERWOOD RD
OREGON, WI 53575

REBECCA J MESDJIAN
MARK K OWENS
1267 FISH HATCHERY RD
OREGON, WI 53575

REBECCA J MESDJIAN
MARK K OWENS
1267 S FISH HATCHERY RD
OREGON, WI 53575

Current Owner
5848 MADSEN CIR
OREGON, WI 53575



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap

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 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**
LAND SURVEYS LLC

W5105 Kubly Road
New Glarus, WI 53574
608-527-5216
www.talarczyksurveys.com