

Dane County Rezone Petition

Application Date	Petition Number
02/01/2024	DCPREZ-2024-12027
Public Hearing Date	
05/28/2024	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME LAURA FRISQUE AND NICHOLAS WILMOT	PHONE (with Area Code) (608) 515-8697	AGENT NAME TALARCZYK LAND SURVEYS LLC	PHONE (with Area Code) (608) 527-5216
BILLING ADDRESS (Number & Street) 5596 WINDRIDGE RD		ADDRESS (Number & Street) 517 2ND AVENUE	
(City, State, Zip) OREGON, WI 53575		(City, State, Zip) New Glarus, WI 53574	
E-MAIL ADDRESS laura.wilmot2020@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	
5596 and 5600 Windridge Rd					
TOWNSHIP OREGON	SECTION 16	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0509-164-2480-1		0509-164-2449-0			

REASON FOR REZONE

RECONFIGURE THE BOUNDARIES OF TWO LOTS OWNED BY APPLICANT



FROM DISTRICT:	TO DISTRICT:	ACRES
RR-2 Rural Residential District	RR-1 Rural Residential District	1.0

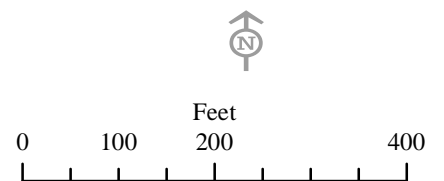
C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) _____
PRINT NAME: _____				
DATE: _____				

COMMENTS: THE CSM IS SUBJECT TO VILLAGE OF OREGON'S EXTRATERRITORIAL JURISDICTION REVIEW.



REZONE 12027

-  Floodway Areas in Zone AE
-  Floodplain





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:	Laura Wilmot	Agent Name:	Robert Talarczyk
Address (Number & Street):	5596 Windridge Road	Address (Number & Street):	517 2nd Avenue
Address (City, State, Zip):	Oregon, WI 53575	Address (City, State, Zip):	New Glarus, WI 53574
Email Address:	laura.wilmot2020@gmail.com	Email Address:	bob@talarczyk-surveys.com
Phone#:	608-515-8697	Phone#:	608-527-5216

PROPERTY INFORMATION	
Township: Oregon	Parcel Number(s): 050916424801, 050916424490
Section: 16	Property Address or Location: 5596 Windridge Road

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>

Applicant is reconfiguring two existing lots.

Lot 60 of Windridge has one housing density right available and the applicant would like to retain that housing density right on the one acre parcel or new Lot 2."

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RR-2	RR-1	1

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
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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 Robert A. Talarczyk

Date 1/22/24

CERTIFIED SURVEY MAP NO. _____

Lot 59 and 60 of Windridge in the Northeast 1/4 of the Southeast 1/4 of Section 16, Town 5 North, Range 9 East, Town of Oregon, Dane County, Wisconsin.

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, the Village of Oregon and Dane County; and that under the direction of Laura Wilmot, 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.

January 19, 2024



Robert A. Talarczyk
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 East line of the Southeast 1/4 of Section 16 bears S00°01'55"E.
- 2.) Recorded data, when different than measured, is shown in parenthesis.
- 3.) All PLSS witness monuments were found and verified.

LEGEND:



Brass monument found



Cast aluminum monument found

■ 2" iron pipe found

● 1" iron pipe found

○ 3/4" x 24" solid round iron rod set, weighing 1.50 lbs per lineal foot

▲ Well

⊗ Septic cover

⚡ No vehicular access per the Plat of Windridge

OWNER'S CERTIFICATE:

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

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

Nicholas Wilmot

Laura Wilmot

STATE OF WISCONSIN)

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

My commission expires _____.

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

JOB NO. 21243
POINTS 21243
DRWG. 21243_2
DRAWN BY FLS/MST

CERTIFIED SURVEY MAP NO. _____

Lot 59 and 60 of Windridge in the Northeast 1/4 of the Southeast 1/4 of Section 16, Town 5 North, Range 9 East, Town of Oregon, Dane County, Wisconsin.

TOWN 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 _____.

Kristi Chlebowski, Register of Deeds



JOB NO. 21243
POINTS 21243
DRWG. 21243_2
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TALARCZYK
LAND SURVEYS LLC
517 2nd Avenue
New Glarus, WI 53574
608-527-5216
www.talarczyk-surveys.com

Wilmot Zoning Description, RR-2 to RR-1

That part of Lot 59 and 60 of Windridge in the Northeast 1/4 of the Southeast 1/4 of Section 16, Town 5 North, Range 9 East, Town of Oregon, Dane County, Wisconsin, bounded and described as follows:

Commencing at the East ¼ corner of said Section 16; thence N89°53'13"W, 1289.66'; thence S00°19'39"W, 428.28' to the point of beginning; thence S00°19'39"W, 278.06'; thence S88°37'51"E, 154.15'; thence N01°22'15"E, 278.01'; thence N88°37'51"W, 159.21' to the point of beginning.