

Dane County Rezone Petition

Application Date	Petition Number
06/15/2026	DCPREZ-2026-12317
Public Hearing Date	
08/25/2026	

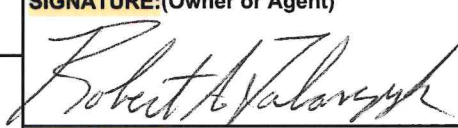
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ABERT J EVERSON	PHONE (with Area Code) (608) 445-6479	AGENT NAME TALARCZYK LAND SURVEYS	PHONE (with Area Code) (608) 527-5216
BILLING ADDRESS (Number & Street) 5193 COUNTY HIGHWAY A		ADDRESS (Number & Street) 517 2ND AVE	
(City, State, Zip) OREGON, WI 53575		(City, State, Zip) NEW GLARUS, WI 53574	
E-MAIL ADDRESS [REDACTED]		E-MAIL ADDRESS [REDACTED]	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
5193 COUNTY HIGHWAY A		5193 COUNTY HIGHWAY A			
TOWNSHIP OREGON	SECTION 23	TOWNSHIP OREGON	SECTION 23	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0509-233-8070-0		0509-233-8500-0			

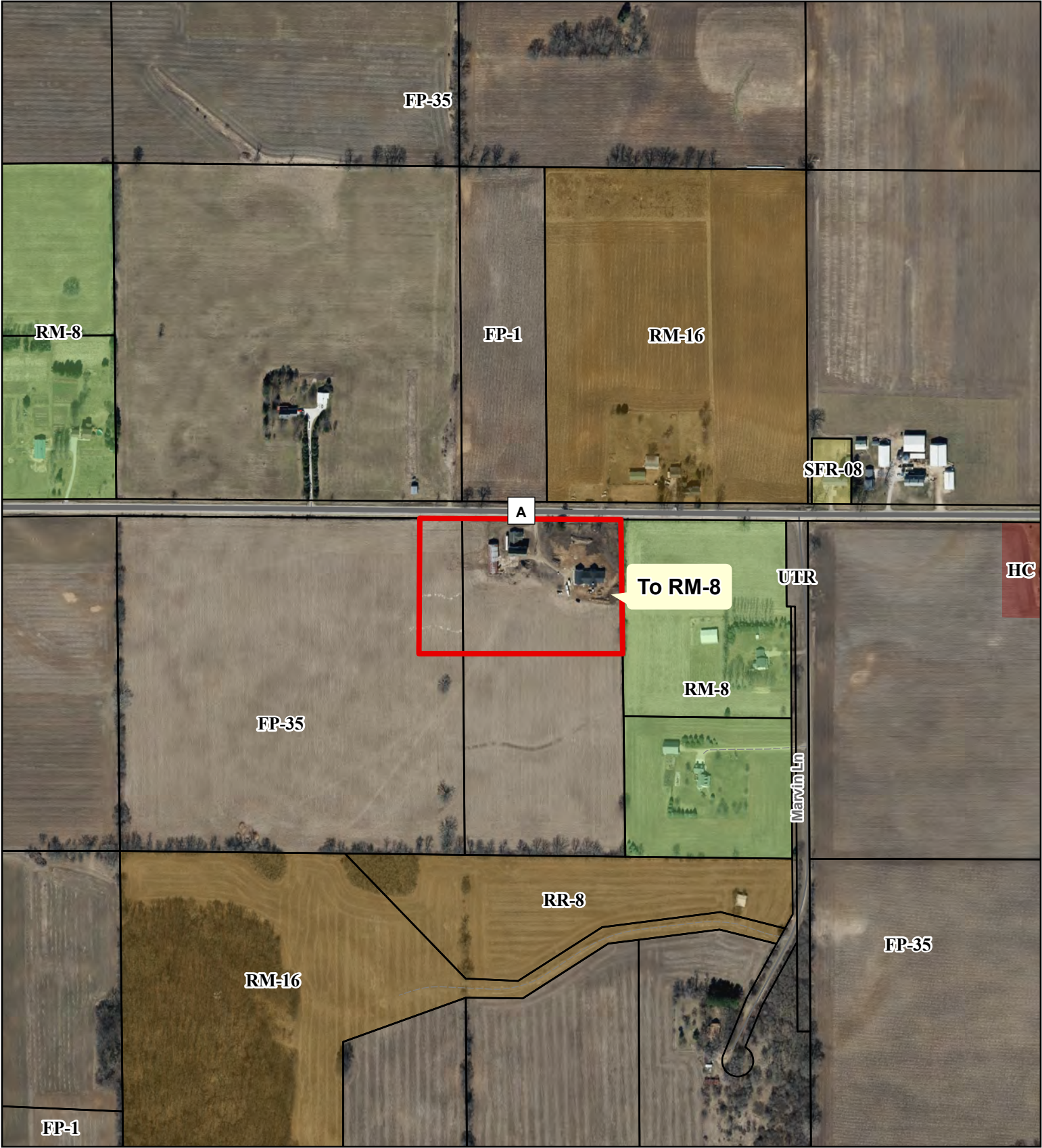
REASON FOR REZONE

SEPARATING EXISTING RESIDENCE FROM FARMLAND

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RM-8 Rural Mixed-Use District	9.26

C.S.M REQUIRED? ☒ Yes ☐ No Applicant Initials <u>RT</u>	PLAT REQUIRED? ☐ Yes ☒ No Applicant Initials <u>RT</u>	DEED RESTRICTION REQUIRED? ☐ Yes ☒ No Applicant Initials <u>RT</u>	INSPECTOR'S INITIALS HJH3	SIGNATURE: (Owner or Agent) 
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PRINT NAME: <u>Robert A. Talarczyk</u>
DATE: <u>06/15/2026</u>



- Proposed Zoning
 - Municipal Boundary
 - Tax Parcel
- Zoning District**
- Farmland Preservation
 - Agricultural Transition

- Heavy Commercial
- Residential
- Rural Residential and Rural Mixed Use
- Special Use

PETITION 12317
ABERT J EVERSON





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:	Abert Everson	Agent Name:	Robert Talarczyk
Address (Number & Street):	5193 CTH A	Address (Number & Street):	517 2nd Ave
Address (City, State, Zip):	Oregon, WI 53575	Address (City, State, Zip):	New Glarus, WI 53574
Email Address:		Email Address:	
Phone#:	608-445-6479	Phone#:	608-527-5216

PROPERTY INFORMATION

Township:	Oregon	Parcel Number(s):	050923380700, 050923385000
Section:	23	Property Address or Location:	5193 CTH A

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 ☒

Mr. Everson wants to create an RM-8 lot around his existing buildings and leave the rest of his land FP-35. This was discussed with county planner Bridgit Van Belleghem.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RM-8	9.26

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.

☒ Scaled drawing of proposed property boundaries	☒ Legal description of zoning boundaries	☐ Information for commercial development (if applicable)	☒ Pre-application consultation with town and department staff	☒ 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.

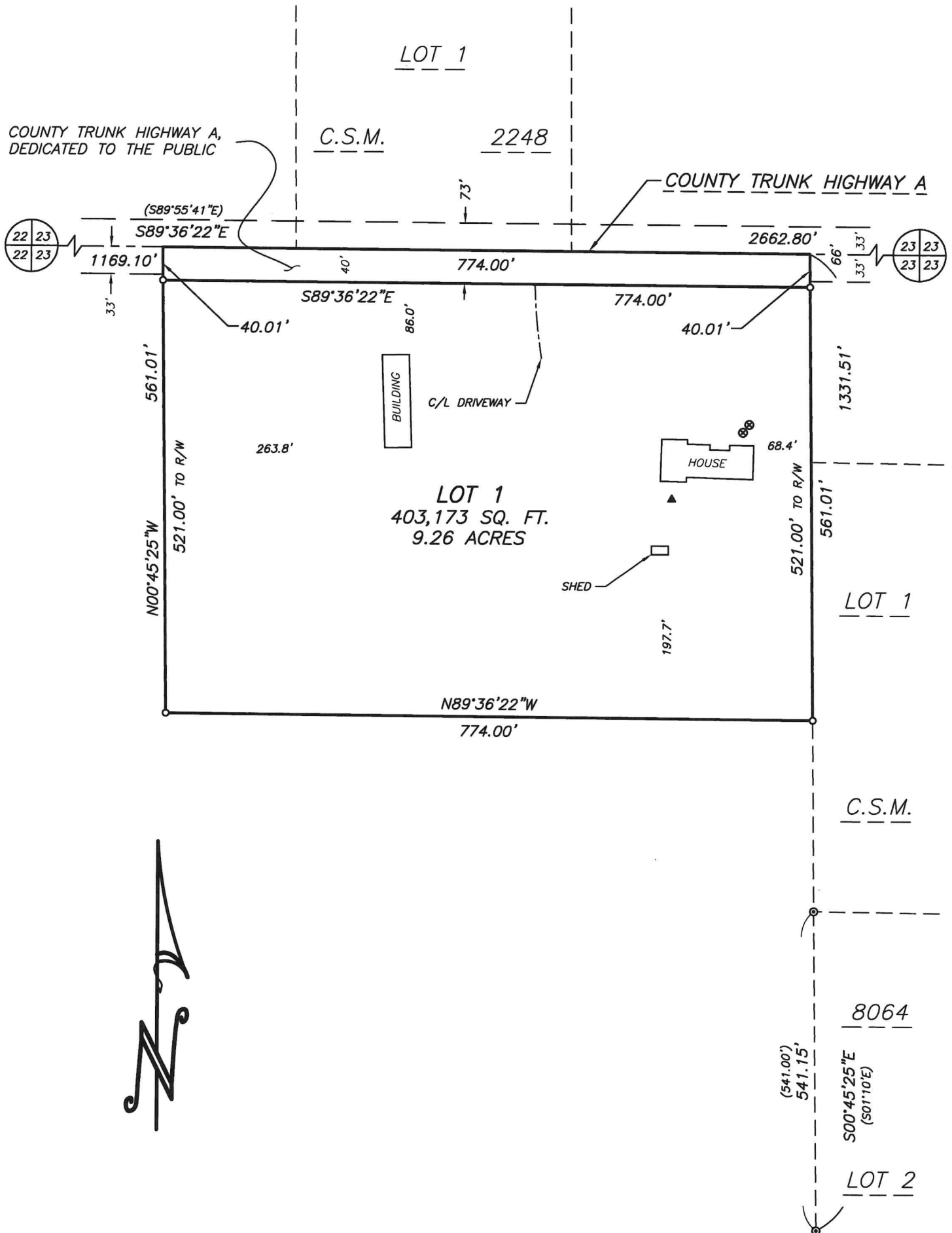
Owner/Agent Signature

Robert A. Talarczyk

Date 6/3/26

CERTIFIED SURVEY MAP No. _____

Part of the Northwest and Northeast 1/4s of the Southwest 1/4 of Section 23, Town 5 North, Range 9 East, Town of Oregon, Dane County, Wisconsin.



JOB NO. 26127
POINTS 26127
DRWG. 26127_1
DRAWN BY MST

150 0 150
SCALE: 1" = 150'

SHEET 1 OF 3

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

CERTIFIED SURVEY MAP No. _____

That part of the Northwest and Northeast 1/4s of the Southwest 1/4 of Section 23, 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 23; thence S89°36'22"E along the North line of the Southwest 1/4 of Section 23, 1169.10' to the point of beginning; thence S89°36'22"E, 774.00'; thence S00°45'25"E, 561.01'; thence N89°36'22"W, 774.00'; thence N00°45'25"W, 561.01' 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, Village of Oregon and Dane County; and that under the direction of Abert Everson, 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.

May 29, 2026

Robert A. Talarczyk, P.L.S.

OWNER'S 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 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 owners this _____ day of _____, 20_____.
In the presence of:

Abert J. Everson

Halle Everson

STATE OF WISCONSIN)

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

My commission expires _____.

JOB NO. 26127
POINTS 26127
DRWG. 26127_1
DRAWN BY MST

CERTIFIED SURVEY MAP No. _____

Part of the Northwest and Northeast 1/4s of the Southwest 1/4 of Section 23, Town 5 North, Range 9 East, Town of Oregon, Dane County, Wisconsin.

TOWN 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 _____.

Kristi Chlebowski, 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 Southwest 1/4 of Section 23 bears S89°36'22"E.
 - 2.) Recorded data, when different than measured, is shown in parenthesis.
 - 3.) All PLSS witness monuments were found and verified.

PREPARED FOR:
Abert Everson
5193 C.T.H. A
Oregon, WI 53575
(608) 445-6479

JOB NO. 26127
POINTS 26127
DRWG. 26127_1
DRAWN BY MST

- LEGEND:
-  Survey nail found
 -  1" iron pipe found
 -  3/4" x 24" solid round iron rod set, weighing 1.50 lbs per lineal foot
 -  Well pump
 -  Septic cover

Everson Rezoning Description

That part of the Northwest and Northeast 1/4s of the Southwest 1/4 of Section 23, Town 5 North, Range 9 East, Town of Oregon, Dane County, Wisconsin, bounded and described as follows:

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