

Dane County Rezone Petition

Application Date	Petition Number
05/18/2026	DCPREZ-2026-12301
Public Hearing Date	
07/28/2026	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME CHEN-KANG & JULIE CHANG TR	PHONE (with Area Code) (608) 698-8860	AGENT NAME TALARCZYK LAND SURVEYS	PHONE (with Area Code) (608) 527-5216
BILLING ADDRESS (Number & Street) 7601 WELTON DR		ADDRESS (Number & Street) 517 2ND AVE	
(City, State, Zip) MADISON, WI 53719		(City, State, Zip) New Glarus, WI 53574	
E-MAIL ADDRESS		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
5794 Lincoln Rd					
TOWNSHIP OREGON	SECTION 9	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0509-093-9000-3					

REASON FOR REZONE

SEPARATING EXISTING RESIDENCE FROM FARMLAND

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

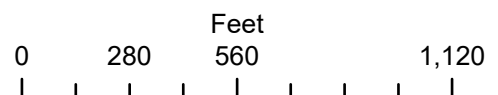
C.S.M REQUIRED? ☒ Yes ☐ No Applicant Initials _____	PLAT REQUIRED? ☐ Yes ☒ No Applicant Initials _____	DEED RESTRICTION REQUIRED? ☐ Yes ☒ No Applicant Initials _____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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- Proposed Zoning
- Municipal Boundary
- Tax Parcel
- Zoning District**
- Farmland Preservation

- Residential
- Rural Residential and Rural Mixed Use
- Wetland Class Area

PETITION 12301
CHEN-KANG & JULIE CHANG
TR





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:	Chen-Kang & Julie Chang Trust	Agent Name:	Robert Talarczyk
Address (Number & Street):	401 Buckingham Road	Address (Number & Street):	517 2nd Avenue
Address (City, State, Zip):	Pittsburg, PA, 15215	Address (City, State, Zip):	New Glarus, WI 53574
Email Address:		Email Address:	
Phone#:		Phone#:	

PROPERTY INFORMATION

Township:	Oregon	Parcel Number(s):	050909390003
Section:	9	Property Address or Location:	5794 Lincoln Rd, Oregon

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 ☒

The Changs wish to split off the existing building with a residential lot.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-4	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.

- | | | | | |
|--|--|---|---|---|
| ☒ 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 |
|--|--|---|---|---|

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

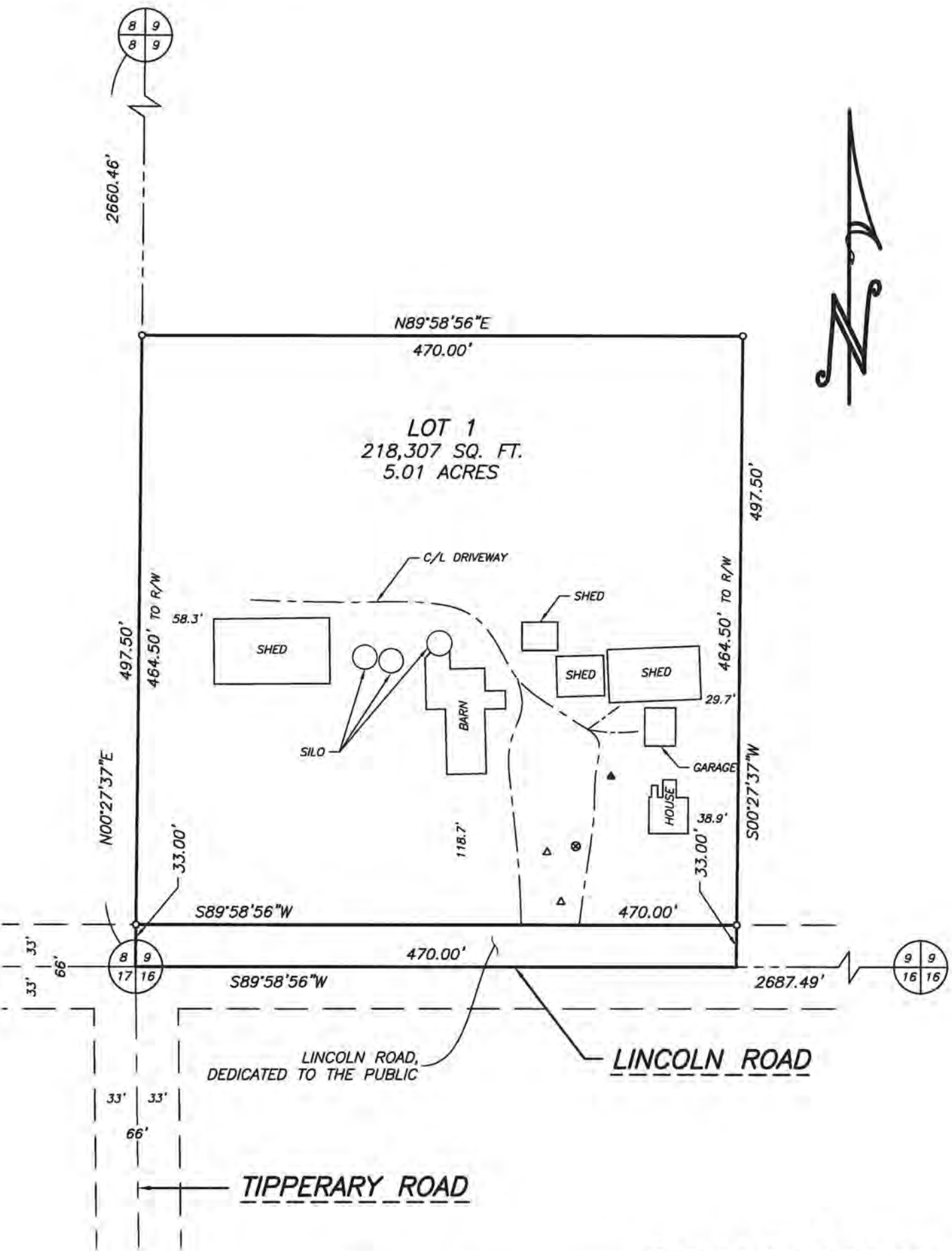
Robert A. Talarczyk, Agent

Date

5/7/2026

CERTIFIED SURVEY MAP NO. _____

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



JOB NO. 26082
POINTS 20126
DRWG. 26082_1
DRAWN BY MST

100 0 100
SCALE: 1" = 100'

SHEET 1 OF 3

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

CERTIFIED SURVEY MAP NO. _____

That part of the Southwest 1/4 of the Southwest 1/4 of Section 9, Town 5 North, Range 9 East, Town of Oregon, Dane County, Wisconsin, bounded and described as follows:
Beginning at the Southwest corner of said Section 9; thence N00°27'37"E along the West line of Section 9, 497.50'; thence N89°58'56"E, 470.00'; thence S00°27'37"W, 497.50' to the South line of Section 9; thence S89°58'56"W, 470.00' 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 Eileen Chang, 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 5, 2026

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 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 & Land Regulation Committee.

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

Chen-Kang Chang, Co-Trustee
Chen-Kang Chang & Julie Chang Trust

Julie Chang, Co-Trustee
Chen-Kang Chang & Julie Chang Trust

STATE OF WISCONSIN)
_____ COUNTY) SS
Personally came before me this _____ day of _____, 20_____, the above named Chen-Kang Chang and Julie Chang, trustees of the above named trust, to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

My commission expires _____

JOB NO. 26082
POINTS 20126
DRWG. 26082_1
DRAWN BY MST

CERTIFIED SURVEY MAP NO. _____

Part of the Southwest 1/4 of the Southwest 1/4 of Section 9, 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 _____.

LEGEND:

Kristi Chlebowski, Register of Deeds



Aluminum monument found

- 3/4" x 24" solid round iron rod set, weighing 1.50 lbs per lineal foot
- ▲ Well pump
- ⊗ Septic cover
- △ Septic vent

NOTES:

- 1.) Bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone, NAD83 (2011), in which the West line of the Southwest 1/4 of Section 9 bears N00°27'37"E.
- 2.) All PLSS witness monuments were found and verified.

PREPARED FOR:
Eileen Chang
401 Buckingham Road
Pittsburg, PA 15215
(608) 698-8860

JOB NO. 26082
POINTS 20126
DRWG. 26082_1
DRAWN BY MST

FARMLAND PRESERVATION DENSITY STUDY

Note: Density policies vary by town. Farmstead ownership is based on the date farmland preservation zoning. This report is based on the best property information available to staff. Please contact staff with questions at (608) 266-4266. Learn about density studies at <https://danecountyplanning.com/Permits-Applications/Density-Study>

Applicant: Randall J. Andersen

Accelea ID: 2026-0009

Density Study Date: 1/26/2026

Town: Oregon

Section(s): 9

Farmstead Owner: R & J Laughlin

Farmland Preservation Enacted: 1/4/1995

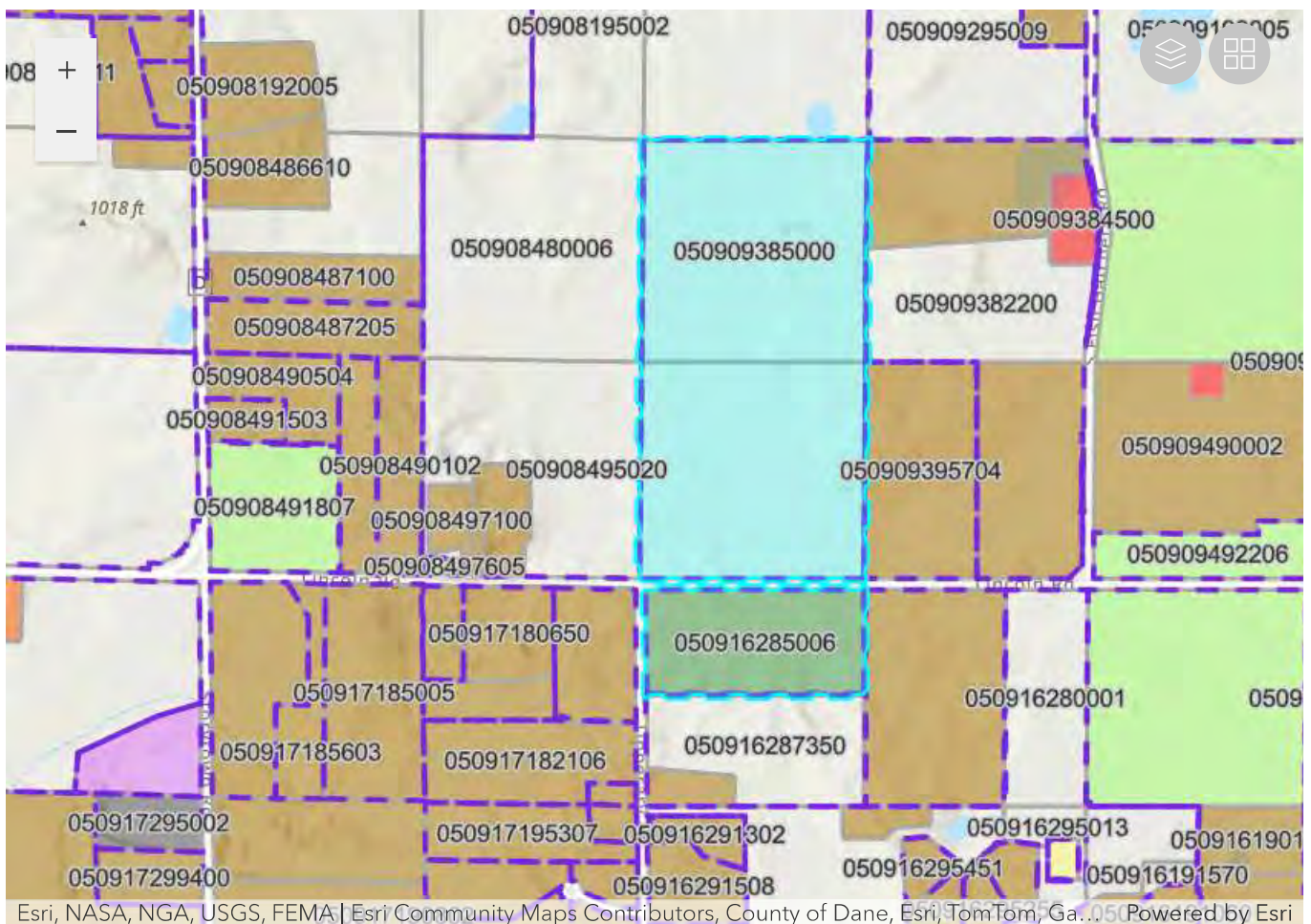
Density Factor: 1:35acres

Farmstead Acres: 99.83

Available Density Unit(s): 1

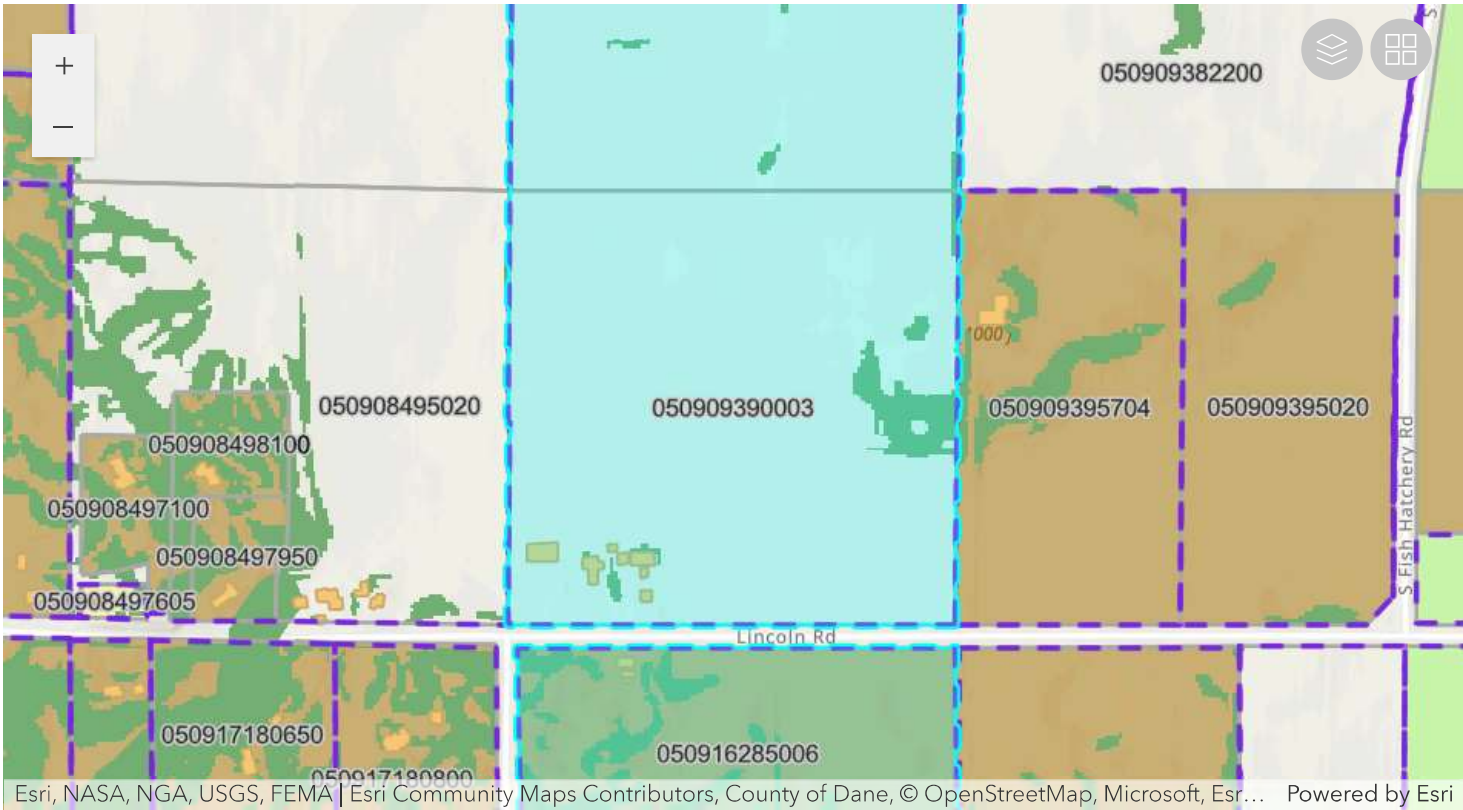
Original Splits: 2.85

Justification: Three original density units, rounding up. Original farm home counts, one unit used for parcel ending 8500-6, under RM-16. One density unit remains.



FARMLAND PRESERVATION DENSITY STUDY

Applicant: Randall J. Andersen



Parcel Number	Acres	Owner	CSM
050909385000	40.95	CHANG TR, CHEN-KANG & JULIE	
050909390003	39.97	CHANG TR, CHEN-KANG & JULIE	
050916285006	18.91	GRAZIANO REV TR	

Rezone 12301 Legal Description

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