## Dane County Rezone Petition

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

OWNER INFORMATION
AGENT INFORMATION

| OWNER NAME JASON DIAZ |  | PHONE (with Area Code) <br> (608) 345-4083 | AGENT NAME <br> 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 |  |  |  |  |  |
|  | $\begin{array}{r} \text { SECTION } \\ 33 \end{array}$ | 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? <br> Yes No <br> Applicant Initials $\qquad$ | PLAT REQUIRED? | DEED RESTRICTION REQUIRED? | INSPECTOR'S INITIALS | SIGNATURE:(Owner or Agent) |  |
|  | Yes <br> No | $\square \text { Yes } \quad \square \mathrm{No}$ | RWL1 |  |  |
|  | Applicant Initials | Applicant Initials |  | PRINT NAME: |  |
| COMMENTS: SHARED DRIVEWAY AGREEMENT SHALL BE SUBMITTED PER DANE COUNTY CODE OF ORDINANCES SECTION 75.19(8) |  |  |  |  |  |
|  |  |  |  | DATE: |  |

Form Version 04.00.00


## Legend

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. <br> - ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY <br> 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

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 $\square$ No $\square$

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 <br> District(s) | Proposed Zoning <br> 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.

| Q Scaled drawing of <br> proposed property <br> boundaries | Q Legal description <br> of zoning <br> boundaries | Information for <br> commercial development <br> (if applicable) | Pre-application <br> consultation with town <br> and department staff | 目 Application fee (non- <br> refundable), payable to <br> 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.


Date $\qquad$

## CERTIFIED SURVEY MAP

$\qquad$
Part of the Northeast and Southeast $1 / 4 \mathrm{~s}$ 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



DRAWN BY $\qquad$

## CERTIFIED SURVEY MAP *о

That part of the Northeast and Southeast $1 / 4 \mathrm{~s}$ 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 $N 57^{\circ} 43^{\prime} 38^{\prime \prime} E$ along said right of way line, 66.00'; thence S32.16'22'E, 420.00'; thence Southerly, $250.18^{\prime}$ along the arc of a curve to the right whose radius is $706.00^{\prime}$ 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 $443.00^{\prime}$ and whose chord bears N88*32'17"E, 155.76'; thence $5810^{\circ} 20^{\prime} 12^{\prime \prime} \mathrm{E}$, $58.51^{\prime}$; thence $508^{\circ} 57^{\prime} 06^{\prime \prime} \mathrm{E}$, 208.58'; thence $568^{\circ} 26^{\prime} 48^{\prime \prime} \mathrm{W}, 231.24^{\prime}$; thence $N 18^{\prime} 47^{\prime} 23^{\prime \prime} W, 294.06^{\prime}$; thence Northerly, 162.88', along the arc of a curve to the left whose radius is $640.00^{\prime}$ and whose chord bears $N 18^{\circ} 55^{\prime} 01^{\prime \prime} \mathrm{W}$, 162.44'; thence $573^{\circ} 40^{\prime} 06^{\prime \prime} \mathrm{W}, 448.66^{\prime}$; 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 |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| $C 1$ | $706.00^{\prime}$ | $250.18^{\prime}$ | $20^{\prime} 18^{\prime} 12^{\prime \prime}$ | $248.87^{\prime}$ | $522^{\circ} \circ 7^{\prime} 16^{\prime \prime} E$ |  | S11 $58^{\prime} 10^{\prime \prime} E$ |
| $C 2$ | $443.00^{\prime}$ | $156.57^{\prime}$ | $20^{\prime} 15^{\prime} 02^{\prime \prime}$ | $155.76^{\prime}$ | $N 88^{\circ} 32^{\prime} 17^{\prime \prime} E$ | $N 78^{\circ} 24^{\prime} 46^{\prime \prime} E$ |  |
| $C 3$ | $640.00^{\prime}$ | $230.63^{\prime}$ | $20^{\circ} 38^{\prime} 48^{\prime \prime}$ | $229.38^{\prime}$ | $N^{\prime} 21^{\circ} 56^{\prime} 58^{\prime \prime} W$ | $N 11^{\circ} 37^{\prime} 34^{\prime \prime} W$ |  |
| $C 4$ | $640.00^{\prime}$ | $162.88^{\prime}$ | $14^{\circ} 34^{\prime} 54^{\prime \prime}$ | $162.44^{\prime}$ | $N 18^{\circ} 55^{\prime} 01^{\circ} W$ |  |  |
| $C 5$ | $640.00^{\prime}$ | $67.75^{\prime}$ | $6^{\circ} 03^{\prime} 54^{\prime \prime}$ | $67.72^{\prime}$ | $N 29^{\circ} 14^{\prime} 25^{\prime \prime} W$ |  |  |

LEGEND:


Cast aluminum monument found

$1^{\prime \prime}$ iron pipe found

- 1-1/4" iron pipe found
- 3/4" solid round iron rod found
- $3 / 4^{\prime \prime} \times 24^{\prime \prime}$ 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



JOB NO. $\frac{21207}{21072}$
POINTS
DRWG.
DRWG. $21207-1$
DRAWN BY FLS

LAND SURVEYSLLC
517 2nd Avenue
New Glarus, WI 53574
608-527-5216
www.talarezyksurveys.com

## CERTIFIED SURVEY MAP

Part of the Northeast and Southeast $1 / 4 \mathrm{~s}$ 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 $\qquad$ day of $\qquad$ 20 $\qquad$ In the presence of:

Kelly Diaz
Jason Diaz

## STATE OF WISCONSIN)

COUNTY) SS
Personally came before me this $\qquad$ day of $\qquad$ 20 $\qquad$ 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 $\qquad$

TOWNSHIP APPROVAL: This Certified Survey Map is approved for recording this $\qquad$ day of $\qquad$ $\xrightarrow{20} 20$ by the Town of Oregon.

Town Clerk

COUNTY APPROVAL: Approved for recording per Dane County Zoning and Land Regulation Committee action of $\qquad$ by $\qquad$

Authorized Representative

REGISTER OF DEEDS CERTIFICATE: Received for record this ___ day of ___ 20 $\qquad$ at $\qquad$ o'clock _M. M., and recorded in Vol. $\qquad$ of Certified Survey
Maps of Dane Co., on Pages $\qquad$ -


## 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 ${ }^{\circ} 56^{\prime} 28^{\prime \prime} E, 1321.14^{\prime}$ to the Southwest corner of the Southeast 1/4 of the Northwest $1 / 4$ of Section 33; thence N01 ${ }^{\circ} 38^{\prime} 54^{\prime \prime}$ W along the West line of the Southeast $1 / 4$ of the Northwest $1 / 4$ of Section 33, $732.96^{\prime}$ to the point of beginning; thence $\mathrm{NO1}^{\circ} 38^{\prime} 54^{\prime \prime} \mathrm{W}, 218.31^{\prime}$; thence $\mathrm{N} 73^{\circ} 40^{\prime} 06^{\prime \prime} \mathrm{E}, 659.17$ '; thence $\mathrm{N} 32^{\circ} 16^{\prime} 22^{\prime \prime} \mathrm{W}, 420.00^{\prime}$ to the Southerly right of way line of Wilderness Way; thence $N 57^{\circ} 43^{\prime} 38^{\prime \prime}$ E along said right of way line, $66.00^{\prime}$; thence $S 32^{\circ} 16^{\prime} 22^{\prime \prime} \mathrm{E}, 420.00^{\prime}$; thence Southerly, 250.18' along the arc of a curve to the right whose radius is 706.00 ' and whose chord bears S22 ${ }^{\circ} 07{ }^{\prime} 16^{\prime \prime} \mathrm{E}, 248.87^{\prime}$; thence Easterly, 156.57 ' along the arc of a curve to the right whose radius is $443.00^{\prime}$ and whose chord bears $\mathrm{N} 88^{\circ} 32^{\prime} 17^{\prime \prime} \mathrm{E}, 155.76^{\prime}$; thence $\mathrm{S} 81^{\circ} 20^{\prime} 12^{\prime \prime} \mathrm{E}, 58.51^{\prime}$; thence S0857'06"E, 208.58'; thence S68 ${ }^{\circ} 26^{\prime} 48^{\prime \prime}$ W, 231.24'; thence N18 ${ }^{\circ} 47^{\prime} 23^{\prime \prime}$ 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 $\mathrm{N} 18^{\circ} 55^{\prime} 01^{\prime \prime} \mathrm{W}, 162.44^{\prime}$; thence $\mathrm{S} 73^{\circ} 40^{\prime} 06^{\prime \prime} \mathrm{W}, 448.66^{\prime}$; thence $\mathrm{S} 01^{\circ} 38^{\prime} 54^{\prime \prime} \mathrm{E}, 211.66^{\prime}$; thence $588^{\circ} 21^{\prime} 06^{\prime \prime} \mathrm{W}, 235.00^{\prime}$ to the point of Beginning.

