

Dane County Rezone Petition

Application Date	Petition Number
07/15/2022	DCPREZ-2022-11877
Public Hearing Date	
09/20/2022	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME WILLIAM THORSON	PHONE (with Area Code) (608) 664-1305	AGENT NAME TALARCZYK LAND SURVEY	PHONE (with Area Code) (608) 527-5216
BILLING ADDRESS (Number & Street) 75 UNION RD		ADDRESS (Number & Street) 517 2ND AVENUE	
(City, State, Zip) BROOKLYN, WI 53521		(City, State, Zip) New Glarus, WI 53574	
E-MAIL ADDRESS sandbill@tds.net		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	
75 Union Road					
TOWNSHIP OREGON	SECTION 36	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0509-363-9980-0		0509-363-9190-0			

REASON FOR REZONE

SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS

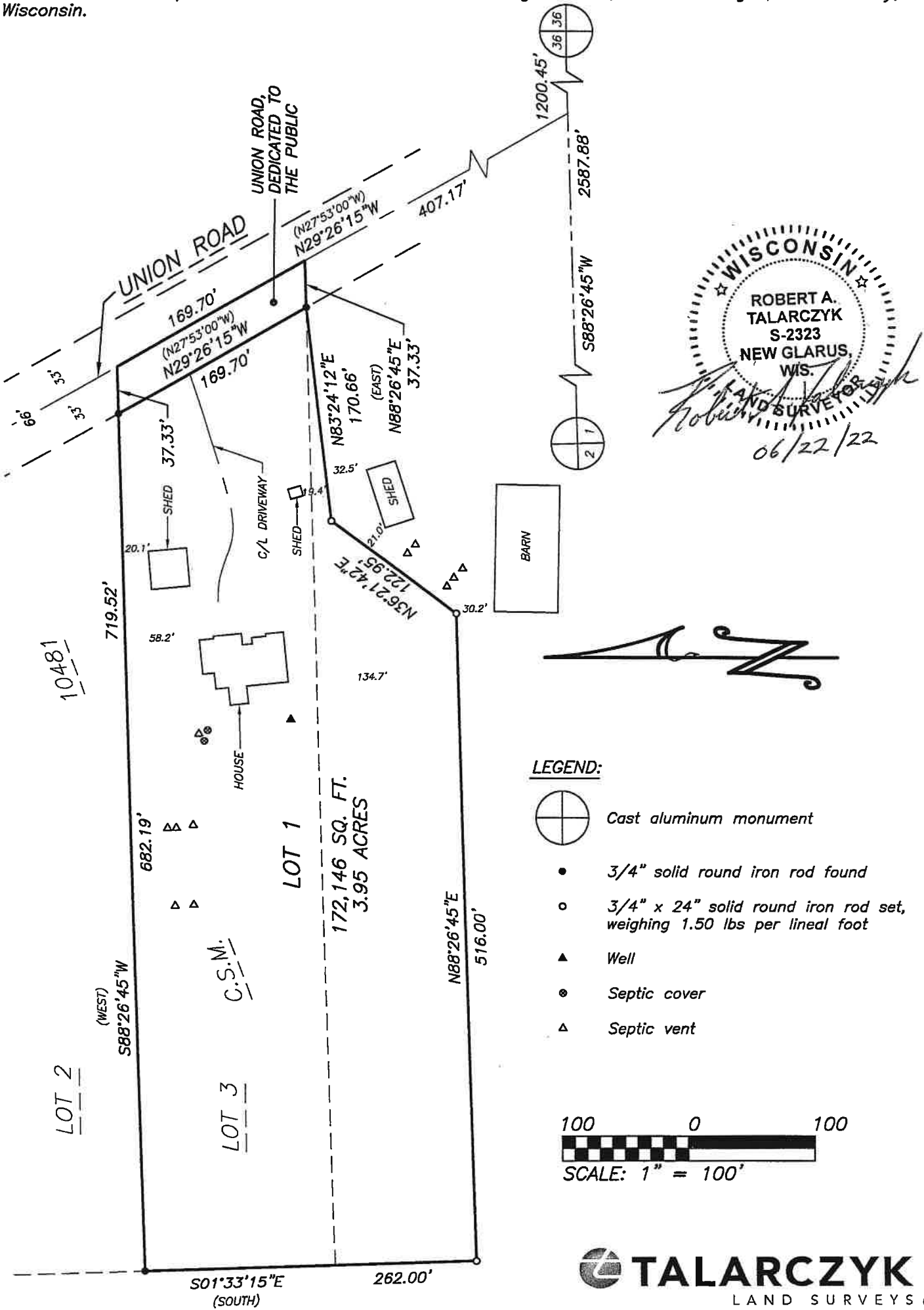
FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-2 Rural Residential District	1.47

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 RWL1
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SIGNATURE: (Owner or Agent) 
PRINT NAME: Robert A. Talarczyk
DATE: 7/20/22

CERTIFIED SURVEY MAP No. _____

Lot 3 of Certified Survey Map 10481 (Vol. 62, Pages 57-58) and other lands in the Southwest 1/4 of the Southwest 1/4 of Section 36, Town 5 North, Range 9 East, Town of Oregon, Dane County, Wisconsin.



JOB NO. 22055
POINTS 22055
DRWG. 22055_1
DRAWN BY MST

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

TOWN OF OREGON

APPLICATION FOR LAND USE CHANGE

1138 Union Rd
Oregon, WI 53575

Submittal Fee: \$200.00 each submittal plus \$20.00 per additional petition.*

1. NAMES — Owner

Name William Thorson

Street 75 Union Road

City, State, Zip Brooklyn, WI 53521

Phone: Days 608-664-1305 Cell _____

Applicant (if other than Owner)

Name Robert Tatarczyk

Street 517 2nd Avenue

City, State, Zip New Glarus, WI 53574

Phone: Days _____ Cell _____

608-527-5216

2. PROPERTY LOCATION 75 Union Rd, Brooklyn

Section: 36 Property size: 3.95 Ac Property zoning: RR2+FR35 Parcel No(s): 050936399800 + 050936391900

Property Address: 75 Union Rd, Brooklyn, WI 53521

3. REQUEST: Applicant must review town ordinance requirements for submittal. Applicant is also responsible for filing necessary paperwork with the County.

☐ Nonresidential Site Plan Review

1. Required for any construction, expansion or conversion of structures other than single family residences, agricultural structures or agricultural accessory buildings.
2. Submit 13 sets of site plans.
3. Submit the Site Plan Review Application.
4. Site Plan Review for _____

☒ Land Division or Certified Survey Map (CSM)

1. Required for any land division that creates 2, but not more than 4 lots.
2. Has a Density Study Report by Dane County been completed? No.
3. Submit 12 copies Proposed & Final Certified Survey Map (CSM).
4. Submit the Town of Oregon Land Division Application.
5. Submit a copy of the completed Dane County Land Division Application.
6. If applicable, may require approval from the Village of Oregon. Village of Brooklyn
7. Reason for land division Sale of land between adjoining property owners.

☐ Plat or Subdivision

1. Required for any land division that creates 5 or more lots or a subdivision.
2. Has a Density Study Report by Dane County been completed?
3. Submit 12 copies of Preliminary & Final Plat.
4. Submit the Town of Oregon Land Division Application.
5. Submit a copy of the completed Dane County Land Division Application
6. If applicable, may require approval from the Village of Oregon.
7. Reason for plat or subdivision _____

☐ Zoning Amendment

1. Required for any change in zoning district.
2. Zoning change from _____ District to _____ District for _____ acres
3. Submit a copy of the completed Dane County Zoning Change Application.
4. Reason for change _____

☐ Conditional Use Permit (CUP)

1. Required for any change in the use of property that requires a conditional use in the zoning district.
2. Submit a written statement of the intended use of the property.
3. Submit a copy of the completed Dane County Application for a Conditional Use Permit (CUP).
4. Conditional Use Permit for _____

☐ Variance

1. Required for any request for variance from the County Zoning Code.
2. Submit a copy of the completed Dane County Variance Application
3. The Applicant will receive a letter from the Town acknowledging that they informed the Town of their intent to apply for a Variance. *Required by Dane County.
4. Variance for _____

4. SIGNATURE

Owner (signature is mandatory) Date _____

Robert A. Tatarczyk
Applicant (if other than Owner) Date _____

*** Pre-Application Consultation with Plan Commission is recommended before submitting any application or payment of fees. There is no charge for consultation.**

Land Division/CSM Application

1) Preliminary Parcel Division Inquiry

Has the Applicant attended a pre-consultation with the Plan Commission? *No*

Is this a Plat or Certified Survey Map (CSM) Land Division? *CSM*

Has a Dane County Density Study been completed? *No*

2) Land Division Record

*This is a sale of land between adjoining landowners.
No new buildable lots are being proposed.*

Total Acres Owned: _____

Total # of Splits Allowed? _____

Size of Parcels Created:

Parcel 1) 3.95 acres Parcel 2) _____ acres Parcel 3) _____ acres Parcel 4) _____ acres

*Only 4 lots can be created using Certified Survey Map. Additional lots will require a plat.

3) Submittal Requirements

Requirements for Plat or Subdivision:

- A) Preliminary Layout of Public Improvements.
- B) Preliminary Street and Drainageway Plans and Profiles.
- C) Soil Testing.
- D) Use Statement.
- E) Zoning Changes.
- F) Area-Wide Information.
- G) Erosion Control and Stormwater Management Plan.
- H) Development Report.
- I) Affidavit.

Requirements for Land Division or Certified Survey Map (CSM):

- A) Property Boundaries
- B) Woodlands & Landscape (existing & planned)
- C) Utility & Other Easement Locations (existing & planned)
- D) Slopes over 12% highlighted
- E) Topography: flat, rolling, steep
- F) Existing Structures
- G) Driveways (existing & planned)
- H) Wetlands, streams, rivers, ponds, drainage
- I) Livestock Confinement Areas
- J) Soil Type
- K) Use Statement

4) Agreement for Services

AGREEMENT OF SERVICES REIMBURSABLE BY PETITIONER/APPLICANT

The Town may retain the services of professional consultants (including planner, engineers, architect, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the Town's review of proposal coming before the Plan Commission and Town Board. The submittal of a development proposal application or petition by a Petitioner shall be construed as an agreement to pay for such professional services applicable to the proposal. The Town may apply the charges for these services to the Petitioner. The Town may delay acceptance of the application of petition as complete, or may delay final approval of the proposal, until such fees are paid by the Petitioner. Review fees which are applied to a Petitioner, but which are not paid, may be assigned by the Town as a special assessment to the subject property. The Petitioner shall be required to provide the Town with an executed copy of the following form as a prerequisite to the processing of the development application:

AGREEMENT AS TO COSTS WITH THE TOWN OF OREGON

William Thorson, the applicant/petitioner for Certified Survey Map,
(Nature of application/petition)
dated 06/22, 20 22 agrees, in addition to those normal costs payable by an applicant /petitioner
(e.g. filing or permit fees, publication expenses, recording fees, etc.), that in the event the action applied or
petitioned for requires the Town of Oregon, in the judgement of its staff, to obtain additional professional
services(e.g. engineering , surveying, planning, legal) than normal would be routinely available "in house" to enable
the Town to properly address, take appropriate action on, or determine the same, applicant/petitioner shall
reimburse the Town for the costs thereof.

Date this 11 day of 07, 20 22.

Robert A. Jalanyk
Signature & Title of Applicant/Petitioner

5) Submittal Form Letter

Please submit a letter explaining the reason for the land division application.

- 6) **Compliance:** The Applicant must comply with all the General Provision outlined in Ordinance 10.10.1-2. No building permits will be issued until the applicant has complied with all requirements.

Mr. Thorson wishes to acquire 1.47 acres of
FP-35 zoned land from his neighbor, Wilfred
Wendt, rezone it, and add it in to his
existing lot to make one 3.95 acre lot.