

# TOWN OF OREGON

## APPLICATION FOR LAND USE CHANGE

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

1. NAMES — Owner Applicant (if other than Owner)

Name Name

Patrick Runde

Street

18 Ethan Circle

City, State, Zip

Madison WI 53719

Street

City, State, Zip

Phone: Days

Cell

Phone: Days

2. PROPERTY LOCATION

2 parcels

Cell

adding 6.37 acres to existing lot; selling 57 acres with 2 splits to separate party (FB-35)

Section:

Property size:

Property zoning:

Parcel No(s):

Property Address:

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?
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.
7. Reason for land division separate 6.37 acres from farmland

### 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 FP-35 District to RR-8 District for 6.37 acres
3. Submit a copy of the completed Dane County Zoning Change Application.
4. Reason for change

### Conditional Use Permit (CUP)

Plan Commission

June 15<sup>th</sup> @ 6:30pm

Town Board

July 13<sup>th</sup> @ 6:30pm

\* Will mail check for \$220.00

Doug & Vickie Kutz (RR-8)

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) *Patricia C. Runkle* Date 6/4/2021 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?

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

Has a Dane County Density Study been completed?

*No splits with land division*

2) Land Division Record

Total Acres Owned: 64

Total # of Splits Allowed? 2

Size of Parcels Created:

Parcel 1) 6.35 acres Parcel 2) 57 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 Drainage Plans and Profiles.

# DANE COUNTY ZONING & LAND REGULATION COMMITTEE

## 2021 Meeting Schedule

Note: ALL meetings of the Zoning and Land Regulation Committee will be held virtually using the ZOOM Meeting app.  
 ZLR Committee meetings are held on the second and fourth Tuesday of each month unless otherwise noted.  
 ZLR Committee meetings will begin a 6:30pm.

<b>Application Deadline</b> 3 <sup>rd</sup> Thursday	<b>Public Hearing</b> Tuesday	<b>Work Meeting</b> Tuesday	<b>County Board</b> Dates
November 19, 2020	January 26, 2021	February 9, 2021	February 4, 2021 February 18, 2021
December 17, 2020	February 23, 2021	March 9, 2021	March 4, 2021 March 18, 2021
January 21, 2021	March 23, 2021	April 13, 2021	April 8, 2021 April 22, 2021
February 18, 2021	April 27, 2021	May 11, 2021	May 6, 2021 May 20, 2021
March 18, 2021	May 25, 2021	June 8, 2021	June 3, 2021 June 24, 2021
April 15, 2021	June 22, 2021	July 13, 2021	July 22, 2021
May 20, 2021	July 27, 2021	August 10, 2021	August 19, 2021
June 17, 2021	August 24, 2021	No Meeting	September 9, 2021 September 23, 2021
July 15, 2021	September 28, 2021	October 12, 2021	October 7, 2021 October 21, 2021
August 19, 2021	October 26, 2021	November 9, 2021	November 4, 2021 November 18, 2021
September 16, 2021	November 23, 2021	December 14, 2021	December 16, 2021
October 21, 2021	December 28, 2021	January 11, 2022	TBD
November 18, 2021	January 25, 2022	February 8, 2022	TBD
December 16, 2021	February 22, 2022	March 8, 2022	TBD

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
06/01/2021	DCPREZ-2021-11728
<b>Public Hearing Date</b>	
08/24/2021	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME PATRICK RUNDE	PHONE (with Area Code) (608) 520-1328	AGENT NAME TALARCZYK LAND SURVEYS	PHONE (with Area Code) (608) 527-5216
BILLING ADDRESS (Number & Street) 18 ETHAN CIR		ADDRESS (Number & Street) 517 2ND AVE	
(City, State, Zip) MADISON, WI 53719		(City, State, Zip) New Glarus, WI 53574	
E-MAIL ADDRESS uwphd73@me.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	
East of 286 Wilderness Way					
TOWNSHIP OREGON	SECTION 33	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0509-332-8340-4		0509-331-8720-5		0509-332-0303-5	

## REASON FOR REZONE

ADDING ADDITIONAL LANDS TO AN EXISTING RESIDENTIAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-8 Rural Residential District	6.37

<b>C.S.M REQUIRED?</b>  <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>PLAT REQUIRED?</b>  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>DEED RESTRICTION REQUIRED?</b>  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  RWL1	<b>SIGNATURE:(Owner or Agent)</b>   <b>PRINT NAME:</b>   <b>DATE:</b>  
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**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:	Patrick Runde	Agent Name:	Bob Talarczyk
Address (Number & Street):	18 Ethan Circle	Address (Number & Street):	517 2nd Avenue
Address (City, State, Zip):	Madison, WI 53719	Address (City, State, Zip):	New Glarus, WI 53574
Email Address:	uwphd73@me.com	Email Address:	bob@talarczyksurveys.com
Phone#:	(608) 520-1338	Phone#:	(608) 527-5216

### PROPERTY INFORMATION

Township:	Oregon	Parcel Number(s):	050933187205, 050933283404, 050933203035
Section:	33	Property Address or Location:	286 Wilderness Way, Brooklyn, WI 53521

### 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 ☒

Douglas Kutz, buyer, (286 Wilderness Way, Brooklyn, WI 53521) would like to acquire some vacant land from Patrick Runde and add it to his lot.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-8	6.37

**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 ( <b>non-refundable</b> ), 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

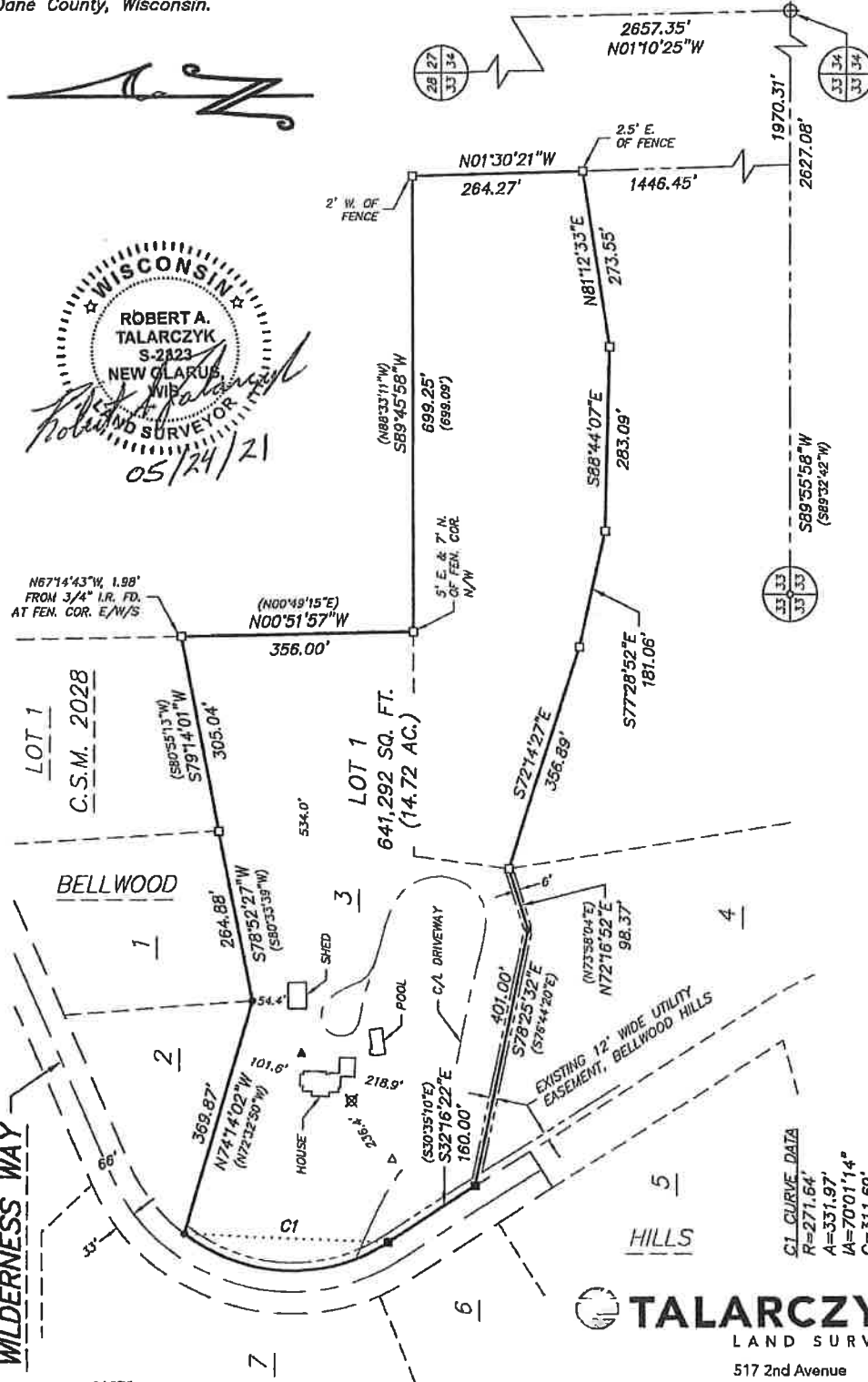
*Robert A. Talarczyk*

Date

*5/24/21*

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Lot 3 of Bellwood Hills and other lands in the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 33, Town 5 North, Range 9 East, Town of Oregon, Dane County, Wisconsin.



WISCONSIN  
ROBERT A. TALARCZYK  
S-28223  
NEW GLARUS, WI  
LAND SURVEYOR  
05/24/21

JOB NO. 21072  
POINTS 21072  
DRWG. 21072-1  
DRAWN BY JMB

SHEET 1 OF 4

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

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

Lot 3 of Bellwood Hills and other lands in the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 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 East 1/4 corner of said Section 33; thence S89°55'58"W, 1970.31' to the Southeast corner of the West 1/2 of the West 1/2 of the Northeast 1/4 of Section 33; thence N01°30'21"W along the East line of the West 1/2 of the West 1/2 of the Northeast 1/4 of Section 33, 1446.45' to the point of beginning; thence N01°30'21"W, 264.27'; thence S89°45'58"W, 699.25'; thence N00°51'57"W, 356.00'; thence S79°14'01"W, 305.04'; thence S78°52'27"W, 264.88'; thence N74°14'02"W, 369.87' to the Easterly line of Wilderness Way; thence Southerly, 331.97' along said Easterly line of Wilderness Way and the arc of a curve to the left whose radius is 271.64' and whose chord bears S02°44'15"W, 311.69'; thence S32°16'22"E along said Easterly line of Wilderness Way, 160.00'; thence S78°25'32"E, 401.00'; thence N72°16'52"E, 98.37'; thence S72°14'27"E, 356.89'; thence S77°28'52"E, 181.06'; thence S88°44'07"E, 283.09'; thence N81°12'33"E, 273.55' to the point of beginning; subject to any and all easements of record.

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.

May 24, 2021

  
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 Northeast 1/4 of Section 33 bears N01°10'25"W.
- 2.) Recorded data, when different than measured, is shown in parenthesis.
- 3.) All PLSS witness monuments were found and verified.
- 4.) This survey prepared to facilitate the sale of lands between adjoining landowners.

## LEGEND:



Cast aluminum monument found



1" iron pipe found



1-1/4" solid round iron rod found



3/4" solid round iron rod found



1-1/4" x 24" solid round iron rod set,  
weighing 4.30 lbs per lineal foot



Septic cover



Septic vent



Well

PREPARED FOR:  
Patrick C. Runde  
18 Ethan Circle  
Madison, WI 53719  
(608) 520-1338



**TALARCZYK**

LAND SURVEYS LLC

517 2nd Avenue  
New Glarus, WI 53574  
608-527-5216

[www.talarczyksurveys.com](http://www.talarczyksurveys.com)

JOB NO. 21072  
POINTS 21072  
DRWG. 21072-1  
DRAWN BY JMB

SHEET 2 OF 4

### **Runde Rezone Description**

That part of the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 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 East 1/4 corner of said Section 33; thence S89°55'58"W, 1970.31' to the Southeast corner of the West 1/2 of the West 1/2 of the Northeast 1/4 of Section 33; thence N01°30'21"W along the East line of the West 1/2 of the West 1/2 of the Northeast 1/4 of Section 33, 1446.45' to the point of beginning; thence N01°30'21"W, 264.27'; thence S89°45'58"W, 699.25'; thence S89°45'37"W, 344.48'; thence S07°28'34"W, 148.60'; thence S72°14'27"E, 356.89'; thence S77°28'52"E, 181.06'; thence S88°44'07"E, 283.09'; thence N81°12'33"E, 273.55' to the point of beginning; containing 6.37 acres.