

# Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
08/27/2018	DCPREZ-2018-11353
Public Hearing Date	C.U.P. Number
11/27/2018	


OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME PATRICK J HERMSEN	PHONE (with Area Code) (608) 212-9733	AGENT NAME WILLIAMSON SURVEYING	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 5375 NETHERWOOD RD	(City, State, Zip) OREGON, WI 53575	ADDRESS (Number & Street) 104A W MAIN ST	(City, State, Zip) WAUNAKEE, WI 53597
E-MAIL ADDRESS PATIRCKHERMSEN60@GMAIL.COM		E-MAIL ADDRESS CHRIS@WILLIAMSONSURVEYING.COM	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP	ADDRESS OR LOCATION OF REZONE/CUP	ADDRESS OR LOCATION OF REZONE/CUP	ADDRESS OR LOCATION OF REZONE/CUP	ADDRESS OR LOCATION OF REZONE/CUP	ADDRESS OR LOCATION OF REZONE/CUP
5375 NETHERWOOD RD	WEST OF 5375 NETHERWOOD RD	SOUTHWEST OF 5375 NETHERWOOD RD	SOUTHWEST OF 5375 NETHERWOOD RD	SOUTHWEST OF 5375 NETHERWOOD RD	SOUTHWEST OF 5375 NETHERWOOD RD
TOWNSHIP OREGON	TOWNSHIP OREGON	TOWNSHIP OREGON	TOWNSHIP OREGON	TOWNSHIP OREGON	TOWNSHIP OREGON
SECTION 3	SECTION 3	SECTION 34	SECTION 34	SECTION 33	SECTION 33
PARCEL NUMBERS INVOLVED 0509-034-9000-4	PARCEL NUMBERS INVOLVED 0509-034-9070-0	PARCEL NUMBERS INVOLVED 0509-034-9070-0	PARCEL NUMBERS INVOLVED 0509-034-9070-0	PARCEL NUMBERS INVOLVED 0509-033-9810-5	PARCEL NUMBERS INVOLVED 0509-033-9810-5

Location 4  
South of 5375 Netherwood  
Oregon 34  
CUP - 9270-1

REASON FOR REZONE			CUP DESCRIPTION		
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES	
A-2 Agriculture District	RH-1 Rural Homes District	3.04			
A-2 Agriculture District	RH-2 Rural Homes District	6.70			
A-2 (8) Agriculture District	CO-1 Conservancy District	16.02			
A-2 Agriculture District	CO-1 Conservancy District	44.72			
SEPARATION OF BUILDINGS FROM FARMLAND AND DONATE REMAINING LAND FOR PARK/CONSERVANCY					

C.S.M. REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PLAT REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No	INSPECTOR'S INITIALS
Applicant Initials: CA	Applicant Initials:	Applicant Initials:	SLJ3

SIGNATURE: (Owner or Agent)

PRINT NAME: Chris Adams
DATE: 8-27-18

# TOWN OF OREGON

## APPLICATION FOR LAND USE CHANGE

Submittal Fee: \$100.00 each submittal plus \$20.00 per additional petition.\*

1. NAMES — Owner Patrick Hansen Name \_\_\_\_\_ Applicant (if other than Owner)  
Name Patrick Hansen Name \_\_\_\_\_  
Street \_\_\_\_\_ Street \_\_\_\_\_  
City, State, Zip 5375 Netherwood Rd City, State, Zip \_\_\_\_\_  
Phone: Days \_\_\_\_\_ Cell 610-9733 Phone: Days \_\_\_\_\_ Cell \_\_\_\_\_

2. PROPERTY LOCATION \_\_\_\_\_  
Section: 3 Property size: 70.48 Property zoning: A-2 Parcel No(s): 0509-034-9000-4, 0509-034-9070-0  
Property Address: 5375 Netherwood Rd and

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 (Ordinance 10.1.9)

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) (Ordinance 10.10.4)

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: Medical lot lines to donate lands for hall

Plat or Subdivision (Ordinance 10.10.4)

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. A-2 to CO-1 44.7d A-2 to RH-2 6.70
2. Zoning change from A-2(s) District to CO-1 District for 60.02 acres A-2 to RH-1 3.04
3. Submit a copy of the completed Dane County Zoning Change Application.

4. Reason for change: To comply with new lot lines and sizes

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 Patrick Hansen 8-22-18

Owner (signature is mandatory) Date \_\_\_\_\_ 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? *CSM*

Has a Dane County Density Study been completed? *N/A existing lots to be modified*

### 2) Land Division Record

Total Acres Owned: 70.48  
Total # of Splits Allowed? N/A existing lots to be modified  
Size of Parcels Created: 2

Parcel 1) 6.70 acres Parcel 2) 60.74 acres Parcel 3) 3.04 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:** See Ordinance 10.10.4-2(a)(2).

- A) Preliminary Layout of Public Improvements.
- B) Preliminary Street and Drainage 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):** See Ordinance 10.10.4.

- 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
-







# CERTIFIED SURVEY MAP

## WILLIAMSON SURVEYING AND ASSOCIATES, LLC

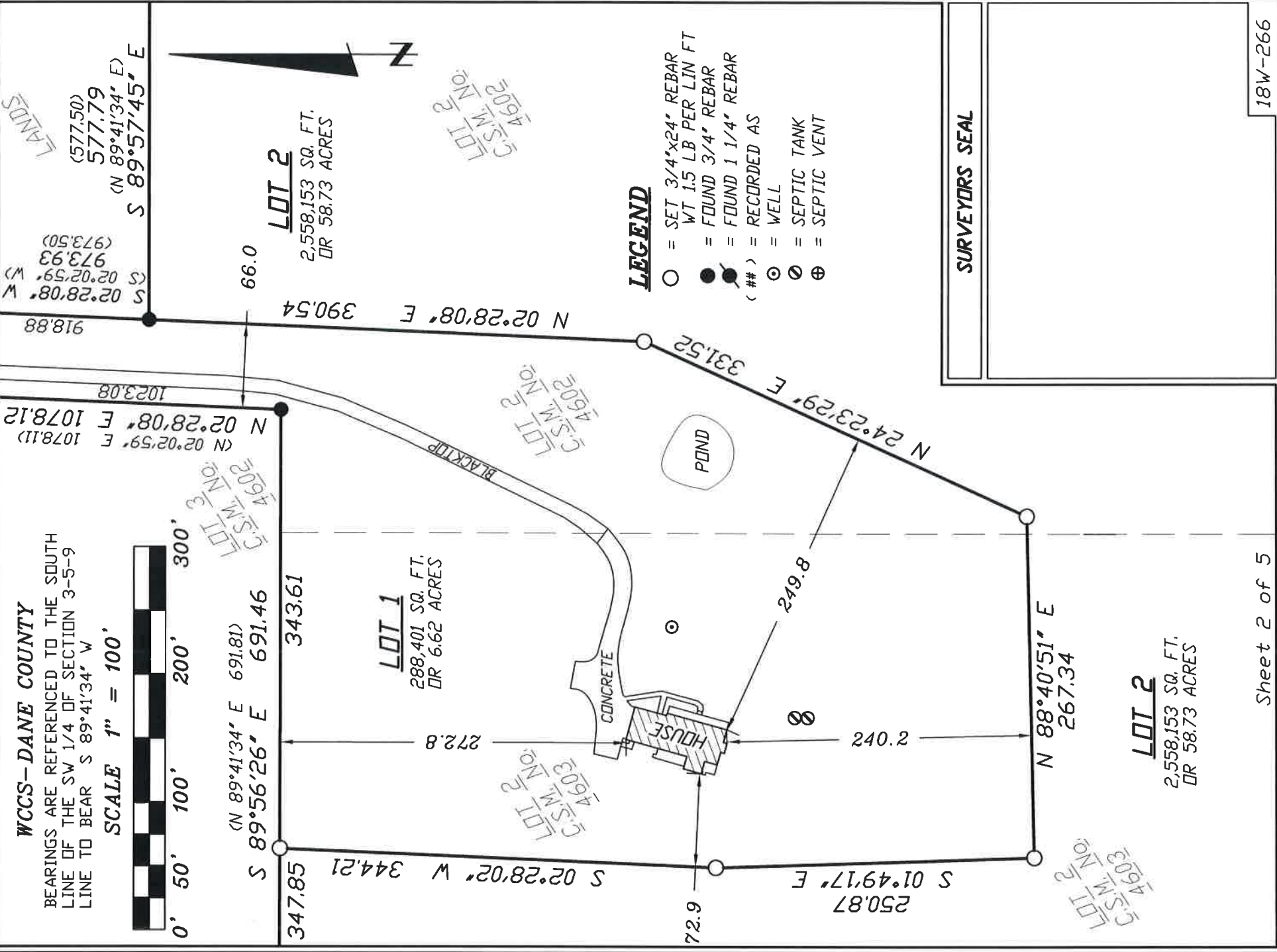
NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in part of the SE 1/4 of the SW 1/4, SW 1/4 and NW 1/4 of the SE 1/4 of Section 3, T5N, R9E, Town of Oregon, Dane County, Wisconsin, Being Lots 1 and 2 C.S.M. No. 4602, Vol. 20, Pg. 128-130 and Lots 1 and 2 C.S.M No. 4603, Vol. 20, Pg. 131-133.

### WCCS-DANE COUNTY

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SW 1/4 OF SECTION 3-5-9 LINE TO BEAR S 89°41'34" W

SCALE 1" = 100'



### LEGEND

- = SET 3/4"x24" REBAR  
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- ⊙ = FOUND 1 1/4" REBAR
- (##) = RECORDED AS
- ⊙ = WELL
- ⊗ = SEPTIC TANK
- ⊕ = SEPTIC VENT

SURVEYORS SEAL

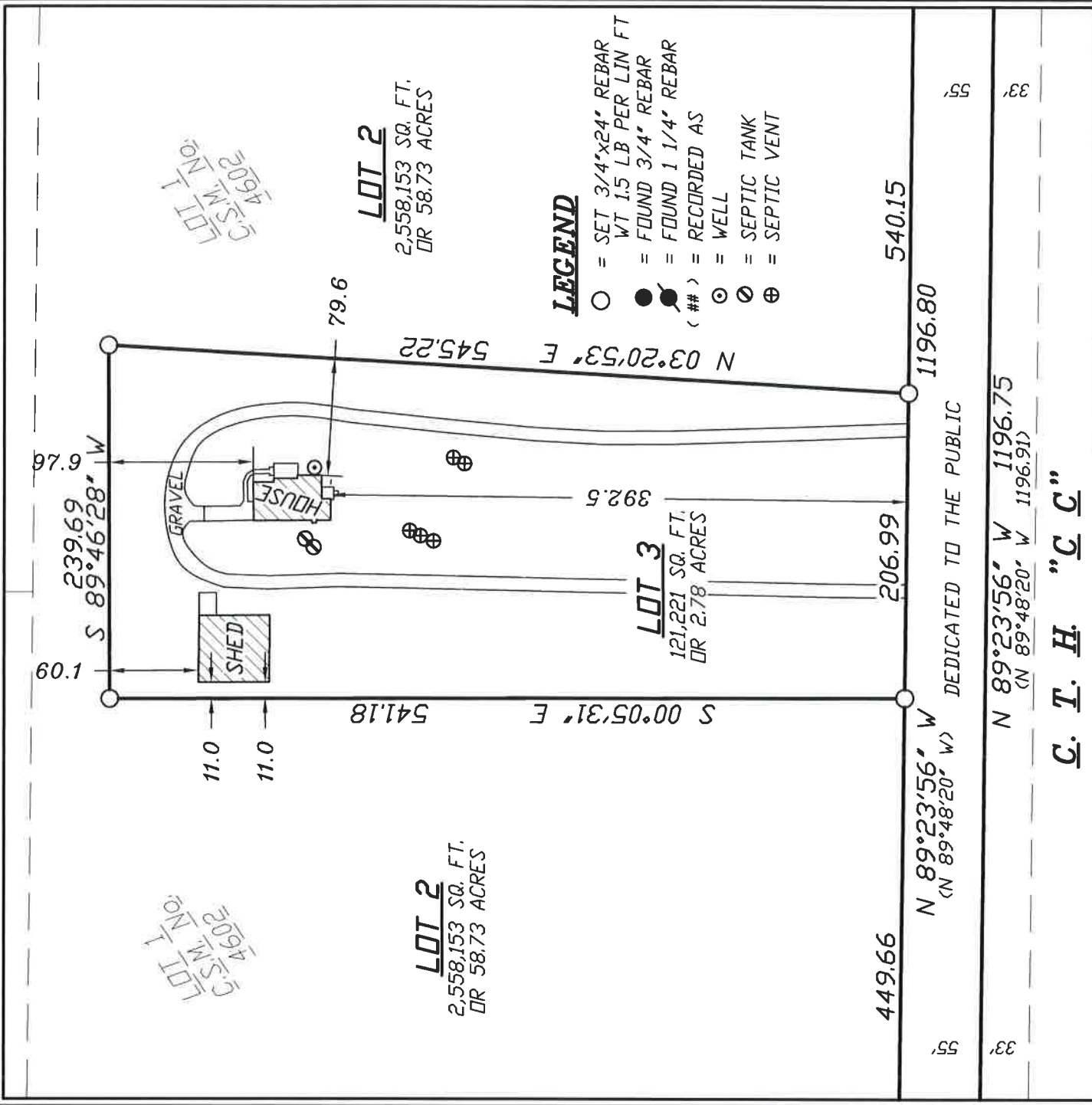


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C. T. H. "C C"

SURVEYORS SEAL

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104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in part of the SE 1/4 of the SW 1/4, SW 1/4 and NW 1/4 of the SE 1/4 of Section 3, T5N, R9E, Town of Oregon, Dane County, Wisconsin. Being Lots 1 and 2 C.S.M. No. 4602, Vol. 20, Pg. 128-130 and Lots 1 and 2 C.S.M No. 4603, Vol. 20, Pg. 131-133.

### SURVEYOR'S CERTIFICATE

I, Noa T. Prieve, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Dane County, and by the direction of the owners listed below, I have surveyed, divided, dedicated, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being part of the Southeast 1/4 of the Southwest 1/4, Southwest 1/4 of the Southeast 1/4, and the Northwest 1/4 of the Southeast 1/4 of Section 3, T5N, R9E, Town of Oregon, Dane County, Wisconsin, more particularly described as follows:

Being Lots 1 and 2 Certified Survey Map No. 4602 recorded in the Dane County Register of Deeds Office in Volume 20 of Certified Survey Maps, Pages 128 through 130 as Document No. 187178 and Lots 1 and 2 Certified Survey Map No. 4603, recorded in the Dane County Register of Deeds Office in Volume 20 of Certified Survey Maps, Pages 131 through 133 as Document No. 1871785, Located in the Town of Oregon, Dane County, Wisconsin.

Williamson Surveying and Associates, LLC  
by Noa T. Prieve & Chris W. Adams

Date \_\_\_\_\_

Noa T. Prieve S-2499  
Professional Land Surveyor

### NOTES:

- 3.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 4.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 5.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.
- 6.) ALL SECTION CORNERS AND SECTION TIES SHOWN ON THIS C.S.M. HAVE BEEN VERIFIED TO THEIR LATEST TIE SHEET.

### LINE TABLE:

L-#	BEARING	DISTANCE
L-1	(S 89°17'53" W) S 89°41'34" W	(600.00) 600.04
L-2	(N 89°29'42" E) N 89°53'10" E	(664.16) 664.48
L-3	(N 01°54'57" E) N 02°19'18" E	(246.60) 245.73
L-4	(N 89°41'34" E) S 89°56'26" E	(691.81) 691.46
L-5	(N 89°41'34" E) S 89°54'01" E	66.06
L-6	(N 89°41'34" E) S 89°57'45" E	(577.50) 577.79
L-7	(N 89°48'20" W) N 89°23'56" W	(1196.91) 1196.75
L-8	(N 01°58'20" E) N 02°24'12" E	(219.89) 219.86
L-9	(S 89°17'53" W) S 89°39'12" W	(200.00) 200.11
L-10	(S 01°58'20" W) S 02°22'23" W	(217.80) 217.59
L-11	(S 89°17'53" W) S 89°41'34" W	600.05
L-12	(N 89°41'34" E) S 89°54'01" E	66.06

SURVEYORS SEAL



# CERTIFIED SURVEY MAP

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104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in part of the SE 1/4 of the SW 1/4, SW 1/4 and NW 1/4 of the SE 1/4 of Section 3, T5N, R9E, Town of Oregon, Dane County, Wisconsin, Being Lots 1 and 2 C.S.M. No. 4602, Vol. 20, Pg. 128-130 and Lots 1 and 2 C.S.M No. 4603, Vol. 20, Pg. 131-133.

### OWNERS' CERTIFICATE:

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided, and dedicated and mapped as represented on the certified survey map. I also certify that this certified survey map is required by sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

WITNESS the hand seal of said owners this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

STATE OF WISCONSIN)  
DANE COUNTY)

\_\_\_\_\_  
Patrick Hermsen

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ the above named Patrick Hermsen to me known to be the person who executed the foregoing instrument and acknowledge the same.

\_\_\_\_\_  
County, Wisconsin.

\_\_\_\_\_  
Notary Public

My commission expires \_\_\_\_\_

\_\_\_\_\_  
Print Name

### TOWN BOARD RESOLUTION

Resolved that this certified survey map is hereby acknowledged and approved by the Town of Oregon on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Denise Arnold  
Town Clerk

### VILLAGE OF OREGON APPROVAL

Resolved that this certified survey map in the Town of Oregon is hereby acknowledged and approved by the Village of Oregon on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Peggy Haag  
Village Clerk

### DANE COUNTY APPROVAL

Approved for recording per Dane County Zoning and Land Regulation Committee action on \_\_\_\_\_.

\_\_\_\_\_  
Daniel Everson  
Assistant Zoning Administrator

REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.

### REGISTER OF DEEDS:

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in Volume \_\_\_\_\_ of Dane County Certified Surveys on pages \_\_\_\_\_ through \_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowski  
Register of Deeds

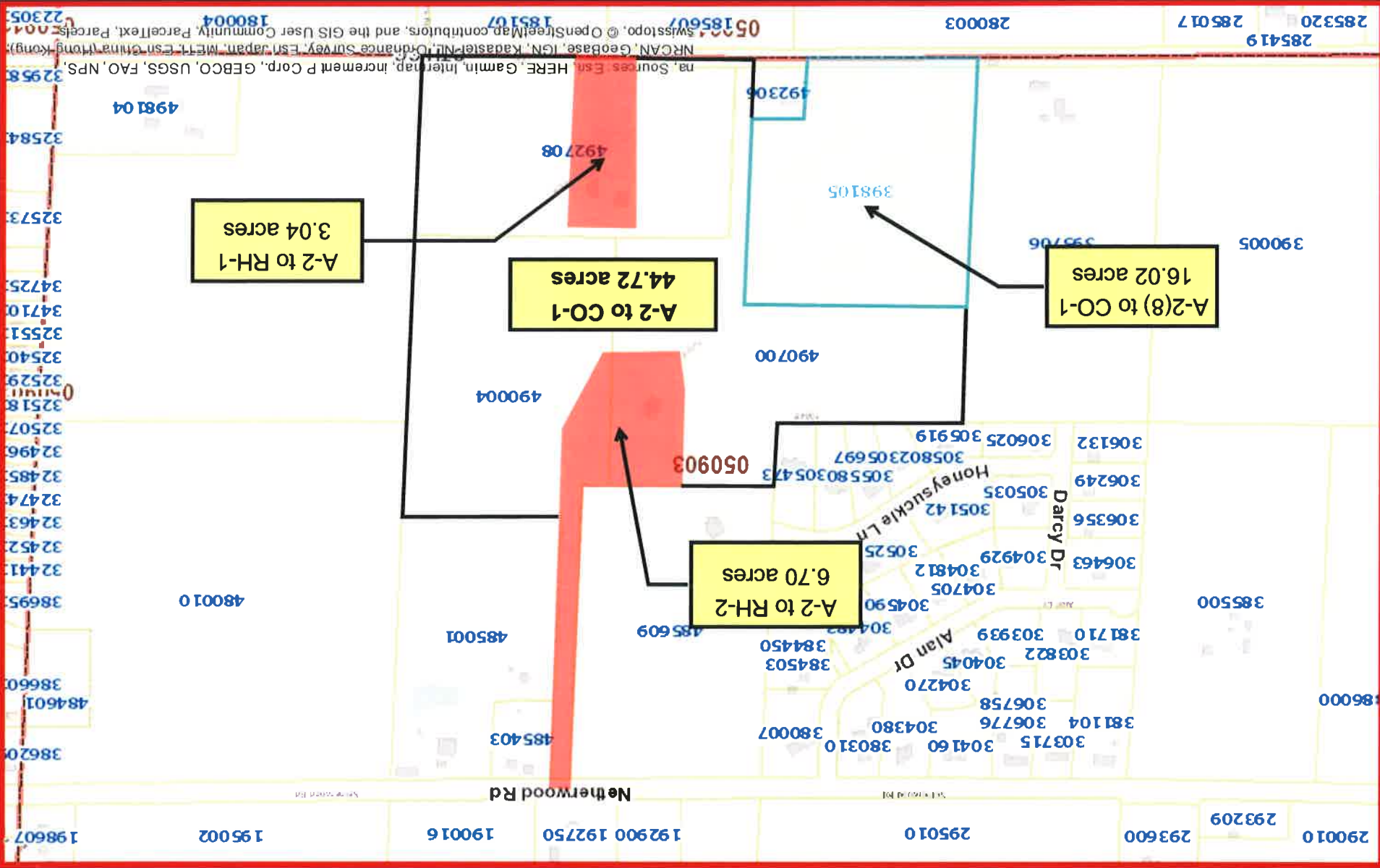
DOCUMENT NO. \_\_\_\_\_

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

**SURVEYORS SEAL**



# Dane County Map

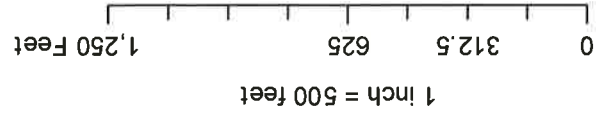


August 21, 2018

Parcel Number

Road Names

Sections



## **A-2(8) to CO-1**

Lot 1, Certified Survey Map No. 4603, Volume 6598 page 38, located in the SE ¼ of the SW ¼ and the SW ¼ of the SE ¼ of section 3, T5N, R9E, Town of Oregon, Dane County, Wisconsin being 16.02 acres and subject to a road right of way of 33 feet over the most southerly part thereof.

## **A-2 to CO-1**

Part of Lot 2, Certified Survey Map No. 4603, Volume 6598 page 38, and part of Lots 1 and 2, Certified Survey Map No. 4602, Volume 6598 page 35, located in the SE ¼ of the SW ¼ and the SW ¼ and NW ¼ of the SE ¼ of Section 3, T5N, R9E, Town of Oregon, Dane County, Wisconsin being more particularly described as follows:

Commencing at the South ¼ corner of said Section 3; thence S 89°23'56" E, 134.38 feet to the point of beginning. Thence N 02°21'50" E, 929.85 feet; thence S 89°43'52" W, 800.00 feet; thence N 02°21'52" E, 399.18 feet; thence N 89°53'10" E, 664.48 feet; thence N 02°19'18" E, 245.73 feet; thence S 89°56'26" E, 347.85 feet; thence S 02°28'02" W, 344.21 feet; thence S 01°49'17" E, 250.87 feet; thence N 88°40'51" E, 267.34 feet; thence N 24°23'29" E, 331.52 feet; thence N 02°28'08" E, 390.54 feet; thence S 89°57'45" E, 577.79 feet; thence S 02°27'26" W, 1687.97 feet; thence N 89°23'56" W, 541.01 feet; thence N 03°20'53" E, 600.28 feet; thence S 89°46'28" W, 239.69 feet; thence S 00°05'31" E, 596.18 feet; thence N 89°23'56" W, 452.05 feet to the point of beginning. This description contains 44.72 acres and subject to a road right of way of 33 feet over the most southerly part thereof.

## **A-2 to RH-1**

Part of Lot 1, Certified Survey Map No. 4602, Volume 6598 page 35, located in the SW ¼ of the SE ¼ of Section 3, T5N, R9E, Town of Oregon, Dane County, Wisconsin being more particularly described as follows:

Commencing at the South ¼ corner of said Section 3; thence S 89°23'56" E, 586.43 feet to the point of beginning. Thence N 00°05'31" W, 596.18 feet; thence N 89°46'28" E, 239.69 feet; thence S 03°20'53" W, 600.28 feet; thence N 89°23'56" W, 203.69 feet to the point of beginning. This description contains 3.04 acres and subject to a road right of way of 33 feet over the most southerly part thereof.

## **A-2 to RH-2**

Part of Lot 2, Certified Survey Map No. 4602, Volume 6598 page 35, located in the SW ¼ and NW ¼ of the SE ¼ of Section 3, T5N, R9E, Town of Oregon, Dane County, Wisconsin being more particularly described as follows:

Commencing at the East ¼ corner of said Section 3; thence N 89°54'01" W, 1915.41 feet to the point of beginning. Thence S 02°28'08" W, 1364.47 feet; thence S 24°23'29" W, 331.52 feet; thence S 88°40'51" W, 267.34 feet; thence N 01°49'17" W, 250.87 feet; thence N 02°28'02" E, 344.21 feet; thence S 89°56'26" E, 343.61 feet; thence N 02°28'08" E, 1078.12 feet; thence S 89°54'01" E, 66.06 feet to the point of beginning. This description contains 6.70 acres and subject to a road right of way of 33 feet over the most northerly part thereof.