

TOWN OF OREGON

APPLICATION FOR LAND USE CHANGE

Plan Commission Mtg
9-18-18 @ 6:30pm

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

1. NAMES — Owner

Name Greenscapes RE LLC

Street 2960 Triverton Pike Dr.

City, State, Zip Fitchburg WI 53711

Phone: Days 608-333-5761 Cell _____

Applicant (if other than Owner)

Name Tara Fleming

Street Same as owner

City, State, Zip _____

Phone: Days _____ Cell _____

Town Board

10-2-18 @

6:30pm

2. PROPERTY LOCATION

Section: 17 Property size: 21.872 Property zoning: HC/C2 Parcel No(s): 042/0509-172-8500-4

Property Address: 5795 County Hwy D Oregon WI 53885 042/0509-172-8000-9

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 _____

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.
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 _____

A-1 Ex to C-2 18.272
LC-1 to C-2 3.6

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) [Signature] Date 8/14/18

Applicant (if other than Owner) [Signature] Date 8/14/18

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

Dane County Rezone & Conditional Use Permit


Application Date	Petition Number
08/14/2018	DCPREZ-2018-11344
Public Hearing Date	C.U.P. Number
10/23/2018	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME GREENSCAPES RE LLC	PHONE (with Area Code) (608) 277-8887	AGENT NAME GREENSCAPES RE LLC	PHONE (with Area Code) (608) 277-8887
BILLING ADDRESS (Number & Street) 2960 TRIVERTON PIKE DR		ADDRESS (Number & Street) 2960 TRIVERTON PIKE DR	
(City, State, Zip) FITCHBURG, WI 53711		(City, State, Zip) FITCHBURG, WI 53711	
E-MAIL ADDRESS JFLEMING@FLEMINGDEVELOPMENT.COM		E-MAIL ADDRESS JFLEMING@FLEMINGDEVELOPMENT.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	
5995 COUNTY HIGHWAY D		5995 COUNTY HIGHWAY D			
TOWNSHIP OREGON	SECTION 17	TOWNSHIP OREGON	SECTION 17	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0509-172-8000-9		0509-172-8500-4			

REASON FOR REZONE	CUP DESCRIPTION
REZONE LIMITED COMMERCIAL AND EXCLUSIVE AGRICULTURAL LAND TO HEAVY COMMERCIAL.	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	C-2 Commercial District	18.272		
LC-1 Limited Commercial Dist	C-2 Commercial District	3.6		

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS PMK2	SIGNATURE: (Owner or Agent) 
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COMMENTS: REZONE LIMITED COMMERCIAL AND EXCLUSIVE AGRICULTURAL LAND TO HEAVY COMMERCIAL.

PRINT NAME:
Jela Fleming

DATE:
8/14/18



DANE COUNTY
PLANNING & DEVELOPMENT

Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703-3342
Phone: (608) 266-4266
Fax: (608) 267-1540

Zoning Change Application

Items that must be submitted with your application:

- **Written Legal Description of the proposed Zoning Boundaries**
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.
- **Scaled Drawing of the location of the proposed Zoning Boundaries**
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

Owner's Name <u>Greenscapes RE LLC</u>	Agent's Name <u>Jake Fleming</u>
Address <u>5995 County Hwy D Oregon Wi 53575</u>	Address <u>2960 Triverton Pike Dr Fitchburg Wi 53711</u>
Phone <u>(608) 277-8887</u>	Phone <u>(608) 277-8887</u>
Email <u>jfleming@flemingdevelopment.com</u>	Email <u>jfleming@flemingdevelopment.com</u>

Town: Oregon Parcel numbers affected: 042/0509-172-8500-4 & 042/0509-172-8000-9

Section: 01 Property address or location: 5995 County Hwy D Oregon WI 53575

Zoning District change: (To / From / # of acres) Changing zoning from LC-1 and A1 EX to C-2 (Heavy Commercial) 21.872 Acres

Soil classifications of area (percentages) Class I soils: % Class II soils: % Other: %

Narrative: (reason for change, intended land use, size of farm, time schedule)
 Separation of buildings from farmland
 Creation of a residential lot
 Compliance for existing structures and/or land uses
 Other:
Greenscapes would like to conduct retail sales of plants, flowers, trees and sod that would be grown on site.

~~Greenscapes would like to conduct retail sales of mulch, stone, landscape block, dirt, ect~~

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
Submitted By:

Date: 8/10/18

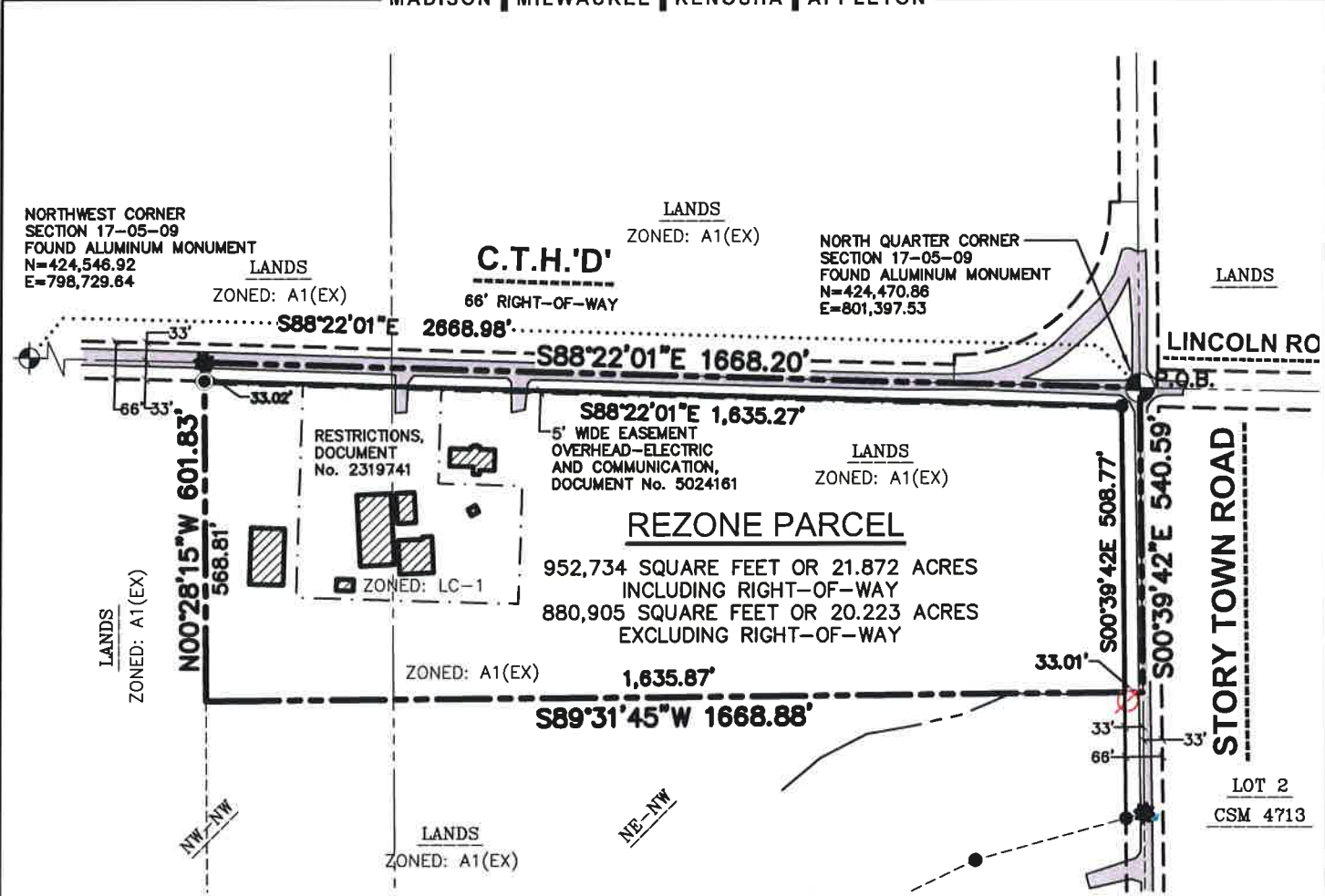
Fleming Development, Inc.
2960 Triverton Pike Drive
Fitchburg, WI 53711

REZONE LEGAL DESCRIPTION
From A1(EX) and LC-1 to C2 (Heavy Commercial)

Part of the Northeast Quarter of the Northwest Quarter and part of the Northwest Quarter of the Northwest Quarter of Section 17, Township 05 North, Range 09 East, Town of Oregon, Dane County, Wisconsin, more particularly described as follows:

Beginning at the North Quarter corner of Section 17, aforesaid; thence South 00 degrees 39 minutes 42 seconds East along the East line of the Northwest Quarter of said Section a distance of 540.59 feet; thence South 89 degrees 31 minutes 45 seconds West, 1,668.88 feet; thence North 00 degrees 28 minutes 15 seconds West, 601.83 feet to the North line of the Northwest Quarter, aforesaid; thence South 88 degrees 22 minutes 01 seconds East along said line, 1,668.20 feet to the Point of Beginning.

Said Rezone area contains 952,734 square feet or 21.872 acres.



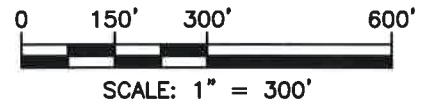
File: I:\2018\188634\DWG\188634_Resize.dwg Layout: Resize Exhibit (2) User: k. Plotted: Aug 09, 2018 - 11:26am

LEGEND

- GOVERNMENT CORNER
- 1" IRON PIPE FOUND
- 3/4" REBAR FOUND
- COTTON SPINDLE FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PARCEL BOUNDARY
- SECTION LINE
- PLATTED LOT LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- BUILDING
- BITUMINOUS PAVEMENT
- EDGE OF PAVEMENT

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON AUGUST 08, 2018.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, (DANE COUNTY.) THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 17-05-09 BEARS S88°22'01"E.



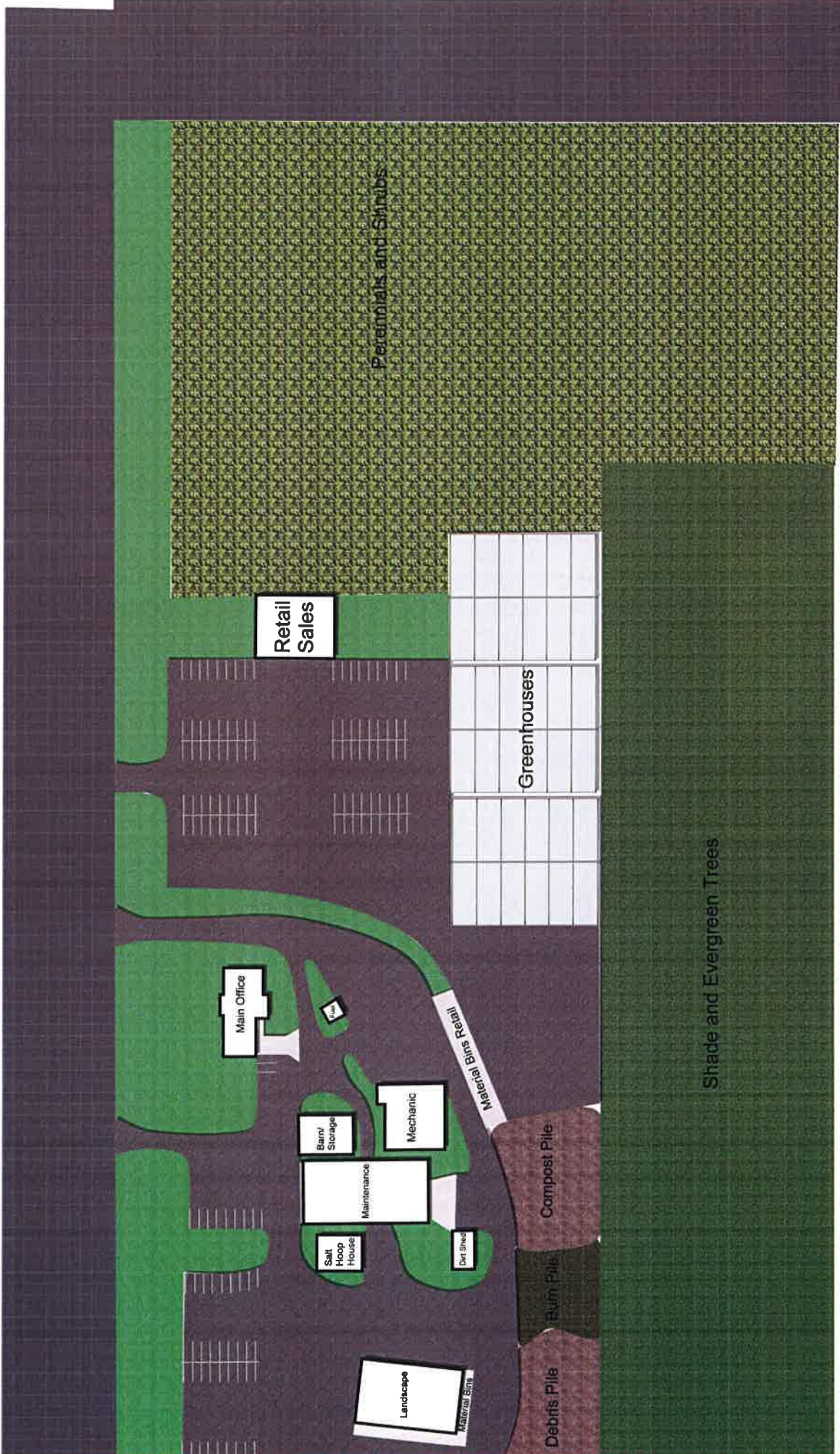
JSD Professional Services, Inc.
 MADISON REGIONAL OFFICE
 161 HORIZON COURT
 VERONA, WISCONSIN 53593
 (608)848-5060 PHONE | (608)848-2255 FAX
 www.jsdinc.com

PROJECT:
GREENSCAPES, LLC.
 2960 TRIVERTON PIKE DRIVE
 FITCHBURG, WI 53711

SHEET TITLE:
REZONE MAP

JSD PROJECT NUMBER:
 18-8634
 DRAWN BY: JK
 CHECKED BY: TJB
 DATE:
 AUG. 09, 2018

SHEET NUMBER:
 1



Perennials and Shrubs

Retail Sales

Greenhouses

Main Office

Barn/Storage

Mechanic

Salt Hoop House

Maintenance

Debt Shed

Landscape

Material Bins

Material Bins Retail

Compost Pile

Burn Pile

Debris Pile

Shade and Evergreen Trees



Design by: Josh Cobb
 4633 Highway 138
 Oregon, WI 53575
 O-608-535-1777 C-906-515-4763
 jacob@greenscapesmadison.com

Greenscapes
 5995 County Hwy D
 Oregon, WI 53575
 Not to Scale

