



**BIRRENKOTT SURVEYING, INC.**

P.O. Box 237  
1677 N. Bristol Street  
Sun Prairie, WI. 53590  
Phone (608) 837-7463  
Fax (608) 837-1081

# ZONING & PRELIMINARY CERTIFIED SURVEY MAP

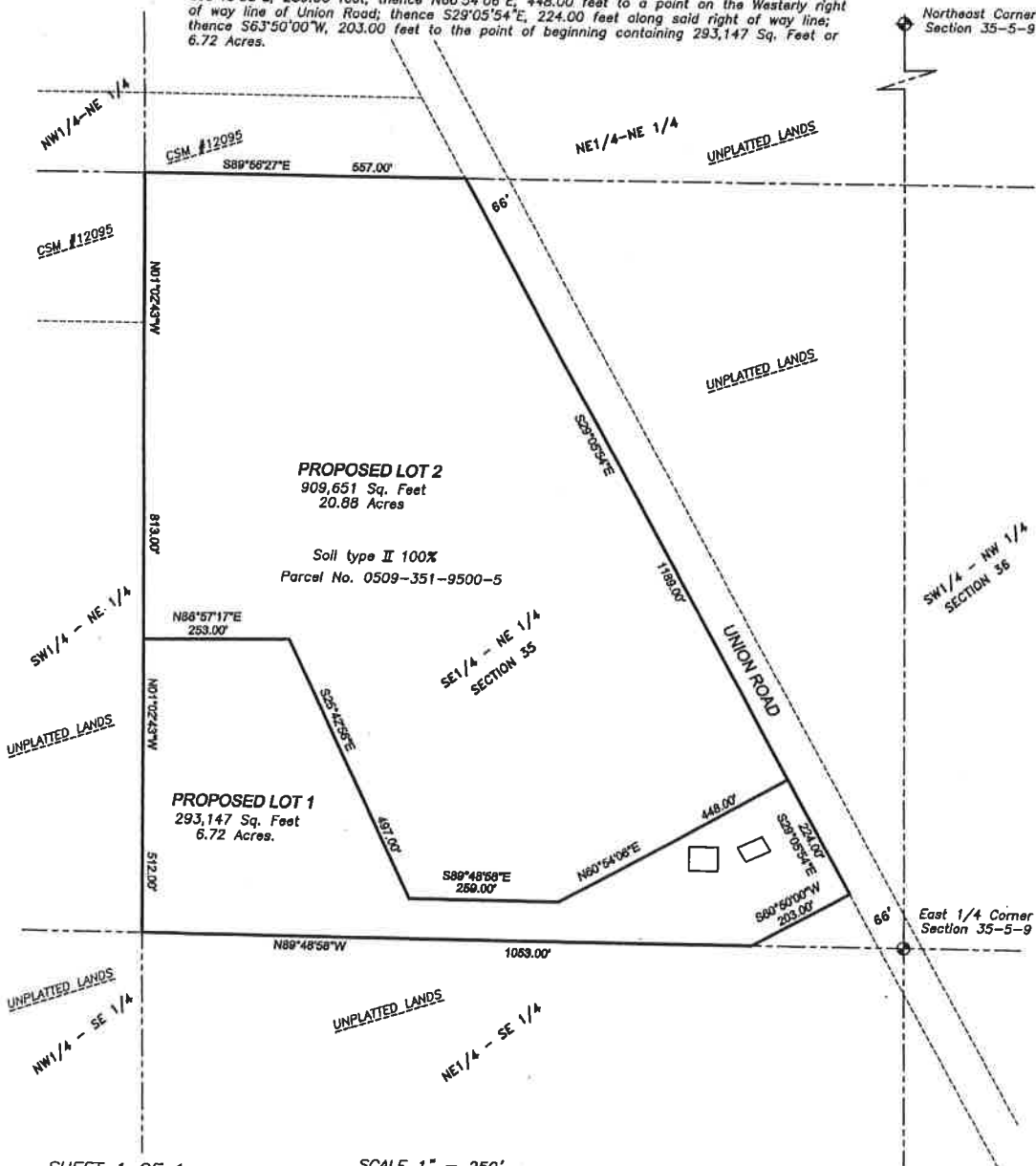
A part of the Southeast 1/4 of the Northeast 1/4 of Section 35, T.5N., R.9E., Town of Oregon, Dane County Wisconsin.

**REZONING DESCRIPTION A-1 EX TO A-4**

A part of the Southeast 1/4 of the Northeast 1/4 of Section 35, T.5N., R.9E., Town of Oregon, Dane County Wisconsin Being more fully described as follows: Commencing at the East 1/4 of said Section 35; thence N89°48'58"W, 1315.00 feet along the South line of said 1/4 1/4 to the Southwest corner of said 1/4 1/4; thence N01°02'43"W, 512.00 feet the West line of said 1/4 1/4 to the point of beginning, thence continue along said West line to the Northwest corner of said 1/4 1/4; thence N01°02'43"W, 813.00 feet; thence S89°56'27"E, 557.00 feet along the North line of said 1/4 1/4 to a point on the Westery right of way line of Union Road; thence S29°05'54"E, 1189.00 feet along said right of way line; thence S60°54'06"W, 448.00 feet; thence N89°48'58"W, 259.00 feet; thence N25°42'56"W, 497.00 feet; thence S88°57'17"W, 253.00 feet to the point of beginning containing 909,651 Sq. Feet or 20.88 Acres.

**REZONING DESCRIPTION A-1 EX TO A-2(4)**

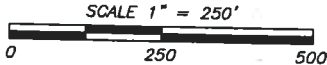
A part of the Southeast 1/4 of the Northeast 1/4 of Section 35, T.5N., R.9E., Town of Oregon, Dane County Wisconsin Being more fully described as follows: Commencing at the East 1/4 of said Section 35; thence N89°48'58"W, 262.00 feet along the South line of said 1/4 1/4 to the point of beginning; thence continuing along said South line N89°48'58"W, 1053.00 feet to the West line of said 1/4 1/4; thence N01°02'43"W, 512.00 feet along said West line; thence N88°57'17"E, 253.00 feet; thence S25°42'56"E, 497.00 feet; thence S89°48'58"E, 259.00 feet; thence N60°54'06"E, 448.00 feet to a point on the Westery right of way line of Union Road; thence S29°05'54"E, 224.00 feet along said right of way line; thence S63°50'00"W, 203.00 feet to the point of beginning containing 293,147 Sq. Feet or 6.72 Acres.



Northest Corner Section 35-5-9

SW 1/4 - NW 1/4 SECTION 36

East 1/4 Corner Section 35-5-9



# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
01/18/2017	DCPREZ-2017-11099
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
04/25/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DOYLE FARMS INC	PHONE (with Area Code) (608) 835-1921	AGENT NAME BIRRENKOTT SURVEYING INC	PHONE (with Area Code) (608) 837-7463
BILLING ADDRESS (Number & Street) 9580 SUMMER BREEZE RD		ADDRESS (Number & Street) 1677 NORTH BRISTOL STREET	
(City, State, Zip) WARRENTON, VA 20186		(City, State, Zip) SUN PRAIRIE, WI 53590	
E-MAIL ADDRESS		E-MAIL ADDRESS akasper@birrenkottsurveying.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	
North of 181 Union Road					
TOWNSHIP OREGON	SECTION 35	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0509-351-9500-5					

REASON FOR REZONE			CUP DESCRIPTION	
SEPARATE FARM BUILDINGS FROM FARM				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	A-2 (4) Agriculture District	6.72		
A-1Ex Exclusive Ag District	A-4 Agriculture District	20.88		

<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>INSPECTOR'S INITIALS</b>  RLB	<b>SIGNATURE:(Owner or Agent)</b>  
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		<b>PRINT NAME:</b>  
				<b>DATE:</b>  

# TOWN OF OREGON

## APPLICATION FOR LAND USE CHANGE

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

### 1. NAMES — Owner

Applicant (if other than Owner)

Name Dale Johnson

Name DONOVAN JOHNSON

Street 9580 Summer Breeze Rd

Street 753 Leeward Ln.

City, State, Zip WACRENTON, VA. 20186

City, State, Zip OREGON, WI. 53575

Phone: Days \_\_\_\_\_ Cell 1-(410)-739-6709

Phone: Days \_\_\_\_\_ Cell (608) 695-1507

### 2. PROPERTY LOCATION TOWN OF OREGON

Section: 35 Property size: 6.70 Property zoning: \_\_\_\_\_ Parcel No(s): 0509-351-09500-5

Property Address: 181 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 (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 \_\_\_\_\_

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

Dale Johnson Date 1-13-17

Donovan Johnson Date 1-11-17

\* 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?

## 2) Land Division Record

Total Acres Owned:

128.16

Total # of Splits Allowed?

4

Size of Parcels Created:

Parcel 1) 6.70 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:** See Ordinance 10.10.4-2(a)(2).

- 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):** See Ordinance 10.10.4.

- A) Property Boundaries
- B) Woodlands & Lanscape (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

Dale Johnson, the applicant/petitioner for Land division/Rezone  
(Nature of application/petition)

dated 1/14, 2017 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 14 day of JANUARY, 2017.

Dale Johnson  
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.





DANE COUNTY  
**PLANNING DEVELOPMENT**

Room 116, City-County Building, Madison,  
Wisconsin 53703  
Fax (608) 267-1540

January 19, 2016

Donovan Johnson  
753 Leeward Lane  
Oregon, WI 53575

Dear Mr. Marshall::

Attached is the Density Study Report and supporting information you requested for the Doyle Farms, Inc. property in Sections 35 and 36 of the Town of Oregon.

Based on the policies of the *Town of Oregon / Dane County Comprehensive Plan*, this property would have the potential for up to four (4) homesites.

I hope this information is helpful. If you have any other questions or comments, please don't hesitate to contact me at (608) 267-4115 or via email at [standing@countyofdane.com](mailto:standing@countyofdane.com).

Sincerely,

Brian Standing  
Senior Planner

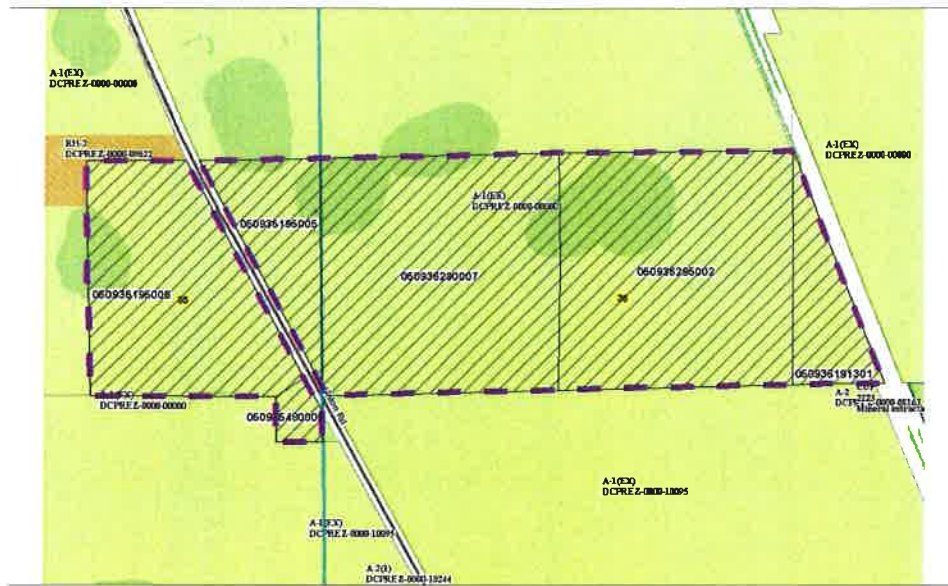
*Enclosures.*

*Cc: Jennifer Hanson, Town of Oregon*

# DRAFT: FOR DISCUSSION PURPOSES ONLY

**IMPORTANT NOTE: ACREAGE VALUES AND OWNERSHIP HEREIN ARE DERIVED FROM HISTORICAL AND CURRENT RECORDS LOCATED AT THE DANE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT (EG. GIS, PLAT BOOKS, ZONING PERMIT DATA, CSM'S, ETC). DENSITY POLICIES VARY AMONG TOWNS AND MAY REQUIRE INTERPRETATION.**

<b>Applicant:</b> Donovan Johnson					
<b>Town</b>	Oregon	<b>A-1EX Adoption</b>	1/5/1995	<b>Orig Farm Owner</b>	Doyle Farms, Inc.
<b>Section:</b>	35, 36	<b>Density Number</b>	35	<b>Original Farm Acres</b>	128.16
<b>Density Study Date</b>	1/19/2016	<b>Original Splits</b>	3.66	<b>Available Density Unit(s)</b>	4



**Reasons/Notes:**  
Homesites created to date:  
NONE

Note: Parcels included in the density study reflect farm ownership and acreage as of the date of town plan adoption, or other date specified. Density study is based on the original farm acreage, NOT acreage currently owned.

Parcel #	Acres	Owner Name	CSM
050936295002	40.07	DOYLE FARMS INC	
050936290007	41.16	DOYLE FARMS INC	
050936191301	7.78	DOYLE FARMS INC	
050935480009	1.77	DOYLE FARMS INC	
050935195005	37.37	DOYLE FARMS INC	



Dane County Department of Planning & Development
Application for Density Study Report

Date: 1-19-16

Landowner information:

Name: Dale and Jodi Johnson
Address: 9580 Summer Breeze Rd. City: Warrenton Zip Code: 20186, VA
Daytime phone:
Fax: E-mail:

Applicant information (if different from landowner):

Name: Donovan Johnson
Address: 753 Leeward lane City: Oregon Zip Code: 53575
Daytime phone: 608 835-1921
Fax: E-mail:

Relationship to landowner: Brother
Are you submitting this application as an authorized agent for the landowner? Yes No

Property information:

Property address: 181 Union Rd. Brooklyn, WI. 53521
Parcel ID #: 05093548009, 050935195005

Legal description of property:
1/4 of 1/4, Section 35/36, Town of Oregon

OR
Certified Survey Map ID: Lot

Sketch map provided? Yes No

Additional information (optional):

Name of owner of original farm (if known): Donald Doyle

Are there any recorded agreements, liens, deed restrictions, easements or other legally binding documents that would affect the number or distribution of potential building sites on the property?

Yes No Don't know
Reg. of Deeds Doc. No. (if known)

Comments: owns 175 +/- Acres (5 tax parcels)

Please allow 3-6 weeks to process your request. A copy of the report will be mailed to the landowner, the applicant (if different from the landowner) and the town clerk.



**RECEIPT**

MADISON  
MADISON  
210 MARTIN LUTHER KING, JR. BLVD  
CITY TREASURER OFFICE

**Application:** DCPDEN-2016-00008  
**Application Type:** DaneCounty/Planning/Request for Service/Density Study  
**Address:** 181 UNION RD, TOWN OF OREGON, WI 99999

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Receipt No.	741905					
Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
Check	6447	\$100.00	01/19/2016	BHS1		

**Owner Info.:** DOYLE FARMS INC  
9580 SUMMER BREEZE RD  
WARRENTON, VA 20186

**Work Description:**