

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
07/29/2016	DCPREZ-2016-10968
Public Hearing Date	C.U.P. Number
05/10/2016	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME STEVE GANSER	PHONE (with Area Code) (608) 658-9558	AGENT NAME PAULSON & ASSOCIATES LLC	PHONE (with Area Code) (608) 846-2523
BILLING ADDRESS (Number & Street) 6225 STONY HILL DR		ADDRESS (Number & Street) 136 W HLUM ST.,	
(City, State, Zip) OREGON, WI 53575		(City, State, Zip) Deforest, WI 53532	
E-MAIL ADDRESS madcitysteve@hotmail.com		E-MAIL ADDRESS dan@paulsonllc.net	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
west of 5207 Lincoln		west of 5207 Lincoln			
TOWNSHIP OREGON	SECTION 14	TOWNSHIP	SECTION 14	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0509-142-8800-0		0509-142-8526-0			

REASON FOR REZONE	CUP DESCRIPTION
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CREATING ONE RESIDENTIAL LOT	
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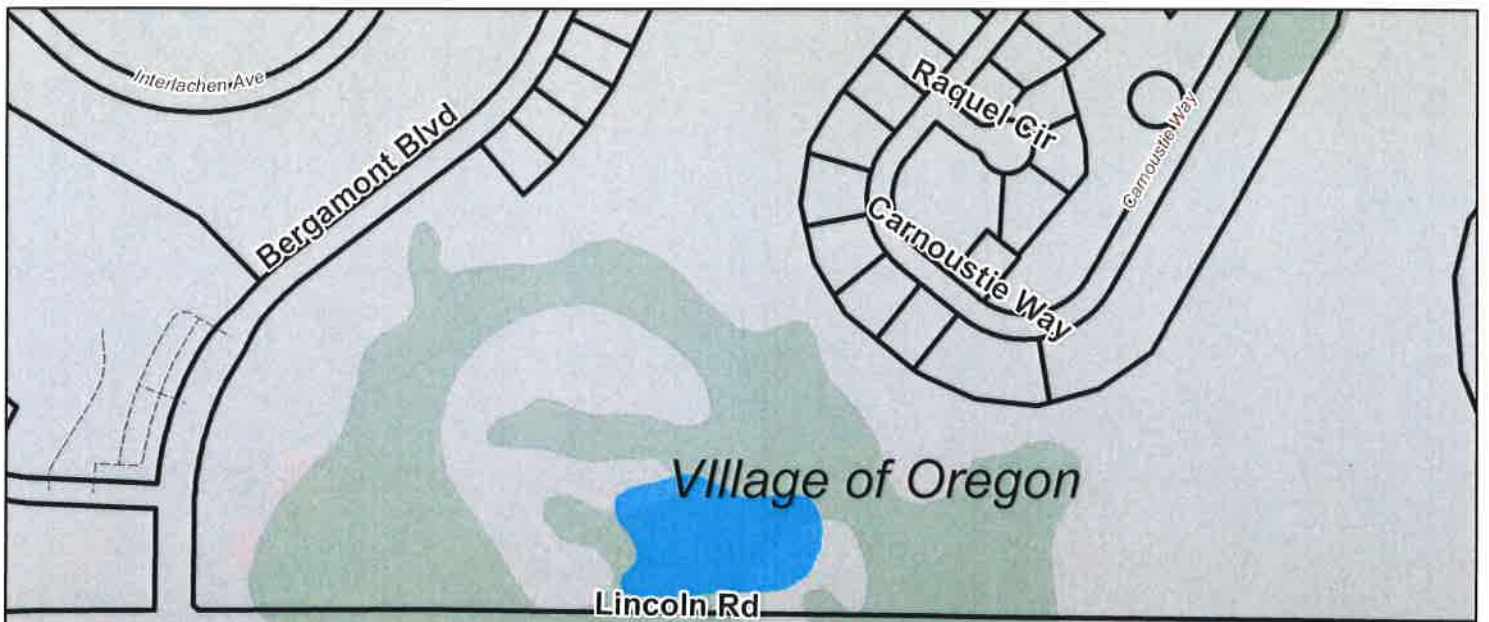
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-3 Agriculture District	RH-3 Rural Homes District	5.0		
RH-2 Rural Homes District	RH-3 Rural Homes District	5.1		
A-3 Agriculture District	RH-3 Rural Homes District	2.7		

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 SCW1	SIGNATURE:(Owner or Agent)
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COMMENTS: PETITION REVISED 7/27. ORIGINAL LOT BEING EXPANDED RATHER THAN MOVED TO THE WEST.

PRINT NAME:

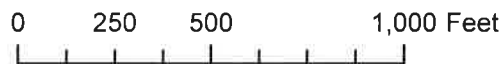
DATE:



Legend

Significant Soils

-  Class 1
-  Class 2
-  Wetland

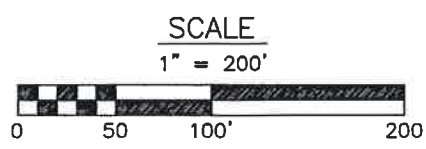


Petition 10968
Ganser

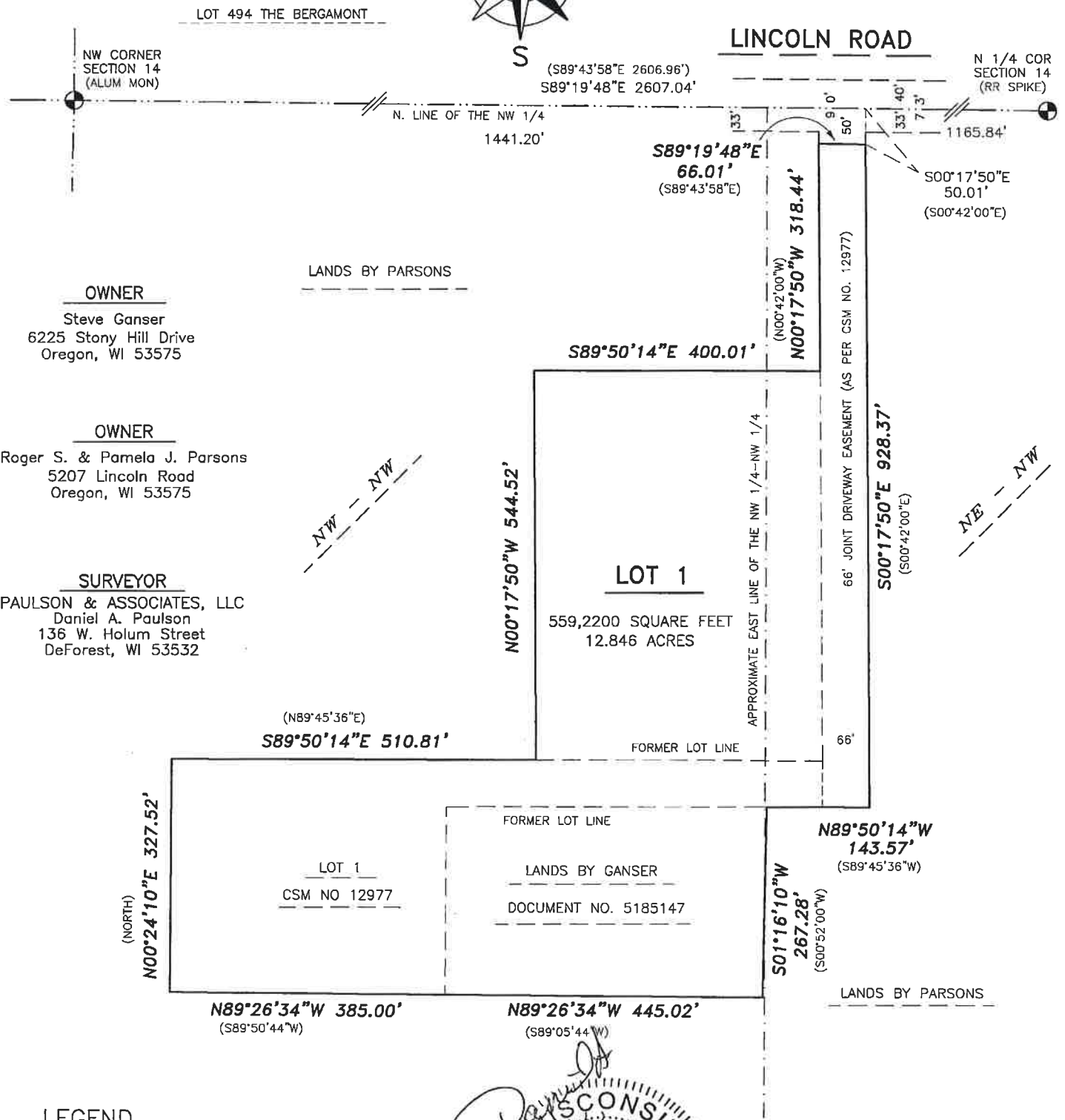
DANE COUNTY CERTIFIED SURVEY MAP NO. _____

LOCATED IN THE NW 1/4 OF THE NW 1/4 AND THE NE 1/4 OF THE NW 1/4,
SECTION 14, T.05N., R.09E., TOWN OF OREGON, DANE COUNTY, WISCONSIN

DOCUMENT NO.



BASIS OF BEARINGS
THE NORTH LINE OF THE NW 1/4
IS ASSUMED TO BEAR S89°19'48"E.



OWNER
Steve Ganser
6225 Stony Hill Drive
Oregon, WI 53575

OWNER
Roger S. & Pamela J. Parsons
5207 Lincoln Road
Oregon, WI 53575

SURVEYOR
PAULSON & ASSOCIATES, LLC
Daniel A. Paulson
136 W. Holum Street
DeForest, WI 53532

LEGEND

DANE COUNTY SECTION CORNER
(FOUND) (AS NOTED)

Daniel A. Paulson
DANE COUNTY
DANIEL A. PAULSON
S. 1600



SURVEYOR'S CERTIFICATE

I, Daniel A Paulson, Professional Land Surveyor **DO HERBY CERTIFY** that by the direction of Steve Ganser, I have surveyed, divided, monumented, and mapped Lot 1, CSM No. 12977, a part of the NE ¼ of the NW ¼ and a part of the NW ¼ of the NW ¼, Section 14, Town 05 North, Range 09 East, Town of Oregon, Dane County, Wisconsin, described as follows:

COMMENCING at the Northwest Quarter Corner of Section 14;
thence S89°19'48"E (recorded as S89°43'58"E), 1,441.20 feet along the north line of the NW ¼ of Section 14 to the northeast corner of CSM No. 12977;
thence S00°17'50"E (recorded as S00°42'00"E), 50.01 feet along the east line of CSM No. 12977 to the northeast corner of Lot 1, CSM No. 12077 and the **POINT OF BEGINNING**;
thence continuing S00°17'50"E (recorded as S00°42'00"E), 928.37 feet along the east line of Lot 1, CSM No. 12977;
thence continuing along the east line of Lot 1, CSM No. 12977, N89°50'14"W (recorded as S89°45'36"W), 143.57 feet to the northeast corner of lands described in Document No. 5185147;
thence S01°16'10"W (recorded as S00°52'00"W), 267.28 feet along the east line of lands described in Document No. 5185147 to the southeast corner of said lands;
thence N89°26'34"W (recorded as S89°50'44"W), 445.02 feet along the south line of lands described in Document No. 5185147 to the southeast corner of Lot 1, CSM No. 12977;
thence N89°26'34"W (recorded as S89°50'44"W), 385.00 feet along the south line of Lot 1, CSM No. 12977 to the southwest corner of said Lot 1;
thence N00°24'10"E (recorded as North), 327.52 feet along the west line of Lot 1, CSM No. 12977;
thence continuing along the west line of said CSM No. 12977 S89°50'14"E (recorded as N89°45'36"E), 510.81 feet;
thence N00°17'50"W, 544.52 feet;
thence S89°50'14"E, 400.01 feet to the west line of Lot 1, CSM No. 12077;
thence N00°17'50"W (recorded as N00°42'00"W), 318.43 feet along the west line of Lot 1, CSM 12977 to the northwest corner of said Lot 1;
thence S89°16'48"E (recorded as S89°43'58"E), 66.01 feet along the north line of Lot 1, CSM No. 12977 to the **POINT OF BEGINNING**;

Containing 559,550 Square Feet (12.846 acres).

Subject to all recorded and unrecorded easements.

I do hereby certify that to the best of my knowledge and belief this survey is a correct representation of the boundaries of land surveyed and the division of that land and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes, Chapter 75.17 of Dane County Subdivision Ordinance in surveying and mapping the same.



Daniel A. Paulson

PLS-1699

7-25-16

Date:



we, Roger S. & Pamela J. Parsons, and Steve Ganser do hereby certify that we caused the land described to be surveyed, divided and mapped as represented on the map. We also certify that this certified survey map is required by S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

Roger S. Parsons Date

Pamela J. Parsons Date

Steve Ganser Date

STATE OF WISCONSIN)
_____) SS
COUNTY)

Personally came before me this _____ day of _____, 2016, the above Roger S. Parsons and Pamela J. Parsons to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public _____, Wisconsin
My commission expires: _____

STATE OF WISCONSIN)
_____) SS
COUNTY)

Personally came before me this _____ day of _____, 2016, the above Steve Ganser to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public _____, Wisconsin
My commission expires: _____

CONSENT OF MORTGAGEE

I, _____, as mortgagee of the above described land, do hereby consent to the surveying, dividing, dedicating and mapping of the land described on this map.

Dated this _____ day of _____, 2016.

STATE OF WISCONSIN)
_____) SS
COUNTY)

Personally came before me this _____ day of _____, 2016, the above _____ to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public _____, Wisconsin
My commission expires: _____



VILLAGE OF OREGON APPROVAL CERTIFICATE

Approved for recording by the Oregon Village Board this _____ day of _____, 2016.

Peggy S.K. Haag
Village of Oregon Clerk

TOWN OF OREGON APPROVAL CERTIFICATE

Approved for recording by the Oregon Town Board this _____ day of _____, 2016.

Denise R. Arnold
Town of Oregon Clerk

DANE COUNTY APPROVAL CERTIFICATE

Approved for recording by the Dane County Zoning and Land Regulation Committee.

Date: _____

CERTIFICATE OF THE DANE COUNTY REGISTER OF DEEDS

Received for recording this _____ day of _____, 2016, at _____ o'clock
____. M. and recorded in Volume _____ of Certified Survey Maps of Dane County, Pages
_____.

DOCUMENT NO. _____

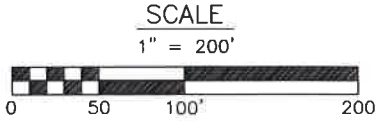
Dane County Register of Deeds-Kristi Chlebowski



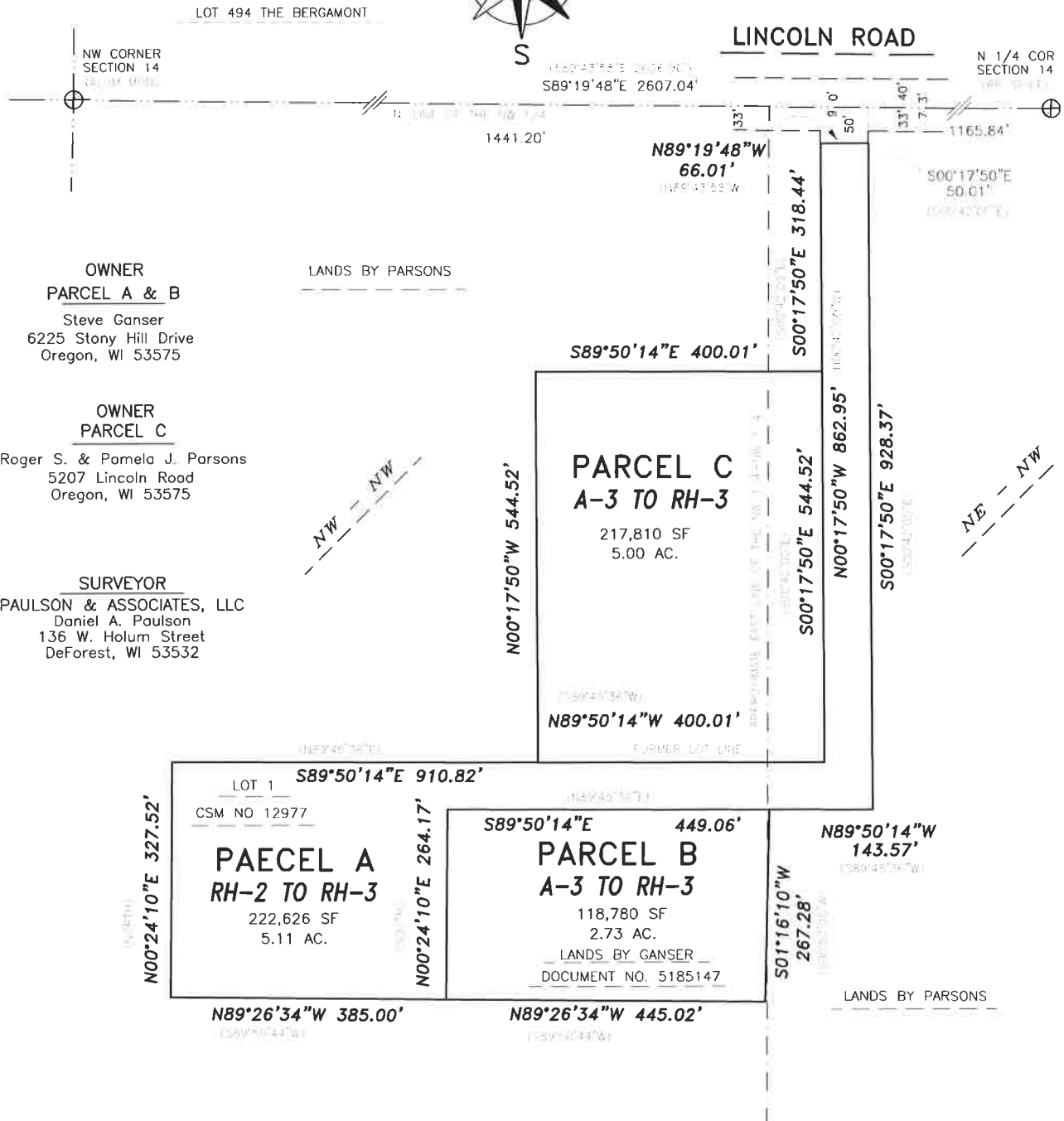
ZONING CHANGE MAP

LOCATED IN THE NW 1/4 OF THE NW 1/4 AND THE NE 1/4 OF THE NW 1/4,
SECTION 14, T.05N., R.09E., TOWN OF OREGON, DANE COUNTY, WISCONSIN

DOCUMENT NO.



BASIS OF BEARINGS
THE NORTH LINE OF THE NW 1/4
IS ASSUMED TO BEAR S89°19'48"E.



LEGAL DESCRIPTION FOR ZONING CHANGE

Being Lot 1, C.S.M. No. 12977 and lands; located in the NW ¼ of the NW ¼ of Section 14, Town 5 North, Range 9 East, Town of Oregon, Dane County, Wisconsin, described as follows:

PARCEL A **RH-2 TO RH-3**

LOT 1, C.S.M. NO. 12977

Containing 222,626 square feet (5.11 acres).

Subject to a Joint Driveway Easement as per C.S.M. No. 12977.

Subject to all other easements of record.

PARCEL B **A-3 TO RH-3**

COMMENCING at the Northwest Quarter Corner of Section 14;
thence S89°19'48"E (recorded as S89°43'58"E), 1,441.20 feet along the north line of the NW
¼ of Section 14 to the northeast corner of CSM No. 12977;
thence S00°17'50"E (recorded as S00°42'00"E), 50.01 feet along the east line of CSM No.
12977 to the northeast corner of Lot 1, CSM No. 12077;
thence continuing S00°17'50"E (recorded as S00°42'00"E), 928.37 feet along the east line of
Lot 1, CSM No. 12977;
thence continuing along the east line of Lot 1, CSM No. 12977, N89°50'14"W (recorded as
S89°45'36"W), 143.57 feet to the northeast corner of lands described in Document No.
5185147 and the **POINT OF BEGINNING**;
thence S01°16'10"W (recorded as S00°52'00"W), 267.28 feet along the east line of lands
described in Document No. 5185147 to the southeast corner of said lands;
thence N89°26'34"W (recorded as S89°50'44"W), 445.02 feet along the south line of lands
described in Document No. 5185147 to the southeast corner of Lot 1, CSM No. 12977;
thence N00°24'10"E (recorded as North), 264.17 feet along the east line of Lot 1, CSM No.
12977;
thence continuing along the east line of said CSM No. 12977 S89°50'14"E (recorded as
N89°45'36"E), 449.06 feet to the **POINT OF BEGINNING**;

Containing 118,780 square feet (2.73 acres).

PARCEL C
A-3 TO RH-3

COMMENCING at the Northwest Quarter Corner of Section 14;
thence S89°19'48"E (recorded as S89°43'58"E), 1,441.20 feet along the north line of the NW
¼ of Section 14 to the northeast corner of CSM No. 12977;
thence S00°17'50"E (recorded as S00°42'00"E), 50.01 feet along the east line of CSM No.
12977 to the northeast corner of Lot 1, CSM No. 12077;
thence N89°19'48"W (recorded as N89°43'58"W), 66.01 feet along the north line of Lot 1,
CSM No. 12977 to the northwest corner of said Lot 1;
thence S00°17'50"E (recorded as S00°42'00"E), 318.44 feet along the west line of CSM No.
12977 to the **POINT OF BEGINNING** ;
thence continuing S00°17'50"E (recorded as S00°42'00"E), 544.52 feet along the west line of
Lot 1, CSM No. 12977;
thence continuing along the west line of Lot 1, CSM No. 12977, N89°50'14"W (recorded as
S89°45'36"W), 400.01 feet;
thence N00°17'50"W, 544.52 feet;
thence S89°50'14"E. 400.01 feet to the **POINT OF BEGINNING**;

Containing 217,810 square feet (5.00 acres).

SEE "ZONING CHANGE MAP"

This description prepared from record information and is not the results of an actual field survey.

This description prepared by:

Paulson & Associates, LLC
Daniel A. Paulson S-1699

July 26, 2016