

# TOWN OF OREGON

## APPLICATION FOR LAND USE CHANGE

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

### 1. NAMES — Owner

Name JOHN MULLARKEY  
Street 936 GLENWAY RD.  
City, State, Zip OREGON, WI 53575  
Phone: Days 445-9524 Cell \_\_\_\_\_

### Applicant (if other than Owner) OWNER

Name PAMELA MULLARKEY  
Street 936 GLENWAY RD.  
City, State, Zip OREGON, WI 53575  
Phone: Days \_\_\_\_\_ Cell \_\_\_\_\_

### 2. PROPERTY LOCATION

Section: 15 Property size: 10.7 AC (Ex) RH-3 Parcel No(s): 0509-154-8500-6  
Property Address: (SAME) 4.4 AC A-2 0509-154-8900-2

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? NA
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 LOT LINE ADJUSTMENT

**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 RH3 District to A2(4) District for \_\_\_\_\_ acres
3. Submit a copy of the completed Dane County Zoning Change Application.
4. Reason for change COMPLIANCE WITH REQUIRED PARCEL SIZE

**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

John Mullarkey Date \_\_\_\_\_ Applicant (if other than Owner) Date \_\_\_\_\_  
Owner (signature is mandatory)

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



# WILLIAMSON SURVEYING & ASSOCIATES, LLC

104A WEST MAIN STREET, WAUNAKEE, WI 53597

NOA T. PRIEVE and CHRIS W. ADAMS

PHONE: 1-608-255-5705 WEB: WILLIAMSONSURVEYING.COM

## Letter of Intent

Property owners John Mullarkey and Pamela Mullarkey are requesting a rezone and CSM approval in order to adjust the parcel boundaries between the existing home of Pamela Mullarkey at 956 Glenway Road and John Mullarkey at 936 Glenway road located in the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 15 of the Town of Oregon. This is a lot line adjustment survey only and no new parcels are being created. The existing land uses are to remain exactly the same.

The existing parcel for Pamela Mullarkey is 9.91 acres and is currently zoned RH-3. After the lot line adjustment survey, her new parcel will be 7.28 acres and need to be rezoned to RH-2 because the size of the new parcel will be under the 8.0 acre minimum for RH-3.

The existing parcel for John Mullarkey is 4.24 acres and is currently zoned A-2. His existing parcel and the 2.62 acre of RH-3 received from his sister both need to be rezoned to A-2 (4) to comply with the appropriate zoning for the size of the new parcel. After the lot line adjustment survey his new parcel will be 6.86 acres

# 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 + REZONE

Has a Dane County Density Study been completed? NO - NOT APPLICABLE AS THIS IS ONLY A LOT LINE ADJUSTMENT CSM.

## 2) Land Division Record

Total Acres Owned:

PAM = 10.70 INCL. R/W  
SOAN = 4.40 INCL. R/W

Total # of Splits Allowed?

NA

Size of Parcels Created:

PAM = 7.28 AC. EXCL. R/W - REZONED TO RH-2  
SOAN = 6.86 AC. EXCL. R/W - REZONED TO A-2 (4)

Parcel 1) 7.28 acres Parcel 2) 6.86 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 (ON CSM)
- B) Woodlands & Landscape (existing & planned) (ON EXHIBIT A)
- C) Utility & Other Easement Locations (existing & planned) (NA)
- D) Slopes over 12% highlighted (ON EXHIBIT A)
- E) Topography: flat, rolling, steep
- F) Existing Structures (ON CSM)
- G) Driveways (existing & planned) (ON CSM)
- H) Wetlands, streams, rivers, ponds, drainage (NA)
- I) Livestock Confinement Areas (NA)
- J) Soil Type
- K) Use Statement



**EXHIBIT A**

RH-3 ZONING  
(EXISTING)  
10.70 AC

A-2 ZONING  
(EXISTING)  
44 ACRES

EX TRILES  
HAS BUILDINGS

ROAD

GLENWAY

Property  
Boundary

Property  
Boundary

12% SLOPES



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>JOHN MULLARKEY</u>	Agent's Name	<u>WILLIAMSON SURVEYING</u>
Address	<u>936 GLENWAY RD., OREGON 53575</u>	Address	<u>104 A WEST MAIN ST. WAUNAKEE</u>
Phone	<u>608-445-9524</u>	Phone	<u>608-255-5705</u>
Email	<u>NA</u>	Email	<u>NOA@WILLIAMSONSURVEYING.COM</u>

Town: Oregon Parcel numbers affected: 0509-154-8500-6 + 0509-154-8900-2  
 Section: 15 Property address or location: 936 & 956 GLENWAY ROAD, OREGON 53575  
 Zoning District change: (To / From / # of acres) \_\_\_\_\_

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 75 % Other: 25 %  
PeB (60%) TrB (15%) Mdc2 (25%)

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:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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



# Dane County Planning & Development

## Division of Zoning

### Land Division Application

In order for applications to be processed, all information, survey drawings, application signatures and fees required must be submitted at time of application. Please check the appropriate box below for the type of application being submitted:

- Preliminary Certified Survey Map
- Certified Survey Map
- Subdivision Preliminary Plat\*
- Subdivision Final Plat

\*As per DCCO Ch. 75 - Prior to filing an application for approval of a preliminary plat, the subdivider shall consult with staff of the committee for advice, assistance and for the purpose of reviewing the procedures and requirements of Chapter 75 and other ordinances, plans or data which may affect the proposed development.

Property Owner Information		Surveyor Information	
Name	JOHN MULLARKEY	Williamson Surveying & Assoc. LLC	
Address	936 GLENWAY ROAD	104A W. Main St, Waunakee	
Phone Number	445-9524	608-255-5705	
E-Mail Address	-	chris@williamsonsurveying.com	

Property/Location Information (accessdane.co.dane.wi.us)			
Township	OREGON	Section	15
		1/4	NW 1/4 SW
Acreage	14.60		
Parcel Number(s)	0509-154-8500-6 + 0509-154-8900-2		
Current Zoning	A-2 3 RH-3		Proposed Zoning
			A-2(4) + RH-2
CSM	Lot	Subdivision	Block/Lot

- Is proposed land division associated with a rezone petition?  
Yes  No  ETZ  If Yes, Petition # \_\_\_\_\_
- Does the property abut or adjoin a County or State Trunk Highway?  
Yes  No  If Yes, Highway Name: \_\_\_\_\_
- Will public sewer serve the land division? Yes  No
- Does the subdivision have significant features like shoreland, wetland and/or floodplain? Yes  No   
If Yes, describe features : \_\_\_\_\_

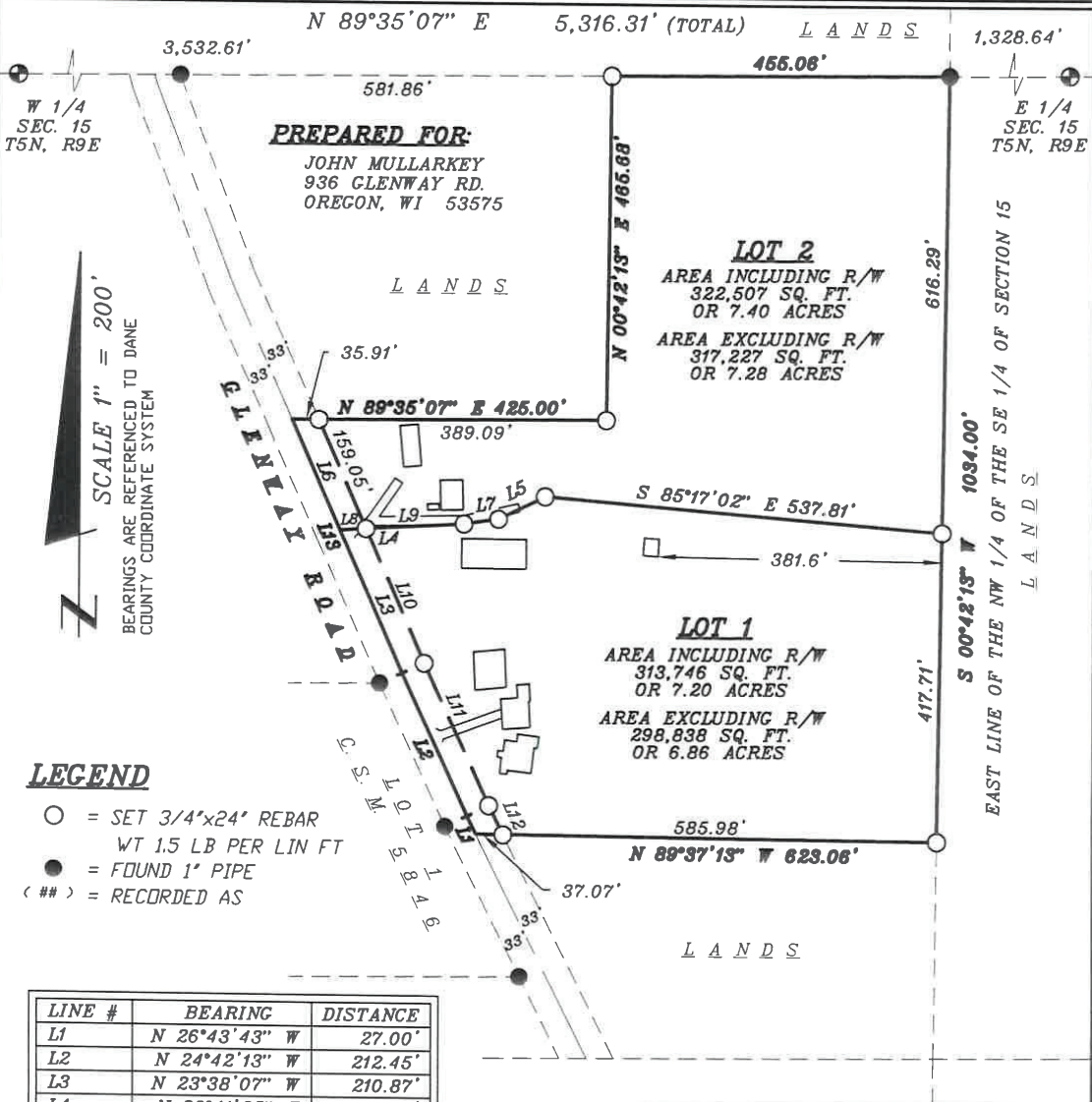
Print Name: _____	Date: _____
Signature: _____	



# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC  
 NDA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS  
 104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the NW 1/4 of the SW 1/4 of Section 15, T5N, R9E, Town of Oregon, Dane County, Wisconsin.



LINE #	BEARING	DISTANCE
L1	N 26°43'43" W	27.00'
L2	N 24°42'13" W	212.45'
L3	N 23°38'07" W	210.87'
L4	N 86°41'25" E	167.75'
L5	N 64°02'33" E	70.34'
L6	N 23°38'07" W	160.98'
L7	S 81°31'56" W	47.45'
L8	N 86°41'25" E	35.91'
L9	N 86°41'25" E	132.56'
L10	N 23°38'07" W	198.34'
L11	N 24°42'13" W	211.56'
L12	N 26°43'43" W	43.31'
L13	N 23°38'07" W	371.85'

SURVEYORS SEAL

PRELIMINARY

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

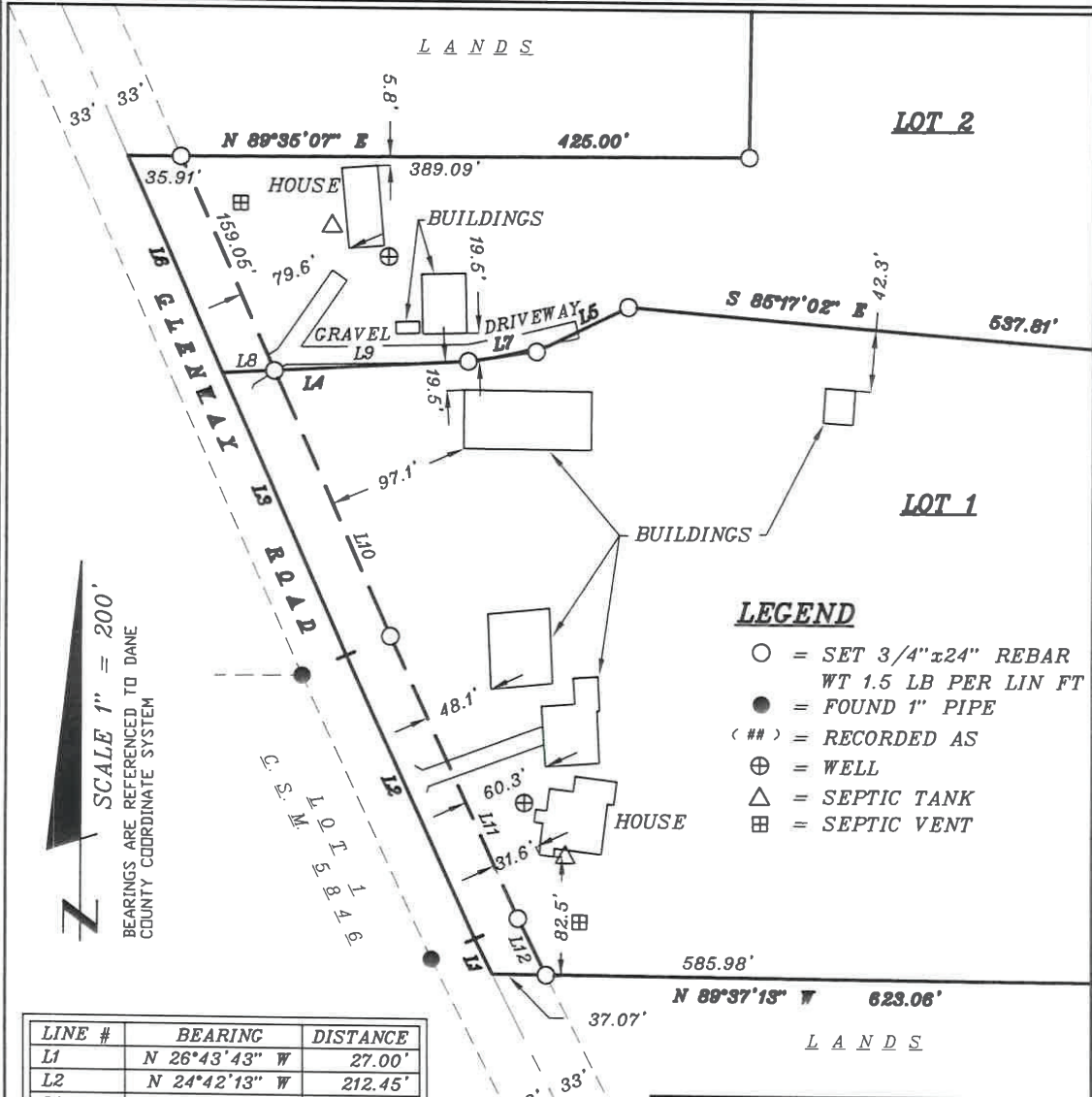
CERTIFIED SURVEY MAP NO. \_\_\_\_\_



# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC  
 NDA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS  
 104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the NW ¼ of the SW ¼ of Section 15, T5N, R9E, Town of Oregon, Dane County, Wisconsin.



LINE #	BEARING	DISTANCE
L1	N 26°43'43" W	27.00'
L2	N 24°42'13" W	212.45'
L3	N 23°38'07" W	210.87'
L4	N 86°41'25" E	167.75'
L5	N 64°02'33" E	70.34'
L6	N 23°38'07" W	160.98'
L7	S 81°31'56" W	47.45'
L8	N 86°41'25" E	35.91'
L9	N 86°41'25" E	132.56'
L10	N 23°38'07" W	198.34'
L11	N 24°42'13" W	211.56'
L12	N 26°43'43" W	43.31'

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

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

**SURVEYORS SEAL**

PRELIMINARY

16W-190





# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC  
NOA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

### NOTES:

1.) 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.

2.) WETLANDS AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.

### SURVEYOR'S CERTIFICATE

I, Noa T. Prieve, Registered Land Surveyor hereby certify that in full compliance with the provisions of Chapter 236.34 Wisconsin Statutes, the subdivision regulations of City of Madison, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of all of the exterior boundaries of the land surveyed, being a portion of the NW ¼ of the SW ¼ of Section 15, T5N, R9E, Town of Oregon, Dane County, Wisconsin more particularly described as follows:

Commencing at the East ¼ of Section 15, T5N, R9E, Dane County, Wisconsin; thence S 89°35'07" W, 1,328.64 feet to the point of beginning; thence S 00°42'13" W along the east line of the NW ¼ of the SE ¼ of said Section 15, 1034.00 feet; thence N 89°37'13" W, 623.06 feet to the centerline of Glenway Road; thence N 26°43'43" W along said centerline, 27.00 feet; thence N 24°42'13" W along said centerline, 212.45 feet; thence N 23°38'07" W along said centerline, 371.85 feet; thence N 89°35'07" E, 425.00 feet; thence N 00°42'13" E, 465.68 feet to the north line of the NW ¼ of the SE ¼ of said Section 15; thence N 89°35'07" E along said north line, 455.08 feet to the point of beginning. This parcel contains 14.60 acres and is subject to a road right of way of 33.00 feet over the westerly part thereof.

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

Date \_\_\_\_\_

\_\_\_\_\_  
Noa T. Prieve S-2499  
Registered Land Surveyor - Owner

STATE OF WISCONSIN)  
DANE COUNTY)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_ the above named John Laurence Mullarkey to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

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

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

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

SURVEYORS SEAL

PRELIMINARY