

# Dane County Rezone & Conditional Use Permit

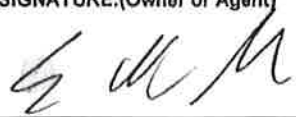
Application Date	Petition Number
04/20/2016	DCPREZ-2016-10994
Public Hearing Date	C.U.P. Number
06/28/2016	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME BUGLASS L LIVING TR, THOMAS	PHONE (with Area Code) (608) 320-8074	AGENT NAME ROYAL OAK ENGINEERING	PHONE (with Area Code) (608) 274-0500
BILLING ADDRESS (Number & Street) 5075 LINCOLN RD		ADDRESS (Number & Street) 3678 KINSMAN BLVD	
(City, State, Zip) OREGON, WI 53575		(City, State, Zip) MADISON, WI 53704	
E-MAIL ADDRESS		E-MAIL ADDRESS	

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	
425' EAST OF 5093 LINCOLN ROAD					
TOWNSHIP OREGON	SECTION 14	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0509-141-8500-1					

REASON FOR REZONE	CUP DESCRIPTION
CREATING ONE RESIDENTIAL LOT	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-3 Agriculture District	RH-1 Rural Homes District	2.02		

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: CREATING ONE RESIDENTIAL LOT.

PRINT NAME: ERIC W SANDQVIST
DATE: 4/20/14



**Royal Oak & Associates, Inc.**  
**Engineering and Land Surveying**

3678 Kinsman Blvd, Madison, WI 53704  
 Phone (608) 274-0500 Fax (608) 274-4530  
 www.royaloakengineering.com

April 19, 2016

Mr. Roger Lane  
 Dane County Planning Department  
 City-County Building  
 210 Martin Luther King Jr., Blvd  
 Room 116  
 Madison, WI 53703

RE: Letter of Intent - Parcel Number 0509-141-8500-1 in the Town of Oregon, Dane County, Wisconsin

Dear Roger:

The owners of this property, Thomas L. Buglass Living Trust, are requesting a partial zoning change on Parcel Number 0711-261-9500-5 from Transitional Agriculture to RH-1.

1. Existing use of the property is original agriculture, natural woodland and residential yard.
2. The use of the neighboring properties are as follows:
  - a. North Golf Course & Village Single Family Housing
  - b. East Rural Housing
  - c. South Woodland
  - d. West Woodland
3. The proposed use of the property is to build a modest suitable home, close to immediate family, for one of the parents of land owner so they may enjoy their retirement years.
4. It is proposed to building this home over the upcoming spring and summer months.

Soil Breakdown by Capability Unit for RH-1 Zoning

Soil Type	% Coverage	Capability Unit
DnB -	3%	
ScB -	97%	

Royal Oak & Associates, Inc.

Sincerely,

Eric W. Sandsnes, PLS  
 Secretary/Treasurer



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:

- o **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.
- o **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>Tom Buglass</u>	Agent's Name <u>Royal Oak Engineering</u>
Address <u>5075 Lincoln Road, Oregon, WI 53575</u>	Address <u>3678 Kinsman Blvd</u> <u>Madison, WI 53704</u>
Phone <u>(608) 320-8074</u>	Phone <u>(608) 274-0500</u>
Email _____	Email _____

Town: Oregon Parcel numbers affected: 0509-141-8500-1

Section: 14 Property address or location: 425' east of 5093 Lincoln Road

Zoning District change: (To / From / # of acres) From A-3 Transitional Agriculture to RH-1; 2 acres

Soil classifications of area (percentages) Class I soils: \_\_\_\_\_% Class II soils: 100% Other: \_\_\_\_\_%

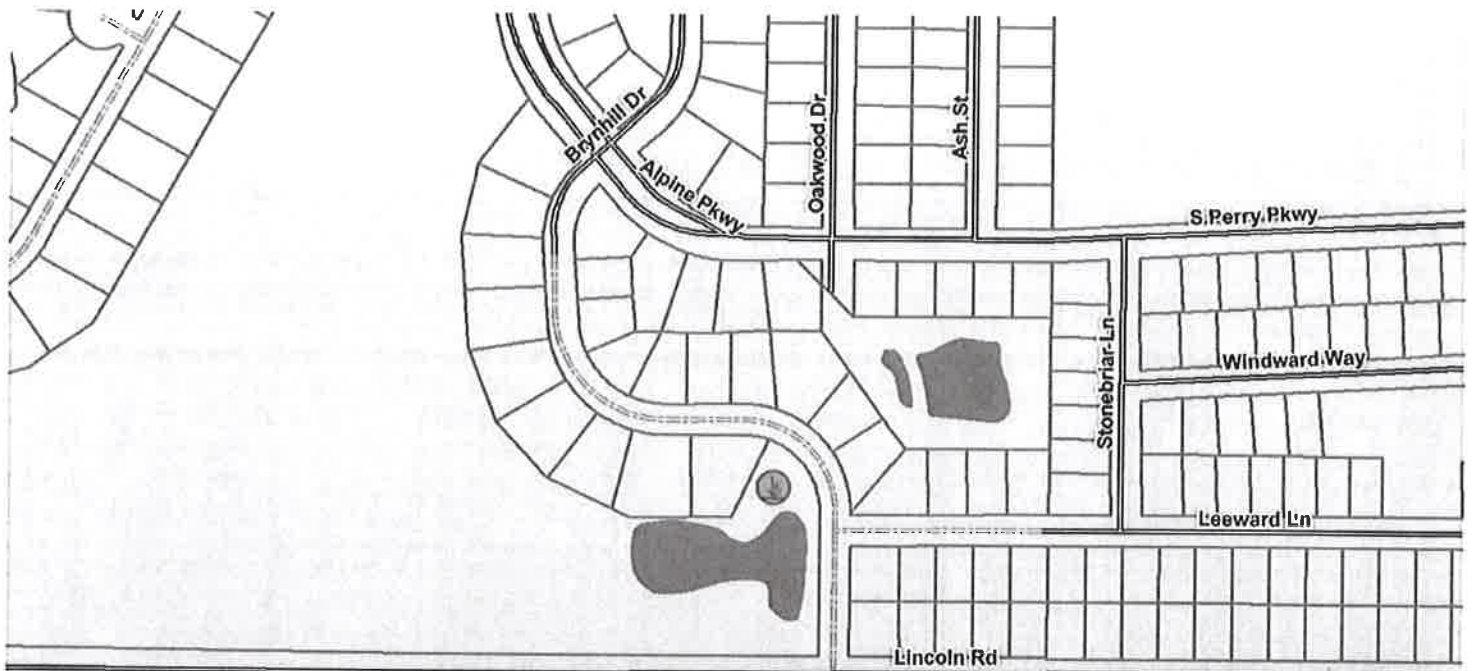
Narrative: (reason for change, intended land use, size of farm, time schedule)

Separation of buildings from farmland  
 Creation of a residential lot  
 Compliance for existing structures and/or land uses  
 Other:

Proposal is to create a new 2 acre RH-1 rural residential parcel.

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

I authorize that I am the owner or have permission to act on behalf of the owner of the property.  
 Submitted By: Thomas J. Buglass Date: 4/5/16



# Zoning Change Request

Parcel lying in part of the NE 1/4 of the NE 1/4 of Section 14,  
T05N, R09E, Town of Oregon, Dane County, Wisconsin

## Surveyor's Certificate

I hereby certify that this survey is in compliance with A-E 7 of Wisconsin Administrative Code.

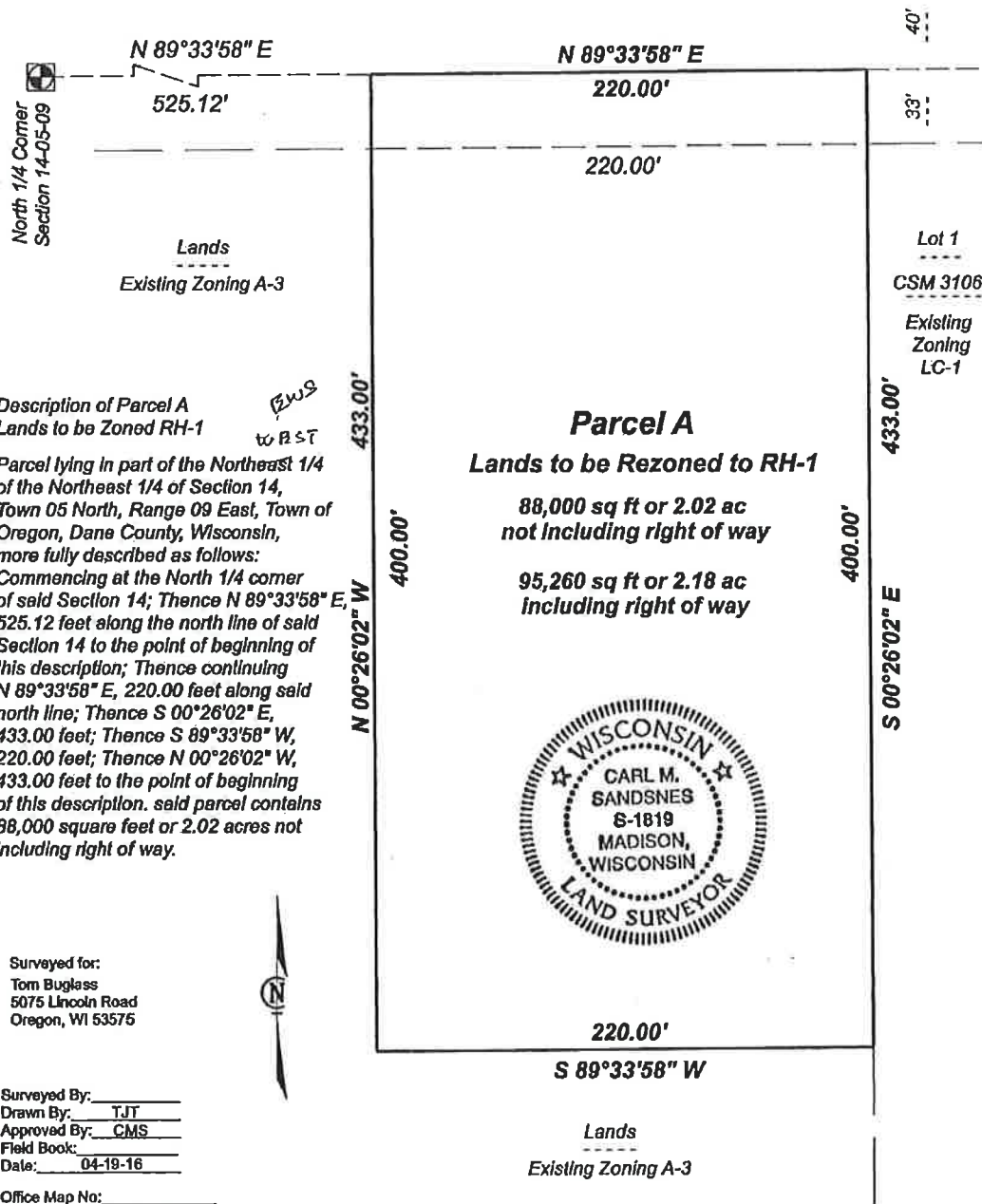
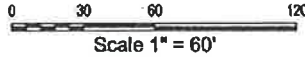
I further certify that I have surveyed and mapped the lands described herein, and that this map is a correct representation in accordance with the information furnished.

Carl M Sandsnes, Professional Land Surveyor S-1819



## Royal Oak & Associates, Inc.

3678 Kinsman Blvd  
Madison, WI 53704  
Phone (608) 274-0500  
Fax (608) 274-4530  
www.royaloakengineering.com



### Description of Parcel A Lands to be Zoned RH-1

*Parcel lying in part of the Northeast 1/4 of the Northeast 1/4 of Section 14, Town 05 North, Range 09 East, Town of Oregon, Dane County, Wisconsin, more fully described as follows: Commencing at the North 1/4 corner of said Section 14; Thence N 89°33'58" E, 525.12 feet along the north line of said Section 14 to the point of beginning of this description; Thence continuing N 89°33'58" E, 220.00 feet along said north line; Thence S 00°26'02" E, 433.00 feet; Thence S 89°33'58" W, 220.00 feet; Thence N 00°26'02" W, 433.00 feet to the point of beginning of this description. said parcel contains 88,000 square feet or 2.02 acres not including right of way.*

### Parcel A Lands to be Rezoned to RH-1

88,000 sq ft or 2.02 ac  
not including right of way

95,260 sq ft or 2.18 ac  
including right of way



Surveyed for:  
Tom Bugless  
5075 Lincoln Road  
Oregon, WI 53575

Surveyed By: \_\_\_\_\_  
Drawn By: TJT  
Approved By: CMS  
Field Book: \_\_\_\_\_  
Date: 04-19-16

Office Map No: \_\_\_\_\_  
Sheet 1 of 1 Sheets

# TOWN OF OREGON

## APPLICATION FOR LAND USE CHANGE

paid \$100.00  
4-18-16  
Plan  
Commission  
date  
5-17-16

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

1. NAMES — Owner Applicant (if other than Owner)  
 Name Thomas Buglass Name \_\_\_\_\_  
 Street 5075 Lincoln Rd Street \_\_\_\_\_  
 City, State, Zip Oregon, WI 53575 City, State, Zip \_\_\_\_\_  
 Phone: Days \_\_\_\_\_ Cell 320-8074 Phone: Days \_\_\_\_\_ Cell \_\_\_\_\_

2. PROPERTY LOCATION \_\_\_\_\_  
 Section: 14 Property size: 35A Property zoning: \_\_\_\_\_ Parcel No(s): 0509-141-8500-1  
 Property Address: 5075 Lincoln Rd Oregon, WI

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 2 Acres for new home to BH-1

- 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  
 Owner (signature is mandatory) Tom Buglass 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? *In 2009*

Is this a Plat or Certified Survey Map (CSM) Land Division? *In progress*

Has a Dane County Density Study been completed? *NO*

## 2) Land Division Record

Total Acres Owned: 61.8

Total # of Splits Allowed? ?

Size of Parcels Created:

Parcel 1) 2 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 & 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

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

Tom Buglass, the applicant/petitioner for \_\_\_\_\_,  
(Nature of application/petition)  
dated April 18, 20 16 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 18<sup>th</sup> day of April, 20 16

Tom Buglass  
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.



## Jennifer Hanson

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**From:** Allan, Majid <Allan@countyofdane.com>  
**Sent:** Friday, March 18, 2016 12:51 PM  
**To:** Denise Arnold; Jennifer Hanson  
**Cc:** Standing, Brian  
**Subject:** Density study for Tom Buglass property in section 14  
**Attachments:** ORBlugass(Blugass sec 14)2016.pdf

Hi Denise & Jennifer,

Attached is a density study for Tom Buglass's property in section 14 south of Lincoln Road. As indicated on the study, the property is eligible for 2 splits. Mr. Buglass intends to rezone 2 acres to RH-1 for a new building site, and also ~20 acres to CO-1 Conservancy for the wooded portion of his property. Please note that, since he's in the town's Rural Preservation II planning area, the A-4 zoning category is not an available option for the ~20 acre wooded lot. He's working with Royal Oak Engineering on the survey descriptions.

I advised him that if he submits the rezone petition prior to April 21<sup>st</sup>, he'll be placed on the June 28<sup>th</sup> ZLR Committee public hearing agenda. I also passed along the town meeting information that Jennifer provided.

Please let me or Brian know if you have questions.

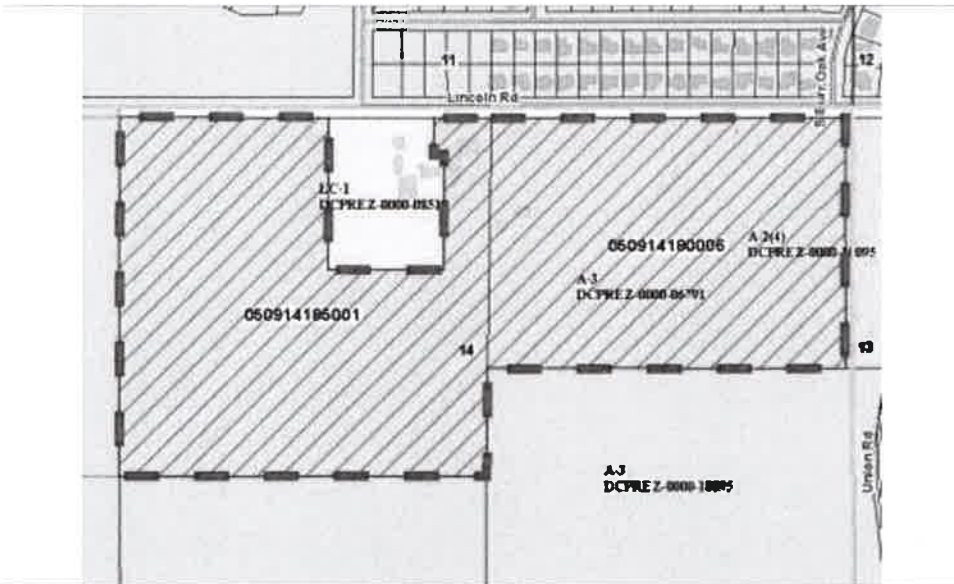
Thanks,  
Majid

Majid Allan  
Senior Planner  
Dane County Planning & Development  
210 Martin Luther King Jr., Blvd - Room 116  
Madison, WI 53703  
608-267-2536  
allan@countyofdane.com

# 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> Tom Buglass					
<b>Town</b>	Oregon	<b>A-1EX Adoption</b>	1/5/1995	<b>Orig Farm Owner</b>	Buglass
<b>Section:</b>	14	<b>Density Number</b>	35	<b>Original Farm Acres</b>	60.45
<b>Density Study Date</b>	3/18/2016	<b>Original Splits</b>	1.73	<b>Available Density Unit(s)</b>	2



**Reasons/Notes:**

The property appears eligible for 2 possible splits under the town plan. Note that the town "rounds up" fractional splits over .5.

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
050914185001	34.05	BUGLASS L LIVING TR, THOMAS	
050914180006	26.4	BUGLASS L LIVING TR, THOMAS	



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor  
Matthew J. Frank, Secretary  
Lloyd L. Eagan, Regional Director

South Central Region Headquarters  
3911 Fish Hatchery Road  
Fitchburg, Wisconsin 53711-5397  
Telephone 608-275-3266  
FAX 608-275-3338  
TTY Access via relay - 711

May 11, 2009

Thomas Buglass  
5075 Lincoln Rd.  
Oregon, WI 53575

Subject: Managed Forest Law 13-004-2002  
Acreage and Driveway Question

Dear Thomas:

Last week you visited my office and we discuss the mapping and acreage associated with your Managed Forest Law (MFL) land in Oregon Township, Dane County. While looking at the Managed Forest Law Map (attached), we can see that the land entered into the MFL program is nearly a rectangle, but a rectangular portion of the NE corner was not included in the entry. I recall when you entered your land into the MFL program, you wanted a 2-acre portion of the NE corner not included. This is confirmed when you consider the larger rectangle is 22 acres but only 20 acres was entered into the program, because you left out the 2 acres in the NE corner.

Also, driveway or other "trails" that may lead to a residence are allowed on MFL land as long as the driveway or trail allows wheeled or tracked harvesting and other forest management equipment to use the driveway or trail, and the forest is not excessively cleared or "developed" on either side of the driveway/forest trail.

If you have further questions, please call me at 608-275-3234.

Sincerely,

  
Steve Holaday  
DNR Forester

0

ORDER NUMBER
Co. Code/Seq. No./Yr. of Entry 13-004-2002

**MANAGED FOREST LAW MAP**  
Form 2450-133 Rev. 12-97

MADISON OFFICE USE ONLY
Acreage Entered

Owner's Name <i>Thomas Buglass</i>	Town or Village Name <i>Oregon</i>	County <i>Dane</i>
Street or Route <i>5075 Lincoln Rd.</i>	Township No. <i>SN</i>	Range <i>9</i> <input checked="" type="checkbox"/> E <input type="checkbox"/> W Section <i>14</i>
City, State, Zip Code <i>Oregon, WI 53575</i>	Closed Acres <i>20</i>	Open Acres

LEGEND: Closed Area  Section Diagram  
Open Area  8" = 1 Mile



Prepared By *Steve Holaday*  
Date *7-5-01*

