

TOWN OF OREGON

MADCTRYSTEVE@HOTMAIL.COM

APPLICATION FOR LAND USE CHANGE

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

1. NAMES — Owner

Name ROBAL PARSONS

Street 507 LINCOLN RD

City, State, Zip OREGON, WI 53575

Phone: Days _____ Cell 608-516-6710

Applicant (if other than Owner)

Name STEVE GANSER

Street 6225 STONYHILL DR

City, State, Zip OREGON, WI 53575

Phone: Days _____ Cell 608-658-9538

2. PROPERTY LOCATION _____

Section: _____ Property size: _____ Property zoning: _____ Parcel No(s): _____

Property Address: _____

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

Robal Parsons
Owner (signature is mandatory) Date _____

[Signature]
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.**

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

STEVE GANSEK, the applicant/petitioner for ZONING CHANGE,
(Nature of application/petition)
dated _____, 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 _____ day of _____, 2016.



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.

Steve Ganser
6225 Stony Hill Drive
Oregon, WI 53575

TO: Dane County Zoning and Land Regulation Committee

Town of Oregon Board of Supervisors

RE: Zoning Change / Certified Survey Map
NW ¼ of the NW ¼ of Section 14, T5N, R9E
Town of Oregon, Dane County WI

Dear Sirs:

Please approve a zoning change from A-3 to RH-2 on a 5.0 acre parcel in the Town of Oregon along Lincoln Road. This property is presently owned by Roger & Pam Parsons and I have offered to purchase the property if the zoning change is granted. I intend to build a residence on this property following the zoning change and the recording of a Certified Survey Map.

In addition please consider changing the zoning of Lot 1, CSM 12977 from RH-2 to A-3 in order to move or transfer the building site location. I own this property and was intending to construct my home on this lot, however the length and the cost of building a driveway has caused me to reconsider the building site. The driveway would be approximately 1800' long and will require a large culvert in order to cross an existing waterway.

Please feel free to contact me with any questions.

Thanks:

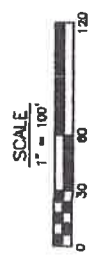
Steve Ganser

A handwritten signature in black ink, appearing to be "Steve Ganser", with a long horizontal line extending to the right.

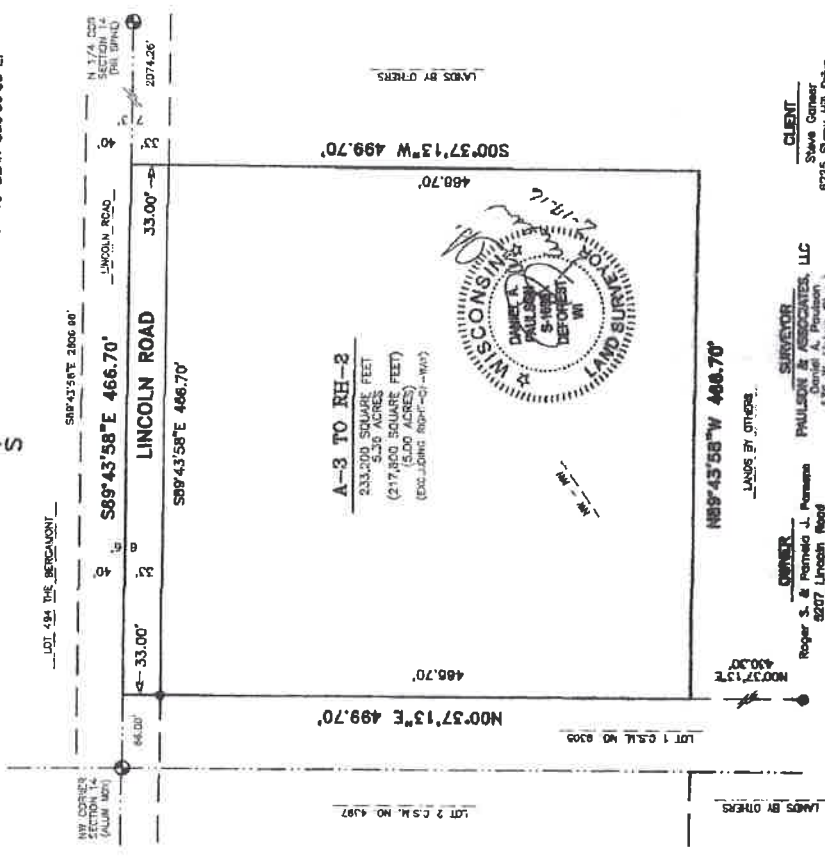
ZONING CHANGE MAP

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

TOTAL AREA
233,200 SQUARE FEET
5.35 ACRES



BASIS OF BEARINGS
THE NORTH LINE OF THE NW 1/4
IS ASSUMED TO BEAR S00°59'53"E.



CLIENT
Steve Gerner
8225 Stacy Drive
Oregon, WI 53575

SURVEYOR
PAULSON & ASSOCIATES, LLC
Daniel A. Paulson
130 W. Holman Street
DeForest, WI 53532

OWNER
Roger S. & Pamela J. Pomara
8207 Lincoln Road
Oregon, WI 53078



- LEGEND**
- ⊙ DANE COUNTY SECTION CORNER (MONUMENT OF RECORD)
 - 3/4" x 24" IRON BURN IN-PAIR BEARING 1.53 LBS/1/2" (NET)
 - PROPERTY CORNER OF RECORD
 - () RECORDED ASST INFORMATION

This map prepared from record information and is not the results of an actual field survey.
DRAFTED BY: T.W.P.

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:

A-3 TO RH-2

COMMENCING at the Northwest Quarter Corner of Section 14;
thence S89°43'58"E, 66.00 feet along the north line of the NW ¼ of Section 14 and the north
line of Lot 1, CSM No. 9305 to the northeast corner of said Lot 1 and the POINT OF
BEGINNING;

thence continuing S89°43'58"E, 466.70 feet along the north line of the NW ¼ of Section 14;
thence S00°37'13"W, 499.70 feet;
thence N89°43'58"W, 466.70 feet to the east line of Lot 1, C.S.M. No. 9305;
thence N00°37'13"E, 499.70 feet along the east line of Lot 1, C.S.M. No. 9305 to the POINT
OF BEGINNING;

Containing 233,200 Square Feet (5.35 acres), 217,800 Square Feet (5.00 acres), excluding
Lincoln Road right-of-way.
Subject to Lincoln Road right-of-way.
Subject to all other easements of record.

SEE "ZONING CHANGE MAP"

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

RH-3 TO A-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.

SEE "C.S.M. NO. 12977"

Daniel A. Paulson

Daniel A. Paulson

S-1699

2-17-16

Date



Dane County Rezone & Conditional Use Permit


Application Date	Petition Number
02/18/2016	DCPREZ-2016-10968
Public Hearing Date	C.U.P. Number
04/26/2016	

OWNER INFORMATION		AGENT INFORMATION	
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	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
		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
CREATING ONE RESIDENTIAL LOT	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-3 Agriculture District	RH-2 Rural Homes District	5.35		
RH-2 Rural Homes District	A-4 Agriculture District	5.11		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>P</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>P</u>	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>P</u>	INSPECTOR'S INITIALS SCW1	SIGNATURE:(Owner or Agent) 
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PRINT NAME:
TIMOTHY W. PAULSON

DATE:
2-18-16



Notice of Public Hearing

Zoning and Land Regulation Committee

Public Hearing: **May 10, 2016**

Zoning Amendment:
A-3 Agriculture District to RH-2 Rural Homes District and RH-2 Rural Homes to A-4 Small lot Agriculture District

Acres: 5.35, 5.11
Survey Req. Yes

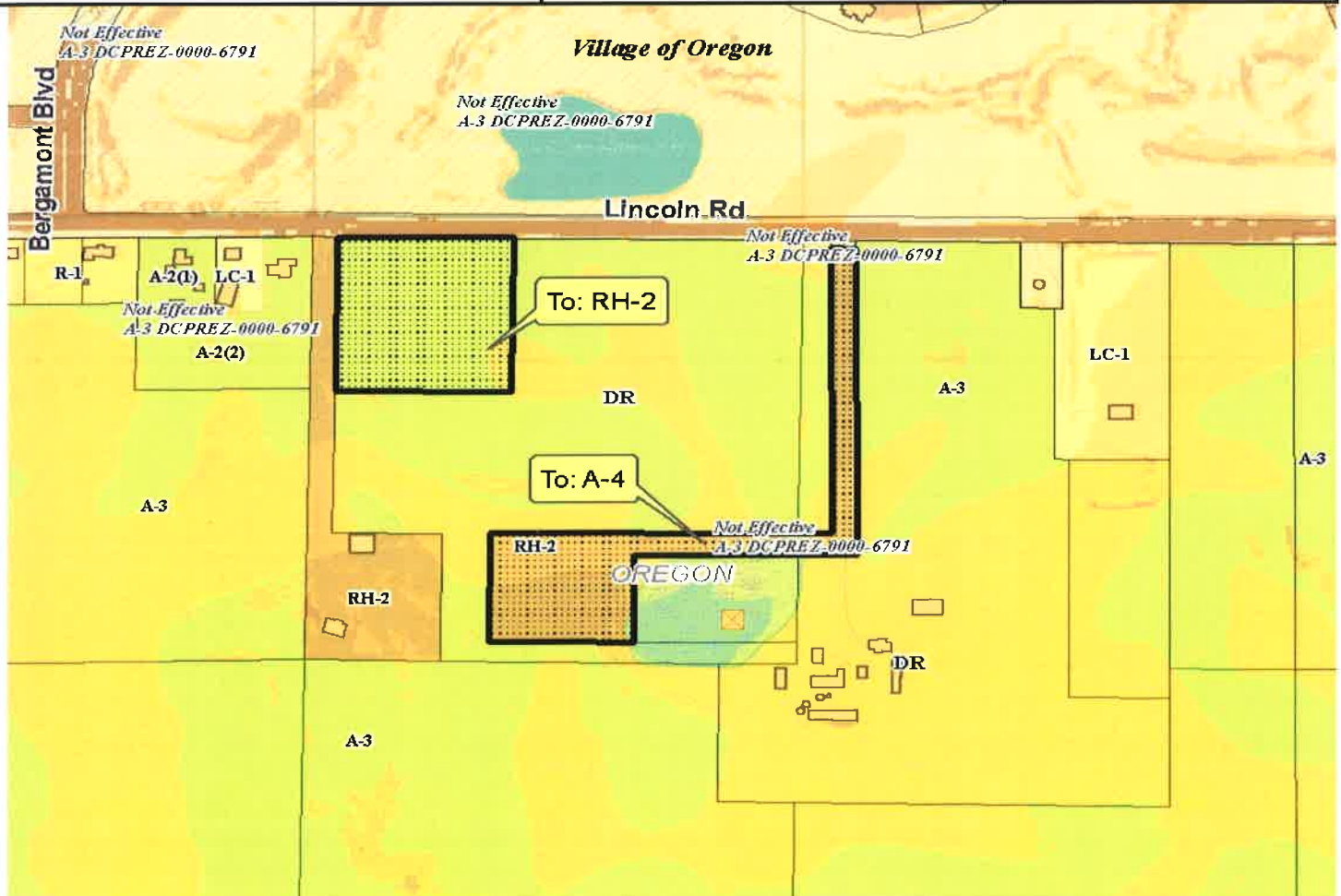
Reason:
Creating one residential lot and one agriculture lot

Petition: **Rezone 10968**

Town/sect:
Oregon Section 14

Applicant
Steve Ganser

Location:
West of 5207 Lincoln Road



A public hearing on this petition will be held on **May 10, 2016** at 7:00 P.M. in Room 201 of the City-County Building, Madison WI. This hearing is being held so that the Dane County Zoning and Land Regulation committee (ZLR) may hear those persons who have an interest in the proposed change in zoning districts or conditional use. The ZLR Committee will review the proposed change in zoning districts or conditional use against the policies of the adopted town land use or comprehensive plan and the Dane County Comprehensive Plan. Conditional Uses are granted or denied by the ZLR Committee and relevant Town Board. Committee recommendations on zoning district changes are referred to the County Board, which will make the final decision on approval/denial subject to County Executive signature. Should you desire more information regarding this proposed zoning change or conditional use application, please call or visit the Dane County Zoning Division, Room 116 City-County Building, telephone (608) 266-4266 between the hours of 7:45 AM and 4:30 PM, Monday - Friday. This change must be acted on by the local Town Board prior to ZLR committee action. Interested persons should contact their Town Board regarding this matter as soon as possible.

A COPY OF THIS NOTICE HAS BEEN SENT TO NEIGHBORING PROPERTY OWNERS. PLEASE SHARE THIS NOTICE WITH ANY OF YOUR NEIGHBORS THAT MAY NOT HAVE RECEIVED THIS NOTICE BY MAIL.