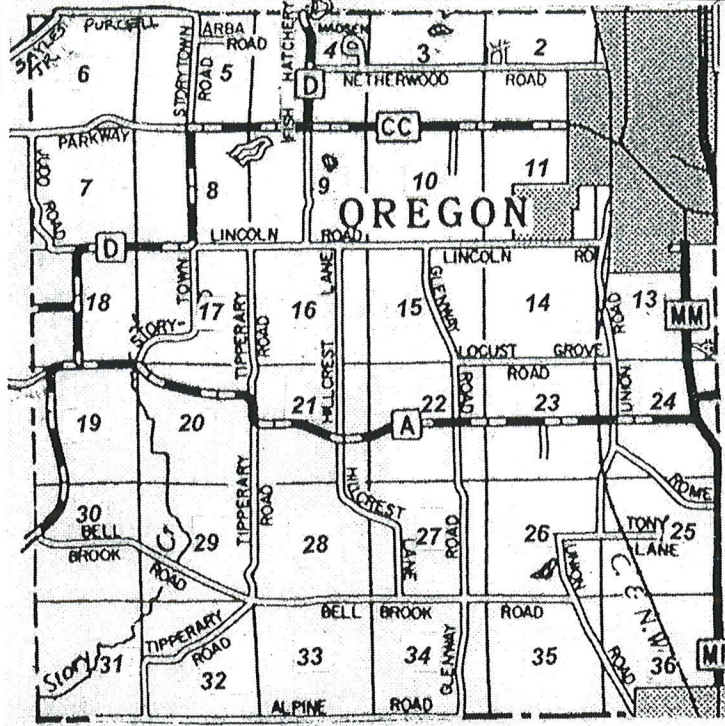


Submittal Packet -
Town of Oregon

Section Number: 15
Parcel Number: 0509-152-9830-7

Owner Name: Susan Lethem
Address: 999 Glenway Rd.
Oregon, WI. 53575
Phone Number: (608) 835-1964
Property Location: ?



Application for:
 Land Division Subdivision
 Zoning Amendment Conditional Use
 Other _____

Current Zoning: RH3
Proposed Zoning: lot split to be RH2

Plan Commission Date: _____
Town Board Date: _____
County Public Hearing: _____
County Worksession: (if needed)
County Board Meeting: _____

Applicant's Signature: Susan Lethem

PD REC'D
DEC 03 2012
TOWN OF OREGON

check#
1782
Receipt
2312

Plan Commission Recommendations: _____

Date: _____

Town Board Action: _____

Date: _____

FORMS WHICH MUST ACCOMPANY AGENDA NOTICED ITEMS:

- Submittal Requirement Form
- Mapping requested (see Submittal Requirement Form)
- Submittal Fee: \$100.00 each submittal. Plus \$20.00 per additional petition – filed on same date. (i.e. 100.00 rezone + 20.00 CSM = \$120.00 total) *X*
- Petitioner Agreement to pay services Form
- Land Division Form

Two sets of all information identified, must be submitted by 4:00 p.m. on the first ~~Monday~~ of the month. This allows for placement on the agenda, proper legal publication and staff review.

The Planning Commission meets the last Tuesday of each month at 8:00 p.m. Meetings are held at the Town Hall, 115 Union Road, Oregon, Wisconsin. If you have any questions – please contact the Town Clerk during office hours at 608/835-3200. Office hours are Monday through Friday, 8:00 a.m. – 4:00 p.m.

8-12
1-

TOWN OF OREGON PLANNING COMMISSION
SUBMITTAL REQUIREMENTS

Project Section & Parcel Numbers: 042/0509-152-9830-7

Project Description: _____

Current Zoning: RH 3

Owner's Name: Susan Lethem

Address: 999 Glenway Rd Oregon 53575

Applicant's Name: same

Applicant's Address/Phone: same / (608) 835-1964 (608) 698-1242

Planning Requirements (Attach to this Form)

- | | |
|---|---|
| <input type="checkbox"/> (2) sets of plat plans @ 1"=100' * | <input type="checkbox"/> parcel legal description (text, not map) |
| <input type="checkbox"/> property boundaries | <input type="checkbox"/> groundwater recharge location |
| <input type="checkbox"/> woodlands & landscape (existing & planned) | <input type="checkbox"/> location on official zoning map (see LUP) |
| <input type="checkbox"/> utility & other easement locations
(existing & planned) | <input type="checkbox"/> flood plain & wetlands, streams, rivers,
ponds, drainage |
| <input type="checkbox"/> slopes over 12% highlighted | <input type="checkbox"/> surrounding land use (within 200') |
| <input type="checkbox"/> sites of historic/archeologic significance * | <input type="checkbox"/> livestock confinement areas |
| <input type="checkbox"/> topography: flat, rolling, steep | <input type="checkbox"/> prime farmland designation |
| <input type="checkbox"/> existing Land Use Plan designation | <input type="checkbox"/> mature woodlands |
| <input type="checkbox"/> existing structures | <input type="checkbox"/> soil types |
| <input type="checkbox"/> known endangered species habitat* | <input checked="" type="checkbox"/> 2 proposed use-include: number of dwelling
units, type of industry, etc. |
| <input type="checkbox"/> street, roads & <u>driveways</u> *
(existing & planned) | |

Date Received: December 3, 2012

Received by: Denise R. Arnold

**** Documents dispensed to Applicant:**

- Submittal Cover, Submittal Requirement, Land Division Record, Agreement for Services forms.
- Land Use Plan-Reference pages (for specific category), Land Use map

**** As requested or needed:**

- Ordinances, Driveway Permit, Park Fee Information,

Applicants signature: Susan Lethem

TOWN OF OREGON
LAND DIVISION RECORD

Date

LAND OWNER:
(Name, Address)

Susan Lethem
999 Glenway Rd
Oregon, WI 53575

PARCEL LEGAL
DESCRIPTION:

TOTAL
ACRES OWNED:

_____ A

TOTAL PARCELS ALLOWED
LAND DIVISIONS:

(Parcels Created by Land Divisions Follow)

PARCEL 2:
REMAINING ACRES
IN PARCEL 1

4.29 _____ A

_____ Date

PARCEL 3:
REMAINING ACRES
IN PARCEL 1

4.29 _____ A

_____ Date

PARCEL 4:
REMAINING ACRES
IN PARCEL 1

_____ A

_____ Date

PARCEL 5:
REMAINING ACRES
IN PARCEL 1

_____ A

_____ Date

PARCEL 6:
REMAINING ACRES
IN PARCEL 1

_____ A

_____ Date

NOTE: Original ownership constitutes Parcel 1. Each successive Land Division creates an additional parcel (ie. Land Division 1 creates Parcel 2 and redefines Parcel 1, etc.).

County Ordinance allows up to 4 parcels of 15 Acres or less to be created by land division within a 5 year period, therefore up to 5 parcels could exist at the end of any 5 year period - if the original parcel remained in access of 15 Acres. See subdivision ordinance for conditions to be met for over 4 divisions within five years.

**AGREEMENT OF SERVICES
REIMBURSABLE BY PETITIONER/APPLICANT**

The Town may retain the services of professional consultants (including planners, engineers, architect, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the Town's review of a 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**

Susan Lethem, the applicant/petitioner for
Land division re-zoning my property, dated Dec 3, 2012
(Nature of application/petition)
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 service(s) (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.

Dated this 3rd day of Dec, 192012.

Susan Lethem
(Signature & Title of Applicant/Petitioner)



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

Located in the SE 1/4 of the NW 1/4 and the SW 1/4 of the NE 1/4, all in Section 15, T5N, R9E,
Town of Oregon, Dane County, Wisconsin. Including all of Lot 1, C.S.M. No. 4338

SCALE 1" = 200'

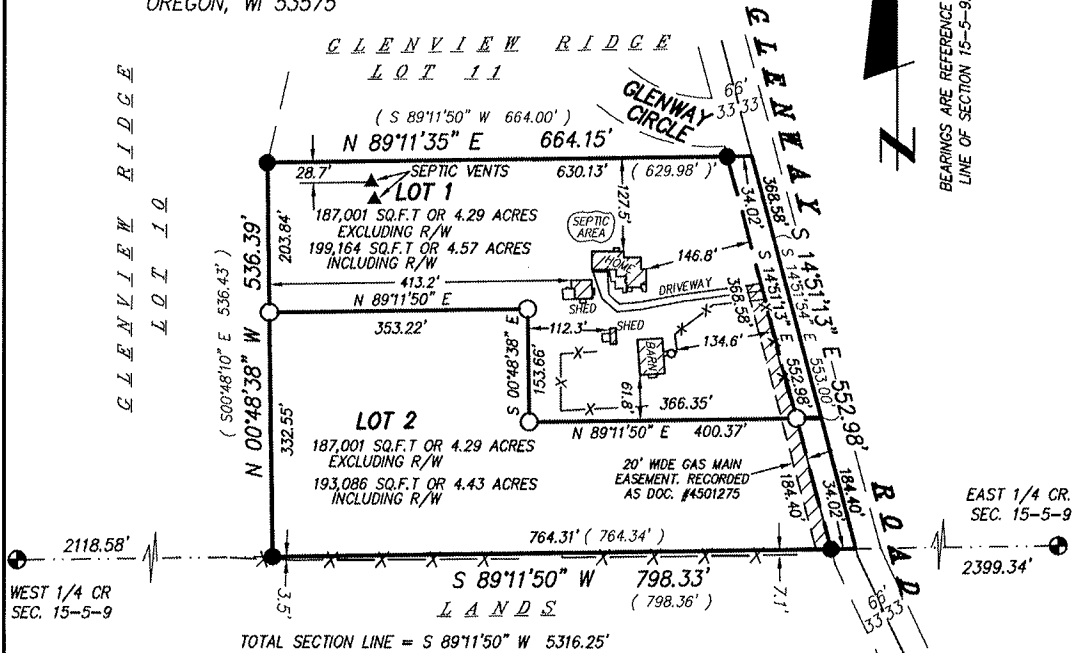


LEGEND:

- = SET 3/4"x18" REBAR
WT 1.5 LB PER LIN FT
- = FOUND 1-1/4" REBAR
- ⊕ = FOUND ALUMINUM MONUMENT
- (##) = RECORDED AS

PREPARED FOR:

SUSAN K. LETHEM
999 GLENWAY ROAD
OREGON, WI 53575



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, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL



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

Located in the SE 1/4 of the NW 1/4 and the SW 1/4 of the NE 1/4, all in Section 15, T5N, R9E, Town of Oregon, Dane County, Wisconsin. Including all of Lot 1, C.S.M. No. 4338

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 Dane County, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being all of Lot 1, Certified Survey Map No. 4338, located in part of the SE 1/4 of the NW 1/4 and the SW 1/4 of the NE 1/4, all in Section 15, T5N, R9E, Town of Oregon, Dane County, Wisconsin, more particularly described as follows:

Commencing at the West 1/4 corner of said Section 15; thence along the south line of said NW 1/4, N 89°11'50" E, 2118.58 feet to the southwest corner of said Lot 1, C.S.M. No. 4338 and the point of beginning.

thence along the west line of said Lot 1, N 00°48'38" W, 536.39 feet to the northwest corner of said Lot 1; thence along the north line of said Lot 1, N 89°11'35" E, 664.15 feet to centerline of Glenway Road; thence along said centerline, S 14°51'13" E, 552.98 feet to the southeast corner of said Lot 1; thence along the south line of said Lot 1, S 89°11'50" W, 798.33 feet to the point of beginning. This parcel contains 9.00 acres and is subject to a road right of way of 33.00 feet over the most easterly part thereof.

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

Date _____

Noa T. Prieve S-2499
Registered Land Surveyor

OWNERS' CERTIFICATE:

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. I also certify that this certified survey map is required by sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

WITNESS the hand seal of said owners this _____ day of _____, 20____.

Susan K. Lethem

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this _____ day of _____, 2011 the above named Susan K. Lethem to me known to be the person who executed the foregoing instrument and acknowledge the same.

_____ County, Wisconsin.

My commission expires _____

Notary Public

Print Name

SURVEYORS SEAL



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

Located in the SE 1/4 of the NW 1/4 and the SW 1/4 of the NE 1/4, all in Section 15, T5N, R9E,
Town of Oregon, Dane County, Wisconsin. Including all of Lot 1, C.S.M. No. 4338

TOWN BOARD RESOLUTION

Resolved that this certified survey map is hereby acknowledged and approved by the Town of Oregon on this _____ day of _____, 20____.

Denise Arnold
Town Clerk

VILLAGE OF OREGON APPROVAL

Resolved that this certified survey map in the Town of Oregon is hereby acknowledged and approved by the Village of Oregon on this _____ day of _____, 20____.

Tracey Berman
Village Clerk

COUNTY APPROVAL CERTIFICATE:

Approved for recording per Dane County Zoning and Land Regulation Committee action on _____.

NOTE:

Refer to building site information contained in the Dane County soil survey.

Daniel Everson
Assistant Zoning Administrator

REGISTER OF DEEDS:

Received for recording this _____ day of _____, 20____ at _____ o'clock _____M. and recorded in Volume _____ of Dane County Certified Surveys on pages _____ through _____.

Kristi Chlebowski
Register of Deeds

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL

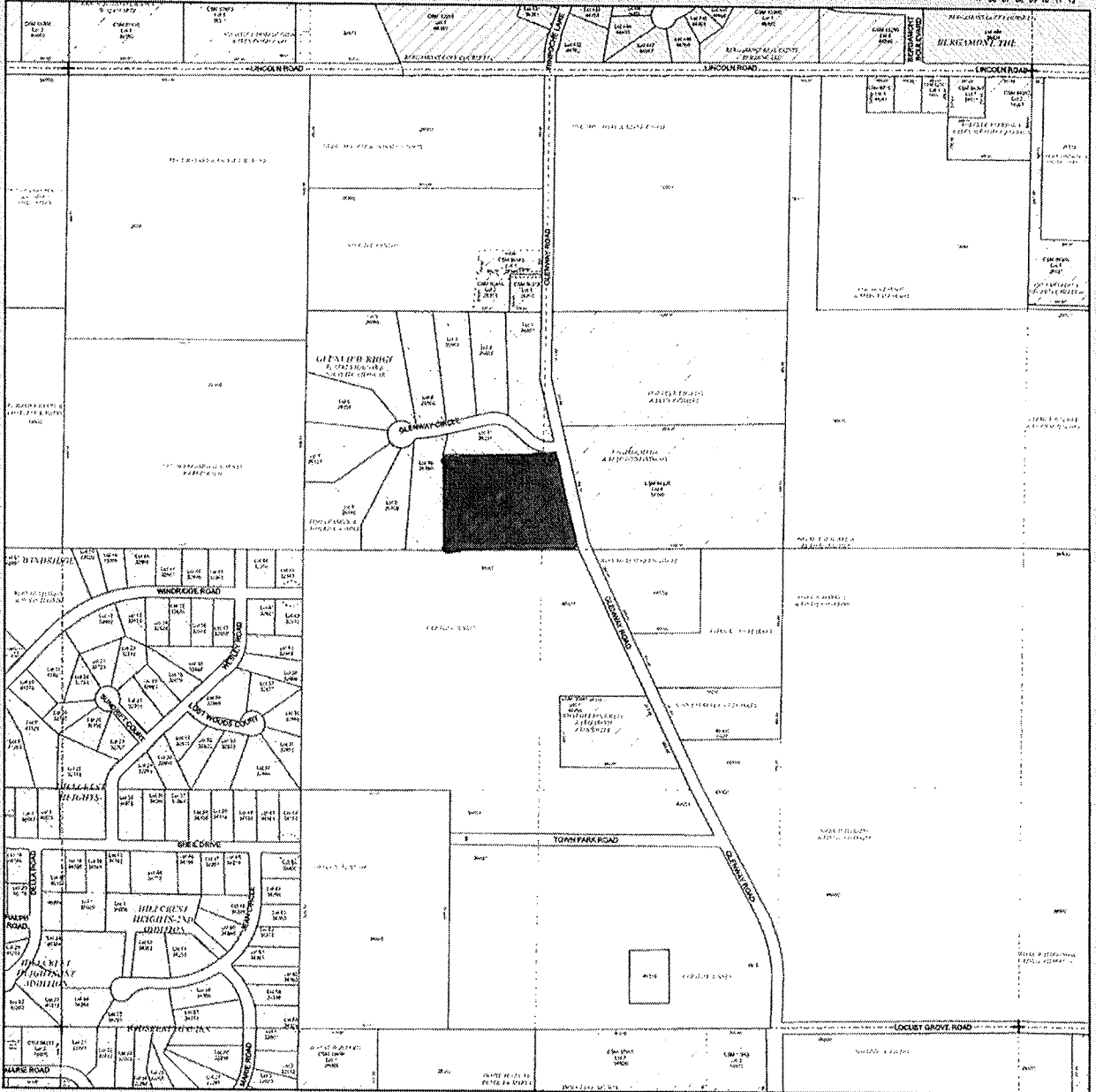


Department of
Planning & Development
Office of De Cooney Surveyors



Town of Oregon T05N - R09E Section 15

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- | | | | |
|----------------------------------|----------------------------|------------|---------------------|
| Face/Property Boundary | Road Right-of-Way | City | Perennial Stream |
| Common Parcel Boundary | Certified Survey Map (CSM) | Village | Intermittent Stream |
| Section Boundary | Subdivision Plat Lot | Town | Access Easement |
| Quarter Section Boundary | Condominium Plat | Open Water | Utility Easement |
| Quarter-Quarter Section Boundary | PLS5 Corner | | |



This map was prepared by the Town of Oregon Planning & Development Office of Cooney Surveyors and Land Information Office from records and data located in various public offices. Map information is believed to be accurate but it has guaranteed to be without error. Buyer should verify this map in person and in a competent state of mind. This map does not constitute a warranty and should be used for general geographic and reference purposes only.

T05N - R09E
Sec. 15
Cooney Surveyors



DANE COUNTY PLANNING DEVELOPMENT

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

December 3, 2012

Susan K. Lethem
999 Glenway Rd.
Oregon, WI 53575

Dear Ms. Lethem:

You recently asked whether the *Town of Oregon / Dane County Comprehensive Plan* would support the redivision of your 8.4-acre property at 999 Glenway Road (Parcel ID Number: **0509-152-9830-7**).

This property is an 8.4-acre RH-3 zoned parcel in a Rural Development / Traditional Subdivision Area in the current adopted *Town of Oregon / Dane County Comprehensive Plan*. Within such areas, the following policies apply:

"i. Density Policy – Unsewered, non-farm residential uses shall be no more than one unit per two acres of land. Wetlands, floodplains, and steep slopes (greater than 12%) shall be counted in the density calculation of a proposed development."

"ii. Minimum Lot Size Policy – The minimum lot size to be required is at least 2 acres, or as defined by the applicable standards of the appropriate zoning category."

Based on this language, I conclude that that a petition to rezone the property to the RH-2 district and a CSM to divide it into two lots would be consistent with these policies. I have confirmed this interpretation with the Town of Oregon Plan Commission.

For your reference, I have attached additional information about:

- applying for a petition to rezone;
- details of the RH-2 zoning district;
- recording a certified survey map, and;
- the application, hearing and meeting schedule for the Zoning and Land Regulations committee.

When you are ready to apply, please contact Zoning Inspector Pat Klinkner at 266-9082 or klinkner.patrick@countyofdane.com for more detailed assistance.

I hope this information is helpful. Please do not hesitate to contact me at 267-4115 or standing@countyofdane.com if I can be of any further assistance.

Sincerely,

Brian Standing, Senior Planner

CC: ✓ Jennifer Hanson, Town of Oregon Plan Commission
Pat Klinkner, Zoning Inspector

Planning
(608)266-4251, Rm. 116

Records & Support
(608)266-4251, Rm. 116

Zoning
(608)266-4266, Rm. 116