

**Submittal Packet -
Town of Oregon**

Section Number: 08

Parcel Number: 042/0509-081-8060-7 and 042/0509-081-8050-9

Owner Name: Daniel R. Kok and Sara L. Schlough
Address: 2921 Camp Leonard Road
McFarland, WI 53558

Phone Number: 608-576-6225

Property Location: Across the road from
5866 County Highway D

Application for:

- Land Division Subdivision
 Zoning Amendment Conditional Use
 Other _____

Current Zoning: A1-EX and LC-1

Proposed Zoning: A-4, LC-1 and RH-1

Plan Commission Date: 11/19/2012

Town Board Date: _____

County Public Hearing: _____

County Worksession: (if needed)

County Board Meeting: _____



Applicant's Signature: *[Handwritten signature: Daniel R. Kok and Sara L. Schlough]*

Plan Commission Recommendations: _____

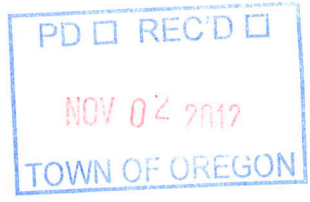
Date: _____

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)
- Petitioner Agreement to pay services Form
- Land Division Form



or

TOWN OF OREGON PLANNING COMMISSION
SUBMITTAL REQUIREMENTS

Project Section & Parcel Numbers: Section 08, Parcels 042/0509-081-8060-7 and 042/0509-081-8050-9

Project Description: Rezone minimum possible acreage to RH-1

Current Zoning: A1-EX and LC-1

Owner's Name: Daniel R. Kok and Sara L. Schlough

Address: 2921 Camp Leonard Road, McFarland, WI 53558

Applicant's Name: Daniel R. Kok and Sara L. Schlough

Applicant's Address/Phone: 2921 Camp Leonard Road, McFarland, WI 53558, 608-576-6225

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 type="checkbox"/> proposed use-include: number of dwelling
units, type of industry, etc. |
| <input type="checkbox"/> street, roads & driveways
(existing & planned) | |

Date Received: _____

Received by: _____

**** 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: 

TOWN OF OREGON
LAND DIVISION RECORD

11/19/2012

Date

LAND OWNER: Daniel R. Kok and Sara L. Schlough

(Name, Address) 2921 Camp Leonard Road, McFarland, WI 53558

PARCEL LEGAL DESCRIPTION: SEC 8-5-9 PRT NE1/4NE1/4 W1/2 THF - and -

SEC 8-5-9 PRT NE1/4NE1/4.E1/2 THF EXC CSM 5471

TOTAL ACRES OWNED: 25.703 A (Not counting road right of way)

TOTAL PARCELS ALLOWED LAND DIVISIONS: _____

(Parcels Created by Land Divisions Follow)

PARCEL 2: 3.000 A (Existing LC-1 zoned portion) Unknown
REMAINING ACRES IN PARCEL 1 22.703 Date

PARCEL 3: 2.895 A (Proposed RH-1 zoned portion) 11/2/2012
REMAINING ACRES IN PARCEL 1 19.808 Date

PARCEL 4: _____ A _____
REMAINING ACRES IN PARCEL 1 _____ Date

PARCEL 5: _____ A _____
REMAINING ACRES IN PARCEL 1 _____ Date

.....
PARCEL 6: _____ A _____
REMAINING ACRES IN PARCEL 1 _____ 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**

Daniel R. Kok and Sara L. Schlough, the applicant/petitioner for
Rezoning, dated 11/2, ²⁰~~11~~ 12
(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 2nd day of November, ~~11~~ 2012



(Signature & Title of Applicant/Petitioner)



Dane County Planning & Development

Division of Zoning

June 9, 2010

Peter Conrad
Axley Brynson LLP
2 East Mifflin Street
Madison, WI 53703

Re: Tax Parcel No. 0509-081-8050-9
Part of the NE ¼ NE ¼ of Sect. 8, T5N, R9E
Town of Oregon
Dane County

Dear Peter,

A search of the public record has been completed for the property listed above. It appears that this 6.12 acre parcel was combined with Parcel No. 0509-081-8060-7 to create a single, legal nonconforming lot consisting of 26.12 acres. This occurred at the time that Certified Survey Map No. 5471 was recorded on February 11, 1988, separating 15.01 acres from the original 40 acres. This action occurred after the applicable effective dates of the Dane County Land Division Regulations. Any division of this 26.12 acre parcel will require a change in zoning classification, together with a Dane County Certified Survey Map approval.

Current Zoning District: A-1 Exclusive Agriculture.

Parcel Status: Part of a Single, Legal Nonconforming Lot

Sincerely,

A handwritten signature in black ink that reads "Patrick M. Klinkner".

Patrick M. Klinkner
Dane County Zoning Inspector
608-266-9082

CC: Denise Arnold, Town of Oregon
Estate of Cindy A. Meyer (Albrecht)



DANE COUNTY PLANNING DEVELOPMENT

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

Planning
(608)266-4251, Rm. 116

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

Zoning
(608)266-4266, Rm. 116

November 29, 2011

Daniel Kok and Sara Schlough
2921 Camp Leonard Road
McFarland, WI 53558

Dear Mr. Kok and Ms. Schlough:

You recently requested a density study report for your property in Section 08 of the Town of Oregon.

Based on our records, it seems that your property consists of two distinct, legal parcels of land:

1. 15.01 acres (Parcel ID # 0509-081-8001-8) that was divided from the parent parcel by Certified Survey Map #5471.
2. 26.12 acres (Parcel ID #s 0509-081-8050-9 and 0509-081-8060-7) that were combined into a single legal lot of record by a metes and bounds description.

Each of the two parcels listed above was legally created prior to 1995, when the Town of Oregon adopted exclusive agricultural zoning. Consequently, each would qualify as a building site under Section 10.16(3) of the Dane County Zoning Ordinance. However, the policies of the *Town of Oregon / Dane County Comprehensive Plan* would prohibit further redivision of either parcel.

If you have any other questions or comments, please don't hesitate to contact me at (608) 267-4115 or via email at standing@co.dane.wi.us.

Sincerely,

Brian Standing
Senior Planner

CC (w/ enclosures):
Denise Arnold, Town of Oregon Clerk
Dan Everson, Assistant Zoning Administrator

Enclosures.

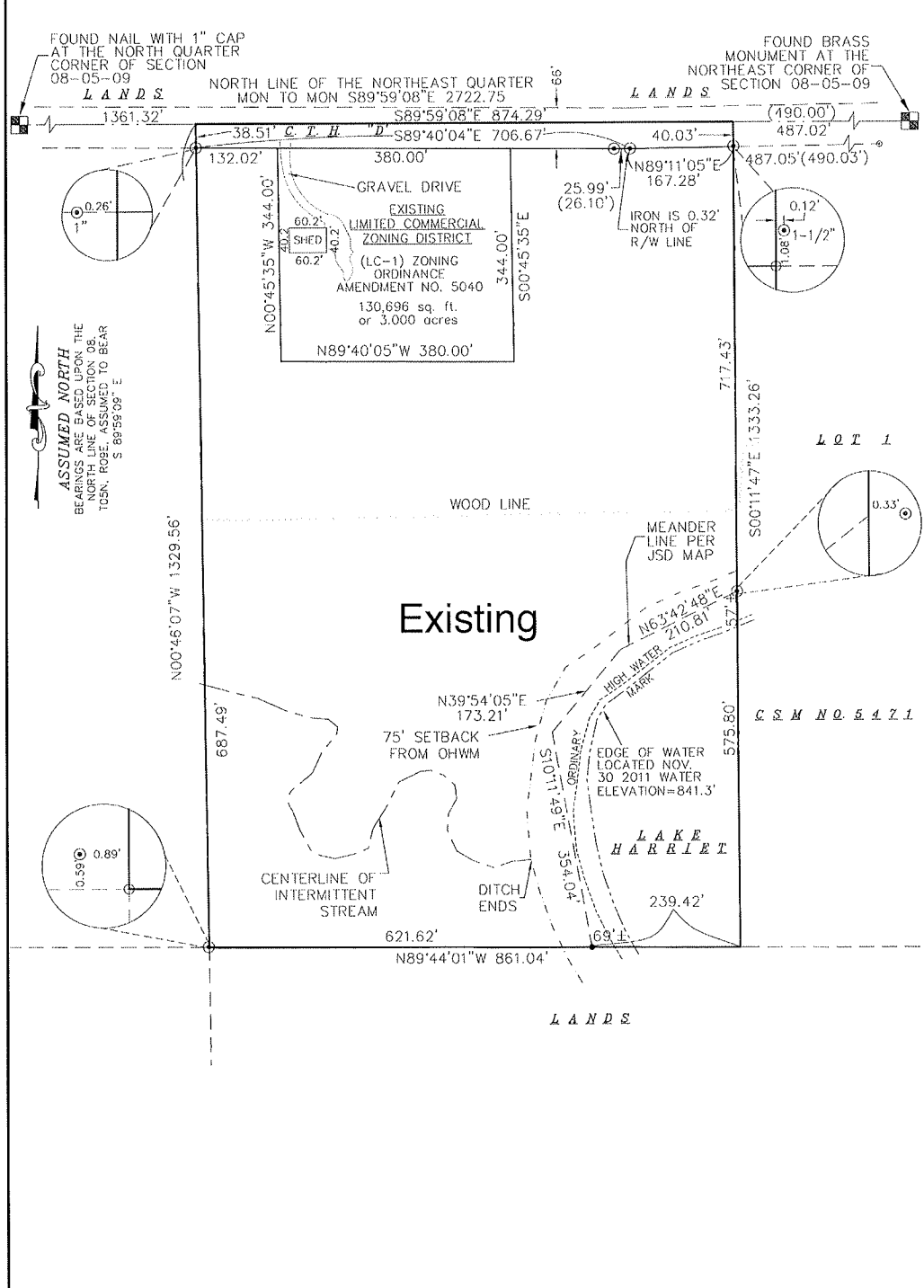
MAP

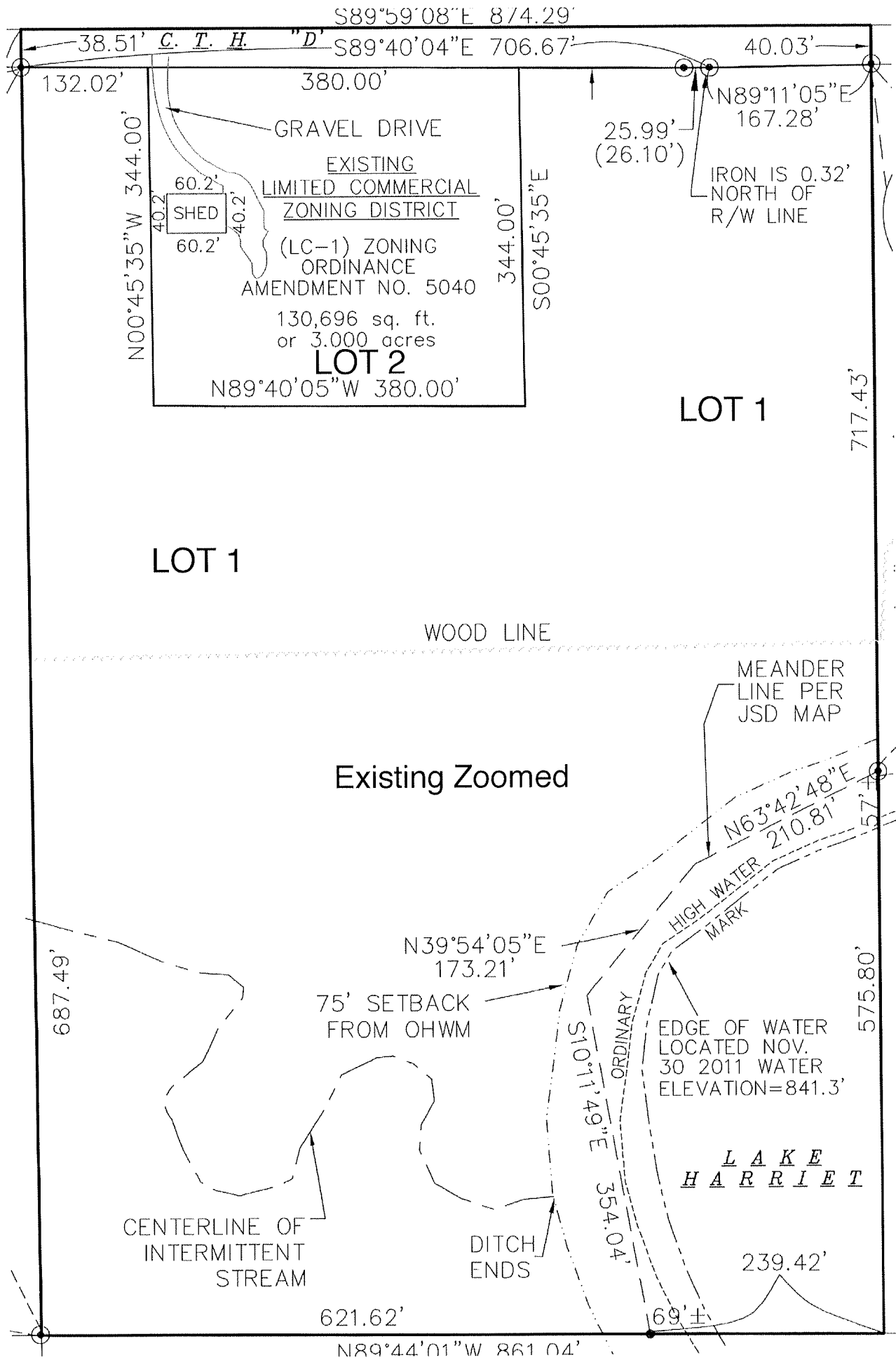
PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 08,
TOWNSHIP 05 NORTH, RANGE 09 EAST, TOWN OF OREGON, DANE COUNTY, WISCONSIN.

0 100 200 400 600



SCALE : ONE INCH = TWO HUNDRED FEET





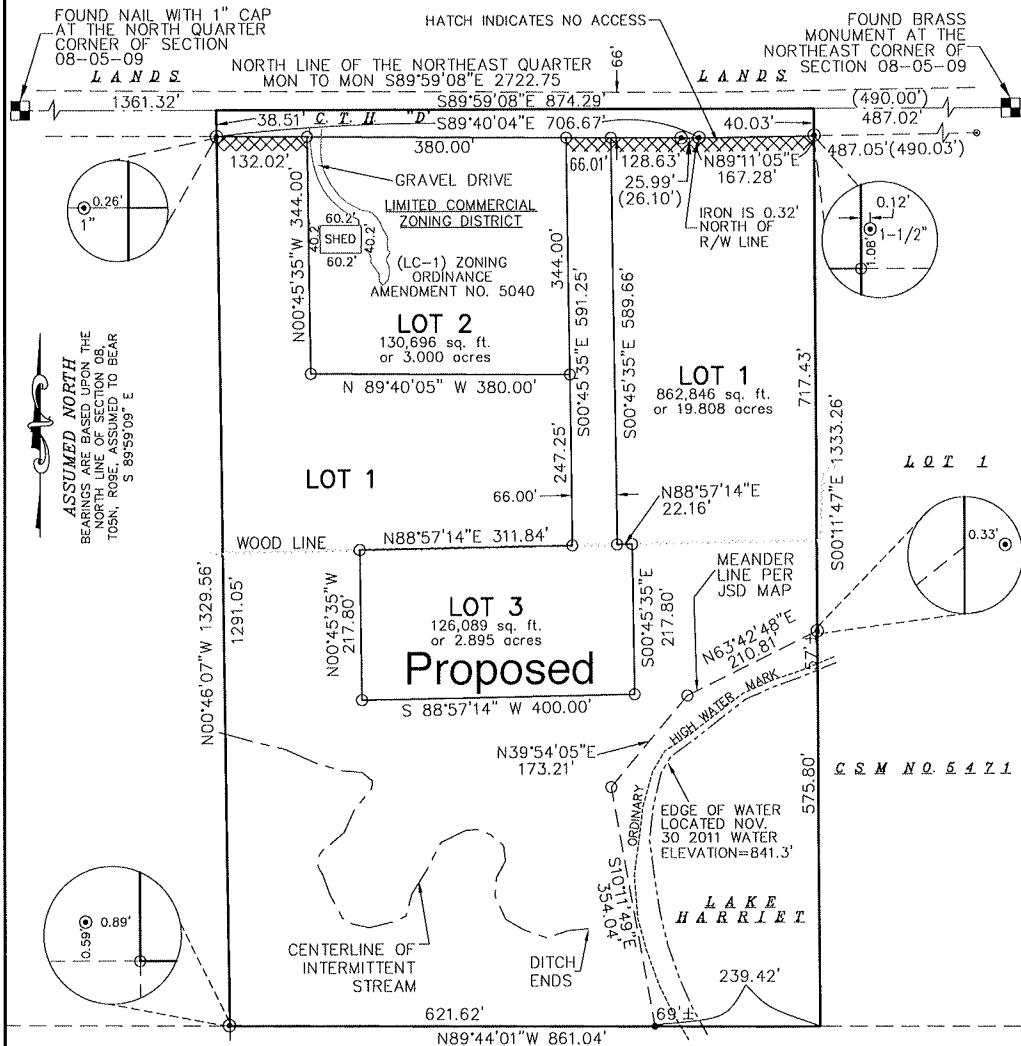
PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 08,
TOWNSHIP 05 NORTH, RANGE 09 EAST, TOWN OF OREGON, DANE COUNTY, WISCONSIN.

0 100 200 400 600



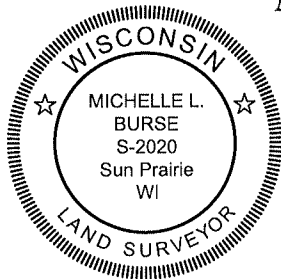
SCALE : ONE INCH = TWO HUNDRED FEET



- NOTES:**
1. DATE OF FIELD WORK:
2. SEE SHEET 2 FOR LEGEND

MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGES _____

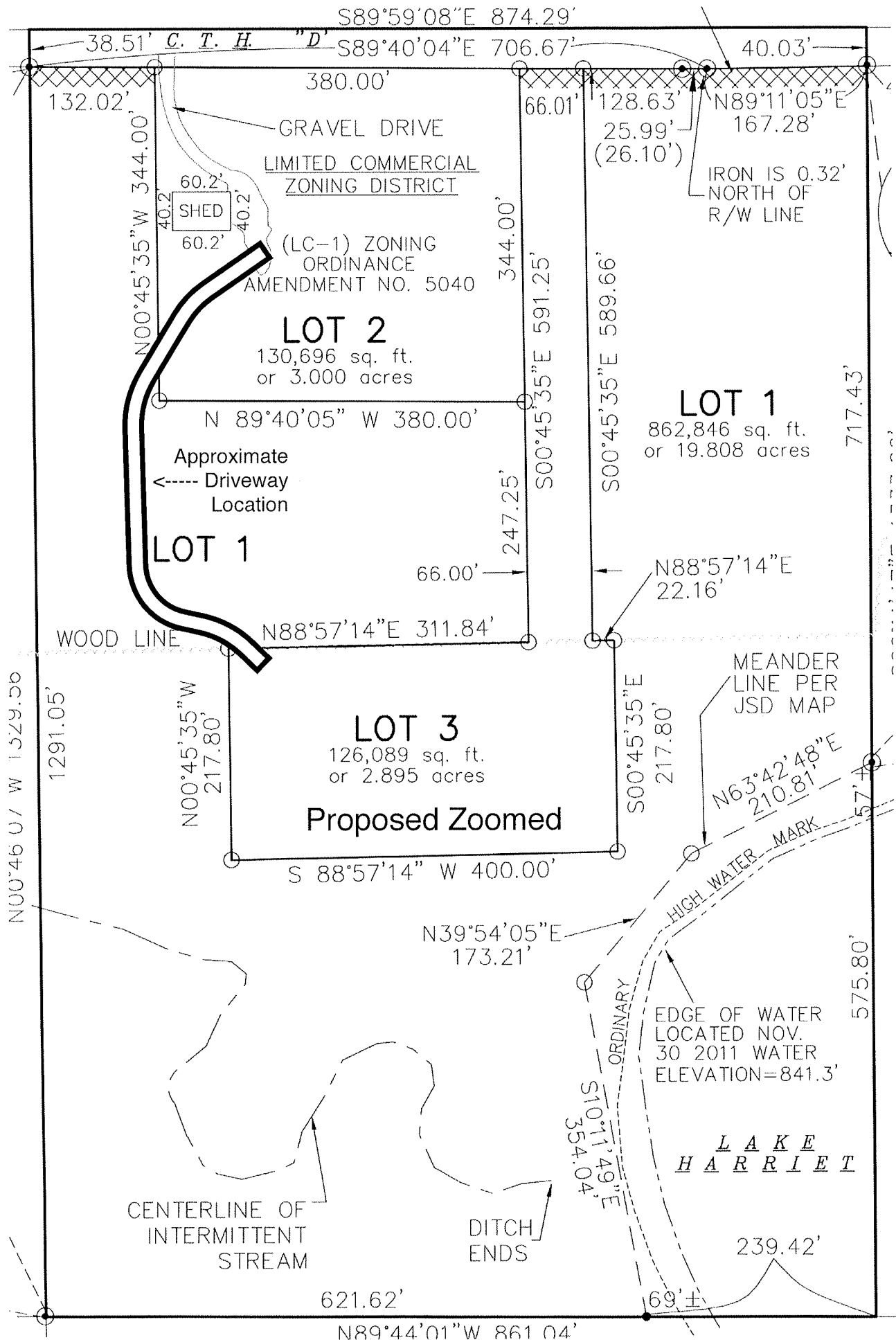
Date: 01-24-2012
Plot View: CSM
\\BSE1481\dwg\BSE1481.dwg



LANDS

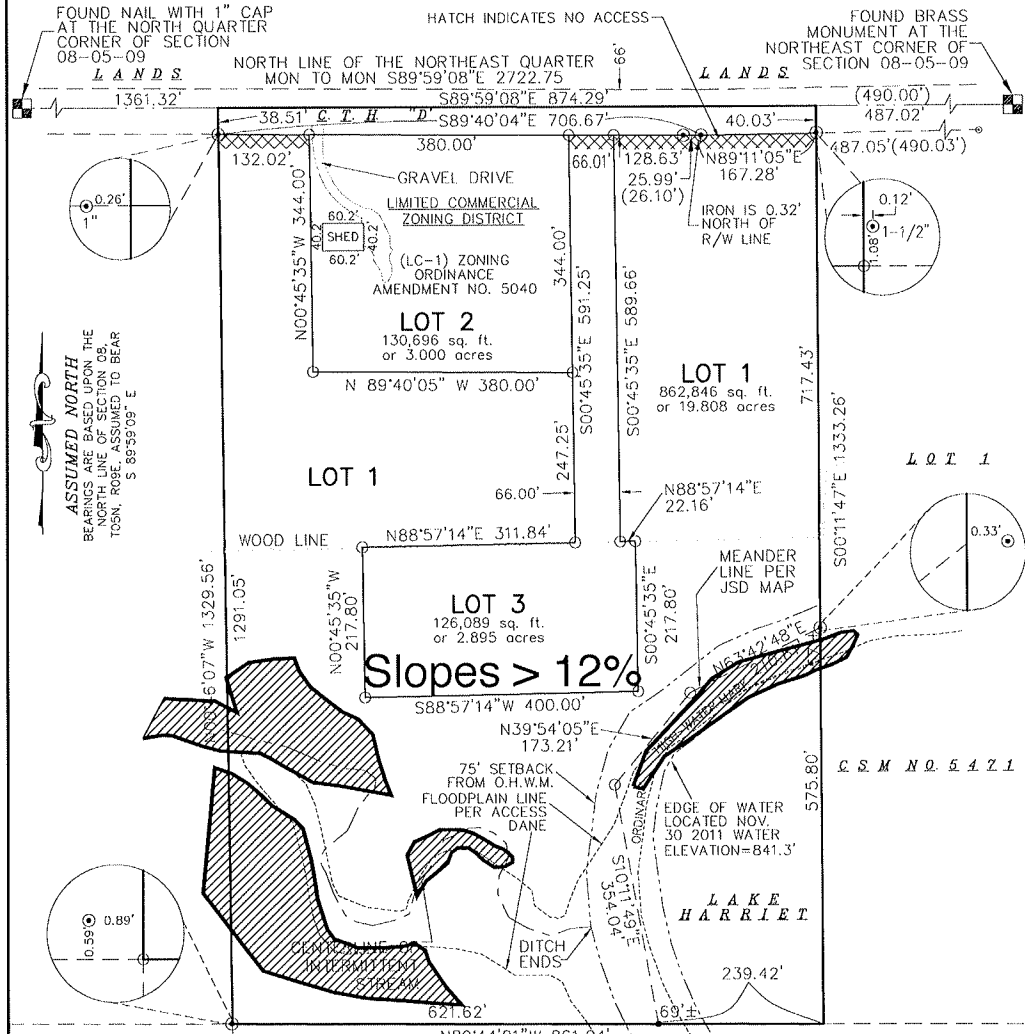
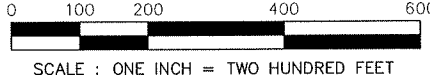
SURVEYED FOR :
Dan R. Kok
2921 Camp Leonard Road
McFarland, WI 53558

SURVEYED BY :
Burse
surveying & engineering
1400 E. Washington Ave, Suite 158
Madison, WI 53703 608.250.9263
Fax: 608.250.9266
email: Mburse@BSE-INC.net
www.bursesurveyengr.com



PRELIMINARY CERTIFIED SURVEY MAP

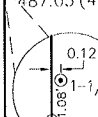
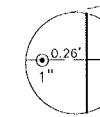
PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 08,
TOWNSHIP 05 NORTH, RANGE 09 EAST, TOWN OF OREGON, DANE COUNTY, WISCONSIN.



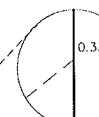
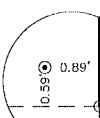
FOUND NAIL WITH 1" CAP AT THE NORTH QUARTER CORNER OF SECTION 08-05-09

HATCH INDICATES NO ACCESS

FOUND BRASS MONUMENT AT THE NORTHEAST CORNER OF SECTION 08-05-09



ASSUMED NORTH BEARING OF THE NORTH LINE OF SECTION 08 TOWNSHIP 05 NORTH, RANGE 09 EAST, ASSUMED TO BEAR S 89°59'09" E

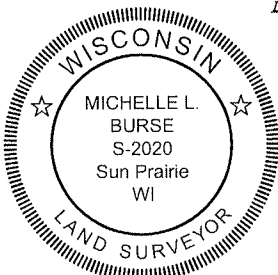


12% SLOPE AREAS HATCHED

NOTE:
1. SEE SHEET 2 FOR LEGEND.

MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGES _____

Date: 03-13-2012
Plot View: CSM
\\BSE1481\dwg\BSE1481.dwg



SURVEYED FOR :
Don R. Kok
2921 Camp Leonard Road
McFarland, WI 53558

SURVEYED BY :
Burse
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Madison, WI 53703 608.250.9263
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