

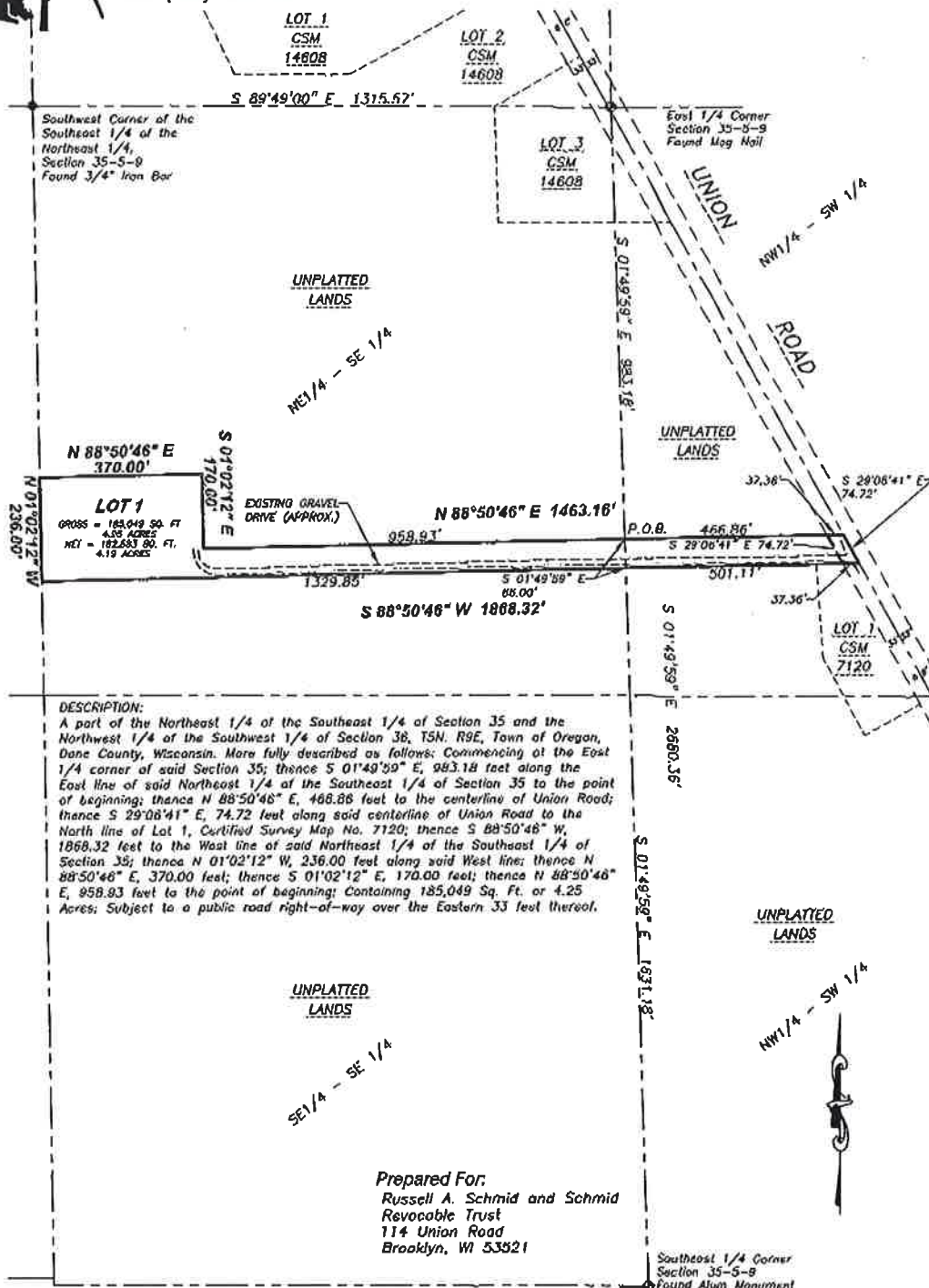


**BIRRENKOTT
SURVEYING, INC.**

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

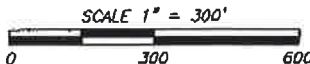
PRELIMINARY CERTIFIED SURVEY MAP

Located in the Northeast 1/4 of the Southeast 1/4 of Section 35,
and the Northwest 1/4 of the Southwest 1/4 of Section 36, T5N,
R9E, Town of Oregon, Dane County, Wisconsin



DESCRIPTION:
 A part of the Northeast 1/4 of the Southeast 1/4 of Section 35 and the Northwest 1/4 of the Southwest 1/4 of Section 36, T5N, R9E, Town of Oregon, Dane County, Wisconsin. More fully described as follows: Commencing at the East 1/4 corner of said Section 35; thence S 01°49'59" E, 983.18 feet along the East line of said Northeast 1/4 of the Southeast 1/4 of Section 35 to the point of beginning; thence N 88°50'46" E, 466.86 feet to the centerline of Union Road; thence S 29°08'41" E, 74.72 feet along said centerline of Union Road to the North line of Lot 1, Certified Survey Map No. 7120; thence S 88°50'48" W, 1868.32 feet to the West line of said Northeast 1/4 of the Southeast 1/4 of Section 35; thence N 01°02'12" W, 236.00 feet along said West line; thence N 88°50'46" E, 370.00 feet; thence S 01°02'12" E, 170.00 feet; thence N 88°50'46" E, 958.93 feet to the point of beginning; Containing 185,049 Sq. Ft. or 4.25 Acres; Subject to a public road right-of-way over the Eastern 33 feet thereof.

Prepared For:
 Russell A. Schmid and Schmid
 Revocable Trust
 114 Union Road
 Brooklyn, WI 53521



Office Map No. 180277



DANE COUNTY PLANNING & DEVELOPMENT

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

April 11, 2018

Russell Schmid
113 Union Road
Brooklyn, WI 53521

Planning
(608)266-4251, Rm. 116

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

Zoning
(608)266-4266, Rm. 116

Dear Mr. Schmid:

Attached is the Density Study Report and supporting information you requested for your property in Sections 35 and 36 of the Town of Oregon.

Under the policies of the *Town of Oregon / Dane County Comprehensive Plan*, this property would have the potential for up to six (6) additional homesites.

I hope this information is helpful. If you have any other questions or comments, please don't hesitate to contact me at (608) 267-4115 or via email at standing@countyofdane.com.

Sincerely,

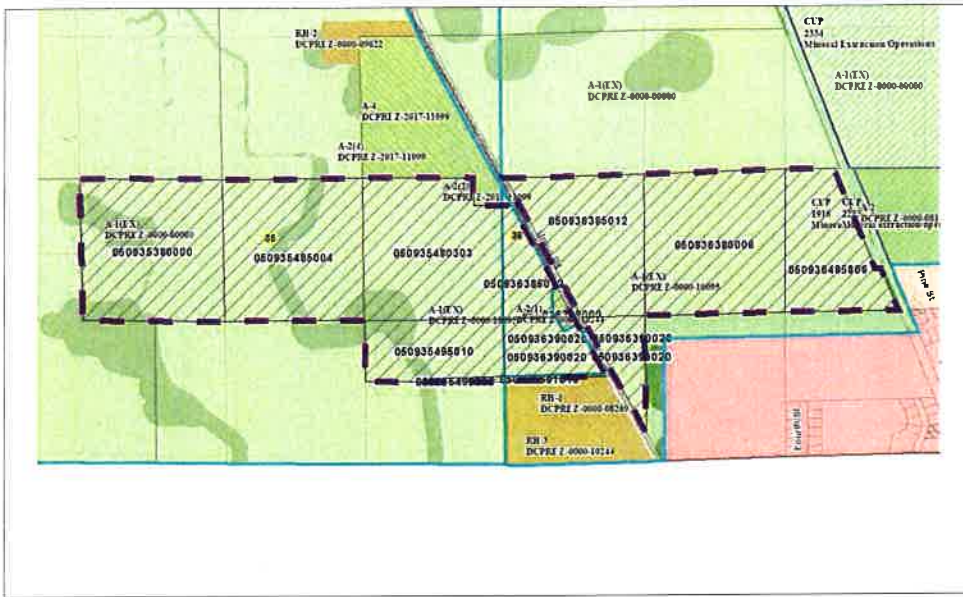
Brian Standing
Senior Planner

Enclosures. cc: *Jennifer Hanson, Town of Oregon Planning Commission Secretary*

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.

		Applicant: Russel Schmid			
Town	Oregon	A-1EX Adoption	1/5/1995	Orig Farm Owner	Russel and Esther Schmid Trust
Section:	35, 36	Density Number	35	Original Farm Acres	254.39
Density Study Date	4/11/2018	Original Splits	7.27	Available Density Unit(s)	6



Reasons/Notes:

Homesites created to date: 1 per CSM 7120. New development should avoid resource protection corridors.

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
050936485806	23.05	DOYLE FARMS INC	
050936388000	1.1	PHILLIP OWEN & CHERYL K SCHMID	07120
050936390020	16.9	RUSSELL A SCHMID	
050936385012	37.08	RUSSELL A SCHMID	
050936380008	40.01	RUSSELL A SCHMID	
050935495010	16.74	RUSSELL A SCHMID	
050935485004	39.99	RUSSELL A SCHMID	
050935480303	37.97	RUSSELL A SCHMID	
050935380000	40.1	RUSSELL A SCHMID	
050936391810	0.81	WILFRED W WENDT & DOROTHY M WENDT	



Dane County Department of Planning & Development
Application for Density Study Report

Date: April 3, 2018

Landowner information:

Name: Russell Schmid
Address: 113 Union Rd City: Brooklyn Zip Code: 53521
Daytime phone: 608-575-3760
Fax: _____ E-mail: SCHMIDY@AOL.COM

Applicant information (if different from landowner):

Name: _____
Address: _____ City: _____ Zip Code: _____
Daytime phone: _____
Fax: _____ E-mail: _____
Relationship to landowner: _____
Are you submitting this application as an authorized agent for the landowner? Yes No

Property information:

Property address: 114 Union Rd Brooklyn
Parcel ID #: 0509-354-8030-3

Legal description of property:

____ 1/4 of ____ 1/4, Section _____, Town of Oregon

OR

Certified Survey Map ID: _____ Lot _____

Sketch map provided? Yes No

Additional information (optional):

Name of owner of original farm (if known): _____

Are there any recorded agreements, liens, deed restrictions, easements or other legally binding documents that would affect the number or distribution of potential building sites on the property?

Yes No Don't know
Reg. of Deeds Doc. No. (if known) _____

Comments: _____

Please allow 3-6 weeks to process your request. A copy of the report will be mailed to the landowner, the applicant (if different from the landowner) and the town clerk.

TOWN OF OREGON

APPLICATION FOR LAND USE CHANGE

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

1. NAMES — Owner

Applicant (if other than Owner)

Name Russell Schmid

Name _____

Street _____

Street _____

City, State, Zip 114 Union Rd Brooklyn, NY 11221

City, State, Zip _____

Phone: Days 575-3760 Cell _____

Phone: Days _____ Cell _____

2. PROPERTY LOCATION Sec 35/36 114 Union Rd

Section: _____ Property size: 275 acres Property zoning: AG 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? in process
- 3. Submit 12 copies Proposed & Final Certified Survey Map (CSM). by April 17th
- 4. Submit the Town of Oregon Land Division Application.
- 5. Submit a copy of the completed Dane County Land Division Application. in process
- 6. If applicable, may require approval from the Village of Oregon.
- 7. Reason for land division creating lot for son

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 A-1 Ex District to RH District for 2 acres
- 3. Submit a copy of the completed Dane County Zoning Change Application. in process
- 4. Reason for change creating a lot for son

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

Russell Schmid
Owner (signature is mandatory) Date 4-3-18

Applicant (if other than Owner) Date _____

0509-353-8000-0 et al

0509-354-8030-3

0509-354-8500-4

0509-9501-0

0509-354-9681-0

0509-363-8000-8

0509-363-8501-3

0509-363-9002-0

0509-363-9500-1

0509-363-9500-2

* 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? **NO**

Is this a Plat or Certified Survey Map (CSM) Land Division? **NO -in process**

Has a Dane County Density Study been completed? **No -in process**

2) Land Division Record

Total Acres Owned: 275

Total # of Splits Allowed? ?

Size of Parcels Created:

Parcel 1) 2 acres Parcel 2) 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

Russell Schmidt, the applicant/petitioner for land division/rezone,
(Nature of application/petition)

dated April 3, 2018 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 April day of 3, 2018.

Russell Schmidt

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.