

swit@chorus.net

TOWN OF OREGON  
1138 Union Road • Oregon, WI 53575 • (608) 835-3200

PERMIT APPLICATION

1. NAMES — Owner Applicant (if other than Owner)  
Name ROBERT & KATHRYN SWITZKY Name \_\_\_\_\_  
Street 2191 SUGAR RIVER ROAD Street \_\_\_\_\_  
City, State, Zip VERONA, WI 53593 City, State, Zip \_\_\_\_\_  
Phone: Days (CELL) Cell 608 770-6906 Phone: Days \_\_\_\_\_ Cell \_\_\_\_\_

2. PROPERTY LOCATION Highway 'A'  
Section: 22 Property size: 56.7 Property zoning: A-1 EX Parcel No.: 0509-223-8690-3  
Property Address: \_\_\_\_\_

3. PROJECT DESCRIPTION - Please attach CSM, sketch or diagram.

Land Division  
Total Acres Owned 56.7 Has a Dane County Density Study been completed? Yes/No Yes  
Size of parcels to be created:  
Parcel 1) 48.7 acres; Parcel 2) 8 acres; Parcel 3) \_\_\_\_\_ acres; Parcel 4) \_\_\_\_\_ acres  
Principal reason for land division (describe): \_\_\_\_\_

Zoning Change  
Zoning change from A-1 EX District to RH-3 District for 8 acres  
Reason for change BUILD SINGLE FAMILY HOME AND ACCESSORY BUILDING.

Conditional Use Permit  
Conditional Use Permit for \_\_\_\_\_

Mobile Home  
Mobile home is \_\_\_\_\_ feet by \_\_\_\_\_ feet; Length of time estimated on site: \_\_\_\_\_  
Intended purpose: \_\_\_\_\_

Driveway Construction  
Location: \_\_\_\_\_  
Driveway \_\_\_\_\_ Ag. Field road \_\_\_\_\_ Proposed road length: \_\_\_\_\_ feet  
Maximum slope before construction: \_\_\_\_\_ % Maximum slope after construction: \_\_\_\_\_ %  
Conditions: Width of driveway \_\_\_\_\_ feet. Center of driveway from property line: \_\_\_\_\_ feet  
Drainage Culvert Needed? No \_\_\_\_\_ Yes \_\_\_\_\_ Size: Length \_\_\_\_\_ feet Diameter \_\_\_\_\_ inches  
Distance from neighbor's driveway: \_\_\_\_\_ feet

Site Plan \_\_\_ per attached  
 Other Please describe: \_\_\_\_\_

4. PLANNING REQUIREMENTS

The Town of Oregon may require the following information: Parcel legal description, Property Boundaries, Woodlands, Location on official zoning map, Utility and other easement locations, Flood plain & wetlands, streams, rivers, ponds, drainage, Slopes over 12% highlighted, Surrounding land use (within 200'), Livestock confinement areas, Topography: float, rolling, steep; Prime farmland designation, Existing Land Use Plan designation, Mature woodlands, Existing structures, Soil Types, Proposed Use – number of dwelling units, type of industry, etc., Street, roads and driveways (existing and planned)

5. SIGNATURE  
[Signature] 06.02.14  
Owner (signature is mandatory) Date Applicant (if other than Owner) Date

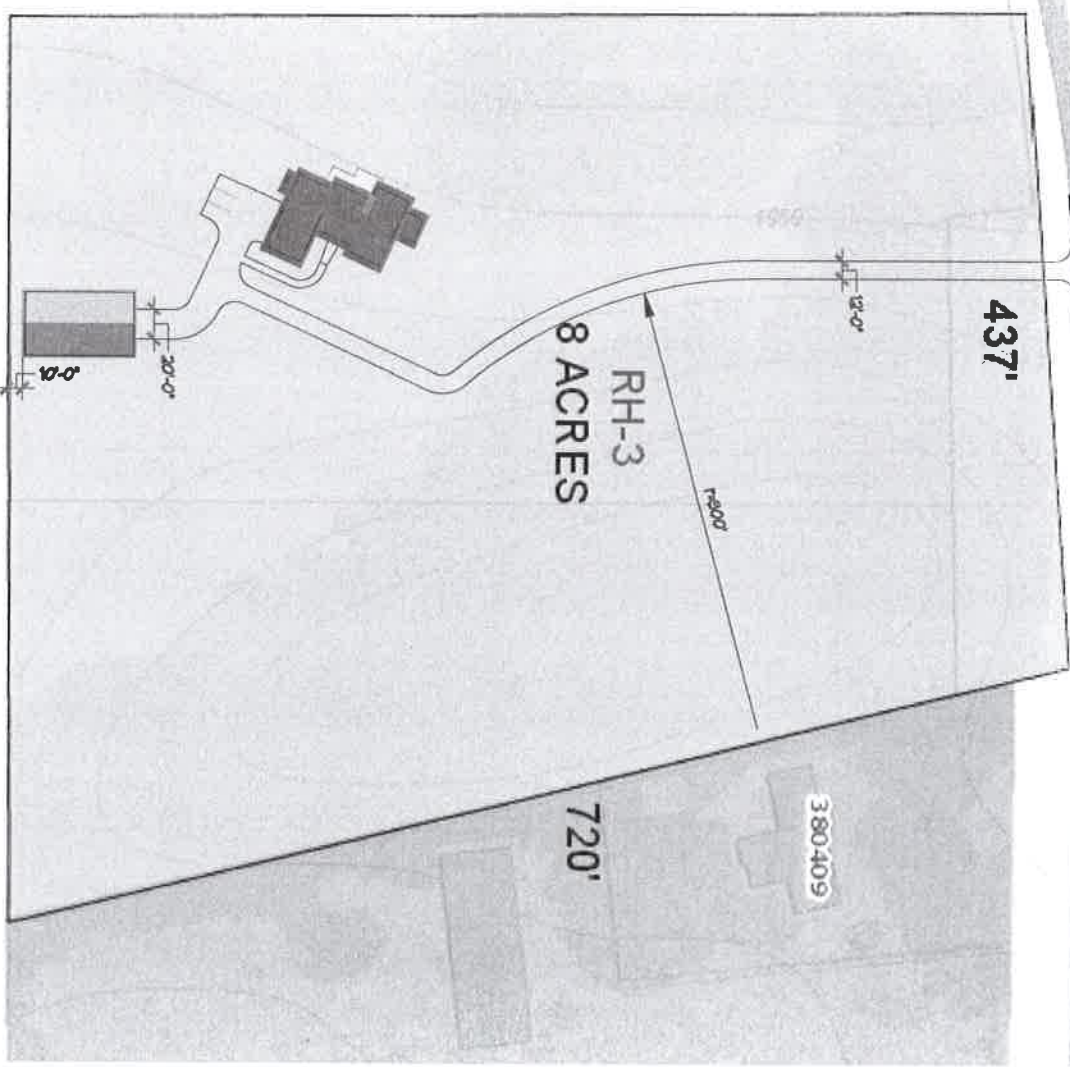
HIGHWAY A

437'

380409

720'

670'



600'


 RH-3 SITE PLAN  
 NOT TO SCALE



PROPERTY

2916006

297009

295029

283704

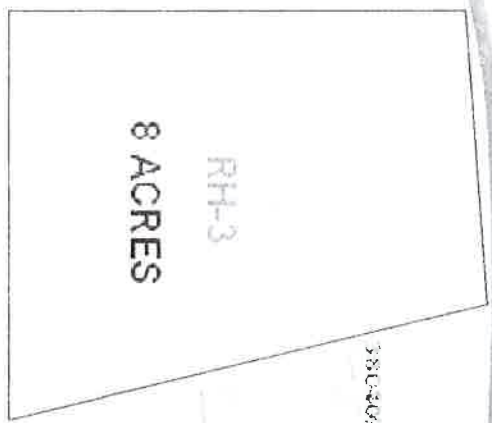
380614

385011

380503

380409

380407



A-1EX

385903

48.7 ACRES

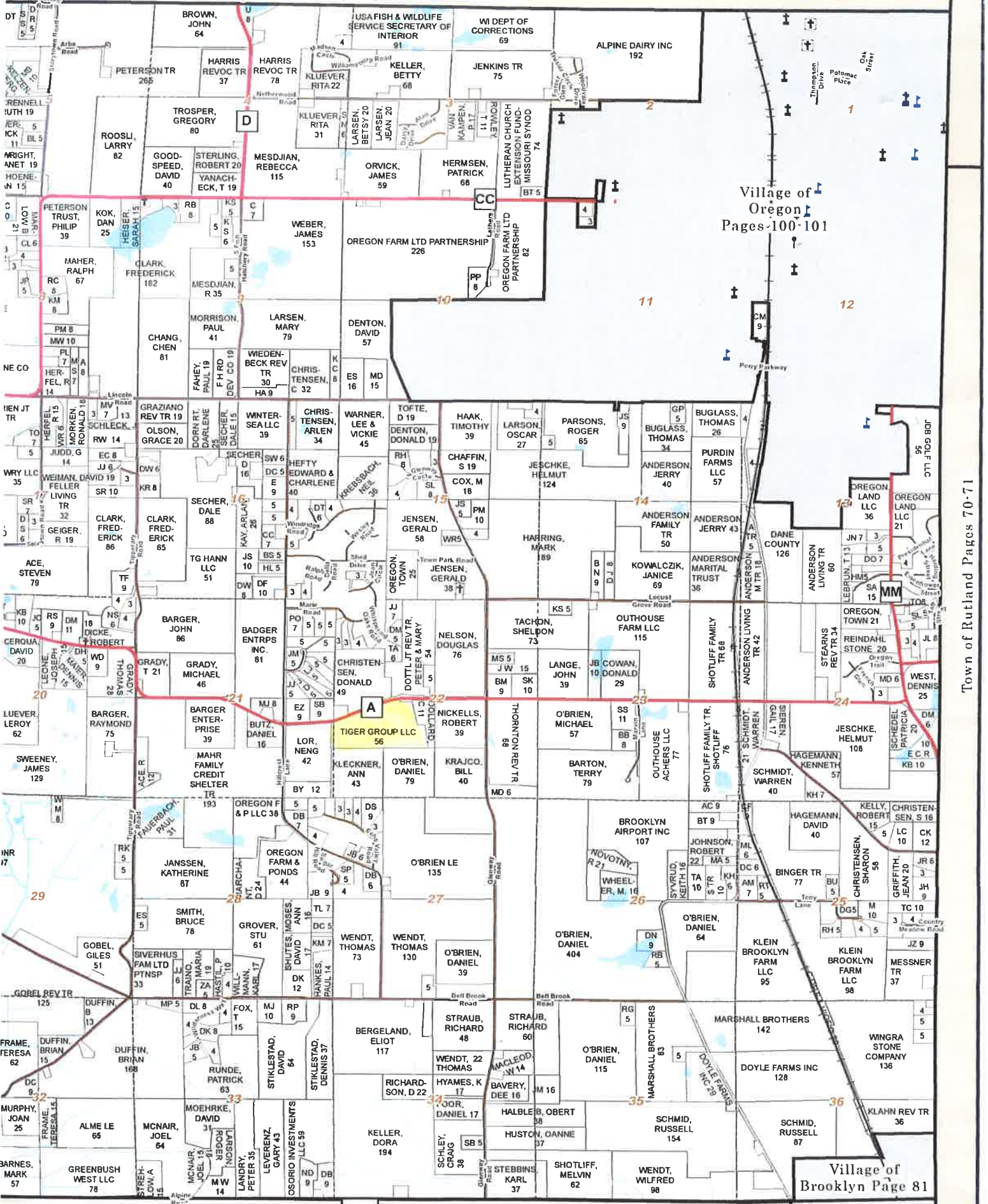
OVERALL SITE PLAN  
NOT TO SCALE

1"=50'



4431

1 Municipal Office Building	4 Cemetery	Section Line	Public Land
2 Church	5 School	Park Land	Woodland



Town of Rutland Pages 70-71

Village of Brooklyn Page 81



# 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

August 5, 2013

RE: DCPDEN-2013-0031

Robert Switzky  
2192 Sugar River Road  
Verona, WI 53593

Dear Mr. Switzky:

Enclosed is the density study report and supporting information you requested for the property in Section 22 of the Town of Oregon.

Based on the policies of the adopted *Town of Oregon/Dane County Comprehensive Plan*, this property is eligible for up to three (3) additional homesites. However, all owners of at least 35 acres of the original Donald Christensen farm (currently Tiger Group, LLC and Donald E. Christensen) should, if they have not done so already, negotiate an agreement about how the remaining homesites are to be allocated between them. The county Zoning and Land Regulations committee and the Town of Oregon Board will customarily honor such agreements once they are recorded with the Dane County Register of Deeds.

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](mailto:standing@countyofdane.com).

Sincerely,

Brian Standing  
Senior Planner

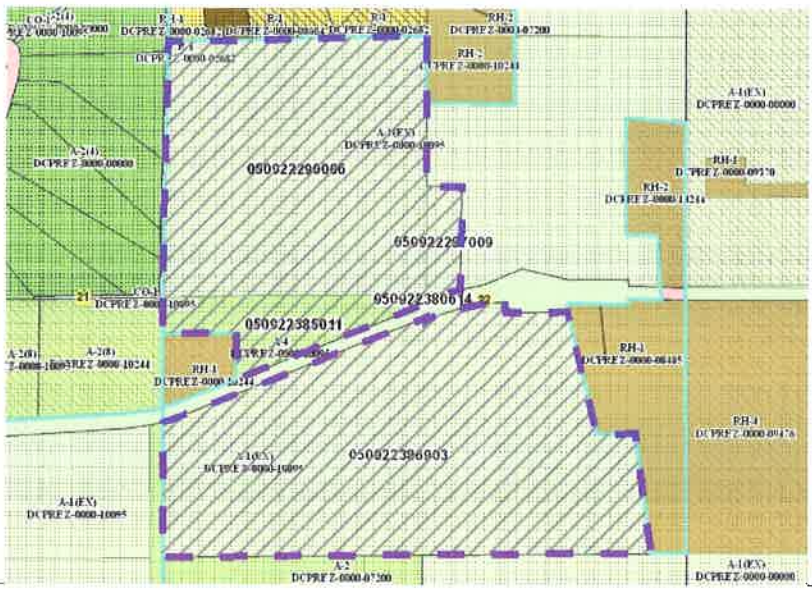
CC (w/ enclosures):  
Denise Arnold, Town of Oregon Clerk  
Tiger Group, LLC, landowner  
Donald E. Christensen, landowner

*Enclosures.*

# 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> Tiger Group LLC					
<b>Town</b>	Oregon	<b>A-1EX Adoption</b>	1/5/1995	<b>Orig Farm Owner</b>	Donald E. Christensen
<b>Section:</b>	22	<b>Density Number</b>	35	<b>Original Farm Acres</b>	105.45
<b>Density Study Date</b>	8/5/2013	<b>Original Splits</b>	3.01	<b>Available Density Unit(s)</b>	3



**Reasons/Notes:**  
 Homesites created to date:  
 NONE

Note: owners of at least 35 acres of original farm (Tiger Group, Don Christensen) should record agreement regarding allocation of remaining splits.

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
050922385011	6.87	DONALD E CHRISTENSEN	
050922297009	2.2	DONALD E CHRISTENSEN	
050922380614	0.02	DONALD E CHRISTENSEN	
050922290006	40.14	DONALD E CHRISTENSEN	
050922386903	56.21	TIGER GROUP LLC	