

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
06/19/2018	DCPREZ-2018-11322
Public Hearing Date	C.U.P. Number
08/28/2018	

OWNER INFORMATION

OWNER NAME STIKLESTAD REV LIVING TR, DAVID & LYNN	PHONE (with Area Code) ((608) 333-7528
BILLING ADDRESS (Number & Street) 5571 BELLBROOK RD	
(City, State, Zip) BROOKLYN, WI 53521	
E-MAIL ADDRESS lstiklestad@gmail.com	

AGENT INFORMATION

AGENT NAME TALARCZYK LAND SURVEYING	PHONE (with Area Code) ((608) 527-5216
ADDRESS (Number & Street) W5105 KUBLY ROAD	
(City, State, Zip) New Glarus, WI 53574	
E-MAIL ADDRESS bob@talarczykksurveys.com	

ADDRESS/LOCATION 1

ADDRESS OR LOCATION OF REZONE/CUP	ADDRESS OR LOCATION OF REZONE/CUP
5571 Bellbrook Road	
TOWNSHIP OREGON	SECTION 33
PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED
0509-331-8050-0	

ADDRESS/LOCATION 2

ADDRESS OR LOCATION OF REZONE/CUP	ADDRESS OR LOCATION OF REZONE/CUP
TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED

ADDRESS/LOCATION 3

ADDRESS OR LOCATION OF REZONE/CUP	ADDRESS OR LOCATION OF REZONE/CUP
TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED

REASON FOR REZONE

SEPARATING EXISTING RESIDENCE FROM FARMLAND

CUP DESCRIPTION

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	A-2 (8) Agriculture District	8.3		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <i>JS</i>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <i>JS</i>	INSPECTOR'S INITIALS RWL1
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SIGNATURE:(Owner or Agent) <i>Lynn Stiklestad</i>	PRINT NAME: LYNN STIKLESTAD
DATE: 6-19-18	

Proposed Zoning Change Request; June 19, 2018

David & Lynn Stiklestad Rev Living Trust; 5571 Bellbrook Road Brooklyn, WI 53521

Tax Parcel #'s; 0509-331-8050-0; currently 13 acres * Dividing this parcel to 8.3 acres, proposed rezone to A2(8) and remaining 4.7 acres to remain A1(ex); Remaining farm tax parcel #'s; 0509-331-9600-0 18.1 acres A1(ex); 0509-331-8800-0 10 acres A1(ex); 0509-331-9000-4 19.9 acres A1(ex)

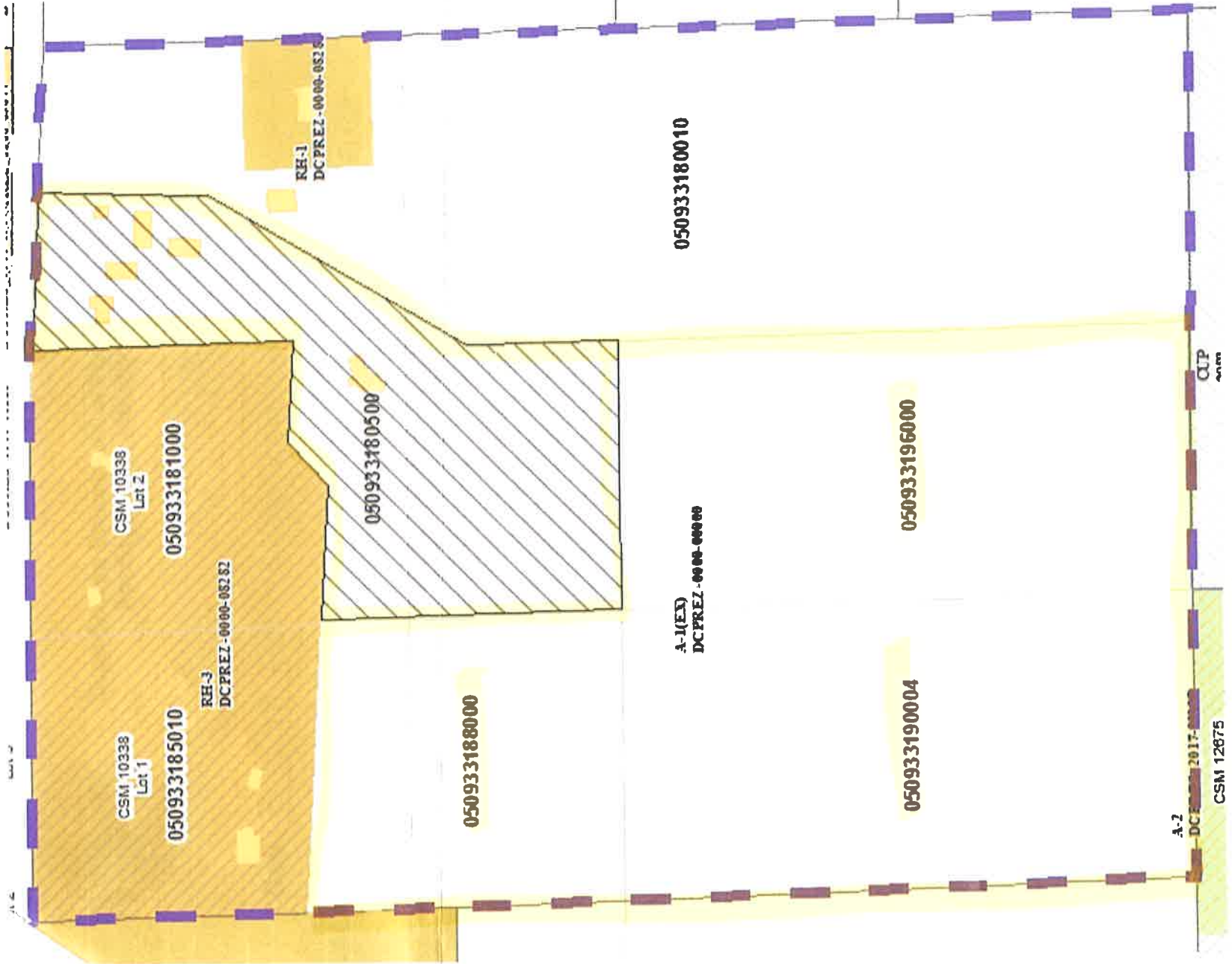
Legal Description of whole property: 61 total acres; The East ½ of the Northeast ¼ and the East ½ of the West ½ of the Northeast ¼ of Section 33, Township 5 North, Range 9 East, in the Town of Oregon, Dane County, Wisconsin, except lands conveyed in Document No. 3486310, and except Lots 1 and 2, certified Survey map 10338 recorded in Vol. 61, page 20 as document no. 3456320.

Legal Description of proposed zoning change property: 8.3 acres; That part of the Northeast 1/4 of the Northeast 1/4 of Section 33, Town 6 North, Range 6 East, Town of Oregon, Dane County, Wisconsin, bounded and described as follows:
Commencing at the Northeast corner of said Section 33; thence S89.58'20"W along the North line of Section 33, 331.89' to the point of beginning; thence S89°58'20"W, 357.86'; thence S01°28'29"E, 602.81'; thence N86°41'28"W, 231.92'; thence S89°58'20"W, 132.26'; thence S01°42'51"E, 351.62'; thence N88°17'09"E, 302.12'; thence N01°10'25"W, 22.37'; thence N30°21'29"E, 683.20'; thence N01°43'21"E, 411.30' to the point of beginning; subject to a public road right of way as shown and to any and all easements of record.

Written Statement:

We are asking for a re-zone on a portion of our farm located at 5571 Bellbrook Road, Township of Oregon, County of Dane, WI along with having a Certified Survey Map completed and recorded on 8.3 acres. This 8.3 acres will be taken from the existing 61 acres farm currently zoned A1(ex). We plan to sell 52.7 acres of Ag land to a neighbor for farm use only. We are not asking for a "split" or buildable site. There will be a 20' farm easement created to allow for access to the crops on the 52.7 acres. The CSM is to be created for the 8.3 acres to allow for a re-zone of A2(8) and bring it into compliance with the County zoning rules as it will no longer qualify for A1(ex). The 8.3 acres will include the existing house and supporting farm buildings along with the driveway.

- A. Existing uses of the property; Farm land with supporting buildings and one household. Currently zoned A1(Ex). Crops are planted on approx. 35 - 40 acres.
- B. Existing uses of neighboring properties; Farm land with crops, private residences with horses, Horse boarding farm, vacant wooded land.(Zoned RH-3, A1(ex))
- C. Proposed use of rezoned area; rezone necessary to be in compliance with zoning rules, as 52.7 acres of ag land will be sold to neighbor for additional hay crop. Remaining 8.3 acres will retain the residence and supporting farm buildings to allow for a small hobby farm such as horses, cattle, organic gardening, etc., therefore we are asking for a rezone of A2(8) from A1(ex) on the 8.3 acres. The 52.7 acres will remain as A1(ex) and be for farm use.
- D. Sale of Ag land will take place as soon as possible once the re-zone and CSM are recorded with the County to allow for a new legal description of the property.



CSM 10338
Lot 1

050933185010

CSM 10338
Lot 2

050933181000

RH-3
DCPREZ-0000-05282

050933180500

050933188000

A-1(EX)
DCPREZ-0000-00000

050933180010

050933190004

050933196000

A-2
DCPREZ-2017-00000
CSM 12675

CUP

RH-1
DCPREZ-0000-05282

4120

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 David and Lynn Sliksizid Rev. Trust Name

Street 5571 Bellbrook Rd Street

City, State, Zip Brooklyn WI 53501 City, State, Zip

Phone: Days 608.333.7528 Cell _____ Phone: Days Cell

2. PROPERTY LOCATION Town of Oregon

Section: 33 Property size: _____ Property zoning: A1 Ex Parcel No(s): 0509-331-8050-0

Property Address: 5571 Bellbrook Rd Brooklyn WI 53501

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 Compliance with Township & County Zoning

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 A1 Ex District to A2 B District for 2.3 acres
- 3. Submit a copy of the completed Dane County Zoning Change Application.
- 4. Reason for change Compliance with Township & County Zoning

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

David Sliksizid Date 06-18-18
Owner (signature is mandatory) Date

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.**

Land Division/CSM Application

1) Preliminary Parcel Division Inquiry

Has the Applicant attended a pre-consultation with the Plan Commission? *yes*

Is this a Plat or Certified Survey Map (CSM) Land Division? *CSM*

Has a Dane County Density Study been completed? *yes*

2) Land Division Record

Total Acres Owned: 61

Total # of Splits Allowed? 0

Size of Parcels Created:

Parcel 1) *8.3* 8.3 acres Parcel 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 Drainage 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

Proposed 20' Wide Access Easement

A 20' wide access easement over part of the Northeast 1/4 of the Northeast 1/4 of Section 33, Town 5 North, Range 9 East, Town of Oregon, Dane County, Wisconsin, whose centerline is described as follows:

Commencing at the Northeast corner of said Section 33; thence S89°58'20"W along the North line of Section 33, 520.00' to the point of beginning of the line being described; thence S05°09'02"W, 118.31'; thence S12°02'36"W, 69.20'; thence S03°01'11"W, 353.62'; thence S01°22'10"E, 218.40'; thence S30°21'29"W, 279.24'; thence S01°10'25"E, 25.28' to the end of the line being described.

EASEMENT EXHIBIT

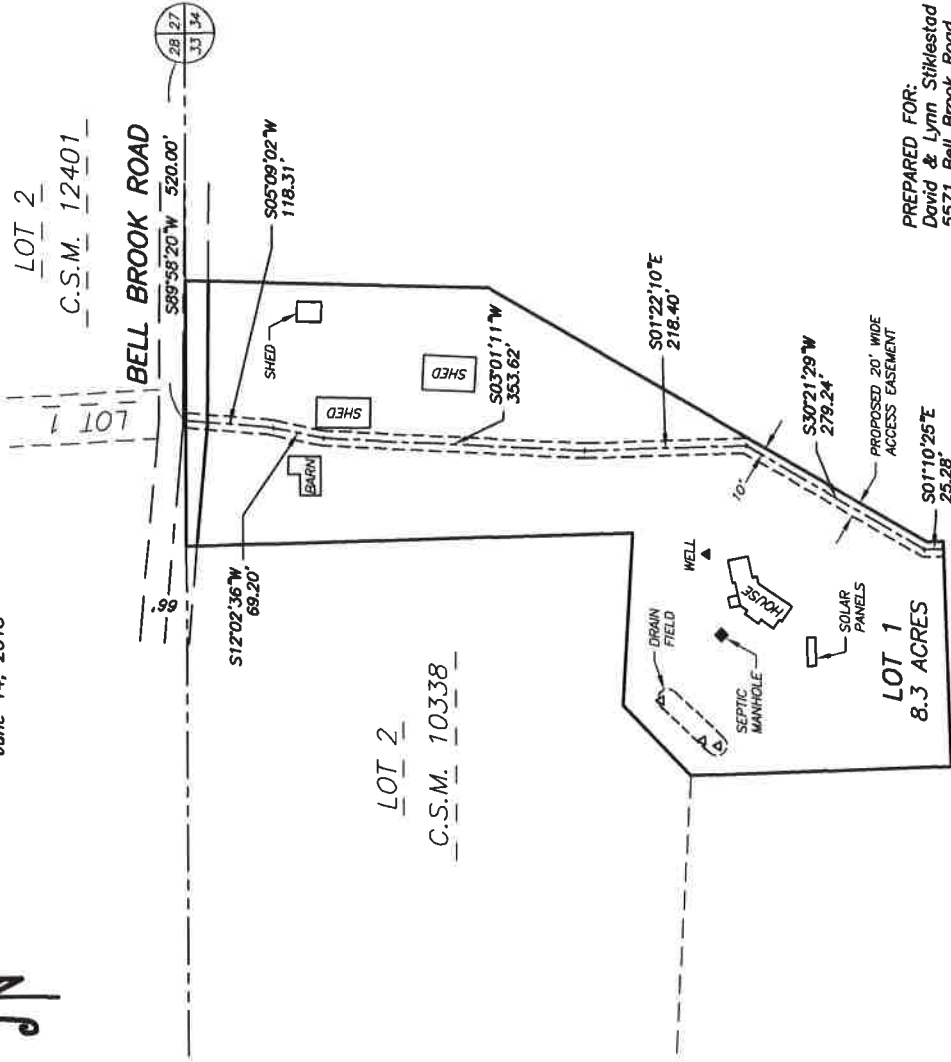
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Robert A. Talarczyk

June 14, 2018



PREPARED FOR:
David & Lynn Stikkestad
5571 Bell Brook Road
Brooklyn, WI 53521
(608) 333-7528



TALARCZYK
LAND SURVEYS LLC

W5105 Kubly Road
New Glarus, WI 53574
608-527-5216
www.talarczykland.com

CERTIFIED SURVEY MAP

NO. _____

Part of the Northeast 1/4 of the Northeast 1/4 of Section 33, Town 6 North, Range 6 East, Town of Oregon, Dane County, Wisconsin.

LEGEND:



Cast aluminum monument found



1" iron pipe found



3/4" solid round iron rod found



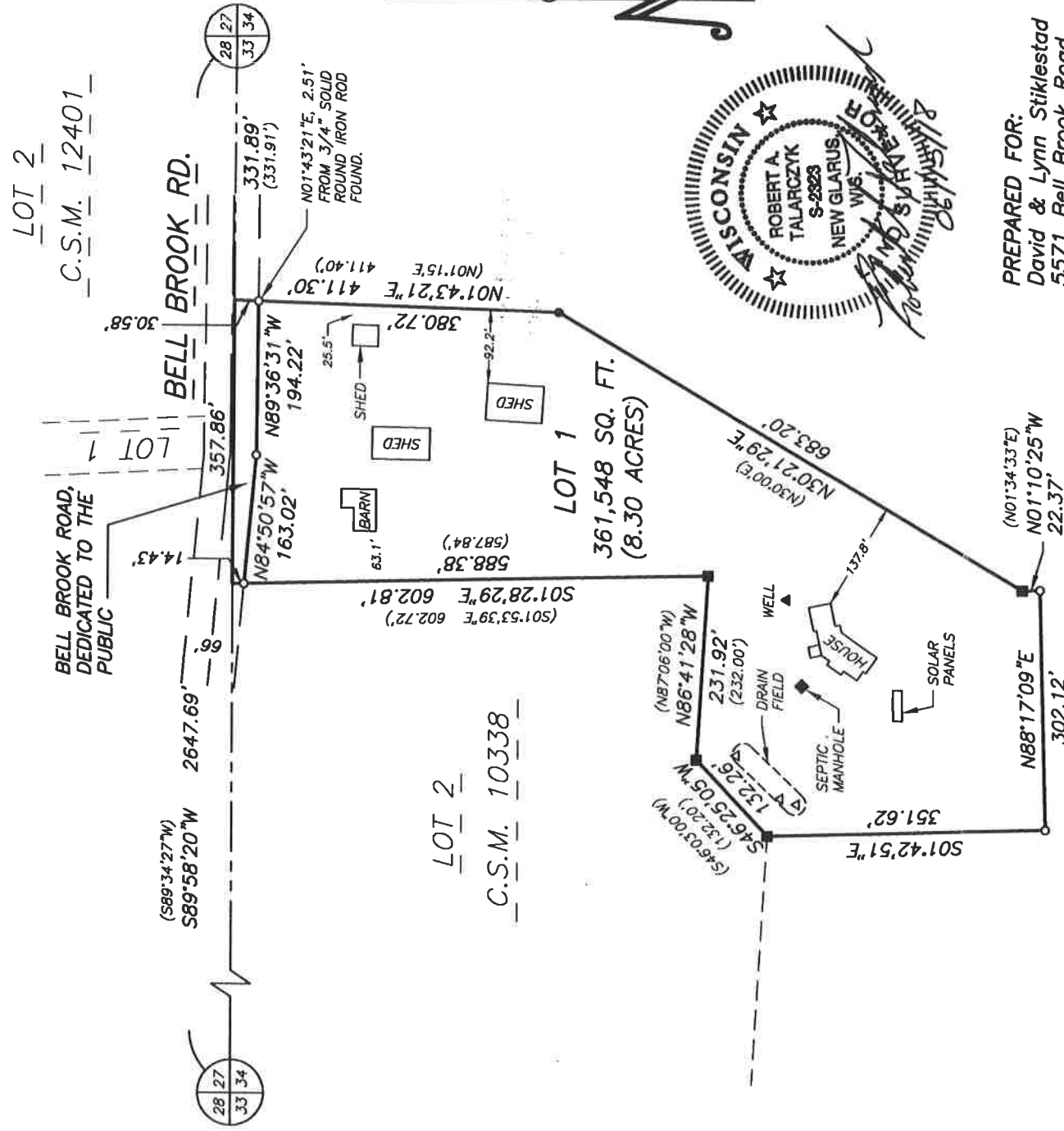
3/4" x 24" solid round iron rod set,
weighing 1.5 pounds per lineal foot



Septic vent

NOTES:

- 1.) Bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone, NAD83 (2011), in which the North line of the Northeast 1/4 of Section 33 bears S89°58'20"W.
- 2.) Recorded data, when different than measured, is shown in parenthesis.
- 3.) Refer to building site information contained in the Dane County Soil Survey.
- 4.) All PLSS witness monuments were found and verified.

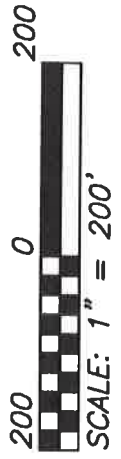


PREPARED FOR:
David & Lynn Stiklestad
5571 Bell Brook Road
Brooklyn, WI 53521
(608) 333-7528



TALARCZYK
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W5105 Kubly Road
New Glarus, WI 53574
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www.talarczyk-surveys.com



JOB NO. 18091
POINTS 18091
DRWG. 18091
DRAWN BY RT

SHEET 1 OF 2

CERTIFIED SURVEY MAP NO. _____

That part of the Northeast 1/4 of the Northeast 1/4 of Section 33, Town 6 North, Range 6 East, Town of Oregon, Dane County, Wisconsin, bounded and described as follows:
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I hereby certify that this survey is in compliance with Chap. 236.34 of the Wis. Statutes, and that I have surveyed, monumented, and mapped the lands described hereon, and that this map is a correct representation thereof in accordance with the information provided.



Robert A. Talarczyk, P.L.S.

June 15, 2018

OWNERS' CERTIFICATE OF DEDICATION:

As owners, we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this certified survey map. We also certify that this map is required by s.236.10 or s.236.12 Wisconsin Statutes and S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the following for approval or objection: The Town of Oregon and the Dane County Zoning and Land Regulation Committee.

WITNESS the hand and seal of said owners this 15 day of June, 2018.



David J. Stiklestad



Lynn M. Stiklestad

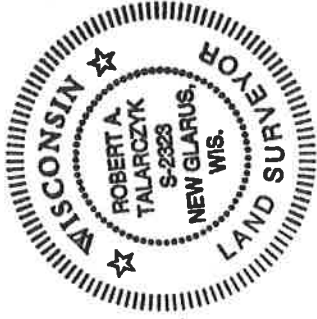
STATE OF WISCONSIN)

Dane COUNTY) SS

Personally came before me this 18 day of June, 2018, the above named David J. Stiklestad and Lynn M. Stiklestad to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

My commission expires 6-3-2022

Notary Public, Dane County, Wisconsin



TOWNSHIP APPROVAL: This Certified Survey Map and the public dedication shown hereon is approved for recording this _____ day of _____, 20____ by the Town of Oregon.

Town Clerk

COUNTY APPROVAL: Approved for recording per Dane County Zoning and Land Regulation Committee action of _____, by _____,

Authorized Representative

REGISTER OF DEEDS CERTIFICATE: Received for record this _____ day of _____, 20____ at _____ o'clock _____M., and recorded in Vol. _____ of Certified Survey Maps of Dane Co., on Pages _____.

Register of Deeds

JOB NO. 18091
POINTS 18091
DRWG. 18091
DRAWN BY RT