

# TOWN OF OREGON

## APPLICATION FOR LAND USE CHANGE

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

### 1. NAMES — Owner

Name O'BRIEN FAMILY IRREVOCABLE TRUST

Street 509 Glenway Rd

City, State, Zip Brooklyn WI 53521

Phone: Days 608-267-8700 Cell 608-333-5087

Applicant (if other than Owner)

Name Chase O'Brien

Street 2594 Leopold Way #113

City, State, Zip Sun Prairie WI 53590

Phone: Days \_\_\_\_\_ Cell 608-333-5087

### 2. PROPERTY LOCATION same as above

Section: 27 Property size: \_\_\_\_\_ Property zoning: A-1 (EX) Parcel No(s): \_\_\_\_\_

Property Address: 509 Glenway Rd and adjacent

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? YES - 4 density units available
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 Create two residential lots on family farm

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 A-2 District for 30.95 acres
3. Submit a copy of the completed Dane County Zoning Change Application.
4. Reason for change To allow construction of two homes on family farm

Lot 2 = 14.5 A-2 (8)  
Lot 1 = 16.3 A-2

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

[Signature]  
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.**

# Dane County Rezone & Conditional Use Permit

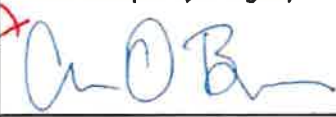
|                     |                   |
|---------------------|-------------------|
| Application Date    | Petition Number   |
| 06/07/2016          | DCPREZ-2016-11018 |
| Public Hearing Date | C.U.P. Number     |
| 08/23/2016          |                   |

| OWNER INFORMATION                                   |                        | AGENT INFORMATION                                  |  |
|---|------------------------|--|--|
| OWNER NAME<br>O'BRIEN FAMILY IRREV TR               | PHONE (with Area Code) | AGENT NAME<br>CHASE O'BRIEN                        | PHONE (with Area Code)<br>(608) 333-5087 |
| BILLING ADDRESS (Number & Street)<br>509 GLENWAY RD |                        | ADDRESS (Number & Street)<br>2594 LEOPOLD WAY #113 |  |
| (City, State, Zip)<br>BROOKLYN, WI 53521            |                        | (City, State, Zip)<br>SUN PRAIRIE, WI 53590        |  |
| E-MAIL ADDRESS<br>CHASE05887@GMAIL.COM              |                        | E-MAIL ADDRESS<br>CHASE05887@GMAIL.COM             |  |

| ADDRESS/LOCATION 1                |               | ADDRESS/LOCATION 2                |               | ADDRESS/LOCATION 3                |               |
|-----------------------------------|---------------|-----------------------------------|---------------|-----------------------------------|---------------|
| ADDRESS OR LOCATION OF REZONE/CUP |               | ADDRESS OR LOCATION OF REZONE/CUP |               | ADDRESS OR LOCATION OF REZONE/CUP |               |
| NORTH AND WEST OF 509 GLENWAY RD  |               | NORTH AND WEST OF 509 GLENWAY RD  |               | NORTH AND WEST OF 509 GLENWAY RD  |               |
| TOWNSHIP<br>OREGON                | SECTION<br>27 | TOWNSHIP<br>OREGON                | SECTION<br>27 | TOWNSHIP<br>OREGON                | SECTION<br>27 |
| PARCEL NUMBERS INVOLVED           |               | PARCEL NUMBERS INVOLVED           |               | PARCEL NUMBERS INVOLVED           |               |
| 0509-271-8220-3                   |               | 0509-271-8720-8                   |               | 0509-271-9000-7                   |               |

| REASON FOR REZONE             | CUP DESCRIPTION |
|-------------------------------|-----------------|
| CREATING TWO RESIDENTIAL LOTS |                 |

| FROM DISTRICT:              | TO DISTRICT:                 | ACRES | DANE COUNTY CODE OF ORDINANCE SECTION | ACRES |
|-----------------------------|------------------------------|-------|---------------------------------------|-------|
| A-1Ex Exclusive Ag District | A-2 Agriculture District     | 16.3  |                                       |       |
| A-1Ex Exclusive Ag District | A-2 (8) Agriculture District | 14.5  |                                       |       |

|   |  |  |                                  |   |
|---|--|--|----------------------------------|---|
| C.S.M REQUIRED?<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No<br>Applicant Initials <u>CDO</u> | PLAT REQUIRED?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Applicant Initials <u>CDO</u> | DEED RESTRICTION REQUIRED?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Applicant Initials <u>CDO</u> | INSPECTOR'S INITIALS<br><br>HJH3 | SIGNATURE:(Owner or Agent)<br><br> |
|---|--|--|----------------------------------|---|

|                                  |
|----------------------------------|
| PRINT NAME:<br><br>Chase O'Brien |
| DATE:<br><br>6-7-16              |

283082

Dan

837-7463



DANE COUNTY PLANNING DEVELOPMENT

Zoning Change Application

Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703-3342
Phone: (608) 266-4266
Fax: (608) 267-1540

Items that must be submitted with your application:

- Written Legal Description of the proposed Zoning Boundaries
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.
Scaled Drawing of the location of the proposed Zoning Boundaries
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

Owner's Name O'BRIEN FAMILY IRREVOCABLE TRUST
Address
Phone (608) 333-5087
Email chaseo5887@gmail.com

Agent's Name Chase O'Brien
Address 2594 Leopold Way #113
Sun Prairie, WI 53590
Phone (608) 333-5087
Email chaseo5887@gmail.com

Town: Oregon Parcel numbers affected: 050927182203, 050927187208, 050927190007
050927280302
Section: 27 Property address or location: adjacent, northwest of 509 Glenway Rd

Zoning District change: (To / From / # of acres) from A-1 (Ex) to A-2 (8) and A-2; total area 30.95 acres split between two parcels (14.54 acres and 16.41 acres)

Soil classifications of area (percentages) Class I soils: % Class II soils: % Other: %

Narrative: (reason for change, intended land use, size of farm, time schedule)
Separation of buildings from farmland
Creation of a residential lot
Compliance for existing structures and/or land uses
Other:
Use 2 of 4 density units to build 2 single family residences on family farm. One lot will be 14.54 acres and the other will be 16.41 acres, both A-2 zoned. The land will continue to be used for agricultural uses.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
Submitted By: [Signature] Date: 05/27/2016

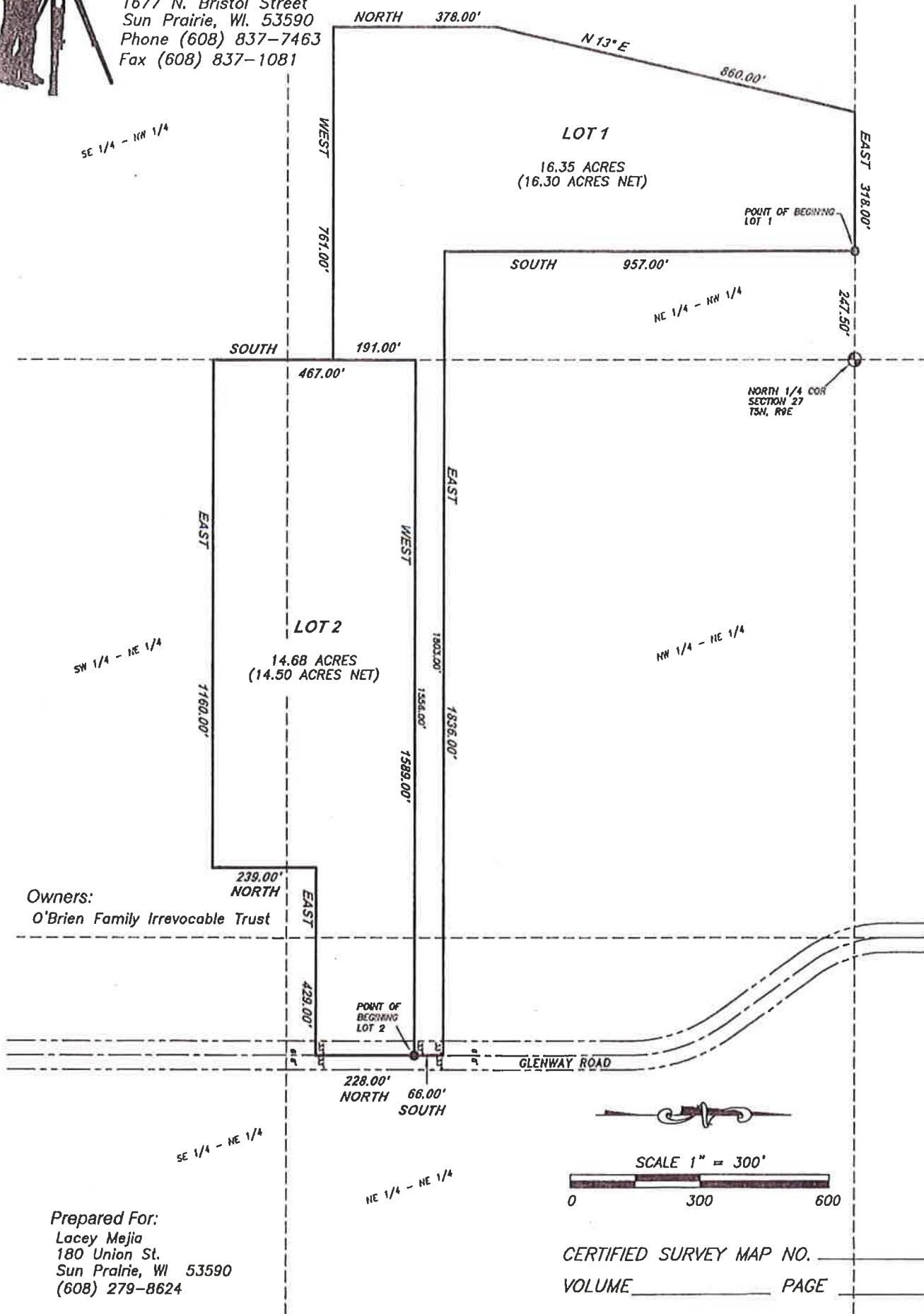
# CERTIFIED SURVEY MAP & ZONING MAP



**BIRRENKOTT  
SURVEYING, INC.**

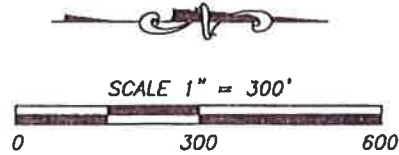
P.O. Box 237  
1677 N. Bristol Street  
Sun Prairie, WI. 53590  
Phone (608) 837-7463  
Fax (608) 837-1081

PART OF THE  
NORTHEAST QUARTER OF THE NORTHWEST QUARTER,  
AND PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHWEST  
QUARTER OF THE NORTHEAST QUARTER, AND THE NORTHEAST QUARTER OF THE NORTHEAST  
QUARTER OF SECTION 27, T05N, R09E, TOWN OF OREGON, DANE COUNTY, WISCONSIN



Owners:  
O'Brien Family Irrevocable Trust

Prepared For:  
Lacey Mejia  
180 Union St.  
Sun Prairie, WI 53590  
(608) 279-8624



CERTIFIED SURVEY MAP NO. \_\_\_\_\_  
VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_



**DIVISION  
SURVEYING, INC.**

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

# CERTIFIED SURVEY MAP & ZONING DESCRIPTION

**DESCRIPTION:**

LOT 1, BEING PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, AND PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, T05N, R09E, TOWN OF OREGON, DANE COUNTY, WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 27, THENCE WEST ALONG THE NE 1/4-NW 1/4 LINE 247.50 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 957.00 FEET; THENCE EAST 1836.00 FEET TO THE CENTER LINE OF GLENWAY ROAD; THENCE SOUTH 66.00 FEET; THENCE WEST 1589.00 FEET; THENCE SOUTH 191.00 FEET; THENCE WEST 761.00 FEET; THENCE NORTH 378.00 FEET; THENCE N 13° E 860.00 FEET; THENCE EAST 318.00 FEET TO THE POINT OF BEGINNING. CONTAINS 16.3 ± ACRES NET.

**DESCRIPTION:**

LOT 2, BEING PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, T05N, R09E, TOWN OF OREGON, DANE COUNTY, WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 27; THENCE WEST ALONG THE NE 1/4-NW 1/4 LINE 247.50 FEET, THENCE SOUTH 957.00 FEET; THENCE EAST 1836.00 FEET TO THE CENTER LINE OF GLENWAY ROAD; THENCE SOUTH 66.00 FEET TO THE POINT OF BEGINNING; THENCE WEST 1589.00 FEET; THENCE SOUTH 467.00 FEET, THENCE EAST 1160.00 FEET; THENCE NORTH 239.00 FEET; THENCE EAST 429.00 FEET TO THE CENTER LINE OF GLENWAY ROAD, THENCE NORTH 228.00 FEET TO THE POINT OF BEGINNING. CONTAINS 14.50 ± ACRES NET.

**Owners:**

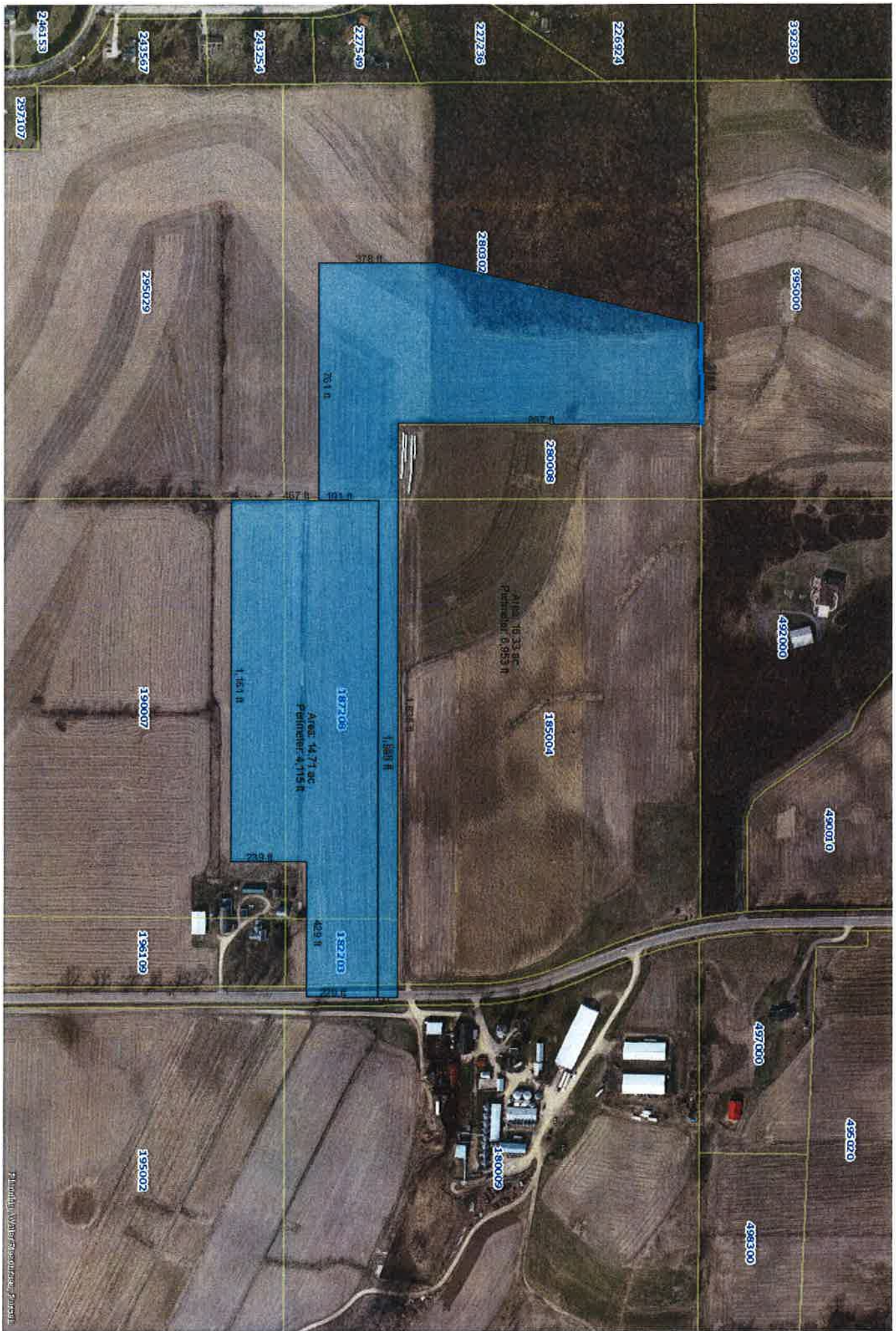
O'Brien Family Irrevocable Trust

**Prepared For:**

Lacey Mejia  
180 Union St.  
Sun Prairie, WI 53590  
(608) 279-8624

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_





# DANE COUNTY PLANNING & DEVELOPMENT

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

May 19, 2016

Chase O'Brien  
2954 Leopold Way, #113  
Sun Prairie, WI 53521

Dear Mr. O'Brien:

Attached is the Density Study Report and supporting information you requested for the O'Brien Family Irrevocable Trust property in Section 27 of the Town of Oregon.

Based on the policies of the *Town of Oregon / Dane County Comprehensive Plan*, this property would have the potential for up to four (4) nonfarm 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](mailto:standing@countyofdane.com).

Sincerely,

Brian Standing  
Senior Planner

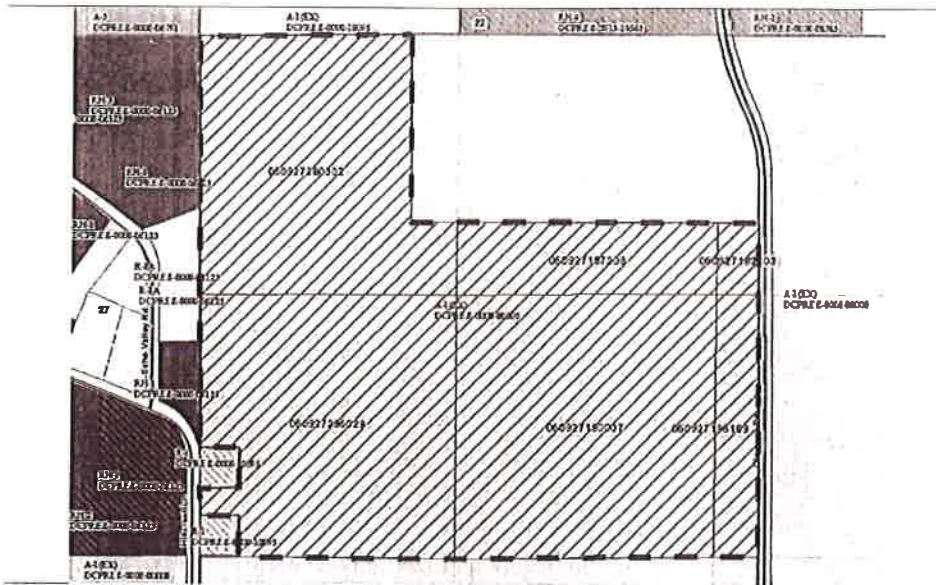
*Enclosures.*

cc: Denise Arnold, Town of Oregon Clerk

# 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> Chase O'Brien |           |                                  |                          |
| <b>Town</b>                     | Oregon    | <b>A-1EX Adoption</b>            | 1/5/1995                 |
| <b>Section:</b>                 | 27        | <b>Density Number</b>            | 35                       |
| <b>Density Study Date</b>       | 5/19/2016 | <b>Original Splits</b>           | 3.87                     |
|                                 |           | <b>Orig Farm Owner</b>           | Ralph & Margaret O'Brien |
|                                 |           | <b>Original Farm Acres</b>       | 135.29                   |
|                                 |           | <b>Available Density Unit(s)</b> | 4                        |



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

**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 |
|--------------|-------|--|-----|
| 050927295029 | 38.79 | O'BRIEN LE, MARGARET & O'BRIEN FAMILY IRREV TR |     |
| 050927280302 | 35.37 | O'BRIEN LE, MARGARET & O'BRIEN FAMILY IRREV TR |     |
| 050927196109 | 6.89  | O'BRIEN LE, MARGARET & O'BRIEN FAMILY IRREV TR |     |
| 050927190007 | 41.22 | O'BRIEN LE, MARGARET & O'BRIEN FAMILY IRREV TR |     |
| 050927187208 | 11.24 | O'BRIEN LE, MARGARET & O'BRIEN FAMILY IRREV TR |     |
| 050927182203 | 1.78  | O'BRIEN LE, MARGARET & O'BRIEN FAMILY IRREV TR |     |





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

Date: 5-19-16

**Landowner information:**

Name: O'Brien Family Irrevocable Trust  
Address: 509 Glenway Rd City: Brooklyn Zip Code: 53521  
Daytime phone: \_\_\_\_\_  
Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

**Applicant information (if different from landowner):**

Name: Chase O'Brien (trustee)  
Address: 2594 Leopold Way #113 City: Sun Prairie Zip Code: 53590  
Daytime phone: 608-267-8700  
Fax: \_\_\_\_\_ E-mail: chaseo5887@gmail.com  
Relationship to landowner: Trustee in O'Brien Family Irrevocable Trust  
Are you submitting this application as an authorized agent for the landowner? Yes \_\_\_ No X

**Property information:**

Property address: \_\_\_\_\_  
Parcel ID #: 0509-271-8220-3 0509-271-8720-8 0509-271-9000-7  
0509-271-9610-9 0509-272-8030-2 0509-272-9502-9  
Legal description of property: \_\_\_\_\_ (see attached)  
\_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4, Section \_\_\_\_\_, Town of \_\_\_\_\_

OR  
Certified Survey Map ID: \_\_\_\_\_ Lot \_\_\_\_\_

Sketch map provided? Yes \_\_\_ No \_\_\_

**Additional information (optional):**

Name of owner of original farm (if known): Ralph + Margaret O'Brien

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 X Reg. of Deeds Doc. No. (if known) \_\_\_\_\_  
Don't know \_\_\_\_\_

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.

