

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 houses 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

Chase O'Brien
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

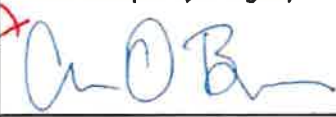
Application Date	Petition Number
06/07/2016	DCPREZ-2016-11018
Public Hearing Date	C.U.P. Number
08/23/2016	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME O'BRIEN FAMILY IRREV TR	PHONE (with Area Code)	AGENT NAME CHASE O'BRIEN	PHONE (with Area Code) (608) 333-5087
BILLING ADDRESS (Number & Street) 509 GLENWAY RD		ADDRESS (Number & Street) 2594 LEOPOLD WAY #113	
(City, State, Zip) BROOKLYN, WI 53521		(City, State, Zip) SUN PRAIRIE, WI 53590	
E-MAIL ADDRESS CHASE05887@GMAIL.COM		E-MAIL ADDRESS 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 OREGON	SECTION 27	TOWNSHIP OREGON	SECTION 27	TOWNSHIP OREGON	SECTION 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>CDO</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>CDO</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>CDO</u>	INSPECTOR'S INITIALS HJH3	SIGNATURE:(Owner or Agent) 
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PRINT NAME: Chase O'Brien
DATE: 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 Agent's Name Chase O'Brien
Address Address 2594 Leopold Way #113
Sun Prairie, WI 53590
Phone (608) 333-5087 Phone (608) 333-5087
Email chaseo5887@gmail.com 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)
Creation of a residential lot
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

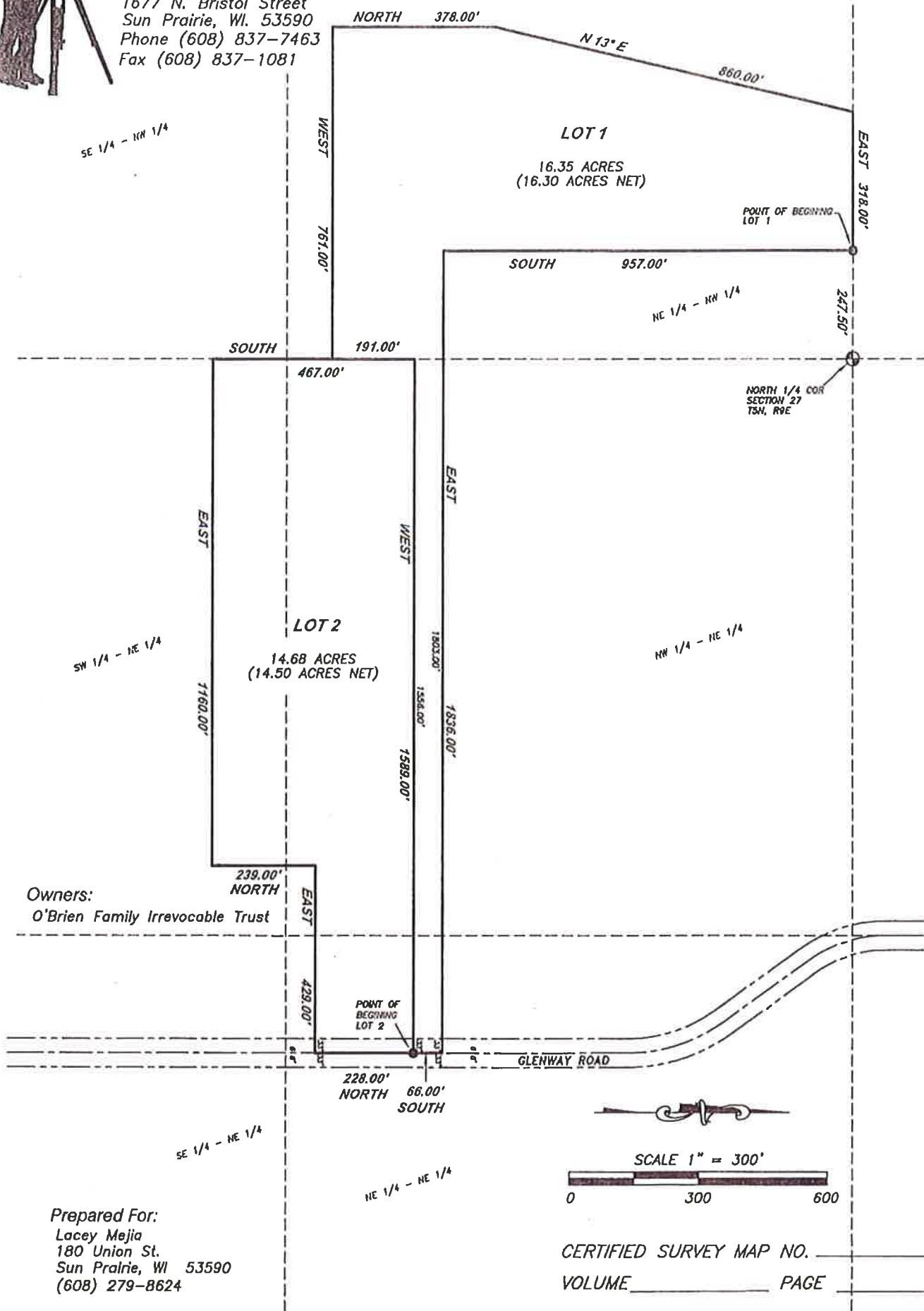
CERTIFIED SURVEY MAP & ZONING MAP



**BIRRENKOTT
SURVEYING, INC.**

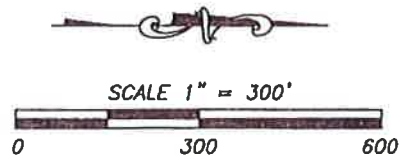
P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

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:

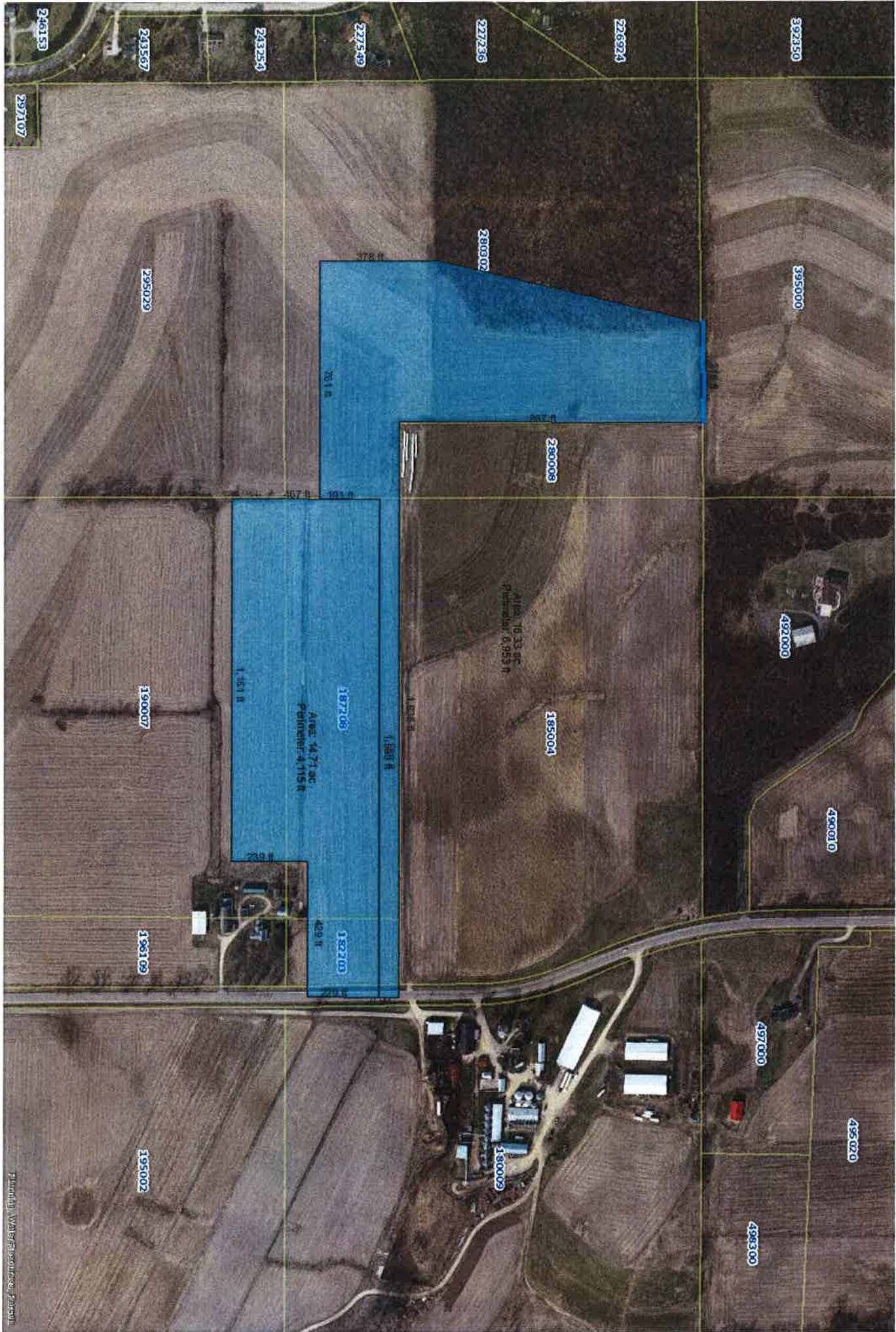
O'Brien Family Irrevocable Trust

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.

Sincerely,

Brian Standing
Senior Planner

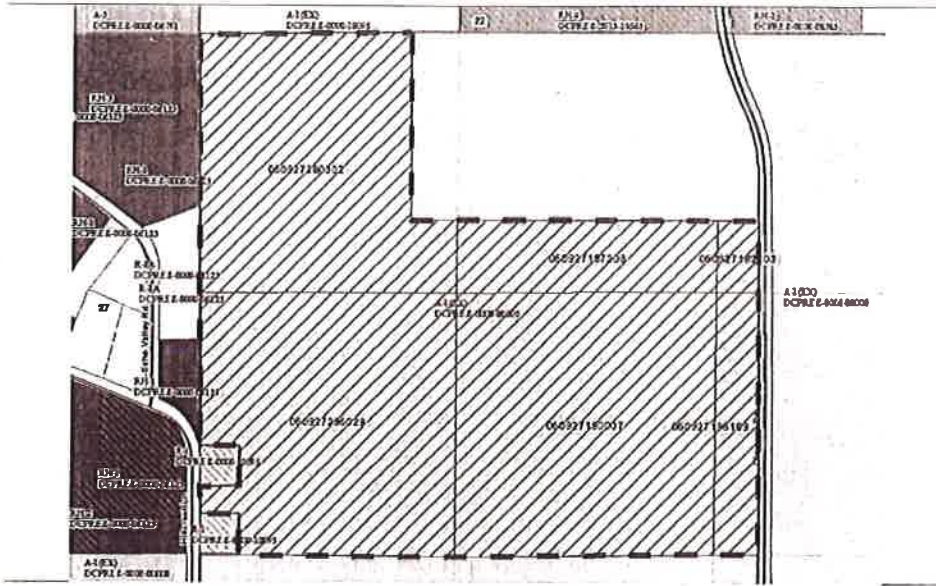
Enclosures.

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.

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

