

To all members

This letter attached to the zoning change application specifically requests to have the following:

Rounding on comprehensive plan.
The farm is 65.5 acres
 $65 \div 35$ is 1.857 rounded to = 2 parcel split.

We have one parcel split left on farm.
I would like to take parcel # 0509-042-8051-5
of 8.9 acres to be changed from A1.EX to R-2-8.
My son John would like to build a new home on
this parcel.

The driveway that is there will be shared.
All parties will pay for all expense that occurs on
all maintenance of driveway to be used by all parties.

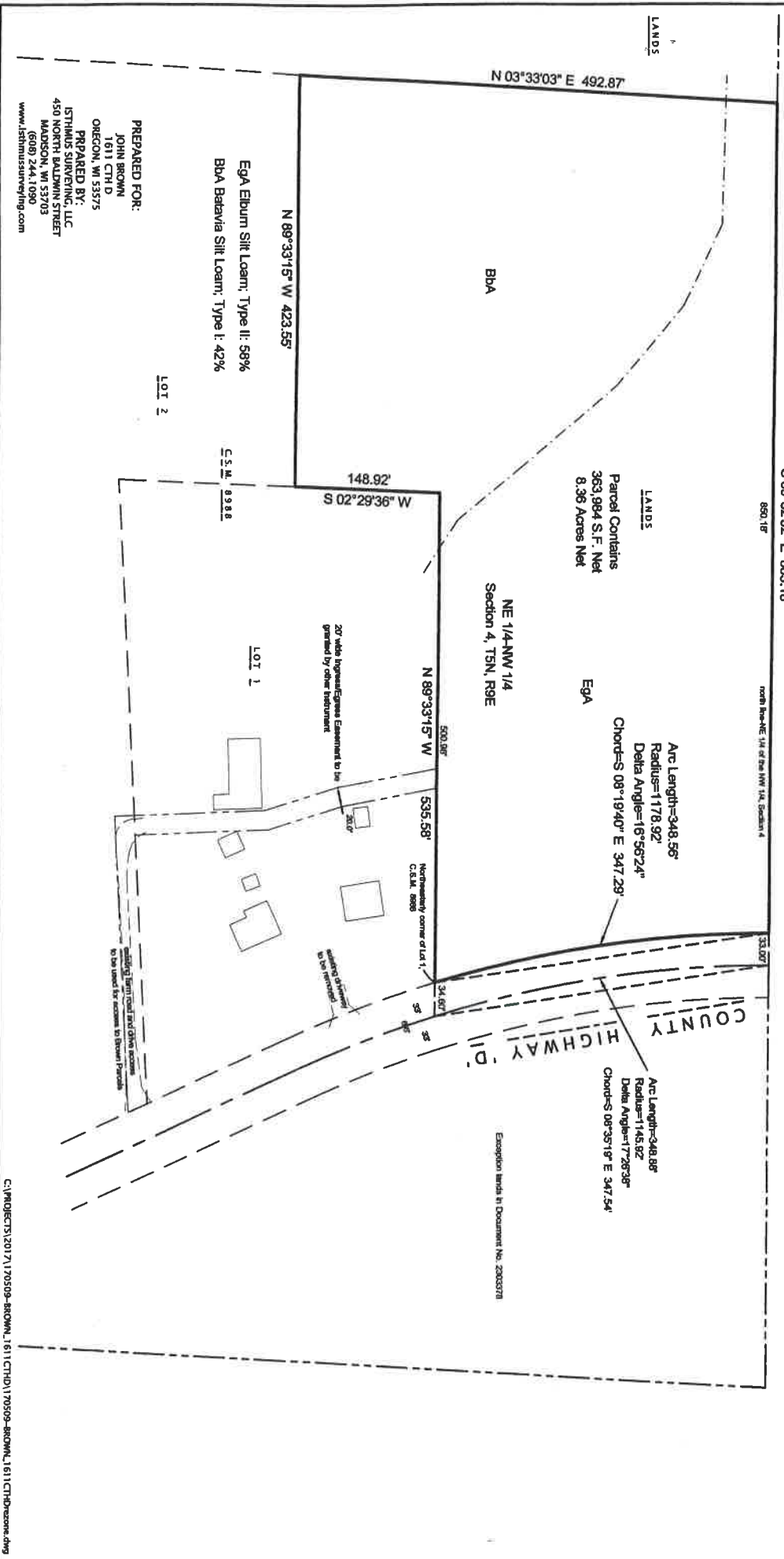
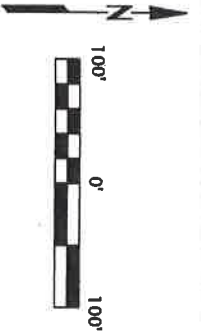
If you have any questions in regards to my application
please let me know

Thank you
John C Brown

John C Brown
1611 County Hwy D
Oregon WI 53525
608-835-0046

Brown Rezone Map

Located in:
That part of the NE 1/4 of the NW 1/4 of Section 4, T5N, R9E, Town of Oregon, Dane County, Wisconsin



PREPARED FOR:
JOHN BROWN
1611 CTH D
OREGON, WI 53575

PREPARED BY:
ISTHMUS SURVEYING, LLC
450 NORTH BALDWIN STREET
MADISON, WI 53703
(608) 244.1090
www.isthmussurveying.com



Parcel No. 0509-042-8051-5

Zoned A-1(ex) to be rezoned to A-2(8)

That part of the NE 1/4 of the NW 1/4 of the Section 4, T5N, R9E, Township of Oregon, Dane County, Wisconsin more particularly described as follows:

Commencing at the Northeasterly most corner of Lot 1 of said Certified Survey Map No. 8988, said point being on the southwesterly right-of-way line of County Highway 'D', said point also being the point of beginning of this description.

thence N 89°33'15" W, along the northerly platted boundary line of said Lot 1, 500.98 feet;

thence S 02°29'36" W, along the westerly platted boundary line of said Lot 1, 148.92 feet;

thence N 89°33'15" W, along a northerly platted boundary line of Lot 2 of said Certified Survey Map No. 8988, 423.55 feet;

thence N 03°33'03" E, 492.87 feet;

thence S 89°32'52" E, along the north line of the NE 1/4 of the NW 1/4 of Section 4, 850.18 feet;

thence 348.56 feet along the westerly right-of-way line of said County Highway 'D' on the arc of a curve to the left which has a radius of 1178.92 feet, and a chord bearing of S 08°19'40" E, 347.29 feet, and a Delta Angle of 16°56'24", to the point of beginning of this description.

This description contains an area of 363,984 Square Feet or 8.36 acres, not including the easterly 33 feet previously reserved for the right-of-way of County Highway 'D'.





DANE COUNTY
PLANNING DEVELOPMENT

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

August 1, 2017

John C. Brown
1611 County Highway D
Oregon, WI 53575

Planning
(608)266-4251, Rm. 116

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

Zoning
(608)266-4266, Rm. 116

Dear Mr. Brown:

Attached is the Density Study Report and supporting information you requested for your property in Section 4 of the Town of Oregon.

Under the policies of the *Town of Oregon / Dane County Comprehensive Plan*, this property would have the further potential for one additional nonfarm home site.

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

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: John C. Brown			
Town	Oregon	A-1EX Adoption	1/5/1995	Orig Farm Owner	Kathryn L. Braukhoff
Section:	04	Density Number	35	Original Farm Acres	69.05
Density Study Date	8/1/2017	Original Splits	1.97	Available Density Unit(s)	1



Reasons/Notes:

Homesites created to date: 1
Per CSM 8988. Note: CSM 8988 Lot 2 separated an existing residence, which does not count against the town density policy.

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
050904285001	35.58	JOHN C BROWN & MARY V BROWN	
050904281809	16.01	JOHN C BROWN & MARY V BROWN	08988
050904281603	4.11	JOHN C BROWN & MARY V BROWN	08988
050904280515	8.17	JOHN C BROWN & MARY V BROWN	
050904280104	5.19	USA FISH & WILDLIFE SERVICE SECRETARY OF INTERIOR	

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 John C Brown

Name _____

Street 1611 Ccy Hwy D

Street _____

City, State, Zip Oregon WI 53575

City, State, Zip _____

Phone: Days 835-0046 Cell _____

Phone: Days _____ Cell _____

2. PROPERTY LOCATION

Section: 4 Property size: 8.36 Property zoning: ALEX Parcel No(s): 0509-042-8051-5

Property Address: 1611 Ccy Hwy D Oregon WI

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 _____

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 ALEX District to R-2-8 District for 8.36 acres
3. Submit a copy of the completed Dane County Zoning Change Application.
4. Reason for change for son John C Brown to build a house

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

John C Brown 8-2-17
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.

See attached letter

*8-2-17 Check
paid # 3087
Receipt #
3663
\$120.00 ✓*

Land Division/CSM Application

1) Preliminary Parcel Division Inquiry

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

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

Has a Dane County Density Study been completed?

2) Land Division Record

Total Acres Owned: 65.5

Total # of Splits Allowed? 2

Size of Parcels Created:

Parcel 1) 8.36 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 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

John C Brown, the applicant/petitioner for Zoning change A-1-EX to A-2-8
(Nature of application/petition)
dated 8-2, 2017 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 8. 2. 2017 day of _____, 2017.

John C Brown
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.