

# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
07/29/2016	DCPREZ-2016-10968
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
05/10/2016	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME STEVE GANSER	PHONE (with Area Code) (608) 658-9558	AGENT NAME PAULSON & ASSOCIATES LLC	PHONE (with Area Code) (608) 846-2523
BILLING ADDRESS (Number & Street) 6225 STONY HILL DR		ADDRESS (Number & Street) 136 W HLUM ST.,	
(City, State, Zip) OREGON, WI 53575		(City, State, Zip) Deforest, WI 53532	
E-MAIL ADDRESS madcitysteve@hotmail.com		E-MAIL ADDRESS dan@paulsonllc.net	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
west of 5207 Lincoln		west of 5207 Lincoln			
TOWNSHIP OREGON	SECTION 14	TOWNSHIP	SECTION 14	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0509-142-8800-0		0509-142-8526-0			

REASON FOR REZONE	CUP DESCRIPTION
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CREATING ONE RESIDENTIAL LOT	
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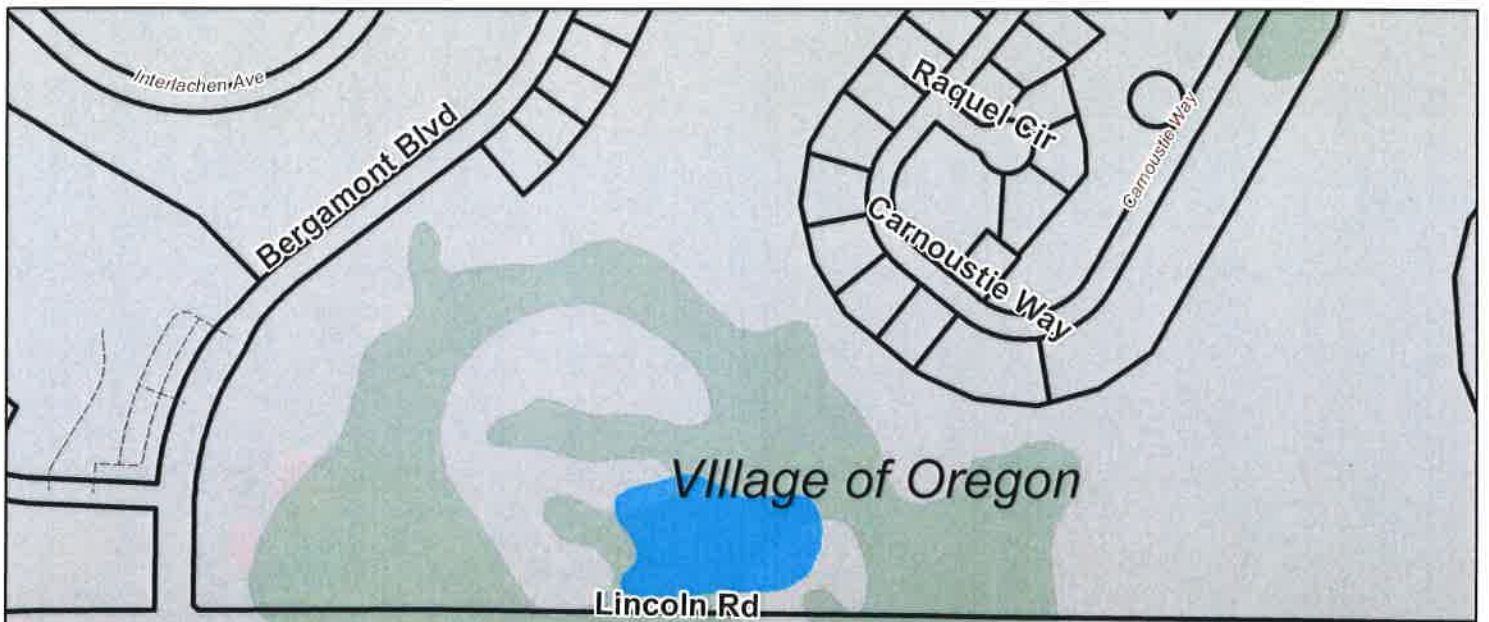
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-3 Agriculture District	RH-3 Rural Homes District	5.0		
RH-2 Rural Homes District	RH-3 Rural Homes District	5.1		
A-3 Agriculture District	RH-3 Rural Homes District	2.7		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	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 _____	INSPECTOR'S INITIALS  SCW1	SIGNATURE:(Owner or Agent)
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COMMENTS: PETITION REVISED 7/27. ORIGINAL LOT BEING EXPANDED RATHER THAN MOVED TO THE WEST.

PRINT NAME:

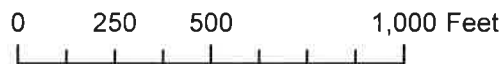
DATE:



**Legend**

**Significant Soils**

-  Class 1
-  Class 2
-  Wetland

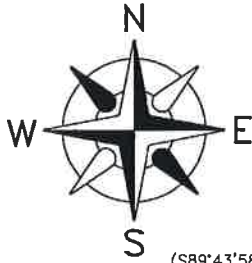
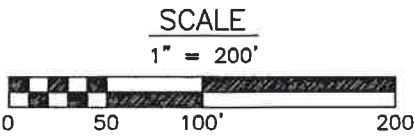


Petition 10968  
Ganser

# DANE COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_

LOCATED IN THE NW 1/4 OF THE NW 1/4 AND THE NE 1/4 OF THE NW 1/4,  
SECTION 14, T.05N., R.09E., TOWN OF OREGON, DANE COUNTY, WISCONSIN

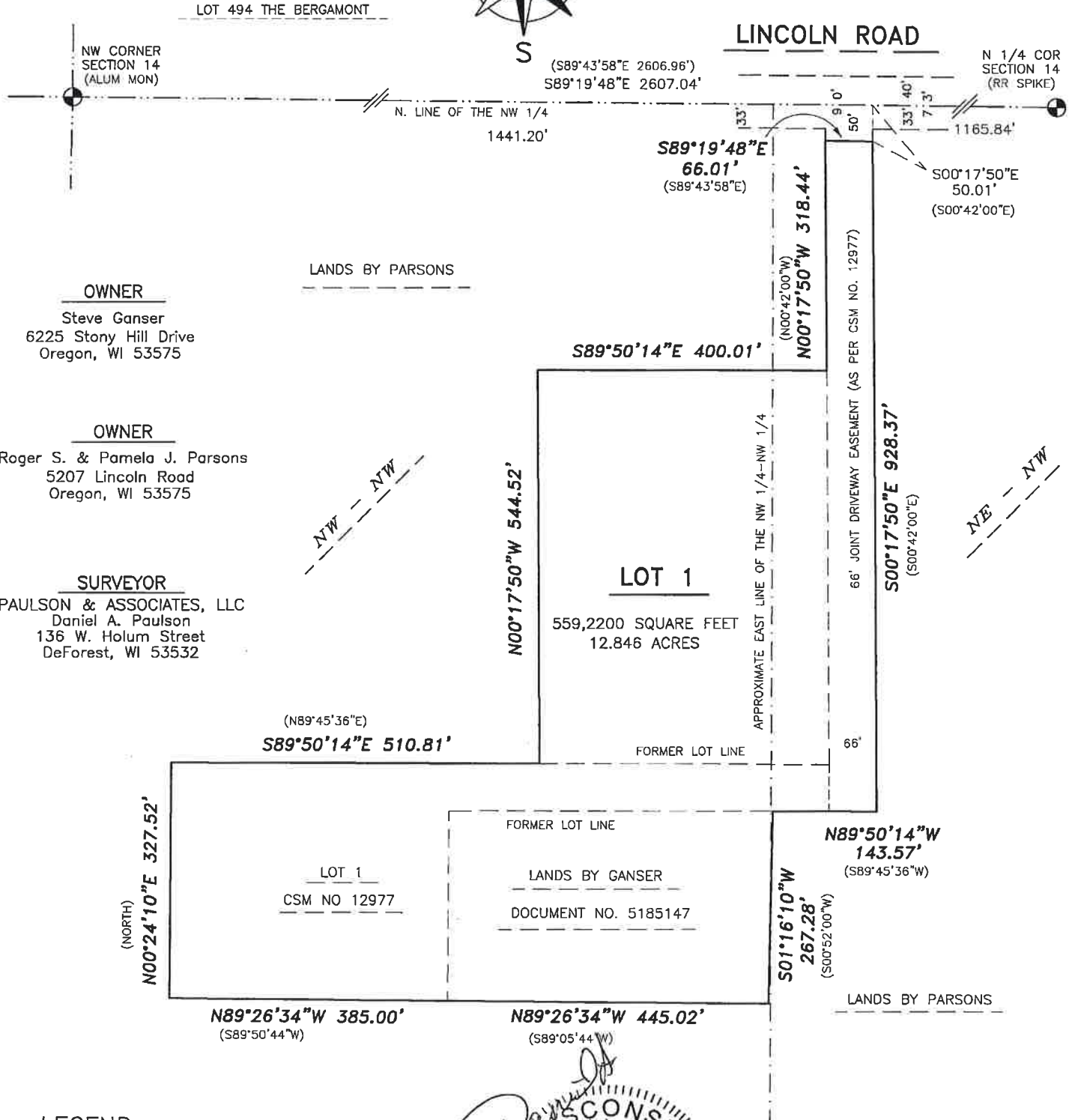
DOCUMENT NO.



### BASIS OF BEARINGS

THE NORTH LINE OF THE NW 1/4  
IS ASSUMED TO BEAR S89°19'48"E.

### LINCOLN ROAD



#### OWNER

Steve Ganser  
6225 Stony Hill Drive  
Oregon, WI 53575

#### OWNER

Roger S. & Pamela J. Parsons  
5207 Lincoln Road  
Oregon, WI 53575

#### SURVEYOR

PAULSON & ASSOCIATES, LLC  
Daniel A. Paulson  
136 W. Holum Street  
DeForest, WI 53532

LANDS BY PARSONS

### LOT 1

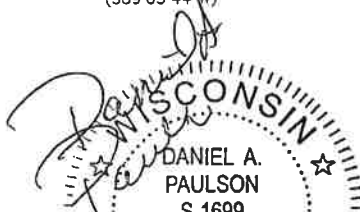
559,2200 SQUARE FEET  
12.846 ACRES

LOT 1  
CSM NO 12977

FORMER LOT LINE  
LANDS BY GANSER  
DOCUMENT NO. 5185147

### LEGEND

DANE COUNTY SECTION CORNER  
(FOUND) (AS NOTED)





### SURVEYOR'S CERTIFICATE

I, Daniel A Paulson, Professional Land Surveyor **DO HERBY CERTIFY** that by the direction of Steve Ganser, I have surveyed, divided, monumented, and mapped Lot 1, CSM No. 12977, a part of the NE ¼ of the NW ¼ and a part of the NW ¼ of the NW ¼, Section 14, Town 05 North, Range 09 East, Town of Oregon, Dane County, Wisconsin, described as follows:

**COMMENCING** at the Northwest Quarter Corner of Section 14;  
thence S89°19'48"E (recorded as S89°43'58"E), 1,441.20 feet along the north line of the NW ¼ of Section 14 to the northeast corner of CSM No. 12977;  
thence S00°17'50"E (recorded as S00°42'00"E), 50.01 feet along the east line of CSM No. 12977 to the northeast corner of Lot 1, CSM No. 12077 and the **POINT OF BEGINNING**;  
thence continuing S00°17'50"E (recorded as S00°42'00"E), 928.37 feet along the east line of Lot 1, CSM No. 12977;  
thence continuing along the east line of Lot 1, CSM No. 12977, N89°50'14"W (recorded as S89°45'36"W), 143.57 feet to the northeast corner of lands described in Document No. 5185147;  
thence S01°16'10"W (recorded as S00°52'00"W), 267.28 feet along the east line of lands described in Document No. 5185147 to the southeast corner of said lands;  
thence N89°26'34"W (recorded as S89°50'44"W), 445.02 feet along the south line of lands described in Document No. 5185147 to the southeast corner of Lot 1, CSM No. 12977;  
thence N89°26'34"W (recorded as S89°50'44"W), 385.00 feet along the south line of Lot 1, CSM No. 12977 to the southwest corner of said Lot 1;  
thence N00°24'10"E (recorded as North), 327.52 feet along the west line of Lot 1, CSM No. 12977;  
thence continuing along the west line of said CSM No. 12977 S89°50'14"E (recorded as N89°45'36"E), 510.81 feet;  
thence N00°17'50"W, 544.52 feet;  
thence S89°50'14"E, 400.01 feet to the west line of Lot 1, CSM No. 12077;  
thence N00°17'50"W (recorded as N00°42'00"W), 318.43 feet along the west line of Lot 1, CSM 12977 to the northwest corner of said Lot 1;  
thence S89°16'48"E (recorded as S89°43'58"E), 66.01 feet along the north line of Lot 1, CSM No. 12977 to the **POINT OF BEGINNING**;

Containing 559,550 Square Feet (12.846 acres).

Subject to all recorded and unrecorded easements.

I do hereby certify that to the best of my knowledge and belief this survey is a correct representation of the boundaries of land surveyed and the division of that land and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes, Chapter 75.17 of Dane County Subdivision Ordinance in surveying and mapping the same.



Daniel A. Paulson

PLS-1699

7-25-16

Date:





**VILLAGE OF OREGON APPROVAL CERTIFICATE**

Approved for recording by the Oregon Village Board this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Peggy S.K. Haag  
Village of Oregon Clerk

**TOWN OF OREGON APPROVAL CERTIFICATE**

Approved for recording by the Oregon Town Board this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Denise R. Arnold  
Town of Oregon Clerk

**DANE COUNTY APPROVAL CERTIFICATE**

Approved for recording by the Dane County Zoning and Land Regulation Committee.

\_\_\_\_\_  
Date: \_\_\_\_\_

**CERTIFICATE OF THE DANE COUNTY REGISTER OF DEEDS**

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2016, at \_\_\_\_\_ o'clock  
\_\_\_\_. M. and recorded in Volume \_\_\_\_\_ of Certified Survey Maps of Dane County, Pages  
\_\_\_\_\_.

DOCUMENT NO. \_\_\_\_\_

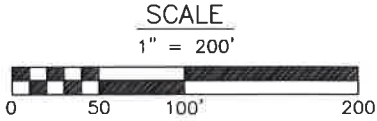
Dane County Register of Deeds-Kristi Chlebowski



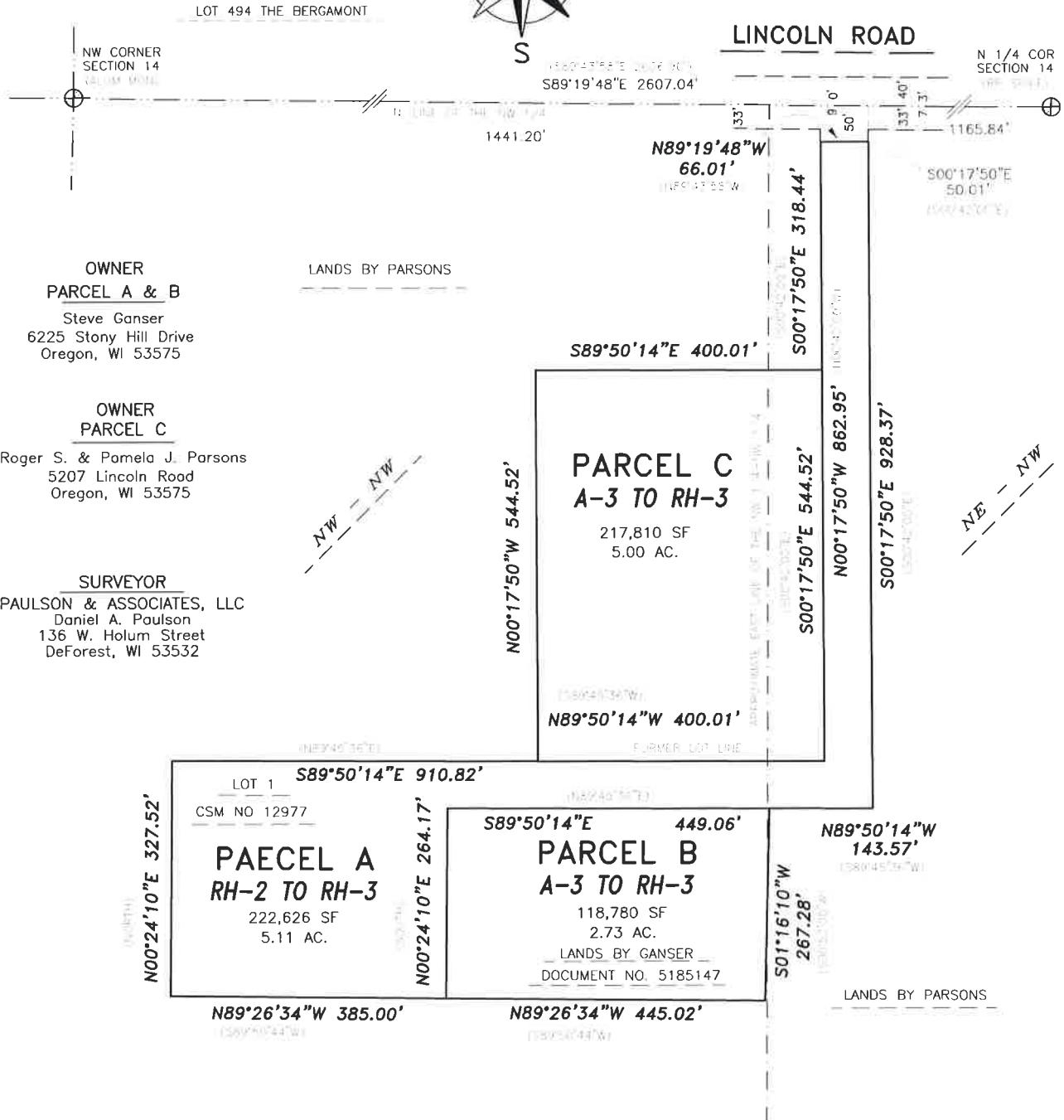
# ZONING CHANGE MAP

LOCATED IN THE NW 1/4 OF THE NW 1/4 AND THE NE 1/4 OF THE NW 1/4,  
SECTION 14, T.05N., R.09E., TOWN OF OREGON, DANE COUNTY, WISCONSIN

DOCUMENT NO.



**BASIS OF BEARINGS**  
THE NORTH LINE OF THE NW 1/4  
IS ASSUMED TO BEAR S89°19'48"E.



**OWNER**  
**PARCEL A & B**  
Steve Ganser  
6225 Stony Hill Drive  
Oregon, WI 53575

**OWNER**  
**PARCEL C**  
Roger S. & Pamela J. Parsons  
5207 Lincoln Road  
Oregon, WI 53575

**SURVEYOR**  
**PAULSON & ASSOCIATES, LLC**  
Daniel A. Paulson  
136 W. Holum Street  
DeForest, WI 53532



## **LEGAL DESCRIPTION FOR ZONING CHANGE**

Being Lot 1, C.S.M. No. 12977 and lands; located in the NW ¼ of the NW ¼ of Section 14, Town 5 North, Range 9 East, Town of Oregon, Dane County, Wisconsin, described as follows:

### **PARCEL A** **RH-2 TO RH-3**

#### **LOT 1, C.S.M. NO. 12977**

Containing 222,626 square feet (5.11 acres).

Subject to a Joint Driveway Easement as per C.S.M. No. 12977.

Subject to all other easements of record.

### **PARCEL B** **A-3 TO RH-3**

**COMMENCING** at the Northwest Quarter Corner of Section 14;  
thence S89°19'48"E (recorded as S89°43'58"E), 1,441.20 feet along the north line of the NW  
¼ of Section 14 to the northeast corner of CSM No. 12977;  
thence S00°17'50"E (recorded as S00°42'00"E), 50.01 feet along the east line of CSM No.  
12977 to the northeast corner of Lot 1, CSM No. 12077;  
thence continuing S00°17'50"E (recorded as S00°42'00"E), 928.37 feet along the east line of  
Lot 1, CSM No. 12977;  
thence continuing along the east line of Lot 1, CSM No. 12977, N89°50'14"W (recorded as  
S89°45'36"W), 143.57 feet to the northeast corner of lands described in Document No.  
5185147 and the **POINT OF BEGINNING**;  
thence S01°16'10"W (recorded as S00°52'00"W), 267.28 feet along the east line of lands  
described in Document No. 5185147 to the southeast corner of said lands;  
thence N89°26'34"W (recorded as S89°50'44"W), 445.02 feet along the south line of lands  
described in Document No. 5185147 to the southeast corner of Lot 1, CSM No. 12977;  
thence N00°24'10"E (recorded as North), 264.17 feet along the east line of Lot 1, CSM No.  
12977;  
thence continuing along the east line of said CSM No. 12977 S89°50'14"E (recorded as  
N89°45'36"E), 449.06 feet to the **POINT OF BEGINNING**;

Containing 118,780 square feet (2.73 acres).



**PARCEL C**  
**A-3 TO RH-3**

**COMMENCING** at the Northwest Quarter Corner of Section 14;  
thence S89°19'48"E (recorded as S89°43'58"E), 1,441.20 feet along the north line of the NW  
¼ of Section 14 to the northeast corner of CSM No. 12977;  
thence S00°17'50"E (recorded as S00°42'00"E), 50.01 feet along the east line of CSM No.  
12977 to the northeast corner of Lot 1, CSM No. 12077;  
thence N89°19'48"W (recorded as N89°43'58"W), 66.01 feet along the north line of Lot 1,  
CSM No. 12977 to the northwest corner of said Lot 1;  
thence S00°17'50"E (recorded as S00°42'00"E), 318.44 feet along the west line of CSM No.  
12977 to the **POINT OF BEGINNING** ;  
thence continuing S00°17'50"E (recorded as S00°42'00"E), 544.52 feet along the west line of  
Lot 1, CSM No. 12977;  
thence continuing along the west line of Lot 1, CSM No. 12977, N89°50'14"W (recorded as  
S89°45'36"W), 400.01 feet;  
thence N00°17'50"W, 544.52 feet;  
thence S89°50'14"E. 400.01 feet to the **POINT OF BEGINNING**;

Containing 217,810 square feet (5.00 acres).

**SEE "ZONING CHANGE MAP"**

This description prepared from record information and is not the results of an actual field survey.

This description prepared by:

Paulson & Associates, LLC  
Daniel A. Paulson S-1699

July 26, 2016