

Dane County Rezone & Conditional Use Permit

| | |
|----------------------------|------------------------|
| Application Date | Petition Number |
| 07/17/2014 | DCPREZ-2014-10753 |
| Public Hearing Date | C.U.P. Number |
| 09/23/2014 | |

| OWNER INFORMATION | | AGENT INFORMATION | |
|--|--|---|------------------------|
| OWNER NAME GERALD W GRANGER | PHONE (with Area Code) (608) 604-0642 | AGENT NAME <input type="checkbox"/> | PHONE (with Area Code) |
| BILLING ADDRESS (Number & Street) 6100 COUNTY HIGHWAY D | | ADDRESS (Number & Street) <input type="checkbox"/> | |
| (City, State, Zip) OREGON, WI 53575 | | (City, State, Zip) | |
| E-MAIL ADDRESS granger@countryrspeed.com | | E-MAIL ADDRESS | |

| 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 | |
| 6100 County Highway D | | | | | |
| TOWNSHIP OREGON | SECTION 7 | TOWNSHIP | SECTION | TOWNSHIP | SECTION |
| PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | |
| 0509-074-8001-0 | | | | | |

| REASON FOR REZONE | | | CUP DESCRIPTION | |
|------------------------------|--|--|-----------------|--|
| CREATING ONE RESIDENTIAL LOT | | | | |

| FROM DISTRICT: | TO DISTRICT: | ACRES | DANE COUNTY CODE OF ORDINANCE SECTION | ACRES |
|-----------------------------|-----------------------------|-------|---------------------------------------|-------|
| A-1Ex Exclusive Ag District | RH-3 Rural Homes District | 8.9 | | |
| RH-1 Rural Homes District | A-1Ex Exclusive Ag District | 2.5 | | |
| RH-1 Rural Homes District | RH-3 Rural Homes District | 1.14 | | |

| | | | | |
|---|--|--|--|--|
| C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials: <i>WJG</i> | PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials: <i>WJG</i> | DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials: <i>WJG</i> | INSPECTOR'S INITIALS RLB | SIGNATURE:(Owner or Agent) <i>Gerald W Granger</i> |
|---|--|--|--|--|

PRINT NAME:
Gerald W. Granger

DATE:
7-17-14



DANE COUNTY
PLANNING & DEVELOPMENT

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

Zoning Change Application

Items that must be submitted with your application:

- o **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.
- o **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 Gerald W. Granger Agent's Name _____
 Address 26635 Rocky Branch Lane Address _____
 Phone Richland Center, WI 53581 Phone _____
 Email 608-604-0642 Email _____
 Email granger@countrysped.com Email _____

Town: Oregon Parcel numbers affected: 0509-074-8001-0

Section: 01 Property address or location: 6100 City Hwy D, Oregon WI

Zoning District change: (To / From / # of 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: Separate Res + outbldg from farm
Create lot for sale to unrelated

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
Submitted By: Gerald W. Granger

Date: 7-17-14

PRELIMINARY

THOM R. GRENLIE REGISTERED LAND SURVEYOR S1051
 400 S NINE MOUND RD. VERONA, WISCONSIN 53593 PHONE: (608) 845-6882

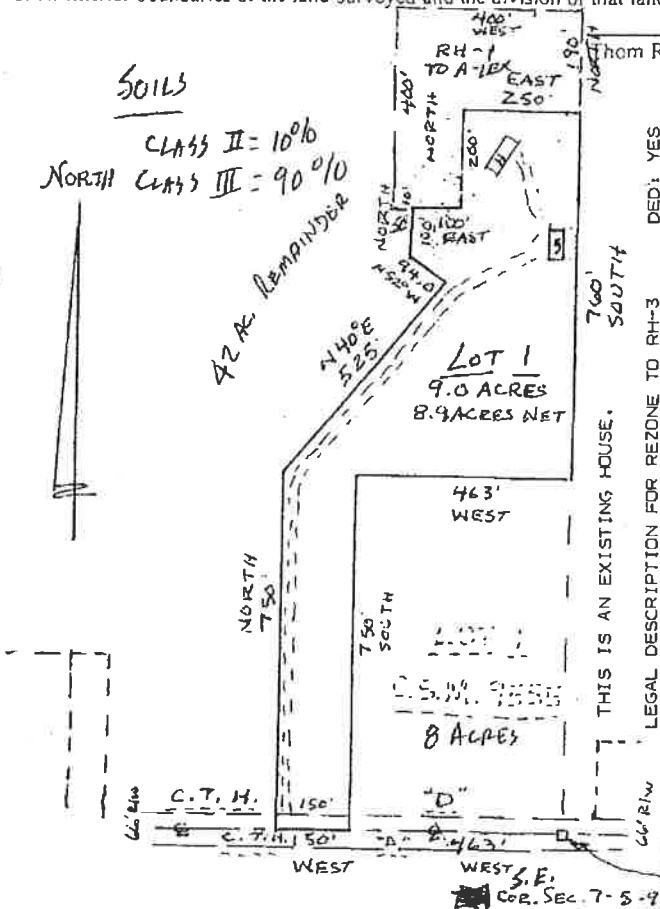
SURVEYOR'S CERTIFICATE
 State of Wisconsin)
 County of Dane) SS.

CERTIFIED SURVEY MAP

I, Thom R. Grenlie, hereby certify that this survey in compliance with Chapter 236.34 of Wisconsin Statutes I also certify that I have mapped the lands described hereon and that the map is a correct representation of all exterior boundaries of the land surveyed and the division of that land with the information provided.

Thom R. Grenlie, Registered Land Surveyor

SOILS
 CLASS II = 10%
 NORTH CLASS III = 90%



LEGAL DESCRIPTION FOR REZONE TO RH-3 DED: YES
 LOT 1, PART OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 7, T5N, R9E, TOWN OF OREGON, DANE CO., WI, DESCRIBED THUSLY, BEGINNING 463' WEST OF S.B. COR. SEC. 7, THENCE WEST 150'; THENCE NORTH 750'; THENCE N40°E 525'; THENCE N52°W 94'; THENCE NORTH 100'; THENCE EAST 100'; THENCE NORTH 200'; THENCE EAST 250'; THENCE SOUTH 760'; THENCE WEST 463'; THENCE SOUTH 750' TO P.O.B.

REZONE DESCRIPTION: RH-1 TO A-1EX D.E.D. = YES

A PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 7, T5N, R9E, TOWN OF OREGON, DANE COUNTY, WI-CONSIN, MORE FULLY DESCRIBED AS FOLLOWS; COMMENCING AT THE SE CORNER OF SAID SECTION 7; THENCE NORTH ALONG THE SECTION LINE 1510 FEET TO THE POINT OF BEGINNING; THENCE NORTH 190 FEET; THENCE WEST 400 FEET; THENCE SOUTH 400 FEET; THENCE EAST 50 FEET; THENCE NORTH 10 FEET; THENCE EAST 100 FEET; THENCE NORTH 200 FEET; THENCE EAST 250 FEET TO THE POINT OF BEGINNING.

LEGEND

Scale: 1 inch = 300' ft.
 ● iron stake found
 ○ 1"x24" iron pipe set
 min. wt. = 1.13#/in ft.

SURVEYED NOT
 DRAWN HC
 APPROVED TRG
 FIELD BOOK _____
 DATE 7-14-14
 TAPE/FILE _____

Revised 7-13-14

OFFICE MAP NO. _____

SURVEYED FOR: JERRY GRANGER 608-604-0642
22635 Rocky Branch Lane, Richland Center, WI, 53581
 DESCRIPTION-LOCATION: PRT. SE 1/4 NE 1/4'S OF THE SE 1/4
SEC. 7, T5N, R9E, TOWN OF OREGON, DANE COUNTY, WI.

APPROVED FOR RECORDING PER DANE COUNTY ZONING AND
LAND REG. COMM. action of _____

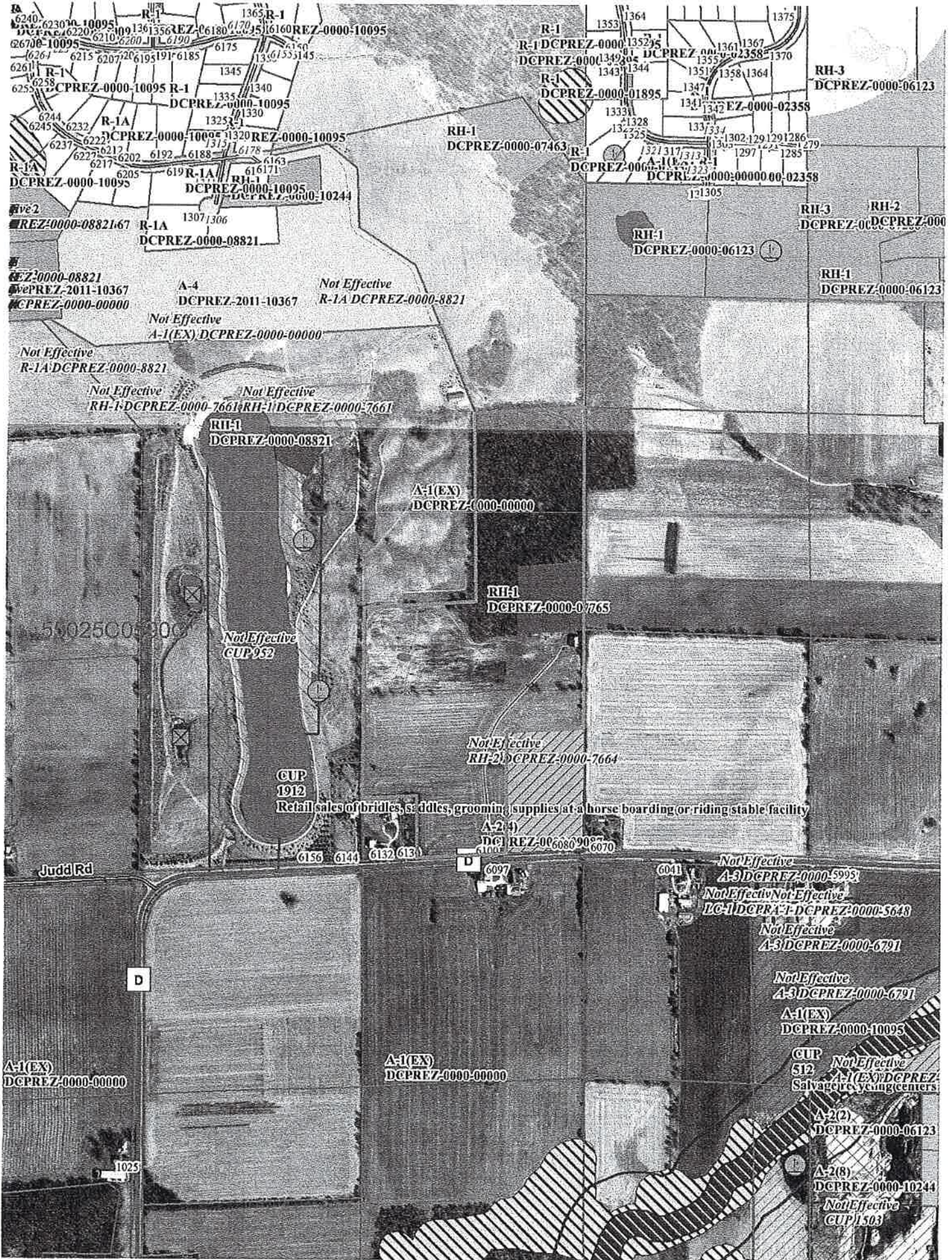
REGISTER OF DEEDS CERTIFICATE DAN EUERSON

Received for recording this _____ day of _____

and recorded in Volume _____ at _____ o'clock _____ m.
 Maps of Dane County on Page _____ of Certified Surveys

Register of Deeds

DOCUMENT # _____
 CERTIFIED SURVEY MAP # _____ Vol. _____ Page _____



6240 6230 10095
DCPREZ-0000-10095
6270 10095
6261 R-1
6255 DCPREZ-0000-10095 R-1
6244 R-1A
6245 DCPREZ-0000-10095
6232 DCPREZ-0000-10095
6227 DCPREZ-0000-10095
6217 R-1A
6205 R-1A
619 R-1A
6188 RH-1
6178 RH-1
6163 RH-1
616171 RH-1
1307 1306 R-1A
DCPREZ-0000-08821
DCPREZ-0000-08821
DCPREZ-2011-10367
DCPREZ-0000-00000

R-1 1353 364
R-1 DCPREZ-0000-135295
DCPREZ-0000-134906 DCPREZ-0000-2358
R-1 1343 1344
DCPREZ-0000-01895
1333 1328
1325
1347
1342 EZ-0000-02358
1302 129 129 1286
1297 1285
DCPREZ-0000-000000-02358
131305
RH-3 DCPREZ-0000-06123
RH-2 DCPREZ-0000-06123
RH-1 DCPREZ-0000-06123

Not Effective
R-1A DCPREZ-0000-8821
Not Effective
A-4 DCPREZ-2011-10367
Not Effective
A-1(EX) DCPREZ-0000-00000

Not Effective
RH-1 DCPREZ-0000-7661
Not Effective
RH-1 DCPREZ-0000-7661
RH-1 DCPREZ-0000-08821

A-1(EX)
DCPREZ-0000-00000

RH-1
DCPREZ-0000-0765

Not Effective
CUP 952

Not Effective
RH-2 DCPREZ-0000-7664

CUP 1912
Retail sales of bridles, saddles, grooming supplies at a horse boarding or riding stable facility

A-2(4)
DCPREZ-0000-608090670

Not Effective
A-3 DCPREZ-0000-5993
Not Effective
LC-1 DCPREZ-0000-5648
Not Effective
A-3 DCPREZ-0000-6791

Not Effective
A-3 DCPREZ-0000-6791
A-1(EX)
DCPREZ-0000-10095

A-1(EX)
DCPREZ-0000-00000

A-1(EX)
DCPREZ-0000-00000

CUP 512
Not Effective
A-1(EX) DCPREZ-0000-06123
Salvage or young centers

A-2(2)
DCPREZ-0000-06123

A-2(8)
DCPREZ-0000-10244
Not Effective
CUP 1503

Judd Rd

D

D

1025

DANE COUNTY ORDINANCE AMENDMENT NO. 7765

Amending Section 10.03 relating to Zoning Districts in the Town of Oregon.
The Dane County Board of Supervisors does ordain as follows: That the Zoning District Maps of the Town of Oregon be amended to include in the RH-1 Rural Homes District/s the following described land:

PETITION NUMBER: 7765

Part of the NE 1/4 SE 1/4 Section 7, Town of Oregon described as follows: The South 400 feet of the East 400 feet of the NE 1/4 of the SE 1/4 of Section 7, Town of Oregon.

CONDITIONAL ZONING

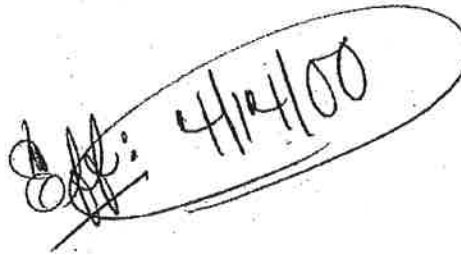
Conditional zoning is hereby imposed pursuant to Section 10.255(3)(a)2.(b) of the Dane County Code of Ordinances. The rezoned area shall be subject to the following conditions.

DEED RESTRICTION REQUIRED

This amendment will be effective, if within 90 days of its adoption by Dane County the owner or owners of the land shall record the following restrictions on said land:

1. There shall be no additional residential development on parcels 0509-074-8000 and 0509-074-9500.


Said restriction shall run in favor of Dane County and the pertinent Town Board as well as the owners of land within 300 feet of the site. Failure to record the restrictions will cause the rezone to be null and void.

A handwritten signature, possibly "S. J. J.", is written in black ink. To the right of the signature, the date "4/14/00" is written in a similar style. The entire signature and date are enclosed within a hand-drawn oval.

The Dane County Board of Supervisors does ordain that this amendment, based upon their findings, to be consistent with the provisions of Wisconsin State Statute 91.77 (1)(a),(b),(c).

Parcel Number - 042/0509-074-8001-0

Current

| Parcel Summary | | More + |
|--------------------|---|---|
| Municipality Name | TOWN OF OREGON | |
| Parcel Description | SEC 7-5-9 NE1/4 SE1/4 EXC COM AT PT ON W... | |
| Owner Names | BELINDA GRANGER GERALD W GRANGER |  |
| Primary Address | 6100 COUNTY HIGHWAY D | |
| Billing Address | 6100 COUNTY HIGHWAY D OREGON WI 53575 | |

| Assessment Summary | | More + |
|--------------------------|--------------|--------|
| Assessment Year | 2014 | |
| Valuation Classification | G1 G4 W6 | |
| Assessment Acres | 51.000 | |
| Land Value | \$108,600.00 | |
| Improved Value | \$371,900.00 | |
| Total Value | \$480,500.00 | |

Show Valuation Breakout

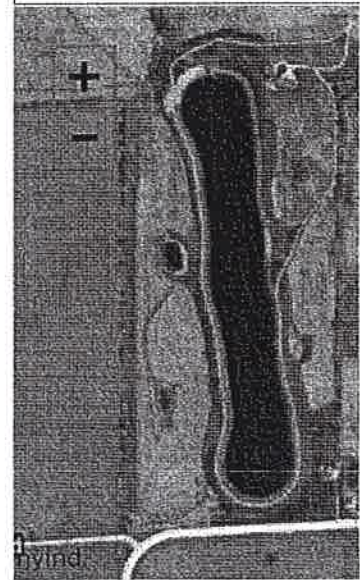
Zoning Information

For the most current and complete zoning information, contact the Division of Zoning.

| |
|-----------------------------------|
| Zoning |
| A-1(EX) |
| RH-1 3.67 Acres DCPREZ-0000-07765 |

Zoning District Fact Sheets

Parcel Maps



DCIMap

Tax Summary (2013)

E-Statement

| Assessed Land Value | Asses Value |
|---------------------|-------------|
| \$108,600.00 | |

Taxes:

Lottery Credit(-):

First Dollar Credit(-):

Specials(+):

MFL(+):

Amount:

District Information