

# TOWN OF OREGON

## APPLICATION FOR LAND USE CHANGE

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

### 1. NAMES — Owner

Name BLUE VISTA LLC  
Street 742 FOXFIELD RD  
City, State, Zip OREGON WI  
Phone: Days → Cell 608 444 2900

### Applicant (if other than Owner)

Name ERIC GROVER  
Street \_\_\_\_\_  
City, State, Zip SAME  
Phone: Days \_\_\_\_\_ Cell \_\_\_\_\_

0509-284-9300-D  
0509-284-9340-D

### 2. PROPERTY LOCATION BELLBROOK RD, OREGON WI

Section: 28 Property size: \_\_\_\_\_ Property zoning: \_\_\_\_\_ Parcel No(s): \_\_\_\_\_  
Property Address: LOT # 2 AND 3 OF CSM # 11401

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. RH-2 AND A1-EX
2. Zoning change from RH-4 District to RH-3 District for 61 acres TOTAL
3. Submit a copy of the completed Dane County Zoning Change Application.
4. Reason for change JUST CHANGE IN LOT LAYOUT AND SIZE

**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

Owner (signature is mandatory) \_\_\_\_\_

Date 4/6/17

Applicant (if other than Owner) \_\_\_\_\_

Date \_\_\_\_\_

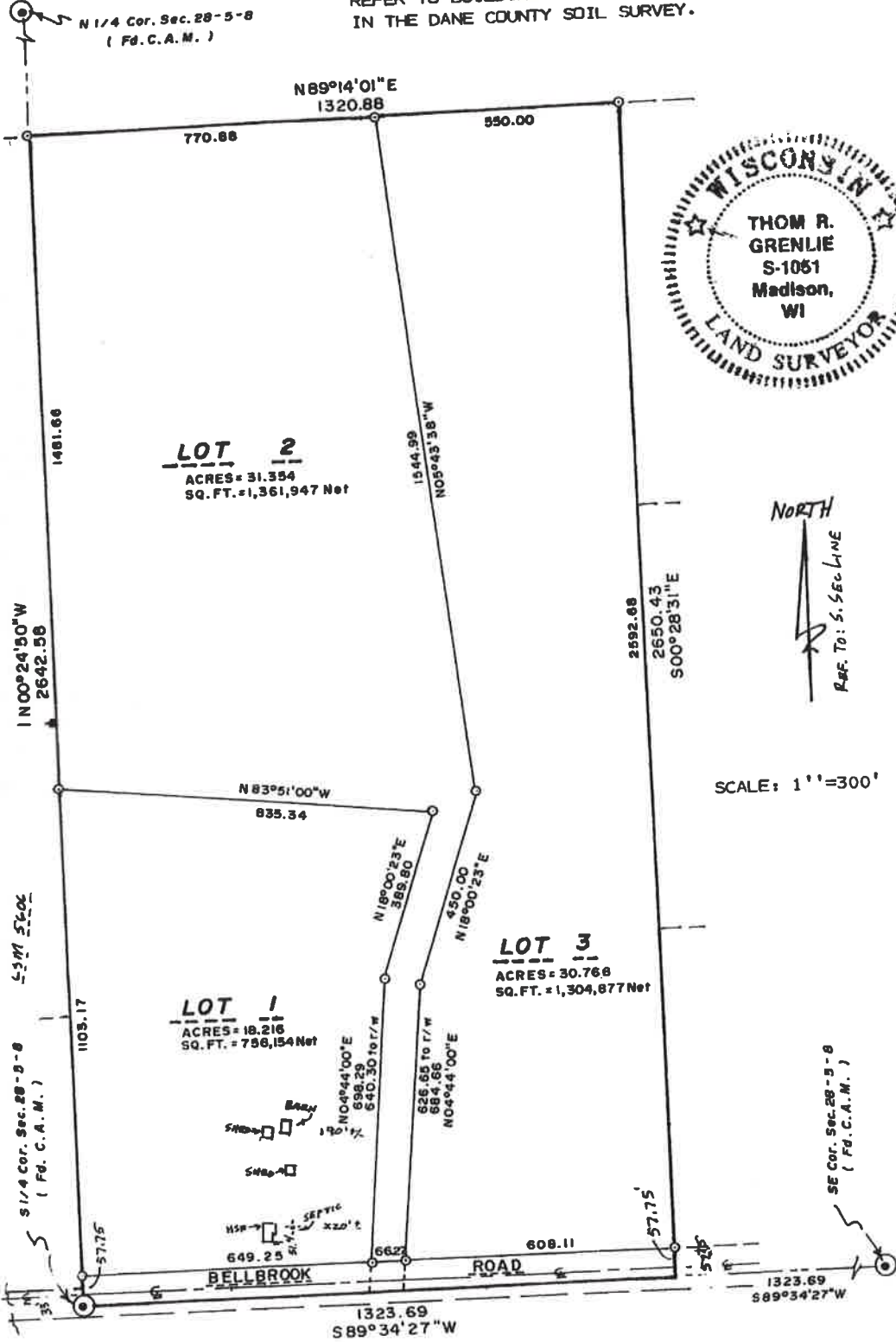
**\* Pre-Application Consultation with Plan Commission is recommended before submitting any application or payment of fees. There is no charge for consultation.**

CERTIFIED SURVEY MAP

REFER TO BUILDING SITE INFORMATION CONTAINED  
IN THE DANE COUNTY SOIL SURVEY.



SCALE: 1" = 300'





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 is in compliance with Chapter 236.34 of Wisconsin Statutes.

I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with the information provided.

Thom R. Grenlie 4-14-05  
Thom R. Grenlie, Registered Land Surveyor

**LEGAL DESCRIPTION:** THE WEST 1/2 OF THE SE1/4 OF SECTION 28, T5N, R9E, TOWN OF OREGON, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH ONE-QUARTER CORNER OF SEC. 28; THENCE N0°24'50''W 2642.58 FEET; THENCE N89°14'01''E 1320.88 FEET; THENCE S0°28'31''E 2650.43 FEET; THENCE S89°34'27''W 1323.69 FEET TO THE POINT OF BEGINNING. SUBJECT TO BELL BROOK ROAD OVER SOUTHERLY 57.75 FEET THEREOF.

**OWNERS CERTIFICATE:** AS OWNER, I HEREBY CERTIFY THAT I CAUSED THE ABOVE LANDS TO BE SURVEYED, DIVIDED AND MAPPED AS SHOWN. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.75.17(1)(A), DANE COUNTY CODE OF ORDINANCES TO BE SUBMITTED TO THE DANE COUNTY ZONING & LAND REGULATION COMMITTEE FOR APPROVAL.

JOHN R. MCCORMICK ESTATE

Jane M. Riesen (Executor)  
JANEMRIESAN EXECUTOR

**NOTARY PUBLIC:** PERSONALLY CAME BEFORE ME THIS 15th DAY OF APRIL, 2005, THE ABOVE-NAMED OWNER, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

MY COMM. EXPIRES: 1-28-07

Thom Grenlie  
NOTARY PUBLIC, DANE COUNTY, WI

**TOWN OF OREGON:** APPROVED FOR RECORDING PER OREGON TOWN BOARD ACTION OF 12/01/04.

Ruth Klahn c.m.c.  
RUTH KLAHN, TOWN CLERK



**LEGEND**

Scale: 1 inch = 300 ft.

- iron stake found
- 1"x24" iron pipe set min. wt.=1.13#/ln ft.

C.A.M. = CAST ALUM. MON

SURVEYED TG RT

DRAWN HC

APPROVED

FIELD BOOK 149-1

DATE 4-14-05

TAPE/FILE

PAGE 1 OF 2 PAGES

OFFICE MAP NO. 3393

**SURVEYED FOR:** JANE RIESEN/ BERNIE ELLEFSON 527-4582  
5877 HEFTY ROAD, MONTICELLO, WI 53570

**DESCRIPTION-LOCATION:** PRT W1/2, SE1/4, SEC. 28,  
T5N, R9E, TOWN OF OREGON, DANE COUNTY, WI

APPROVED FOR RECORDING PER DANE COUNTY ZONING &  
LAND REG. COMM. action of May 17, 2005.

**REGISTER OF DEEDS CERTIFICATE**

Received for recording this 18th day of May, 2005 at 1:52 o'clock P.m.  
and recorded in Volume 69 of Certified Survey  
Maps of Dane County on Page 144-145

Jane Riesen by Annette Kohn  
Register of Deeds, deputy

DOCUMENT # 4055483  
CERTIFIED SURVEY MAP # 11401 Vol. 69 Page 144

2/13



### **LAND TO BE ZONED A1-EXCLUSIVE AG**

A part of Lot 2 and Lot 3 of Dane Certified Survey Map No. 11401, recorded in Volume 69 of Certified Survey Maps on page 145, located in the SW ¼-SE ¼ and the NW ¼-SE ¼ of Section 28, Town 5 North, Range 9 East, Town of Oregon, Dane County, Wisconsin, described as follows:

Commencing at the Southwest corner of said Section 28; thence N 00°24'50" W, 1160.92 feet along the West line of the SE ¼ of said Section 28 to the point of beginning; thence N 00°24'50" W, 1481.66 feet along the West line of the SE ¼; thence N 89°14'01" E, 1320.88 feet along the North line of the SE ¼; thence S 00°28'31" E, 1952.57 feet; thence S 87°54'41" W, 551.44 feet; thence N 18°00'23" E, 450.00 feet; thence N 05°43'38" W, 781.67 feet; thence N 84°30'00" W, 383.56 feet; thence S 04°00'00" W, 814.02 feet; thence N 83°51'00" W, 400.00 feet to the point of beginning, containing 42.76 acres, more or less.

### **LAND TO BE ZONED RH-3**

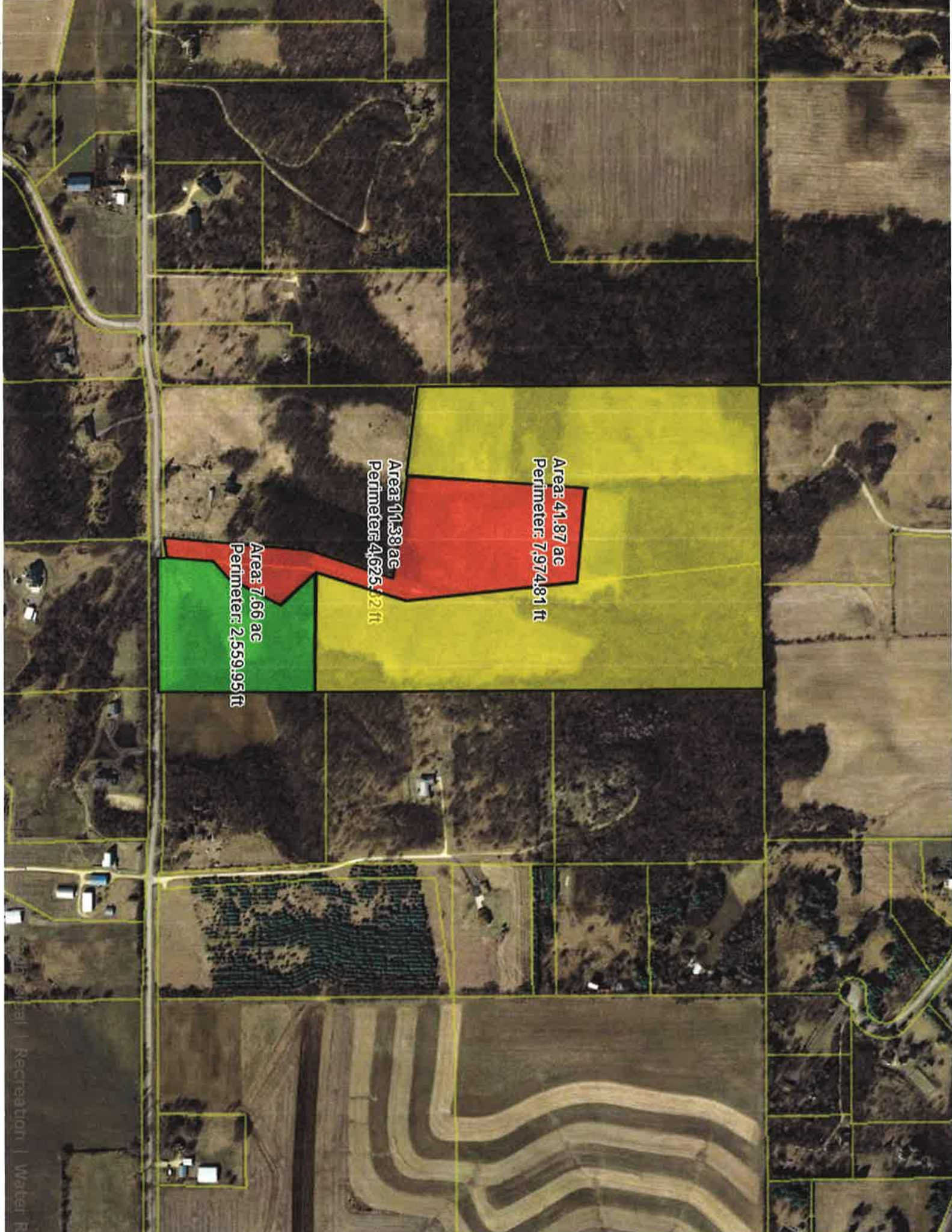
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Commencing at the Southwest corner of said Section 28; thence N 00°24'50" W, 1160.92 feet along the West line of the SE ¼ of said Section 28; thence S 83°51'00" E, 400.00 feet to the point of beginning; thence S 83°51'00" E, 435.34 feet; thence S 18°00'23" W, 389.80 feet; thence S 04°44'00" W, 640.30 feet; thence N 89°34'27" E, 66.27 feet; thence N 04°44'00" E, 180.00 feet thence N 49°53'07" E, 113.58 feet; thence N 25°00'00" E, 230.00 feet; thence N 42°00'00" W, 220.00 feet; thence N 18°00'23" E, 450.00 feet; thence N 05°43'38" W, 781.67 feet; thence N 84°30'00" W, 383.56 feet; thence S 04°00'00" W, 814.02 feet to the point of beginning, containing 11.00 acres, more or less.

### **LAND TO BE ZONED RH-2**

A part of Lot 2 and Lot 3 of Dane Certified Survey Map No. 11401, recorded in Volume 69 of Certified Survey Maps on page 145, located in the SW ¼-SE ¼ of Section 28, Town 5 North, Range 9 East, Town of Oregon, Dane County, Wisconsin, described as follows:

Commencing at the Southwest corner of said Section 28; thence N 89°34'27" E, 1323.69 feet along the South line of the SE ¼ of said Section 28; thence N 00°28'31" W, 57.75 feet to the point of beginning; thence S 89°34'27" W, 608.11 feet; thence N 04°44'00" E, 180.00 feet thence N 49°53'07" E, 113.58 feet; thence N 25°00'00" E, 230.00 feet; thence N 42°00'00" W, 220.00 feet; thence N 87°54'41" E, 551.44 feet; thence S 00°28'31" E, 640.11 feet to the point of beginning, containing 7.5 acres, more or less.



Area: 41.87 ac  
Perimeter: 7,974.81 ft

Area: 11.38 ac  
Perimeter: 4,625.12 ft

Area: 7.66 ac  
Perimeter: 2,559.95 ft