

# TOWN OF OREGON

0509-091-8600-1

## 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 Judy Batker

Name \_\_\_\_\_

Street W701 Hwy 92

Street \_\_\_\_\_

City, State, Zip Brooklyn, WI 53501

City, State, Zip \_\_\_\_\_

Phone: Days ~~608-455-1341~~ 1341 Cell 608-445-9948

Phone: Days \_\_\_\_\_ Cell \_\_\_\_\_

### 2. PROPERTY LOCATION \_\_\_\_\_

Section: \_\_\_\_\_ Property size: \_\_\_\_\_ Property zoning: \_\_\_\_\_ Parcel No(s): \_\_\_\_\_

Property Address: 1350 S. Fish Hatchery Rd. Oregon

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 large animal veterinary clinic

**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 Creating 2 lots / 2 businesses

**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 \_\_\_\_\_ District to \_\_\_\_\_ District for \_\_\_\_\_ acres
3. Submit a copy of the completed Dane County Zoning Change Application.
4. Reason for change \_\_\_\_\_

**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 Veterinary clinic; boarding; training

**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) Judy Batker Date 1/22/16

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.

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

Judy Batker, the applicant/petitioner for Amend CUP  
Land Use change  
(Nature of application/petition)  
dated 1-22, 20 16 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 22 day of Jan., 20 16.

Judy Batker, owner  
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.

## Jennifer Hanson

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**From:** Judy <jbatker@frontier.com>  
**Sent:** Friday, January 22, 2016 11:44 AM  
**To:** Jennifer Hanson  
**Subject:** Conditional Use Permit

We are applying for an amendment to the existing CUP #1539.  
The manure storage plan will stay the same.  
The use of both pieces of land will still be veterinary hospital, dog and cat boarding or grooming and training.

The part we would like to amend is that training and boarding can take place outdoors as well. We do not intend to house animals outdoors overnight. They would spend part of the day outside, weather dependent. This will be true for both properties as horses or other large animals may at times be housed outside too.

The signage restriction we assume will be one sign for each property.

Thank you for your consideration.

Judy Batker

## Jennifer Hanson

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**From:** Judy <jbatker@frontier.com>  
**Sent:** Friday, January 22, 2016 12:11 PM  
**To:** Jennifer Hanson  
**Subject:** Submittal form letter

We currently have a veterinary clinic on a C1 zoned 8 acre parcel. We have decided to split the business into a small animal clinic and a large animal clinic. Each of these will be owned by a separate person (Judy Batker and Emily Leuthner). These owners are the current owners of the veterinary clinic. We would then also like to split the land into two properties and have each business on a property.

We would also like to amend the CUP at this time. The only change is allowing animals to be outside for parts of the day on each of the properties.

Thank you  
Judy Batker

Rm  
201

# Dane County Conditional Use Permit Application

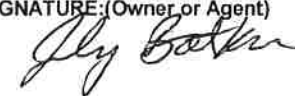
<b>Application Date</b>	<b>C.U.P Number</b>
01/20/2016	DCPCUP-2016-02335
<b>Public Hearing Date</b>	
03/22/2016	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME COUNTRY VIEW ENTERPRISES LLC	Phone with Area Code (608) 445-9948	AGENT NAME JUDY BATKER	Phone with Area Code (608) 445-9948
BILLING ADDRESS (Number, Street) 1350 S FISH HATCHERY RD		ADDRESS (Number, Street) W701 STATE HIGHWAY 92	
(City, State, Zip) OREGON, WI 53575		(City, State, Zip) BROOKLYN, WI 53521	
E-MAIL ADDRESS jbatker@frontier.com		E-MAIL ADDRESS jbatker@frontier.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
1350 S FISH HATCHERY RD					
TOWNSHIP OREGON	SECTION 9	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0509-091-8600-1		---		---	

### CUP DESCRIPTION

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.13(2)(I)	8.018

<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>JB</u>	<b>Inspectors Initials</b>  SSA1	<b>SIGNATURE: (Owner or Agent)</b> 
		<b>PRINT NAME:</b> Judy Batker
		<b>DATE:</b> 1/20/16

COMMENTS: AMENDING EXISTING CONDITIONAL USE PERMIT

DANE COUNTY  
CONDITIONAL USE PERMIT #1538

THE ZONING AND NATURAL RESOURCES COMMITTEE OF THE DANE COUNTY BOARD PURSUANT TO SECTION 10.255(2) OF THE DANE COUNTY CODE OF ORDINANCES DOES HEREBY:

GRANT: The Conditional Use Permit subject to conditions.

FOR: Dog and cat kennel and training facility.

EFFECTIVE DATE OF PERMIT: 9/14/99 EXPIRATION DATE: (See Below)

THE CONDITIONAL USE SHALL BE LOCATED ON THE PROPERTY DESCRIBED AS FOLLOWS:

The North 591 feet of the West 591 feet of the NW 1/4 of the NE 1/4 of Section 9, Town of Oregon.

CONDITIONS:

1. An approved manure storage plan.
2. Uses shall be restricted to veterinary hospital and dog and cat boarding kennels, grooming and indoor training facilities.
3. The boarding kennel shall be an indoor facility.
4. Signage shall be restricted to one sign on the property.

THE ZONING AND NATURAL RESOURCES COMMITTEE AFTER PUBLIC HEARING AND IN THEIR CONSIDERATION OF THE CONDITIONAL USE PERMIT MADE THE FOLLOWING FINDING OF FACT:

1. That the establishment, maintenance and operation of the proposed conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
2. That the uses, values and enjoyment of other property in the neighborhood for purposes already permitted will not be substantially impaired or diminished by the establishment, maintenance and operation of the proposed conditional use.
3. That the establishment of the proposed conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. That adequate utilities, access roads, drainage and other necessary site improvements will be made.
5. That adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.



6. That the proposed conditional use does conform to all applicable regulations of the district in which it is proposed to be located.

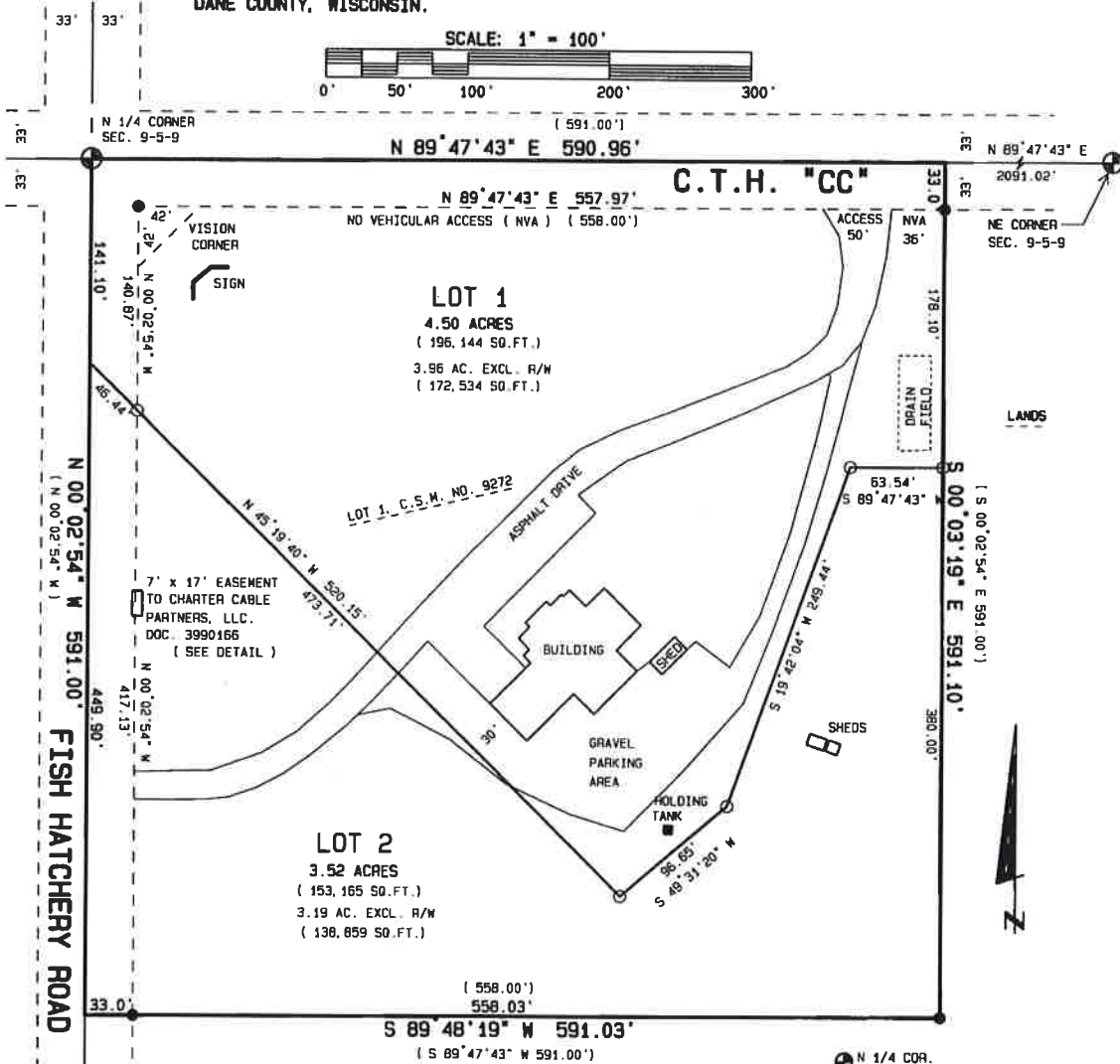
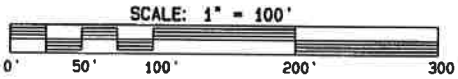
EXPIRATION OF PERMIT

Section 10.25(2)(n) of the Dane County Code of Ordinances provides that any use for which a conditional use permit has been issued, upon its cessation or abandonment for a period of one year, will be deemed to have been terminated and any future use shall be in conformity with the ordinance.

" PRELIMINARY "

# CERTIFIED SURVEY MAP

A DIVISION OF LOT 1, CERTIFIED SURVEY MAP NO. 9272, LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 9, T5N, R9E, TOWN OF OREGON, DANE COUNTY, WISCONSIN.



**SURVEYED FOR:**  
COUNTRY VIE ENTERPRISES, LLC  
1350 S. FISH HATCHERY ROAD  
OREGON, WI 53975

**SURVEYED BY:**  
KEVIN M. RADEL  
ARROW LAND SURVEYING  
A DIV. OF RADEL & ASSOC., INC.  
109 KINGSTON WAY  
WAUNAKEE, WI 53597

BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NE 1/4 OF SEC. 9-5-9. ASSUMED TO BEAR: N 89°47'43" E.

- LEGEND:**
- = FOUND 1" IRON PIPE.
  - = SET 3/4" x 18" IRON ROD WEIGHING 1.50 LBS. PER FT.
  - ( ) = RECORDED AS DATA.

EASEMENT DETAIL (NOT TO SCALE)

NOTE: EASEMENT ALSO INCLUDES NON SPECIFIED ACCESS FROM DRIVEWAY OFF FISH HATCHERY ROAD.

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

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



