

120 csm

# 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 MARSHALL Bros Name \_\_\_\_\_  
 Street 296 UNION RD Street \_\_\_\_\_  
 City, State, Zip Brooklyn Wis 53521 City, State, Zip \_\_\_\_\_  
 Phone: Days SAM 2 Cell 608-225-4251 Phone: Days \_\_\_\_\_ Cell \_\_\_\_\_

2. PROPERTY LOCATION \_\_\_\_\_  
 Section: \_\_\_\_\_ Property size: \_\_\_\_\_ Property zoning: \_\_\_\_\_ Parcel No(s): \_\_\_\_\_  
 Property Address: \_\_\_\_\_

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/Brooklyn.
  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 A1 District to A4 District for 21.34 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 \_\_\_\_\_

- 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 \_\_\_\_\_ 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

JASON MARESKA LLC, the applicant/petitioner for \_\_\_\_\_,  
(Nature of application/petition)

dated \_\_\_\_\_, 20\_\_\_\_ 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 9th day of Jan, 2016.

  
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.


# Dane County Rezone & Conditional Use Permit

|                     |                   |
|---------------------|-------------------|
| Application Date    | Petition Number   |
| 12/14/2015          | DCPREZ-2015-10939 |
| Public Hearing Date | C.U.P. Number     |
| 02/23/2016          |                   |

| OWNER INFORMATION                                 |  | AGENT INFORMATION                             |  |
|---|--|---|--|
| OWNER NAME<br>MARSHALL BROTHERS                   | PHONE (with Area Code)<br>(608) 225-4251 | AGENT NAME<br>KEVIN RADEL                     | PHONE (with Area Code)<br>(608) 849-8116 |
| BILLING ADDRESS (Number & Street)<br>296 UNION RD |  | ADDRESS (Number & Street)<br>109 KINGSTON WAY |  |
| (City, State, Zip)<br>BROOKLYN, WI 53521          |  | (City, State, Zip)<br>WAUNAKEE, WI 53597      |  |
| E-MAIL ADDRESS<br>STACEYHARDY@FRONTIER.COM        |  | E-MAIL ADDRESS<br>KEVINRADEL@TDS.NET          |  |

| 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 |         |
| NORTH OF 296 UNION RD             |               |                                   |         |                                   |         |
| TOWNSHIP<br>OREGON                | SECTION<br>26 | TOWNSHIP                          | SECTION | TOWNSHIP                          | SECTION |
| PARCEL NUMBERS INVOLVED           |               | PARCEL NUMBERS INVOLVED           |         | PARCEL NUMBERS INVOLVED           |         |
| 0509-264-9500-1                   |               |                                   |         |                                   |         |

| REASON FOR REZONE                                       |                          |       | CUP DESCRIPTION                       |       |
|---|--------------------------|-------|---------------------------------------|-------|
| SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS |                          |       |                                       |       |
| FROM DISTRICT:  | TO DISTRICT:             | ACRES | DANE COUNTY CODE OF ORDINANCE SECTION | ACRES |
| A-1Ex Exclusive Ag District                             | A-4 Agriculture District | 27.34 |                                       |       |

|  |   |   |                                  |   |
|--|---|---|----------------------------------|---|
| C.S.M REQUIRED?<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | PLAT REQUIRED?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | DEED RESTRICTION REQUIRED?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | INSPECTOR'S INITIALS<br><br>SJW3 | SIGNATURE:(Owner or Agent)<br> |
| Applicant Initials <i>KB</i>   | Applicant Initials <i>KB</i>  | Applicant Initials <i>KB</i>  |                                  | PRINT NAME:<br><i>Kevin Radel</i>   |

COMMENTS: BROTHERS SPLITTING PARTNERSHIP

|                          |
|--------------------------|
| DATE:<br><i>12/14/15</i> |
|--------------------------|

## STATEMENT OF INTENT

DEC. 14, 2015 - MARSHALL BROTHERS  
SECT. 26 - OREGON

THE MARSHALL BROTHERS, DAN & JASON,  
ARE SPLITTING THE LAND OF MARSHALL  
BROTHERS PARTNERSHIP. LANDS LOCATED  
IN SECTIONS 26, 35 & 36, TOWN OF  
OREGON. EQUAL ACRES.

27.34 ACRES WILL FALL ACROSS  
THE ROAD FOR JASONS LAND.

SINCE LESS THAN 35 ACRES,  
A REZONE AND CSM IS  
NEEDED.

THE LAND IS CORN FIELD AND  
WILL REMAIN OR CONTINUE TO  
BE AGRICULTURE USES.

KEVIN RADL - SURVEYOR  
K. Radl

MAP FOR REZONING  
AND  
PRELIMINARY

CERTIFIED SURVEY MAP

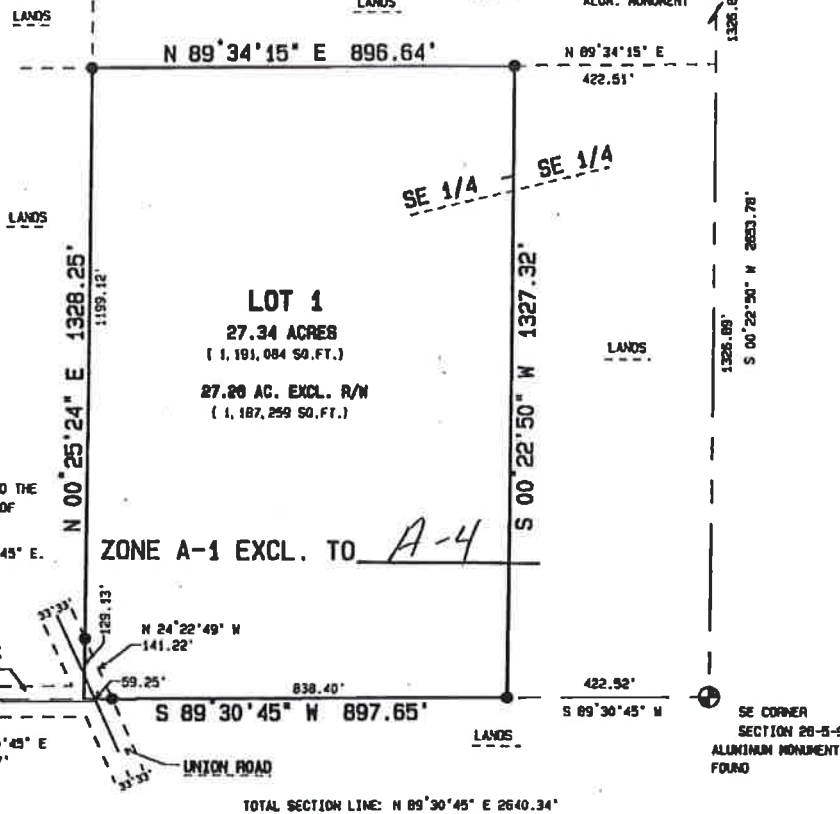
LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 26, T5N, R9E,  
TOWN OF OREGON, DANE COUNTY, WISCONSIN.

SCALE: 1" = 300'



EAST 1/4 CORNER  
SECTION 26-5-9  
DETERIORATED  
ALUM. MONUMENT

SURVEYED FOR:  
JASON MARSHALL  
MARSHALL BROTHERS  
296 UNION ROAD  
BROOKLYN, WI 53521



BEARINGS ARE REFERENCED TO THE  
SOUTH LINE OF THE SE 1/4 OF  
SECTION 26-5-9  
ASSUMED TO BEAR: N 89°30'45" E.

SOUTH 1/4 CORNER  
SECTION 26-5-9  
ALUMINUM MONUMENT  
FOUND

BELL  
BROOK  
CROSS

N 24°22'49" W  
141.22'  
59.25'  
838.40'  
UNION ROAD

SE CORNER  
SECTION 26-5-9  
ALUMINUM MONUMENT  
FOUND

LEGEND:

● = FOUND 3/4" IRON ROD.

PREPARED BY:  
KEVIN H. RADEL  
ARROW LAND SURVEYING  
A DIV. OF RADEL & ASSOC., INC.  
109 KINGSTON WAY  
MILWAUKEE, WI 53597  
608-649-8116

DESCRIPTION:

Located in the SE 1/4 of the SE 1/4 of Section 26, T5N, R9E, in the Town of Oregon, Dane County, Wisconsin, being further described as follows:

Commencing at the South 1/4 corner of said Section 26; thence N89°30'45"E 1320.17 feet along the south line of the SE 1/4 of said Section 26 to the southwest corner of said SE 1/4 of the SE 1/4, also being the point of beginning.

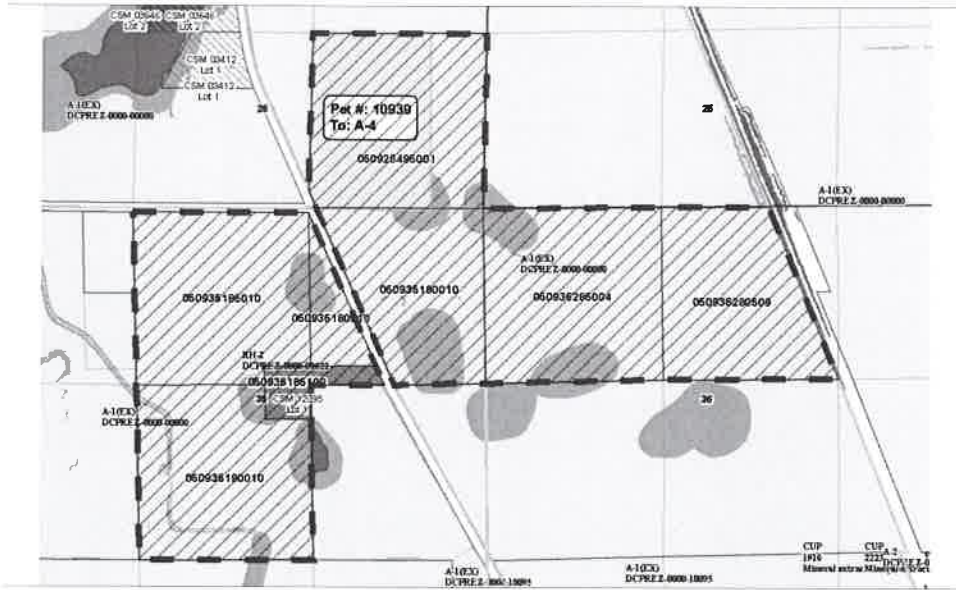
Thence N00°25'24"E 1328.25 feet to the northwest corner of said SE 1/4 of the SE 1/4; thence N89°34'15"E 896.64 feet along the north line of said SE 1/4 of the SE 1/4; thence S00°22'50"W 1327.32 feet to the south line of said SE 1/4 of the SE 1/4; thence S89°30'45"W 897.65 feet along said south line to the point of beginning. Contains 27.34 acres of land and is subject to town road right of way.

DELAYED EFFECTIVE DATE REQUESTED.

# 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.**

|                                     |            |                                  |                   |
|-------------------------------------|------------|----------------------------------|-------------------|
| <b>Applicant:</b> Marshall Brothers |            |                                  |                   |
| <b>Town</b>                         | Oregon     | <b>A-1EX Adoption</b>            | 1/5/1995          |
| <b>Section:</b>                     | 26, 35, 36 | <b>Original Farm Owner</b>       | Marshall Brothers |
| <b>Density Study Date</b>           | 1/13/2016  | <b>Density Number</b>            | 35                |
|                                     |            | <b>Original Farm Acres</b>       | 229.55            |
|                                     |            | <b>Original Splits</b>           | 6.56              |
|                                     |            | <b>Available Density Unit(s)</b> | 6                 |



**Reasons/Notes:**

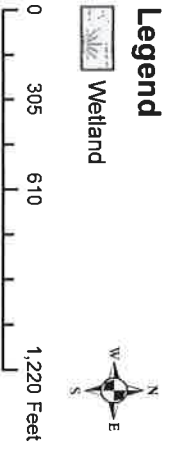
Homesites created to date: 1 per CSM 12095. If property is divided, final landowners should record agreement regarding allocation of remaining development sites.

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   |
|--------------|-------|-------------------|-------|
| 050935185100 | 4.96  | DANIEL W MARSHALL | 12095 |
| 050936285004 | 40.52 | MARSHALL BROTHERS |       |
| 050936280509 | 31.96 | MARSHALL BROTHERS |       |
| 050935190010 | 37.78 | MARSHALL BROTHERS |       |
| 050935185010 | 38.33 | MARSHALL BROTHERS |       |
| 050935180010 | 36.25 | MARSHALL BROTHERS |       |
| 050926495001 | 39.75 | MARSHALL BROTHERS |       |



**Legend**  
 Wetland



**Petition 10939**  
**Marshall Brothers**