

Dane County Rezone & Conditional Use Permit

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

OWNER INFORMATION		AGENT INFORMATION	
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	
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	
CREATING ONE RESIDENTIAL LOT				
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	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	INSPECTOR'S INITIALS SCW1	SIGNATURE:(Owner or Agent)
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		

COMMENTS: PETITION REVISED 7/27. ORIGINAL LOT BEING EXPANDED RATHER THAN MOVED TO THE WEST.

PRINT NAME:

DATE:

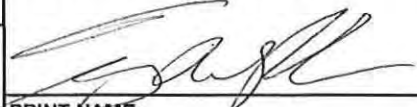
Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
02/18/2016	DCPREZ-2016-10968
Public Hearing Date	C.U.P. Number
04/26/2016	

OWNER INFORMATION		AGENT INFORMATION	
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	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
		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	
CREATING ONE RESIDENTIAL LOT				
Revised				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-3 Agriculture District	RH-2 Rural Homes District	5.35		
RH-2 Rural Homes District	A-4 Agriculture District	5.11		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>SG</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>P</u>	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>P</u>	INSPECTOR'S INITIALS SCW1	SIGNATURE:(Owner or Agent) 
				PRINT NAME: TIMOTHY W. PAULSON
				DATE: 2-18-16

679/ A3 DR 0509 142 85260 Roger/Pamela Parsons

*RH2 10204 DR? RH2-7480



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:

- 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.
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 Steve Ganser & Roger Parsons Agent's Name Paulson and Associates, LLC
Address Steve=6225 Stony Hill Dr Oregon, WI Roger=5207 Lincoln Road Oregon, W Address 136 W Holum Street Deforest, WI 53532
Phone (608) 658-9558 Phone (608) 846-2523
Email madcitysteve@hotmail.com Email dan@paulsonllc.net

Town: Oregon Parcel numbers affected: 0509-142-8526-0 & 0509-142-8800-0

Section: 14 Property address or location: Between 5207 and 5275 Lincoln Road in Oregon, WI

Zoning District change: (To / From / # of acres) A-3 to RH-2 and RH-2 to A-3 4 218-16

Soil classifications of area (percentages) Class I soils: 0% Class II soils: 60% Other: 40%

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:
see letter of intent

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
Submitted By: [Signature] Date: 02/18/2016

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:

A-3 TO RH-2

COMMENCING at the Northwest Quarter Corner of Section 14;
thence S89°43'58"E, 66.00 feet along the north line of the NW ¼ of Section 14 and the north
line of Lot 1, CSM No. 9305 to the northeast corner of said Lot 1 and the **POINT OF
BEGINNING**;

thence continuing S89°43'58"E, 466.70 feet along the north line of the NW ¼ of Section 14;
thence S00°37'13"W, 499.70 feet;
thence N89°43'58"W, 466.70 feet to the east line of Lot 1, C.S.M. No. 9305;
thence N00°37'13"E, 499.70 feet along the east line of Lot 1, C.S.M. No. 9305 to the **POINT
OF BEGINNING**;

Containing 233,200 Square Feet (5.35 acres), 217,800 Square Feet (5.00 acres), excluding
Lincoln Road right-of-way.

Subject to Lincoln Road right-of-way.

Subject to all other easements of record.

SEE "ZONING CHANGE MAP"

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

P 2-18-19

RH-3 TO A-3 4

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.

SEE "C.S.M. NO. 12977"

Daniel A. Paulson

Daniel A. Paulson

S-1699

2-17-16

Date



Steve Ganser
6225 Stony Hill Drive
Oregon, WI 53575

TO: Dane County Zoning and Land Regulation Committee

Town of Oregon Board of Supervisors

RE: Zoning Change / Certified Survey Map
NW ¼ of the NW ¼ of Section 14, T5N, R9E
Town of Oregon, Dane County WI

Dear Sirs:

Please approve a zoning change from A-3 to RH-2 on a 5.0 acre parcel in the Town of Oregon along Lincoln Road. This property is presently owned by Roger & Pam Parsons and I have offered to purchase the property if the zoning change is granted. I intend to build a residence on this property following the zoning change and the recording of a Certified Survey Map.

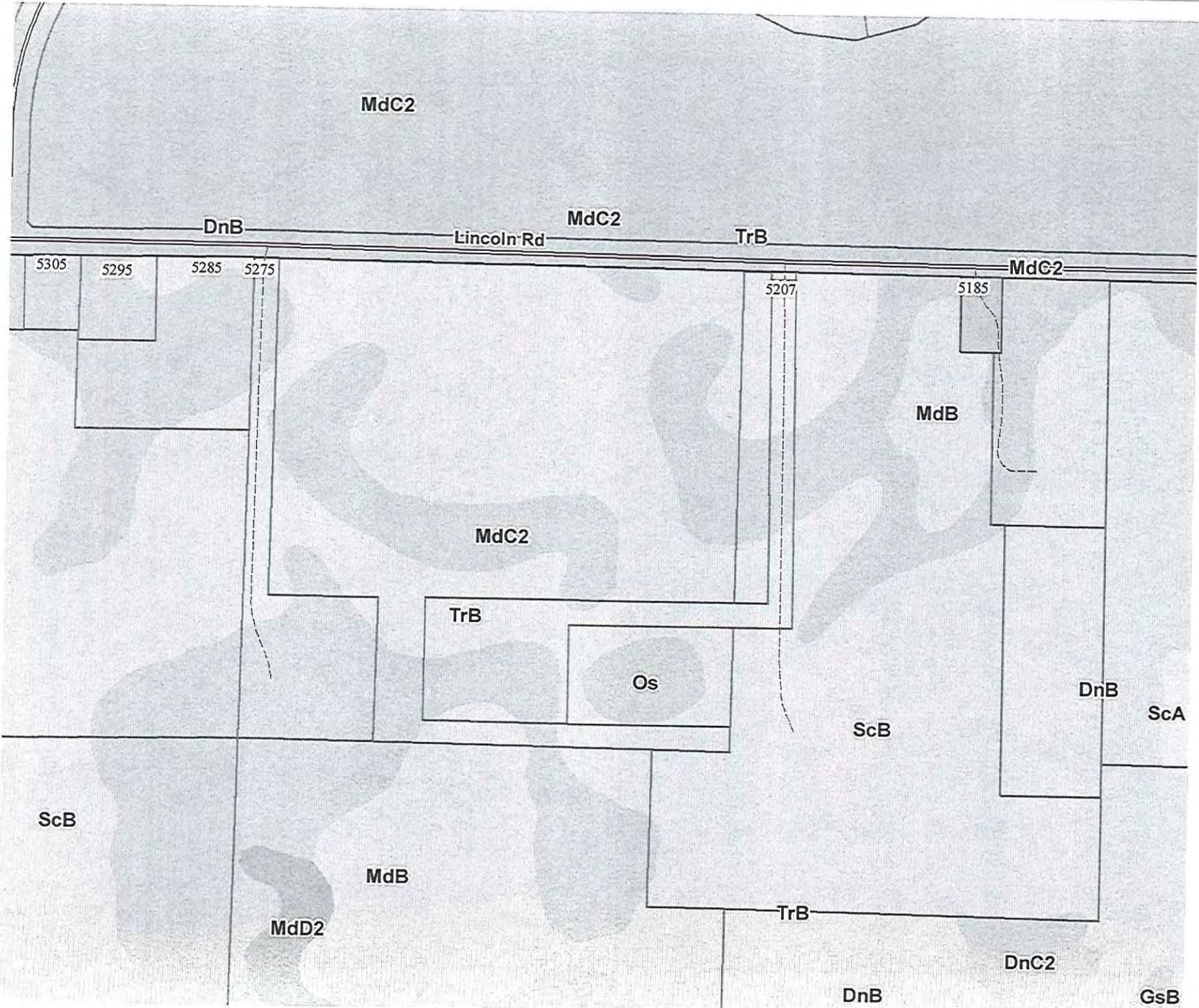
In addition please consider changing the zoning of Lot 1, CSM 12977 from RH-2 to A-3 in order to move or transfer the building site location. I own this property and was intending to construct my home on this lot, however the length and the cost of building a driveway has caused me to reconsider the building site. The driveway would be approximately 1800' long and will require a large culvert in order to cross an existing waterway.

Please feel free to contact me with any questions.

Thanks:

Steve Ganser

A handwritten signature in black ink, appearing to be 'Steve Ganser', with a long horizontal line extending to the right.



MdC2

DnB

Lincoln Rd

MdC2

TrB

MdC2

5305

5295

5285

5275

5207

5185

MdB

MdC2

TrB

Os

DnB

ScA

ScB

ScB

MdB

MdD2

TrB

DnC2

DnB

GsB

RECEIPT

MADISON
MADISON
210 MARTIN LUTHER KING, JR. BLVD
CITY TREASURER OFFICE

Application: DCPREZ-2016-10968
Application Type: DaneCounty/Zoning/Rezone/NA
Address: 5207 Lincoln RD,

Receipt No.	744935					
Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
Check		\$386.00	02/18/2016	SCW1		

Owner Info.: STEVE GANSER
6225 STONY HILL DR
OREGON, WI 53575

**Work
Description:**

A-4 Small Lot Agricultural District

Zoning district for small lot agricultural uses
CH. 10-Zoning, Section 10.129

Permitted uses 10.129(2)

- Agricultural uses including: crop or forage production, keeping livestock, beekeeping, nursery, sod, or tree production, floriculture, aquaculture, fur farming, forest management, or enrollment in federal or state commodity or conservation payment program
- Agricultural accessory uses including: buildings, structures, improvements, activities or business operations of an integral part of, or incidental to, an agricultural use **except** farm residences, limited family businesses, and limited rural businesses.
- Undeveloped natural resources and open space areas
- Transportation, utility, communication or other uses required by law
- Farm exhibitions, sales or events up to 5 days per year

Conditional uses 10.129(3)

- Livestock in excess of 1 animal unit per acre
- Sale of agricultural and dairy products not produced on the premises
- Incidental sale of non-alcoholic beverages and snacks
- Seasonal storage of recreational equipment and motor vehicles in existing buildings
- Farm related exhibitions, sales or events exceeding 5 days a year
- Agricultural entertainment activities: exceeding 45 days a year or in excess of 200 persons
- Horse boarding stables, riding stables, hay and sleigh rides, and horse training facilities
- Sale of bridles, saddles, and grooming supplies
- Governmental, institutional, religious, or nonprofit community uses
- Transportation, communication, pipeline, electric transmission, utility, or drainage uses not required by law

Setbacks and Height requirements for structures 10.129(4),(6),(7),(8)

Front setback for all structures from Highway centerline / right-of-way line (whichever is greater)

State or Federal Highway: 100/42 feet minimum

County Highway: 75/42 feet minimum

Town Road: 63/30 feet minimum

Subdivision streets platted prior to ordinance: 20 feet minimum

All other streets: 30 feet minimum from right-of-way

Maximum Height:

Non-Agricultural buildings: 35 feet maximum

Agricultural buildings: No height requirements

Setbacks for agricultural buildings not housing livestock: Minimum 10-foot side and rear yards

Setbacks for agricultural buildings with livestock:

On parcels 35 acres or less:

Minimum 50-foot side & rear yards

On parcels more than 35 acres:

Minimum 10-foot side & rear yards

Note: 100-foot side and rear yard requirement when adjacent to R- district parcels

Lot Size 10.129(5)

Minimum 5 acres; maximum 35 acres

A-4 Small Lot Agricultural District

Zoning district for small lot agricultural uses
CH. 10-Zoning, Section 10.129

Accessory Buildings Requirements 10.04(1)(b), 10.129(2), 10.16(6), 12.06(1)(k)

- Accessory buildings may be constructed only if it is clearly related to a legitimate farm operation or agricultural accessory use.
- Sanitary fixtures are prohibited in accessory buildings, except as permitted by law.
- No living spaces are allowed in accessory buildings.
- Zoning Permit fees are only exempt for farm buildings on farms of 35 acres or larger.

NOTE: A Zoning Permit is required for every building larger than 120 square feet in size. Zoning Permits are not required for accessory buildings equal to or less than 120 square feet on non-permanent foundations, provided they meet setback, height, and lot coverage requirements.

For more information on the regulation of accessory buildings please see the Dane County Zoning *Guide for Accessory Buildings* Handout.

Livestock 10.129(2)

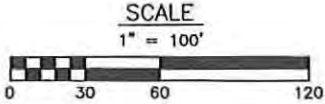
The keeping of livestock shall be limited to one (1) animal unit per each full acre.

Conditional use permits for livestock in excess of one animal unit per acre may only be considered for lots larger than 5 acres.

An animal unit is defined as the equivalent of 1 cow, 4 hogs, 10 sheep, 10 goats, 100 poultry, 1 horse, 1 pony, 1 mule or 100 rabbits or an equivalent combination thereof.

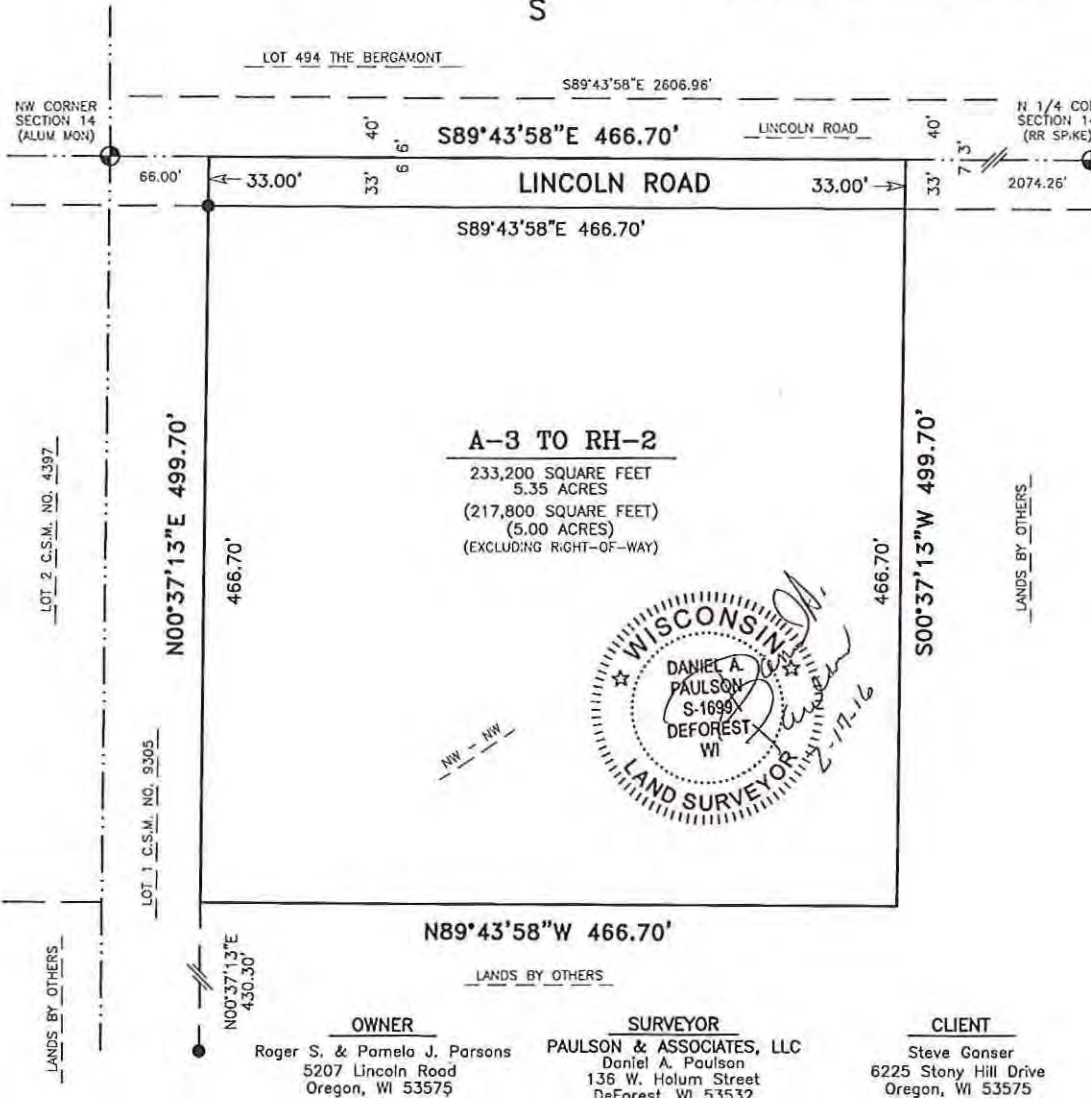
ZONING CHANGE MAP

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



TOTAL AREA
233,200 SQUARE FEET
5.35 ACRES

BASIS OF BEARINGS
THE NORTH LINE OF THE NW 1/4
IS ASSUMED TO BEAR S00°59'53"E.



LEGEND

- ⊕ DANE COUNTY SECTION CORNER (MONUMENT OF RECORD)
- 3/4" x 24" ROUND IRON RE-BAR WEIGHING 1.50 LBS/LF (SET)
- PROPERTY CORNER OF RECORD
- () "RECORDED AS" INFORMATION



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