

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@countrysspeed.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>GD</i>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials: <i>GD</i>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials: <i>GD</i>	INSPECTOR'S INITIALS RLB	SIGNATURE: (Owner or Agent) <i>Gerald W Granger</i>
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PRINT NAME:
Gerald W. Granger

DATE:
7-17-14



DANE COUNTY
PLANNING & DEVELOPMENT

Zoning Change Application

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

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

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

Section: 01 Property address or location: 6100 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



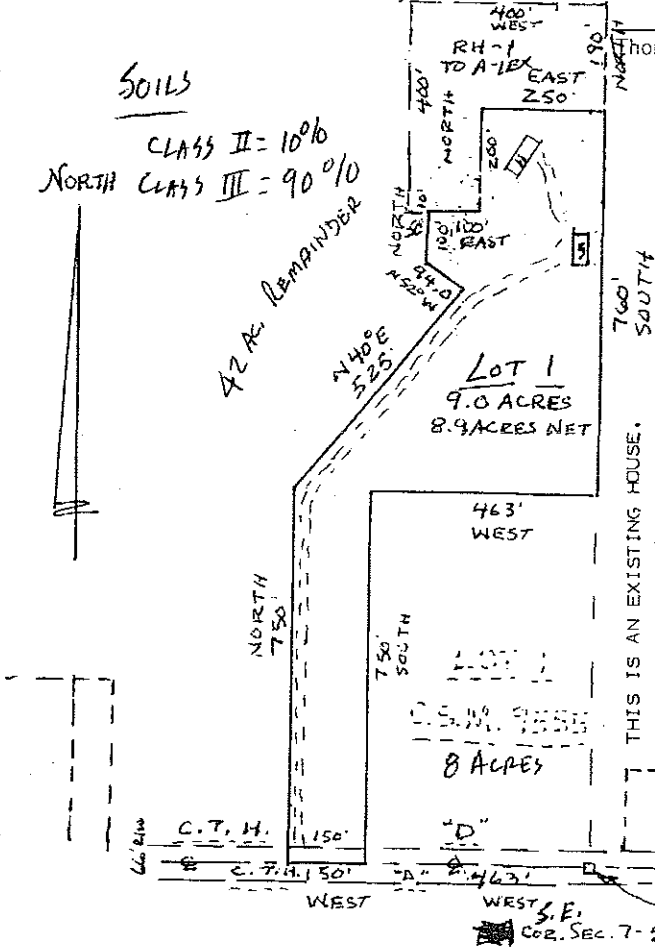
THOM R. GRENLIE REGISTERED LAND SURVEYOR S1051
400 S NINE MOUND RD. VERONA, WISCONSIN 53593 PHONE: (608) 845-6882

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.

SOILS
CLASS II = 10%
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.E. 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.I.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#/ln ft.

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

REVISED 7-17-14

OFFICE MAP NO.

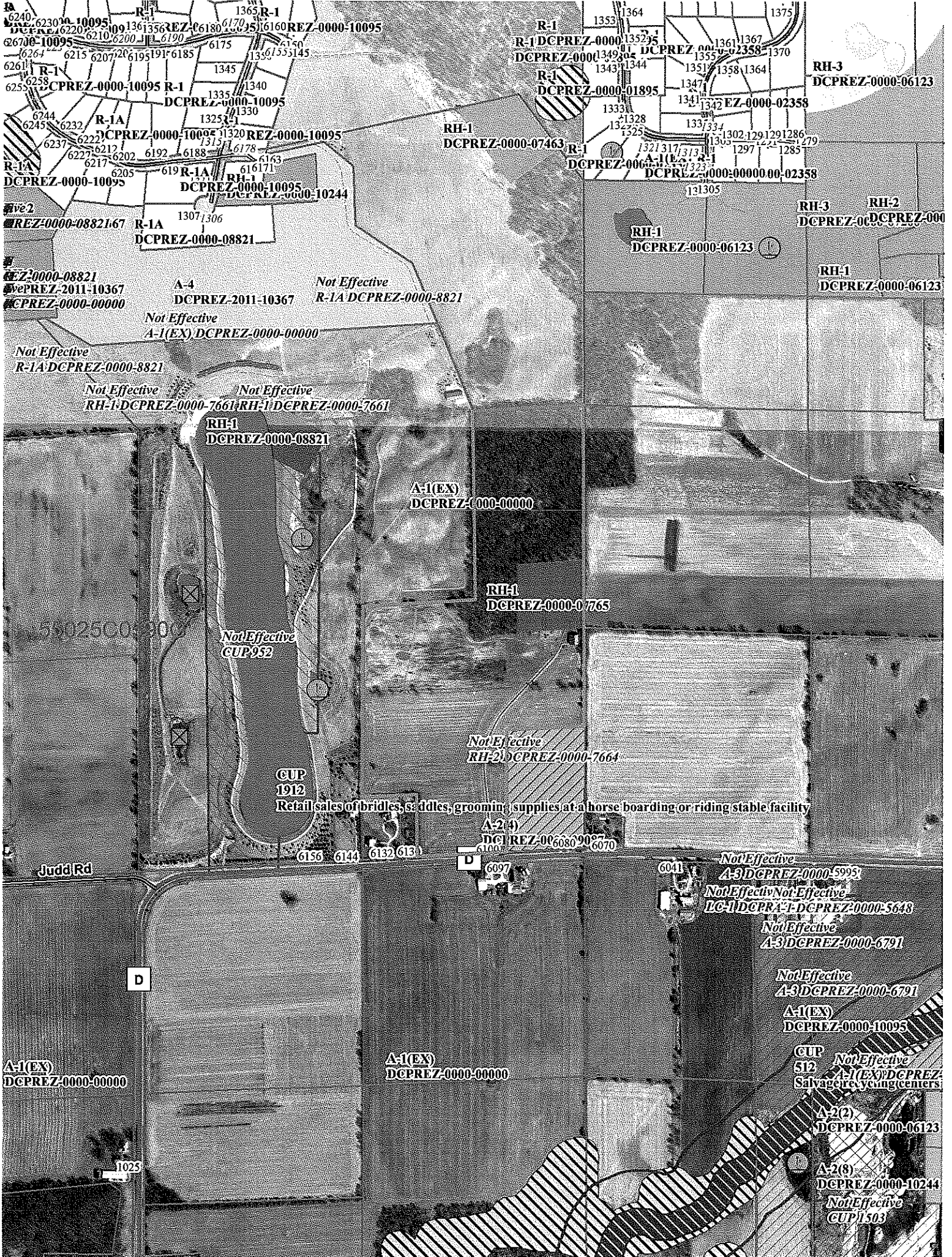
SURVEYED FOR: JERRY GRANGER 608-604-0642
26635 Rocky Branch Lane, Richland Center, WI, 53581
DESCRIPTION-LOCATION: PRT. SEC 2 NE 1/4'S OF THE SE 1/4, SEC. 7, T5N, R9E, TOWN OF OREGON, DANE COUNTY, WI.

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

REGISTER OF DEEDS CERTIFICATE DAN EVERSON

Received for recording this _____ day of _____ at _____ o'clock _____ m. and recorded in Volume _____ of Certified Survey Maps of Dane County on Page _____

Register of Deeds
DOCUMENT # _____
CERTIFIED SURVEY MAP # _____ Vol. _____ Page _____



6240, 6230, 10095, R-1, 1365, R-1
 DCPREZ-0000-10095, 6210, 6200, 6190, 6180, 6170, 6160, REZ-0000-10095
 6264, 6215, 6207, 6195, 6185, 6175, 1345, 1335, 1330, 1345
 6261, R-1, 1340, 1335, 1330, 1340
 625, 6258, DCPREZ-0000-10095, R-1, DCPREZ-0000-10095
 6244, 6245, 6232, R-1A, DCPREZ-0000-10095, REZ-0000-10095
 6237, 6222, 6221, 6202, 6192, 6188, 6178, 6163, 1330, 1325, 1320
 R-1A, DCPREZ-0000-10095, R-1A, R-1A, DCPREZ-0000-10095, DCPREZ-0000-10244
 6217, 6205, 619, R-1A, 6161, 1307, 1306, R-1A, DCPREZ-0000-08821

R-1, 1353, 1364, 1375
 R-1 DCPREZ-0000-1352, 1351, 1367, 1370
 DCPREZ-0000-1342, DCPREZ-0000-2358
 R-1, 1343, 1344, 1351, 1358, 1364, RH-3, DCPREZ-0000-06123
 DCPREZ-0000-01895, 1347, 1342, EZ-0000-02358
 1333, 1328, 1325, 133, 1302, 129, 129, 1286, 1279
 R-1, DCPREZ-0000-07463, 1321, 1317, 1313, 1303, 1297, 1285
 DCPREZ-0000-0000, 00-02358, 1313, 1305
 RH-1, DCPREZ-0000-06123
 RH-3, RH-2, DCPREZ-0000-06123

Not Effective, A-4, Not Effective, R-1A DCPREZ-0000-8821
 DCPREZ-2011-10367, DCPREZ-0000-00000
 Not Effective, A-1(EX) DCPREZ-0000-00000
 Not Effective, R-1A DCPREZ-0000-8821
 Not Effective, Not Effective, RH-1 DCPREZ-0000-7661, 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-0000-6080, 6087, 6070

Judd Rd

Not Effective, A-3 DCPREZ-0000-5995, Not Effective, 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-0000-10244, Salvage/recycling centers

A-2(2), DCPREZ-0000-06123

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

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

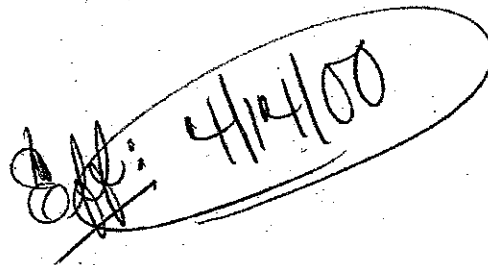
Conditional zoning is hereby imposed pursuant to Section 10.255(3)(a)2.(b) of the Dane County Code of Ordinances. The rezoned area shall be subject to the following conditions.

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. A.", is written over a date "4/14/00". The 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	

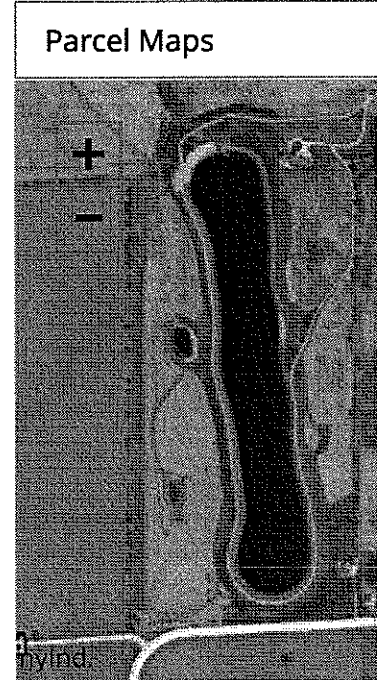
Show Valuation Breakout

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

PRELIMINARY



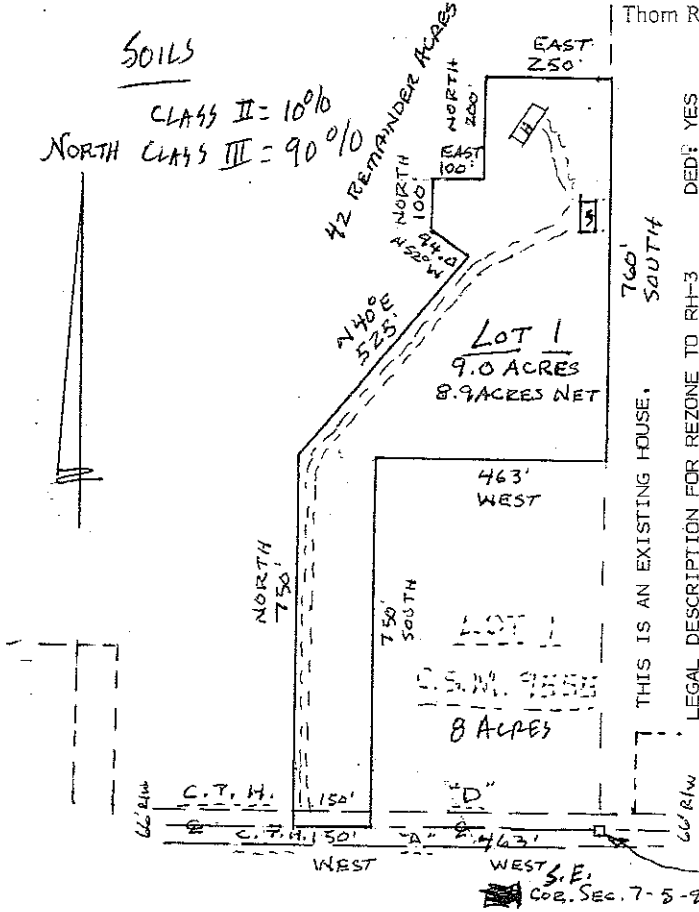
THOM R. GRENLE REGISTERED LAND SURVEYOR S1051
 400 S NINE MOUND RD. VERONA, WISCONSIN 53593 PHONE: (608) 845-6882

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

CERTIFIED SURVEY MAP

I, Thom R. Grenlie, hereby certify that this survey ^{WILL BE} 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



LEGAL DESCRIPTION FOR REZONE TO RH-3 DED: YES
 PART OF THE EAST 1/2 OF THE S 1/4 OF SECTION 7, T1N, R9E, TOWN OF OREGON, DANE CO, WI, DESCRIBED THUSLY: BEGINNING 463' WEST OF SOUTH 1/4 COR THENCE WEST 150'; THENCE NORTH 750'; THENCE N40°E S25'; 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.

LEGEND

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

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

SURVEYED FOR: JERRY GRANGER 608-604-0642
26635 ROCKY BRANCH LANE, RICHLAND CENTER, WI, 53588
 DESCRIPTION-LOCATION: PRT. SE 1/4 NE 1/4'S OF THE SE 1/4
SEC. 7, T1N, 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 EVERSEN

Received for recording this _____ day of _____
 _____ at _____ o'clock _____ m.
 and recorded in Volume _____ of Certified Survey
 Maps of Dane County on Page _____

OFFICE MAP NO. _____

DOCUMENT # _____ Register of Deeds
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SE Section
Corner

PRELIMINARY



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

SURVEYOR'S CERTIFICATE

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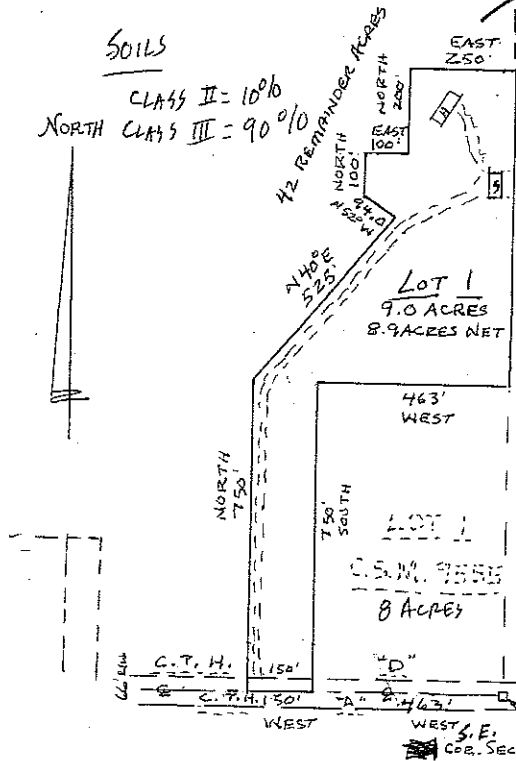
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Need Legal
(PWL)

for RH-1
to
RH-3
+
RH-1
to
A-1EX

SOILS
CLASS II = 10%
CLASS III = 90%



Thom R. Grenlie, Registered Land Surveyor
LEGAL DESCRIPTION FOR REZONE TO RH-3
DED: YES
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THIS IS AN EXISTING HOUSE.

RH-1 to A-1EX

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

SURVEYED FOR: JERRY GRANGER 608-604-0642
26635 ROCKY BRANCH LANE, RICHLAND CENTER, WI, 53581
DESCRIPTION-LOCATION: PRT. SEE NE 1/4'S OF THE SE 1/4, SEC. 7, T8N, 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 EVERSEN
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