


# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
08/04/2017	DCPREZ-2017-11199
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
10/24/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JOHN C BROWN	PHONE (with Area Code) (608) 835-0046	AGENT NAME JOHN BROWN	PHONE (with Area Code) (608) 835-0046
BILLING ADDRESS (Number & Street) 1611 COUNTY HIGHWAY D		ADDRESS (Number & Street) 1611 COUNTY HIGHWAY D	
(City, State, Zip) OREGON, WI 53575		(City, State, Zip) OREGON, WI 53575	
E-MAIL ADDRESS		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	
1611 CTH D					
TOWNSHIP OREGON	SECTION 4	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0509-042-8051-5					

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	A-2 (8) Agriculture District	8.36		

<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>JCB</u>	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  DJE1	<b>SIGNATURE:(Owner or Agent)</b> 
<b>PRINT NAME:</b> <u>John Brown</u>				
<b>DATE:</b> <u>8-4-2017</u>				

Petition # 11199

Public Hearing Date 10/24/17

**Application**

- Application filled out and signed
- Metes and bounds description
- Scaled map
- Letter of intent
- If commercial, plan showing proposed improvements (building, parking, landscape)

**Zoning Review**

1. Zoning District fits the proposed land use?  Yes / No
2. Zoning District fit the proposed and remaining lots (s)?  Yes / No
3. Proposed lot meet the minimum width and area requirements?  Yes / No
4. Do the existing structures meet the setbacks for the District? Yes / No ✓
5. Do the existing structures meet the height limitations? Yes / No ✓
6. Do the existing (proposed) structures meet the lot coverage? Yes / No ✓
7. Do the Accessory structures meet the principal structure ratio? Yes / No ✓
8. Existing building heights conform to district? Yes / No ✓
9. Shoreland, Wetland, Flood plain issues? Yes /  No
10. Steep slope issues? Yes /  No
11. Commercial parking standards met? Yes / No ✓
12. Screening requirements met? Yes / No ✓
13. Outside lighting requirements? Yes / No ✓

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Planning Review**

1. Density Study Needed?  Yes / No
  2. Determination of Legal Status Yes /  No
  3. In compliance with Town plan?  Yes / No
  4. Land Division Compliance?  Yes / No
- Splits 1

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Contacts / Correspondence: (date: issue)



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 John C Brown Agent's Name \_\_\_\_\_  
 Address 1611 City Hwy D Oregon WI 53525 Address \_\_\_\_\_  
 Phone 608-835-0046 Phone \_\_\_\_\_  
 Email \_\_\_\_\_ Email \_\_\_\_\_

Town: Oregon Parcel numbers affected: 0509-042-8051-5

Section: 01 4 Property address or location: 1611 City Hwy D Oregon WI 53525

Zoning District change: (To / From / # of acres) A-2-8 From A-1-EX 8.36 acres

Soil classifications of area (percentages) Class I soils: 42 % Class II soils: 58 % 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:  
See attached letter

I authorize that I am the owner or have permission to act on behalf of the owner of the property.  
 Submitted By: John C Brown Date: 8-3-2017

To all members

This letter attached to the zoning change application specifically requests to have the following:

Rounding on comprehensive plan,  
The farm is 65.5 acres

$65 \div 35$  is 1.857 rounded to = 2 parcel split.

We have one parcel split left on farm.

.. would like to take parcel # 0509-042-8051-5 of 8.9 acres to be change from A1.EX to R-2-B.

My son John would like to build a new home on this parcel.

The driveway that is there will be shared.

All parties will pay for all expense that occurs on all maintenance of driveway to be used by all parties.

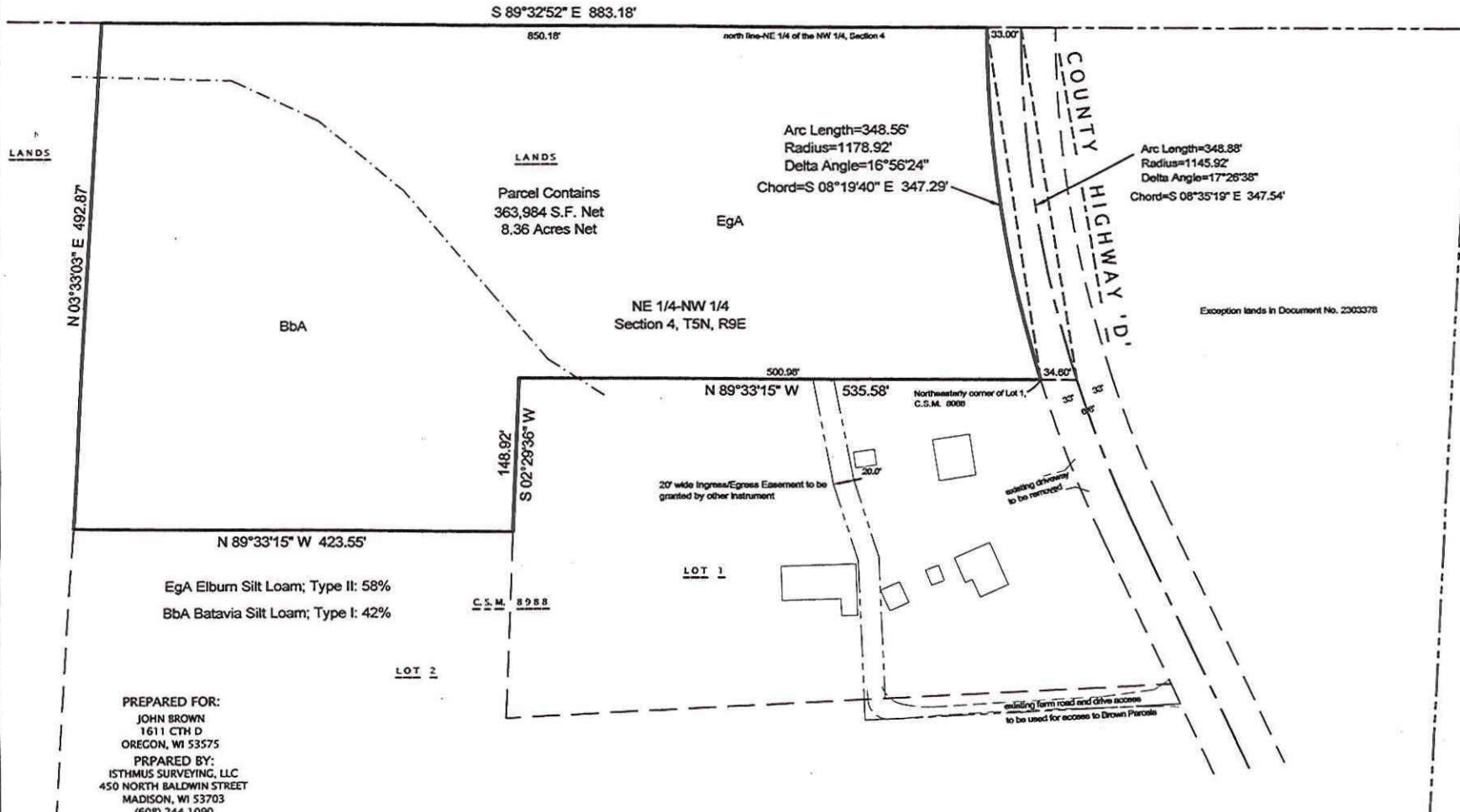
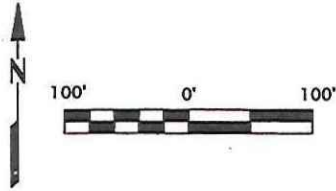
If you have any questions in regards to my application please let me know

Thank you  
John C Brown

John C Brown  
16th County Hwy D  
Oregon WI 53575  
608-835-0046

# Brown Rezone Map

Located in:  
That part of the NE 1/4 of the NW 1/4 of Section 4, T5N, R9E, Town of Oregon, Dane County,  
Wisconsin



PREPARED FOR:  
JOHN BROWN  
1611 CTH D  
OREGON, WI 53575

PREPARED BY:  
ISTHMUS SURVEYING, LLC  
450 NORTH BALDWIN STREET  
MADISON, WI 53703  
(608) 244-1090  
www.isthmussurveying.com

Parcel No. 0509-042-8051-5

Zoned A-1(ex) to be rezoned to A-2(8)

That part of the NE 1/4 of the NW 1/4 of the Section 4, T5N, R9E, Township of Oregon, Dane County, Wisconsin more particularly described as follows:

Commencing at the Northeasterly most corner of Lot 1 of said Certified Survey Map No. 8988, said point being on the southwesterly right-of-way line of County Highway 'D', said point also being the point of beginning of this description.

thence N 89°33'15" W, along the northerly platted boundary line of said Lot 1, 500.98 feet;

thence S 02°29'36" W, along the westerly platted boundary line of said Lot 1, 148.92 feet;

thence N 89°33'15" W, along a northerly platted boundary line of Lot 2 of said Certified Survey Map No. 8988, 423.55 feet;

thence N 03°33'03" E, 492.87 feet;

thence S 89°32'52" E, along the north line of the NE 1/4 of the NW 1/4 of Section 4, 850.18 feet;

thence 348.56 feet along the westerly right-of-way line of said County Highway 'D' on the arc of a curve to the left which has a radius of 1178.92 feet, and a chord bearing of S 08°19'40" E, 347.29 feet, and a Delta Angle of 16°56'24", to the point of beginning of this description.

This description contains an area of 363,984 Square Feet or 8.36 acres, not including the easterly 33 feet previously reserved for the right-of-way of County Highway 'D'.





DANE COUNTY  
**PLANNING DEVELOPMENT**

Room 116, City-County Building, Madison, Wisconsin 53703  
Fax (608) 267-1540

August 1, 2017

John C. Brown  
1611 County Highway D  
Oregon, WI 53575

*Planning*  
(608)266-4251, Rm. 116

*Records & Support*  
(608)266-4251, Rm. 116

*Zoning*  
(608)266-4266, Rm. 116

Dear Mr. Brown:

Attached is the Density Study Report and supporting information you requested for your property in Section 4 of the Town of Oregon.

Under the policies of the *Town of Oregon / Dane County Comprehensive Plan*, this property would have the further potential for one additional nonfarm home site.

I hope this information is helpful. If you have any other questions or comments, please don't hesitate to contact me at (608) 267-4115 or via email at [standing@countyofdane.com](mailto:standing@countyofdane.com).

Sincerely,

Brian Standing  
Senior Planner

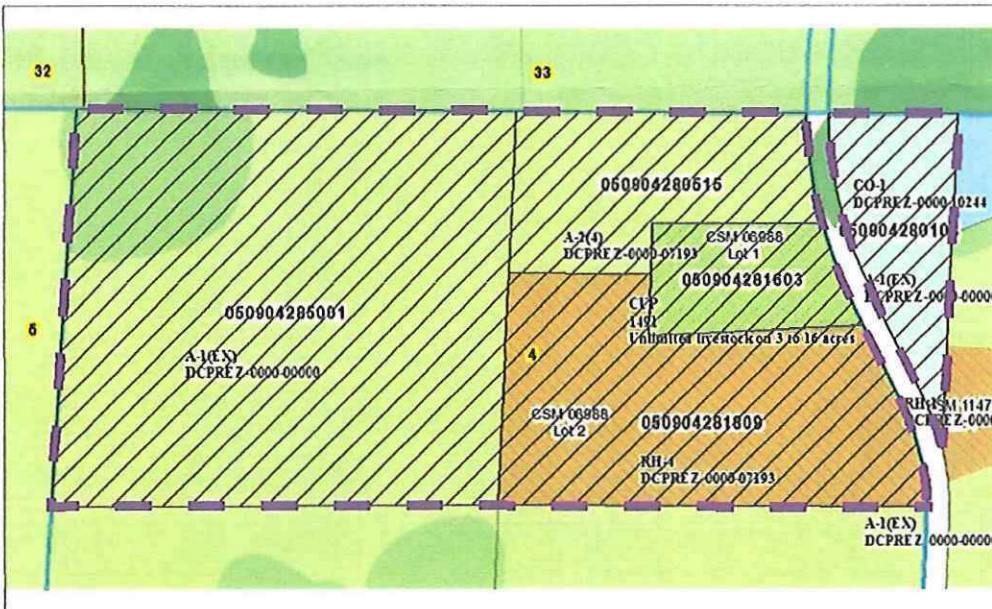
*Enclosures.*

cc: Jennifer Hanson, Town of Oregon

# 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.**

Applicant: John C. Brown					
Town	Oregon	A-1EX Adoption	1/5/1995	Orig Farm Owner	Kathryn L. Braukhoff
Section:	04	Density Number	35	Original Farm Acres	69.05
Density Study Date	8/1/2017	Original Splits	1.97	Available Density Unit(s)	1



**Reasons/Notes:**

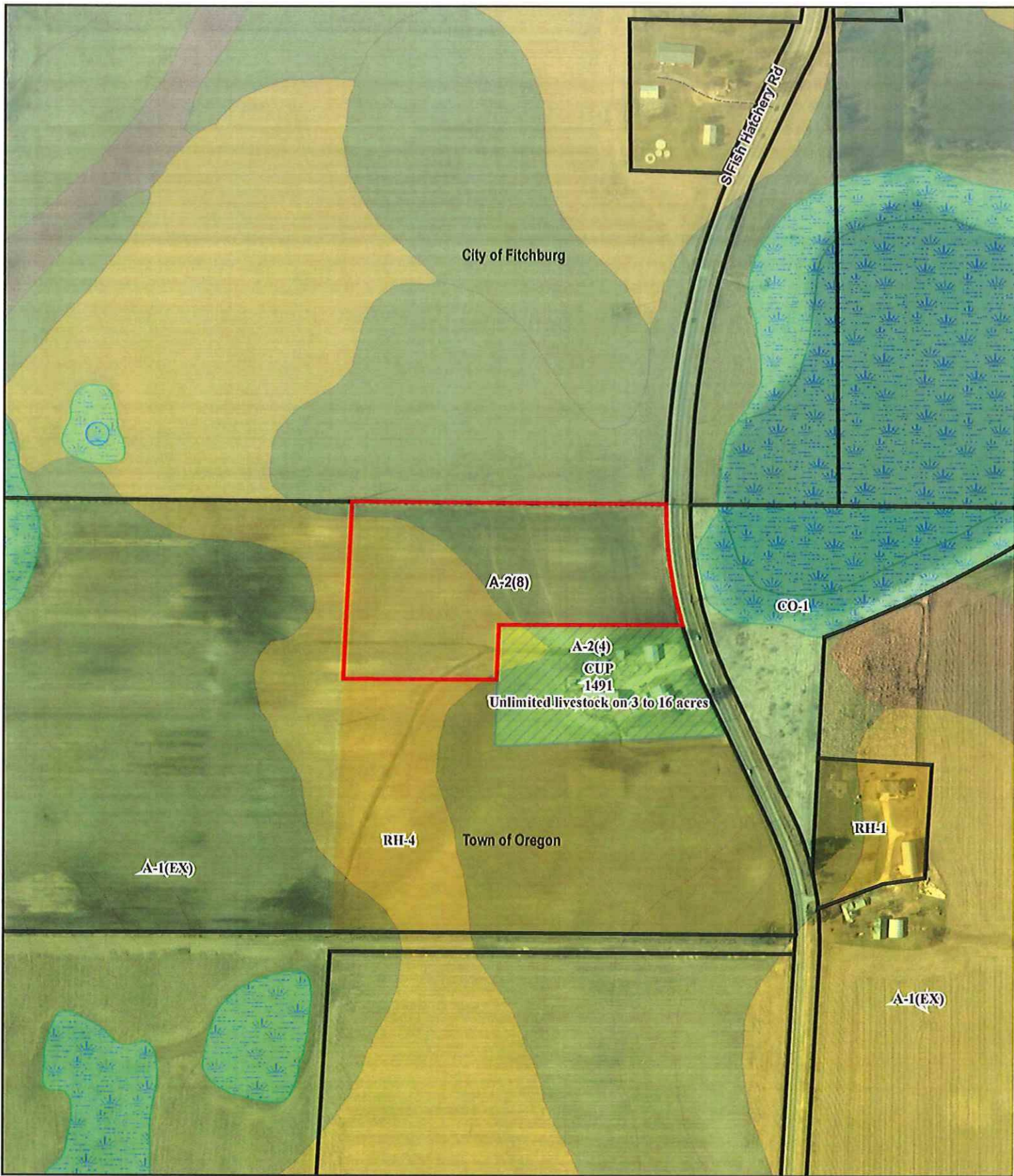
Homesites created to date: 1  
Per CSM 8988. Note: CSM 8988 Lot 2 separated an existing residence, which does not count against the town density policy.

New development should avoid resource protection corridors.

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
050904285001	35.58	JOHN C BROWN & MARY V BROWN	
050904281809	16.01	JOHN C BROWN & MARY V BROWN	08988
050904281603	4.11	JOHN C BROWN & MARY V BROWN	08988
050904280515	8.17	JOHN C BROWN & MARY V BROWN	
050904280104	5.19	USA FISH & WILDLIFE SERVICE SECRETARY OF INTERIOR	





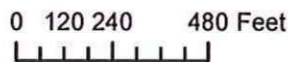
**Legend**

**Significant Soils Class**

- Floodplain
- Wetland



- Class 1
- Class 2



Petition 11199  
JOHN C BROWN