

Dane County Rezone & Conditional Use Permit

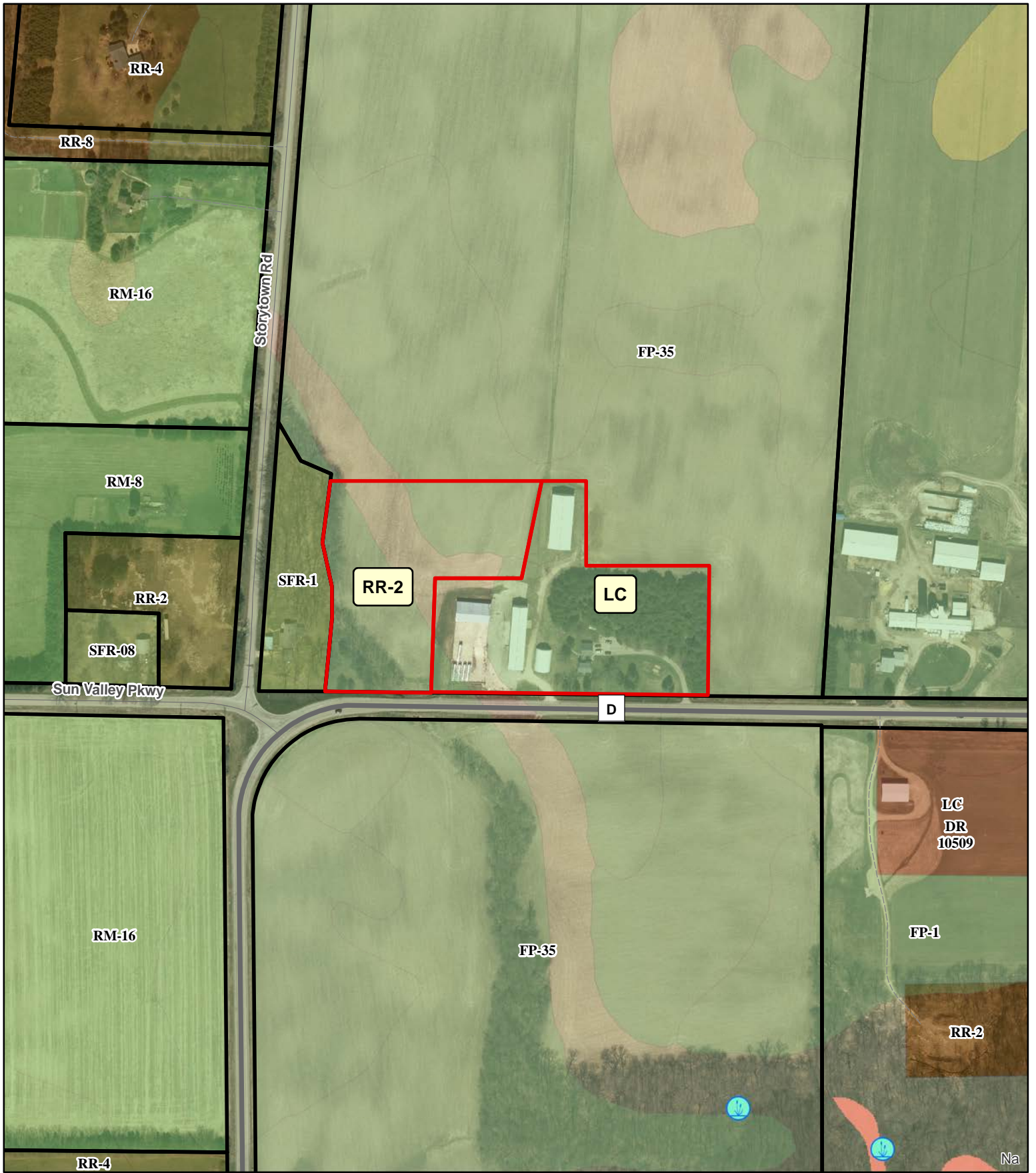
Application Date	Petition Number
01/16/2020	DCPREZ-2020-11530
Public Hearing Date	C.U.P. Number
03/24/2020	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME PETERSON TR, PHILIP L & CAROL L	PHONE (with Area Code) (608) 835-3768	AGENT NAME BIRRENKOTT SURVEYING	PHONE (with Area Code) (608) 837-7463
BILLING ADDRESS (Number & Street) 1275 LATHERS RD		ADDRESS (Number & Street) PO BOX 237	
(City, State, Zip) OREGON, WI 53575		(City, State, Zip) Sun Prairie, WI 53590	
E-MAIL ADDRESS		E-MAIL ADDRESS bstueck@birrenkottsurveying.com	

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	
lands west of 5900 CTH D					
TOWNSHIP OREGON	SECTION 5	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0509-054-9000-0					

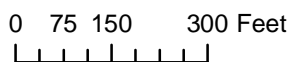
REASON FOR REZONE			CUP DESCRIPTION	
CREATING A RESIDENTIAL LOT AND SEPARATING BUILDINGS/WOODS FROM FARMLAND FOR LIMITED COMMERCIAL				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
FP-35 (General Farmland Preservation) District	RR-2 (Rural Residential, 2 to 4 acres) District	3.98		
FP-35 (General Farmland Preservation) District	LC (Limited Commercial District)	4.87		

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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	INSPECTOR'S INITIALS SCW1	SIGNATURE:(Owner or Agent) <i>Mark A. Pynnonen</i>
Applicant Initials <i>Map</i>	Applicant Initials <i>Map</i>	Applicant Initials <i>Map</i>		PRINT NAME: <i>Mark A. Pynnonen</i>
				DATE: <i>1/16/2020</i>



Legend

- Floodplain
- Wetland > 2 Acres**
- Wetland
- Significant Soils**
- Class 1
- Class 2



Petition 11530
**PETERSON TR, PHILIP L
 & CAROL L**

Na

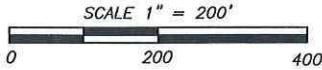


**BIRRENKOTT
SURVEYING, INC.**

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463

Parcel No.
042/0509-054-9000-0

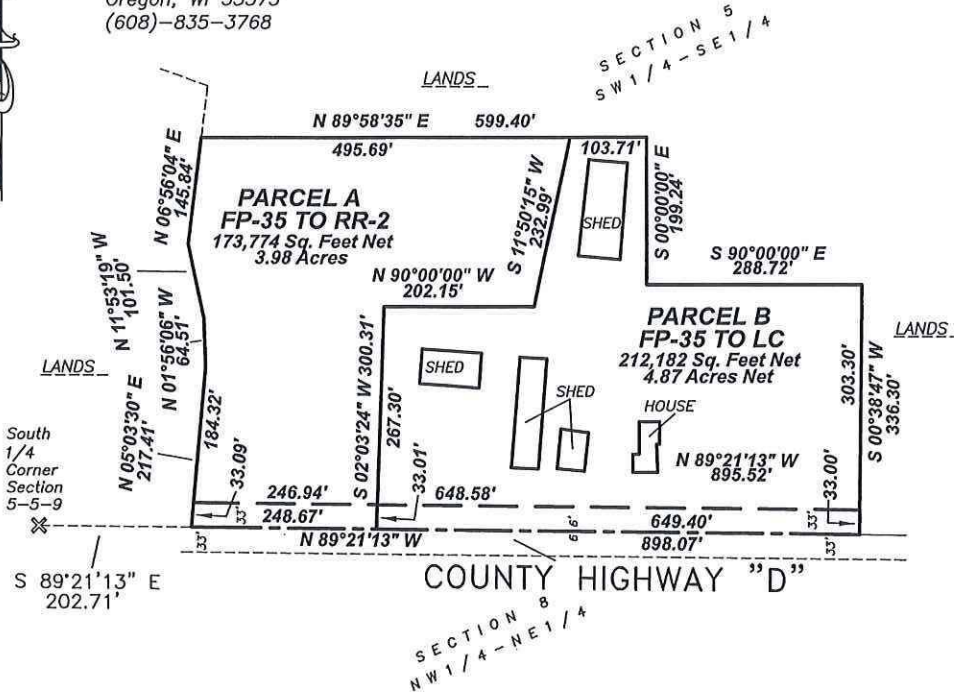
Zoning Map



Soils:
Type II: 80%
Type III: 20%

Prepared For:

Philip L. and Carol L.
Peterson Trust
1275 Lathers Road
Oregon, WI 53575
(608)-835-3768



Parcel A Description:

Located in the Southwest 1/4 of the Southeast 1/4 of the Section 5, T5N, R9E, Town of Oregon, Dane County, Wisconsin, described as follows: Commencing at the South 1/4 Corner of Section 5, thence S89°21'13"E along the South line of Section 5, 202.71 feet; thence N05°03'30"E, 33.09 feet to the point of beginning; thence N 05°03'30" E, 184.32 feet; thence N 01°56'06"W, 64.51 feet; thence N11°53'19"W, 101.50 feet; thence N06°56'04"E, 145.84; thence N89°58'35"E, 495.69 feet; thence S11°50'15"W, 232.99 feet; thence N90°00'00"W, 202.15 feet; thence S02°03'24"W, 267.30 feet; thence N89°21'13"W along the South line of Section 5, 246.94 feet to the point of beginning. Containing 173,774 square feet net or 3.98 acres net.

Parcel B Description:

Located in the Southwest 1/4 of the Southeast 1/4 of the Section 5, T5N, R9E, Town of Oregon, Dane County, Wisconsin, described as follows: Commencing at the South 1/4 Corner of Section 5, thence S89°21'13"E along the South line of Section 5, 451.38 feet; thence N02°03'24"E, 33.01 feet to the point of beginning; thence N02°03'24"E, 267.30 feet; thence S90°00'00"E, 202.15 feet; thence N11°50'15"E, 232.99 feet; thence N89°58'35"E, 103.71 feet; thence S00°00'00"E, 199.24 feet; thence S90°00'00"E, 288.72 feet; thence S00°38'47"W, 303.30 feet; thence N89°21'13"W, 648.58 feet to the point of beginning. Containing 212,182 square feet net or 4.87 acres net.



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 <u>Philip L. and Carol L. Peterson Trust</u>	Agent's Name <u>Birrenkott Surveying: Bryan Stueck</u>
Address <u>1275 Lathers Road</u>	Address <u>P.O. BOX 237</u>
<u>Oregon, WI 53575</u>	<u>Sun Prairie, WI 53590</u>
Phone <u>(608) 835-3768</u>	Phone <u>(608) 837-7463</u>
Email _____	Email <u>bstueck@birrenkottsurveying.com</u>

Town: Oregon Parcel numbers affected: 042/0509-054-9000-0

Section: 05 Property address or location: 5900 County Highway D Oregon, WI

Zoning District change: (To / From / # of acres) RR-2&LC/FP-35/8.85 acres 3.98
LC / FP-35 / 4.87

Soil classifications of area (percentages) Class I soils: _____ % Class II soils: 80 % Other: 20 %

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:

Creating a residential lot and separating buildings/woods from farmland.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: Bryan Stueck - AGENT FOR BIRRENKOTT SURVEYING Date: 01/16/2020

Parcel A Description: (FP-35 to RR-2):

Located in the Southwest 1/4 of the Southeast 1/4 Section 5, T5N, R9E, Town of Oregon, Dane County, Wisconsin, described as follows: Commencing at the South 1/4 Corner of Section 5, thence S89°21'13"E along the South line of Section 5, 202.71 feet; thence N05°03'30"E, 33.09 feet to the point of beginning; thence N 05°03'30" E, 184.32 feet; thence N 01°56'06"W, 64.51 feet; thence N11°53'19"W, 101.50 feet; thence N06°56'04"E, 145.84; thence N89°58'35"E, 495.69 feet; thence S11°50'15"W, 232.99 feet; thence N90°00'00"W, 202.15 feet; thence S02°03'24"W, 267.30 feet; thence N89°21'13"W along the South line of Section 5, 246.94 feet to the point of beginning. Containing 173,774 square feet net or 3.98 acres net.

Parcel B Description: (FP-35 to LC):


Located in the Southwest 1/4 of the Southeast 1/4 Section 5, T5N, R9E, Town of Oregon, Dane County, Wisconsin, described as follows: Commencing at the South 1/4 Corner of Section 5, thence S89°21'13"E along the South line of Section 5, 451.38 feet; thence N02°03'24"E; 33.01 feet to the point of beginning; thence N02°03'24"E, 267.30 feet; thence S90°00'00"E, 202.15 feet; thence N11°50'15"E, 232.99 feet; thence N89°58'35"E, 103.71 feet; thence S00°00'00"E, 199.24 feet; thence S90°00'00"E, 288.72 feet; thence S00°38'47"W, 303.30 feet; thence N89°21'13"W, 648.58 feet to the point of beginning. Containing 212,182 square feet net or 4.87 acres net.

Parcel Number - 042/0509-054-9000-0

Current

[← Parcel Parents](#)

[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF OREGON	
State Municipality Code	042	
PLSS (T,R,S,QQ,Q)	05N 09E 05 SW SE (Click link above to access images for Qtr-Qtr)	
Section	05N 09E 05 (Click link above to access images for Section)	
Plat Name	METES AND BOUNDS (Click link above to access images for Plat) METES AND BOUNDS (Click link above to access images for Surveys within Plat)	
Block/Building		
Lot/Unit	(Click link above to see images for this Lot)	
Plat Name	METES AND BOUNDS (Click link above to access images for Plat)	
Parcel Description	SEC 5-5-9 SW1/4 SE1/4 EXC COM SW COR TH E 194.2 FT N4DEGE 20 7.8 FT N4DEGW 77.7 FT N12DEGW 92 FT N4DEGE 160.5 FT N66DEGW 80 FT N32DEGW 121.3 FT N88DEGW 32.2 FT SWLY 607.5 FT TO POB This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	PETERSON TR, PHILIP L & CAROL L 	
Primary Address	5900 COUNTY HIGHWAY D	
Billing Address	1275 LATHERS RD OREGON WI 53575	

Assessment Summary		More +
Assessment Year	2019	
Valuation Classification	G4 G7	
Assessment Acres	38.000	
Land Value	\$59,000.00	
Improved Value	\$168,500.00	
Total Value	\$227,500.00	

Show Valuation Breakout

Show Assessment Contact Information ▼

Zoning Information

For the most current and complete zoning information, contact the Division of Zoning.

Zoning

FP-35 DCPREZ-2019-00006

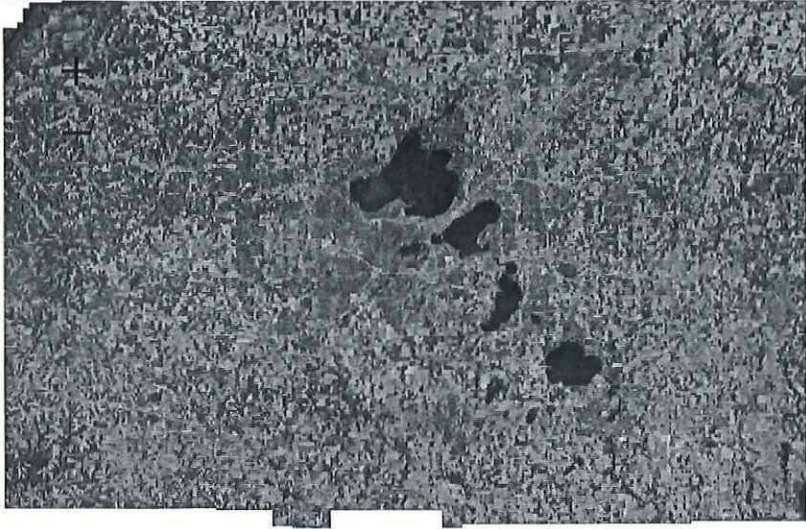
NOTICE: Some portion of this parcel either contains or is in close proximity to sensitive environmental features (i.e. shorelands, floodplains, or wetlands), and Dane County regulations may apply. Please contact the Dane County Zoning Division at (608) 266-4266 for additional permitting information.

Zoning District Fact Sheets

District Information

Type	State Code	Description
REGULAR SCHOOL	4144	OREGON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	21OR	OREGON FIRE
OTHER DISTRICT	21OR	OREGON EMS

Parcel Maps



[Surveyor Map](#)

[DCiMap](#)

[Google Map](#)

[Bing Map](#)

Tax Information

[E-Statement](#)

[E-Bill](#)

[E-Receipt](#)

[Pay Taxes Online](#)

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[< Newer](#)
[Older >](#)
[»](#)

Tax Year 2019		
Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$59,000.00	\$168,500.00	\$227,500.00
Taxes:		\$4,253.61
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$79.50
Specials(+):		\$8.67
Amount:		\$4,182.78
2019 Tax Info Details		Tax Payment History

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
QCD	07/09/1999	3132576		

Show More ▼

DocLink

DocLink is a feature that connects this property to recorded documents. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. Click here for instructions.

By Parcel Number: 0509-054-9000-0

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 City-County Bldg. Room 116
 Madison, WI 53703



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MICHAEL J REZAC
KATHRYN L DEBNER
1385 STORYTOWN RD
OREGON, WI 53575

LARRY E ROOSLI
427 MITCHELL ST
BELLEVILLE, WI 53508

PETERSON TR, PHILIP L & CAR...
1275 LATHERS RD
OREGON, WI 53575

PETERSON TR, PHILIP L & CAR...
1275 LATHERS RD
OREGON, WI 53575

TODD M FRANKLIN
STEPHANIE L FRANKLIN
1423 STORYTOWN RD
OREGON, WI 53575

JOSEPH P SCHOENEMAN
KAREN M KRAL-SCHOENEMAN
6000 SUN VALLEY PKWY
OREGON, WI 53575

KRISTIN K MARLOW
5505 LAKE MENDOTA DR
MADISON, WI 53705

MICHAEL WERNICK
LINDA WERNICK
1431 STORYTOWN RD
OREGON, WI 53575

Current Owner
Current Owner
5871 COUNTY HIGHWAY D
OREGON, WI 53575

STEVEN R ROBERTS
5956 SUN VALLEY PKWY
OREGON, WI 53575

Current Owner
Current Owner
5871 COUNTY HIGHWAY D
OREGON, WI 53575

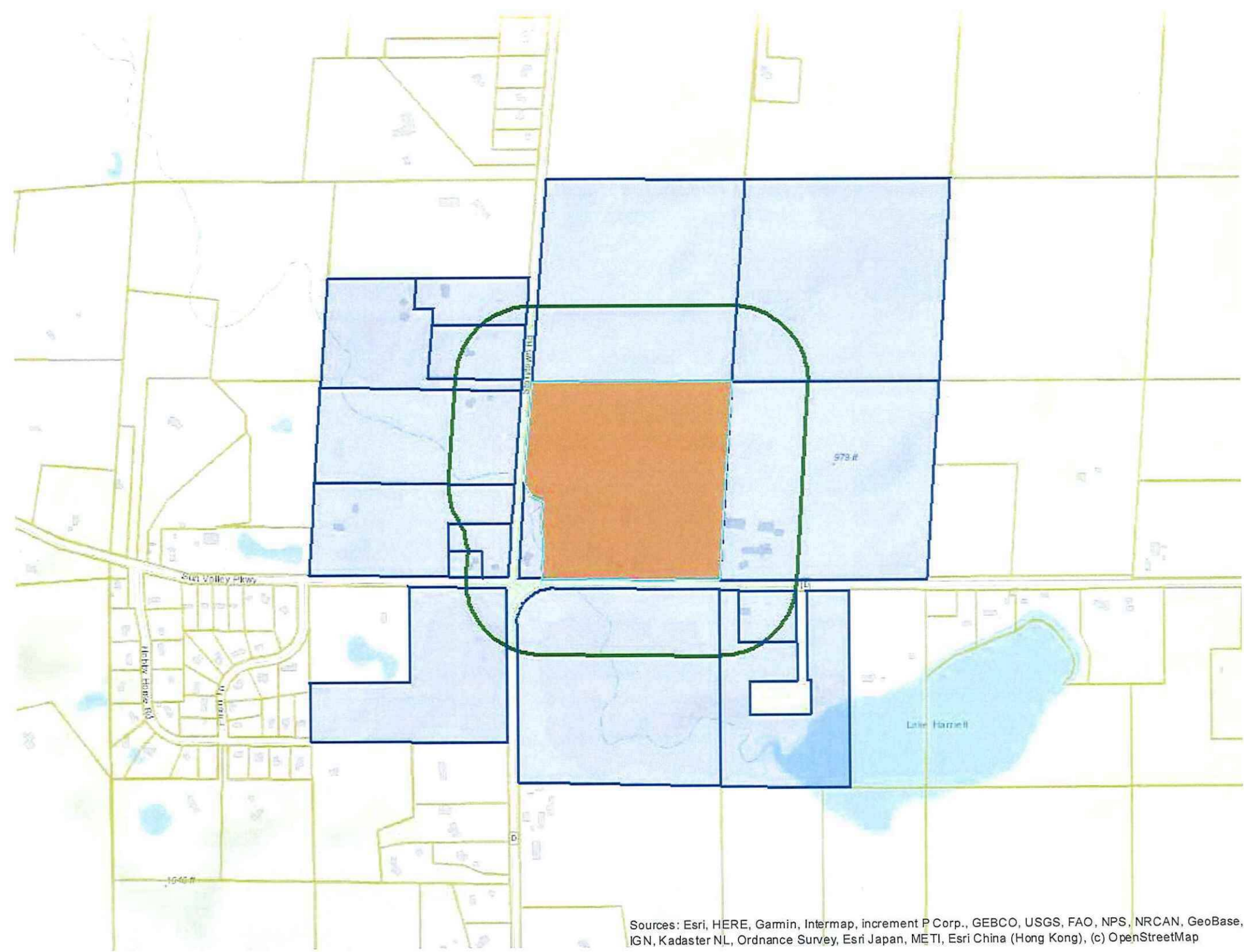
AMEND LIVING TR, TIMOTHY R ...
1435 STORYTOWN RD
OREGON, WI 53575

Current Owner
Current Owner
1386 STORYTOWN RD
OREGON, WI 53575

LARRY E ROOSLI
427 MITCHELL ST
BELLEVILLE, WI 53508

Current Owner
Current Owner
1427 STORYTOWN RD
OREGON, WI 53575

PETERSON TR, PHILIP L & CAR...
1275 LATHERS RD
OREGON, WI 53575

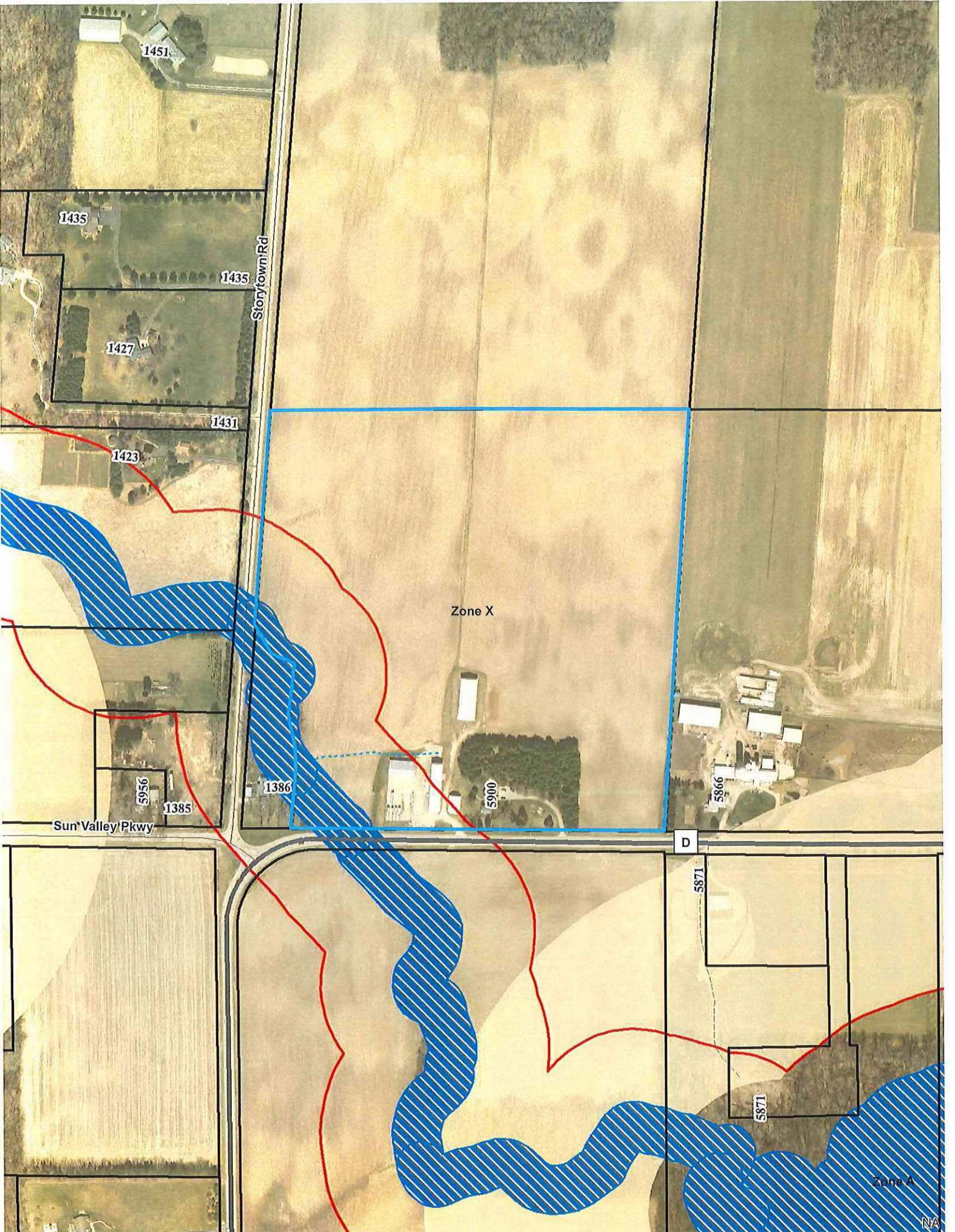


Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap

FEE SCHEDULE* – Dane County Department of Planning & Development

Zoning Permits		Zoning Amendments	
Single Family (includes additions, alterations & agricultural/residential accessory buildings)	\$50 + \$0.10/square foot	One district to another (excluding farmland preservation, commercial, industrial or manufacturing)	\$ 395
Commercial & Multi-family (includes additions & alterations)	\$250 + \$2.00/\$1,000	Farmland preservation to another district	\$ 495 *
Sign Permits:		Additional fees to zoning amendments:	
On-premise advertising sign	\$100	Zoning to commercial, industrial or manufacturing	\$ 150 *
Marquee	\$100 per sign	Shoreland or inland-wetland	\$ 145 *
Limited family business or home occupation	\$ 50	More than 5 lots	\$100/lot up to \$2,800
Directory	\$120 each face	Planned Unit Development (PUD):	
Development	\$ 75 each face	Urban PUD general Development plan (GDP)	\$1,000+\$5/acre
Billboard	\$500 each face	Rural PUD GDP	\$500+\$5/acre
Apartment complex	\$ 75	Amend to GDP-Urban	\$1,000
		Amend to GDP-Rural	\$500
Conditional use permits (CUP)		Communication Towers	
CUP application	\$ 495	CUP/Communication tower	\$1,145
CUP for mineral extraction and Cell Tower	\$1,145	Communication tower review fee (additional services rendered by consultant will be added to this amount)	\$3,000
Land Division		Environmental Permits	
Certified survey map (CSM)	\$265 per lot	Floodplain permit	\$145
Subdivision preliminary review	\$600	Determination of ordinary high water mark	\$125
Subdivision final plat review	\$265 per lot	Determination of navigable waterway	\$150
Parcel status determination	\$100	Wetland determination	\$150
Variance from land division/subdivision rules	\$100	Shoreland zoning permit	\$150
Shared driveway easement exception	\$200		
Condo plat review	\$165 + \$25 per unit		
Subdivision Plat Map Review	\$45/lot		
Other fees			
Administration appeal	\$ 500		
General variance including Airport regulations	\$ 500		
Variance – farm accessory building	\$ 100		
Development plan review	\$1,000+\$5/acre		
Rural number assignment including hardware	\$ 50		
Density study (speculative)	\$ 120		
Certificate of compliance	\$ 50		
Salvage yard license	\$ 150		
Farmland preservation certificate	\$ 30		
Open records requests	\$0.25 single-sided; \$0.40 double-sided		

* Fees are subject to periodic revision by the Dane County Board of Supervisors. Fees are imposed according to the schedule defined in the Dane County Code of Ordinances.



1451

1435

1435

Storytown Rd

1427

1431

1423

Zone X

5956

1385

Sun Valley Pkwy

1386

5900

5866

D

5871

5871

Zone A

NA

1231