

Dane County Rezone Petition

| | |
|----------------------------|------------------------|
| Application Date | Petition Number |
| 03/05/2025 | DCPREZ-2025-12156 |
| Public Hearing Date | |
| 05/27/2025 | |

| OWNER INFORMATION | | AGENT INFORMATION | |
|--|---|--|---|
| OWNER NAME JOHNSON 2012 TRUST (C/O DONOVAN JOHNSON) | PHONE (with Area Code) (608) 695-1507 | AGENT NAME VIERBICHER ASSOCIATES. | PHONE (with Area Code) (608) 821-3983 |
| BILLING ADDRESS (Number & Street) 9580 SUMMER BREEZE RD | | ADDRESS (Number & Street) 999 FOURIER DRIVE SUITE 201 | |
| (City, State, Zip) WARRENTON, VA 20186 | | (City, State, Zip) Madison, WI 53717 | |
| E-MAIL ADDRESS don@mollconstruction.net | | E-MAIL ADDRESS jlil@vierbicher.com | |

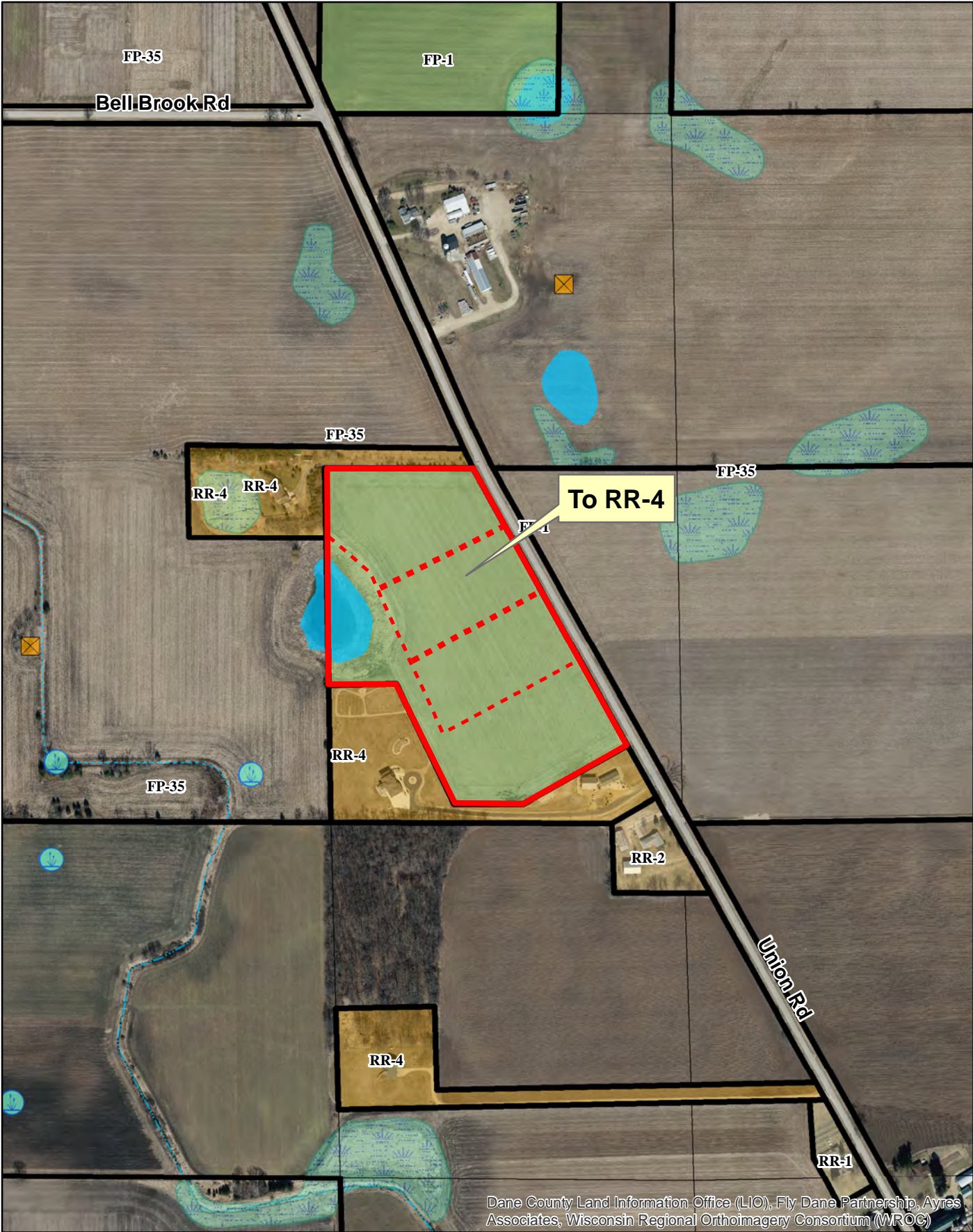
| ADDRESS/LOCATION 1 | | ADDRESS/LOCATION 2 | | ADDRESS/LOCATION 3 | |
|-------------------------------|---------------|-------------------------------|---------|-------------------------------|---------|
| ADDRESS OR LOCATION OF REZONE | | ADDRESS OR LOCATION OF REZONE | | ADDRESS OR LOCATION OF REZONE | |
| North of 185 Union Road | | | | | |
| TOWNSHIP OREGON | SECTION 35 | TOWNSHIP | SECTION | TOWNSHIP | SECTION |
| PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | |
| 0509-351-9690-0 | | | | | |

REASON FOR REZONE

CREATING FOUR RESIDENTIAL LOTS

| FROM DISTRICT: | TO DISTRICT: | ACRES |
|-------------------------------------|---------------------------------|-------|
| FP-1 Farmland Preservation District | RR-4 Rural Residential District | 21.73 |

| | | | | |
|---|--|--|---|---|
| C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____ | PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____ | DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____ | INSPECTOR'S INITIALS RUH1 | SIGNATURE:(Owner or Agent) PRINT NAME: DATE: |
|---|--|--|---|---|



Legend



Wetland



Floodplain



0 250 500 1,000 Feet

Petition 12156
Johnson



Dane County
Department of Planning and Development
Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703
(608) 266-4266

| Application Fees | |
|--|-------|
| General: | \$395 |
| Farmland Preservation: | \$495 |
| Commercial: | \$545 |
| <ul style="list-style-type: none">• PERMIT FEES DOUBLE FOR VIOLATIONS.• ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION. | |

REZONE APPLICATION

| APPLICANT INFORMATION | | | |
|-----------------------------|--------------------------|-----------------------------|-------------------------------------|
| Property Owner Name: | Donovan Johnson | Agent Name: | Johnathan Lilley, Vierbicher Assoc. |
| Address (Number & Street): | 185 Union Road | Address (Number & Street): | 999 Fourier Drive, Suite 201 |
| Address (City, State, Zip): | Brooklyn, WI 53521 | Address (City, State, Zip): | Madison, WI 53717 |
| Email Address: | don@mollconstruction.net | Email Address: | jlil@vierbicher.com |
| Phone#: | 608-695-1507 | Phone#: | 608-821-3983 |

| PROPERTY INFORMATION | | | |
|----------------------|--------|-------------------------------|-----------------|
| Township: | Oregon | Parcel Number(s): | 0509-351-9690-0 |
| Section: | 35 | Property Address or Location: | 181 Union Road |

| REZONE DESCRIPTION | | |
|--|-----------------------------|---|
| Reason for the request. In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed. | | Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Create 4 Buildable Lots | | |
| Existing Zoning District(s) | Proposed Zoning District(s) | Acres |
| FP-1 | RR-4 | 21.73 |
| | | |
| | | |

Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.

| | | | | |
|--|--|---|--|---|
| <input checked="" type="checkbox"/> Scaled drawing of proposed property boundaries | <input checked="" type="checkbox"/> Legal description of zoning boundaries | <input type="checkbox"/> Information for commercial development (if applicable) | <input type="checkbox"/> Pre-application consultation with town and department staff | <input checked="" type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer |
|--|--|---|--|---|

I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

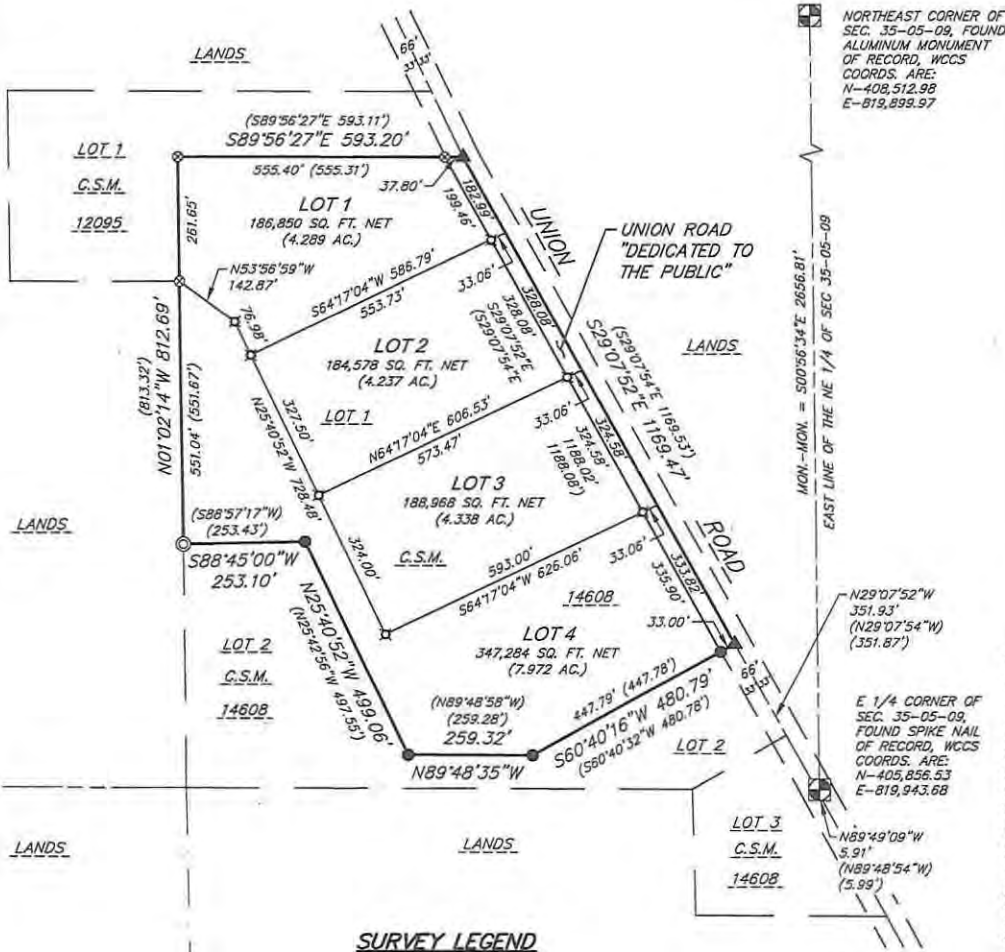
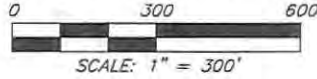
Owner/Agent Signature Michael D. Johnson

Date March 03, 2025

PRELIMINARY

CERTIFIED SURVEY MAP No. _____

BEING A DIVISION OF ALL OF LOT 1, CERTIFIED SURVEY MAP NUMBER 14608, AS RECORDED IN VOLUME 101 OF CERTIFIED SURVEY MAPS, ON PAGES 114-117, AS DOCUMENT NUMBER 5357994, DANE COUNTY REGISTRY AND LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 35, TOWNSHIP 05 NORTH, RANGE 09 EAST, TOWN OF OREGON, DANE COUNTY, WISCONSIN



SURVEY LEGEND

- ⊙ FOUND 1" Ø IRON PIPE
- ⊗ FOUND 3/4" Ø IRON ROD
- FOUND 1" Ø IRON PIPE W/CAP
- ▲ FOUND P.K. NAIL
- ⊠ SET 3/4" x 18" SOLID IRON RE-ROD, MIN. WT. 1.50 lbs./ft.
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT



GRID NORTH
BEARINGS ARE REFERENCED TO THE
WISCONSIN COUNTY COORDINATE SYSTEM,
DANE CO., WI. NAD83 (2011), THE EAST
LINE OF THE NE 1/4 OF SECTION 35
MEASURED AS BEARING S00°56'34"E

22 Feb 2025 - 3:50p M:\Johnson 2012 Tr\240793-181 Union Road, Oregon\CA0240793_CSM.dwg by: mjb

vierbicher
planners | engineers | advisors



FN: 240793
DATE: 02/28/2025
REV:
Drafted By: MZIE
Checked By: JUL

SURVEYED FOR:
Johnson 2012 Tr
185 Union Road
Brooklyn, WI 53521

C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____

SHEET
1 OF 4



Dane County Planning and Development Department

Room 116, City-County Building, Madison, Wisconsin 53703

Fax (608) 267-1540

Planning

(608)266-4251, Rm. 116

Records & Support

(608)266-4251, Rm. 116

Zoning

(608)266-4266, Rm. 116

TO: Justin Zampardi, Matt Miller, Jonathan Lilley

FROM: Majid Allan, Senior Planner

DATE: February 21, 2025

RE: Revised Density Study for Johnson 2012 Trust Property in sections 35 and 36, Town of Oregon

CC: Johnson 2012 Tr, Town of Oregon, Other Interested Parties

Attached is a revised density study report for property owned by the Johnson 2012 Trust in sections 35 and 36 of the Town of Oregon. This report is being issued to correct a previous one dated January 10, 2025 conducted by my former colleague, Brian Standing, who retired earlier this month. The property is within the town's Farmland Preservation Planning Area, within which non-farm development is limited to 1 dwelling unit, (a/k/a "density unit", or "split") per 35 acres of land owned as of December 15, 1994.

As indicated on the attached report, the property remains eligible for a total of 4 density units. This is based on an original farmstead size of 157.64 net acres, which yields 4.50 density units, which rounds up to 5 under the town's policy.

While this determination is consistent with the prior study, the conclusion is based on a different set of findings. In short, the prior study was not based on the correct original farmstead acreage, and did not count the homesite at 185 Union Rd that was created after 12/15/94 (parcel #[0509-351-9725-0](#)).

Below is a more detailed summary.

- **Original 12/15/94 farm size:** The original Doyle Farm totaled 157.64 net acres per the county's GIS records. The previous study dated 1/10/25 documented 126.45 acres. The reason for the increase in farmstead acreage is the inclusion of two tax parcels totaling ~27 acres (0509-364-8580-6, and 0509-364-9030-9) that had previously been shown as part of the Russell and Esther Schmid farm. The additional 27 acres of property was never part of the Schmid farm but rather was acquired by the Doyles in 1984 under a Sheriff's foreclosure deed (ROD document #1854710) and part of their contiguous holdings as of 12/15/94. That deed also included an additional 20 acres of land in the village of Belleville, but that land is not subject to town density policies and therefore not included in the original farmstead acreage.

In addition, ~2 acre tax parcel 0509-351-9760-0 (lot 3, CSM 14608) was added back in to the Doyle farmstead. The 1/10/25 study did not include this property because it was believed to have been a pre-existing legal parcel of record prior to 12/15/94. Additional research found this was not the case, and the property was *not* a separate legal parcel of record prior to 12/15/94 but rather was part of the overall contiguous acreage. The pre-1995 home on this property (181 Union Rd) was parceled off in 2017 and does not count against the density limitation.

- **Homesite at 185 Union Rd:** The previous study indicated that parcel #[0509-351-9725-0](#) / Lot 2, CSM 14608 separated a pre-1995 residence, which does not count towards the density limitation.

Upon further examination, it's evident that there was no pre-1995 residence at that location. As a result, this lot counts towards allotment of 5 total density units, leaving 4 remaining. It's worth noting that, even if there were a pre-1995 residence on the property, the relevant town plan provision only exempts one such home from the density limitation.

Please note that this density analysis does not guarantee town or county approval of a particular land division, rezone, or development proposal. The Town of Oregon Plan Commission and Board of Supervisors review all applications to rezone, and apply interpretations, standards and criteria as set forth in the town comprehensive plan to guide their decisions. Such standards include considerations for soil type, environmental features, site characteristics, proposed location of driveways and utility extensions, and proposed lot size and location. In addition, all rezones are subject to Town Board, County Board, and County Executive approval. A copy of this density analysis is being forwarded to the Town of Oregon Clerk, Jennifer Hanson for the town's records.

Thanks for your patience as I researched the property in greater detail. I hope this letter clarifies things adequately. If you have any questions about this density analysis, please feel free to contact me by phone at 608-720-0167, or by email allan.majid@danecounty.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Majid Allan". The signature is fluid and cursive, with the first name "Majid" written in a larger, more prominent script than the last name "Allan".

Majid Allan
Senior Planner

FARMLAND PRESERVATION DENSITY STUDY

Note: Density policies vary by town. Farmstead ownership is based on the date farmland preservation zoning. This report is based on the best property information available to staff. Please contact staff with questions at (608) 266-4266. Learn about density studies at <https://danecountyplanning.com/Permits-Applications/Density-Study>

Applicant: Justin Zampardi

Accela ID: 2025-00006

Density Study Date: 2/10/2025

Town: Oregon

Section(s): 35

Farmstead Owner: Doyle Farms, Inc.

Farmland Preservation Enacted: 1/4/1995

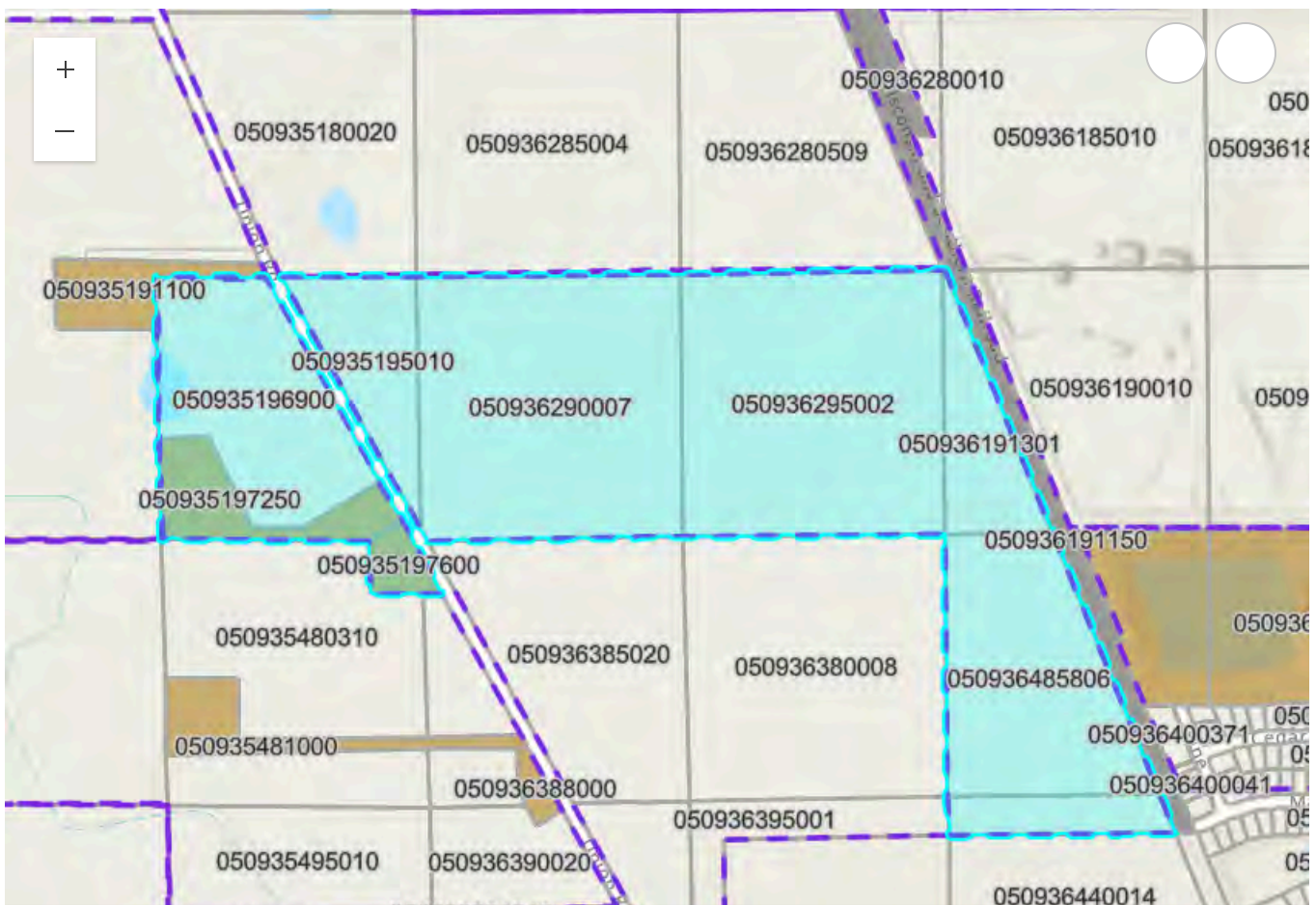
Density Factor: 1:35acres

Farmstead Acres: 157.64

Available Density Unit(s): 4

Original Splits: 4.5

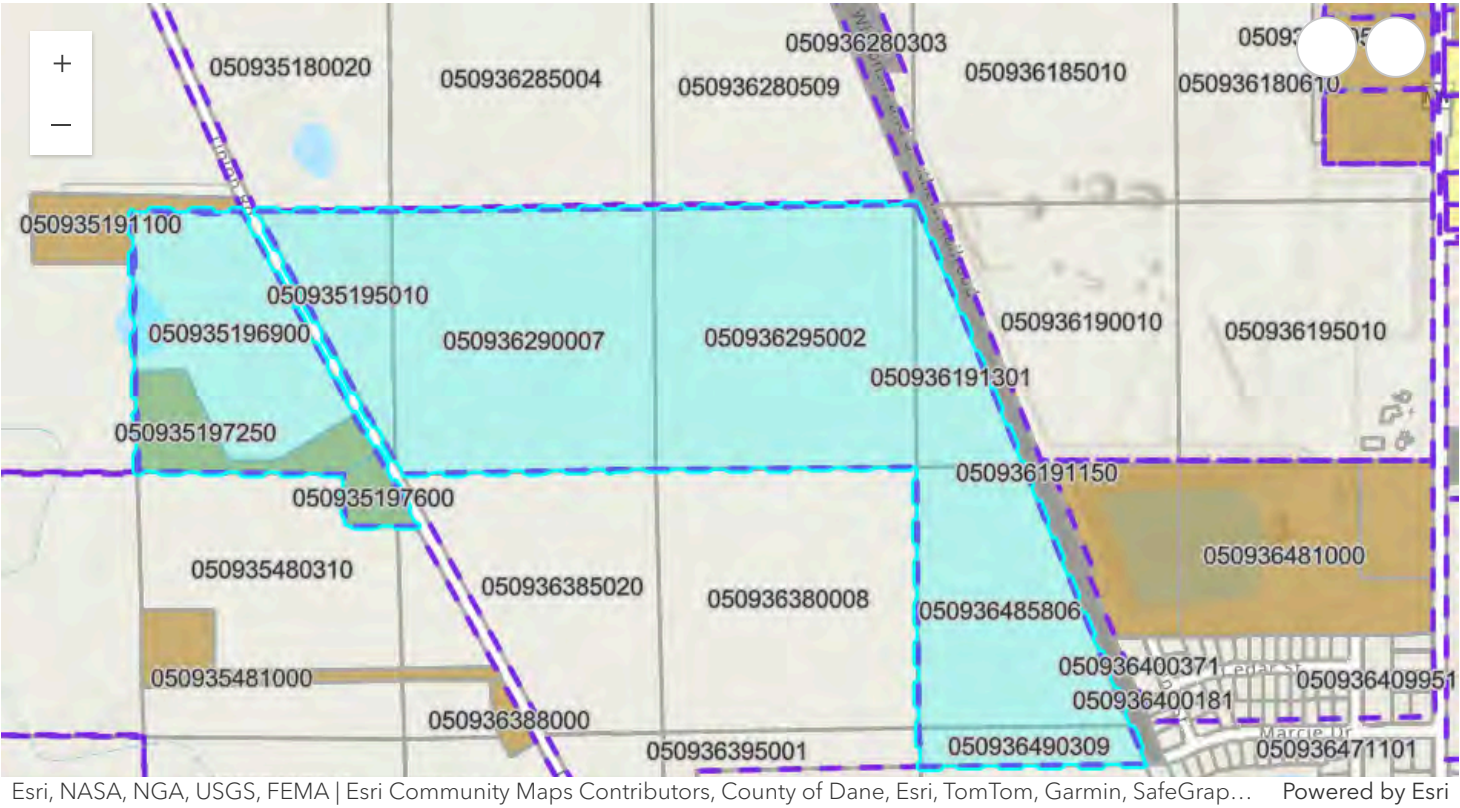
Justification: This is a revised density study. Homesites created to date: One per Lot 2 CSM 14608. Lots 1 and 3 of CSM 14608 are exempt from town density cap. Lot 1 is zoned FP-1 which does not allow nonfarm development, and Lot 3 separated a pre-1995 farm residence. Please see attached letter for additional information.



Esri, NASA, NGA, USGS, FEMA | Esri Community Maps Contributors, County of Dane, Esri, TomTom, Ga... Powered by Esri

FARMLAND PRESERVATION DENSITY STUDY

Applicant: Justin Zampardi



| Parcel Number | Acres | Owner | CSM |
|---------------|-------|-------------------------------------|-------|
| 050935195010 | 10.01 | JOHNSON 2012 TR | |
| 050935196900 | 20.84 | JOHNSON 2012 TR | 14608 |
| 050935197250 | 6.72 | DONOVAN D JOHNSON & SARAH M JOHNSON | 14608 |
| 050935197600 | 2 | JOHNSON 2012 TR | 14608 |
| 050936191301 | 8.11 | JOHNSON 2012 TR | |
| 050936290007 | 40.41 | JOHNSON 2012 TR | |
| 050936295002 | 40.36 | JOHNSON 2012 TR | |
| 050936485806 | 24.21 | JOHNSON 2012 TR | |
| 050936490309 | 4.97 | JOHNSON 2012 TR | |

FP-1 to RR-4

Lot 1, Certified Survey Map Number 14608, as recorded in Volume 101 of Certified Survey Maps, Pages 114-117, as Document Number 5357994, Dane County Registry and Located in the SE 1/4 of the NE 1/4 of Section 35, Township 05 North, Range 09 East, Town of Oregon, Dane County, Wisconsin.