

# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
12/06/2019	DCPREZ-2019-11515
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
02/25/2020	

OWNER INFORMATION	AGENT INFORMATION
-------------------	-------------------

OWNER NAME ANCHOR-T RANCH LLC	PHONE (with Area Code) (608) 444-9041	AGENT NAME LINDSEY HONEYAGER	PHONE (with Area Code) (608) 719-8179
BILLING ADDRESS (Number & Street) 6085 PURCELL RD		ADDRESS (Number & Street) 126-BRAUN RD <i>844 Peregrine Circle</i>	
(City, State, Zip) OREGON, WI 53575		(City, State, Zip) OREGON, WI 53575	
E-MAIL ADDRESS LINDACHOLMES@GMAIL.COM		E-MAIL ADDRESS LINDSEY.HONEYAGER@GMAIL.COM	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
--------------------	--------------------	--------------------

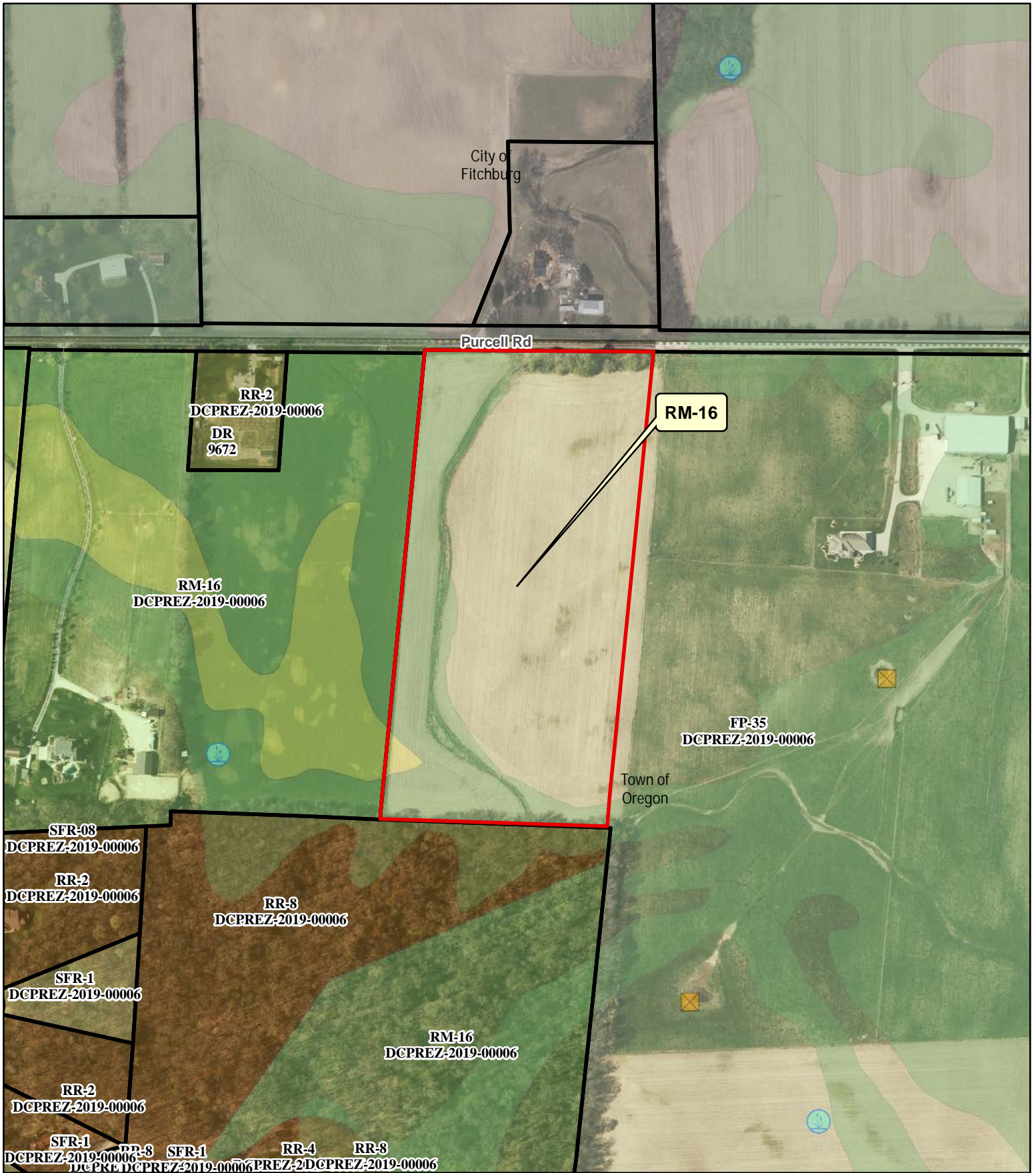
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
6085 PURCELL ROAD					
TOWNSHIP OREGON	SECTION 6	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0509-061-8500-8					

REASON FOR REZONE	CUP DESCRIPTION
-------------------	-----------------

CREATING ONE RESIDENTIAL LOT	
------------------------------	--

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
FP-35 (General Farmland Preservation) District	RM-16 (Rural Mixed-Use, 16 acres and up) District	20		

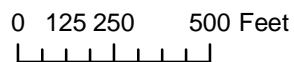
C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <i>LMH</i>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>LMH</i>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>LMH</i>	INSPECTOR'S INITIALS  SSA1	SIGNATURE:(Owner or Agent) <i>Lindsay Honeyager</i>
				PRINT NAME: <i>Lindsay Honeyager</i>
				DATE: <i>12/6/19</i>



**Legend**

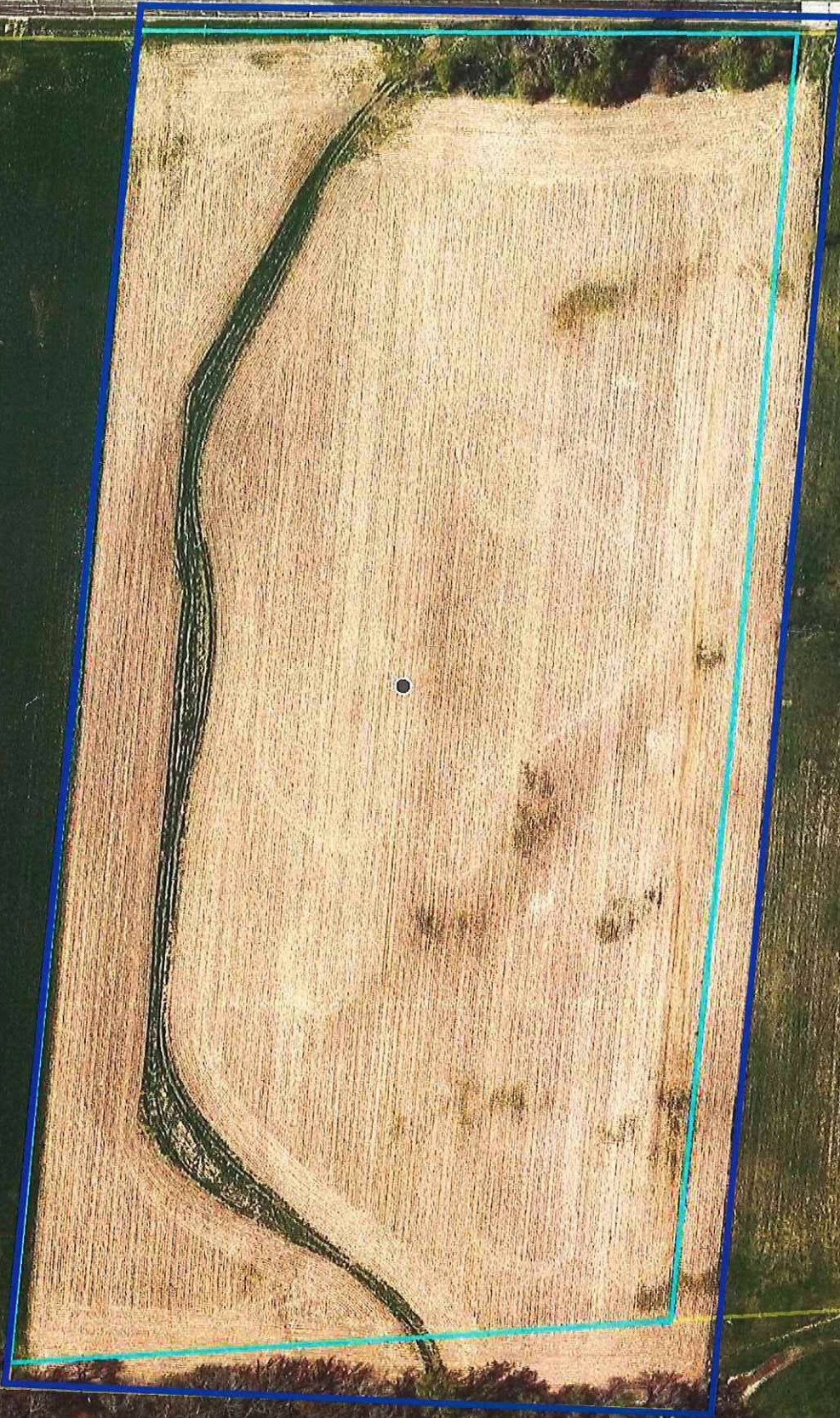
**Wetland > 2 Acres Significant Soils**

- Wetland
- Class 1
- Floodplain
- Class 2



**Petition 11515  
ANCHOR-T RANCH LLC**

October 25, 2019  
Quam Engineering, LLC



**Preliminary Map to accompany legal description in the fractional NW  
1/4 of Section 6-5-9, Town of Oregon.**

**Owner: Anchor-T Ranch, LLC**

**Buyer: Lindsey Honeyager**



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 Tom + Linda Holmes Agent's Name Julie Bollig Lindsey Hoveyager  
 Address 6085 Purcell Road, Oregon, WI Address 126 Braun Rd, Oregon, WI  
 Phone (608) 444-9041 53575 Phone (608) 225-2324 53575  
 Email Linda.holmes@gmail.com Email julie@juliebolligteam.com  
 Town: Oregon Parcel numbers affected: 0509-061-8500-8 gmail.com  
 Section: 01 Property address or location: 6085 Purcell Rd, Oregon, WI 53575  
 Zoning District change: (To / From / # of acres) 2 acres change to Rural Residential from Ag  
Remaining 18 acres change from Farming/Ag to Rural Mixed RM-16  
Change FP-35 to RM-16  
 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:

Owner splitting land - selling a 20 acre parcel. Buyers to Build a Residential Home (5 Bedrooms OR less) in the coming year or two. In the future, we may also Build an outbuilding.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.  
Submitted By: Thomas Holmes

Date: 10-15-19

# Exhibit A

## Preliminary Legal Description

The East one-half of the fractional Northwest 1/4 of the Northeast 1/4 of Section 6, Township 5 North, Range 9 East, Town of Oregon, Dane County, Wisconsin.

**TOGETHER WITH** that part of the Southwest 1/4 of the Northeast 1/4 of Section 6, Township 5 North, Range 9 East, Town of Oregon, Dane County, Wisconsin, being more particularly described as follows:

**COMMENCING** at the North 1/4 corner of said Section 6; thence, along the North-South 1/4 line of Section 6, South 04°07'35" West, 1398.46 feet to a point on the North line of said Southwest 1/4 of the Northeast 1/4; thence, along said North line, North 86°07'16" East, 657.32 feet to the **POINT OF BEGINNING**;

thence South 04°23'36" West, 23.94 feet to the North Line of Lot 1 of Dane County Certified Survey Map No. 4038;

thence, along last said North line, South 88°06'38" East, 650.68 feet to the Northeast corner of said Lot 1, lying on the East line of said Southwest 1/4 of the Northeast 1/4;

thence, along said East line, North 04°39'41" East, 90.09 feet to the Northeast corner of said Southwest 1/4 of the Northeast 1/4;

thence, along aforesaid North line of said Southwest 1/4 of the Northeast 1/4, South 86°07'16" West, 657.32 feet to the **POINT OF BEGINNING**;

**TOGETHER WITH** that part of the Southeast 1/4 of the Northeast 1/4 and part of the fractional Northeast 1/4 of the Northeast 1/4 of Section 6, Township 5 North, Range 9 East, Town of Oregon, Dane County, Wisconsin, lying East of and immediately adjacent to the above described parcels, being a strip of land 20-feet wide, more or less, the East line of which is the Westerly of the edge of an existing field.


The above described properties are to be recorded as Lot 1 of a Certified Survey Map, which upon approval and recording will become the controlling legal description of the land described above. This description is not to be used for conveyance of property.

**Parcel Number - 042/0509-061-8500-8**

**Current**

[← Parcel Parents](#)

[Summary Report](#)

Parcel Detail <span style="float: right;">Less —</span>	
Municipality Name	TOWN OF OREGON
State Municipality Code	042
PLSS (T,R,S,QQ,Q)	05N 09E 06 NW NE (Click link above to access images for Qtr-Qtr)
Section	05N 09E 06 (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)
Parcel Description	SEC 6-5-9 NW1/4 NE1/4 EXC R1079/573 <b>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</b>
Current Owner	ANCHOR-T RANCH LLC 
Primary Address	<b>No parcel address available.</b>
Billing Address	6085 PURCELL RD OREGON WI 53575

<b>Assessment Summary</b>		<b>More +</b>
<b>Assessment Year</b>	<b>2019</b>	
Valuation Classification	G4	
Assessment Acres	20.100	
Land Value	\$4,500.00	
Improved Value	\$0.00	
Total Value	\$4,500.00	

Show Valuation Breakout

**Open Book**

Open Book dates have passed for the year

Starts: ~~08/15/2019~~ - 01:00 PM

Ends: ~~08/15/2019~~ - 03:00 PM

[About Open Book](#)

**Board Of Review**

Board of Review dates have passed for the year

Starts: ~~09/04/2019~~ - 01:00 PM

Ends: ~~09/04/2019~~ - 03:00 PM

[About Board Of Review](#)

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



**Tax Information**

- E-Statement
- E-Bill
- E-Receipt
- Pay Taxes Online

«
< Newer
Older >
»

Tax Year 2018		
Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$5,200.00	\$0.00	\$5,200.00
<b>Taxes:</b>		\$93.61
<b>Lottery Credit(-):</b>		\$0.00
<b>First Dollar Credit(-):</b>		\$0.00
<b>Specials(+):</b>		\$0.00
<b>Amount:</b>		\$93.61
2018 Tax Info Details		Tax Payment History

**Recorded Documents**

Doc. Type	Date Recorded	Doc. Number	Volume	Page
DFI	03/21/2005	W044628		

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: 0509-061-8500-8

PLEASE TURN OFF YOUR POP UP BLOCKER TO VIEW DOCLINK DOCUMENTS. If you're unsure how to do this, please contact your IT support staff for assistance. You will be unable to view any documents purchased if your pop up blocker is on.



Access Dane is a product of  
Dane County Land Information Council  
© Copyright 2001  
210 Martin Luther King Jr. Blvd  
City-County Bldg. Room 116  
Madison, WI 53703



[Home](#) | [Disclaimer](#) | [Privacy](#) | [Resources](#) | [Contact Us](#)


**Parcel Number - 042/0509-061-9501-0**

**Current**

[← Parcel Parents](#)

[Summary Report](#)

<b>Parcel Detail</b>		<b>Less —</b>
Municipality Name	TOWN OF OREGON	
State Municipality Code	042	
PLSS (T,R,S,QQ,Q)	05N 09E 06 SE NE (Click link above to access images for Qtr-Qtr)	
Section	05N 09E 06 (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)	

Parcel Description	<p>SEC 6-5-9 SE1/4 NE1/4 ALSO PRT SW1/4NE1/4                  COM SEC N1/4 COR TH S4DEG07'35"W 1398.46                  FT TH N86DEG07'16"E 419.32 FT ALG N LN SD                  1/41/4 TH S88DEG06'38"E 886.43 FT TH                  S4DEG39'41"W 951.57 FT ALG E LN SD 1/41/4                  TO POB TH S4DEG39'41"W 279.71 FT ALG E LN                  SD 1/41/4 TH S85DEG49'04"W 8.08 FT ALG E-W                  1/4 LN TH N6DEG17'20"E 281.06 FT ALG FENCE                  LN TO POB 0.026 ACRES ALSO PRT                  SW1/4NE1/4 COM SEC N1/4 COR TH                  S4DEG07'35"W 1398.46 FT TH N86DEG07'16"E                  419.32 FT TO POB TH S88DEG06'38"E 886.43                  FT APPROX ALG FENCE LN TH N4DEG39'41"E                  90.09 FT ALG E LN SD 1/41/4 TH                  S86DEG07'16"W 895.33 FT ALG N LN SD 1/41/4                  TO POB 0.916 ACRE EXC COM AT N1/4 COR OF                  SD SEC 6 TH S4DEG07'35"W 1397.68 FT ALG W                  LN OF NW1/4NE1/4 OF SD SEC 6 TO N LN OF                  SD SW1/4NE1/4 TH N86DEG13'14"E ALG SD N                  LN 419.32 FT TO POB TH CONT                  N86DEG13'14"E ALG SD N LN 237.99 FT TH                  S4DEG22'36"W 23.94 FT TH N88DEG00'40"W                  235.79 FT TO POB IN DOC 3851832</p> <p><b>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</b></p>
Current Owner	ANCHOR-T RANCH LLC 
Primary Address	6085 PURCELL RD
Billing Address	6085 PURCELL RD OREGON WI 53575

Assessment Summary <span style="float: right;">More +</span>	
Assessment Year	2019
Valuation Classification	G4 G7
Assessment Acres	39.300
Land Value	\$74,100.00
Improved Value	\$90,000.00
Total Value	\$164,100.00

Show Valuation Breakout

**Open Book**

Open Book dates have passed for the year

Starts: -08/15/2019 - 01:00 PM

Ends: -08/15/2019 - 03:00 PM

[About Open Book](#)

**Board Of Review**

Board of Review dates have passed for the year

Starts: -09/04/2019 - 01:00 PM

Ends: -09/04/2019 - 03:00 PM

[About Board Of Review](#)

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 EMS
OTHER DISTRICT	21OR	OREGON FIRE

**Parcel Maps**



Surveyor Map

DCiMap

Google Map

Bing Map

**Tax Information**

E-Statement

E-Bill

E-Receipt

Pay Taxes Online

« < Newer Older > »

Tax Year 2018		
Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$75,700.00	\$90,000.00	\$165,700.00
<b>Taxes:</b>		\$2,983.01
<b>Lottery Credit(-):</b>		\$0.00
<b>First Dollar Credit(-):</b>		\$79.68
<b>Specials(+):</b>		\$0.00
<b>Amount:</b>		\$2,903.33
2018 Tax Info Details		Tax Payment History

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
DFI	03/21/2005	W044628		

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: 0509-061-9501-0

PLEASE TURN OFF YOUR POP UP BLOCKER TO VIEW DOCLINK DOCUMENTS. If you're unsure how to do this, please contact your IT support staff for assistance. You will be unable to view any documents purchased if your pop up blocker is on.



Access Dane is a product of  
Dane County Land Information Council

© Copyright 2001

210 Martin Luther King Jr. Blvd

City-County Bldg. Room 116

Madison, WI 53703



[Home](#) | [Disclaimer](#) | [Privacy](#) | [Resources](#) | [Contact Us](#)



RONALD KEVIN BURTON  
REBECCA A BURTON  
6195 PURCELL RD  
OREGON, WI 53575

JAMES R MCCARTHY  
ELIZABETH H MCCARTHY  
6182 PURCELL RD  
FITCHBURG, WI 53575

Current Owner  
6227 PURCELL RD  
OREGON, WI 53575

ANCHOR-T RANCH LLC  
6085 PURCELL RD  
OREGON, WI 53575

ANCHOR-T RANCH LLC  
6085 PURCELL RD  
OREGON, WI 53575

GLICK LIVING TR  
6095 KNOLLWOOD DR  
OREGON, WI 53575

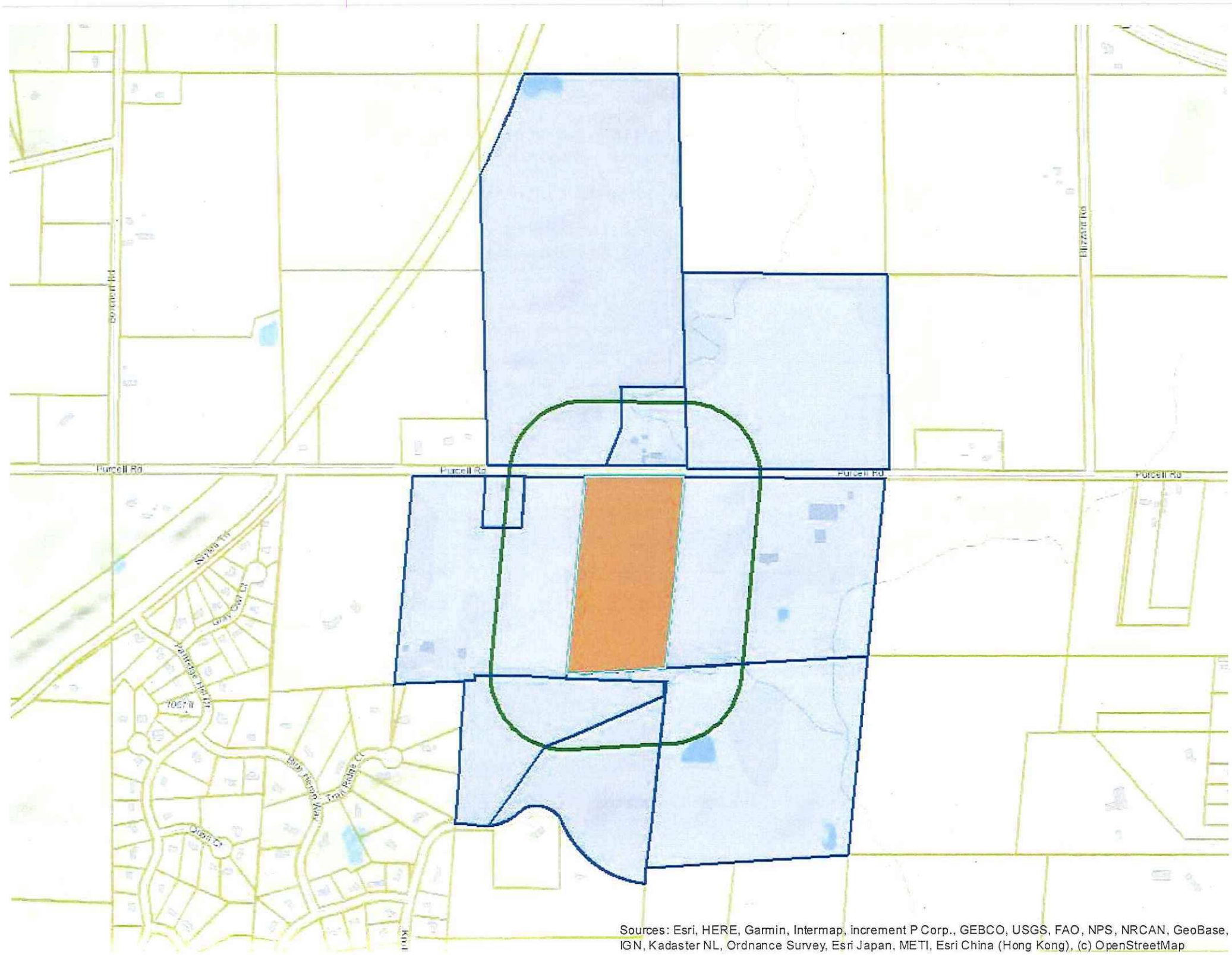
LALOR REV TR, JOSEPH R & T...  
6076 PURCELL RD  
OREGON, WI 53575

ANCHOR-T RANCH LLC  
6085 PURCELL RD  
OREGON, WI 53575

GLICK LIVING TR  
6095 KNOLLWOOD DR  
OREGON, WI 53575

ANCHOR-T RANCH LLC  
6085 PURCELL RD  
OREGON, WI 53575

JAMES R HETH  
JACQUELINE M HETH  
21683 FERRELL RD  
MINERAL POINT, WI 53565



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



# DANE COUNTY PLANNING DEVELOPMENT

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

July 20, 2015

Tom & Linda Holmes  
Anchor-T Ranch, LLC  
6085 Purcell Road  
Oregon, WI 53575

Dear Mr. and Ms. Holmes:

Attached is the Density Study Report and supporting information you requested for your property in Section 06 of the Town of Oregon.

Based on the policies of the *Town of Oregon / Dane County Comprehensive Plan*, this property would have the potential for up to three (3) additional homesites, not including the existing house..

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

CC (w/ enclosures):  
Denise Arnold, Town of Oregon

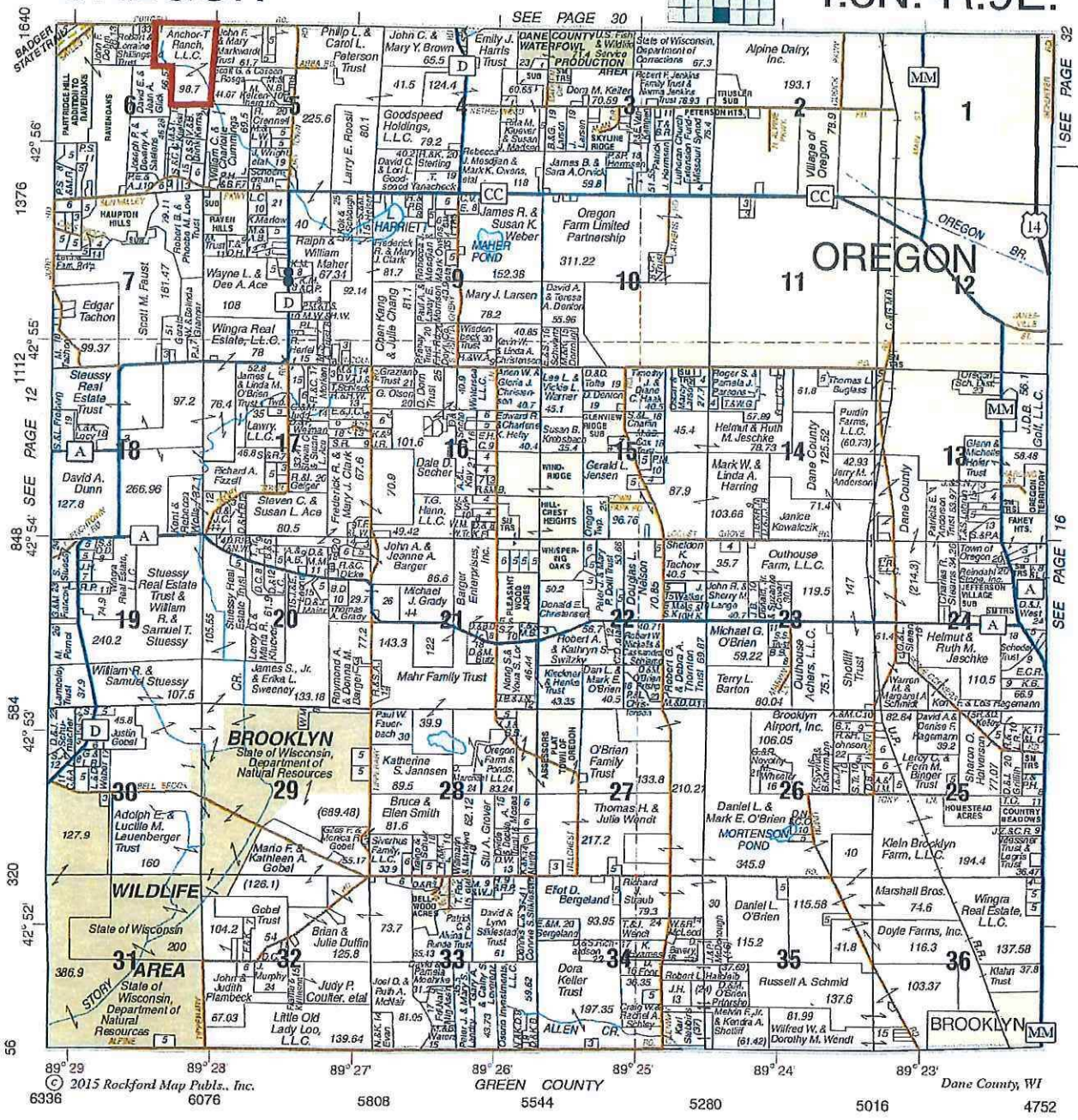
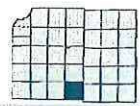
*Enclosures.*

# OREGON

# Plat Map

# T.5N.-R.9E.

SEE PAGE 30



1640  
1376  
1112  
848  
584  
320  
56

42° 56'  
42° 55'  
42° 54'  
42° 53'  
42° 52'

89° 29' 89° 28' 89° 27' 89° 26' 89° 25' 89° 24' 89° 23'

6336 6076 5808 5544 5280 5016 4752

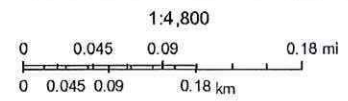
© 2015 Rockford Map Publs., Inc. GREEN COUNTY Dane County, WI

SEE PAGE 32  
SEE PAGE 16

# Aerial Map

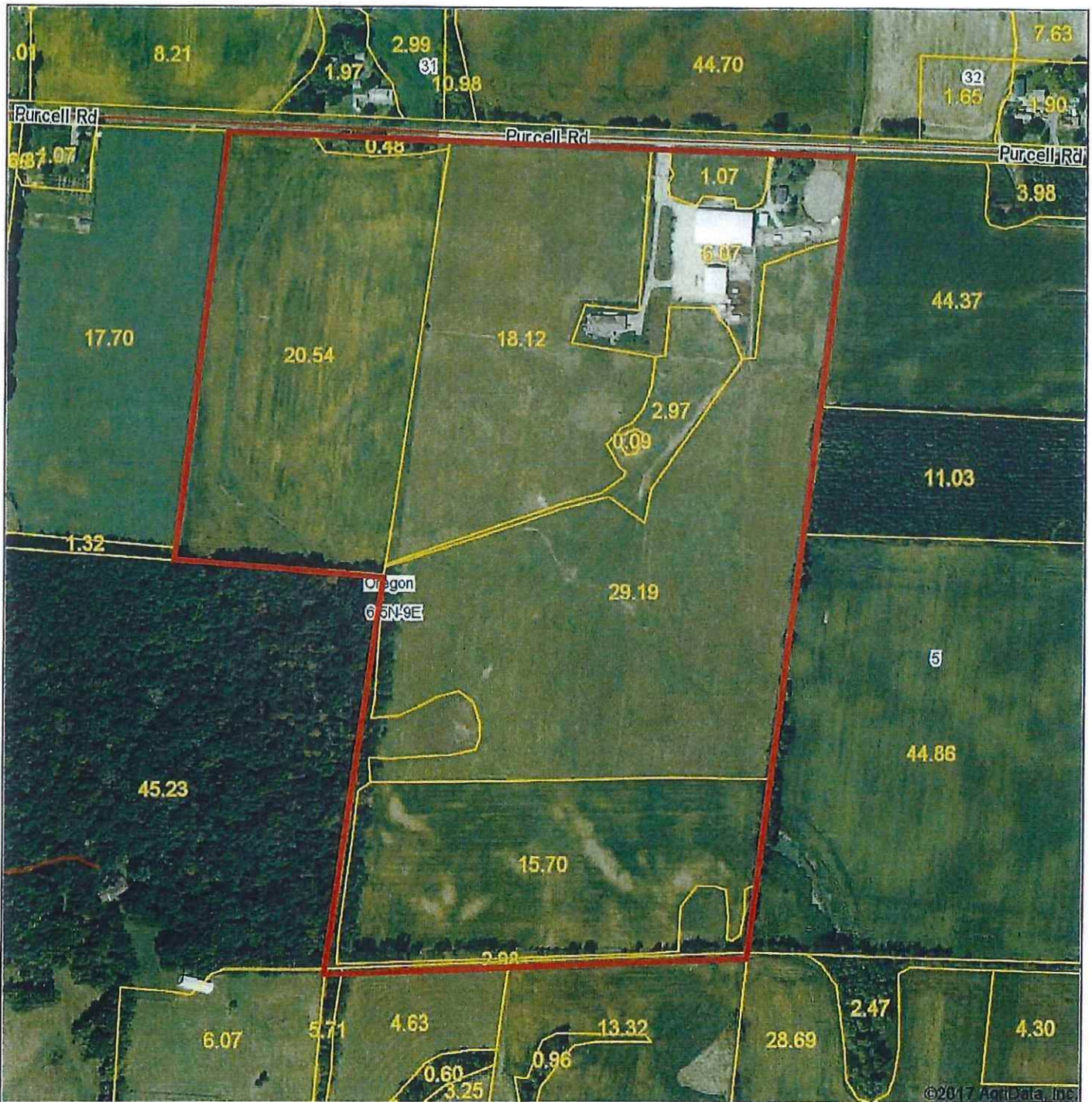


July 12, 2017



NA

# FSA Map



map center: 42° 56' 23.2, -89° 28' 12.13



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2017      www.AgriDataInc.com

**6-5N-9E**  
**Dane County**  
**Wisconsin**



6/21/2017

# Wetlands Map

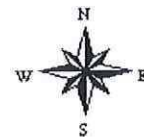


map center: 42° 56' 23.2, -89° 28' 12.13

0ft 489ft 978ft

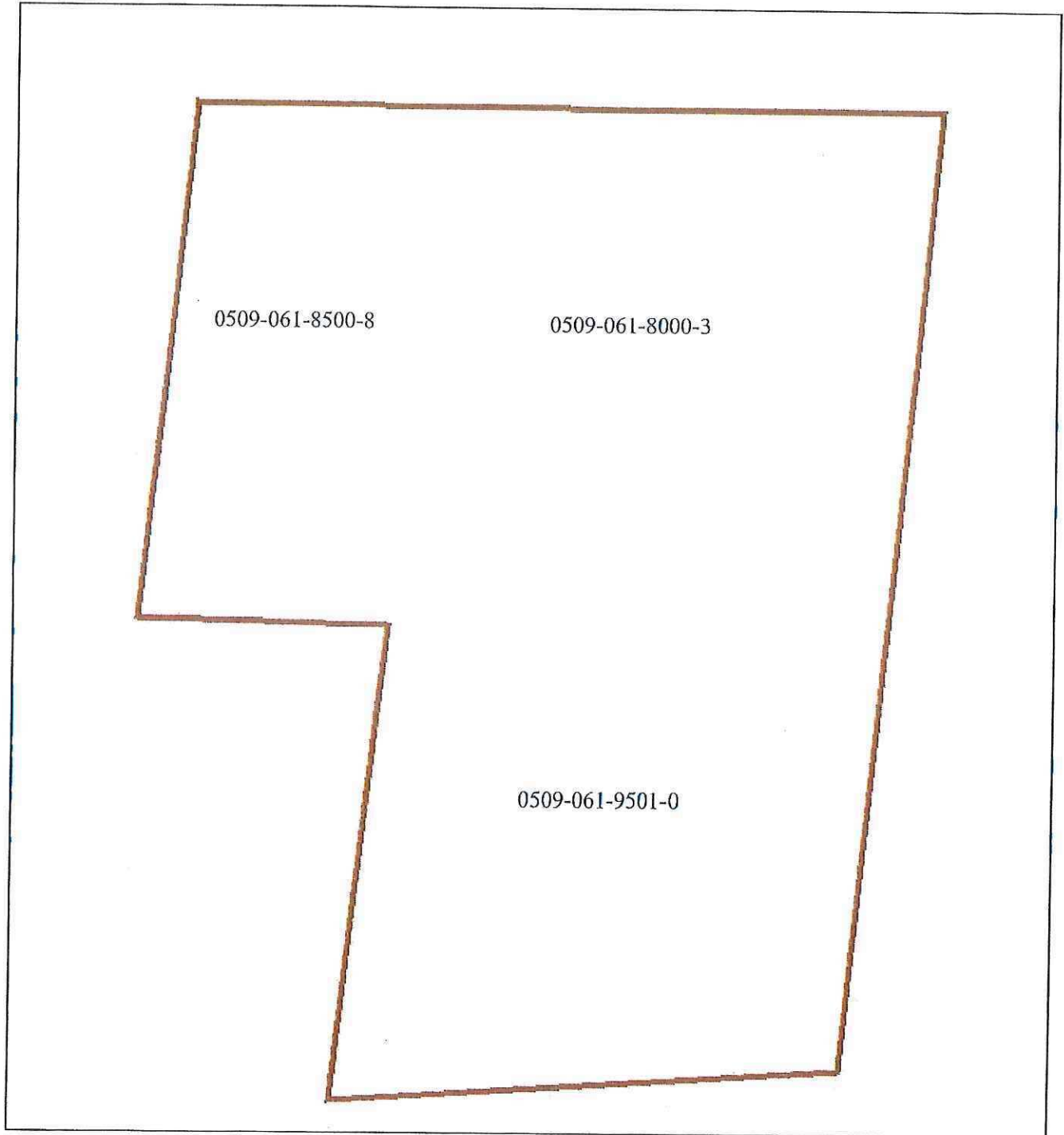
Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2017 www.AgriDataInc.com

6-5N-9E  
Dane County  
Wisconsin



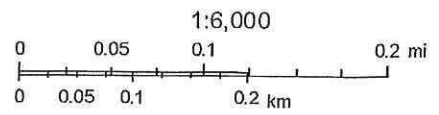
6/21/2017

# Parcel Map



June 21, 2017

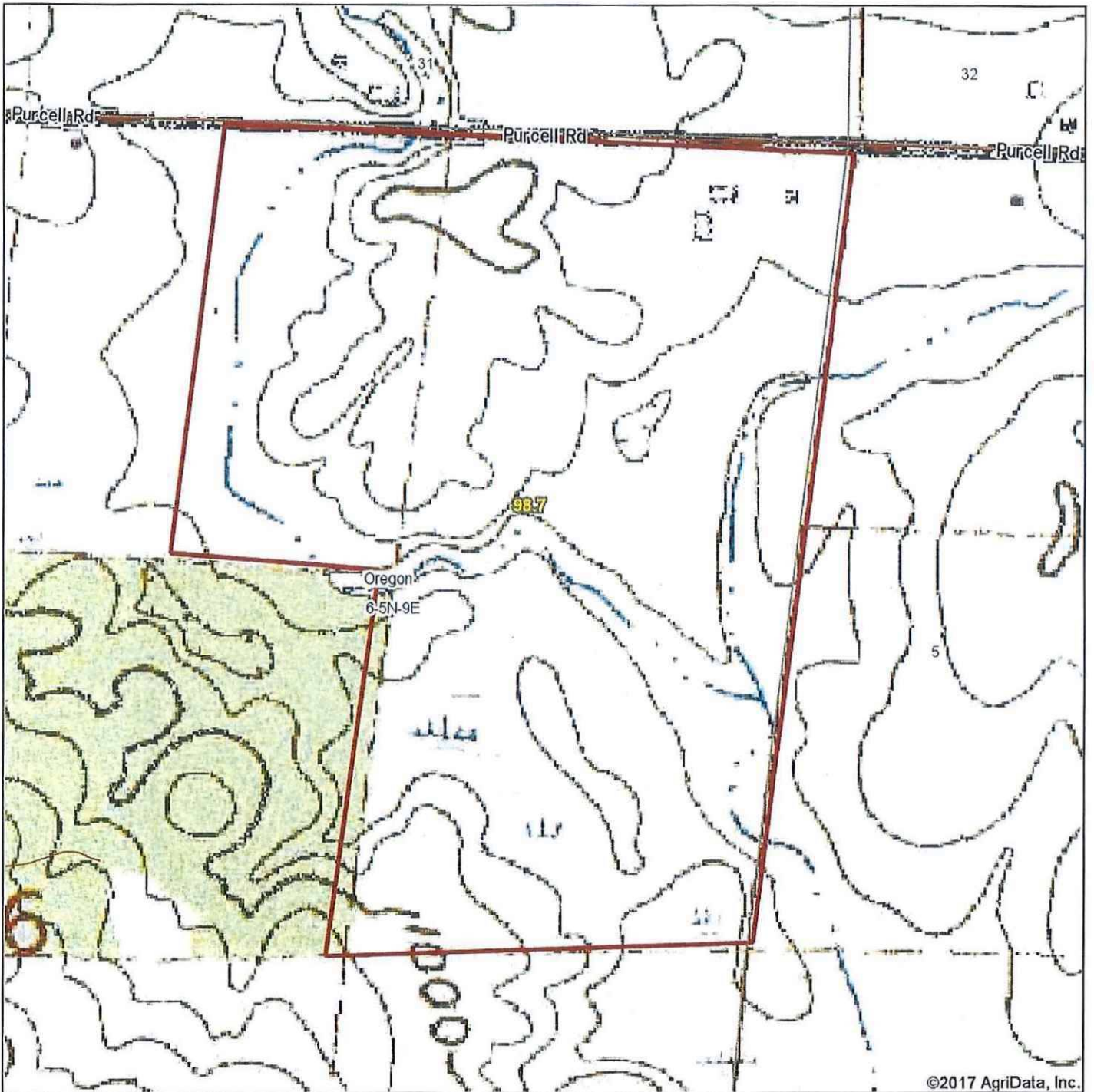
Tax Parcels



Sources: Esri, DeLorme, USGS, NPS  
Sources: Esri, USGS, NOAA  
Parcels



# Topographic Map



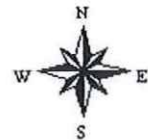
©2017 AgriData, Inc.

map center: 42° 56' 23.2, -89° 28' 12.13

0ft 489ft 978ft

6-5N-9E  
Dane County  
Wisconsin

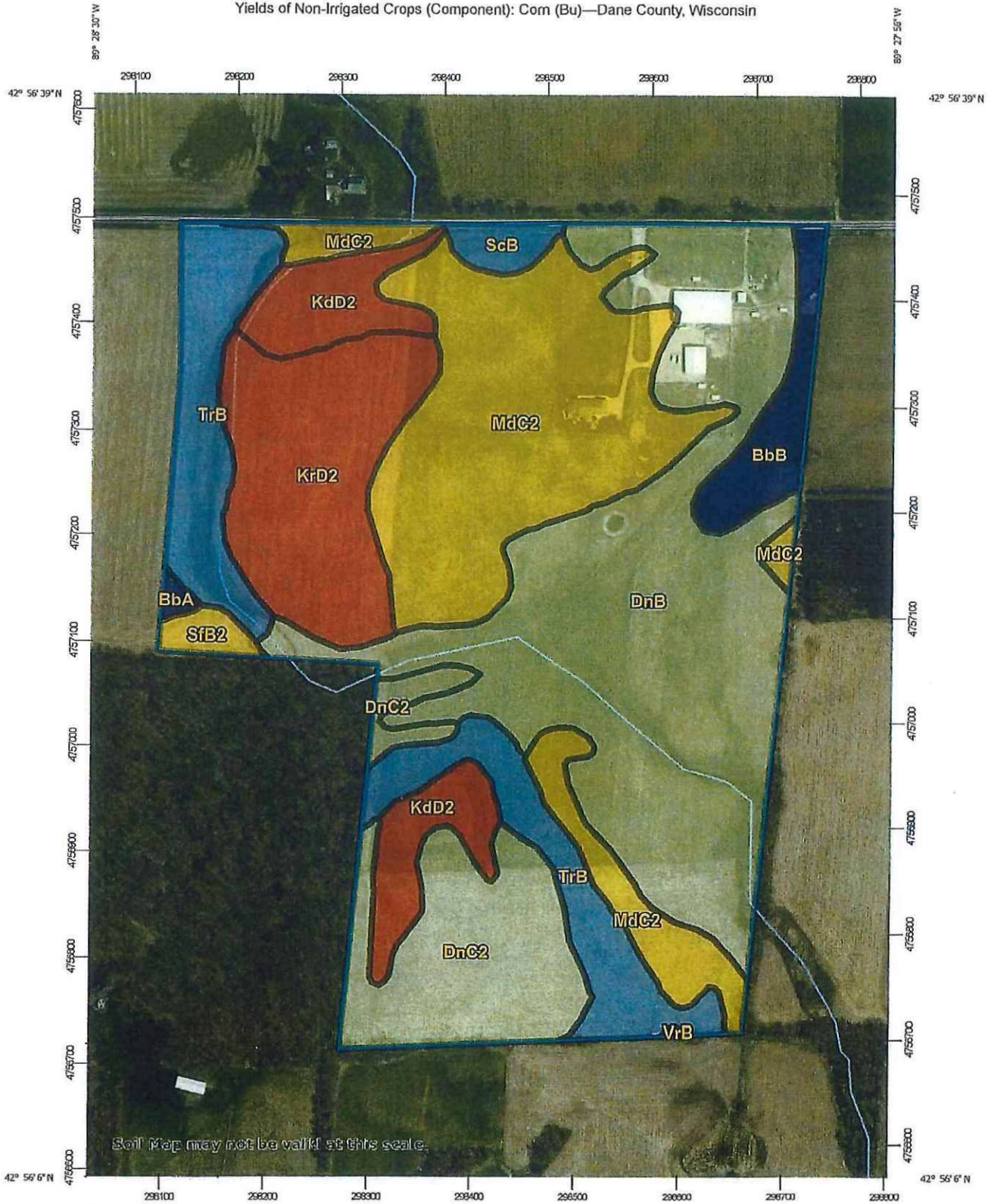
Maps Provided By:  
 **surety**<sup>®</sup>  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2017 www.AgrDataInc.com



6/21/2017

# Soils Map

Yields of Non-Irrigated Crops (Component): Corn (Bu)—Dane County, Wisconsin



Soil Map may not be valid at this scale.

Map Scale: 1:4,980 if printed on A portrait (8.5" x 11") sheet.

0 50 100 200 300 Meters

0 200 400 800 1200 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84





























Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

6/21/2017  
Page 1 of 4

### MAP LEGEND

<b>Area of Interest (AOI)</b>		<b>Transportation</b>	
	Area of Interest (AOI)		Rails
<b>Soils</b>			Interstate Highways
<b>Soil Rating Polygons</b>			US Routes
	<= 85.00		Major Roads
	> 85.00 and <= 110.00		Local Roads
	> 110.00 and <= 123.65		Background
	> 123.65 and <= 145.00		Aerial Photography
	> 145.00 and <= 155.25		
	Not rated or not available		
<b>Soil Rating Lines</b>			
	<= 85.00		
	> 85.00 and <= 110.00		
	> 110.00 and <= 123.65		
	> 123.65 and <= 145.00		
	> 145.00 and <= 155.25		
	Not rated or not available		
<b>Soil Rating Points</b>			
	<= 85.00		
	> 85.00 and <= 110.00		
	> 110.00 and <= 123.65		
	> 123.65 and <= 145.00		
	> 145.00 and <= 155.25		
	Not rated or not available		
<b>Water Features</b>			
	Streams and Canals		

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dane County, Wisconsin  
 Survey Area Data: Version 15, Sep 27, 2016

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Data not available.

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Yields of Non-Irrigated Crops (Component): Corn (Bu)

Yields of Non-Irrigated Crops (Component): Corn (Bu)— Summary by Map Unit — Dane County, Wisconsin (WI025)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BbA	Batavia silt loam, gravelly substratum, 0 to 2 percent slopes	155.00	0.2	0.3%
BbB	Batavia silt loam, gravelly substratum, 2 to 6 percent slopes	150.00	3.0	3.0%
DnB	Dodge silt loam, 2 to 6 percent slopes	123.65	31.4	32.4%
DnC2	Dodge silt loam, 6 to 12 percent slopes, eroded	115.05	10.1	10.4%
KdD2	Kidder loam, 12 to 20 percent slopes, eroded	80.75	6.0	6.2%
KrD2	Kidder soils, 10 to 20 percent slopes, eroded	85.00	10.8	11.1%
MdC2	McHenry silt loam, 6 to 12 percent slopes, eroded	103.75	22.5	23.2%
ScB	St. Charles silt loam, 2 to 6 percent slopes	139.68	1.0	1.1%
SfB2	Salter silt loam, 2 to 6 percent slopes, eroded	110.00	0.8	0.8%
TrB	Troxel silt loam, 1 to 3 percent slopes	145.00	11.1	11.5%
VrB	Virgil silt loam, 1 to 4 percent slopes	155.25	0.0	0.0%
<b>Totals for Area of Interest</b>			<b>97.0</b>	<b>100.0%</b>



# Contamination Map



## Legend

- Open Site (ongoing cleanup)
- Closed Site (completed cleanup)

0.3 0 Distance / 2 0.3 Miles

1:7,920



NAD\_1983\_HARN\_Wisconsin\_TM

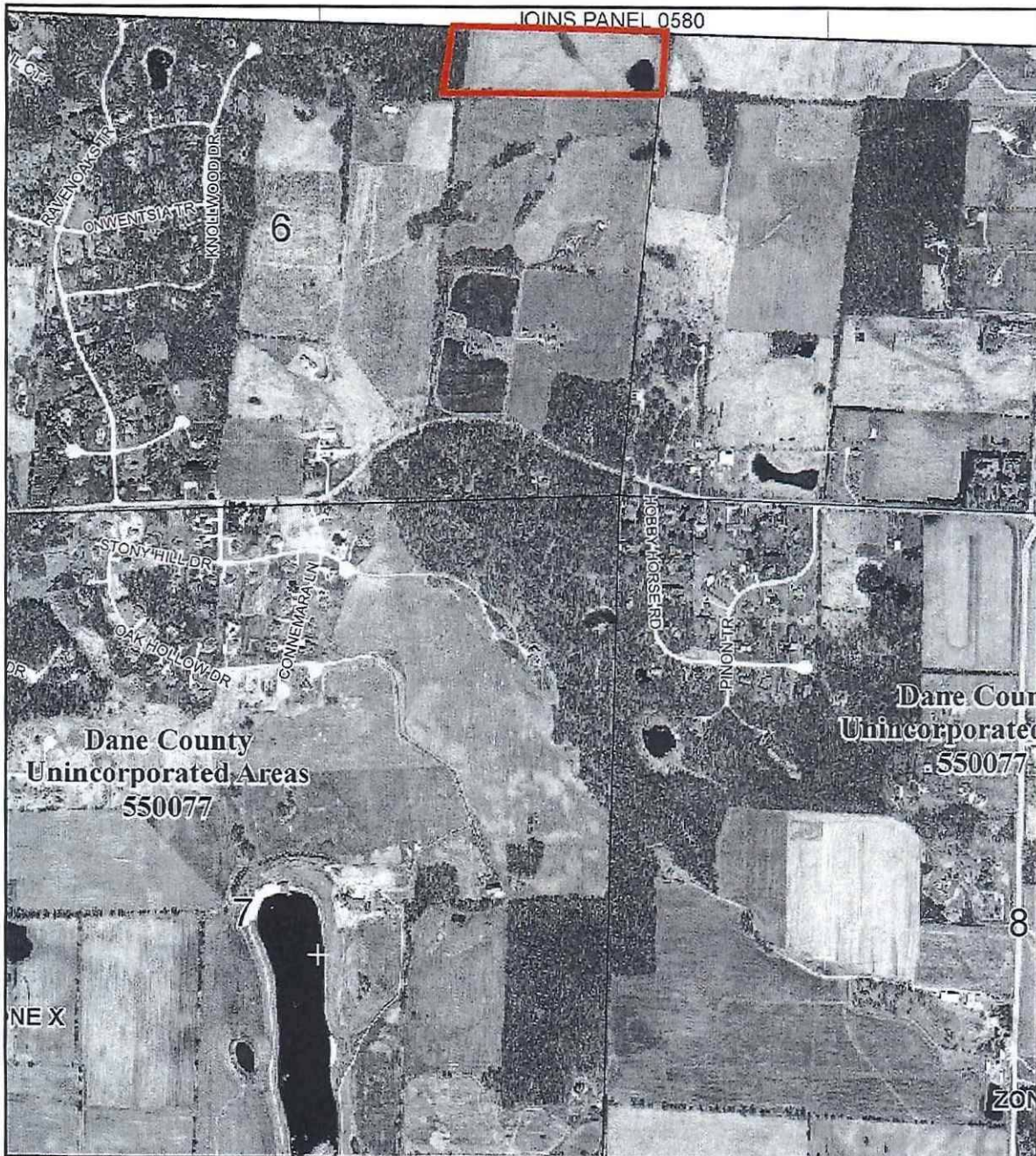
DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, complements, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/crg/legal/>

Note: Not all sites are mapped.

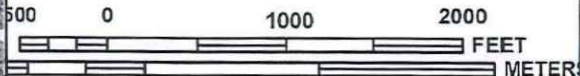
## Notes

# Floodplain Map - Southern

JOINS PANEL 0580



MAP SCALE 1" = 1000'



**NFP**  
**NATIONAL FLOOD INSURANCE PROGRAM**

PANEL 0590G

**FIRM**  
 FLOOD INSURANCE RATE MAP

**DANE COUNTY,  
 WISCONSIN  
 AND INCORPORATED AREAS**

PANEL 590 OF 850  
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
DANE COUNTY	550077	0590	G

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

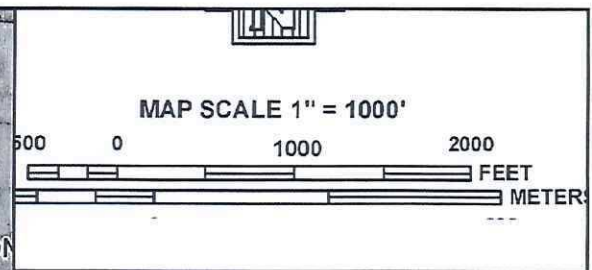
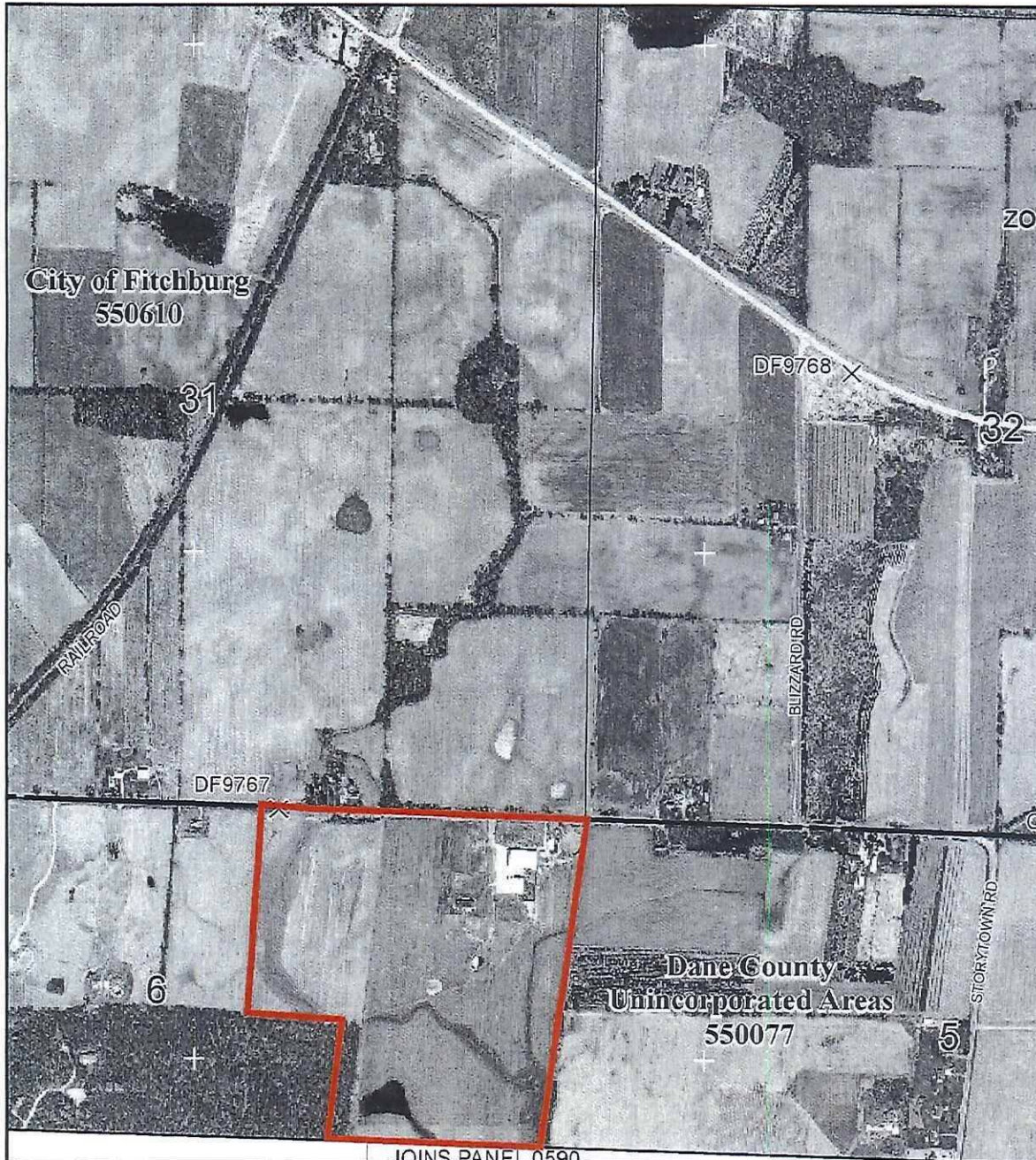


MAP NUMBER  
 55025C0590G  
 MAP REVISED  
 JANUARY 02, 2009

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)

# Floodplain Map - Northern



PANEL 0580G

**FIRM**  
FLOOD INSURANCE RATE MAP


**DANE COUNTY,  
WISCONSIN  
AND INCORPORATED AREAS**

PANEL 580 OF 850  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
DANE COUNTY	550077	0580	G
FITCHBURG, CITY OF	550610	0580	G
VERONA, CITY OF	550092	0580	G

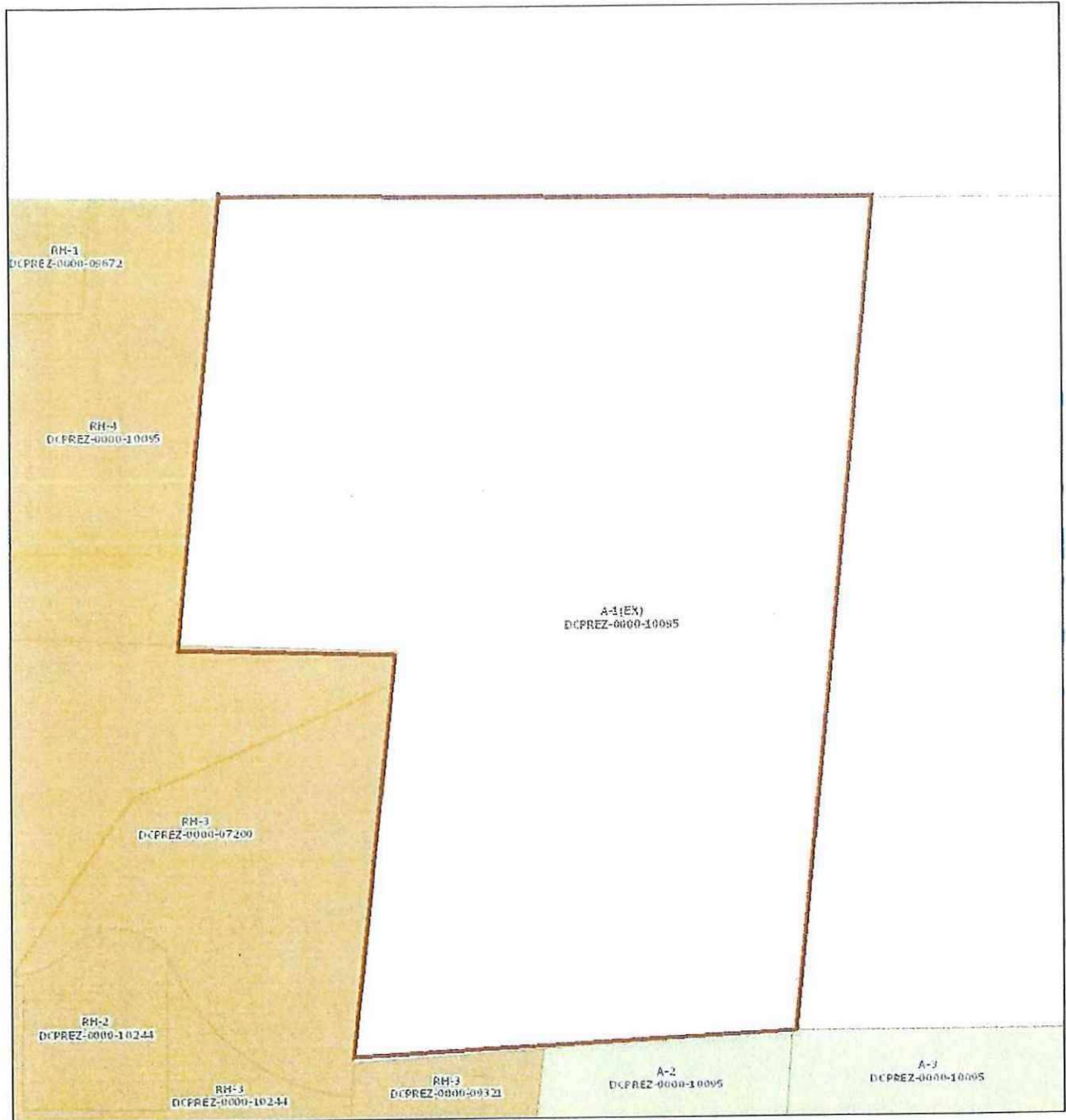
Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

  
**MAP NUMBER**  
 55025C0580G  
**MAP REVISED**  
 JANUARY 02, 2009  
 Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)

JOINS PANEL 0590

# Zoning Map

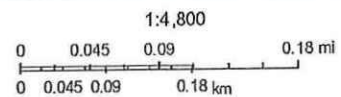


July 12, 2017

## Rural Zoning

- A-1 or A-1EX Agricultural
- A-2, A-2(1), A-2(2), A-2(4), A-2(8), A-3 Agricultural
- A-B Agricultural Business
- B-1 Local Business
- C-1 Light Commercial
- C-2 Heavy Commercial
- CO-1 Conserancy
- EXP-1 Expo
- LC-1 Limited Commercial
- M-1 Industrial
- R-1, R-1A, R-2, R-3
- R-3A, R-4

- RE-1 Recreational
- RH-1, RH-2, RH3, RH4
- Wetland (zoned out of)
- Tax Parcels



Planning  
Sources: Esri, DeLorme, USGS, NPS  
Sources: Esri, USGS, NOAA  
Parcels



# Assessor Data

## 2016 Property Records for Town of Oregon, Dane County

June 21, 2017

**Tax key number:** 0509-061-8000-3

**Property address:** 6085 Purcell Rd

Neighborhood / zoning: Agri Home Site / RES

Traffic / water / sanitary: Light / Well water / Septic

Legal description: SEC 6-5-9 FR NE1/4 NE1/4

Summary of Assessment	
Land	\$129,600
Improvements	\$839,300
<b>Total value</b>	<b>\$968,900</b>

Summary of Last Valid Sale	
Sale date	
Sale price	

Land									
Qty	Tax Classification	Unit of Measure	Width	Depth	Sq Ft	Acres	Waterfront	Description	Assess Value
1	Agri homesite	Acres			130,680	3.000	None		\$79,000
1	Agri homesite	Acres			43,560	1.000	None		\$19,500
1	1st grade tillable	Acres			522,720	12.000	None	Value per County records	\$3,400
1	2nd grade tillable	Acres			666,468	15.300	None		\$3,700
1	Undeveloped	Acres			348,480	8.000	None		\$24,000
<b>Total land:</b>									<b>\$129,600</b>

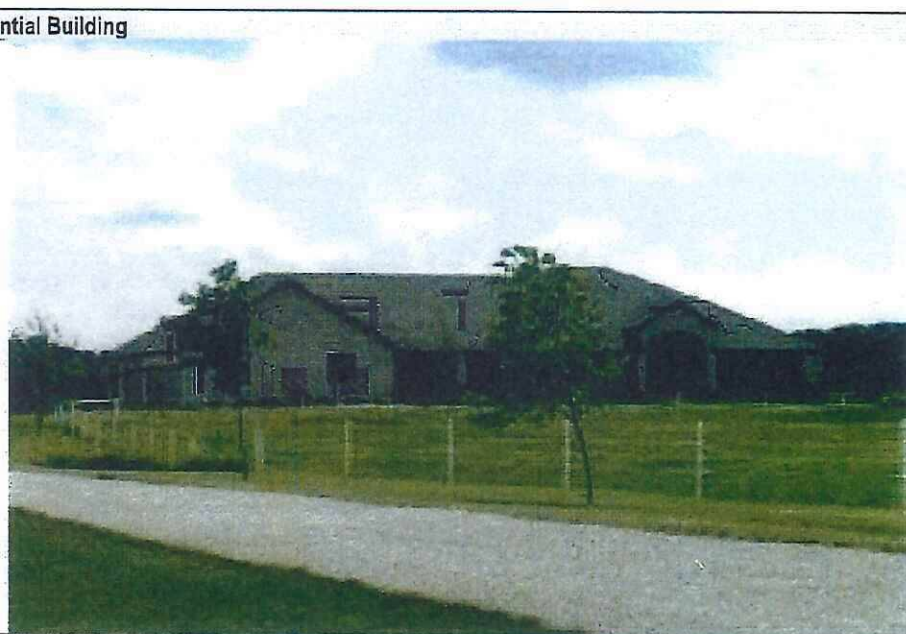
Residential Building		
Year built: 2005 Story height: 1 story Style: Ranch Use: Single family <hr/> Exterior wall: Alum/vinyl Roof type: Asphalt shingles Heating: Gas, forced air Cooling: A/C, same ducts Bedrooms: 2 Family rooms: Baths: 2 full, 0 half Total rooms: 2 Whirl / hot tubs: Masonry FPs: <hr/> Metal FPs: Gas only FPs: Bsmt garage: Shed dormers: Gable/hip dorm:	Full basement: Crawl space: Rec room: FBLA: First floor: 960 SF <hr/> Second floor: Finished attic: Unfinished attic: Unfinished area: Deck, fir or pine 140 SF Deck, fir or pine 30 SF Deck, fir or pine 30 SF <hr/> Masonry adjust: Grade factor: D Condition: Average Percent complete: 100%	photograph not available

Residential assessed building value: \$66,500    Total square feet: 960

2016 Property Records for Town of Oregon, Dane County

June 21, 2017

Residential Building	
Year built: 2003	Full basement: 3,314 SF
Story height: 1 story	Crawl space:
Style: Ranch	Rec room:
Use: Single family	FBLA: 1,708 SF
Exterior wall: Alum/vinyl	First floor: 3,314 SF
Roof type: Asphalt shingles	Second floor:
Heating: Gas, forced air	Finished attic:
Cooling: A/C, same ducts	Unfinished attic:
Bedrooms: 4	Unfinished area:
Family rooms:	Att garage, frame or cb 1,452 SF
Baths: 4 full, 1 half	Screen porch, frame, lower 196 SF
Total rooms: 4	Open porch, frame, lower 476 SF
Whirl / hot tubs:	Deck, wood polymer 1,284 SF
Masonry FPs: 2 stacks, 2 openings	Patio, concrete or brick 1,200 SF
Metal FPs:	Masonry adjust: 140 SF
Gas only FPs:	Grade factor: B+
Bsmt garage:	Condition: Very good
Shed dormers:	Percent complete: 100%
Gable/hip dorm:	



Residential assessed building value: \$638,600 Total square feet: 5,022

Other Building Improvements					
Qty	Description	Width	Depth	Height	Assess Value
1	Metal pole building	24	32		\$6,900
1	3 sided pole barn	12	26		\$3,200
1	3 sided pole barn	12	26		\$3,200
1	3 sided pole barn	12	26		\$3,200
1	Metal pole building	100	183		\$82,500
1	3 sided pole barn	12	26		\$3,200
1	Metal pole building	80	50		\$23,300
1	Lean to	18	80		\$8,700

Total OBIs: \$134,200

Other Improvements		
Tax Class	Description	Assess Value

Total other improvements:

2016 Property Records for Town of Oregon, Dane County

June 21, 2017

Tax key number: 0509-061-8500-8

Property address:

Neighborhood / zoning: Rural Acreage / AG

Traffic / water / sanitary: Heavy / Well water / Septic

Legal description: SEC 6-5-9 NW1/4 NE1/4 EXC R1079/573

Summary of Assessment	
Land	\$5,000
Improvements	\$0
Total value	\$5,000

Summary of Last Valid Sale	
Sale date	
Sale price	

Land									
Qty	Tax Classification	Unit of Measure	Width	Depth	Sq Ft	Acres	Waterfront	Description	Assess Value
1	1st grade tillable	Acres			196,020	4.500	None		\$1,300
1	2nd grade tillable	Acres			679,536	15.600	None		\$3,700
<b>Total land:</b>									<b>\$5,000</b>

2016 Property Records for Town of Oregon, Dane County

June 21, 2017

Tax key number: 0509-061-9501-0

Property address: 6085 Purcell Rd

Neighborhood / zoning: Rural Acreage / AG

Traffic / water / sanitary: Light / None / None

Legal description: SEC 6-5-9 SE1/4 NE1/4 ALSO PRT SW1/4NE1/4 COM SEC N1/4 COR TH S4DEG07'35"W 1398.46 FT TH N86DEG07'16"E 419.32 FT ALG N LN SD 1/41/4 TH S88DEG06'38"E 886.43 FT T H S4DEG39'41"W 951.57 FT ALG E LN SD 1/41/4 TO POB TH S4DEG39'41"W 279.71 FT ALG E LN SD 1...

Summary of Assessment	
Land	\$75,200
Improvements	\$90,000
Total value	\$165,200

Summary of Last Valid Sale	
Sale date	
Sale price	

Land									
Qty	Tax Classification	Unit of Measure	Width	Depth	Sq Ft	Acres	Waterfront	Description	Assess Value
1	Agri homesite	Acres			43,560	1.000	None		\$65,000
1	1st grade tillable	Acres			1,189,188	27.300	None		\$7,700
1	2nd grade tillable	Acres			392,040	9.000	None		\$2,200
1	3rd grade tillable	Acres			87,120	2.000	None		\$300
<b>Total land:</b>									<b>\$75,200</b>

Other Building Improvements						
Qty	Description	Width	Depth	Height	Assess Value	

Other Improvements		
Tax Class	Description	Assess Value
Agri homesite		\$90,000

Total OBIs:

Total other improvements: \$90,000