

# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
10/17/2020	DCPREZ-2020-11628
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
12/22/2020	

<b>OWNER INFORMATION</b>	<b>AGENT INFORMATION</b>
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OWNER NAME ANCHOR-T RANCH LLC	PHONE (with Area Code)	AGENT NAME JOSH SHAPIRO	PHONE (with Area Code) (608) 422-0402
BILLING ADDRESS (Number & Street) 6085 PURCELL RD		ADDRESS (Number & Street) 1305 HOBBY HORSE ROAD	
(City, State, Zip) OREGON, WI 53575		(City, State, Zip) Oregon, WI 53575	
E-MAIL ADDRESS lindachomes@gmail.com		E-MAIL ADDRESS jshapiro@uwalumni.com	

<b>ADDRESS/LOCATION 1</b>	<b>ADDRESS/LOCATION 2</b>	<b>ADDRESS/LOCATION 3</b>
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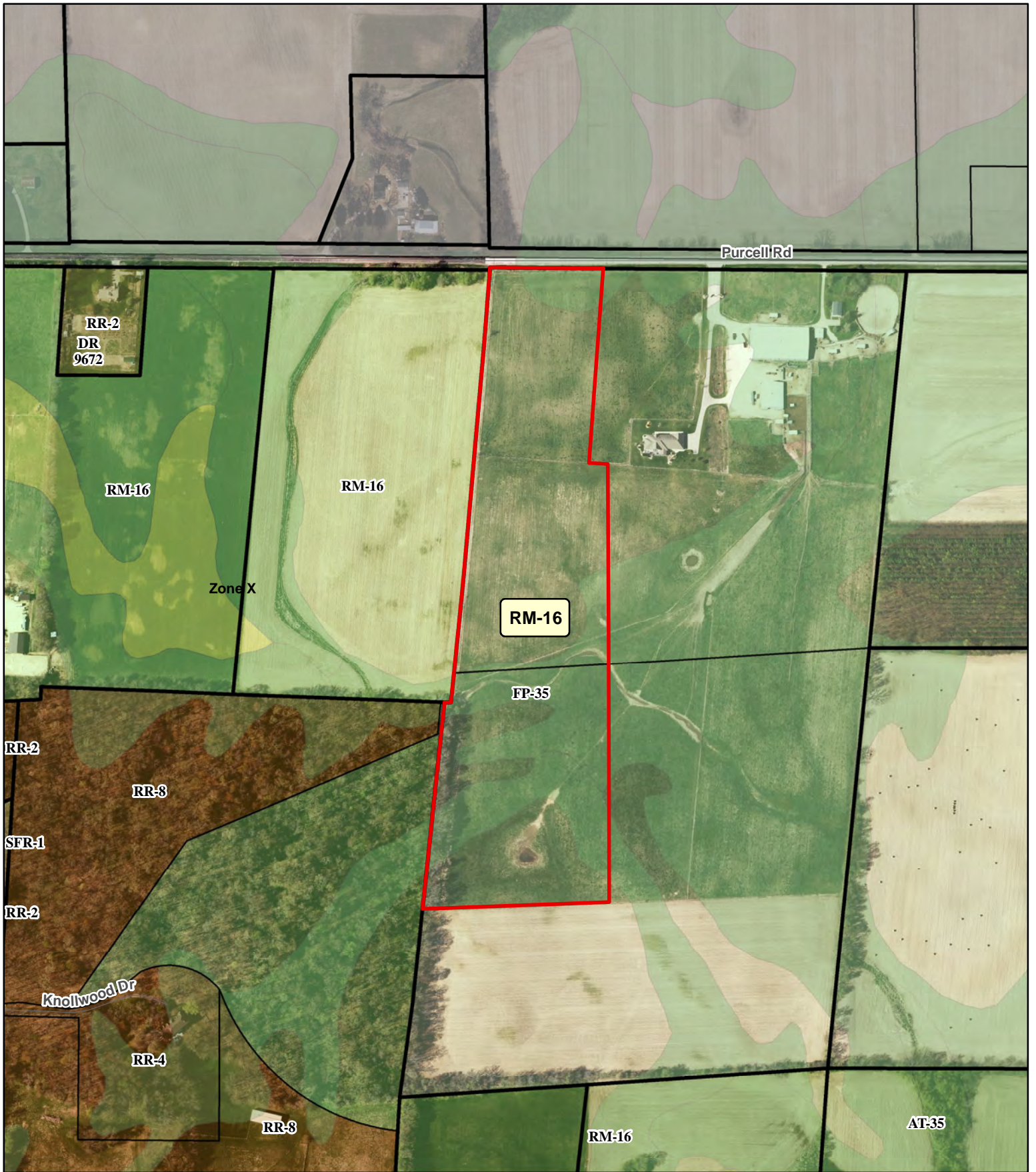
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
west of 6085 Purcell Road					
TOWNSHIP OREGON	SECTION 6	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0509-061-8001-0		0509-061-9502-0			

<b>REASON FOR REZONE</b>	<b>CUP DESCRIPTION</b>
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CREATING ONE RESIDENTIAL LOT	
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
FP-35 Farmland Preservation District	RM-16 Rural Mixed-Use District	20.59		


<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<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 checked="" type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  RWL1	<b>SIGNATURE:(Owner or Agent)</b>   <b>PRINT NAME:</b>   <b>DATE:</b>
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**Legend**

- |   |   |
|---|---|
|  Wetland    | <b>Significant Soils</b>  |
|  Floodplain |  Class 1 |
|   |  Class 2 |



0 100 200 400 Feet  


Petition 11628  
**ANCHOR-T RANCH LLC**



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

General: \$395  
 Farmland Preservation: \$495  
 Commercial: \$545  
 • 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: Anchor T Ranch LLC  
 Address (Number & Street): 6085 Purcell Rd  
 Address (City, State, Zip): Oregon, WI 53575  
 Email Address: lindachomes@gmail.com  
 Phone#: 608-835-8972

Agent Name: Josh & Sara Shapiro  
 Address (Number & Street): 1305 Hobby Horse Rd.  
 Address (City, State, Zip): Oregon, WI, 53575  
 Email Address: Jshapiro@uwalumni.com  
 Phone#: 608-422-0402

#### PROPERTY INFORMATION

Township: Oregon  
 Section: 6-5-9

Parcel Number(s): 042/0509-061-8001-0  
 042/0509-061-9502-0

Property Address or Location: Purcell Road, Oregon, WI 53575

#### 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  No

New parcel is being created from split of parcels 042/0509-061-8001-0 and 042/0509-061-9502-0. Current zoning is FP-35 and with request rezoning to RM-16. Current use is agricultural. Proposed use is agricultural, one single family residential home, and undeveloped natural resources or open space areas.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RM-16	20.5965

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.

- Scaled drawing of proposed property boundaries
- Legal description of zoning boundaries
- Information for commercial development (if applicable) N/A
- Pre-application consultation with town and department staff
- 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: [Signature] Date: 9/14/2020

# Rezoning Map

A part of the fractional NE 1/4 of the NE 1/4 and part of the SE 1/4 of the NE 1/4 of Section 6, T.5N., R.9E., Town of Oregon, Dane County, Wisconsin.

October 15, 2020

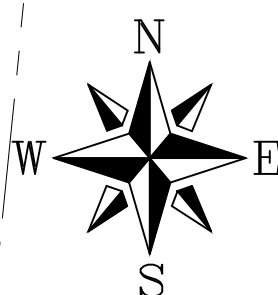
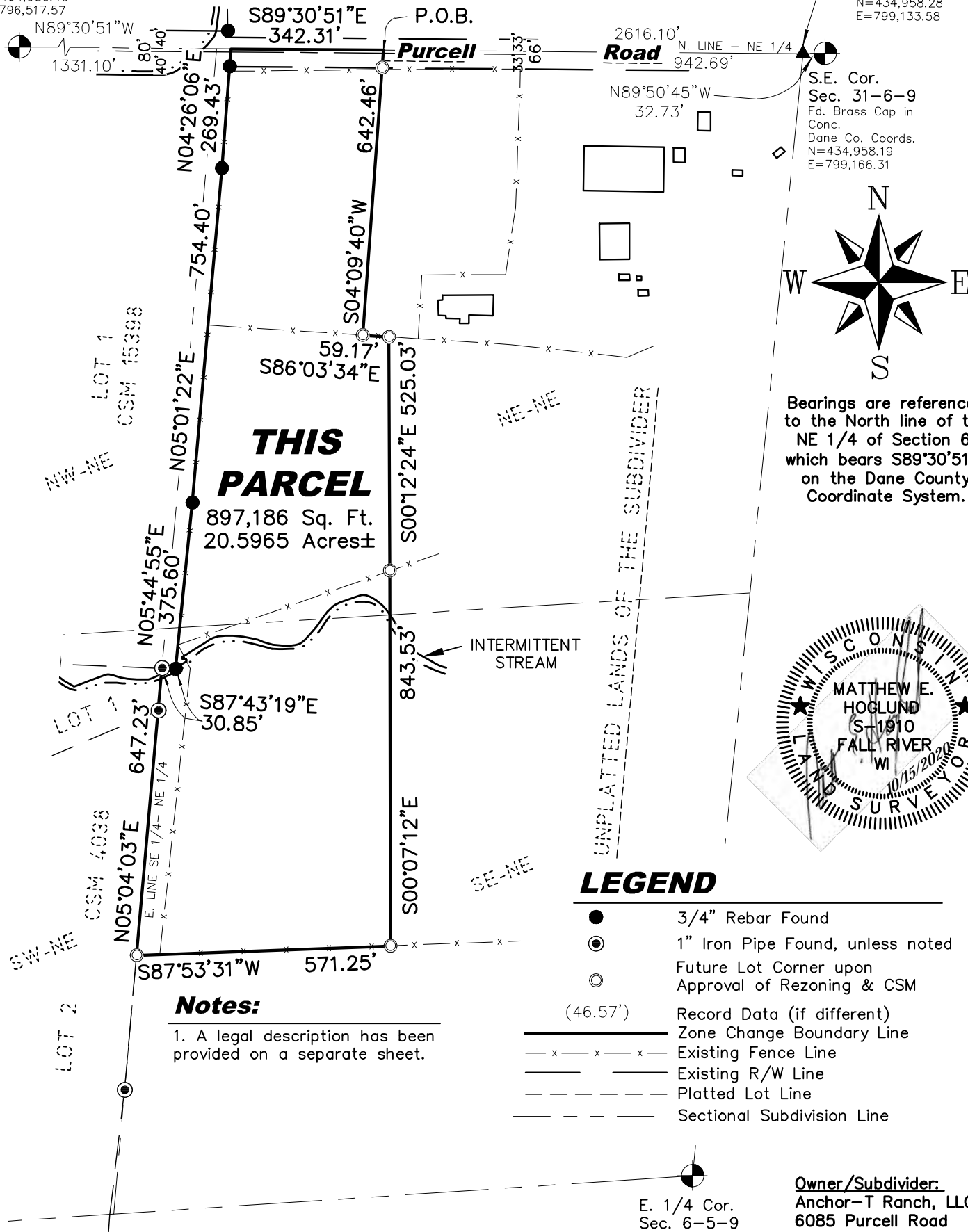
S. 1/4 Cor.  
Sec. 31-6-9  
Fd. Alum. Mon.  
Dane Co. Coords.  
N=434,980.46  
E=796,517.57

LOT 2

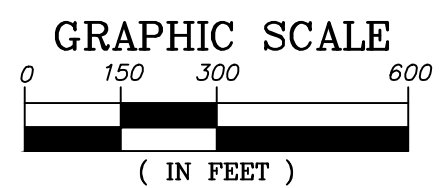
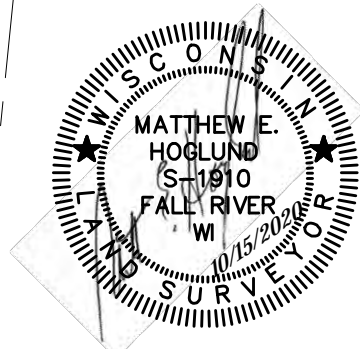
CSM 13412

N.E. Cor.  
Sec. 6-5-9  
Fd. PK Nail  
Dane Co. Coords.  
N=434,958.28  
E=799,133.58

S.E. Cor.  
Sec. 31-6-9  
Fd. Brass Cap in  
Conc.  
Dane Co. Coords.  
N=434,958.19  
E=799,166.31



Bearings are referenced to the North line of the NE 1/4 of Section 6, which bears S89°30'51"E on the Dane County Coordinate System.



# Exhibit A

## Legal Description for Rezoning

Anchor-T Ranch, LLC

A part of the fractional Northeast 1/4 of the Northeast 1/4 and part of the Southeast 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 Northeast corner of said Section 6; thence, along the North line of said Northeast 1/4, North 89°30'51" West, 942.69 feet to the **POINT OF BEGINNING**;

thence South 04°09'40" West, 642.46 feet;

thence South 86°03'34" East, 59.17 feet;

thence South 00°12'24" East, 525.03 feet;

thence South 00°07'12" East, 843.53 feet;

thence South 87°53'31" West, 571.25 feet to its intersection with the Easterly line of Certified Survey Map No. 4038, also being the West line of aforesaid Southeast 1/4 of the Northeast 1/4;

thence, along said Easterly line and West line, North 05°04'03" East, 647.23 feet to the Northeast corner of said Certified Survey Map No. 4038, lying on the South Line of Lot 1 of Certified Survey Map No. 15398;

thence, along said South line, South 87°43'19" East, 30.85 feet to the Southeast corner of said Lot 1;

thence, along the East line of Lot 1, North 05°44'55" East, 375.60 feet;

thence, continuing along said East line, North 05°01'22" East, 754.40 feet;

thence, continuing along said East line and its Northerly extension, North 04°26'06" East, 269.43 feet to aforesaid North line of said Northeast 1/4;

thence, along said North line, South 89°30'51" East, 342.31 feet to the **POINT OF BEGINNING**, containing 897,186 square feet or 20.5965 acres, more or less.

**BEING SUBJECT TO** all easements and agreements, if any, of record and/or fact.

The above described property is shown on the Rezoning Map by Quam Engineering, LLC for Project No. AT-02-20 dated October 15, 2020 and by this reference made a part hereof.