

# Dane County Rezone & Conditional Use Permit

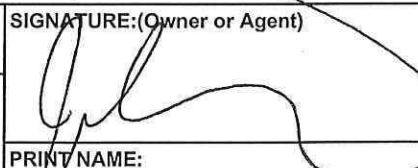
|                            |                        |
|----------------------------|------------------------|
| <b>Application Date</b>    | <b>Petition Number</b> |
| 06/19/2018                 | DCPREZ-2018-11315      |
| <b>Public Hearing Date</b> | <b>C.U.P. Number</b>   |
| 08/28/2018                 | DCPCUP-2018-02430      |

| OWNER INFORMATION                                  |  | AGENT INFORMATION                             |  |
|--|--|---|--|
| OWNER NAME<br>BENJAMIN M JOHNSON                   | PHONE (with Area Code)<br>(608) 469-9543 | AGENT NAME<br>JEFF GROENIER                   | PHONE (with Area Code)<br>(608) 698-3196 |
| BILLING ADDRESS (Number & Street)<br>1088 UNION ST |  | ADDRESS (Number & Street)<br>W125 AMIDON ROAD |  |
| (City, State, Zip)<br>OREGON, WI 53575             |  | (City, State, Zip)<br>BROOKLYN, WI 53521      |  |
| E-MAIL ADDRESS<br>JOHNSONSNOWREMOVAL@GMAIL.COM     |  | E-MAIL ADDRESS<br>CIALLC@HOTMAIL.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 |         |
| 1088 UNION ROAD                   |               |                                   |         |                                   |         |
| TOWNSHIP<br>OREGON                | SECTION<br>13 | TOWNSHIP                          | SECTION | TOWNSHIP                          | SECTION |
| PARCEL NUMBERS INVOLVED           |               | PARCEL NUMBERS INVOLVED           |         | PARCEL NUMBERS INVOLVED           |         |
| 0509-132-8676-0                   |               |                                   |         |                                   |         |

| REASON FOR REZONE  | CUP DESCRIPTION         |
|--|-------------------------|
| DOWNZONE DEED RESTRICTED COMMERCIAL ZONING TO LIMITED COMMERCIAL FOR LANDSCAPING BUSINESS. | SFR FOR OWNER/CARETAKER |

| FROM DISTRICT:               | TO DISTRICT:                 | ACRES | DANE COUNTY CODE OF ORDINANCE SECTION | ACRES |
|------------------------------|------------------------------|-------|---------------------------------------|-------|
| C-2 Commercial District      | LC-1 Limited Commercial Dist | 1.2   |                                       |       |
| A-2 (1) Agriculture District | LC-1 Limited Commercial Dist | 1.1   |                                       |       |

|   |  |  |   |   |
|---|--|--|---|---|
| <b>C.S.M REQUIRED?</b><br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No<br>Applicant Initials <i>He</i> | <b>PLAT REQUIRED?</b><br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Applicant Initials <i>He</i> | <b>DEED RESTRICTION REQUIRED?</b><br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Applicant Initials <i>He</i> | <b>INSPECTOR'S INITIALS</b><br><br>PMK2 | <b>SIGNATURE: (Owner or Agent)</b><br> |
|---|--|--|---|---|

COMMENTS: DOWNZONE DEED RESTRICTED COMMERCIAL ZONING TO LIMITED COMMERCIAL FOR LANDSCAPING BUSINESS.

**PRINT NAME:**  
*Jeff Groenier*

**DATE:**  
*6-19-18*

# Dane County Rezone & Conditional Use Permit

|                            |                        |
|----------------------------|------------------------|
| <b>Application Date</b>    | <b>Petition Number</b> |
| 06/05/2018                 | DCPREZ-2018-11315      |
| <b>Public Hearing Date</b> | <b>C.U.P. Number</b>   |
| 08/28/2018                 |                        |

|                          |                          |
|--------------------------|--------------------------|
| <b>OWNER INFORMATION</b> | <b>AGENT INFORMATION</b> |
|--------------------------|--------------------------|

|  |  |   |  |
|--|--|---|--|
| OWNER NAME<br>BENJAMIN M JOHNSON                   | PHONE (with Area Code)<br>(608) 469-9543 | AGENT NAME<br>JEFF GROENIER                   | PHONE (with Area Code)<br>(608) 698-3196 |
| BILLING ADDRESS (Number & Street)<br>1088 UNION ST |  | ADDRESS (Number & Street)<br>W125 AMIDON ROAD |  |
| (City, State, Zip)<br>OREGON, WI 53575             |  | (City, State, Zip)<br>BROOKLYN, WI 53521      |  |
| E-MAIL ADDRESS<br>JOHNSONSNOWREMOVAL@GMAIL.COM     |  | E-MAIL ADDRESS<br>CIALLC@HOTMAIL.COM          |  |

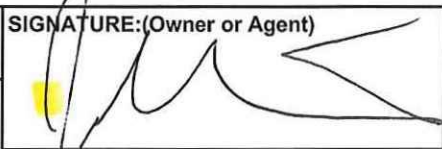
|                           |                           |                           |
|---------------------------|---------------------------|---------------------------|
| <b>ADDRESS/LOCATION 1</b> | <b>ADDRESS/LOCATION 2</b> | <b>ADDRESS/LOCATION 3</b> |
|---------------------------|---------------------------|---------------------------|

| ADDRESS OR LOCATION OF REZONE/CUP |               | ADDRESS OR LOCATION OF REZONE/CUP |         | ADDRESS OR LOCATION OF REZONE/CUP |         |
|-----------------------------------|---------------|-----------------------------------|---------|-----------------------------------|---------|
| 1088 UNION ROAD                   |               |                                   |         |                                   |         |
| TOWNSHIP<br>OREGON                | SECTION<br>13 | TOWNSHIP                          | SECTION | TOWNSHIP                          | SECTION |
| PARCEL NUMBERS INVOLVED           |               | PARCEL NUMBERS INVOLVED           |         | PARCEL NUMBERS INVOLVED           |         |
| 0509-132-8676-0                   |               |                                   |         |                                   |         |

|                          |                        |
|--------------------------|------------------------|
| <b>REASON FOR REZONE</b> | <b>CUP DESCRIPTION</b> |
|--------------------------|------------------------|

|  |                 |
|--|-----------------|
| DOWNZONE DEED RESTRICTED COMMERCIAL ZONING TO LIMITED COMMERCIAL FOR LANDSCAPING BUSINESS. | CUP DESCRIPTION |
|--|-----------------|

| FROM DISTRICT:          | TO DISTRICT:                 | ACRES | DANE COUNTY CODE OF ORDINANCE SECTION | ACRES |
|-------------------------|------------------------------|-------|---------------------------------------|-------|
| C-2 Commercial District | LC-1 Limited Commercial Dist | 1.2   |                                       |       |

|   |  |  |   |   |
|---|--|--|---|---|
| <b>C.S.M REQUIRED?</b><br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Applicant Initials _____ | <b>PLAT REQUIRED?</b><br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Applicant Initials _____ | <b>DEED RESTRICTION REQUIRED?</b><br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Applicant Initials _____ | <b>INSPECTOR'S INITIALS</b><br><br>PMK2 | <b>SIGNATURE: (Owner or Agent)</b><br> |
|---|--|--|---|---|

COMMENTS: DOWNZONE DEED RESTRICTED COMMERCIAL ZONING TO LIMITED COMMERCIAL FOR LANDSCAPING BUSINESS.

|                                     |
|-------------------------------------|
| <b>PRINT NAME:</b><br>Jeff Groenier |
| <b>DATE:</b><br>6-5-18              |





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 Ben Johnson Agent's Name Jeff Croenier  
 Address 1088 Union Road Address W125 Amidon Road  
 Phone Oregon WI 53575 Phone Brooklyn WI 53521  
608-469-9543 608-698-3196  
 Email Johnsonsnowremoval@gmail.com Email CIALL@Hotmail.com

Town: Oregon Parcel numbers affected: 042-0509-132-8676-0

Section: 01 13 Property address or location: 1088 Union Road

Zoning District change: (To / From / # of acres) C-2 to LL-1  
(w/ Need Restrictions)

Soil classifications of area (percentages) Class I soils: \_\_\_ % Class II soils: \_\_\_ % Other: \_\_\_ %  
See attached

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 wants to run his Landscaping and snow removal Bus. on the Property, owner lives on the property. The Property is bordered by Mix Commercial Properties.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.  
 Submitted By: Ben Johnson Date: 6/5/18

# AMENDMENT OF RESTRICTIONS



8 4 4 0 0 5 5  
Tx:8381308

**KRISTI CHLEBOWSKI  
DANE COUNTY  
REGISTER OF DEEDS**

**DOCUMENT #  
4906651**

08/28/2012 1:02 PM

Trans. Fee:

Exempt #:

Rec. Fee: 30.00

Pages: 3

PETITION 10430

Use black ink & print legibly

This Amendment of Restrictions Agreement is made by and between the County of Dane, the Town of Oregon, and Richard W. Lofy, the owner(s) of the following described real estate:

Recording area

Name and return address:

*Richard W. Lofy  
203 Madelia Pl.  
Mooreville, NC 28115*

0509-132-8676-0

PARCEL IDENTIFICATION NUMBER(S)

## Property Description:

A part of Lot #1, CSM #4294, Town of Oregon, described as follows: Beginning at the Northeast corner of said Lot #1, CSM #4294; thence N 89° 12' 26" West, 299.71 feet; thence S 10° 29' 14" West, 188.00 feet; thence S 89° 12' 26" East, 312.05 to a point on a curve; thence along the arc of a curve concaved Northwesterly having a radius of 11,409.2 feet and a long chord bearing N 06° 44' 37" East a distance of 186.32 feet to the point of beginning.

**WHEREAS**, pursuant to the approvals granted under Dane County Zoning Ordinance Amendment #9795, the owner(s) of the above described land placed deed restrictions on said property found under Register of Deeds Document #4414305, recorded on April 1, 2008, which limits the use of the property,

**WHEREAS**, the owner(s) of the subject property submitted a written petition found under Dane County Zoning Ordinance Amendment #10430, calling for the amendment of the restrictions as set forth under the terms of the deed restriction.

**WHEREAS**, following the submittal of the petition, Town of Oregon approved an amendment of the restrictions. In turn, The Dane County Zoning and Land Regulation Committee recommended approval of an amendment to the restrictions after holding a public hearing on said amendments.

**WHEREAS**, the Dane County Board of Supervisors, adopted Dane County Zoning Ordinance Amendment #10430 allowing for the amendment of the deed restrictions on said property.

**THEREFORE**, the previous restrictions, recorded in document #4414305, attached as Exhibit A, are hereby amended and replaced by the following restrictions:



**The activities on the property shall be restricted exclusively to the following land uses on the C-2 Commercial Zoning District:**

- a. The land uses shall be limited to retail/wholesale general and mechanical contracting services including plumbing, electrical, woodworking and major repairs to motor vehicles. In addition, office uses such for the purpose of real estate, insurance, financial planning or similar administrative services are permitted.
- b. No more than 40% of the C-2 zoning lot shall be covered with building structures.
- c. Office hours shall be limited to 6 am to 6 pm, Monday through Saturday.
- d. Business shall be limited to (6) six employees.
- e. Outside parking shall be limited to (12) twelve vehicles at one time.

**The restrictions set forth herein may be amended or terminated in the following manner:**

1. The owner(s) of the subject property may submit a written petition calling for the amendment or termination of the restrictions. Such petition must be submitted to the Dane County Clerk who shall refer the petition to the Dane County Zoning and Land Regulation Committee (or successor committee), which shall then schedule and hold a public hearing on the petition.
2. The petition shall also be referred to the Town Government of the Town in which the subject property is located. The Zoning and Land Regulation Committee shall issue a written report on the petition to the County Board of Supervisors. The County Board shall, by majority vote, approve or reject the petition. Amendment or termination of the restrictions shall also require the approval of the Town Board.
3. Upon approval of the petition calling for amendment or termination of the restrictions, the owner(s) of the subject property shall draft the amendatory covenant instrument. The owner(s) shall then execute and record the amendatory covenant with the Dane County Register of Deeds.
4. A rezoning of the subject property to a different zoning district shall also act to terminate the restrictions set forth herein.

Signature of County Clerk

By: Karen A Peters  
Karen Peters, Dane County Clerk

STATE OF WISCONSIN, County of Dane

Subscribed and sworn to before me on Aug. 14, 2012 by the above named person(s).

Signature of notary or other person authorized to administer an oath Judith K. Nowak  
(as per s. 706.06, 706.07)

Print or type name: Judith K. Nowak

Title Notary Public Date commission expires: March 31, 2012

Signature of Town Clerk

By: Denise Arnold  
Denise Arnold, Oregon Town Clerk

STATE OF WISCONSIN, County of Dane

Subscribed and sworn to before me on \_\_\_\_\_ by the above named person(s).

Signature of notary or other person authorized to administer an oath \_\_\_\_\_  
(as per s. 706.06, 706.07)

Print or type name: \_\_\_\_\_

Title \_\_\_\_\_ Date commission expires: \_\_\_\_\_

Signature of Owner(s)

Date \_\_\_\_\_

Signature of Grantor (owner) \_\_\_\_\_

\*Name printed \_\_\_\_\_

Date 8-20-2012

Signature of Grantor (owner) Richard W. Lofy

\*Name printed Richard Lofy

N.C

STATE OF WISCONSIN, County of Iredell

This document was drafted by:  
(print or type name below)

Dane County Zoning Administrator

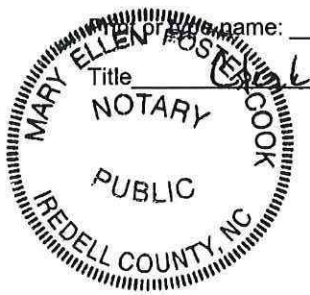
Subscribed and sworn to before me on 8-20-12 by the above named person(s).

Signature of notary or other person authorized to administer an oath Mary Ellen Foster-Cook  
(as per s. 706.06, 706.07)

Print or type name: Mary Ellen Foster-Cook

Title Notary Public Date commission expires: 3.25.17

\*Names of persons signing in any capacity must be typed or printed below their signature.  
P&D form 2/20/2001



**DANE COUNTY ORDINANCE AMENDMENT NO: 10430**

Amending Section 10.03 relating to Zoning Districts in the Town of Oregon.

The Dane County Board of Supervisors does ordain as follows: That the Zoning District Maps of the Town of Oregon be amended to include in the C-2 Commercial district(s) following described land:

**PETITION NUMBER: 10430**

*Legal Desc.*

Part of Section 13, Town of Oregon described as follows:

**C-1 to C-2**

A part of Lot #1, CSM #4294, Town of Oregon, described as follows: Beginning at the Northeast corner of said Lot #1, CSM #4294; thence N 89° 12' 26" West, 299.71 feet; thence S 10° 29' 14" West, 188.00 feet; thence S 89° 12' 26" East, 312.05 to a point on a curve; thence along the arc of a curve concaved Northwesterly having a radius of 11,409.2 feet and a long chord bearing N 06° 44' 37" East a distance of 186.32 feet to the point of beginning.

**CONDITIONAL ZONING**

Conditional zoning is hereby imposed pursuant to Section 10.255(3)(a)2.(b) of the Dane County Code of Ordinances. The rezoned area shall be subject to the following conditions.

**DEED RESTRICTION REQUIRED**

This amendment will be effective if within 90 days of its adoption by Dane County the owner or owners of the land record the following restriction(s) on said land:

The C-2 Commercial Zoning District located on the property shall be limited to the following land uses and conditions:

1. The land uses shall be limited to retail/wholesale general and mechanical contracting services including plumbing, electrical, woodworking and major repairs to motor vehicles.
2. No more the 40% of the C-2 zoning lot shall be covered with building structures.
3. Office hours shall be limited to 6 am to 6pm, Monday through Saturday.
4. Business shall be limited to (6) six employees.
5. Outside parking shall be limited to (12) twelve vehicles at one time.

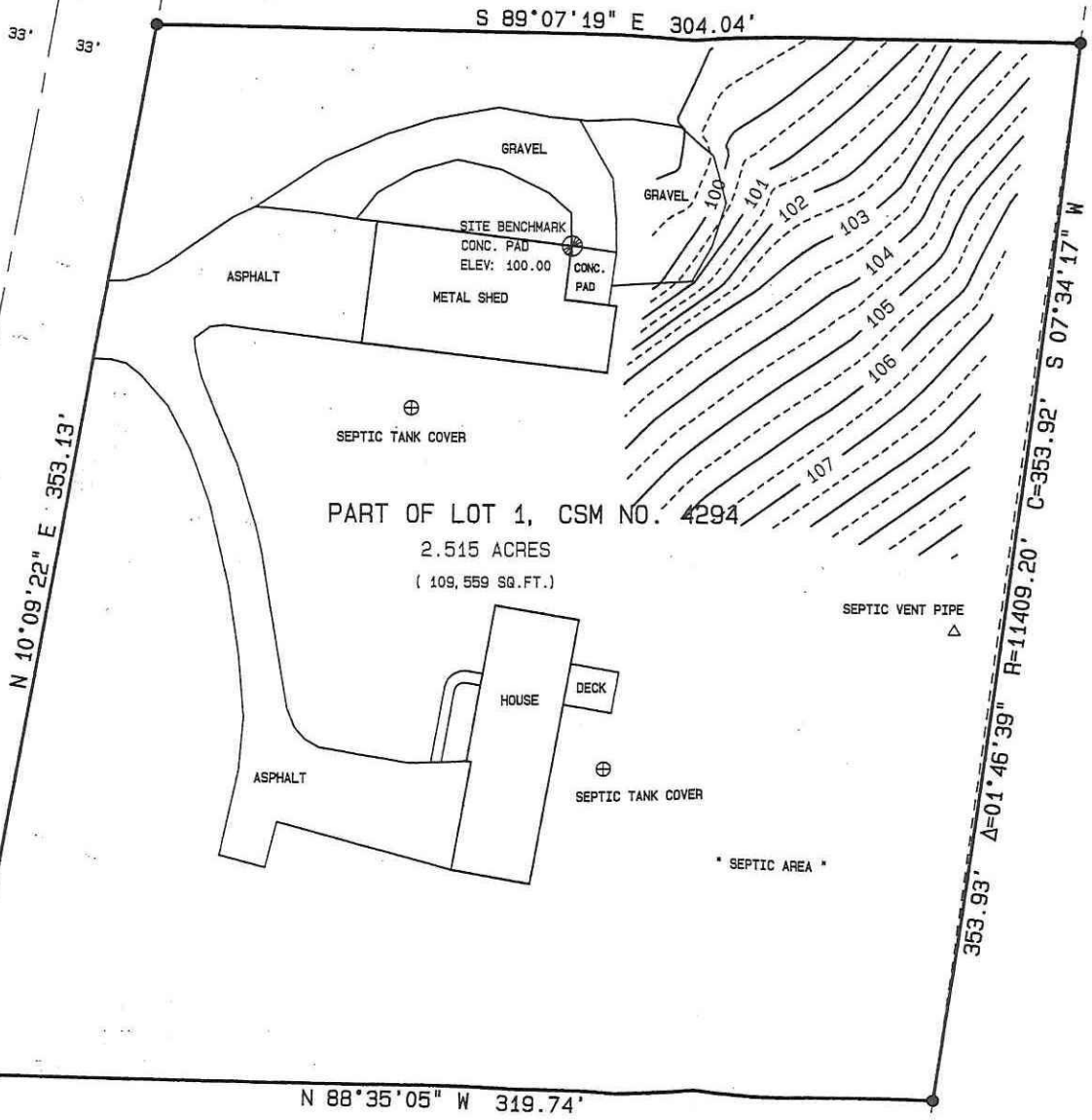
Said restriction(s) shall run in favor of Dane County and the pertinent Town Board(s) as well as the owners of land within 300 feet of the site. **Failure to record the restriction(s) will cause the rezone to be null and void. A copy of the recorded document shall be submitted to Dane County Zoning.**

**GRANT AS MODIFIED**

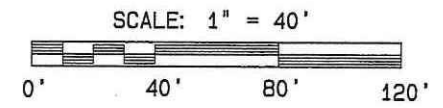
**DELAYED EFFECTIVE DATE**



UNION ROAD



# SITE PLAN



GENERAL DESCRIPTION/LOCATION:  
PART OF LOT 1, CERTIFIED SURVEY MAP NO. 4294,  
LOCATED IN THE NW 1/4 OF THE NW 1/4 OF  
SECTION 13, T5N, R9E, TOWN OF OREGON,  
DANE COUNTY, WISCONSIN.

PREPARED FOR:  
JEFF GROENIER

PREPARED BY:  
KEVIN RADEL  
ARROW LAND SURVEYING  
109 KINGSTON WAY  
WAUNAKEE, WI 53597  
608-849-8116

DATED: MAY 16, 2017



SURVEYOR'S CERTIFICATE: I hereby certify that this survey is in compliance with CHAPTER 236.34 of the Wisconsin Statutes. I further certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with information furnished me.

Surveyed for: Oregon Bible Church  
% Mr. James Bertolino  
2236 HWY. "MM"  
Oregon, WI. 53575

John R. Karns  
John R. Karns S-1295  
Route 1, Box 104-M  
Brooklyn, WI. 53521  
PH: 608-862-3811

VOL 5377 PAGE 39

LEGEND: scale-1"=200'

0=3/4"x24" solid round iron rod driven, mn.wt.-1.13 lbs. per ln/ft.

DESCRIPTION

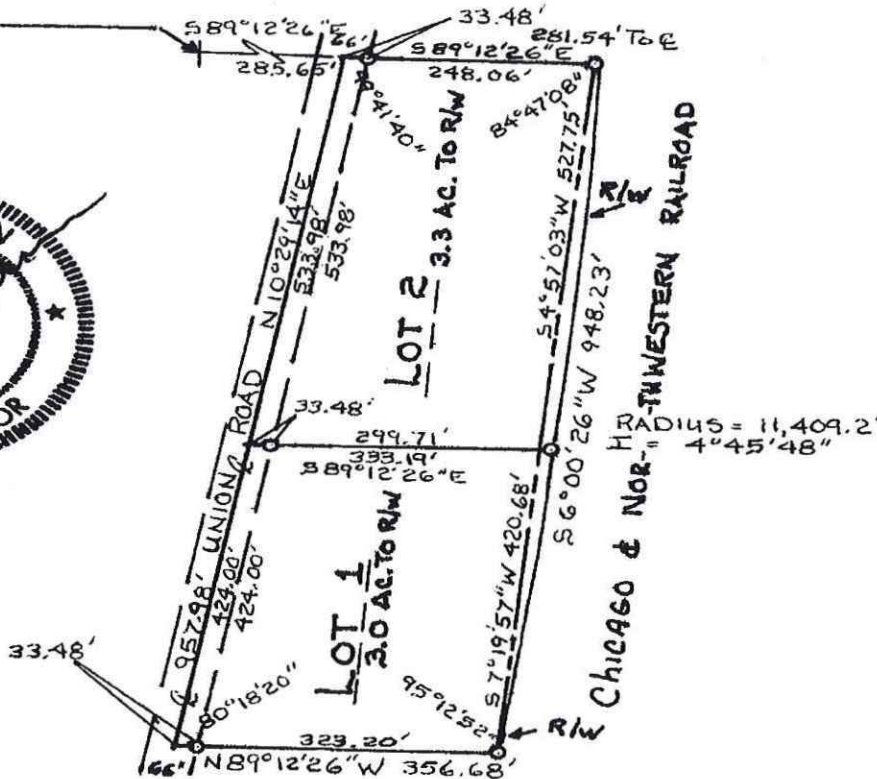
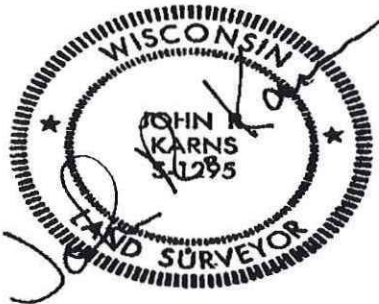
A parcel of land located in the Northwest one-quarter of the Northwest one-quarter of Section 13, Town 5 North, Range 9 East, Town of Oregon, Dane County, Wisconsin; described as follows: Commencing at the Northwest corner said Section 13; thence S 89° 12' 26" E, 285.65 feet to the centerline of "Union Road" and the point of beginning of this description; thence continuing S 89° 12' 26" E, 281.54 feet to the Westerly right-of-way of the Chicago and Northwestern Railroad; thence along the arc of a curve to the right of radius 11,409.2 feet, and whose long chord bears S06° 00' 26" W, 948.23 feet; thence N 89° 12' 26" W, 356.68 feet to the centerline "Union Road"; thence N 10° 29' 14" E along said centerline, 957.98 feet to the point of beginning of this description. Said parcel contains 7.06 acres and is subject to easements and dedications of record.

"Refer to building site information contained in the Dane County Soil Survey."

N.W. Corner Section 13,  
T5N-R9E; Dane Co. cast alum.mon.  
Wisconsin State Plane Coordinate  
System, South Zone are:

Lot 1 contains 3.32 acres inclusive  
Lot 2 contains 3.74 acres inclusive

333,870.08 N  
2,163,761.20 E



WI STATE PLANE  
GRID-NORTH  
COORDINATE SYSTEM  
SOUTH ZONE

Approved for recording per DANE COUNTY AGRICULTURE ENVIRONMENT and ZONING COMMITTEE action of February 21, 1984

N. Scribner #3247  
N. Scribner - agent

REGISTER OF DEEDS CERTIFICATE

Received for record this 21st day of February, 1984, at 10:24 O'Clock A.M. and recorded in Volume 18 of Certified Survey Maps of Dane County on Page 178.

REGISTER OF DEEDS-Carol R. Mahnke

**Parcel Number - 042/0509-132-8676-0****Current**[← Parcel Parents](#)[Summary Report](#)

| <b>Parcel Detail</b>        |   | <b>Less —</b>                        |
|-----------------------------|---|--------------------------------------|
| Municipality Name           | TOWN OF OREGON  |                                      |
| State Municipality Code     | 042   |                                      |
| <b>Township &amp; Range</b> | <b>Section</b>  | <b>Quarter/Quarter &amp; Quarter</b> |
| T05NR09E                    | 13  | NW of the NW                         |
| Plat Name                   | CSM 04294   |                                      |
| Block/Building              |   |                                      |
| Lot/Unit                    | 1   |                                      |
| Parcel Description          | <p>LOT 1 CSM 4294 CS18/178 R5377/39-2/21/84<br/> DESCR AS SEC 13-5-9 PRT NW1/4NW1/4 EXC<br/> COM AT NW COR OF SEC 13 TH S89DEG12'34"E<br/> 568.39 FT TO NE COR OF LOT 2 CSM 7683 TH<br/> ALG CRV TO R RAD 11409.20 FT L/C<br/> S05DEG00'30"W 528.18 FT TO NE COR OF LOT<br/> 1 CSM 4294 &amp; SE COR OF LOT 2 CSM 10073 &amp;<br/> POB OF THIS EXC TH ALG CRV TO R RAD<br/> 11409.20 FT L/C S06DEG29'59"W 65.52 FT TH<br/> N89DEG07'19"W TO W BDY OF SD LOT 1<br/> 337.53 FT TH N10DEG34'21"E ALG W BDY OF<br/> SD LOT 1 66.14 FT TH S89DEG07'19"E ALG S<br/> BDY OF SD LOT 2 &amp; EXC THF 332.95 FT TO SE<br/> COR OF SD LOT 2 &amp; POB OF THIS EXC</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               | BENJAMIN M JOHNSON   |                                      |
| Primary Address             | 1088 UNION RD   |                                      |
| Billing Address             | 1088 UNION ST<br>OREGON WI 53575  |                                      |



| <b>Assessment Summary</b> |              | <b>More +</b> |
|---------------------------|--------------|---------------|
| <b>Assessment Year</b>    | <b>2018</b>  |               |
| Valuation Classification  | G1 G2        |               |
| Assessment Acres          | 3.000        |               |
| Land Value                | \$155,000.00 |               |
| Improved Value            | \$209,800.00 |               |
| Total Value               | \$364,800.00 |               |

Show Valuation Breakout

### Open Book

Open Book dates have passed for the year

Starts: ~~05/24/2018~~ - 05:00 PM

Ends: ~~05/24/2018~~ - 07:00 PM

Starts: ~~05/26/2018~~ - 10:00 AM

Ends:

[About Open Book](#)

### Board Of Review

Board of Review dates have passed for the year

Starts: ~~06/02/2018~~ - 09:00 AM

Ends: ~~06/02/2018~~ - 11:00 AM

[About Board Of Review](#)

Show Assessment Contact Information ▼

### Zoning Information

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

#### Zoning

A-2(1) DCPREZ-0000-06795

C-2 1.19 Acres DCPREZ-0000-10430

[Zoning District Fact Sheets](#)

**Parcel Maps**



DCiMap

Google Map

Bing Map

**Tax Summary (2017)**

**More +**

E-Statement

E-Bill

E-Receipt

| Assessed Land Value            | Assessed Improvement Value | Total Assessed Value |
|--------------------------------|----------------------------|----------------------|
| \$155,000.00                   | \$209,800.00               | \$364,800.00         |
| <b>Taxes:</b>                  |                            | \$6,345.69           |
| <b>Lottery Credit(-):</b>      |                            | \$0.00               |
| <b>First Dollar Credit(-):</b> |                            | \$78.58              |
| <b>Specials(+):</b>            |                            | \$8.67               |
| <b>Amount:</b>                 |                            | \$6,275.78           |

**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          |



| Recorded Documents |               |             |        |      |
|--------------------|---------------|-------------|--------|------|
| Doc. Type          | Date Recorded | Doc. Number | Volume | Page |
| WD                 | 11/07/2016    | 5282280     |        |      |

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: 0509-132-8676-0

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.



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Dane County Land Information Council

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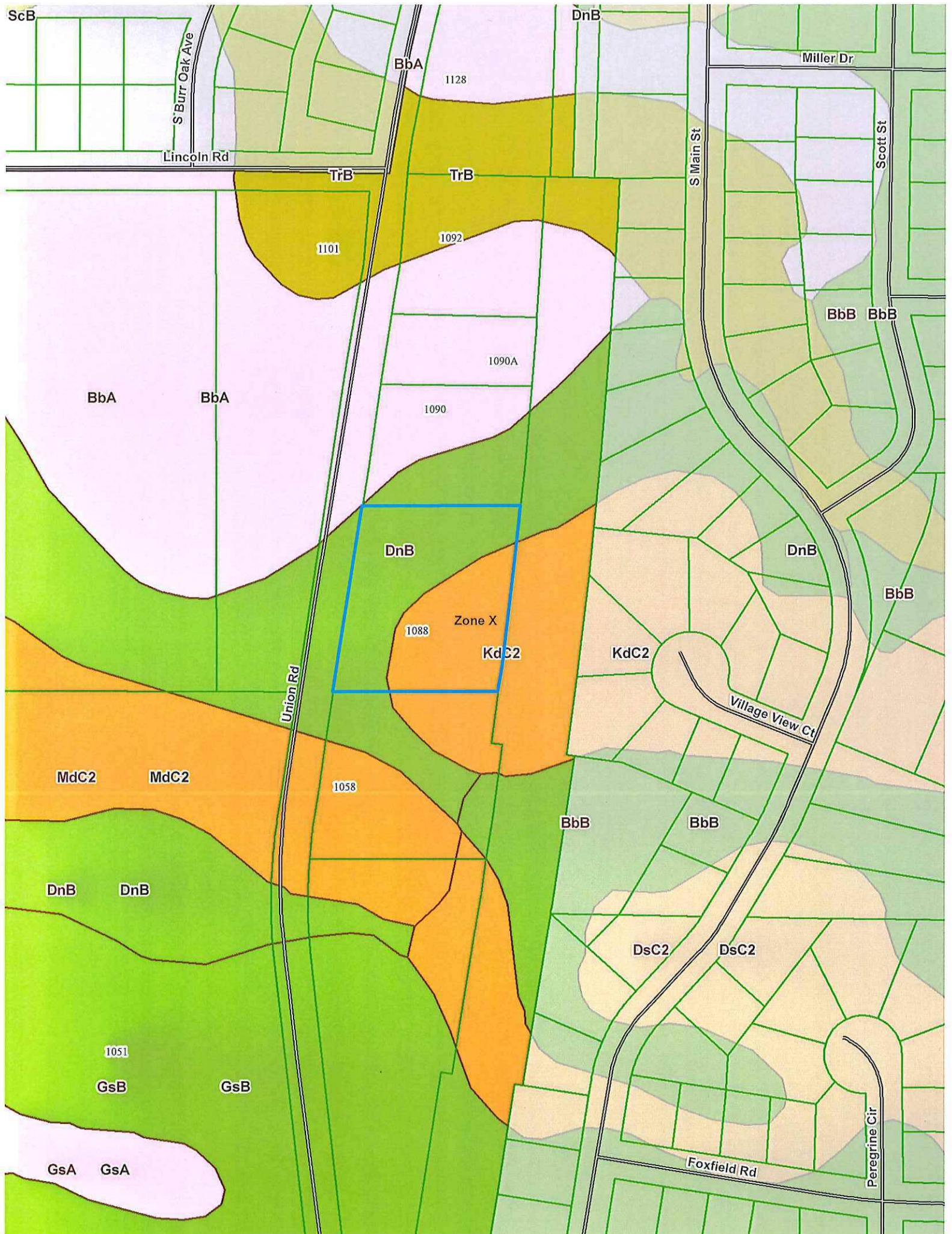
210 Martin Luther King Jr. Blvd

City-County Bldg. Room 116

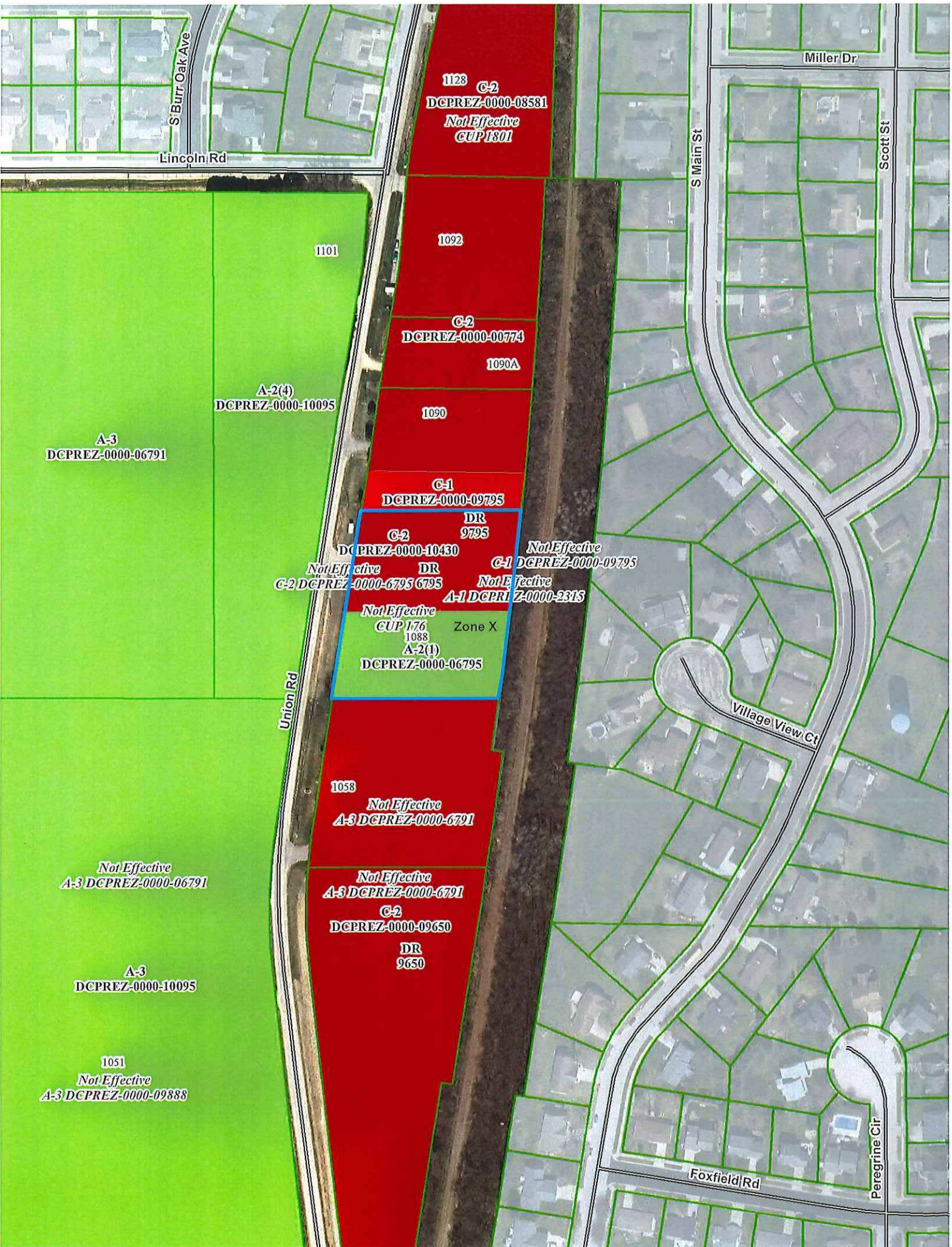
Madison, WI 53703



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S Burr Oak Ave

Lincoln Rd

Miller Dr

S Main St

Scott St

Village View Ct

Foxfield Rd

Peregrine Cir

1123 C-2  
DCPREZ-0000-08581  
*Not Effective*  
CUP 1801

1092

C-2  
DCPREZ-0000-00774

1090A

1090

C-1  
DCPREZ-0000-09795

C-2 DR  
DCPREZ-0000-10430 9795

*Not Effective* DR *Not Effective* C-1  
C-2 DCPREZ-0000-6795 6795 C-1 DCPREZ-0000-09795

*Not Effective* Zone X  
CUP 176 1088  
A-2(1)  
DCPREZ-0000-06795

A-1 DCPREZ-0000-2315

1058  
*Not Effective*  
A-3 DCPREZ-0000-6791

*Not Effective*  
A-3 DCPREZ-0000-6791

C-2  
DCPREZ-0000-09650

DR  
9650

*Not Effective*  
A-3 DCPREZ-0000-06791

A-3  
DCPREZ-0000-10095

1051  
*Not Effective*  
A-3 DCPREZ-0000-09888

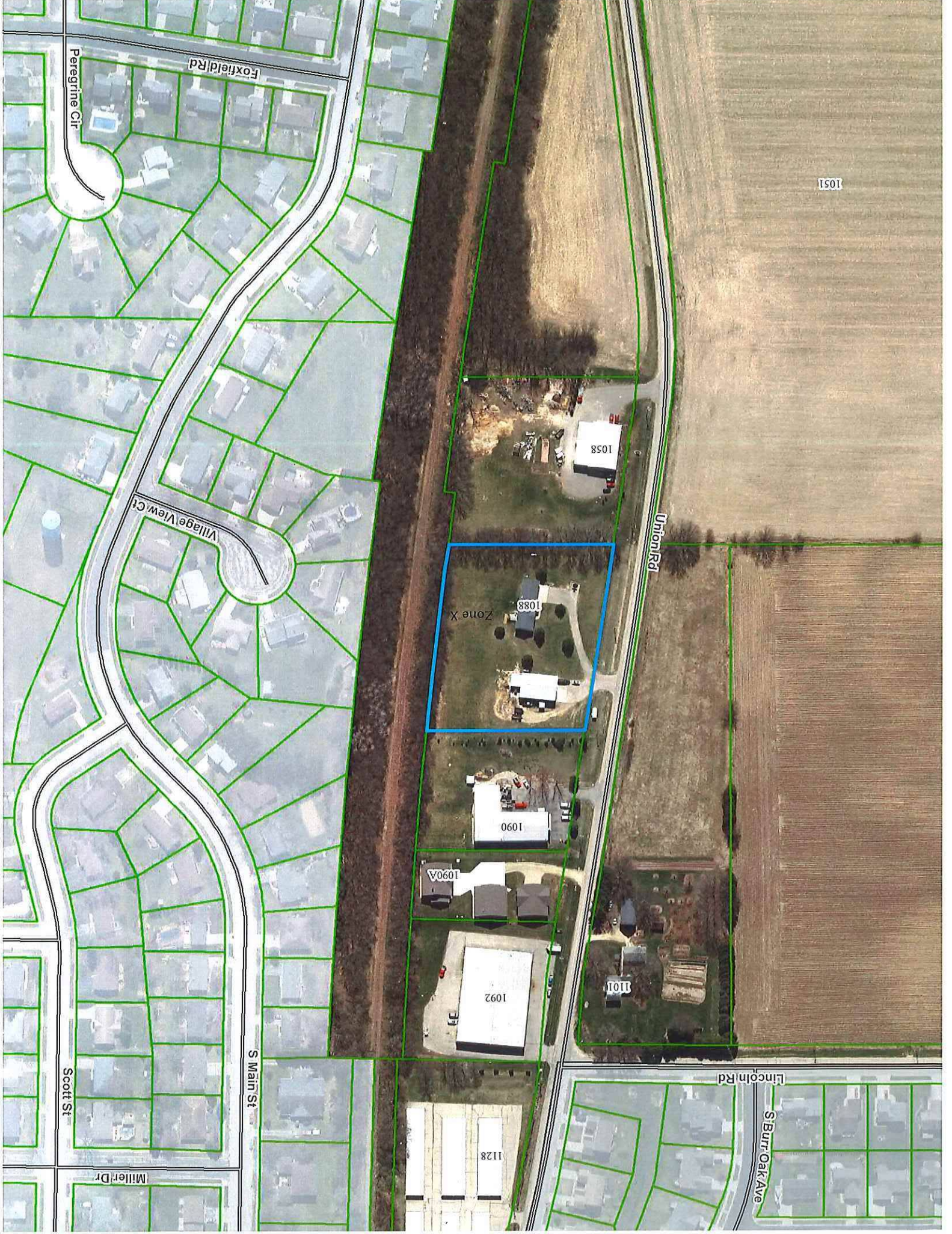
A-2(4)  
DCPREZ-0000-10095

1101

A-3  
DCPREZ-0000-06791

Union Rd





1051

Union Rd

1088  
Zone X

1058

1090

1090A

1092

1101

1128

Village View Ct

Foxfield Rd

Pergrine Cir

Scott St

Miller Dr

S Main St

S Burr Oak Ave

Lincoln Rd



SURVEYOR'S CERTIFICATE: I hereby certify that this survey is in compliance with CHAPTER 236 of the Wisconsin Statutes. I further certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with information furnished me.

Surveyed for: Oregon Bible Church  
% Mr. James Bartolino  
2236 HWY. "MM"  
Oregon, WI. 53575

John R. Karns  
John R. Karns S-1295  
Route 1, Box 104-M  
Brooklyn, WI. 53521  
PH: 608-862-3911

1 VCI 5377 PAGE 39

LEGEND: scale-1"=200'

0=3/4"x2 1/4" solid round iron rod driven, mn.wt.-1.13 lbs. per ln/ft.

DESCRIPTION

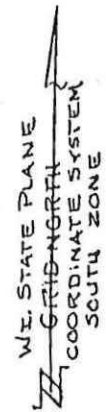
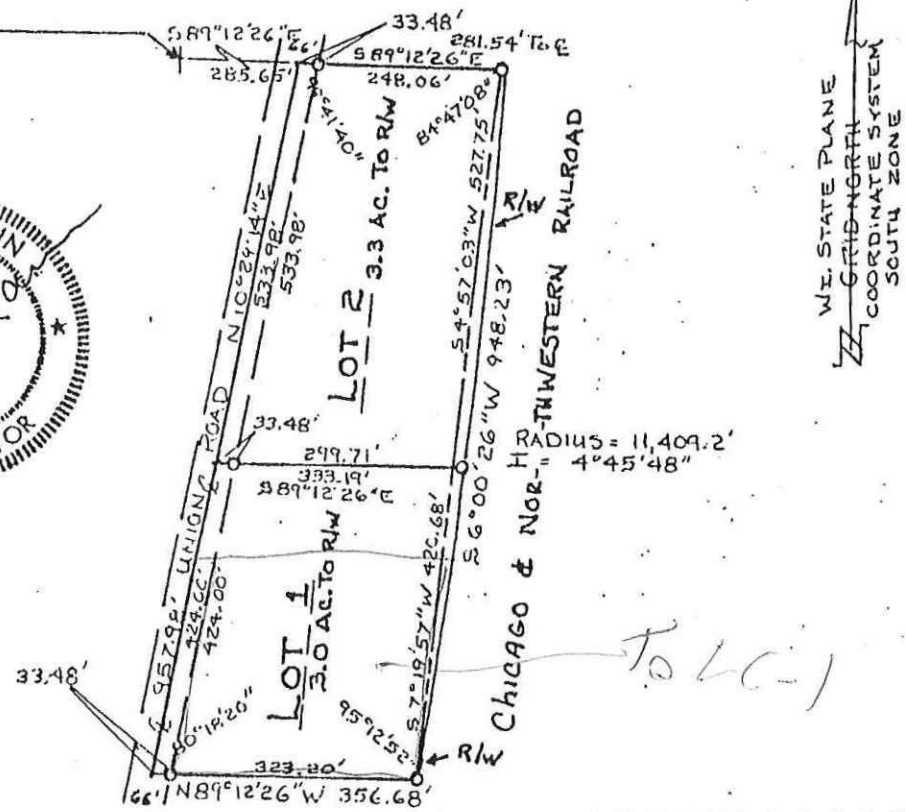
A parcel of land located in the Northwest one-quarter of the Northwest one-quarter of Section 13, Town 5 North, Range 9 East, Town of Oregon, Dane County, Wisconsin; described as follows: Commencing at the Northwest corner said Section 13; thence S 89°12'26"E, 295.65 feet to the centerline of "Union Road" and the point of beginning of this description; thence continuing S 89°12'26"E, 281.54 feet to the Westerly right-of-way of the Chicago and Northwestern Railroad; thence along the arc of a curve to the right of radius 11,409.2 feet, and whose long chord bears S06°00'26"W, 948.23 feet; thence N 89°12'26"W, 356.69 feet to the centerline "Union Road"; thence N 10°29'14"E along said centerline, 957.98 feet to the point of beginning of this description. Said parcel contains 7.06 acres and is subject to easements and dedications of record.

"Refer to building site information contained in the Dane County Soil Survey."

N.W. Corner Section 13,  
T5N-R9E; Dane Co. east alum.mon.  
Wisconsin State Plane Coordinate  
System, South Zone are:

Lot 1 contains 3.32 acres including  
Lot 2 contains 3.74 acres including

333,870.09 N  
2,163,761.20 E



Approved for recording per DANE COUNTY AGRICULTURE ENVIRONMENT and ZONING COMMITTEE action of February 21, 1984  
N. Scribner # 3247  
N. Scribner - agent

REGISTER OF DEEDS-CERTIFICATE received for record this 21st day of February, 1984, at 10:24 o'clock M. and recorded in Volume 18 of Certified Survey Maps of Dane County on page 178.  
REGISTER OF DEEDS-Carol R. Mahinke  
cc. map no. 83-229  
CSM4294  
V18-178

Revised legal to include  
entire parcel to lot 1  
6/19/2018

NEW  
CSM - DED

**EXHIBIT "A"**

Lot One (1) of Certified Survey Map No. 4294 recorded in the Dane County Register of Deeds Office in Volume 18 of Certified Survey Maps, page 178, as Document No. 1821018, in the Town of Oregon, Dane County, Wisconsin.

**EXCEPT:**

Commencing at the Northwest corner of Section 13; thence S89°12'34" E, 568.39 feet to the northeast corner of Lot 2, Certified Survey Map 7683; thence southwesterly along non-tangent curve to the right 528.23 feet with a radius of 11,409.20 feet with a central angle of 2°39'10" and a chord bearing S05°00'30" W, 528.18 feet to the Northeast corner of Lot 1, Certified Survey Map 4294, the southeast corner of Lot 2, Certified Survey Map 10073, and the point of beginning; thence continuing 65.52 feet southwesterly along a curve to the right with a radius of 11,409.20 feet with a central angle of 0°19'44" and a chord bearing S06°29'59" W, 65.52 feet; thence N89°07'19" W, to the West boundary of said Lot 1, 337.53 feet; thence N10°34'21" E along the west boundary of said Lot 1, 66.14 feet; thence S89°07'19"E, along the south boundary of said Lot 2 and the extension thereof 332.95 feet to the southeast corner of said Lot 2 and the point of beginning.

TAX ROLL PARCEL NUMBER: 042/0509-132-8676-0  
ADDRESS PER TAX ROLL: 1088 UNION RD



WEEDE REV LIVING TRUST  
795 SCOTT ST  
OREGON WI 53575

THOMAS P KELLEN  
KATHRYN A KELLEN  
809 S MAIN ST  
OREGON WI 53575

VITALE LIVING TR CHRISTINE MARIE  
128 VILLAGE VIEW CT  
OREGON WI 53575

CAMERON RONALD GASAWAY  
ALICIA MIRIA GASAWAY  
788 S MAIN ST  
OREGON WI 53575

GERALD L FREDERICKSON  
CHRISTINE E FREDERICKSON  
118 VILLAGE VIEW CT  
OREGON WI 53575

TIM K OLSON  
ANNE M OLSON  
138 VILLAGE VIEW CT  
OREGON WI 53575

Current Owner  
Current Owner  
780 S MAIN ST  
OREGON WI 53575

ROBERT A SEIDNER  
PATRICIA A SEIDNER  
135 VILLAGE VIEW CT  
OREGON WI 53575

ZENON A KOCHAN  
EMILY J KOCHAN  
113 VILLAGE VIEW CT  
OREGON WI 53575

THOMAS G AYERS  
MARIA L AYERS  
772 S MAIN ST  
OREGON WI 53575

Current Owner  
Current Owner  
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31 GARAGE LLC  
899 KATIE LN  
OREGON WI 53575

TRAVIS WILLIAM GOECKS  
765 S MAIN ST  
OREGON WI 53575

WALTER J TIMM  
ROSLYN S TIMM  
121 VILLAGE VIEW CT  
OREGON WI 53575

J & D INVESTMENTS 1 LLC  
670 INVERNESS ST  
OREGON WI 53575

Current Owner  
773 S MAIN ST  
OREGON WI 53575

PATRICIA A TUCKER  
835 S MAIN ST  
OREGON WI 53575

MADISON REAL ESTATE CONSULTANTS LLC  
4737 CRESCENT RD UNIT #28  
MADISON WI 53711

CHRISTOPHER R BARTLEY  
STEPHANIE M BARTLEY  
783 S MAIN ST  
OREGON WI 53575

STEINHORST REV LIVING TR BRENT A & THERESA M  
847 S MAIN ST  
OREGON WI 53575

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853 S MAIN ST  
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DEBROUX REV LIVING TR DOUGLAS P & CHERYL L  
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RENEE STARR  
883 S MAIN ST  
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BUGLASS L LIVING TR THOMAS  
5075 LINCOLN RD  
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D&A BAKKEN PROPERTIES LLC  
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OREGON WI 53575

WRRTC  
PO BOX 262  
PLATTEVILLE WI 53818

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OREGON WI 53575

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FITCHBURG WI 53711

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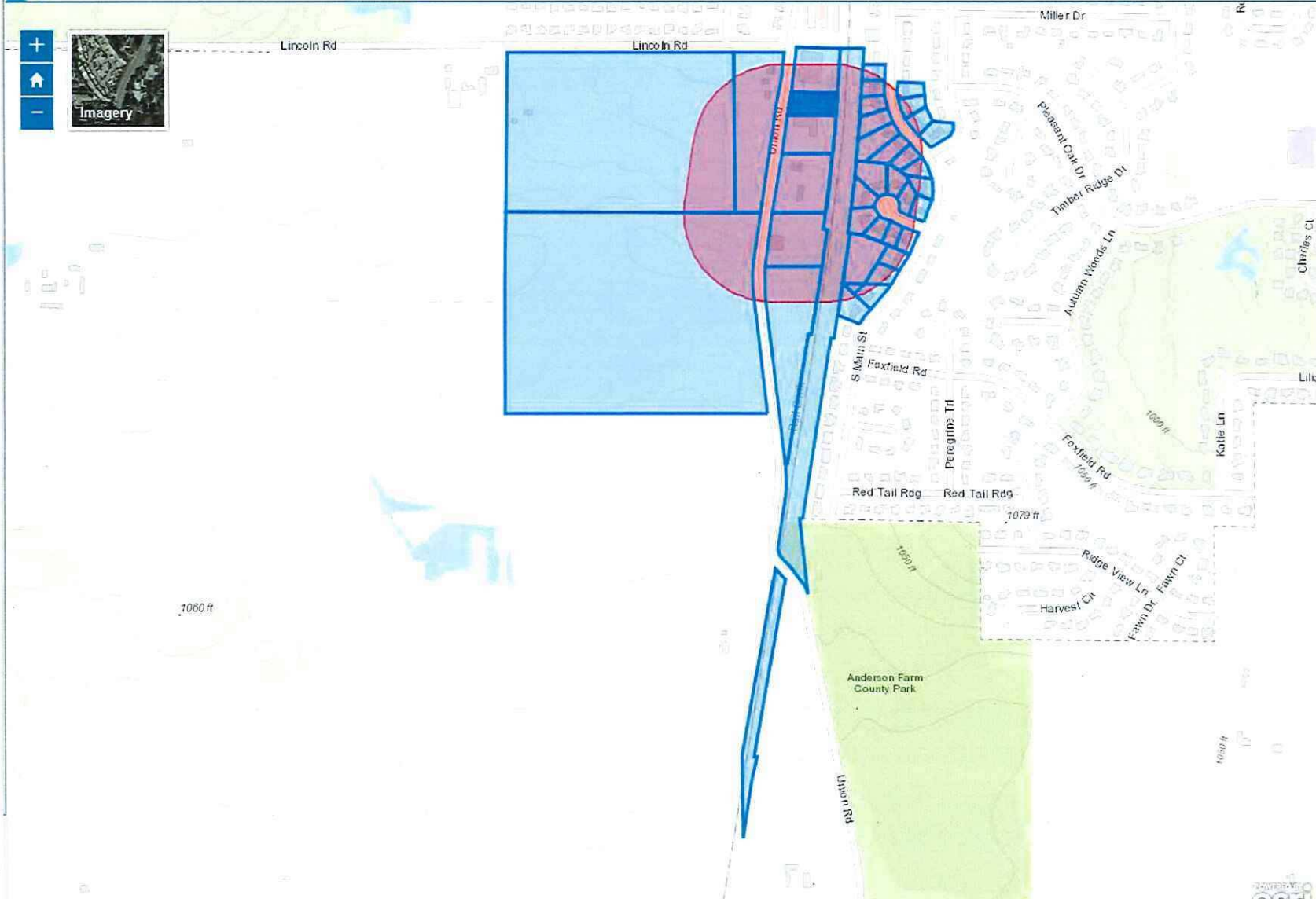
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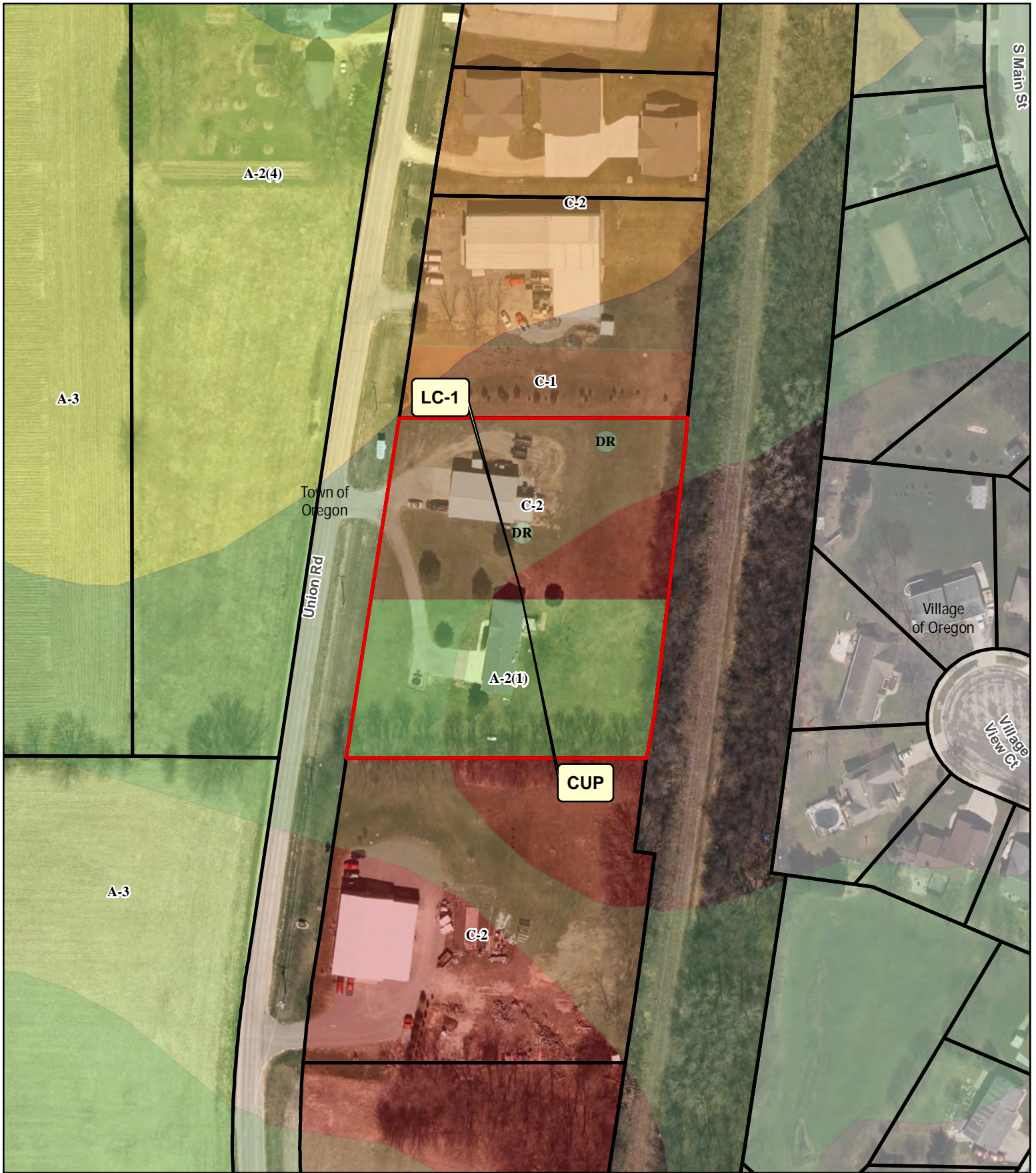
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899 KATIE LN  
OREGON WI 53575









Petition 11315 /CUP 2430  
 BENJAMIN M JOHNSON

**Legend**

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

