

# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
10/19/2017	DCPREZ-2017-11228
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
12/11/2017	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME ROBERT A SWITZKY	PHONE (with Area Code) (608) 770-6906	AGENT NAME	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 2191 SUGAR RIVER RD <i>1608 W South St</i>		ADDRESS (Number & Street)	
(City, State, Zip) VERONA, WI 53593 <i>Stoughton WI 53589</i>		(City, State, Zip)	
E-MAIL ADDRESS RASWITZKY@GMAIL.COM		E-MAIL ADDRESS	


ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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<b>ADDRESS OR LOCATION OF REZONE/CUP</b>		<b>ADDRESS OR LOCATION OF REZONE/CUP</b>		<b>ADDRESS OR LOCATION OF REZONE/CUP</b>	
5459 COUNTY HWY A					
TOWNSHIP OREGON	SECTION 22	TOWNSHIP	SECTION	TOWNSHIP	SECTION
<b>PARCEL NUMBERS INVOLVED</b>		<b>PARCEL NUMBERS INVOLVED</b>		<b>PARCEL NUMBERS INVOLVED</b>	
0509-223-8080-0					

REASON FOR REZONE	CUP DESCRIPTION
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REZONE AND CUP FOR SANITARY FIXTURES IN AGRICULTURAL ACCESSORY BUILDING	
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<b>FROM DISTRICT:</b>	<b>TO DISTRICT:</b>	<b>ACRES</b>	<b>DANE COUNTY CODE OF ORDINANCE SECTION</b>	<b>ACRES</b>
RH-3 Rural Homes District	A-2 (8) Agriculture District	8.670		

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" 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  SLJ3	SIGNATURE:(Owner or Agent) 
Applicant Initials <i>RS</i>	Applicant Initials <i>RS</i>	Applicant Initials <i>RS</i>		PRINT NAME: ROBERT A. SWITZKY

DATE: <i>10.19.17</i>
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# Dane County Conditional Use Permit Application

<b>Application Date</b>	<b>C.U.P Number</b>
10/19/2017	DCPCUP-2017-02402
<b>Public Hearing Date</b>	
12/11/2017	

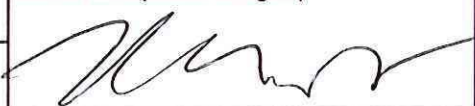
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ROBERT A SWITZKY	Phone with Area Code (608) 770-6906	AGENT NAME	Phone with Area Code
BILLING ADDRESS (Number, Street) 2191 SUGAR RIVER RD <i>1608 W South St.</i>		ADDRESS (Number, Street)	
(City, State, Zip) VERONA, WI 53593 <i>Stoughton WI 53589</i>		(City, State, Zip)	
E-MAIL ADDRESS RASWITZKY@GMAIL.COM		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
5459 COUNTY HWY A					
TOWNSHIP OREGON	SECTION 22	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0509-223-8080-0		---		---	

**CUP DESCRIPTION**

REZONE AND CUP FOR SANITARY FIXTURES IN AGRICULTURAL ACCESSORY BUILDING

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.126(3)(x)	8.67

<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>PS</u>	Inspectors Initials  SLJ3	<b>SIGNATURE:(Owner or Agent)</b> 
		<b>PRINT NAME:</b> ROBERT A. SWITZKY
		<b>DATE:</b> 10.19.17

COMMENTS: REZONE AND CUP FOR SANITARY FIXTURES IN AGRICULTURAL ACCESSORY BUILDING



**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>Robert A. Switzky</u>	Agent's Name	<u>same</u>
Address	<u>1608 W South Street</u>	Address	_____
	<u>Stoughton, WI 53589</u>		_____
Phone	_____	Phone	_____
	<u>(608) 770-6906</u>		_____
Email	_____	Email	_____
	<u>raswitzky@gmail.com</u>		_____

Town: Oregon Parcel numbers affected: 0509-223-8080-0

Section: 22 Property address or location: 5459 County Hwy A

Zoning District change: (To / From / # of acres) To A-2 Agricultural from RH-3 Rural Homes  
8.670

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 0 % Other: 100 %

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:

sanitary fixtures in agricultural  
accessory buildings

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

Submitted By: [Signature]

Date: 10.19.17



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

Conditional Use Application

Application Fee: \$486 Mineral Extraction: \$1136

Items required to be submitted with application:

- Written Legal Description of Conditional Use Permit boundaries
Scaled drawing of the property showing existing/proposed buildings, setback requirements, driveway, parking area, outside storage areas, location/type of exterior lighting, any natural features, and proposed signs.
Scaled map showing neighboring area land uses and zoning districts
Written operations plan describing the items listed below (additional items needed for mineral extraction sites)
Written statement on how the proposal meets the 6 standards of a Conditional Use

Owner ROBERT A. SWITZKY Agent SAME
Address 1608 W SOUTH ST. Address
Phone STOUTHTON, WI 53589 Phone
608 770-6906
Email raswitzky@gmail.com Email

Parcel numbers affected: 0509-223-8080-0 Town: OREGON Section: 22
Property Address: 5459 COUNTY A

Existing/ Proposed Zoning District: FROM RH-3 RURAL HOMES to A-2 AGRICULTURE

- Type of Activity proposed: ADD SANITARY FIXTURES TO AN AGRICULTURAL ACCESSORY BUILDING
Hours of Operation
Number of employees
Anticipated customers
Outside storage
Outdoor activities
Outdoor lighting
Outside loudspeakers
Proposed signs
Trash removal
Six Standards of CUP (see back)

The statements provided are true and provide an accurate depiction of the proposed land use. I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: [Signature]



Date: 10.19.17

## Six Standards of a Conditional Use Permit

Provide an explanation on how the proposed land use will meet all six standards.

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare. THIS WILL NOT BE AN ESTABLISHMENT OR BUSINESS AND WILL NOT BE DETRIMENTAL TO THE PUBLIC.
2. The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use. THIS WILL NOT IMPAIR OR DIMINISH THE USES OR VALUES OF OTHER PROPERTIES IN THE NEIGHBORHOOD.
3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. THIS WILL NOT IMPERE THE NORMAL AND ORDERLY DEVELOPMENT OF SURROUNDING PROPERTIES.
4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made. ALL SITE IMPROVEMENTS HAVE BEEN MADE.
5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets. YES
6. That the conditional use shall conform to all applicable regulations of the district in which it is located. YES, IT WILL CONFORM.

**Parcel Number - 042/0509-223-8080-0****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 22 NE SW (Click link above to access images for Qtr-Qtr)	
Section	05N 09E 22 (Click link above to access images for Section)	
Plat Name	CSM 13841 (Click link above to access images for Plat) CSM 13841 (Click link above to access images for Surveys within Plat)	
Block/Building		
Lot/Unit	1 (Click link above to see images for this Lot)	
Parcel Description	LOT 1 CSM 13841 CS92/1&3-10/29/2014 DESCR AS SEC 22-5-9 PRT NE1/4SW1/4 (8.067 ACRES) <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	ROBERT A SWITZKY	
Current Co-Owner	KATHRYN S SWITZKY	
Primary Address	5459 COUNTY HIGHWAY A	
Billing Address	2191 SUGAR RIVER RD VERONA WI 53593	

<b>Assessment Summary</b>		<b>More +</b>
<b>Assessment Year</b>	<b>2017</b>	
Valuation Classification	G4	
Assessment Acres	8.670	
Land Value	\$2,500.00	
Improved Value	\$0.00	
Total Value	\$2,500.00	

Show Valuation Breakout

**Open Book**

Open Book dates have passed for the year

Starts: ~~-05/18/2017 - 05:00 PM~~

Ends: ~~-05/18/2017 - 07:00 PM~~

Starts: ~~-05/20/2017 - 10:00 AM~~

Ends: ~~-05/20/2017 - 12:00 PM~~

[About Open Book](#)

**Board Of Review**

Board of Review dates have passed for the year

Starts: ~~-06/03/2017 - 09:00 AM~~

Ends: ~~-06/03/2017 - 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.

<b>Zoning</b>
RH-3 DCPREZ-2014-10742

[Zoning District Fact Sheets](#)

**Parcel Maps**



Surveyor Map

DCiMap

Google Map

Bing Map

**Tax Summary (2016)** More +

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$2,500.00	\$0.00	\$2,500.00
<b>Taxes:</b>		\$42.88
<b>Lottery Credit(-):</b>		\$0.00
<b>First Dollar Credit(-):</b>		\$0.00
<b>Specials(+):</b>		\$0.00
<b>Amount:</b>		\$42.88

**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	10/03/2013	5029287		

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: 0509-223-8080-0

Document Types and their Abbreviations

Document Types and their Definitions

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Dane County Land Information Council

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210 Martin Luther King Jr. Blvd

City-County Bldg. Room 116

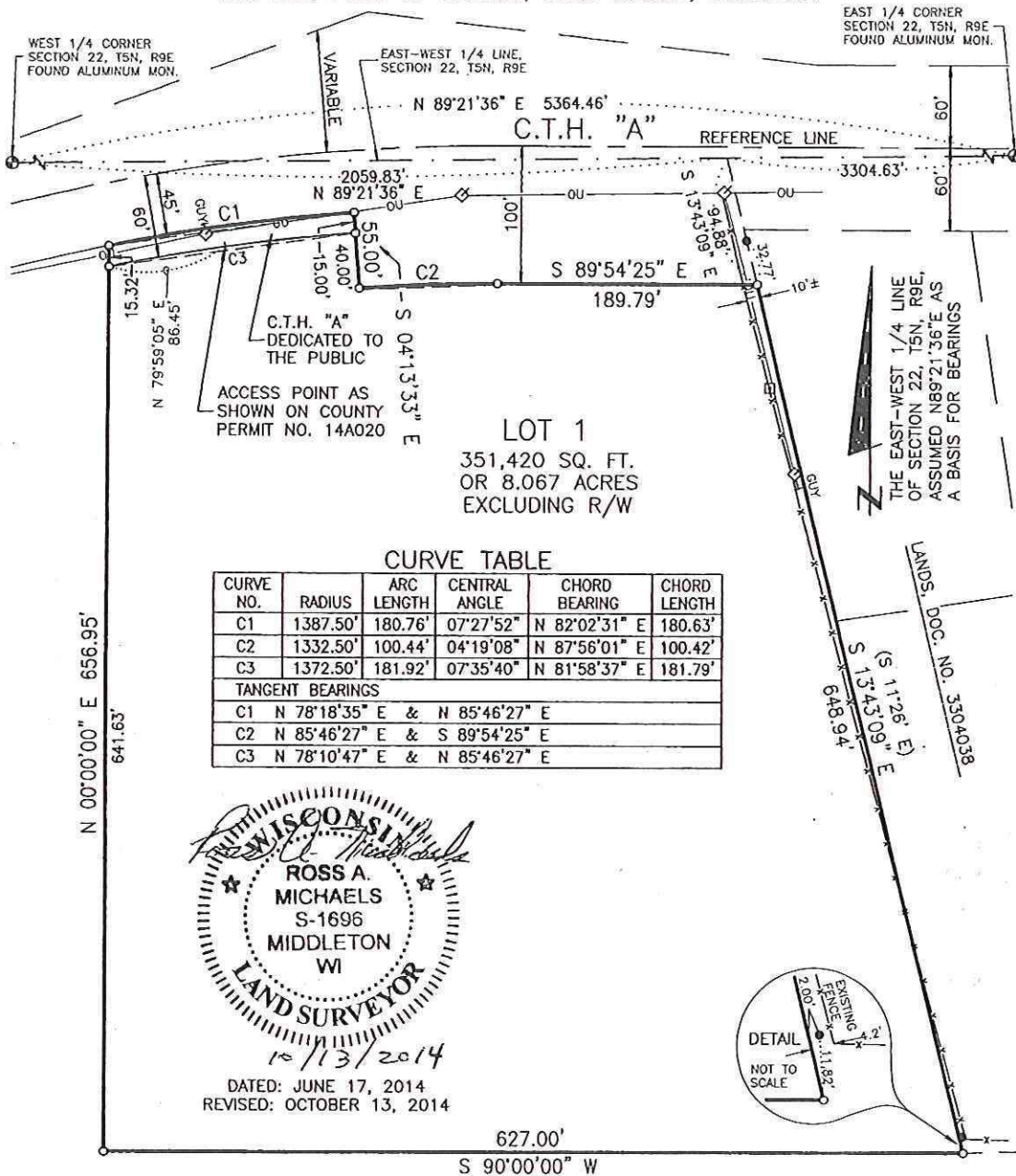
Madison, WI 53703



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# CERTIFIED SURVEY MAP

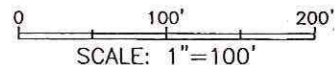
PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 22,  
T5N, R9E, TOWN OF OREGON, DANE COUNTY, WISCONSIN



LANDS, DOC. NO. 5029287

### LEGEND

- 3/4" X 18" REBAR SET WEIGHING 1.50 LB./FT.
- 1-1/4" IRON PIPE FOUND
- ( ) PREVIOUSLY RECORDED DIMENSION
- CERTIFIED SURVEY MAP BOUNDARY
- OTHER LOT OR RIGHT-OF-WAY LINE
- x-x-x-x-x- FENCE
- ou— OVERHEAD UTILITY
- ◇ UTILITY POLE
- UTILITY PEDESTAL



**Notbohm Michaels Surveying, Inc.**  
 6314 Odana Road  
 Madison, WI 53719  
 (608) 277-0503

OFFICE MAP NO. 980-S  
 SHEET 1 OF 3

# CERTIFIED SURVEY MAP

PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 22,  
T5N, R9E, TOWN OF OREGON, DANE COUNTY, WISCONSIN

## SURVEYOR'S CERTIFICATE

I, Ross A. Michaels, Wisconsin Professional Land Surveyor, do hereby certify: That in full compliance with Section 236.34 of the Wisconsin Statutes and the subdivision regulations of the Town of Oregon, and under the direction of Robert A. Switzky and Kathryn S. Switzky, owners of said land, I have surveyed, divided and mapped the lands described on this certified survey map; that this map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in the Northeast 1/4 of the Southwest 1/4 of Section 22, Township 5 North, Range 9 East, Town of Oregon, Dane County, Wisconsin, containing 8.13 acres of land and is more fully described as follows:

Commencing at an aluminum monument marking the West 1/4 corner of said Section 22; thence N89°21'36"E, 2059.83 feet along the East - West 1/4 line of said Section 22; thence S13°43'09"E, 94.88 feet along the westerly line of the lands described in document number 3304038 to the southerly right-of-way line of County Trunk Highway "A" and the point of beginning of this description; thence continuing S13°43'09"E, 648.94 feet along said westerly line to a corner of the lands described in said document number 3304038; thence S90°00'00"W, 627.00 feet; thence N00°00'00"E, 656.95 feet to the existing southerly right-of-way line of County Trunk Highway "A"; thence along said existing southerly right-of-way line, 180.76 feet along the arc of a curve to the right having a radius of 1387.50 feet and long chord dimensions of N82°02'31"E, 180.63 feet; thence continuing along said existing southerly right-of-way line S04°13'33"E, 55.00 feet; thence continuing along said existing southerly right-of-way line 100.44 feet on the arc of a curve to the right having a radius of 1332.50 feet and long chord dimensions of N87°56'01"E, 100.42 feet; thence continuing along said existing southerly right-of-way line S89°54'25"E, 189.79 feet to the point of beginning of this description.

Dated this 13<sup>th</sup> day of October, 2014

*Ross A. Michaels*

Ross A. Michaels, S-1696

Date of survey: June 13, 2014

Survey revised: October 10, 2014

Map revised: October 13, 2014



DATED: JUNE 17, 2014  
REVISED: OCTOBER 13, 2014

## NOTES:

1. Refer to building site information contained in the Dane County Soil Survey.
2. The reference line of County Trunk Highway "A" was determined using the following: 1947 Dane County Highway Plans (Town of Oregon Job No. C.G.M. 710-628); Document no. 760502; Document no. 760506; and the location of the existing pavement.
3. The location of the easterly boundary of this certified survey map was determined using the following: Document no. 3304038; a survey map by Donald V. Doyle dated August 16, 1969 and filed as D 223 by the Dane County Surveyor; and the location of existing fences and remnants of older fences along and near the boundary of the lands described in Document no. 3304038.
4. There are no buildings, no water courses and no drainage ditches within this certified survey map boundary.
5. The existing zoning of lands to the east of this certified survey map is RH-1. The existing zoning of lands within and to the south and west of this certified survey map is A-1(Ex). The proposed zoning of lands within this certified survey map is RH-3.

SURVEYED FOR:  
Robert A. Switzky &  
Kathryn S. Switzky  
2191 Sugar River Road  
Verona, WI 53593

**Notbohm Michaels  
Surveying, Inc.**  
6314 Odana Road  
Madison, WI 53719  
(608) 277-0503

OFFICE MAP NO. 980-S  
SHEET 2 OF 3

DOCUMENT NO. 5106777 CERTIFIED SURVEY MAP NO. 13841 VOL. 92 PAGE 2

# CERTIFIED SURVEY MAP

PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 22,  
T5N, R9E, TOWN OF OREGON, DANE COUNTY, WISCONSIN

## OWNER'S CERTIFICATE

As owners, we hereby certify that we caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map. We also certify that this survey map is required by S.75.17(1)(a) Dane County Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

[Signature]  
Robert A. Switzky, owner

[Signature]  
Kathryn S. Switzky, owner

State of Wisconsin)

Dane County)ss.

Personally came before me this 21<sup>st</sup> day of October, 2014, the above named owners to me known to be the persons who executed the foregoing instrument and acknowledged the same.

[Signature]  
Notary Public, Dane County, Wisconsin  
My commission expires July 5, 2015

## TOWN OF OREGON CERTIFICATE

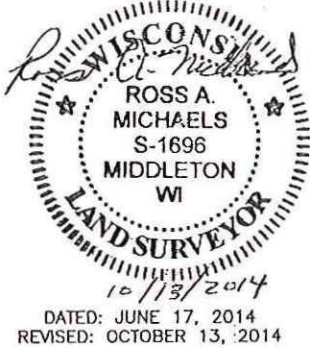
This certified survey map is hereby approved for recording, including the acceptance of lands and rights dedicated as shown hereon, by the action of the Town Board of the Town of Oregon.

Approved on July 1, 2014  
[Signature] October 24, 2014  
Town Clerk Date

## DANE COUNTY ZONING AND LAND REGULATION COMMITTEE APPROVAL

Approved for recording per Dane County Zoning and Land Regulation Committee action of OCTOBER 27, 2014.

[Signature]  
DANIEL EVERSON, Authorized Representative  
#9452



## REGISTER OF DEEDS CERTIFICATE

Received for recording this 27<sup>th</sup> day of October,  
2014 at 10:15 o'clock A.M., and recorded in Volume  
92 of Certified Survey Maps of Dane County, Wisconsin  
on Pages 1-3

[Signature]  
[Signature]  
Kristi Chlebowski, Register of Deeds  
Received 10/27/14 at 9:48am



OFFICE MAP NO. 980-S  
SHEET 3 OF 3  
VOL. 92 PAGE 3

RH-1  
DCPREZ-0000-08604  
R-1  
DCPREZ-0000-08604  
DCPREZ-0000-02682

RH-2  
DCPREZ-0000-02682  
R-1  
DCPREZ-0000-02682

RH-2  
DCPREZ-0000-07200  
Not Effective  
A-3 DCPREZ-0000-6791

RH-2  
DCPREZ-0000-10244

A-1(EX)  
DCPREZ-0000-00000

Not Effective  
A-3 DCPREZ-0000-06791

A-1(EX)  
DCPREZ-0000-10095

Not Effective  
CUP 614  
RH-2  
DCPREZ-0000-10244

RH-1  
DCPREZ-0000-09370

Not Effective  
A-3 DCPREZ-0000-06791

A

A-4  
DCPREZ-0000-10095  
Not Effective  
A-3 DCPREZ-0000-06791

5459

5441

5426

5412

5409

DR  
10742

Not Effective  
A-1(EX) DCPREZ-0000-10095

RH-3  
DCPREZ-2014-10742

RH-1  
DCPREZ-0000-08485

RH-4  
DCPREZ-0000-09476

Not Effective  
A-3 DCPREZ-0000-06791

DR  
10742

Not Effective  
RH-4 DCPREZ-0000-06878  
Not Effective  
A-1(EX) DCPREZ-0000-00000

A-1(EX)  
DCPREZ-0000-10095

Not Effective  
A-3 DCPREZ-0000-6791

A-3  
DCPREZ-0000-6791

Not Effective  
RH-1 DCPREZ-0000-08485

A-1(EX)  
DCPREZ-0000-08485

Not Effective  
A-3 DCPREZ-0000-6791

Not Effective  
A-3 DCPREZ-0000-6791

RH-4  
DCPREZ-2013-10563  
Not Effective  
A-1(EX) DCPREZ-0000-00000

DOTTL JT REV TR PETER J & MARY P  
5426 COUNTY HIGHWAY A  
BROOKLYN WI 53521

ROBERT W NICKELLS  
CASSANDRA L SCHLAMP  
5409 COUNTY HIGHWAY A  
BROOKLYN WI 53521

DONALD E CHRISTENSEN  
5480 COUNTY HIGHWAY A  
BROOKLYN WI 53521

CONCHARA L DOLLARD  
BRIAN S RICHARDS  
5441 COUNTY HIGHWAY A  
BROOKLYN WI 53521

ROBERT A SWITZKY  
KATHRYN S SWITZKY  
2191 SUGAR RIVER RD  
VERONA WI 53593

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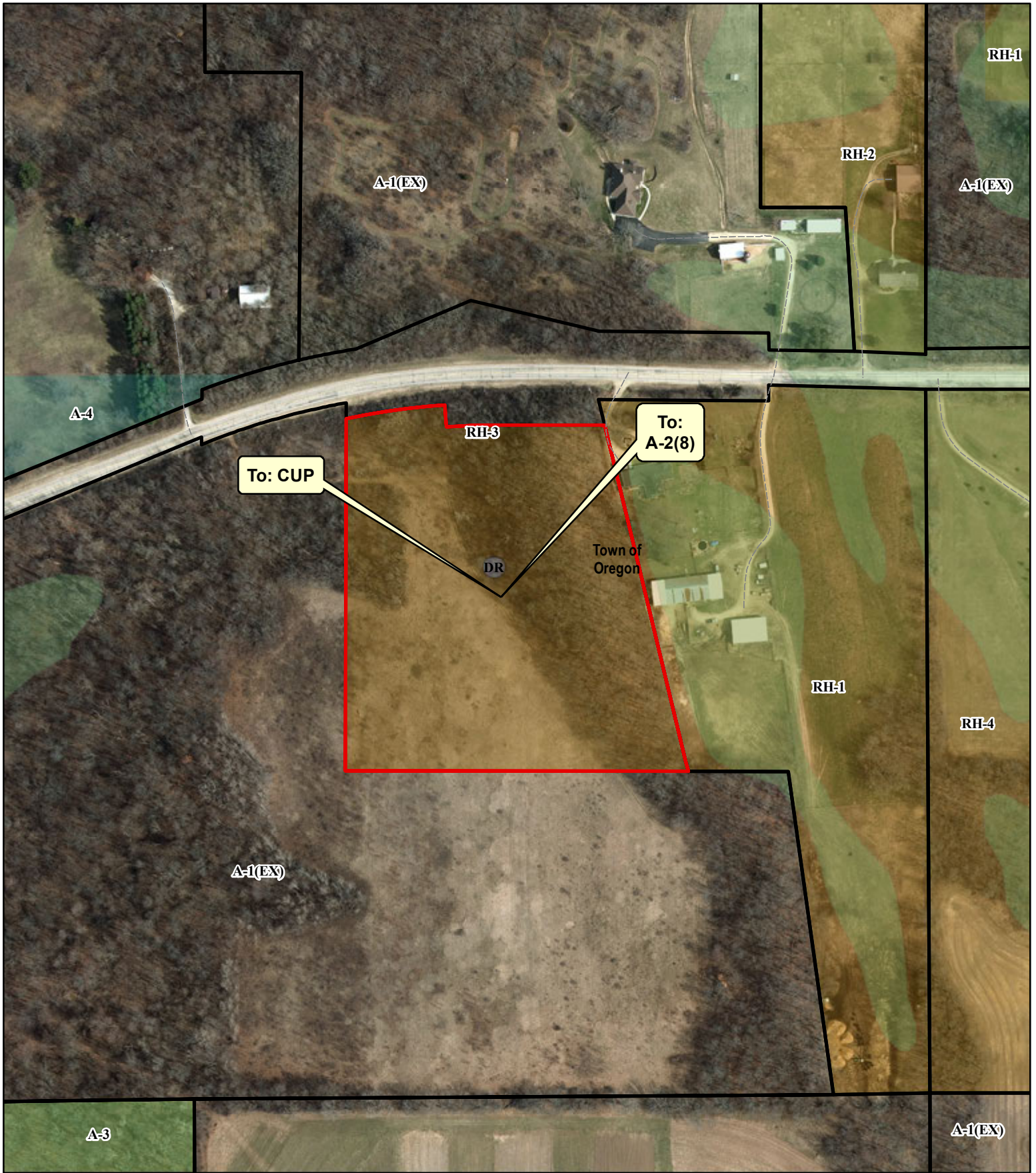
JENNIFER E JESKEY-SABUDA  
DARREN P SABUDA  
5412 COUNTY HIGHWAY A  
BROOKLYN WI 53521

DONALD E CHRISTENSEN  
5480 COUNTY HIGHWAY A  
BROOKLYN WI 53521

CONCHARA L DOLLARD  
BRIAN S RICHARDS  
5441 COUNTY HIGHWAY A  
BROOKLYN WI 53521

DONALD E CHRISTENSEN  
5480 COUNTY HIGHWAY A  
BROOKLYN WI 53521





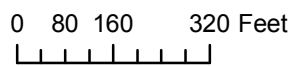
**Legend**

**Significant Soils** Floodplain

**Class** Wetland

Class 1

Class 2



Petition 11228 /CUP 2402  
ROBERT A SWITZKY