

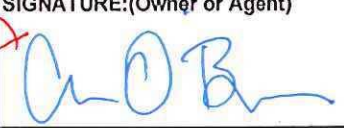
Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
06/07/2016	DCPREZ-2016-11018
Public Hearing Date	C.U.P. Number
08/23/2016	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME O'BRIEN FAMILY IRREV TR	PHONE (with Area Code)	AGENT NAME CHASE O'BRIEN	PHONE (with Area Code) (608) 333-5087
BILLING ADDRESS (Number & Street) 509 GLENWAY RD		ADDRESS (Number & Street) 2594 LEOPOLD WAY #113	
(City, State, Zip) BROOKLYN, WI 53521		(City, State, Zip) SUN PRAIRIE, WI 53590	
E-MAIL ADDRESS CHASEO5887@GMAIL.COM		E-MAIL ADDRESS CHASEO5887@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	
NORTH AND WEST OF 509 GLENWAY RD		NORTH AND WEST OF 509 GLENWAY RD		NORTH AND WEST OF 509 GLENWAY RD	
TOWNSHIP OREGON	SECTION 27	TOWNSHIP OREGON	SECTION 27	TOWNSHIP OREGON	SECTION 27
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0509-271-8220-3		0509-271-8720-8		0509-271-9000-7	

REASON FOR REZONE			CUP DESCRIPTION	
CREATING TWO RESIDENTIAL LOTS				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	A-2 Agriculture District	16.3		
A-1Ex Exclusive Ag District	A-2 (8) Agriculture District	14.5		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>COO</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>COO</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>COO</u>	INSPECTOR'S INITIALS HJH3	SIGNATURE: (Owner or Agent) 
				PRINT NAME: <u>Chase O'Brien</u>
				DATE: <u>6-7-16</u>



**BIRRENKOTT
SURVEYING, INC.**

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

**PRELIMINARY
CERTIFIED SURVEY MAP
& ZONING DESCRIPTION**

DESCRIPTION:

LOT 1, BEING PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, AND PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, T05N, R09E, TOWN OF OREGON, DANE COUNTY, WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 27, THENCE WEST ALONG THE NE 1/4-NW 1/4 LINE 247.50 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 957.00 FEET; THENCE EAST 1836.00 FEET TO THE CENTER LINE OF GLENWAY ROAD; THENCE SOUTH 66.00 FEET; THENCE WEST 1589.00 FEET; THENCE SOUTH 191.00 FEET; THENCE WEST 761.00 FEET; THENCE NORTH 378.00 FEET; THENCE N 13° E 860.00 FEET; THENCE EAST 318.00 FEET TO THE POINT OF BEGINNING. CONTAINS 16.3 ± ACRES NET.

DESCRIPTION:

LOT 2, BEING PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, T05N, R09E, TOWN OF OREGON, DANE COUNTY, WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 27; THENCE WEST ALONG THE NE 1/4-NW 1/4 LINE 247.50 FEET, THENCE SOUTH 957.00 FEET; THENCE EAST 1836.00 FEET TO THE CENTER LINE OF GLENWAY ROAD; THENCE SOUTH 66.00 FEET TO THE POINT OF BEGINNING; THENCE WEST 1589.00 FEET; THENCE SOUTH 467.00 FEET, THENCE EAST 1160.00 FEET; THENCE NORTH 239.00 FEET; THENCE EAST 429.00 FEET TO THE CENTER LINE OF GLENWAY ROAD, THENCE NORTH 228.00 FEET TO THE POINT OF BEGINNING. CONTAINS 14.50 ± ACRES NET.

Owners:

O'Brien Family Irrevocable Trust

Prepared For:

Lacey Mejia
180 Union St.
Sun Prairie, WI 53590
(608) 279-8624

CERTIFIED SURVEY MAP NO. _____

VOLUME _____ PAGE _____

DOCUMENT NO

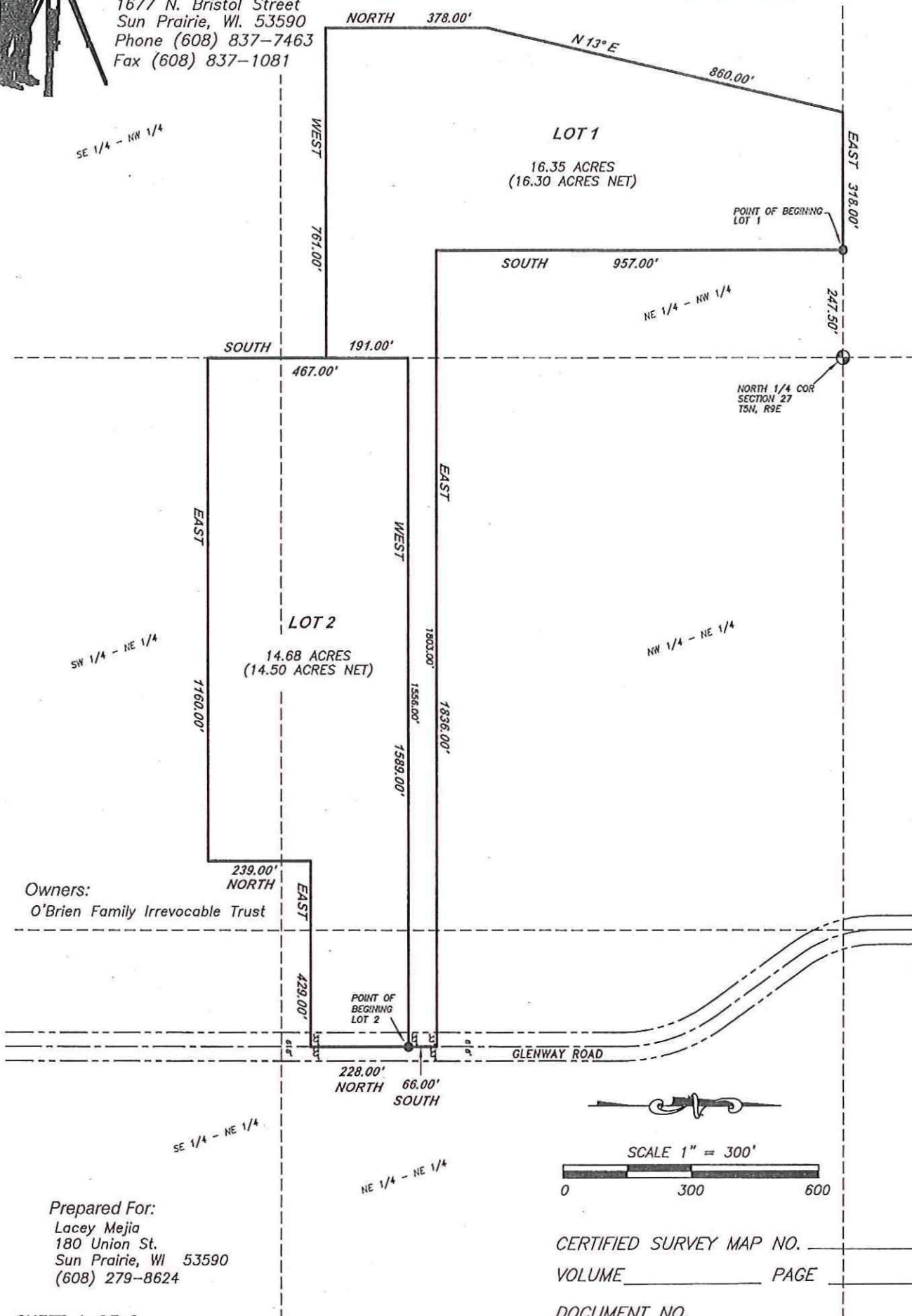
PRELIMINARY CERTIFIED SURVEY MAP & ZONING MAP



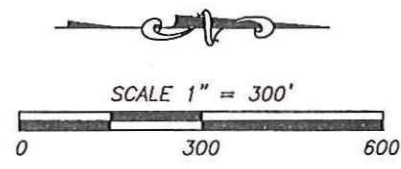
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QUARTER OF THE NORTHEAST QUARTER, AND THE NORTHEAST QUARTER OF THE NORTHEAST
QUARTER OF SECTION 27, T05N, R09E, TOWN OF OREGON, DANE COUNTY, WISCONSIN



Owners:
O'Brien Family Irrevocable Trust



Prepared For:
Lacey Mejia
180 Union St.
Sun Prairie, WI 53590
(608) 279-8624

CERTIFIED SURVEY MAP NO. _____
VOLUME _____ PAGE _____
DOCUMENT NO. _____

Dan

837-7463



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 O'BRIEN FAMILY IRREVOCABLE TRUST Agent's Name Chase O'Brien
Address Address 2594 Leopold Way #113
Sun Prairie, WI 53590
Phone Phone (608) 333-5087
Email Email chaseo5887@gmail.com

Town: Oregon Parcel numbers affected: 050927182203, 050927187208, 050927190007
050927280302
Section: 27 Property address or location: adjacent, northwest of 509 Glenway Rd

Zoning District change: (To / From / # of acres) from A-1 (Ex) to A-2 (8) and A-2; total area 30.95 acres split between two parcels (14.54 acres and 16.41 acres)

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

Narrative: (reason for change, intended land use, size of farm, time schedule)

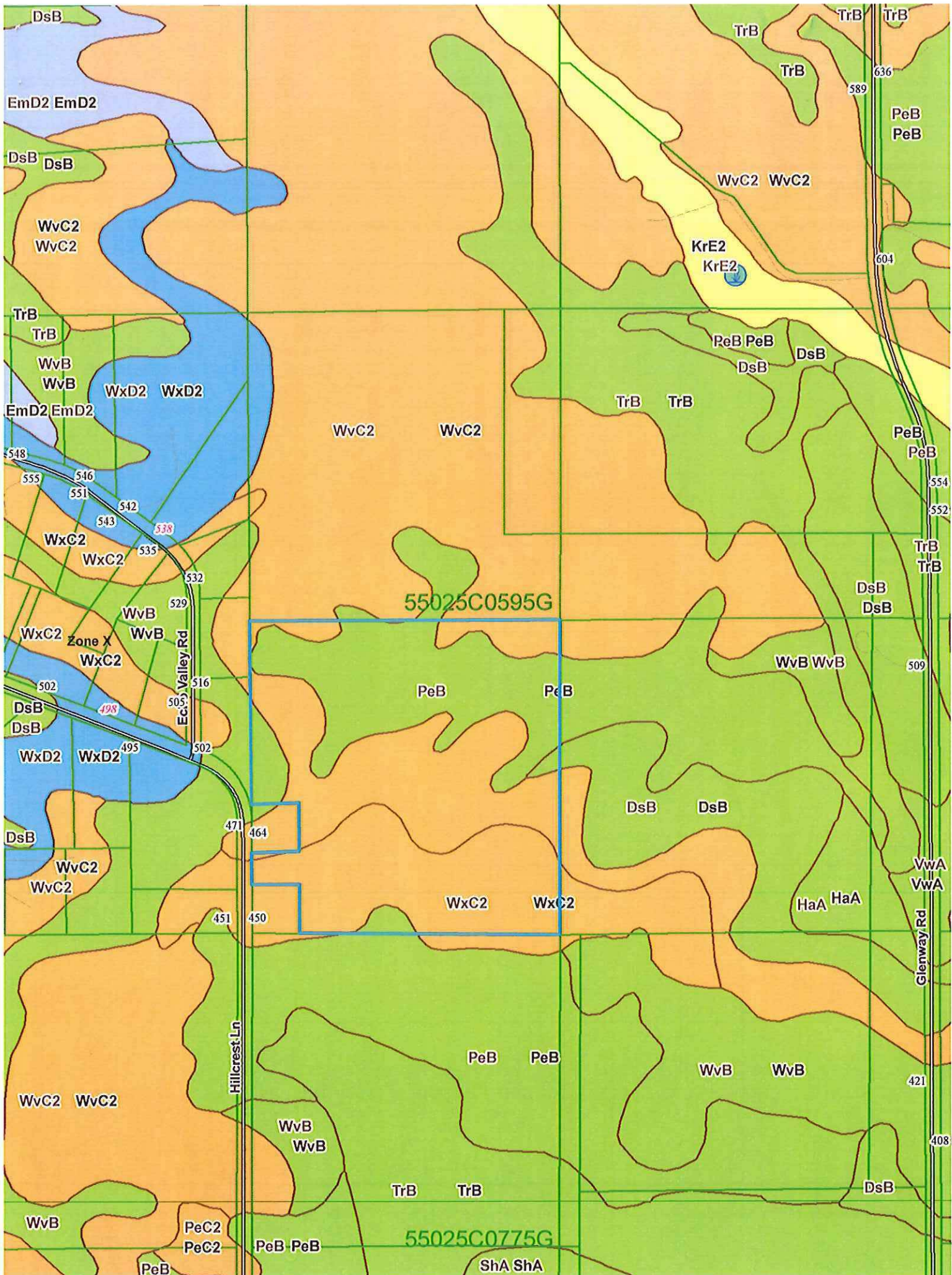
- Separation of buildings from farmland
Creation of a residential lot
Compliance for existing structures and/or land uses
Other:

Use 2 of 4 density units to build 2 single family residences on family farm. One lot will be 14.54 acres and the other will be 16.41 acres, both A-2 zoned. The land will continue to be used for agricultural uses.

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

Submitted By: [Signature]

Date: 05/27/2016





280302

295029

280003

453 ft

66 ft

492000

187208

Area: 14.40 ac
Perimeter: 4,153 ft

1,164 ft

1,556 ft

185004

190007

181 ft

211 ft

182203

218 ft

196109

298 ft

66 ft

497000





DANE COUNTY PLANNING & DEVELOPMENT

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

May 19, 2016

Chase O'Brien
2954 Leopold Way, #113
Sun Prairie, WI 53521

Dear Mr. O'Brien:

Attached is the Density Study Report and supporting information you requested for the O'Brien Family Irrevocable Trust property in Section 27 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 four (4) nonfarm homesites.

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.

Sincerely,

Brian Standing
Senior Planner

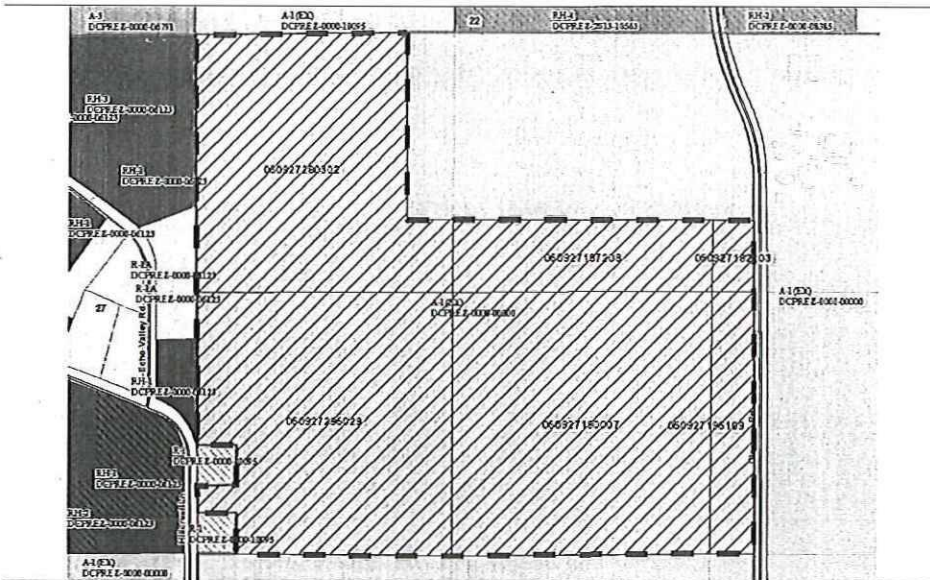
Enclosures.

cc: Denise Arnold, Town of Oregon Clerk

DRAFT: FOR DISCUSSION PURPOSES ONLY

IMPORTANT NOTE: ACREAGE VALUES AND OWNERSHIP HEREIN ARE DERIVED FROM HISTORICAL AND CURRENT RECORDS LOCATED AT THE DANE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT (EG. GIS, PLAT BOOKS, ZONING PERMIT DATA, CSM'S, ETC). DENSITY POLICIES VARY AMONG TOWNS AND MAY REQUIRE INTERPRETATION.

Applicant: Chase O'Brien			
Town	Oregon	A-1EX Adoption	1/5/1995
Section:	27	Density Number	35
Density Study Date	5/19/2016	Original Splits	3.87
		Orig Farm Owner	Ralph & Margaret O'Brien
		Original Farm Acres	135.29
		Available Density Unit(s)	4



Reasons/Notes:
Homesites created to date:
NONE

Note: Parcels included in the density study reflect farm ownership and acreage as of the date of town plan adoption, or other date specified. Density study is based on the original farm acreage, NOT acreage currently owned.

Parcel #	Acres	Owner Name	CSM
050927295029	38.79	O'BRIEN LE, MARGARET & O'BRIEN FAMILY IRREV TR	
050927280302	35.37	O'BRIEN LE, MARGARET & O'BRIEN FAMILY IRREV TR	
050927196109	6.89	O'BRIEN LE, MARGARET & O'BRIEN FAMILY IRREV TR	
050927190007	41.22	O'BRIEN LE, MARGARET & O'BRIEN FAMILY IRREV TR	
050927187208	11.24	O'BRIEN LE, MARGARET & O'BRIEN FAMILY IRREV TR	
050927182203	1.78	O'BRIEN LE, MARGARET & O'BRIEN FAMILY IRREV TR	



Dane County Department of Planning & Development
Application for Density Study Report

Date: 5-19-16

Landowner information:

Name: O'Brien Family Irrevocable Trust
Address: 509 Glenway Rd City: Brooklyn Zip Code: 53521
Daytime phone: _____
Fax: _____ E-mail: _____

Applicant information (if different from landowner):

Name: Chase O'Brien (trustee)
Address: 2594 Leopold Way #113 City: Sun Prairie Zip Code: 53590
Daytime phone: 608-267-8700
Fax: _____ E-mail: chaseo5887@gmail.com
Relationship to landowner: Trustee in O'Brien Family Irrevocable Trust
Are you submitting this application as an authorized agent for the landowner? Yes ___ No X

Property information:

Property address: _____
Parcel ID #: 0509-271-8220-3 0509-271-8720-8 0509-271-9000-7
0509-271-9610-9 0509-272-8030-2 0509-272-9502-9
Legal description of property: _____ (see attached)

_____/4 of ____/4, Section _____, Town of _____

OR
Certified Survey Map ID: _____ Lot _____

Sketch map provided? Yes ___ No ___

Additional information (optional):

Name of owner of original farm (if known): Ralph + Margaret O'Brien

Are there any recorded agreements, liens, deed restrictions, easements or other legally binding documents that would affect the number or distribution of potential building sites on the property?
Yes ___ No X Reg. of Deeds Doc. No. (if known) _____
Don't know _____

Comments: _____

Please allow 3-6 weeks to process your request. A copy of the report will be mailed to the landowner, the applicant (if different from the landowner) and the town clerk.