

# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
02/15/2017	DCPREZ-2017-11112
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
04/25/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME CAROLANN THERESA NELSON	PHONE (with Area Code)	AGENT NAME ERIC NELSON	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 2802 MOLAND ST		ADDRESS (Number & Street) 2802 MOLAND ST	
(City, State, Zip) MADISON, WI 53704		(City, State, Zip) MADISON, WI 53704	
E-MAIL ADDRESS MAMA.CAROLANN@GMAIL.COM		E-MAIL ADDRESS MAMA.CAROLANN@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	
848 STORYTOWN ROAD					
TOWNSHIP OREGON	SECTION 17	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0509-173-9260-2					

REASON FOR REZONE			CUP DESCRIPTION	
COMBINING LOTS FOR RESIDENTIAL USE				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
R-1A Residence District	R-3 Residence District	0.2		
A-1Ex Exclusive Ag District	R-3 Residence District	0.4		

<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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02/07/2017	DCPREZ-2017-11112
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
04/25/2017	.

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E-MAIL ADDRESS MAMA.CAROLANN@GMAIL.COM		E-MAIL ADDRESS MAMA.CAROLANN@GMAIL.COM	

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TOWNSHIP OREGON	SECTION 17	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
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**PRINT NAME:**  
Carolann Nelson

**DATE:**  
2-7-17



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

**Zoning Change Application**

Items that must be submitted with your application:

- o **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.
- o **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 Eric & Carolann Nelson Agent's Name \_\_\_\_\_  
 Address 2802 Mabond St, Madison 53704 Address \_\_\_\_\_  
 Phone 608-719-7760 Phone \_\_\_\_\_  
 Email mama.carolann@gmail.com Email \_\_\_\_\_

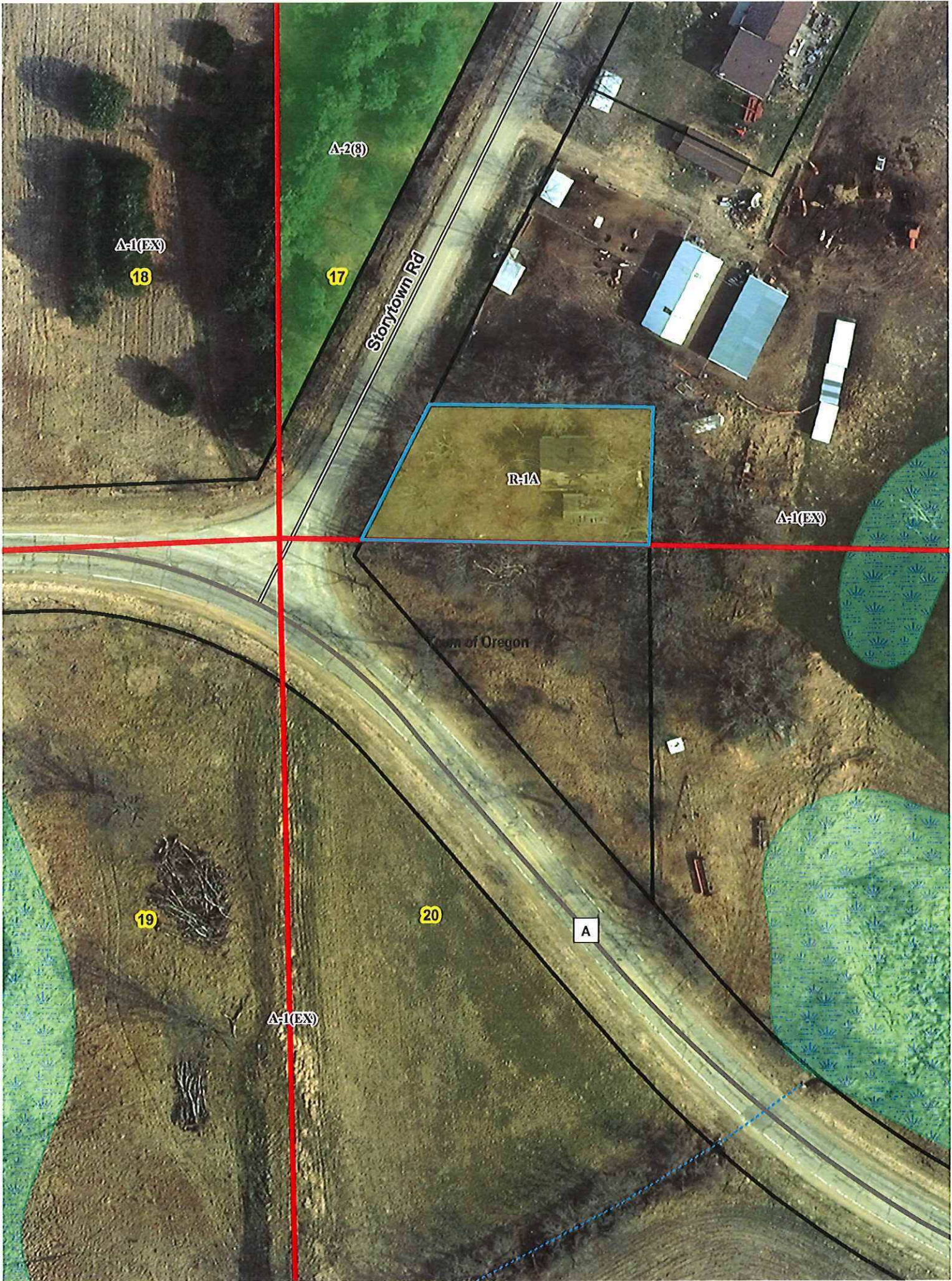
Town: Oregon Parcel numbers affected: #042/0509/173-9260-2  
#042/0509-202-8610-4  
 Section: 01 Property address or location: 848 Stratton Rd, Brooklyn, WI

Zoning District change: (To / From / # of acres) Res & Ag-EX to AG-2 R-1A-.23  
X1.0 acres R-1A4R-1EX to A-2 A-1A-.37  
R-3

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:  
combine parcels & rezone to AG-2. this would allow for auxiliary buildings & small business (greenhouse); in addition to a single family home w/ garage.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.  
 Submitted By: [Signature] Date: 12-1-16



A-2(B)

A-1(EX)

18

17

Stonytown Rd

R-1A

A-1(EX)

Town of Oregon

19

20

A

A-1(EX)

# PROPOSED RE-ZONE

## LEGAL DESCRIPTION OF PROPOSED RE-ZONE

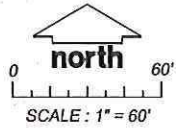
PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWN 05 NORTH, RANGE 09 EAST, AND PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWN 05 NORTH, RANGE 09 EAST, ALL IN THE TOWN OF OREGON, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE N 27°23'44" E, 111.20 FEET ALONG THE CENTERLINE OF STORYTOWN ROAD; THENCE S 89°45'00" E, 150.34 FEET; THENCE S 01°30'00" E, 352.25 FEET TO THE CENTERLINE OF COUNTY TRUNK HIGHWAY "A"; THENCE N 39°40'28" W, 330.08 FEET ALONG THE CENTERLINE OF COUNTY TRUNK HIGHWAY "A" TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.00 ACRES INCLUDING 0.29 ACRES OF ROAD RIGHT-OF-WAY.

SUBJECT TO RECORDED AND UNRECORDED RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND EASEMENTS.

W/O ROW - 0.66 ACRES



SE 1/4 - SE 1/4

SW 1/4 - SW 1/4

## NOTES

1. BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SW 1/4 OF THE SW 1/4 OF SECTION 17, T5N, R9E, RECORDED AS S 89°45'00" E.
2. DEEDED LEGAL DESCRIPTION DOES NOT CLOSE.

PROPERTY SURVEYED:  
848 STORYTOWN ROAD  
OREGON, WI 53575

SURVEYED FOR:  
ERIC NELSON

SURVEYED BY:  
MOORE SURVEYING, LLC  
2918 MARKETPLACE DR.  
SUITE 108  
FITCHBURG, WI 53719  
(608) 288-1860

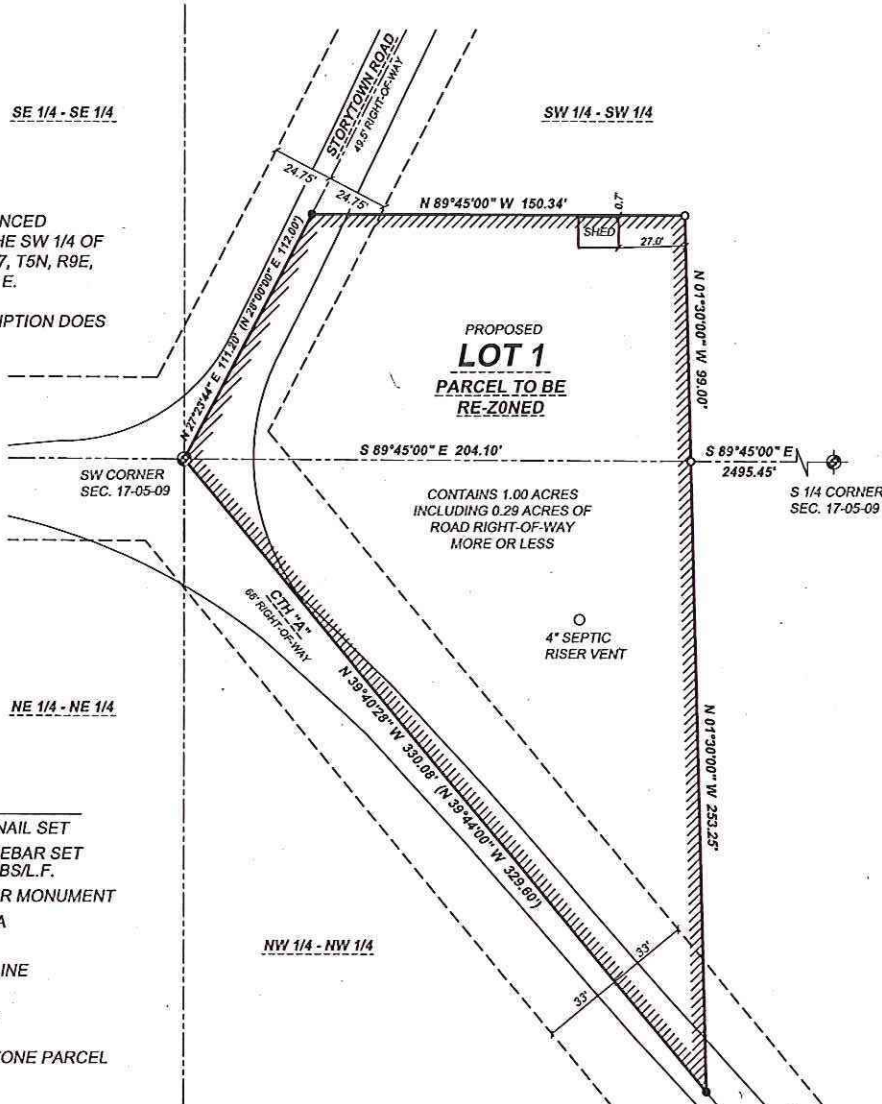
DATE OF SURVEY:  
NOVEMBER 11, 2016

PROJECT: 2217

NE 1/4 - NE 1/4

## LEGEND

- 'SURVEY MARK' NAIL SET
- 3/4" X 24" IRON REBAR SET WEIGHING 1.50 LBS/L.F.
- ⊕ SECTION CORNER MONUMENT
- (40') RECORDED DATA
- CENTERLINE
- - - RIGHT-OF-WAY LINE
- SECTION LINE
- PROPERTY LINE
- ▨ PROPOSED RE-ZONE PARCEL



## SURVEYORS CERTIFICATE

I, ANDREW R. MOORE, PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THIS SURVEY IS IN COMPLIANCE WITH AE-7 AND CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE TOWN OF OREGON AND DANE COUNTY, WISCONSIN. I ALSO CERTIFY THAT BY THE DIRECTION OF ERIC NELSON, I HAVE MAPPED THE LANDS DESCRIBED AND THAT THIS MAP IS A CORRECT REPRESENTATION THEREOF.