

Dane County Rezone & Conditional Use Permit


Application Date	Petition Number
07/03/2019	DCPREZ-2019-11471
Public Hearing Date	C.U.P. Number
09/24/2019	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME STEVEN D NEUENSCHWANDER	PHONE (with Area Code) (608) 576-6869	AGENT NAME BRITTON WIEDEMANN	PHONE (with Area Code) (608) 345-1645
BILLING ADDRESS (Number & Street) 1325 HOBBY HORSE RD		ADDRESS (Number & Street) 1329 HOBBY HORSE ROAD	
(City, State, Zip) OREGON, WI 53575		(City, State, Zip) OREGON, WI 53575	
E-MAIL ADDRESS SDRNEUE@MAC.COM		E-MAIL ADDRESS	

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	
1325 HOBBY HORSE ROAD		1329 HOBBY HORSE ROAD			
TOWNSHIP OREGON	SECTION 8	TOWNSHIP OREGON	SECTION 8	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0509-082-2750-0		0509-082-2736-0			

REASON FOR REZONE	CUP DESCRIPTION
REZONE TWO ADJACENT PROPERTIES INTO DISTRICTS MORE APPROPRIATE FOR THEIR ACREAGE. WOULD ALLOW FOR TALLER ACCESSORY BUILDINGS.	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
SFR-08 (Single Family Residential, small lots) District	SFR-1 (Single Family Residential, 1 to 2 acres) District	2.84		

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

COMMENTS: REZONE TWO ADJACENT PROPERTIES INTO DISTRICTS MORE APPROPRIATE FOR THEIR ACREAGE. WOULD ALLOW FOR TALLER ACCESSORY BUILDINGS.

PRINT NAME: Steve Neuenschwander
DATE: July 3, 2019



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	Steve & Kay Neuenschwander	Agent's Name	Britton Wiedemann
Address	1325 Hobby Horse Rd Oregon WI 53575	Address	1329 Hobby Horse Oregon WI 53575
Phone	608-576-6869	Phone	608-345-1645
Email	sdrneue@mac.com	Email	

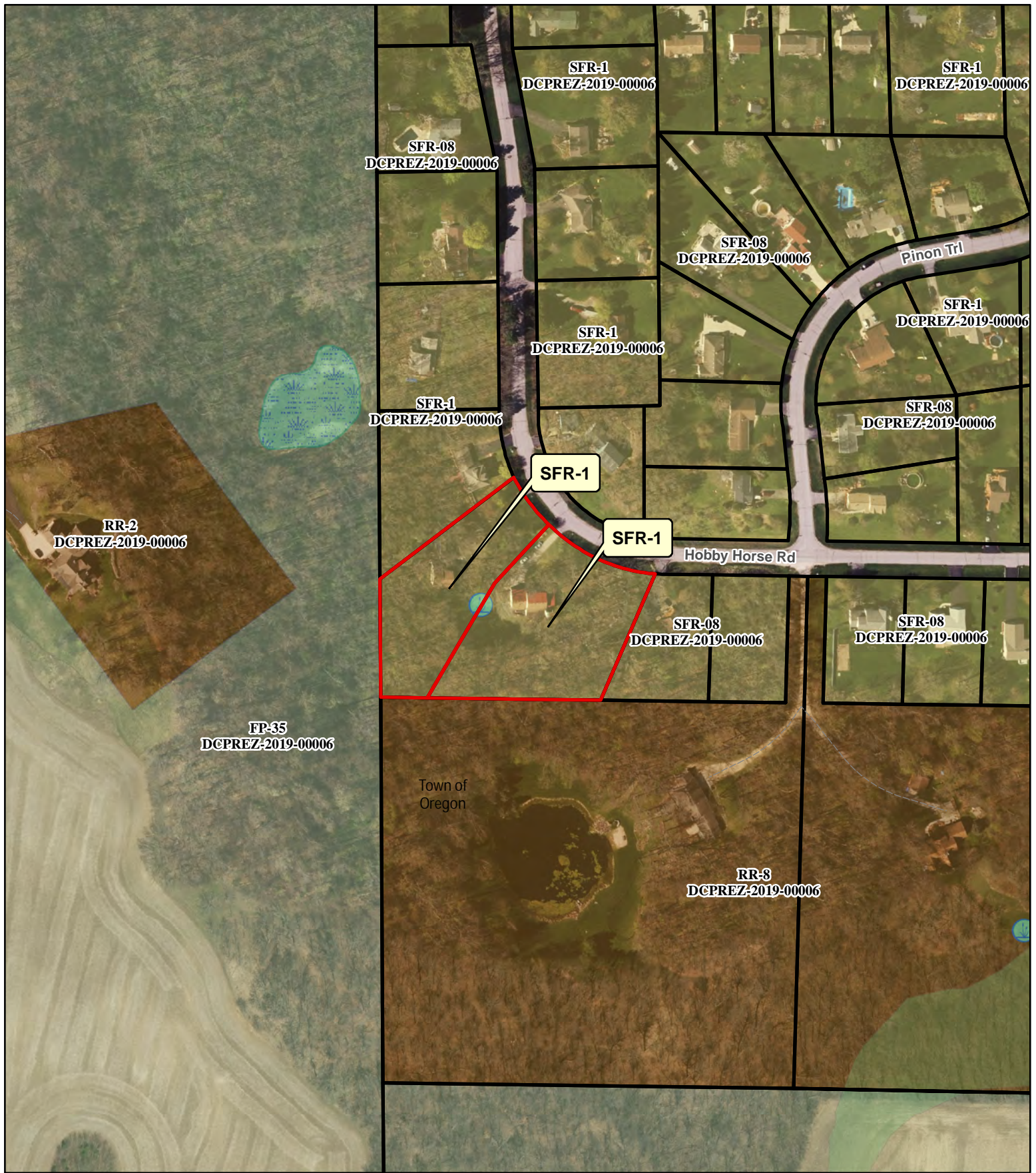
Town: Oregon Parcel numbers affected: 042/0509-082-2750-0 ^{042/0509-082-2756-0}
 Section: 08 Property address or location: 1325 Hobby Horse Rd Oregon wi 53575
 Zoning District change: (To / From / # of acres) From SFR-08 to SFR-1 1.62 acres ^{+ 1.22}

Soil classifications of area (percentages) Class I soils: ____% Class II soils: ____% Other: ____%
 Entire parcel is Doc2 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: Lot 2
Change Zoning to allow for taller accessory building on the property. Other parcels in the same Neighborhood are zoned as SFR-1 when the lot size is greater than 1.0 acre. There was a new CSM which combined 2 smaller Parcels into a new 1.6 acre parcel.





Lot 1: Being Zoning into Compliance for lots greater than 1 acre

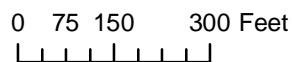
I authorize that I am the owner or have permission to act on behalf of the owner of the property.
 Submitted By: [Signature] Steve Neuenschwander Date: July 3, 2019



Legend

Wetland > 2 Acres Significant Soils

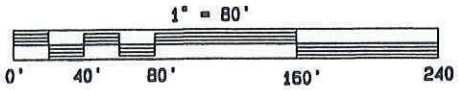
- | | |
|-----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
|  Wetland |  Class 1 |
|  Floodplain |  Class 2 |



Petition 11471
 STEVEN D
 NEUENSCHWANDER

CERTIFIED SURVEY MAP

LOTS 13, 14 AND 15, RAVEN HILLS, LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 8, T5N, R9E, IN THE TOWN OF OREGON, DANE COUNTY, WISCONSIN.



NW CORNER SECTION 8-5-9
 FOUND BRASS MONUMENT
 WITNESS TIES VERIFIED

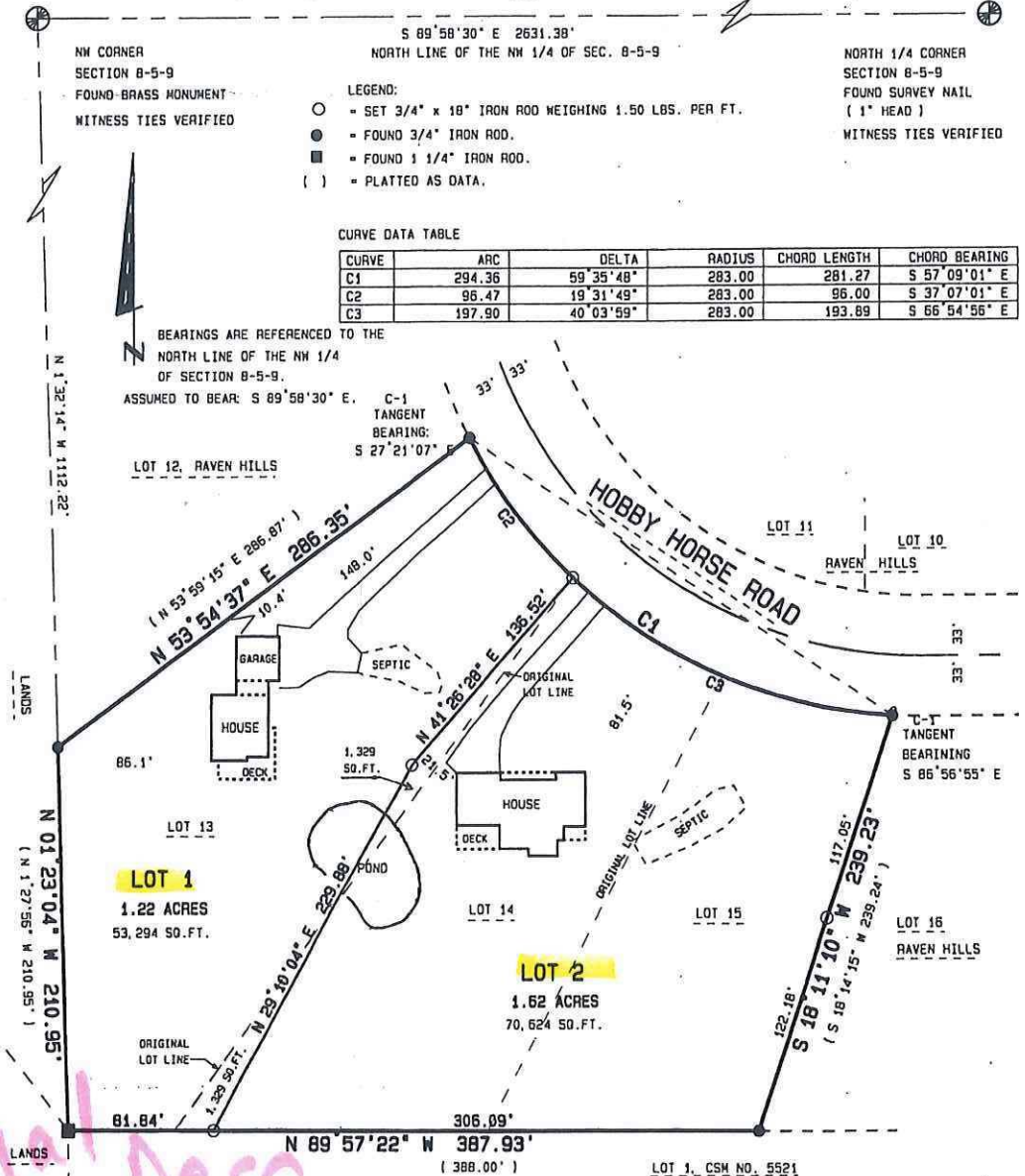
NORTH 1/4 CORNER SECTION 8-5-9
 FOUND SURVEY NAIL (1" HEAD)
 WITNESS TIES VERIFIED

LEGEND:
 ○ = SET 3/4" x 18" IRON ROD WEIGHING 1.50 LBS. PER FT.
 ● = FOUND 3/4" IRON ROD.
 ■ = FOUND 1 1/4" IRON ROD.
 () = PLATTED AS DATA.

CURVE DATA TABLE

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING
C1	294.36	59° 35' 48"	283.00	281.27	S 57° 09' 01" E
C2	96.47	19° 31' 49"	283.00	96.00	S 37° 07' 01" E
C3	197.90	40° 03' 59"	283.00	193.89	S 66° 54' 56" E

BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NW 1/4 OF SECTION 8-5-9.
 ASSUMED TO BEAR: S 89° 58' 30" E.



Legal Desc.

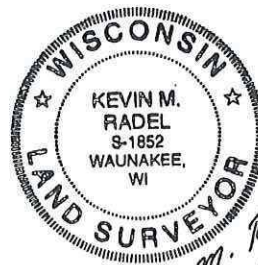
Lot 1
 Lot 2

SURVEYED FOR:
 STEVE NEUENSCHWANDER AND BRITTON WIEDEMANN
 1325 HOBBY HORSE ROAD AND 1329 HOBBY HORSE ROAD
 OREGON, WI 53575 OREGON, WI 53575

CERTIFIED SURVEY MAP NO. 15105

DOCUMENT NO. 5480409

VOLUME 107 PAGE 36



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

K.M. Radel
 1-08-2019

CERTIFIED SURVEY MAP

SURVEYOR'S CERTIFICATE:

I, Kevin M. Radel, Registered Land Surveyor, hereby certify that this map is a correct representation of all exterior boundaries of the land surveyed and the division of the land. I also certify that in full compliance with the provisions of Chapter 236.34 Wisconsin Statutes. We also certify that this certified survey map is required by 75.17(1)(a), Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval, and under the direction of the owners listed hereon, I have surveyed, divided and mapped:

Lots 13, 14 and 15, Raven Hills, located in the NW ¼ of the NW ¼ of Section 8, T5N, R9E, in the Town of Oregon, Dane County, Wisconsin.

Date JAN. 8, 2019

Kevin M. Radel
Kevin M. Radel
Registered Land Surveyor S-1852



OREGON TOWN BOARD RESOLUTION:

Resolved that this Certified Survey Map is approved for recording by the Town Board of Oregon this 19th Day of February, 2019.

Denise R. Arnold
Denise R. Arnold, Clerk

NOTES:

This survey is subject to easements and agreements both recorded and unrecorded, if any.

Wetlands if present have not been delineated.

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

CERTIFIED SURVEY MAP

OWNER'S CERTIFICATE:

As owners, we hereby certify that I have caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this Certified Survey Map. I also certify that this certified survey map is required by the Township of Oregon. AND TO THE

DANE COUNTY ZONING AND LAND REGULATION COMMITTEE FOR APPROVAL. (CH. 75.17 (1) EA).

[Signature]
Steven D. Neuschwander

[Signature]
Kay K. Neuschwander

STATE OF WISCONSIN
County of Dane)

Personally came before me this 27th day of March, 2019, Steven D. Neuschwander and Kay K. Neuschwander, to me well known to be the persons who executed the foregoing instrument and acknowledge the same.

[Signature]
Notary public Wisconsin

My commission expires 09/12/2020



MORTGAGE CERTIFICATE

U.S. Bank, duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the lands contained in this certified survey map, does hereby consent to the owner's certificate on page 3 and to the surveying and mapping of the lands described hereon.

In witness whereof, U.S. Bank has caused these presents to be signed by its corporation officer listed below, and its corporate seal to be hereunto affixed on this 8th day of April, 2019.

U.S. Bank National Association

[Signature] Officer
(name) (print also) Jeanette Bean (title)

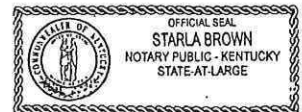
State of Kentucky)
County of Daviess) SS.

Personally came before me this 8th day of April, 2019, the above named person to me known to be the person who executed the foregoing instrument and acknowledge the same.

My commission expires November 28, 2020. [Signature]
Notary Public, Starla Brown, Kentucky
Name State
#569131



[Signature]
K. M. Raedel
1-08-2019



CERTIFIED SURVEY MAP

OWNER'S CERTIFICATE:

As owners, we hereby certify that I have caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this Certified Survey Map. I also certify that this certified survey map is required by the Township of Oregon. AND TO THE DANE COUNTY ZONING AND LAND REGULATION COMMITTEE FOR APPROVAL. (CH. 75.17 (1) LA).

B. Wiedemann
Britton Wiedemann

Erin Wiedemann
Erin Wiedemann

STATE OF WISCONSIN
County of Dane)

Personally came before me this 20 day of March, 2019, Britton Wiedemann and Erin Wiedemann to me well known to be the persons who executed the foregoing instrument and acknowledge the same.

[Signature]
Notary public Wisconsin

My commission expires 6-14-2022

MORTGAGE CERTIFICATE

Oak Bank, duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the lands contained in this certified survey map, does hereby consent to the owner's certificate on page 4 and to the surveying and mapping of the lands described hereon.

In witness whereof, Oak Bank has caused these presents to be signed by its corporation officer listed below, and its corporate seal to be hereunto affixed on this 13th day of March, 2019.

Oak Bank
[Signature] Senior Vice President
(name) (print also) Carolyn A. Montgomery (title)

State of WI)
County of Dane) SS.

Personally came before me this 13th day of March, 2019, the above named person to me known to be the person who executed the foregoing instrument and acknowledge the same.

My commission expires 11-8-19
Notary Public, [Signature] Name State



Kevin M. Raedel
1-08-2019



CERTIFIED SURVEY MAP

Approved for recording per Dane County Zoning and Land Regulation Committee action of

APRIL 12, 2019

Daniel Everson
Authorized County Representative # 10231

DANIEL EVERSON
Print Name



Kevin M. Raedel
1-08-2019

Received for recording this 12 day of APRIL, 2019 at 11:07
o'clock A.M. and recorded in Volume 107 of Dane County Certified Surveys on pages
36-40.





Kristi Chlebowski BY Dawn McCarthy, DEPUTY
Kristi Chlebowski
Dane County Register of Deeds

Received 4-12-19 10:03 am

DOCUMENT NO. 5480409

CERTIFIED SURVEY MAP NO. 15105

Parcel Number - 042/0509-082-2750-0**Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Detail		Less -
Municipality Name	TOWN OF OREGON	
State Municipality Code	042	
Township & Range	Section	Quarter/Quarter & Quarter
T05NR09E	08	NW of the NW
Plat Name	CSM 15105	
Block/Building		
Lot/Unit	2	
Plat Name	CSM 15105 (Click link above to access images for Plat)	
Parcel Description	LOT 2 CSM 15105 CS107/36&40-4/12/2019 F/K/A RAVEN HILLS LOTS 13, 14 & 15 DESCR AS SEC 8-5-9 PRT NW1/4NW1/4 (1.62 ACRES) This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	STEVEN D NEUENSCHWANDER 	
Current Co-Owners	KAY K NEUENSCHWANDER  BRITTON WIEDEMANN  ERIN WIEDEMANN 	
Primary Address	1325 HOBBY HORSE RD	
Billing Address	1325 HOBBY HORSE RD OREGON WI 53575	

Assessment Summary**More +****No current year assessment information available.**

Show Valuation Breakout

Show Assessment Contact Information ▼

Zoning Information

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

Zoning

SFR-08 DCPREZ-2019-00006

Zoning District Fact Sheets

Parcel Maps



DCiMap

Google Map

Bing Map

Tax Summary (2018) More +

No current year tax information available.

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	03/17/2005	4031738		

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: 0509-082-2750-0

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City-County Bldg. Room 116

Madison, WI 53703



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Parcel Number - 042/0509-082-2736-0**Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Detail		Less -
Municipality Name	TOWN OF OREGON	
State Municipality Code	042	
Township & Range	Section	Quarter/Quarter & Quarter
T05NR09E	08	NW of the NW
Plat Name	CSM 15105	
Block/Building		
Lot/Unit	1	
Plat Name	CSM 15105 (Click link above to access images for Plat)	
Parcel Description	LOT 1 CSM 15105 CS107/36&40-4/12/2019 F/K/A RAVEN HILLS LOTS 13, 14 & 15 DESCR AS SEC 8-5-9 PRT NW1/4NW1/4 (1.22 ACRES) This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	BRITTON WIEDEMANN	
Current Co-Owners	STEVEN D NEUENSCHWANDER KAY K NEUENSCHWANDER ERIN WIEDEMANN	  
Primary Address	1329 HOBBY HORSE RD	
Billing Address	1329 HOBBY HORSE RD OREGON WI 53575	

Assessment Summary**More +****No current year assessment information available.**

Show Valuation Breakout

Show Assessment Contact Information ▼

Zoning Information

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

Zoning

SFR-08 DCPREZ-2019-00006

Zoning District Fact Sheets

Parcel Maps



DCiMap

Google Map

Bing Map

Tax Summary (2018) More +

No current year tax information available.

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	03/17/2005	4031738		

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: 0509-082-2736-0

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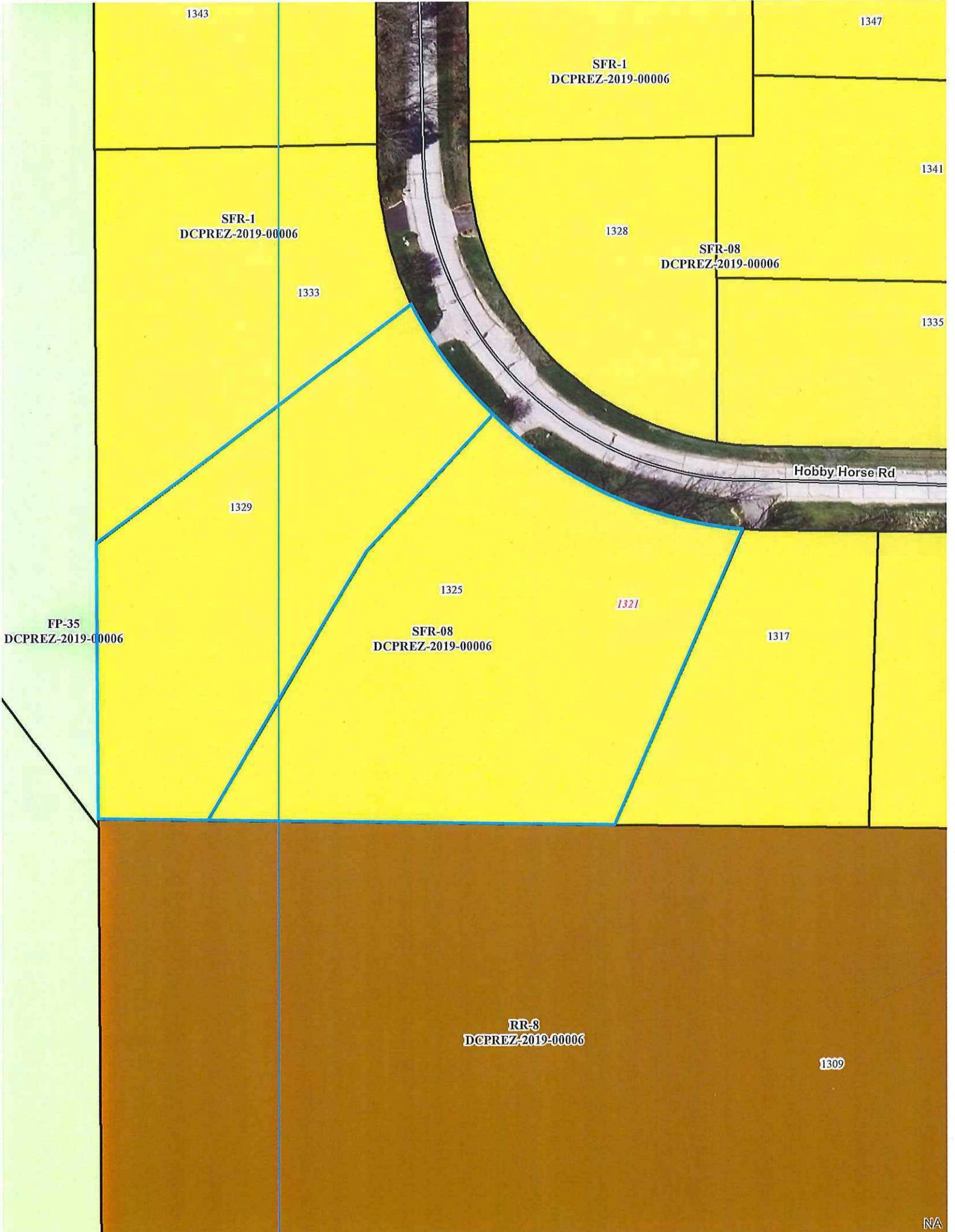
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1343

1347

SFR-1
DCPREZ-2019-00006

SFR-1
DCPREZ-2019-00006

1328

SFR-08
DCPREZ-2019-00006

1341

1333

1335

Hobby Horse Rd

1329

1325

1321

FP-35
DCPREZ-2019-00006

SFR-08
DCPREZ-2019-00006

1317

RR-3
DCPREZ-2019-00006

1309

NA

1343

1347

1341

1328

1333

1335

Hobby Horse Rd

1329

1325

1321

DoC2

DoC1

1317

1309

KdD2
KdD2

W W

NA



1343

1347

1328

1333

1335

1329

Hobby Horse Rd

1325

Zone X

1321

1317

1309

LOVE REV TR, ROBERT B & PHOEBE M
6145 STONY HILL DR
OREGON, WI 53575

JOHANNES EGGER
1302 HOBBY HORSE RD
OREGON, WI 53575

SCHORR CONSTRUCTION INC
6520 SUNSET DR
VERONA, WI 53593

LOVE REV TR, ROBERT B & PHOEBE M
6145 STONY HILL DR
OREGON, WI 53575

JEAN A SAGE
1309 HOBBY HORSE RD
OREGON, WI 53575

ROGER LARSON
1342 PINON TRL
OREGON, WI 53575

MARY S SEIBEL
1343 HOBBY HORSE RD
OREGON, WI 53575

Current Owner
1305 HOBBY HORSE RD
OREGON, WI 53575

NELS J SWENSON
1358 PINON TRL
OREGON, WI 53575

DAVID E GOPLIN
1344 HOBBY HORSE RD
OREGON, WI 53575

PAULA D LEGLER
1349 HOBBY HORSE RD
OREGON, WI 53575

SARAH M CALLEBERT
1352 HOBBY HORSE RD
OREGON, WI 53575

DAVID VANNOSTRAND
1333 HOBBY HORSE RD
OREGON, WI 53575

VANDER VELDE REV TR, DAVID & MARY
1351 PINION TRL
OREGON, WI 53575

BRITTON WIEDEMANN
1329 HOBBY HORSE RD
OREGON, WI 53575

JOSHUA ERICKSON
1335 PINON TRL
OREGON, WI 53575

TERRY L RISS
1303 HOBBY HORSE RD
OREGON, WI 53575

CHARLES E CRIM
1347 PINON TRL
OREGON, WI 53575

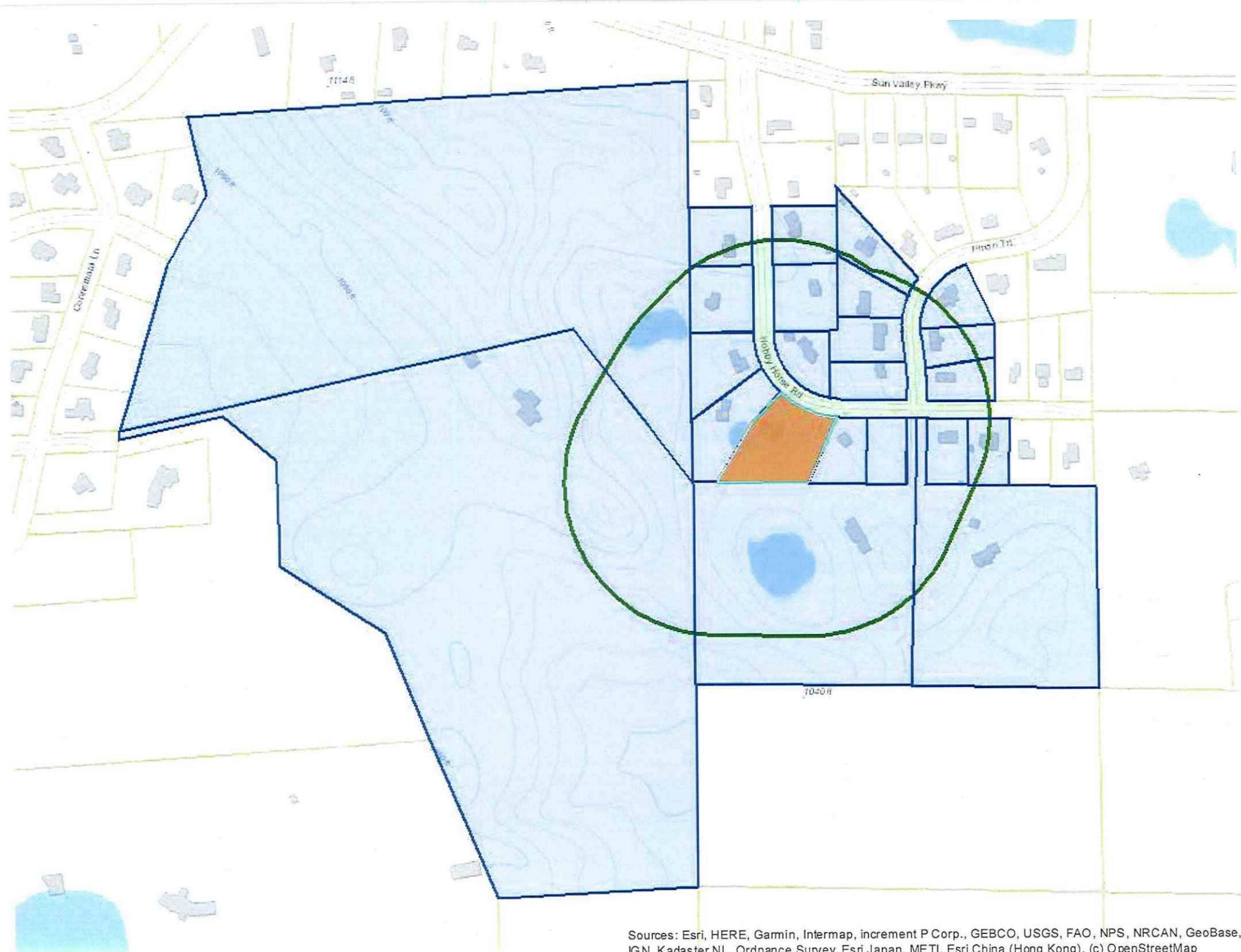
GARY KLAPPER
1297 HOBBY HORSE RD
OREGON, WI 53575

SCOTT TARRAN
1341 PINON TRL
OREGON, WI 53575

STEVEN D NEUENSCHWANDER
1325 HOBBY HORSE RD
OREGON, WI 53575

CHRISTOPHER M BYRNE
1328 HOBBY HORSE RD
OREGON, WI 53575

KRONER LIVING TR
1317 HOBBY HORSE RD
OREGON, WI 53575



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap

