

Dane County Rezone Petition

Application Date	Petition Number
09/12/2022	DCPREZ-2022-11905
Public Hearing Date	
11/15/2022	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME OREGON FARM LTD PARTNERSHIP	PHONE (with Area Code) (608) 695-6609	AGENT NAME OREGON FARM LTD PARTNERSHIP	PHONE (with Area Code) (608) 695-6609
BILLING ADDRESS (Number & Street) 1275 LATHERS RD		ADDRESS (Number & Street) 1275 LATHERS RD	
(City, State, Zip) OREGON, WI 53575		(City, State, Zip) OREGON, WI 53575	
E-MAIL ADDRESS pcpete83@frontier.com		E-MAIL ADDRESS pcpete@frontier.com	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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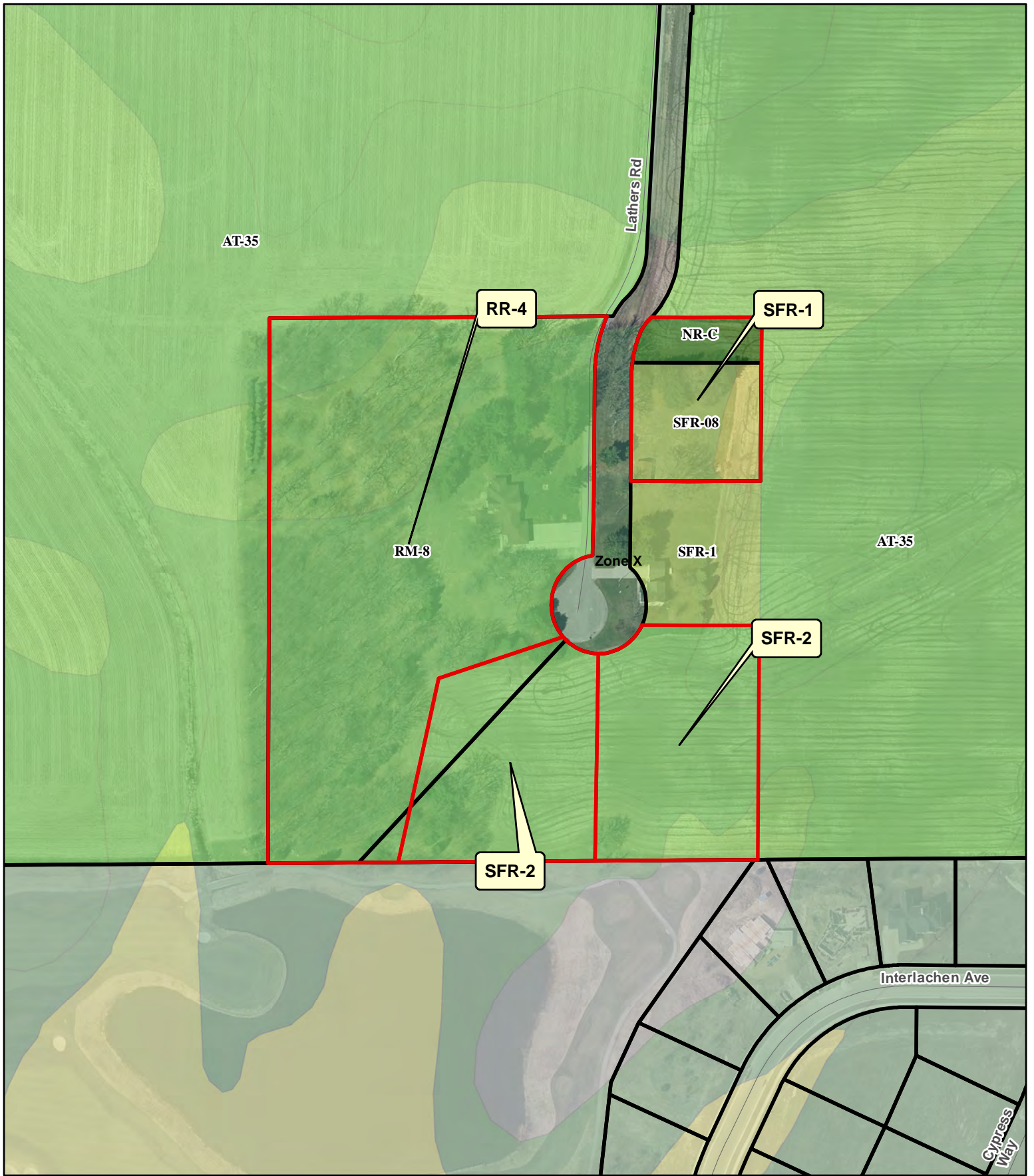
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
1264, 1275, 1276 Lathers Road and lands to south					
TOWNSHIP OREGON	SECTION 10	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0509-101-9500-7		0509-101-9001-1		0509-101-9300-9	

REASON FOR REZONE



CREATE TWO NEW RESIDENTIAL LOTS AND MODIFY OTHER LOT BOUNDARIES

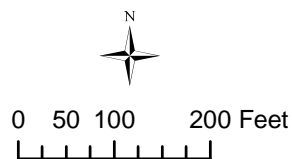
FROM DISTRICT:	TO DISTRICT:	ACRES
AT-35 Agriculture Transition District	SFR-2 Single Family Residential District	3.5
RM-8 Rural Mixed-Use District	SFR-2 Single Family Residential District	0.5
RM-8 Rural Mixed-Use District	RR-4 Rural Residential District	7.5
AT-35 Agriculture Transition District	RR-4 Rural Residential District	0.1
SFR-08 Single Family Residential District	SFR-1 Single Family Residential District	0.9
NR-C Natural Resource Conservation District	SFR-1 Single Family Residential District	0.3

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input 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 RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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Legend

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



Petition 11905
**OREGON FARM LTD
 PARTNERSHIP**



Dane County
 Department of Planning and Development
 Zoning Division
 Room 116, City-County Building
 210 Martin Luther King Jr. Blvd.
 Madison, Wisconsin 53703
 (608) 266-4266

Check# 2714-395⁰²

Application Fees	
General:	\$395
Farmland Preservation:	\$495
Commercial:	\$545

- PERMIT FEES DOUBLE FOR VIOLATIONS.
- ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.

REZONE APPLICATION

APPLICANT INFORMATION			
Property Owner Name:	Oregon Farm Limited Partnership	Agent Name:	Philip L. Peterson
Address (Number & Street):	1275 Lathens Rd	Address (Number & Street):	1275 Lathens Rd
Address (City, State, Zip):	Oregon WI 53575	Address (City, State, Zip):	OREGON, WI 53575
Email Address:	pcpete83@frontier.com	Email Address:	pcpete@frontier.com
Phone#:	608 695 6609	Phone#:	608 695 6609

PROPERTY INFORMATION	
Township:	Oregon
Section:	10
Parcel Number(s):	New Lots = 0509 1019 0011 0509 1019 5007
Property Address or Location:	South End of Lathens Rd. Oregon, WI

REZONE DESCRIPTION	
Reason for the request. In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.	Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
This is farm land to be rezoned into 2 Acre Lots 2 - 2 Acre Lots - New Lots.	

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
AT 35	SFR-1 SFR-2	2
AT 35 and RM-8	SFR-1 SFR-2	2
SFR-08 and NR-C	SFR-1	1.135
RM-8 and AT-35	RR-4	7.6

Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.

<input checked="" type="checkbox"/> Scaled drawing of proposed property boundaries	<input checked="" type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input checked="" type="checkbox"/> Pre-application consultation with town and department staff	<input checked="" type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer
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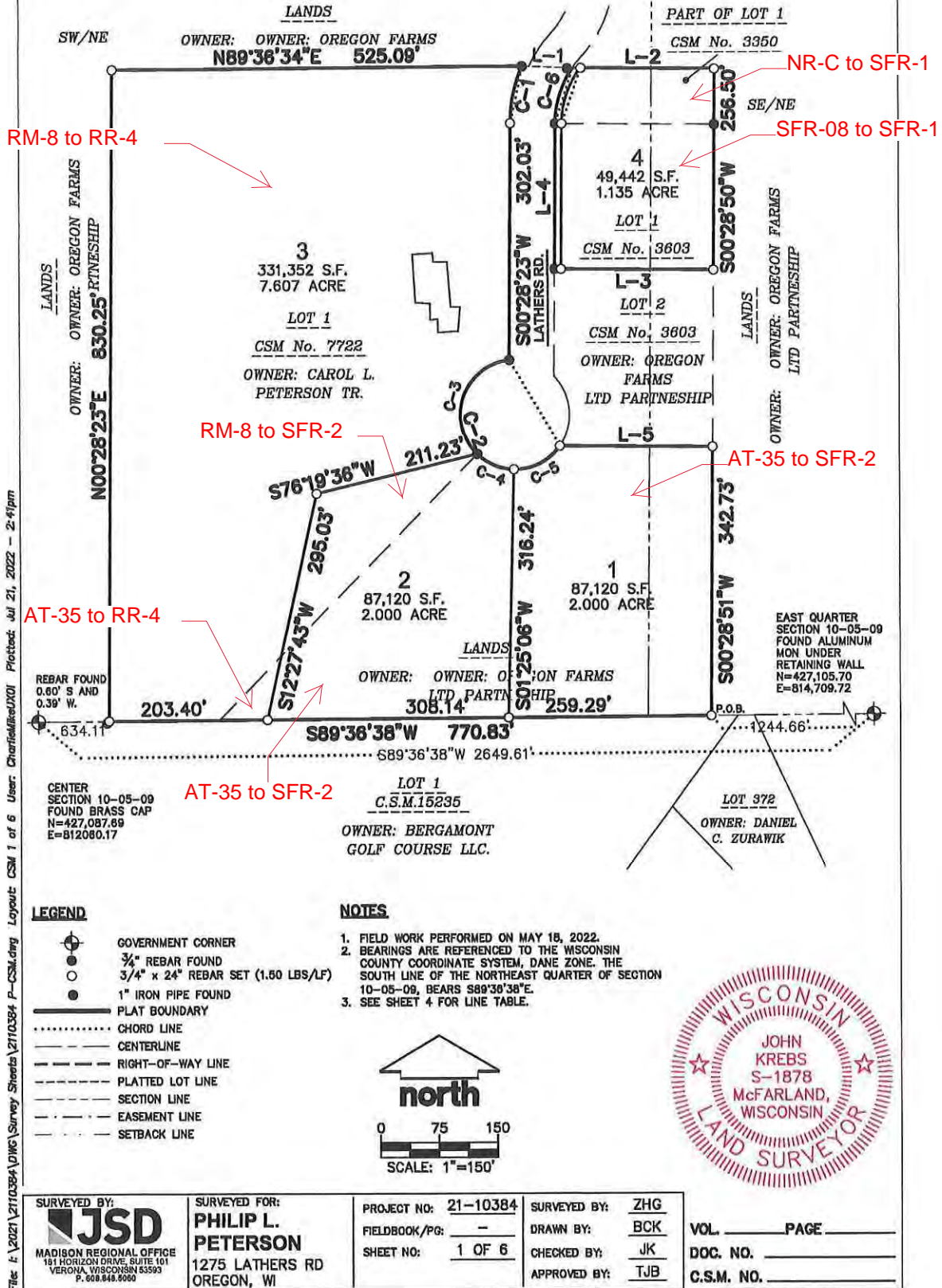
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Owner/Agent Signature Philip L. Peterson Date 9-7-2022

PRELIMINARY

CERTIFIED SURVEY MAP NO.

ALL OF LOT 1, CERTIFIED SURVEY MAP NO. 7722, ALSO PART OF LOT 1 CERTIFIED SURVEY MAP NO. 3803, AND ALSO PART OF LOT 1 OF CERTIFIED SURVEY MAP LOCATED IN THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, ALL IN TOWN 05 NORTH, RANGE 09 EAST, TOWN OF OREGON, DANE COUNTY, WISCONSIN



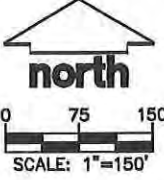
File: J:\2021\2110384\DWG\Survey_Sheets\2110384_P-CSM.dwg Layout: CSM 1 of 6 User: Charfield\jdx01 Plotted: Jul 21, 2022 - 2:41pm

LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- 1" IRON PIPE FOUND
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE
- SETBACK LINE

NOTES

1. FIELD WORK PERFORMED ON MAY 18, 2022.
2. BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE ZONE. THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 10-05-09, BEARS S89°30'38"E.
3. SEE SHEET 4 FOR LINE TABLE.

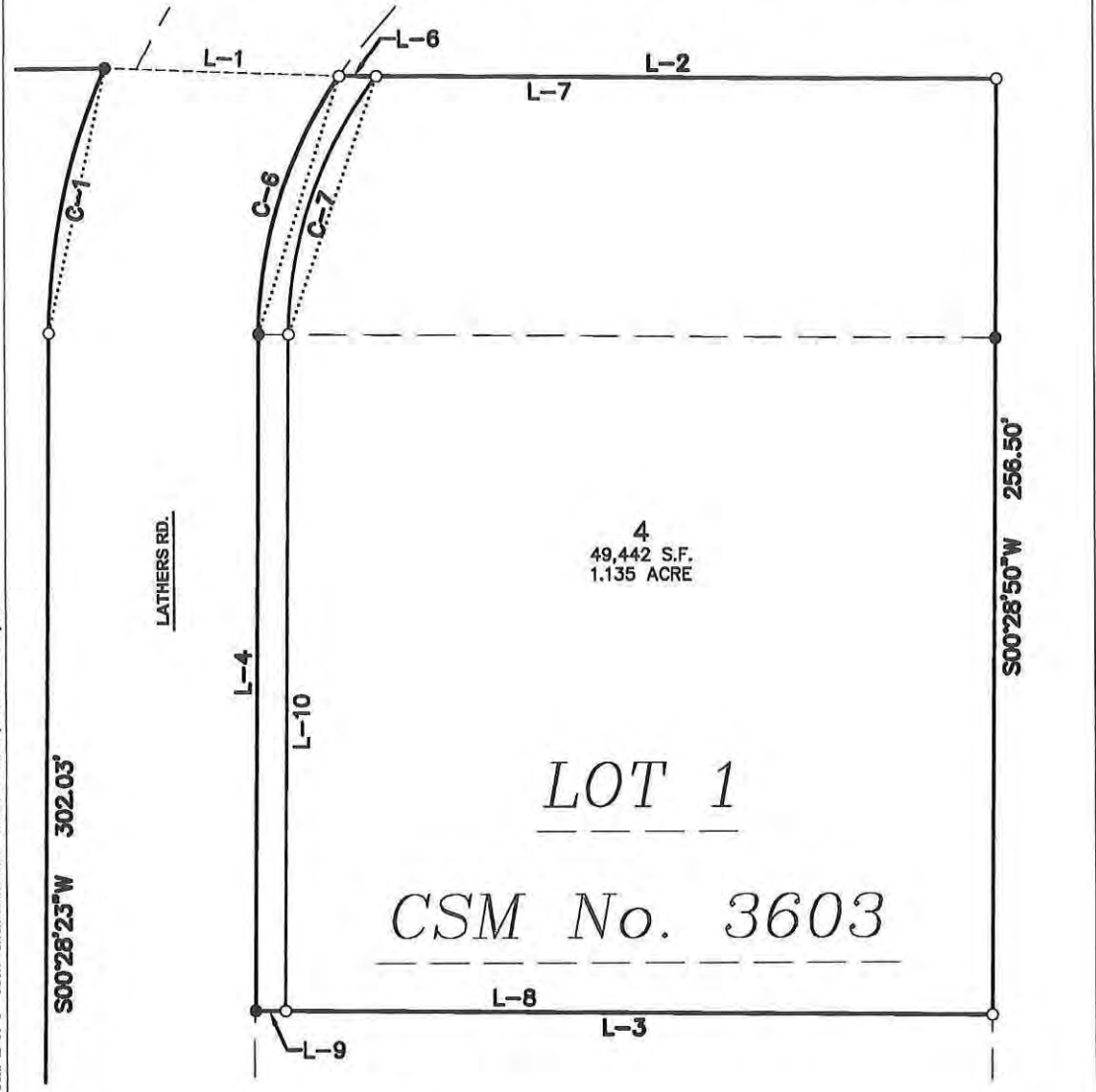


<p>SURVEYED BY:</p> <p>MADISON REGIONAL OFFICE 151 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.9060</p>	<p>SURVEYED FOR:</p> <p>PHILIP L. PETERSON 1275 LATHERS RD OREGON, WI</p>	<p>PROJECT NO: 21-10384</p> <p>FIELDBOOK/Pg: -</p> <p>SHEET NO: 1 OF 6</p>	<p>SURVEYED BY: ZHG</p> <p>DRAWN BY: BCK</p> <p>CHECKED BY: JK</p> <p>APPROVED BY: TJB</p>
		<p>VOL. _____ PAGE _____</p> <p>DOC. NO. _____</p> <p>C.S.M. NO. _____</p>	

PRELIMINARY

CERTIFIED SURVEY MAP NO.

ALL OF LOT 1, CERTIFIED SURVEY MAP NO. 7722, ALSO PART OF LOT 1 CERTIFIED SURVEY MAP NO. 3603, AND ALSO PART OF LOT 1 OF CERTIFIED SURVEY MAP LOCATED IN THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, ALL IN TOWN 05 NORTH, RANGE 09 EAST, TOWN OF OREGON, DANE COUNTY, WISCONSIN



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LEGEND

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- 3/4" REBAR FOUND
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- 1" IRON PIPE FOUND
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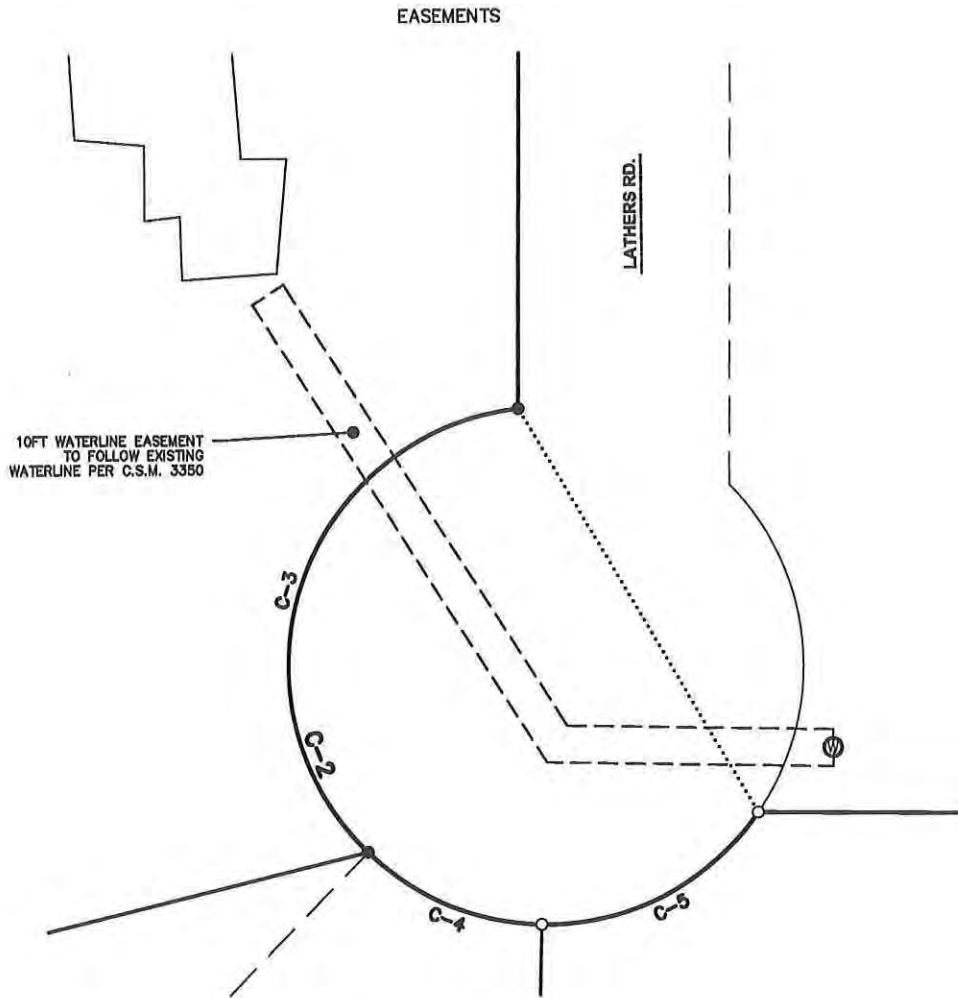


SURVEYED BY: MADISON REGIONAL OFFICE 181 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 609.848.8060	SURVEYED FOR: PHILIP L. PETERSON 1275 LATHERS RD OREGON, WI	PROJECT NO: 21-10384	SURVEYED BY: ZHG	VOL. _____ PAGE _____
		FIELDBOOK/Pg: -	DRAWN BY: BCK	
		SHEET NO: 2 OF 6	CHECKED BY: JK	C.S.M. NO. _____
			APPROVED BY: TJB	

PRELIMINARY

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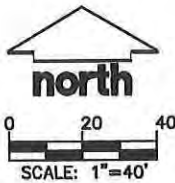
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LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- 1" IRON PIPE FOUND
- WELL
- PLAT BOUNDARY
- CHORD LINE
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- PLATTED LOT LINE
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3. SEE SHEET 4 FOR LINE TABLE.



SURVEYED BY: JSD MADISON REGIONAL OFFICE 181 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.8060	SURVEYED FOR: PHILIP L. PETERSON 1275 LATHERS RD OREGON, WI	PROJECT NO: <u>21-10384</u> FIELDBOOK/PG: <u> </u> SHEET NO: <u>3 OF 6</u>	SURVEYED BY: <u>ZHG</u> DRAWN BY: <u>BCK</u> CHECKED BY: <u>JK</u> APPROVED BY: <u>TJB</u>
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LINE TABLE

LINE	BEARING	DISTANCE
L-1	S87°58'07"E	84.74'
L-2	S89°31'10"E	181.11'
L-3	N89°31'10"W	203.10'
L-4	N0°28'23"E	185.56'
L-5	S89°30'54"E	195.15'
L-6	S89°31'10"E	10.18'
L-7	S89°31'10"E	170.93'
L-8	N89°31'10"W	194.85'
L-9	N89°31'10"W	8.25'
L-10	N0°28'23"E	185.56'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C-1	74.76'	183.00'	23°24'23"	74.24'	S12°10'32"W
C-2	279.99'	70.00'	229°10'17"	127.31'	S30°34'56"E
C-3	158.60'	70.00'	129°49'08"	126.79'	S19°05'39"W
C-4	52.25'	70.00'	42°45'58"	51.04'	S87°11'55"E
C-5	69.13'	70.00'	56°35'10"	66.36'	N63°07'31"E
C-6	75.41'	125.25'	34°29'46"	74.28'	N17°43'14"E
C-7	76.21'	117.00'	37°19'13"	74.87'	N19°07'57"E



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SURVEYED BY:
JSD
MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5090

SURVEYED FOR:
PHILIP L. PETERSON
1275 LATHERS RD
OREGON, WI

PROJECT NO: 21-10384
FIELDBOOK/PG: -
SHEET NO: 4 OF 6

SURVEYED BY: ZHG
DRAWN BY: BCK
CHECKED BY: JK
APPROVED BY: TJB

VOL. _____ **PAGE** _____
DOC. NO. _____
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LEGAL DESCRIPTION

ALL OF LOT 1 , CERTIFIED SURVEY MAP NO. 7722, RECORDED IN VOLUME 40, PAGES 229-230 OF CERTIFIED SURVEY MAPS AS DOCUMENT NO. 2657523, ALSO PART OF LOT 1 CERTIFIED SURVEY MAP NO. 3603, RECORDED IN VOLUME 14, PAGES 240-241 OF CERTIFIED SURVEY MAPS AS DOCUMENT NO. 1691746, AND PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3350, RECORDED IN VOLUME 13, PAGES 129-132 OF CERTIFIED SURVEY MAPS AS DOCUMENT NO. 1646772, DANE COUNTY, LOCATED IN THE SOUTHWEST (SW1/4) AND SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 10, ALL IN TOWN 05 NORTH, RANGE 09 EAST, TOWN OF OREGON, COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 10, AFORESAID; THENCE SOUTH 89°36'38" WEST, ALONG THE EAST-WEST LINE OF SAID SECTION A DISTANCE OF 1244.66 FEET; TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LINE SOUTH 89°36'38" WEST, 770.83 FEET; THENCE NORTH 00°28'23" EAST ALONG THE WEST LINE OF CSM 7722, 830.25 FEET; THENCE NORTH 89°36'34" EAST ALONG A NORTH LINE OF SAID CSM, TO THE NORTHEAST CORNER THEREOF TO A POINT OF NON-TANGENT CURVE, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY OF LATHERS ROAD, 525.09 FEET; THENCE SOUTH 87°58'07" EAST TO THE NORTHWEST CORNER OF LOT 1 CSM 3350, 64.74 FEET; THENCE SOUTH 89°31'10" EAST ALONG A NORTH LINE OF SAID CSM, 181.11 FEET; THENCE SOUTH 00°28'50" WEST, 265.50 FEET; THENCE NORTH 89°31'10" WEST ALONG THE SOUTH LINE OF LOT 1 CSM 3603 TO THE EASTERLY RIGHT OF WAY OF LATHER RD 203.10 FEET; THENCE ALONG SAID RIGHT OF WAY AND THE WESTERLY LINE OF SAID CSM TO A POINT OF NON-TANGENT CURVE, NORTH 00°28'23" EAST, 185.56 FEET; THENCE ALONG SAID RIGHT OF WAY 75.41 FEET ALONG THE ARC OF A 125.25 FOOT RADIUS CURVE TO THE RIGHT SUBTENDED BY A LONG CHORD BEARING NORTH 17°43'14" WEST, 74.28; THENCE NORTH 87°58'07" WEST TO THE NORTHEAST CORNER OF LOT 1 CSM 7722 AND THE WESTERLY RIGHT OF WAY OF LATHERS RD, 64.74 FEET; THENCE ALONG SAID RIGHT OF WAY 74.76 FEET ALONG THE ARC OF A 183.00 FOOT RADIUS CURVE TO THE LEFT SUBTENDED BY A LONG CHORD BEARING SOUTH 12°10'32" WEST, 74.24; THENCE ALONG SAID RIGHT OF WAY AND THE EASTERLY LINE OF CSM 7722 TO A POINT OF NON-TANGENT CURVE, SOUTH 00°28'23" WEST, 302.03 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY 279.99 FEET ALONG THE ARC OF A 70.00 FOOT RADIUS CURVE TO THE RIGHT SUBTENDED BY A LONG CHORD BEARING SOUTH 30°34'56" EAST AND THE SOUTH WEST CORNER OF LOT 2 CSM 3603, 127.31 FEET; THENCE SOUTH 89°30'54" EAST ALONG THE SOUTH LINE OF SAID CSM, 195.15 FEET; THENCE SOUTH 00°28'50" WEST, 342.73 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 555,034 SQUARE FEET OR 12.742 ACRES.

SURVEYOR'S CERTIFICATE

I, JOHN KREBS, PROFESSIONAL LAND SURVEYOR S-1878, DO HEREBY CERTIFY THAT BY DIRECTION OF PHILLIP L. PETERSON, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE TOWN OF OREGON, DANE COUNTY, WISCONSIN.

JOHN KREBS, S-1878 _____ DATE _____
PROFESSIONAL LAND SURVEYOR

CORPORATE OWNER'S CERTIFICATE

OREGON FARMS LTD PARTNERSHIP, A LIMITED LIABILITY CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE TOWN OF OREGON FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID [_____] HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____ DAY OF _____ 2022.

[_____] _____
BY: _____, MANAGING MEMBER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2022,
THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED [_____] TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, [_____] COUNTY, WISCONSIN MY COMMISSION EXPIRES _____



File: I:\2021\2710384\DWG\Survey Sheets\2710384 P-CSM.dwg Layout: CSM 5 of 6 User: Charifallichaoui Plotted: Jul 21, 2022 - 2:40pm

 SURVEYED BY: JSD MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.9586	SURVEYED FOR: PHILIP L. PETERSON 1275 LATHERS RD. OREGON, WI	PROJECT NO: <u>21-10384</u> FIELDBOOK/Pg: <u>-</u> SHEET NO: <u>5 OF 6</u>	SURVEYED BY: <u>ZHG</u> DRAWN BY: <u>BCK</u> CHECKED BY: <u>JK</u> APPROVED BY: <u>TJB</u>	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
	NOTARY PUBLIC, [_____] COUNTY, WISCONSIN MY COMMISSION EXPIRES _____			

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

OWNER'S CERTIFICATE

CAROL L. PETERSON, AS OWNER, HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. CAROL L. PETERSON ALSO CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE TOWN OF OREGON FOR APPROVAL.

_____ DAY OF _____, 2022.

[_____]

BY: _____
CAROL L. PETERSON - OWNER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2022,
THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED [_____]]
TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND
ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, [_____] COUNTY, WISCONSIN MY COMMISSION EXPIRES _____

DANE COUNTY ZONING AND LAND REGULATION APPROVAL

APPROVED FOR RECORDING PER DANE COUNTY ZONING AND LAND REGULATION COMMITTEE OF _____
_____, 2022.

[_____] DATE _____
SECRETARY,
CITY OF [_____] PLAN COMMISSION

TOWN OF OREGON COUNCIL APPROVAL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP, WHICH HAS BEEN DULY FILED FOR THE APPROVAL OF THE TOWN OF OREGON COMMON COUNCIL, BE AND THE SAME IS HEREBY APPROVED AND THE DEDICATIONS, IF ANY DESIGNATED HEREON, ARE HEREBY ACKNOWLEDGED AND ACCEPTED BY THE TOWN OF OREGON.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE TOWN OF OREGON ON THIS _____ DAY OF _____, 2022.

[_____] CLERK
TOWN OF OREGON



OFFICE OF THE REGISTER OF DEEDS

_____ COUNTY, WISCONSIN

RECEIVED FOR RECORD _____

20__ AT _____ O'CLOCK __M

AS DOCUMENT # _____

IN VOL. _____ OF CERTIFIED

SURVEY MAPS ON PAGE(S) _____

REGISTER OF DEEDS

File: L:\2021\2110284\JWC\Survey_Sheets\2110284_P--CSM.dwg Layout: CSM 6 of 6 User: Charlielline\JZO Plotted: Jul 21, 2022 - 2:40pm

SURVEYED BY:
JSD
MADISON REGIONAL OFFICE
181 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5080

SURVEYED FOR:
PHILLIP L. PETERSON
1275 LATHERS RD
OREGON, WI

PROJECT NO: 21-10384
FB/Pg: -
SHEET NO: 6 of 6

SURVEYED BY: ZHG
DRAWN BY: BCK
CHECKED BY: JK
APPROVED BY: TJB

Town of Oregon
Plan Commission Agenda
Tuesday, August 16th, 2022 6:30pm
Oregon Town Hall, 1138 Union Road, Oregon, WI 53575

The Plan Commission will meet at 1138 Union Rd, Oregon, WI. The meeting will also be accessible remotely.

Join Zoom Meeting <https://us02web.zoom.us/j/82618094340?pwd=RFFQNHFZYlpOQ0tBWmFyRU9weE1mZz09>
To Call in: 1-312-626-6799
Meeting ID: 826 1809 4340
Passcode: 1138

1. Open Public Hearing.
2. Land Rezone/Certified Survey Map Request. Petition #DCPREZ-2022-11877. Parcel #0509-363-9160-0; 75 Union Rd Brooklyn, WI 53521. This request is to Rezone 1.47 acres from FP-35 (General Farmland Preservation) to RR-2 (Rural Residential) adding land to adjacent residential lot. Applicant/owner is William Thorson 75 Union Rd. Brooklyn, WI 53521.
3. Land Rezone/Certified Survey Map Request. Petition #DCPREZ-2022-11883. Parcel #0509-343-9115-0; Alpine Rd west of Glenway Rd., Oregon, WI 53575. This request will create 4 residential lots. Owner is Keller Rev. Tr., Dora 5152 Netherwood Rd., Oregon, WI 53575. Applicant is Eric Grover, 742 Foxfield Rd., Oregon, WI 53575.
4. Close Public Hearing.
5. Call Plan Commission meeting to order.
6. Roll Call.
7. Land Rezone/Certified Survey Map Request. Petition #DCPREZ-2022-11877. Parcel #0509-363-9160-0; 75 Union Rd Brooklyn, WI 53521. This request is to Rezone 1.47 acres from FP-35 (General Farmland Preservation) to RR-2 (Rural Residential) adding land to adjacent residential lot. Applicant/owner is William Thorson 75 Union Rd. Brooklyn, WI 53521.
8. Land Rezone/Certified Survey Map Request. Petition #DCPREZ-2022-11883. Parcel #0509-343-9115-0; Alpine Rd west of Glenway Rd., Oregon, WI 53575. This request will create 4 residential lots. Owner is Keller Rev. Tr., Dora 5152 Netherwood Rd., Oregon, WI 53575. Applicant is Eric Grover, 742 Foxfield Rd., Oregon, WI 53575.
9. Approval of July 19th, 2022 minutes.
10. Public Comment.
 - a. Oregon Farm Limited Partnership (Phil Peterson)- 1275 Lathers Rd., Oregon, WI 53575.
11. Review and Possible Action re: Update of Township Land Use Plan. Land Use Chapter Review.
12. Communications.
13. Town Board Items: (Arlan Kay)
14. Adjournment.

Posted 08/11/22

Note: Agendas are subject to amendment after publication. Check the official posting locations (Town Hall, Town of Oregon Recycling Center and Oregon Village Hall) including the Town website at www.town.oregon.wi.us. It is possible that members of and possibly a quorum of members of other governmental bodies of the town may be in attendance at any of the meetings to gather information; however, no action will be taken by any governmental body at said meeting other than the governmental body specifically referred to in the meeting notice. Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made to the Clerk's office at 835-3200 with 48 hours notice.



VILLAGE OF OREGON

INCORPORATED 1883 *Wisconsin*

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ELISE CRUZ, AICP

MEMORANDUM

To: Phil and Carol Peterson, 1275 Lathers Rd.

From: Elise Cruz, Village of Oregon Director of Community Development

Date: September 1, 2022

Re: Preliminary Extra-Territorial Jurisdiction (ETJ) Review of Proposed Certified Survey Map (CSM) of lots on Lathers Rd.

Dear Phil and Carol,

Thank you for taking time to meet with myself, Village Administrator Martin Shanks, and Public Works Director Jeff Rau this morning to share with us your proposed split of lots on Lathers Rd. These lots fall both within the Village's ETJ review boundaries and within our Planned Neighborhood growth areas on our Future Land Use Map in the Comprehensive Plan.

Based on the preliminary CSM that you shared with us, the Village staff does not oppose to your plans. Your proposed split of lots into Lots 1-4 is not expected to impact future neighborhood development of your parcel(s) to the east.

I will still need to process the ETJ review through our Planning Commission at their October 6, 2022 meeting and the Village Board at their October 17, 2022 meeting, but I am fairly confident they will go along with the staff's recommendation. I will keep you updated on the status of these reviews at these October meetings.

Please let me know if I can assist with anything else and feel free to have any representative from the Town of Oregon or Dane County contact me with further questions.

Sincerely,

Elise Cruz, AICP

Director of Community Development

Village of Oregon, Wisconsin



DANE COUNTY PLANNING DEVELOPMENT

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

Planning
(608)266-4251, Rm. 116

Records & Support
(608)266-4251, Rm. 116

Zoning
(608)266-4266, Rm. 116

REVISED
August 30, 2022

Philip L. Peterson
1275 Lathers Road
Primrose, WI 53575

Dear Mr. Peterson:

Attached is a revised Density Study Report and associated information you requested for the Oregon Farm Limited Trust property in Section 10 of the Town of Oregon. The report has been revised to reflect the separation of Parcel ID Number 0509-102-8580-2 (currently owned by John and Sheila Purcell) prior to the town plan baseline date of January 5, 1995. We have also attached a copy of the deed (ROD # 2482209) that created this particular parcel in 1993.

Based on this new information, under the policies of the Town of Oregon / Dane County Comprehensive Plan, this property has the potential for up to 8 additional homesites.

I hope this information is helpful. If you have any other questions or comments, please don't hesitate to contact me at standing@countyofdane.com.

Sincerely,

Brian Standing, Senior Planner

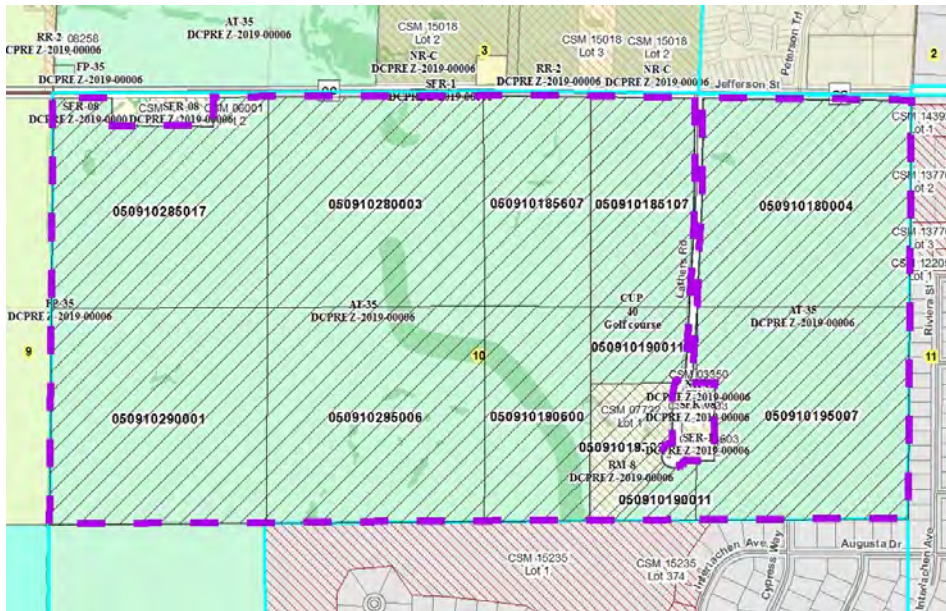
Enclosures. cc: Jennifer Hanson, Town of Oregon Clerk

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: Oregon Farm Ltd

Town	Oregon	A-1EX Adoption	1/5/1995	Orig Farm Owner	Philip & Carol Peterson
Section:	10	Density Number	35	Original Farm Acres	313.31
Density Study Date	8/30/2022	Original Splits	8.95	Available Density Unit(s)	8



Reasons/Notes:

Homesites created to date: 1 per CSM 7722, Lot 1.

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
050910295006	41.36	OREGON FARM LTD PARTNERSHIP	
050910290001	41.26	OREGON FARM LTD PARTNERSHIP	
050910285017	37.48	OREGON FARM LTD PARTNERSHIP	
050910280003	40.11	OREGON FARM LTD PARTNERSHIP	
050910195007	38.63	OREGON FARM LTD PARTNERSHIP	
050910190600	20.03	OREGON FARM LTD PARTNERSHIP	
050910190011	9.46	OREGON FARM LTD PARTNERSHIP	
050910185607	19.75	OREGON FARM LTD PARTNERSHIP	
050910185107	18.82	OREGON FARM LTD PARTNERSHIP	
050910180004	38.27	OREGON FARM LTD PARTNERSHIP	

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.

050910193009

8.18

PETERSON TR, CAROL L

07722
