

Dane County Rezone & Conditional Use Permit


Application Date	Petition Number
10/19/2017	DCPREZ-2017-11228
Public Hearing Date	C.U.P. Number
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 REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/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					

REASON FOR REZONE	CUP DESCRIPTION
REZONE AND CUP FOR SANITARY FIXTURES IN AGRICULTURAL ACCESSORY BUILDING	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
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 Applicant Initials <i>RS</i>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>RS</i>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>RS</i>	INSPECTOR'S INITIALS SLJ3	SIGNATURE:(Owner or Agent) 
--	---	---	----------------------------------	---

PRINT NAME: ROBERT A. SWITZKY
DATE: 10.19.17

Dane County Conditional Use Permit Application

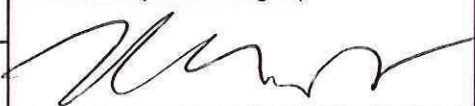
Application Date	C.U.P Number
10/19/2017	DCPCUP-2017-02402
Public Hearing Date	
12/11/2017	

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 1608 W South St.		ADDRESS (Number, Street)	
(City, State, Zip) VERONA, WI 53593 Stoughton WI 53589		(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

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

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



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

Conditional Use Application

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

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

Items required to be submitted with application:

- o Written Legal Description of Conditional Use Permit boundaries
- o 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.
- o Scaled map showing neighboring area land uses and zoning districts
- o Written operations plan describing the items listed below (additional items needed for mineral extraction sites)
- o Written statement on how the proposal meets the 6 standards of a Conditional Use

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

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

Parcel Detail		Less —
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) This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
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	

Assessment Summary		More +
Assessment Year	2017	
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.

Zoning

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
Taxes:		\$42.88
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$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](#)

PLEASE TURN OFF YOUR POP UP BLOCKER TO VIEW DOCLINK DOCUMENTS. If you're unsure how to do this, please contact your IT support staff for assistance. You will be unable to view any documents purchased if your pop up blocker is on.



Access Dane is a product of
Dane County Land Information Council

© Copyright 2001

210 Martin Luther King Jr. Blvd

City-County Bldg. Room 116

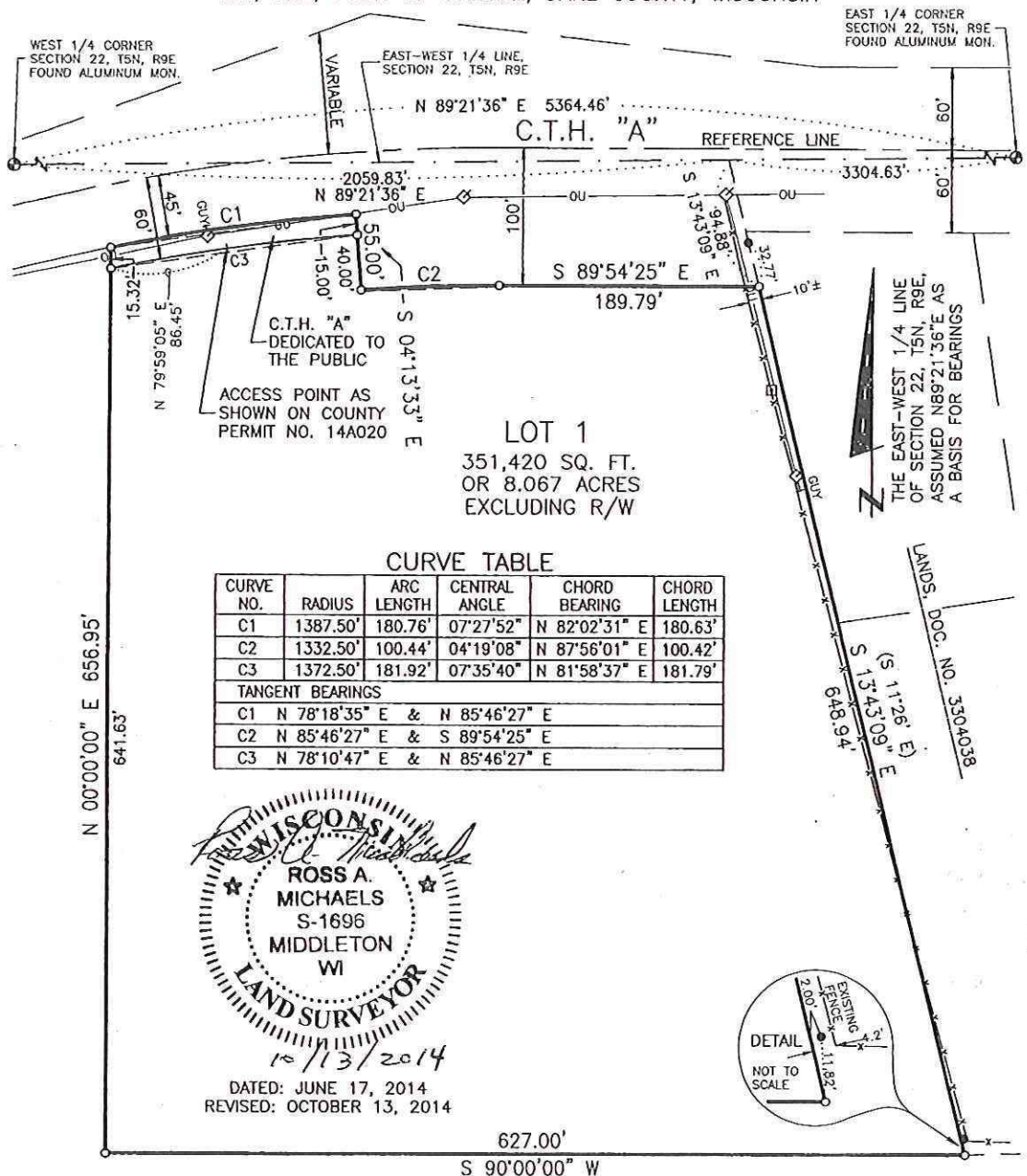
Madison, WI 53703



[Home](#) | [Disclaimer](#) | [Privacy](#) | [Resources](#) | [Contact Us](#)

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



CURVE TABLE

CURVE NO.	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	1387.50'	180.76'	07°27'52"	N 82°02'31" E	180.63'
C2	1332.50'	100.44'	04°19'08"	N 87°56'01" E	100.42'
C3	1372.50'	181.92'	07°35'40"	N 81°58'37" E	181.79'
TANGENT BEARINGS					
C1	N 78°18'35" E & N 85°46'27" E				
C2	N 85°46'27" E & S 89°54'25" E				
C3	N 78°10'47" E & N 85°46'27" E				



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

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- FENCE
- OU— OVERHEAD UTILITY
- ◇ UTILITY POLE
- UTILITY PEDESTAL

0 100' 200'

SCALE: 1"=100'

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

OFFICE MAP NO. 980-S
SHEET 1 OF 3

DOCUMENT NO. 5106777 CERTIFIED SURVEY MAP NO. 13841 VOL. 92 PAGE 1

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 13th 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



OFFICE MAP NO. 980-S
SHEET 2 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

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.

Robert A. Switzky, owner

Kathryn S. Switzky, owner

State of Wisconsin)

Dane County)ss.

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

Gayne M. Scott
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
Denise J. Arnold, Town Clerk

October 24, 2014
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.

Daniel Everson
DANIEL EVERSON, Authorized Representative
#9452

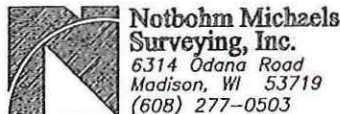


DATED: JUNE 17, 2014
REVISED: OCTOBER 13, 2014

REGISTER OF DEEDS CERTIFICATE

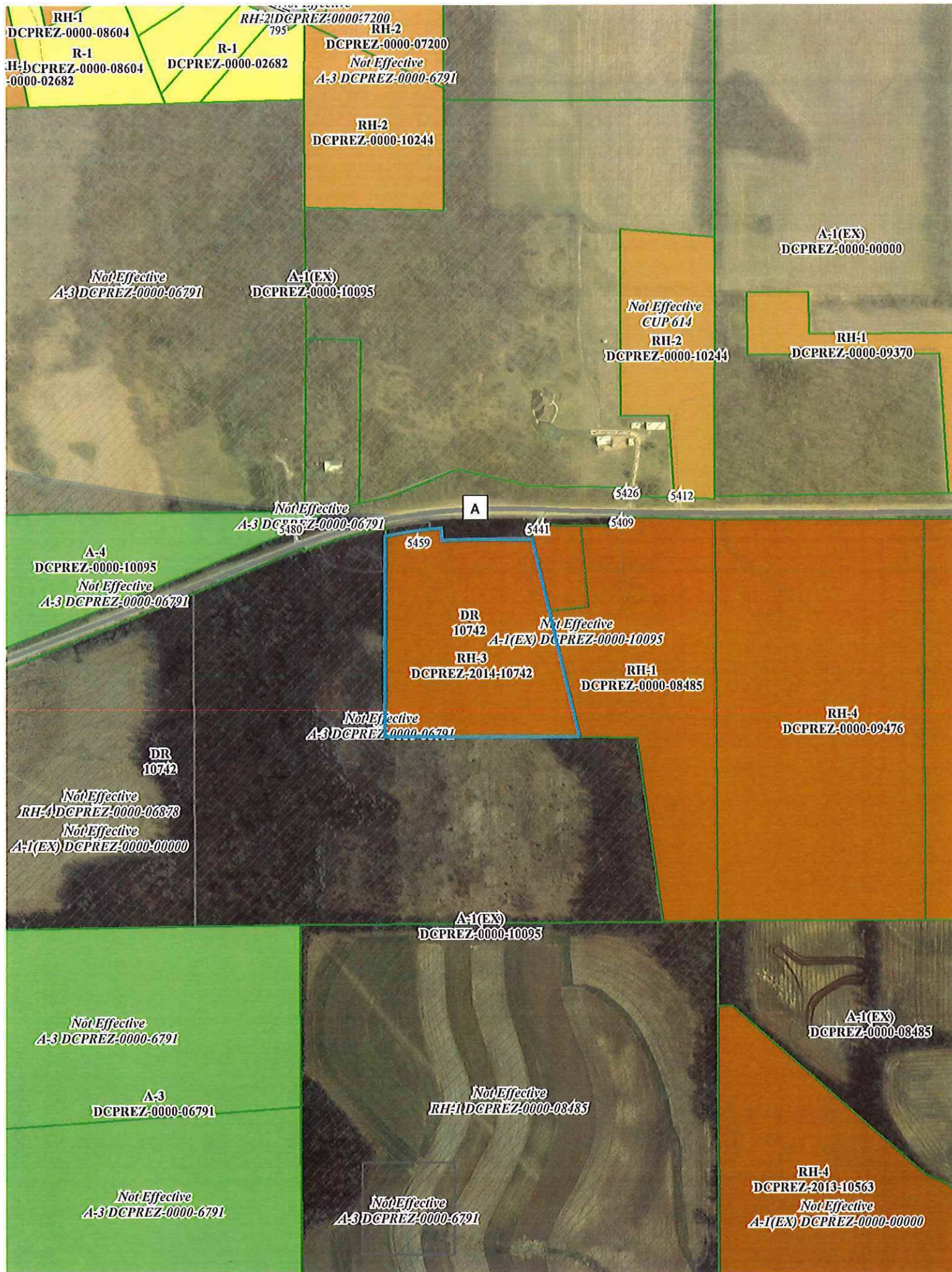
Received for recording this 27th day of October,
2014 at 10:15 o'clock A.M., and recorded in Volume
92 of Certified Survey Maps of Dane County, Wisconsin
on Pages 1-3

Kristi Chlebowsky, Reg.
Cherylann Meyer, Deputy
Kristi Chlebowsky, Register of Deeds
Received 10/27/14 at 9:48am



OFFICE MAP NO. 980-S
SHEET 3 OF 3

DOCUMENT NO. 5106777 CERTIFIED SURVEY MAP NO. 13841 VOL. 92 PAGE 3



DOTTLE 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

DONALD E CHRISTENSEN
5480 COUNTY HIGHWAY A
BROOKLYN WI 53521

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

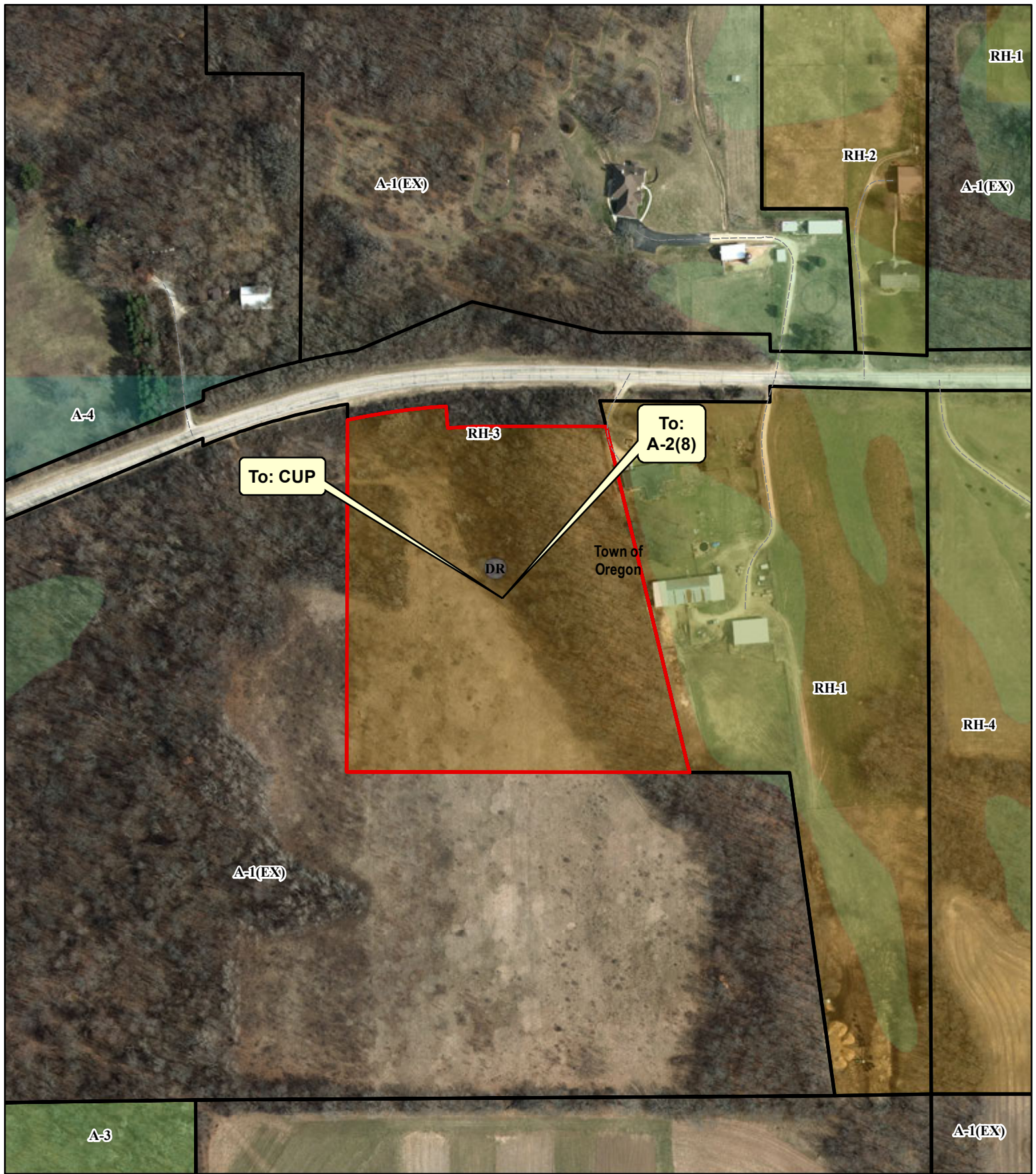
JENNIFER E JESKEY-SABUDA
DARREN P SABUDA
5412 COUNTY HIGHWAY A
BROOKLYN WI 53521

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

Class

Class 1

Class 2

Floodplain

Wetland



0 80 160 320 Feet

Petition 11228 /CUP 2402
ROBERT A SWITZKY