

# TOWN OF OREGON

## APPLICATION FOR LAND USE CHANGE

Submittal Fee: \$100.00 each submittal plus \$20.00 per additional petition.\*

### 1. NAMES — Owner

Name Charlotte and William Cummings

Street 6060 Sun Valley Pkwy

City, State, Zip Oregon, WI 53575

Phone: Days 608-469-3058 Cell 608-807-9694

### Applicant (if other than Owner)

Name Eric Grover

Street 742 Foxfield Rd.

City, State, Zip Oregon, WI 53575

Phone: Days \_\_\_\_\_ Cell 608-444-2900

### 2. PROPERTY LOCATION 6060 Sun Valley Pkwy

Section: 05 Property size: 69 acres Property zoning: A-3 Parcel No(s): 0509-053-8500-8, 0509-053-9000-1

Property Address: 6060 Sun Valley Pkwy Oregon, WI

### 3. REQUEST: Applicant must review town ordinance requirements for submittal. Applicant is also responsible for filing necessary paperwork with the County.

Nonresidential Site Plan Review (Ordinance 10.1.9)

1. Required for any construction, expansion or conversion of structures other than single family residences, agricultural structures or agricultural accessory buildings.
2. Submit 13 sets of site plans.
3. Submit the Site Plan Review Application.
4. Site Plan Review for \_\_\_\_\_

Land Division or Certified Survey Map (CSM) (Ordinance 10.10.4)

1. Required for any land division that creates 2, but not more than 4 lots.
2. Has a Density Study Report by Dane County been completed? YES
3. Submit 12 copies Proposed & Final Certified Survey Map (CSM).
4. Submit the Town of Oregon Land Division Application.
5. Submit a copy of the completed Dane County Land Division Application.
6. If applicable, may require approval from the Village of Oregon.
7. Reason for land division To create two new lots 10 acres and 6 acres. Current home with 10 acres and 43 acres of ag land

Plat or Subdivision (Ordinance 10.10.4)

1. Required for any land division that creates 5 or more lots or a subdivision.
2. Has a Density Study Report by Dane County been completed?
3. Submit 12 copies of Preliminary & Final Plat.
4. Submit the Town of Oregon Land Division Application.
5. Submit a copy of the completed Dane County Land Division Application
6. If applicable, may require approval from the Village of Oregon.
7. Reason for plat or subdivision \_\_\_\_\_

Zoning Amendment

1. Required for any change in zoning district.
2. Zoning change from \_\_\_\_\_ District to \_\_\_\_\_ District for \_\_\_\_\_ acres
3. Submit a copy of the completed Dane County Zoning Change Application.
4. Reason for change \_\_\_\_\_

Conditional Use Permit (CUP)

1. Required for any change in the use of property that requires a conditional use in the zoning district.
2. Submit a written statement of the intended use of the property.
3. Submit a copy of the completed Dane County Application for a Conditional Use Permit (CUP).
4. Conditional Use Permit for \_\_\_\_\_

Variance

1. Required for any request for variance from the County Zoning Code.
2. Submit a copy of the completed Dane County Variance Application
3. The Applicant will receive a letter from the Town acknowledging that they informed the Town of their intent to apply for a Variance. \*Required by Dane County.
4. Variance for \_\_\_\_\_

### 4. SIGNATURE

Wm. C. Cummings 5/2/18  
Owner (signature is mandatory) Date

Eric Grover  
Applicant (if other than Owner) Date 5/2/18

\* Pre-Application Consultation with Plan Commission is recommended before submitting any application or payment of fees. There is no charge for consultation.

# Land Division/CSM Application

## 1) Preliminary Parcel Division Inquiry

Has the Applicant attended a pre-consultation with the Plan Commission?

Is this a Plat or Certified Survey Map (CSM) Land Division?

Has a Dane County Density Study been completed?

## 2) Land Division Record

Total Acres Owned:

69

Total # of Splits Allowed?

3

Size of Parcels Created:

Parcel 1) 10 acres Parcel 2) 10 acres Parcel 3) 6 acres Parcel 4) 43 acres

\*Only 4 lots can be created using Certified Survey Map. Additional lots will require a plat.

## 3) Submittal Requirements

**Requirements for Plat or Subdivision:** See Ordinance 10.10.4-2(a)(2).

- A) Preliminary Layout of Public Improvements.
- B) Preliminary Street and Drainageway Plans and Profiles.
- C) Soil Testing.
- D) Use Statement.
- E) Zoning Changes.
- F) Area-Wide Information.
- G) Erosion Control and Stormwater Management Plan.
- H) Development Report.
- I) Affidavit.

**Requirements for Land Division or Certified Survey Map (CSM):** See Ordinance 10.10.4.

- A) Property Boundaries
- B) Woodlands & Landscape (existing & planned)
- C) Utility & Other Easement Locations (existing & planned)
- D) Slopes over 12% highlighted
- E) Topography: flat, rolling, steep
- F) Existing Structures
- G) Driveways (existing & planned)
- H) Wetlands, streams, rivers, ponds, drainage
- I) Livestock Confinement Areas
- J) Soil Type
- K) Use Statement

4) Agreement for Services

AGREEMENT OF SERVICES  
REIMBURSABLE BY PETITIONER/APPLICANT

The Town may retain the services of professional consultants (including planner, engineers, architect, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the Town's review of proposal coming before the Plan Commission and Town Board. The submittal of a development proposal application or petition by a Petitioner shall be construed as an agreement to pay for such professional services applicable to the proposal. The Town may apply the charges for these services to the Petitioner. The Town may delay acceptance of the application of petition as complete, or may delay final approval of the proposal, until such fees are paid by the Petitioner. Review fees which are applied to a Petitioner, but which are not paid, may be assigned by the Town as a special assessment to the subject property. The Petitioner shall be required to provide the Town with an executed copy of the following form as a prerequisite to the processing of the development application:

AGREEMENT AS TO COSTS WITH THE TOWN OF OREGON

CHARLOTTE AND WILLIAM CUMMINGS, the applicant/petitioner for 3 Lot CSM  
(Nature of application/petition)  
dated May 2, 2018 agrees, in addition to those normal costs payable by an applicant /petitioner (e.g. filing or permit fees, publication expenses, recording fees, etc.), that in the event the action applied or petitioned for requires the Town of Oregon, in the judgement of its staff, to obtain additional professional services(e.g. engineering , surveying, planning, legal) than normal would be routinely available "in house" to enable the Town to properly address, take appropriate action on, or determine the same, applicant/petitioner shall reimburse the Town for the costs thereof.

Date this 2nd day of May, 2018.  
Charlotte Cummings  
Wm. C. Cummings  
Signature & Title of Applicant/Petitioner

5) Submittal Form Letter

Please submit a letter explaining the reason for the land division application.

6) **Compliance:** The Applicant must comply with all the General Provision outlined in Ordinance 10.10.1-2. No building permits will be issued until the applicant has complied with all requirements.

**Nonresidential Site Plan Review  
Site Plan Application**

Applicant must submit the following:

- i. Site plans shall be prepared in recognized architectural scale. Scale of plan, site size, building area and lot coverage, and north arrow shall be shown.
- ii. Document title, date prepared, applicable Owner's and Developer's names and addresses noted. Where applicable, names and addresses of all professionals involved in any preparation of the design plans shall be provided.
- iii. Existing and proposed topography shown at a contour interval of not less than two feet indicating proposed grade on a preliminary grading plan and the location of proposed improvements.
- iv. Building and yard setbacks lines indicated.
- v. Located all outdoor lighting proposed to illuminate the site. Provide lighting type and product information.
- vi. Indicate and locate all electrical and other easements on the subject property.
- vii. Locate existing and general location of proposed municipal services and proposed connection locations, if applicable.
- viii. Locate any proposed stormwater management facilities, including retention/detention areas.
- ix. Identify existing and proposed road names.
- x. Locate existing and proposed public road rights-of-way.
- xi. Show all drives, curb cuts, and ingress/egress locations.
- xii. Identify and show the locations of all driveways on adjoining property within 200 feet of the subject project.
- xiii. Identify parking area and show number of spaces
- xiv. Show location and type of proposed and existing landscaping plantings and buffer areas for adjoining properties.
- xv. Show pedestrian sidewalks and walkway locations.
- xvi. Sketch outline of any development phasing plan.
- xvii. Provide a written project summary including operational information, construction schedule and estimate of project value (including all site improvement costs).
- xviii. Provide building elevations, drawn to scale, showing building materials to be used.
- xix. List external building materials and note building front design standards identified in this ordinance.
- xx. Where applicable, 100-year recurrence interval floodplain and floodway shall be indicated. See Water Resources Map in Land Use Plan.
- xxi. Where applicable, wetlands as delineated in the WDNT Wetland Inventory and a 75 foot setback line from such wetlands shall be shown.





43+ ACRES  
Parcel 4

10 ACRES  
Parcel 1

10 ACRES  
w/HOME  
Parcel 2

6 ACRES  
Parcel 3

GIVE TO THE TOWN

# Dane County Rezone & Conditional Use Permit

|                            |                        |
|----------------------------|------------------------|
| <b>Application Date</b>    | <b>Petition Number</b> |
| 04/18/2018                 | DCPREZ-2018-11298      |
| <b>Public Hearing Date</b> | <b>C.U.P. Number</b>   |
| 06/26/2018                 |                        |

| OWNER INFORMATION | AGENT INFORMATION |
|-------------------|-------------------|
|-------------------|-------------------|

|   |  |  |  |
|---|--|--|--|
| OWNER NAME<br>WILLIAM C CUMMINGS                | PHONE (with Area Code)<br>(608) 807-9464 | AGENT NAME<br>ERIC GROVER                    | PHONE (with Area Code)<br>(608) 444-2900 |
| BILLING ADDRESS (Number & Street)<br>PO BOX 121 |  | ADDRESS (Number & Street)<br>742 FOXFIELD RD |  |
| (City, State, Zip)<br>OREGON, WI 53575          |  | (City, State, Zip)<br>OREGON, WI 53575       |  |
| E-MAIL ADDRESS<br>willcc@gmail.com              |  | E-MAIL ADDRESS<br>grovere@firstweber.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 |
|-----------------------------------|-----------------------------------|-----------------------------------|
| 6060 Sun Valley Pkwy              | 6060 Sun Valley Pkwy              |                                   |
| TOWNSHIP<br>OREGON                | SECTION<br>5                      | TOWNSHIP<br>OREGON                |
|                                   | SECTION<br>5                      | TOWNSHIP<br>SECTION               |
| <b>PARCEL NUMBERS INVOLVED</b>    | <b>PARCEL NUMBERS INVOLVED</b>    | <b>PARCEL NUMBERS INVOLVED</b>    |
| 0509-053-9000-1                   | 0509-053-8500-8                   |                                   |

| REASON FOR REZONE | CUP DESCRIPTION |
|-------------------|-----------------|
|-------------------|-----------------|

|                                 |  |
|---------------------------------|--|
| CREATING THREE RESIDENTIAL LOTS |  |
|---------------------------------|--|

| FROM DISTRICT:           | TO DISTRICT:              | ACRES | DANE COUNTY CODE OF ORDINANCE SECTION | ACRES |
|--------------------------|---------------------------|-------|---------------------------------------|-------|
| A-3 Agriculture District | RH-2 Rural Homes District | 6.0   |                                       |       |
| A-3 Agriculture District | RH-3 Rural Homes District | 20    |                                       |       |

|   |  |   |                                  |  |
|---|--|---|----------------------------------|--|
| C.S.M REQUIRED?<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No<br>Applicant Initials <i>WCC</i> | PLAT REQUIRED?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Applicant Initials <i>WCC</i> | DEED RESTRICTION REQUIRED?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Applicant Initials _____ | INSPECTOR'S INITIALS<br><br>SSA1 | SIGNATURE:(Owner or Agent)<br><i>Eric O. Grover</i><br>PRINT NAME:<br>ERIC O. GROVER<br>DATE:<br>4/18/18 |
|---|--|---|----------------------------------|--|



DANE COUNTY  
**PLANNING DEVELOPMENT**

**Zoning Change Application**

**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 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>Charlotte Cummings and William Cummings</u> | Agent's Name | <u>Eric Grover</u>                       |
| Address      | <u>6060 Sun Valley Pkwy. Oregon, WI 53575</u>  | Address      | <u>742 Foxfield Rd. Oregon, WI 53575</u> |
| Phone        | <u>(608) 807-9464</u>                          | Phone        | <u>(608) 444-2900</u>                    |
| Email        | <u>willcc@gmail.com</u>                        | Email        | <u>grovere@firstweber.com</u>            |

Town: Oregon Parcel numbers affected: 0509-053-8500-8 and 0509-053-9000-1

Section: 05 Property address or location: 6060 Sun Valley Pkwy. Oregon, WI 53575

Zoning District change: (To / From / # of acres) RH-3 and RH-2 from A-3

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

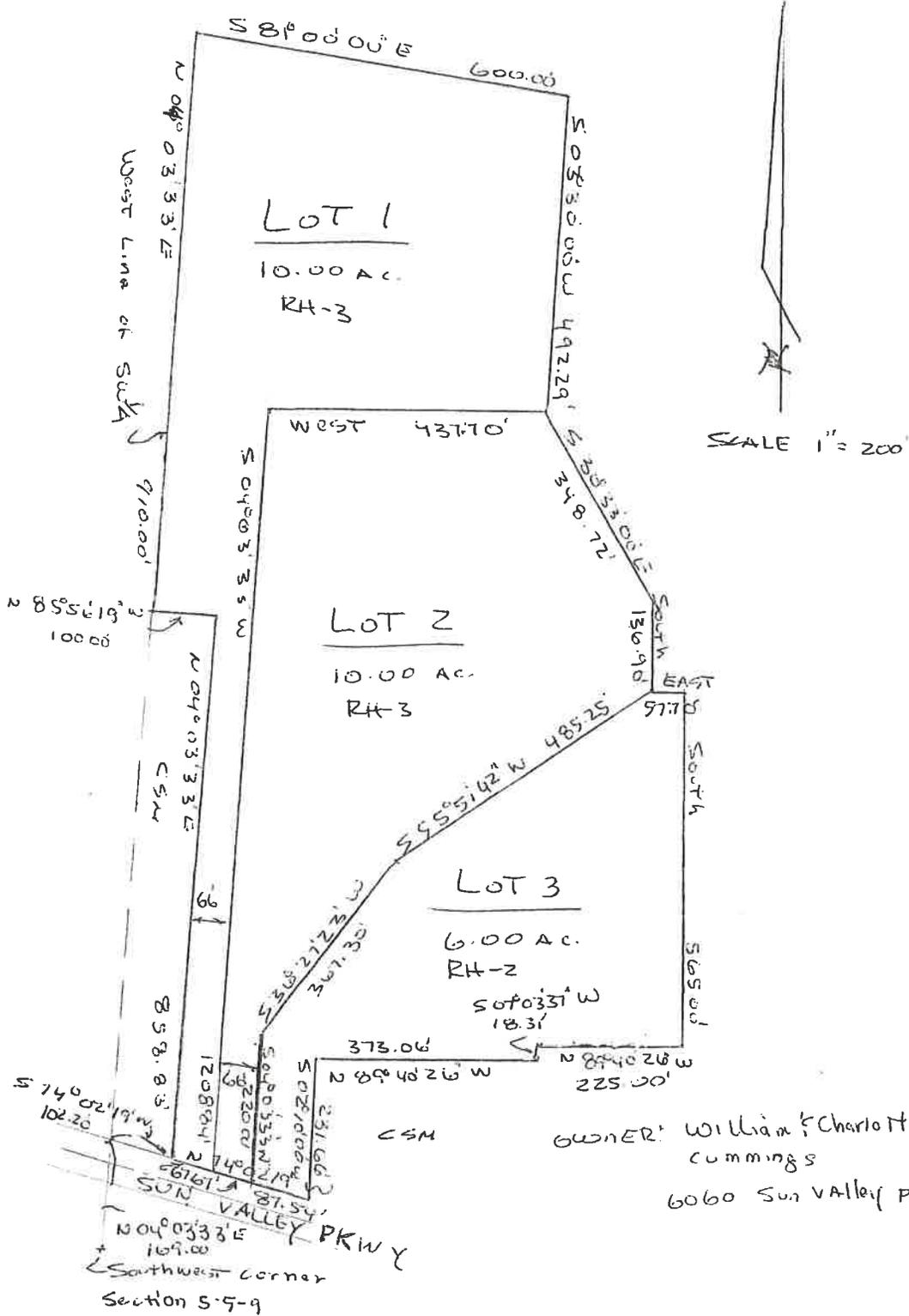
Compliance for existing structures and/or land uses

Other:

Owners would like to create two new home sites. They would like to create a new 10 acres RH-3 Lot, and a 6 acre RH-2 Lot. They would like to also create a 10 RH-3 with their current home at 6060 Sun Valley Pkwy, Oregon, WI and sell the farm land of 43+or- acres to their neighbors this would stay A-3 with no development rights.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.  
Submitted By:  Date: 04/18/2018

LOCATED IN THE WEST 1/2 - SW 1/4 OF  
 SECTION 5, T5N, R9E, TOWN OF OREGON  
 DANE COUNTY, WISCONSIN



**LOCATED IN THE WEST ½-SW ¼ OF SECTION 5, TOWN 5 NORTH, RANGE 9 EAST, TOWN OF OREGON, DANE COUNTY, WISCONSIN.**

**LEGAL DESCRIPTION OF RH-3 LAND**

A parcel of land located in the West ½-SW ¼ of Section 5, Town 5 North, Range 9 East, Town of Oregon, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Southwest corner of said Section 5; thence N 04°03'33" E, 169.00 feet along the West line of the SW ¼ of said Section 5; thence S 74°02'19" E, 102.20 feet along the Northerly r/w line of Sun Valley PKWY to the point of beginning; thence N 04°03'33" E, 858.83 feet; thence N 85°56'19" W, 100.00 feet; thence N 04°03'33" E, 910.00 feet; thence S 81°00'00" E, 600.00 feet; thence S 03°30'00" W, 492.29 feet; thence S 30°33'00" E, 348.72 feet; thence South, 136.90 feet; thence S 55°51'42" W, 485.25 feet; thence S 36°27'23" W, 367.30 feet; thence S 04°03'33" W, 220.00 feet; thence N 74°02'19" W, 135.34 feet along the Northerly r/w line of Sun Valley PKWY to the point of beginning, containing 20.00 acres.

**LEGAL DESCRIPTION OF RH-2 LAND**

A parcel of land located in the SW ¼-SW ¼ of Section 5, Town 5 North, Range 9 East, Town of Oregon, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Southwest corner of said Section 5; thence N 04°03'33" E, 169.00 feet along the West line of the SW ¼ of said Section 5; thence S 74°02'19" E, 237.54 feet along the Northerly r/w line of Sun Valley PKWY to the point of beginning; thence S 74°02'19" E, 87.54 feet along the Northerly r/w line of Sun Valley PKWY; thence N 02°10'00" E, 231.66 feet; thence S 89°40'26" E, 373.00 feet; thence N 07°03'37" E, 18.31 feet; thence S 89°40'26" E, 225.00 feet; thence North, 565.00 feet; thence West, 57.70 feet; thence S 55°51'42" W, 485.25 feet; thence S 36°27'23" W, 367.30 feet; thence S 04°03'33" W, 220.00 feet to the point of beginning, containing 6.00 acres.

**LEGAL DESCRIPTION OF A-3 LAND**

A parcel of land located in the West ½-SW ¼ of Section 5, Town 5 North, Range 9 East, Town of Oregon, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Southwest corner of said Section 5; thence N 04°03'33" E, 169.00 feet along the West line of the SW ¼ of said Section 5; thence S 74°02'19" E, 102.20 feet along the Northerly r/w line of Sun Valley PKWY; thence N 04°03'33" E, 858.83 feet; thence N 85°56'19" W, 100.00 feet; thence N 04°03'33" E, 910.00 feet to the point of beginning; thence S 81°00'00" E, 600.00 feet; thence S 03°30'00" W, 492.29 feet; thence S 30°33'00" E, 348.72 feet; thence South, 136.90 feet; thence East, 57.70 feet; thence South, 565.00 feet; thence S 89°40'26" E, 408.86 feet; thence N 04°25'46" E, 2286.41 feet; thence N 89°56'48" W, 1333.87 feet; thence S 04°03'33" W, 692.77 feet to the point of beginning, containing 43.0 acres.