

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) <i>SDRNeue</i>
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COMMENTS: REZONE TWO ADJACENT PROPERTIES INTO DISTRICTS MORE APPROPRIATE FOR THEIR ACREAGE. WOULD ALLOW FOR TALLER ACCESSORY BUILDINGS.

PRINT NAME: Steve Neuschwander
DATE: July 3, 2019

TOWN OF OREGON

APPLICATION FOR LAND USE CHANGE

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

1. NAMES — Owner

Name Steve Neuschwander

Street 1325 Hobby Horse Rd

City, State, Zip Oregon WI 53575

Phone: Days _____ Cell 608-576-6669

Applicant (if other than Owner)

Name _____

Street _____

City, State, Zip _____

Phone: Days _____ Cell _____

2. PROPERTY LOCATION

Section: _____ Property size: 1.62 Acre Property zoning: SFR-08 Parcel No(s): 042/0509-082-2750-0

Property Address: 1325 Hobby Horse Rd 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?
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 _____

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 SFR08 District to SFR1 District for 1.62 acres
3. Submit a copy of the completed Dane County Zoning Change Application.
4. Reason for change Allow for taller Accessory building

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

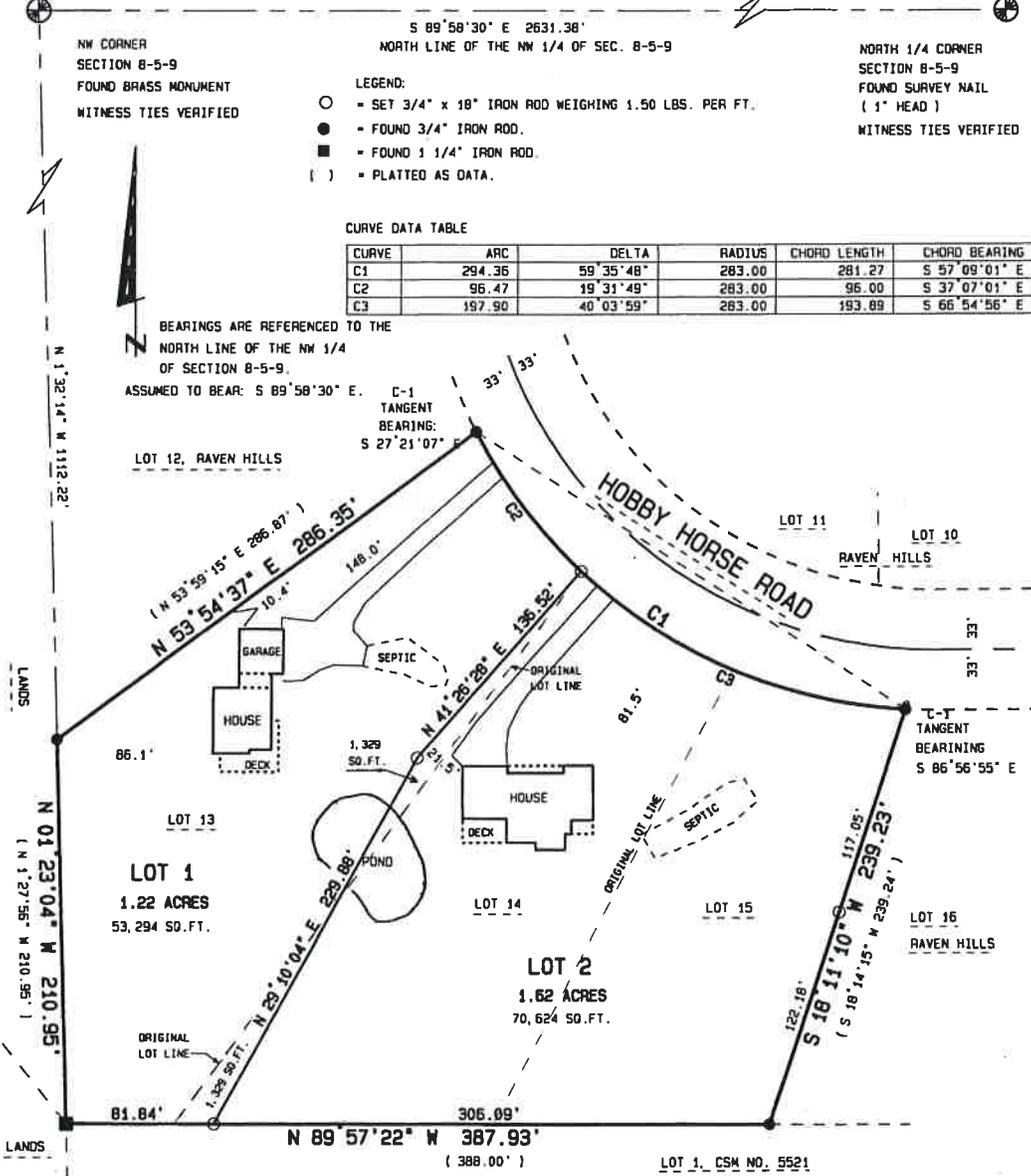
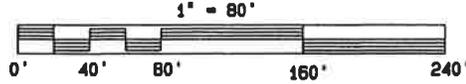
Owner (signature is mandatory) [Signature] Date 6/19/2019

Applicant (if other than Owner) _____ Date _____

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

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.



- LEGEND:**
- = SET 3/4" x 18" IRON ROD WEIGHING 1.50 LBS. PER FT.
 - = FOUND 3/4" IRON ROD.
 - = FOUND 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.

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

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



CERTIFIED SURVEY MAP NO. 15105
DOCUMENT NO. 5480409
VOLUME 107 PAGE 36

Kevin 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) (A)).

Steven D. Neuschwander
Steven D. Neuschwander

Kay K. Neuschwander
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.

John Hansen
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.

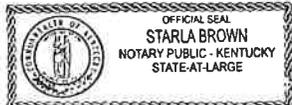
U.S. Bank NATIONAL Association

Jeanette Bean 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.
Starla Brown
Notary Public, Starla Brown, Kentucky
Name State
#569131



CERTIFIED SURVEY MAP

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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

B. Wiedemann

Britton _____ Wiedemann

Erin Wiedemann

Erin _____ Wiedemann

COMMITTEE FOR APPROVAL. (CH. 75.17 (1) (A).

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

x 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

[Signature]
Notary Public, _____ WI
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