



Application ID#:

Process Date:

OFFICE USE ONLY

Dane County Planning & Development

Division of Zoning

Land Division Application

In order for applications to be processed, all information, survey drawings, application signatures and fees required must be submitted at time of application. Please check the appropriate box below for the type of application being submitted:

- ☐ Preliminary Certified Survey Map ☒ Certified Survey Map-\$265/LOT
☐ Subdivision Preliminary Plat*-\$600 ☐ Subdivision Final Plat-\$265/LOT

*As per DCCO Ch. 75 - Prior to filing an application for approval of a preliminary plat, the subdivider shall consult with staff of the committee for advice, assistance and for the purpose of reviewing the procedures and requirements of Chapter 75 and other ordinances, plans or data which may affect the proposed development.

Property Owner Information	Surveyor Information
Name Anchor-T Ranch, LLC	Matthew E. Hoglund, PLS Quam Engineering, LLC
Address 6085 Purcell Road Oregon, WI 53575	4604 Siggelkow Road - Suite A McFarland, WI 53558
Phone Number 608-444-9041	(608) 838-7750
E-Mail Address lindacholmes@gmail.com	mhoglund@quamengineering.com

Property/Location Information (accessdane.co.dane.wi.us)			
Township 5 North, Range 9 East	Section 6	¼ NE ¼ ¼ all	Acreage 21.922
Parcel Number(s) All of 042/0509-061-8500-8 & part of 042/0509-061-8000-3 & 042/0509-061-9501.0			
Current Zoning FP-35 General Farmland Preservation		Proposed Zoning RM-16 Rural Mixed use 16 acre +	
CSM	Lot	Subdivision	Block/Lot

- Is proposed land division associated with a rezone petition?
Yes ☒ No ☐ ETZ ☐ If Yes, Petition # DCPREZ-2019-11515
- Does the property abut or adjoin a County or State Trunk Highway?
Yes ☐ No ☒ If Yes, Highway Name: _____
- Will public sewer serve the land division? Yes ☐ No ☒
- Does the subdivision have significant features like shoreland, wetland and/or floodplain? Yes ☒ No ☐
If Yes, describe features : Shoreland

Print Name: Matthew E. Hoglund - Agent for the Owner Date: 12/27/2019
Signature: _____

DRAFT

DANE COUNTY
CERTIFIED SURVEY MAP #

A part of: the fractional NW 1/4 of the NE 1/4, the fractional NE 1/4 of the NE 1/4, the SW 1/4 of the NE 1/4 and the SE 1/4 of the NE 1/4; all of Section 6, T.5N., R.9E., Town of Oregon, Dane County, Wisconsin.

C.S.M. No. _____

Doc. No. _____

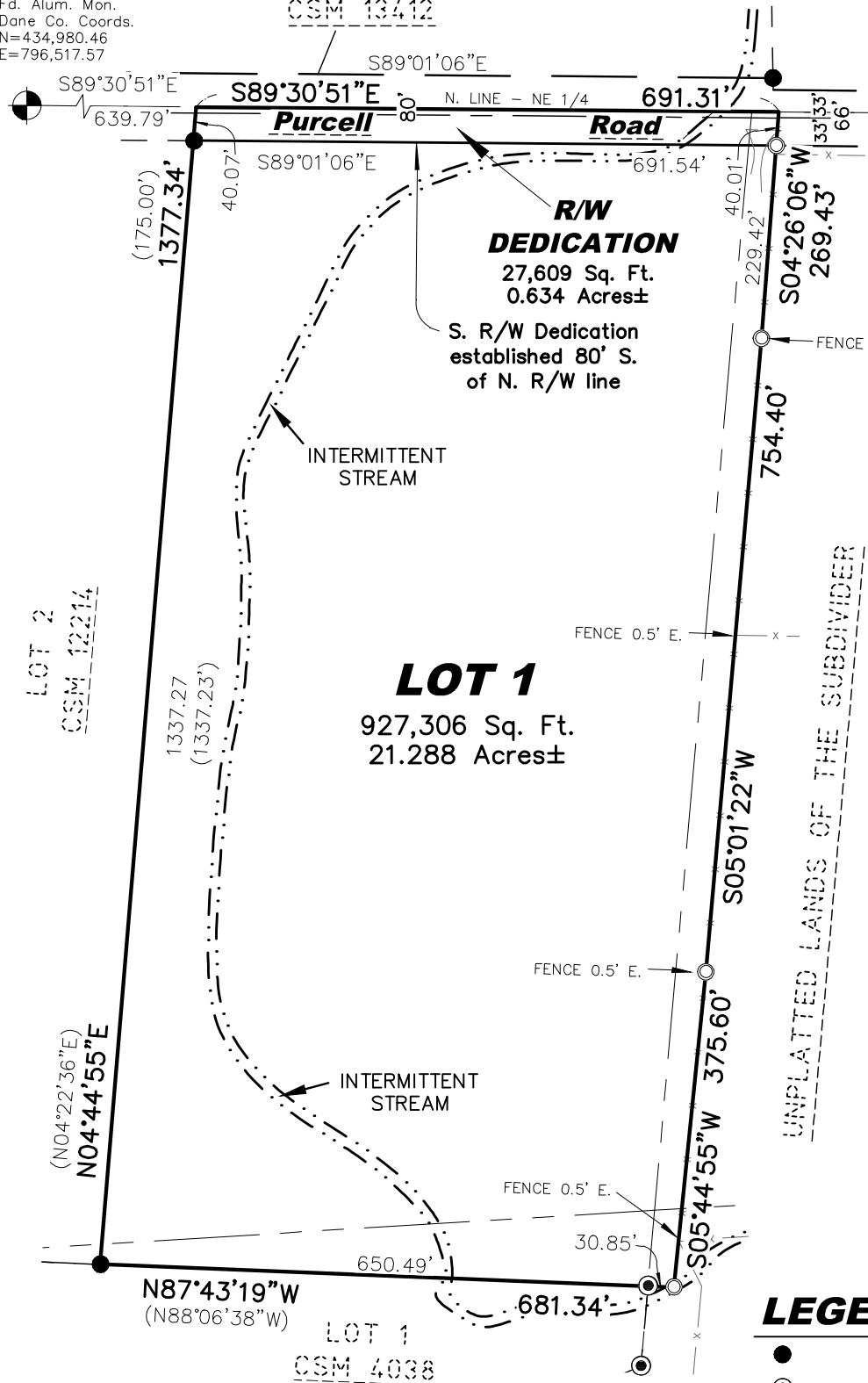
Vol. _____ Page _____

S. 1/4 Cor.
Sec. 31-6-9
Fd. Alum. Mon.
Dane Co. Coords.
N=434,980.46
E=796,517.57

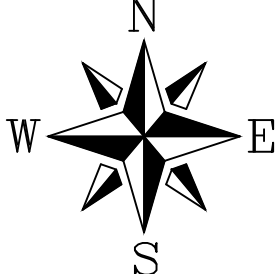
LOT 1

LOT 2

CSM 13412



N.E. Cor.
Sec. 6-5-9
Fd. PK Nail
Dane Co. Coords.
N=434,958.28
E=799,133.58



Bearings are
referenced to the
North line of the NE
1/4 of Section 6,
which bears
S89°30'51\"E on the
Dane County
Coordinate System.

Notes:

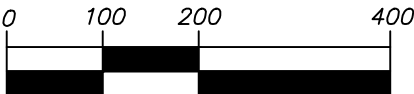
1. As the Found PK nail at the Northeast corner of Section 6 was previously set on the Township line, it was accepted as an angle point in the Township line as shown on Plat of Survey 2016-01676 and per Chapter 7-47 of the 2009 BLM Manual of Surveying Instructions.
2. Refer to Building Site Information contained in the Dane County Soil Survey.

LEGEND

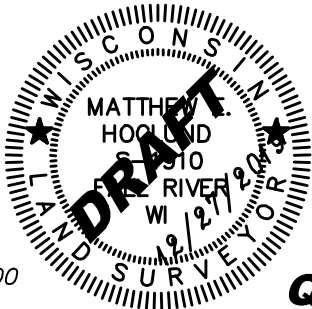
- 3/4" Rebar Found
- ⊙ 1" Iron Pipe Found, unless noted
- ⊙ 3/4" by 24" Iron Rebar Set Weighing 1.5 lbs./ft.
- (46.57') Record Data (if different)
- Boundary Line
- Lot Line
- Existing R/W Line
- Platted Lot Line
- Sectional Subdivision Line

Owner/Subdivider:
Anchor-T Ranch, LLC
6085 Purcell Road
Oregon, WI 53575

GRAPHIC SCALE



(IN FEET)



QUAM ENGINEERING, LLC

4604 SIGGLEKOW ROAD — SUITE A McFARLAND, WI 53558
608-838-7750 www.quamengineering.com
Project # LH-05-19

Drawn By: MEH
Project # LH-05-19

DANE COUNTY
CERTIFIED SURVEY MAP # _____

A part of: the fractional NW 1 /4 of the NE 1/4, the fractional NE 1/4 of the NE 1/4, the SW 1/4 of the NE 1/4 and the SE 1/4 of the NE 1/4; all of Section 6, T.5N., R.9E., Town of Oregon, Dane County, Wisconsin.

SURVEYOR’S CERTIFICATE:

I, Matthew E. Hoglund, Registered Land Surveyor, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided, and mapped the following Certified Survey being a part of: the fractional NW 1 /4 of the NE 1/4, the fractional NE 1/4 of the NE 1/4, the SW 1/4 of the NE 1/4 and the SE 1/4 of the NE 1/4; all of Section 6, Township 5 North, Range 9 East, Town of Oregon, Dane County, Wisconsin, being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 6; thence, along the North line of said NE 1/4, North 89°30'51” West, 1285.00 feet to the **POINT OF BEGINNING**;

thence South 04°26'06” West, 269.43 feet;

thence South 05°01'22” West, 754.40 feet;

thence South 05°44'55” West, 375.60 feet to its intersection with the Easterly extension of the North line of Lot 1 of Certified Survey Map No. 4038;

thence, along said extension and North line, North 87°43'19” West, 681.34 feet to the Southeast corner of Lot 2 of Certified Survey Map No. 12214;

thence, along the East line of said Lot 2, North 04°44'55” East, 1377.34 feet to aforesaid North line of the NE 1/4;

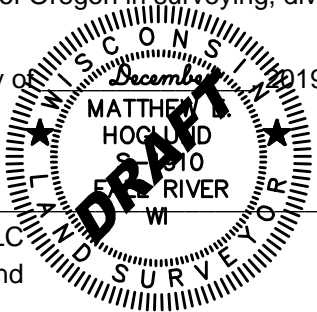
thence, along last said North line, South 89°30'51” East, 691.31 feet to the **POINT OF BEGINNING**, containing 954,915 square feet or 21.922 acres, more or less.

BEING SUBJECT TO all easements and agreements, if any, of record and/or fact.

I further certify, to the best of my knowledge and belief, that this map is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made; that I have made such survey, land division, and map by the direction of Shawn and Lindsey Honeyager, agents for the owner of said land; that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the Land Division Ordinance of Dane County and the Town of Oregon in surveying, dividing, and mapping the same.

Dated this 27th day of December, 2019.

Quam Engineering, LLC
By: Matthew E. Hoglund
P.L.S. S-1910



TOWN OF OREGON APPROVAL CERTIFICATE:

Resolved, that this Certified Survey Map is hereby approved and dedications accepted by the Town Board of the Town of Oregon.

Dated this ____ day of _____, 2019.

Jennifer Hanson, Clerk, Town of Oregon

C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____

CERTIFIED SURVEY MAP # _____

A part of: the fractional NW 1 /4 of the NE 1/4, the fractional NE 1/4 of the NE 1/4, the SW 1/4 of the NE 1/4 and the SE 1/4 of the NE 1/4; all of Section 6, T.5N., R.9E., Town of Oregon, Dane County, Wisconsin.

CORPORATE OWNERS CERTIFICATE:

Anchor-T Ranch, LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said partnership caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented on this map. Anchor-T Ranch, LLC, does further certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Town of Oregon
Dane County Zoning and Land Regulation Committee

IN WITNESS WHEREOF, the said Anchor-T Ranch, LLC has caused these presents to be signed by _____, Managing Member, at _____, Wisconsin, and its corporate seal to be hereunto affixed on this _____, day of _____, 20__.

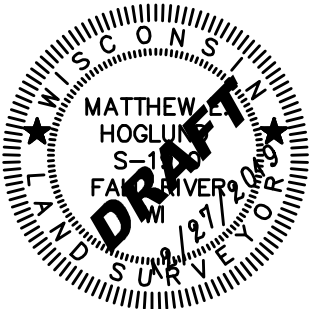
In the presence of: _____

STATE OF WISCONSIN)
COUNTY DANE) SS

Personally came before me this ____ day of _____, 20____, _____, Managing Member of the above named Limited Liability Company, to me known to be the person who executed the foregoing instrument, and to me known to be a partner of said Limited Liability Company and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal) _____ Notary Public, _____, Wisconsin

My commission expires _____.



DANE COUNTY PLANNING AGENCY APPROVAL:

This Certified Survey Map is hereby approved by the Dane County Zoning and Land Regulation Committee this ____ day of _____, 2019.

Daniel Everson, Authorized Representative

REGISTER OF DEEDS CERTIFICATE:

Received for recording this ____ day of _____, 20____, at _____ o'clock __M. and recorded in Volume _____ of Certified Survey Maps on Pages _____ as Document No. _____.

Kristi Chlebowska, Dane County Register of Deeds

TOWN OF OREGON

APPLICATION FOR LAND USE CHANGE

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

1. NAMES — Owner

Name Anchor-T Ranch, LLC

Street 6085 Purcell Road

City, State, Zip Oregon, WI 53575

Phone: Days 608-444-9041 Cell _____

Applicant (if other than Owner)

Name Shawn & Lindsey Honeyager

Street 844 Peregrine Circle

City, State, Zip Oregon, WI 53575

Phone: Days _____ Cell (608) 719-8194

2. PROPERTY LOCATION Purcell Road just West of Owner's lot

All of 042/0509-061-8500-8

Section: 6-5-9 Property size: 22 Acres± Property zoning: FP-35 Parcel No(s): Part of 042/0509-061-8000-3 &

Property Address: Not assigned yet

Part of 042/0509-061-9501-0

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. N/A
7. Reason for land division Create Residential building lot

☐ **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 FP-35 District to RM-16 District for 21.922 acres
3. Submit a copy of the completed Dane County Zoning Change Application.
4. Reason for change Create Residential building lot

☐ **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) _____ Date _____

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.**

Land Division/CSM Application

1) Preliminary Parcel Division Inquiry

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

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

Has a Dane County Density Study been completed? Yes

2) Land Division Record

Total Acres Owned: 98.7

Total # of Splits Allowed? 3

Size of Parcels Created: 77.4 Acre Remainder - Not a Part of CSM

Parcel 1) 21.288 acres Parcel 2) _____ acres Parcel 3) _____ acres Parcel 4) _____ 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 On CSM
- B) Woodlands & Landscape (existing & planned) Existing - see attached Density Study /Aerial Photo
- C) Utility & Other Easement Locations (existing & planned) None listed in Title Report
- D) Slopes over 12% highlighted See Attached
- E) Topography: flat, rolling, steep Rolling
- F) Existing Structures None
- G) Driveways (existing & planned) See Attached Plan
- H) Wetlands, streams, rivers, ponds, drainage See Attached
- I) Livestock Confinement Areas None on Parcel 1
- J) Soil Type See Attached Density Study Report
- K) Use Statement Single Family Homesite

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

_____, the applicant/petitioner for _____,
(Nature of application/petition)
dated _____, 20____ 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 _____ day of _____, 20____.

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:

N/A

- 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.