





Copy For Town

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
04/16/2019	DCPREZ-2019-11426
Public Hearing Date	C.U.P. Number
06/25/2019	

OWNER INFORMATION				AGENT INFORMATION			
OWNER NAME RICHARD A FIZZELL		PHONE (with Area Code) (608) 334-0943		AGENT NAME <input type="checkbox"/>		PHONE (with Area Code)	
BILLING ADDRESS (Number & Street) 895 STORYTOWN RD				ADDRESS (Number & Street) <input type="checkbox"/>			
(City, State, Zip) BROOKLYN, WI 53521				(City, State, Zip)			
E-MAIL ADDRESS SVC@PRAIRIEARTMETAL.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			
EAST OF 895 STORYTOWN RD							
TOWNSHIP OREGON	SECTION 17	TOWNSHIP	SECTION	TOWNSHIP	SECTION		
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED			
0509-173-8060-6							
REASON FOR REZONE				CUP DESCRIPTION			
CREATING ONE RESIDENTIAL LOT							
FROM DISTRICT:		TO DISTRICT:		ACRES		DANE COUNTY CODE OF ORDINANCE SECTION	
FP-35 (General Farmland Preservation) District		RM-8 (Rural Mixed-Use, 8 to 16 acres) District		11.86			
C.S.M REQUIRED?	PLAT REQUIRED?	DEED RESTRICTION REQUIRED?		INSPECTOR'S INITIALS		SIGNATURE:(Owner or Agent)	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		HJH3			
Applicant Initials 		Applicant Initials 		Applicant Initials 		PRINT NAME:	
						* RICHARD A. FIZZELL	
						DATE:	
						x 4/16/2019	

TOWN OF OREGON

APPLICATION FOR LAND USE CHANGE

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

* Plan Commission.
Tuesday, May 21st @
6:30p.m.

1. NAMES — Owner

Name Richard Fizzell

Street 895 Storytown Rd

City, State, Zip Brooklyn WI 53521

Phone: Days 608 334 0943

Applicant (if other than Owner)

Name [self]

Street _____

City, State, Zip _____

Phone: Days _____

Cell _____

* Town Board:
Tuesday, June 4th @
6:30p.m.

2. PROPERTY LOCATION

Section: 17 Property size: 12 ac Property zoning: RM-8 Parcel No(s): _____

Property Address: (east of) 895 Storytown Rd

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 Create 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-8 District for 12 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

[Signature]
Owner (signature is mandatory) Date _____

(SELF)
Applicant (if other than Owner) Date 6 May 2019

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

5-7-19
\$1200 paid
JH
Check #
1017

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: 47 acres

Total # of Splits Allowed? 1

Size of Parcels Created:

Parcel 1) 35 acres Parcel 2) 12 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 Drainage 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



DANE COUNTY
PLANNING DEVELOPMENT

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

October 10, 2017

Richard Fizell
895 Storytown Road
Brooklyn, WI 53521

Planning

(608)266-4251, Rm. 116

Records & Support

(608)266-4251, Rm. 116

Zoning

(608)266-4266, Rm. 116

Dear Mr. Fizell:

Attached is the Density Study Report and supporting information you requested for the your property in Section 17 of the Town of Oregon.

Under the policies of the *Town of Oregon / Dane County Comprehensive Plan*, this property would have the potential for one (1) additional nonfarm homesite.

I hope this information is helpful. If you have any other questions or comments, please don't hesitate to contact me at (608) 267-4115 or via email at standing@countyofdane.com.

Sincerely,

Brian Standing
Senior Planner

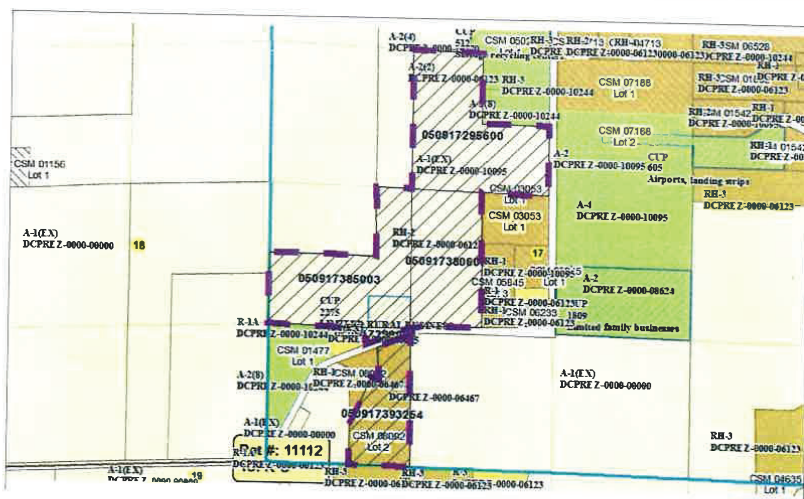
Enclosures. cc:

Julie Hanson, Town of Oregon Plan Commission Secretary

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: Richard Fizzell					
Town	Oregon	A-1EX Adoption	1/5/1995	Orig Farm Owner	Erwin and Rosy Lawry
Section:	17	Density Number	35	Original Farm Acres	88.79
Density Study Date	10/10/2017	Original Splits	2.54	Available Density Unit(s)	1



Reasons/Notes:
Homesites created to date: 1
per CSM 8092

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
050917393254	12.36	DAVID BIRK & BETH A BIRK	08092
050917295600	29.82	LAWRY LLC	
050917390006	0.97	RICHARD A FIZZELL	
050917385003	25.8	RICHARD A FIZZELL	
050917380606	19.84	RICHARD A FIZZELL	



Copy For Town

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.

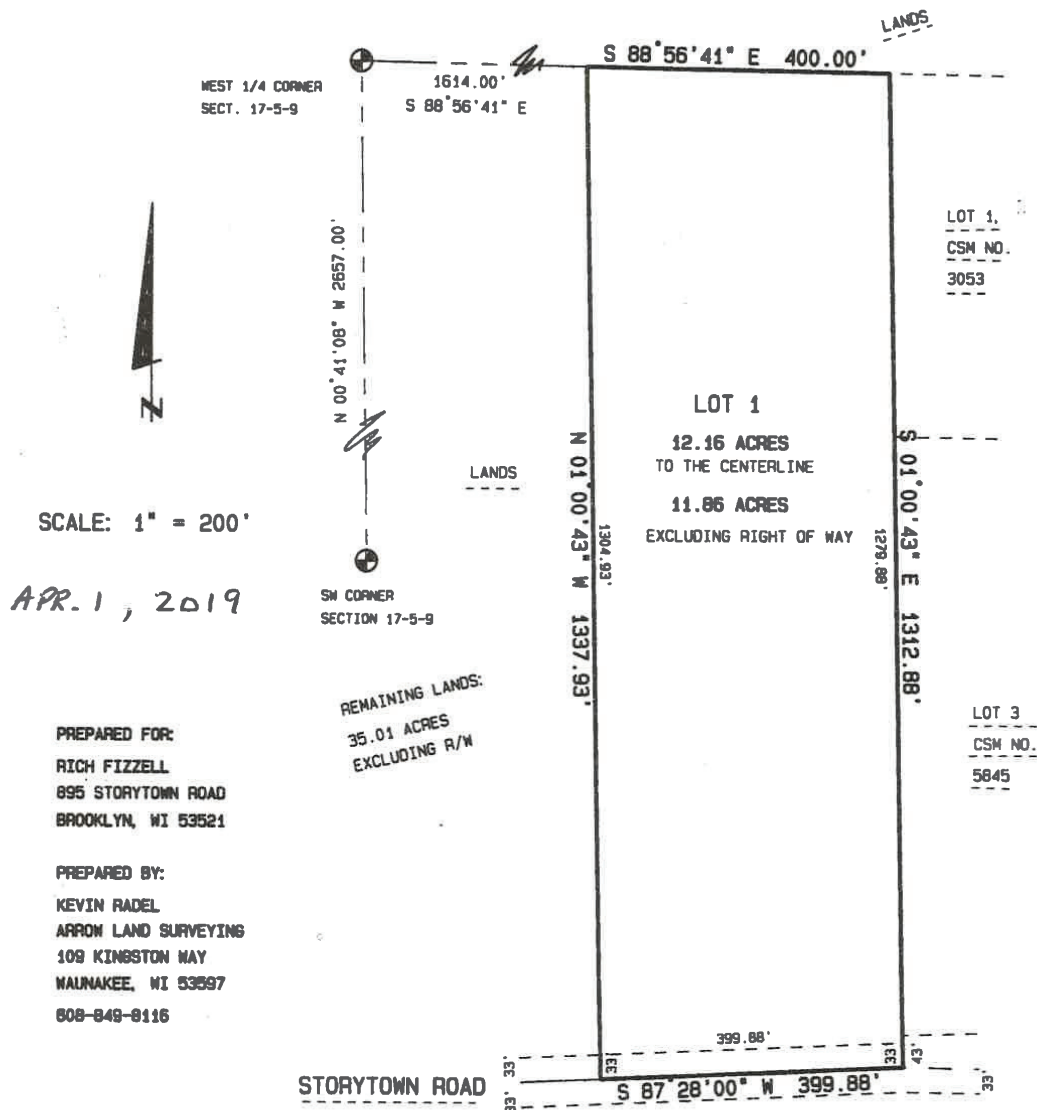
Property Owner Information		Surveyor Information	
Name	Richard Fizzell	Kevin Radel / Arrow Land Surveying	
Address	895 Storytown Rd Brooklyn WI 53521	109 Kensington Way Waunakee WI 53597	
Phone Number	608 334 0943	608 849 8116	
E-Mail Address	svc@prairieartmetal.com	kevinradel@tds.net	

Property/Location Information (accessdane.co.dane.wi.us)			
Township Town of Oregon	Section 17 - 5 - 9	W1/2 NE1/4 SW1/4	Acreage 20.3
Parcel Number(s) 050917380606			
Current Zoning FP-35 (A1EX)		Proposed Zoning RM-8	
CSM	Lot	Subdivision	Block/Lot

1. Is proposed land division associated with a rezone petition?
Yes ☒ No ☐ ETZ ☐ If Yes, Petition # DCPREZ-2019-11426
2. Does the property abut or adjoin a County or State Trunk Highway?
Yes ☐ No ☒ If Yes, Highway Name: _____
3. Will public sewer serve the land division? Yes ☐ No ☒
4. Does the subdivision have significant features like shoreland, wetland and/or floodplain? Yes ☐ No ☐
If Yes, describe features : _____

Print Name: Richard A. Fizzell	Date: <u>6 May 2019</u>
Signature: <u>mea</u>	

PRELIMINARY CERTIFIED SURVEY MAP AND MAP FOR REZONING



ZONE FROM FP-35 TO RM-8 for approx 12 acres

DESCRIPTION: (DELAYED EFFECTIVE DATE REQUESTED)

Located in the NE ¼ of the SW ¼ of Section 17, T5N, R9E, in the Town of Oregon, Dane County, Wisconsin, being further described as follows:

Commencing at the West ¼ corner of said Section 17; thence S88°56'41"E 1614.00 feet to the point of beginning.

Thence Continue S88°56'41"E 400.00 feet to the northwest corner of Lot 1, Certified Survey Map No. 3053; thence S01°00'43"E 1312.88 feet along the west lines of Lot 1, Certified Survey Map No. 3053 and Lot 3, Certified Survey Map No. 5845 to the centerline of Storytown Road; thence S87°28'00"W 399.88 feet along said centerline; thence N01°00'43"W 1337.93 feet to the point of beginning.

Contains 12.16 acres to the centerline of Storytown Road, 11.86 acres excluding right of way.