

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
06/17/2016	DCPREZ-2016-11022
Public Hearing Date	C.U.P. Number
08/23/2016	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME REGO FARM LLC	PHONE (with Area Code)	AGENT NAME DANIEL MCGRATH	PHONE (with Area Code) (920) 296-3903
BILLING ADDRESS (Number & Street) 1828 COUNTY HIGHWAY PB		ADDRESS (Number & Street) 426 KELLY ST	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) SUN PRAIRIE, WI 53590	
E-MAIL ADDRESS		E-MAIL ADDRESS DAN_AA121W@HOTMAIL.COM	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
WEST OF 1716 COUNTY HIGHWAY PB					
TOWNSHIP VERONA	SECTION 35	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-353-8055-0					

REASON FOR REZONE	CUP DESCRIPTION
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CREATING ONE RESIDENTIAL LOT	
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-3 Agriculture District	RH-4 Rural Homes District	39.4		

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>DM</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>DM</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>DM</u>	INSPECTOR'S INITIALS HJH3	SIGNATURE:(Owner or Agent) 
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COMMENTS: LOT 3 CSM 13919

PRINT NAME:
Daniel McGrath.

DATE:
6/17/16.



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>Rego Farms</u>	Agent's Name <u>Daniel And Kaye McGrath</u>
Address _____	Address <u>426 Kelly Street, Sun Prairie, WI</u>
Phone _____	Phone <u>920-296-3903</u>
Email _____	Email <u>dan_aa121w@hotmail.com</u>

Town: Verona Parcel numbers affected: 060835380550

Section: 35 Property address or location: Sunset drive


Zoning District change: (To / From / # of acres) RH4 / A3 / 39acres

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:

Allow for building a home

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
Submitted By: 

Date: 6/17/16

CERTIFIED SURVEY MAP

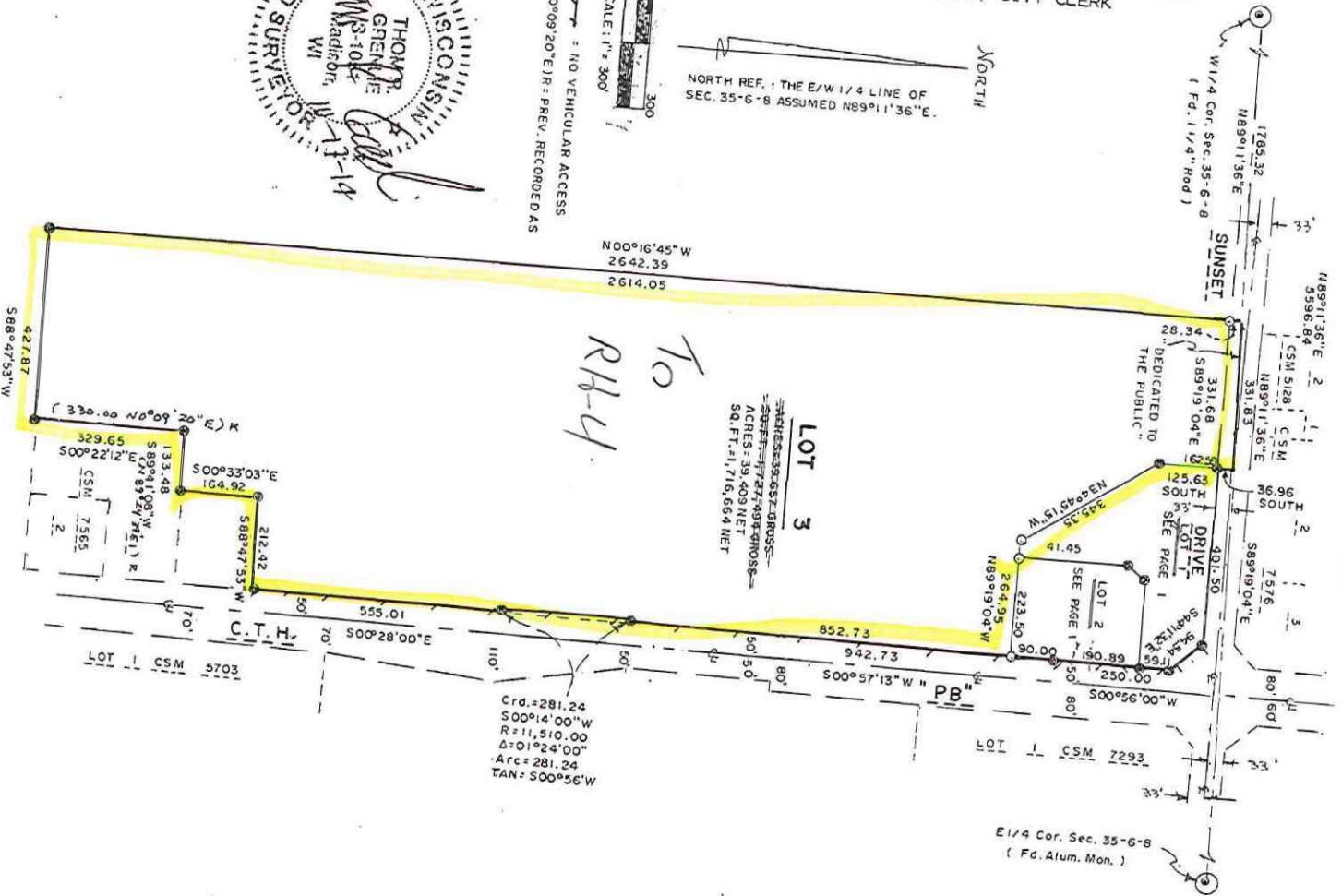
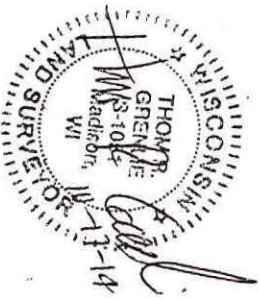
CITY OF VERONA: (EXTRA-TERRITORIAL)
APPROVED BY THE CITY OF VERONA.

DATE: 2/19/2015 *Kami Scofield*
KAMI SCOFIELD, CITY CLERK

NORTH REF.: THE E/W 1/4 LINE OF
SEC. 35-6-8 ASSUMED N89°11'36"E.



SCALE: 1" = 300'
= NO VEHICULAR ACCESS
(330.00 N00°09'20"E) R = PREV. RECORDED AS





THOM R. GRENLIE REGISTERED LAND SURVEYOR S1051
 400 S NINE MOUND RD, VERONA, WISCONSIN 53593 PHONE: (608) 845-6882

SURVEYOR'S CERTIFICATE

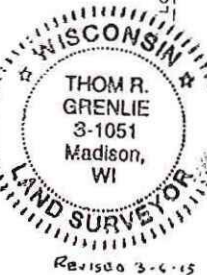
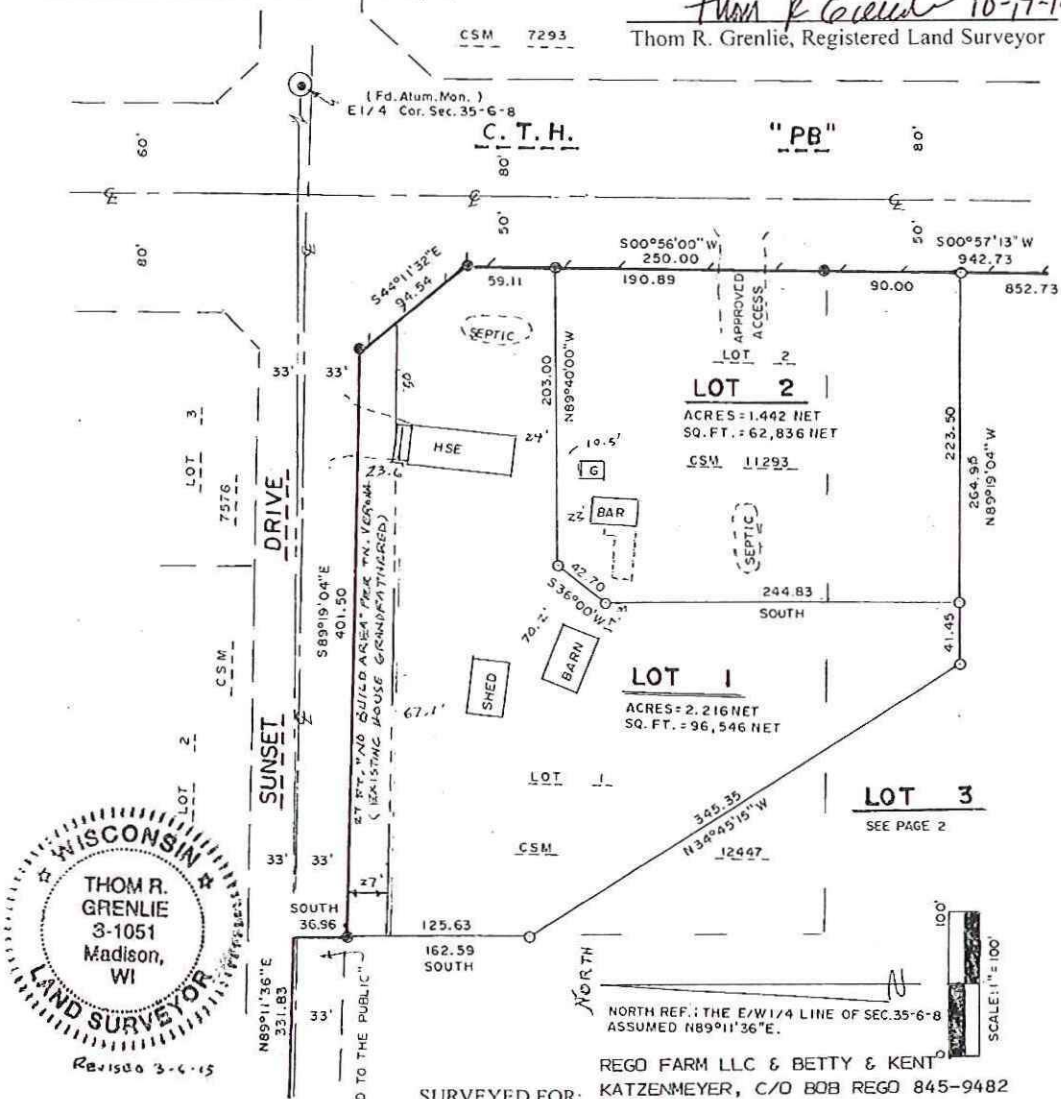
State of Wisconsin)

County of Dane)

CERTIFIED SURVEY MAP

SS. A PART OF THE NE & SE 1/4'S OF THE SW1/4, AND LOT 2, CSM NO. 11293,
 AND LOT 1, CSM NO. 12447, ALL IN SEC. 35, T6N, R8E, TN. VERONA, DANE
 I, Thom R. Grenlie, hereby certify that this survey is in compliance with Chapter 236.34 of Wisconsin Statutes. CO. WI.
 I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation
 of all exterior boundaries of the land surveyed and the division of that land with the information provided.

Thom R. Grenlie 10-17-14
 Thom R. Grenlie, Registered Land Surveyor



LEGEND

- Scale: 1 inch = 100 ft.
 ● iron stake found - Fd. 1" I.P.
 ○ 1"x24" iron pipe set
 min. wt. = 1.13#/ln ft.
 = NO VEHICULAR ACCESS
 (330.00)R = PREV. RECORDED AS
 SURVEYED TG-HC
 DRAWN HC
 APPROVED TRG
 FIELD BOOK FILE
 DATE 10-17-2014
 TAPE/FILE REGO.ZAK

PAGE 1 OF 3 PAGES

OFFICE MAP NO. 3373-B

REGO FARM LLC & BETTY & KENT
 SURVEYED FOR: KATZENMEYER, C/O BOB REGO 845-9482
 1828 C.T.H. PB, VERONA, WI., 53593
 DESCRIPTION-LOCATION: PRT. OF THE SE & NE 1/4'S OF
 THE SW1/4, AND LOT 2, CSM NO. 11293 & LOT 1 CSM NO.
 12447, ALL IN SEC. 35, T6N, R8E, TN. VERONA, DANE CO., WI.
 APPROVED FOR RECORDING PER DANE COUNTY ZONING AND
 LAND REG. COMM. action of MARCH 10, 2015

REGISTER OF DEEDS CERTIFICATE # 9677
 Received for recording this 10th day of
March 2015 at 11:25 o'clock A.m.
 and recorded in Volume 92 of Certified Survey
 Maps of Dane County on Pages 279-281
Kristi Chelkowski, Cherylann Meyer, Deputy
 Register of Deeds

DOCUMENT # 5134330
 CERTIFIED SURVEY MAP # 13919 Vol. 92 Page 279

Received 3-10-2015 8:09 am

CERTIFIED SURVEY MAP

REFER TO BUILDING SITE INFORMATION CONTAINED IN DANE COUNTY SOIL SURVEY.

LEGAL DESCRIPTION:

ALL OF LOT 2, CSM NO. 11293, RECORDED IN VOL. 68, OF DANE COUNTY CERTIFIED SURVEY MAPS, ON PAGES 172 & 173, DOCUMENT NO. 4009309. ALL OF LOT 1, CSM NO. 12447, RECORDED IN VOL. 77, OF DANE COUNTY CERTIFIED SURVEY MAPS, ON PAGES 295 & 296, DOCUMENT NO. 4424589, AND A PART OF THE NE & SE 1/4'S OF THE SW1/4, ALL IN SECTION 35, T6N, R8E, TOWN OF VERONA, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE W1/4 CORNER OF SAID SECTION 35; THENCE N89°11'36''E ALONG THE E/W 1/4 LINE 1785.32 FEET TO THE POINT OF BEGINNING; THENCE N89°11'36''E 331.83 FEET; THENCE SOUTH 162.59 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY (R/W) OF SUNSET DRIVE; S89°19'04''E ALONG SAID R/W 401.50 FEET; THENCE S44°11'32''E 94.54 FEET TO A POINT ON THE WESTERLY R/W OF C.T.H. PB; THENCE S00°56'00''W ALONG SAID R/W 250.00 FEET; THENCE S00°57'13''W 942.73 FEET; THENCE ALONG A CURVE TO THE LEFT OF RADIUS 11,510.00 AND A LONG CHORD OF S00°14'00''W 281.24 FEET; THENCE S00°28'00''E 555.01 FEET; THENCE S88°47'53''W 212.42 FEET; THENCE S00°33'03''E 164.92 FEET; THENCE S89°41'08''W 133.48 FEET; THENCE S00°22'12''E 329.65 FEET; THENCE S88°47'53''W 427.87 FEET; THENCE N00°16'45''W 2642.39 FEET TO THE POINT OF BEGINNING, SUBJECT TO SUNSET DRIVE DEDICATION AS SHOWN HEREON.

OWNERS CERTIFICATE: AS OWNERS, WE HEREBY CERTIFY THAT WE CAUSED THE LANDS SHOWN HEREON TO BE SURVEYED, DIVIDED AND MAPPED AS SHOWN. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.75.17(1)(A), DANE COUNTY CODE OF ORDINANCES TO BE SUBMITTED TO THE DANE COUNTY ZONING AND LAND REGULATION COMMITTEE FOR APPROVAL.

* AND DEDICATED

Robert C. Rego
REGO FARM LLC
ROBERT C. REGO, LLC MEMBER/
MANAGER.

Kent R. Katzenmeyer
KENT R. KATZENMEYER

Betty L. Katzenmeyer
BETTY L. KATZENMEYER

NOTARY PUBLIC: PERSONALLY CAME BEFORE ME THIS 5th OF NOVEMBER, 2014, THE ABOVE-NAMED OWNERS, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

MY COMM. EXPIRES 11-30-14

Tom R. Geal
NOTARY PUBLIC, DANE COUNTY, WI.

TOWN OF VERONA CERTIFICATE: APPROVED, PER THE TOWN BOARD OF THE TOWN OF VERONA.

DATE: 11/25/2014

John Wright
JOHN WRIGHT, TOWN CLERK

THE PUBLIC HIGHWAY DEDICATION SHOWN HEREON IS HEREBY ACKNOWLEDGED AND ACCEPTED BY THE TOWN OF VERONA.

CONSENT OF CORPORATE MORTGAGEE: UNION BANK AND TRUST COMPANY, A CORPORATION DULY ORGANIZED UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING AND MAPPING OF THE LAND DESCRIBED HEREON AND DOES HEREBY CONSENT TO THE OWNERS CERTIFICATE. * AND DEDICATED

DATE: 11-18-14

Julie M. Johnson
JULIE M. JOHNSON, UNION BANK AND TRUST COMPANY
ASS'T. VICE PRESIDENT.

NOTARY PUBLIC: PERSONALLY CAME BEFORE ME THIS 18 DAY OF Nov., 2014, THE ABOVE NAMED MORTGAGEE, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

MY COMM. EXPIRES 10-23-16

Susan M. Wilber
NOTARY PUBLIC,
DANE COUNTY, WI.

