

Dane County Rezone & Conditional Use Permit


Application Date	Petition Number
02/20/2020	DCPREZ-2020-11537
Public Hearing Date	C.U.P. Number
05/12/2020	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME BRENT K DARLEY	PHONE (with Area Code) (608) 575-5333	AGENT NAME ISTHMUS SURVEYING LLC	PHONE (with Area Code) (608) 209-0302
BILLING ADDRESS (Number & Street) 575 TOEPFER AVE		ADDRESS (Number & Street) 450 N BALDWIN ST	
(City, State, Zip) MADISON, WI 53711		(City, State, Zip) MADISON, WI 53703	
E-MAIL ADDRESS BKDARLEY@GMAIL.COM		E-MAIL ADDRESS ISTHMUSURVEYING@SBCGLOBAL.NET	

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	
2206 BRANDANCEE LN					
TOWNSHIP VERONA	SECTION 19	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-194-9185-9					

REASON FOR REZONE	CUP DESCRIPTION
CLEAN UP PREVIOUSLY CREATED RESIDENTIAL PARCEL TO RENOVATE EXISTING RESIDENCE	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
AT-35 (Agriculture Transition) District	RR-1 (Rural Residential, 1 to 2 acres) District	1.72		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>PAS</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>PAS</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS SLJ3	SIGNATURE:(Owner or Agent) 
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PRINT NAME: <u>Paul Spetz</u>
DATE: <u>2-20-2020</u>



Dane County
Department of Planning and Development
 Zoning Division
 Room 116, City-County Building
 210 Martin Luther King Jr. Blvd.
 Madison, Wisconsin 53703
 (608) 266-4266

Application Fees	
General:	\$395
Farmland Preservation Area:	\$495
Commercial:	\$545
<ul style="list-style-type: none"> PERMIT FEES DOUBLE FOR VIOLATIONS. ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION. 	

REZONE APPLICATION

APPLICANT INFORMATION	
Property Owner Name: Brent Darley & Dana Resop	Agent Name: Isthmus Surveying LLC
Mailing Address: 575 Toepfer Avenue, Madison WI 53711	Mailing Address: 450 N. Baldwin Street, Madison, WI 53703
Email Address: bkdarley@gmail.com	Email Address: isthmussurveying@sbcglobal.net
Phone#: 608-575-5333	Phone#: 608-209-0302

PROPERTY INFORMATION	
Township: Verona	Parcel Number(s): 062/0608-194-9185-9; 062/0608-194-9000-1
Section: 19	Property Address or Location: 2200 & 2206 Brandancee

REZONE DESCRIPTION	
<p>Reason for the request. In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.</p>	<p>Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>

This Rezone is an attempt to clean up a previously created parcel and remainder of 40 acres. A certified Survey Map (2lot) will be prepared to clarify the land division. Owners wish to Renovate existing residence on 1.72 acre parcel.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
AT-35	RR-1	1.72
AT-35	AT-35	38

Applications will not be accepted until the applicant has met with department staff to review the application and determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.

<input checked="" type="checkbox"/> Scaled drawing of proposed property boundaries	<input checked="" type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input checked="" type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer
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I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I hereby give permission for staff of the Dane County Department of Planning and Development to enter my property for the purpose of collecting information to be used as part of the review of this application. I acknowledge that submittal of false or incorrect information may be grounds for denial of this application.

Owner/Agent Signature *Paul Spetz / Isthmus Surveying LLC*

Date **2-20-2020**

Darley/Resop Rezone Description AT-35 to RR-2:

Located in the SW ¼ of the SE ¼ of Section 19, T6N, R8E, Town of Verona, Dane County, Wisconsin, more particularly described as follows:

Commencing at the South 1/4 Section Corner monument of said Section 19, thence N 01°06'36" E, along the West line of the SE 1/4 of said Section 19, 1332.73 feet; thence S 88°15'47" E, along the north line of said SW 1/4 of the SE 1/4, 290.96 feet to a point on the easterly right-of-way line of Brandancee Lane; thence S 16°27'44" E, along the easterly right-of-way line of Brandancee lane, 473.00 feet to a point of curvature;

thence 85.77 feet along the arc of a 111.88 foot radius curve to the right, with a chord bearing S 05°30'03" W, 83.69 feet,

and a delta angle of 43°55'35", to the point of beginning of this description;

thence S 85°58'09" E, 340.13 feet;

thence S 14°28'42" E, 163.16 feet;

thence N 86°58'09" W, 139.34 feet;

thence S 70°41'51" W, 120.00 feet;

thence S 13°01'51" W, 4.08 feet;

thence S 88°05'51" W, along the northerly right-of-way line of Brandancee Lane, 102.28 feet to a point of curvature;

thence continue along said right-of-way line, 60.32 feet along the arc of a 67.38 foot radius curve to the right, with a chord bearing N 66°15'13" W, 58.33 feet, and a delta angle of 51°17'47";

thence N 40°36'22" W, along said right-of-way line, 28.00 feet to a point of curvature;

thence continue along said right-of-way line 75.42 feet along the arc of a 63.48 foot radius curve to the right, with a chord bearing N 06°34'16" W, and a chord length of 71.06 feet, and a delta angle of 68°04'13";

thence N 27°27'51" E, along the easterly right-of-way line of said Brandancee Lane, 119.70 feet to the point of beginning.

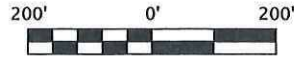
This description contains an area of 74,850 Square Feet or 1.72 Acres.

Rezone Map

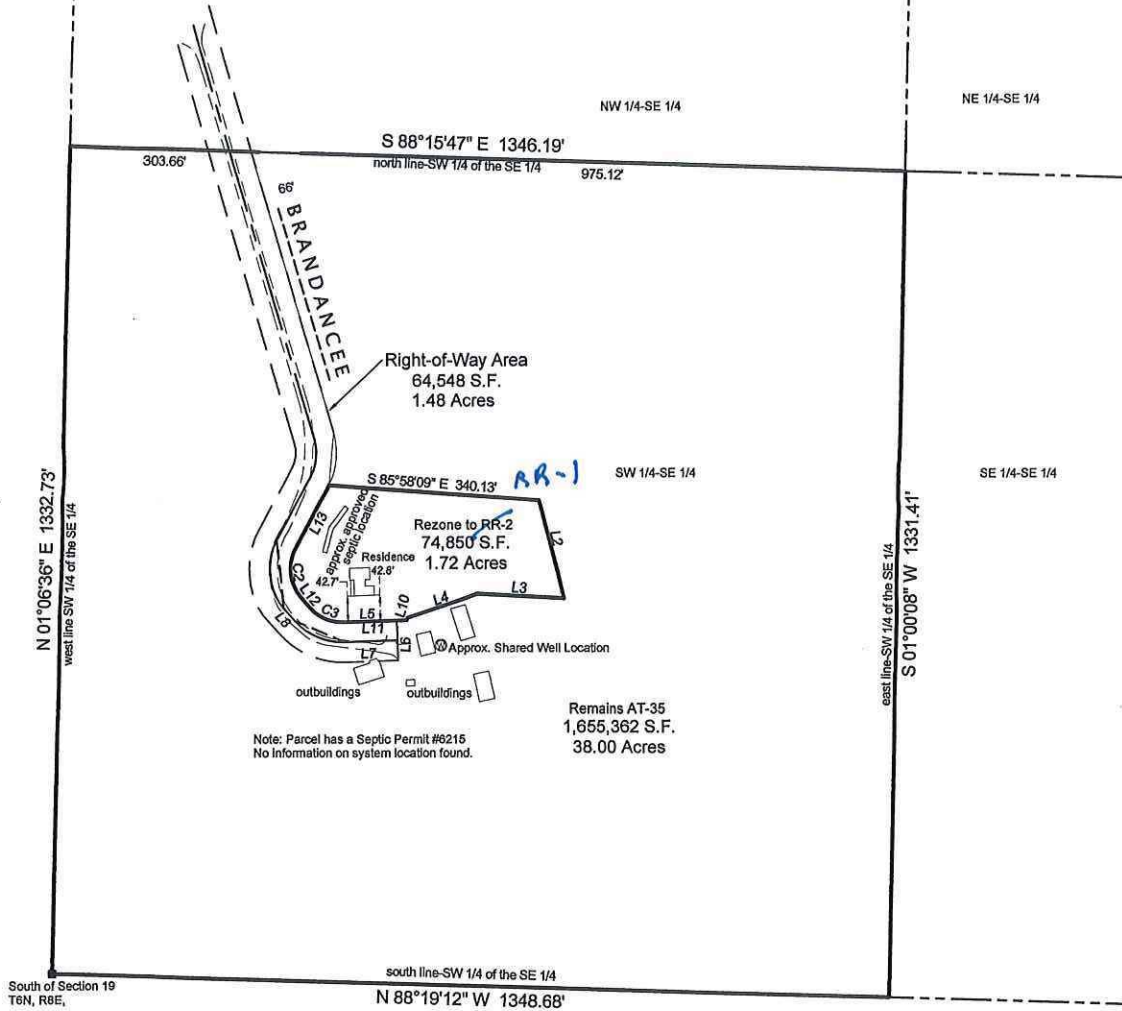
Located In:

The SW 1/4 of the SE 1/4 of Section 19, T6N, R8E, Town of Verona, Dane County, Wisconsin

LINE	BEARING	DISTANCE
L1	S 88°15'47" E	67.41'
L2	S 14°28'42" E	163.16'
L3	N 86°58'09" W	139.34'
L4	S 70°41'15" W	120.00'
L5	S 13°01'15" E	102.28'
L6	S 01°54'00" E	86.00'
L7	S 88°05'51" W	83.48'
L8	N 40°36'22" W	28.00'
L9	N 27°27'51" E	119.69'
L10	S 13°01'15" W	4.08'
L11	S 88°05'51" W	84.11'
L12	N 40°36'22" W	28.00'
L13	N 27°27'51" E	119.70'



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	150.78'	230.60'	37°27'48"	N 08°43'54" E	148.11'
C2	75.42'	63.48'	68°04'13"	N 06°34'16" W	71.06'
C3	60.32'	67.36'	51°17'47"	S 66°15'13" E	58.33'
C4	119.41'	133.39'	51°17'47"	S 66°15'13" E	115.46'
C5	153.84'	129.49'	68°04'32"	S 06°34'16" E	144.95'
C6	107.63'	164.60'	37°27'50"	S 08°43'56" W	105.72'



PREPARED FOR:
BRENT DARLEY/DANA RESOP
575 TOEPPER AVENUE
MADISON, WI 53711

PREPARED BY:
ISTHMUS SURVEYING, LLC
450 NORTH BALDWIN STREET
MADISON, WI 53703
(608) 244.1090
www.isthmussurveying.com

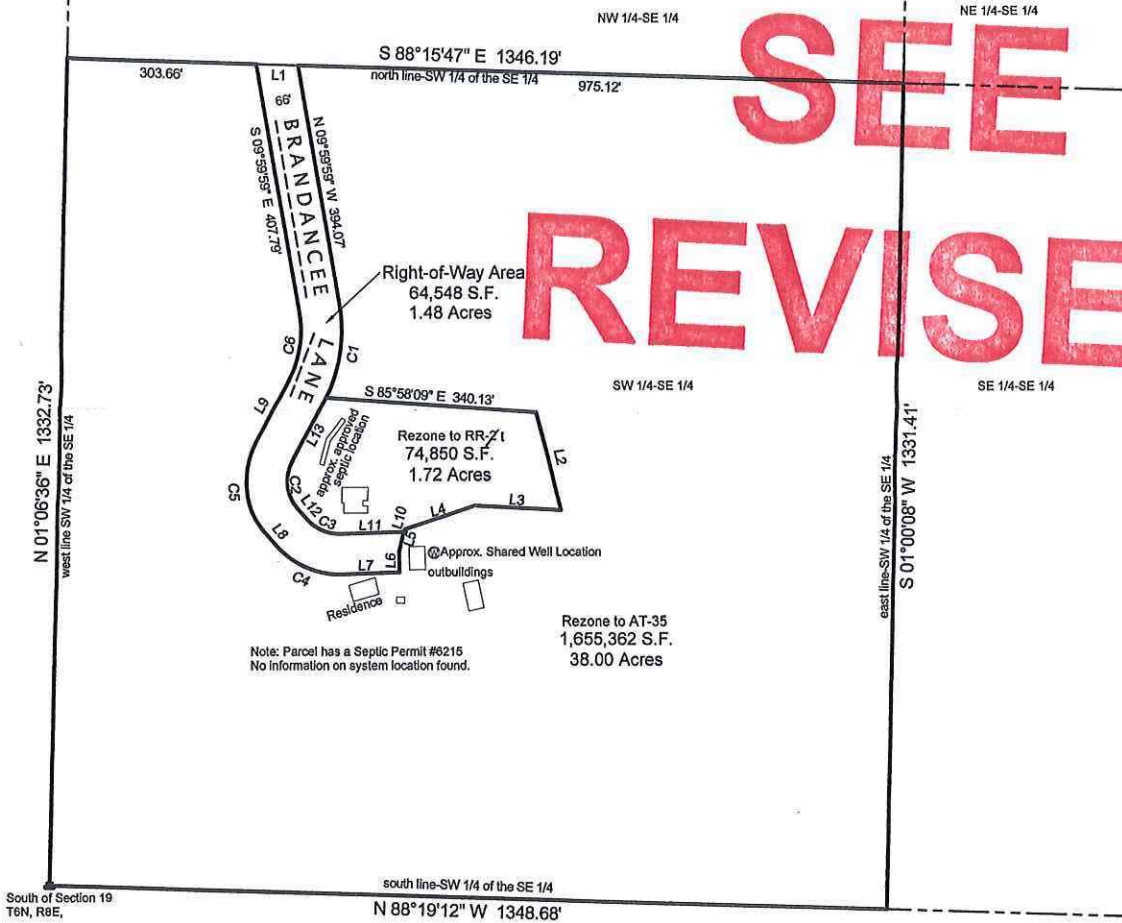
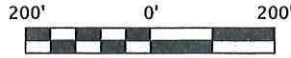
Rezone Map

Located In:

The SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 19, T6N, R8E, Town of Verona, Dane County, Wisconsin

LINE	BEARING	DISTANCE
L1	S 88°15'47" E	67.41'
L2	S 14°28'42" E	163.16'
L3	N 86°58'09" W	139.34'
L4	S 70°41'51" W	120.00'
L5	S 13°01'51" W	38.23'
L6	S 01°54'09" E	33.00'
L7	S 88°05'51" W	93.48'
L8	N 40°36'22" W	28.00'
L9	N 27°27'51" E	119.69'
L10	S 13°01'51" W	4.08'
L11	S 88°05'51" W	102.28'
L12	N 40°36'22" W	28.00'
L13	N 27°27'51" E	119.70'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	150.78'	230.60'	37°27'48"	N 08°43'54" E	148.11'
C2	75.42'	63.48'	68°04'13"	N 06°34'16" W	71.06'
C3	60.32'	67.38'	51°17'47"	S 66°15'13" E	58.33'
C4	119.41'	133.38'	51°17'47"	S 66°15'13" E	115.46'
C5	163.84'	129.48'	68°04'32"	S 06°34'16" E	144.95'
C6	107.63'	164.60'	37°27'50"	S 08°43'56" W	105.72'



PREPARED FOR:
BRENT DARLEY/DANA RESOP
575 TOEPPER AVENUE
MADISON, WI 53711

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MADISON, WI 53703
(608) 244.1090
www.Isthmusurveying.com

SEE

Darley/Resop Rezone Description AT-35 to ^{RR-1}~~RR-2~~.

REVISED

Commencing at the South 1/4 Section Corner monument of said Section 19, thence N 01°06'36" E, along the West line of the SE 1/4 of said Section 19, 1332.73 feet; thence S 88°15'47" E, along the north line of said SW 1/4 of the SE 1/4, 371.07 feet to a point on the easterly right-of-way line of Brandancee Lane (Formerly Disch Drive);

thence S 09°59'59" E, along the easterly right-of-way line of Brandancee lane, 394.07 feet to a point of curvature;

thence 150.78 feet along the arc of a 230.60 foot radius curve to the right, with a chord bearing S 08°43'54" W, 148.11 feet,

and a delta angle of 37°27'48", to the point of beginning of this description;

thence S 85°58'09" E, 340.13 feet;

thence S 14°28'42" E, 163.16 feet;

thence N 86°58'09" W, 139.34 feet;

thence S 70°41'51" W, 120.00 feet;

thence S 13°01'51" W, 4.08 feet;

thence S 88°05'51" W, along the northerly right-of-way line of Brandancee Lane, 102.28 feet to a point of curvature;

thence continue along said right-of-way line, 60.32 feet along the arc of a 67.38 foot radius curve to the right, with a chord bearing N 66°15'13" W, 58.33 feet, and a delta angle of 51°17'47";

thence N 40°36'22" W, along said right-of-way line, 28.00 feet to a point of curvature;

thence continue along said right-of-way line 75.42 feet along the arc of a 63.48 foot radius curve to the right, with a chord bearing N 06°34'16" W, and a chord length of 71.06 feet, and a delta angle of 68°04'13";

thence N 27°27'51" E, along the easterly right-of-way line of said Brandancee Lane, 119.70 feet to the point of beginning.

This description contains an area of 74,850 Square Feet or 1.72 Acres.

Remains
Resop Rezone AT-35:

Commencing at the South 1/4 Section Corner monument of said Section 19, said point also the point of beginning of this description, thence N 01°06'36" E, along the West line of the SE 1/4 of said Section 19, 1332.73 feet;




thence S 88°15'47" E, along the north line of said SW 1/4 of the SE 1/4, 303.66 feet to a point on the westerly right-of-way line of Brandancee Lane (formerly Disch Drive);
thence S 09°59'59" E, along the westerly right-of-way line, 407.79 feet to a point of curvature;
thence continue along said right-of-way line, 107.63 feet along the arc of a 164.60 foot radius curve to the right, with a chord bearing of S 08°43'56" W, 105.72 feet, and a delta angle of 37°27'50";
thence S 27°27'51" W, along said right-of-way line, 119.69 feet to a point of curvature;
thence continue along said right-of-way line, 153.84 feet along the arc of a 129.48 foot radius curve to the left, with a chord bearing of S 06°34'16" E, 144.95 feet, and a delta angle of 68°04'32";
thence S 40°36'22" E, 28.00 feet to a point of curvature;
thence continue along said right-of-way line, 119.41 feet along the arc of 133.38 foot radius curve to the left, with a chord bearing S 66°15'13" E, 115.46 feet, and a delta angle of 51°17'47";
thence N 88°05'51" E, along the southerly right-of-way line of said Brandancee lane, 93.48 feet;
thence N 01°54'09" W, along the easterly terminus of said right-of-way, 33.00 feet;
thence N 13°01'51" E, along said easterly terminus of said right-of-way, 38.23 feet;
thence N 70°41'51" E, 120.00 feet;
thence S 86°58'09" E, 139.34 feet;
thence N 14°28'42" W, 163.16 feet;
thence N 85°58'09" W, 340.13 feet to a point of curvature;
thence along the easterly right-of-way line of said Brandancee lane, 150.78 feet along the arc of a 230.60 foot radius curve to the left, with a chord bearing N 08°43'54" E, 148.11 feet, and a delta angle of 37°27'48";
thence N 09°59'59" W, along said easterly right-of-way line, 394.07 feet;
thence S 88°15'47" E, along the north line of said SW 1/4 of the SE 1/4 of Section 19, 975.12 feet;
thence S 01°00'08" W, along the east line of said SW 1/4 of the SE 1/4 of Section 19, 1331.41 feet;
thence N 88°19'12" W, along the south line of said SW 1/4 of the SE 1/4 of Section 19, 1348.68 feet to the point of beginning.

This description contains an area of 1,655,362 Square Feet or 38.00 Acres.

Parcel Number - 062/0608-194-9185-9

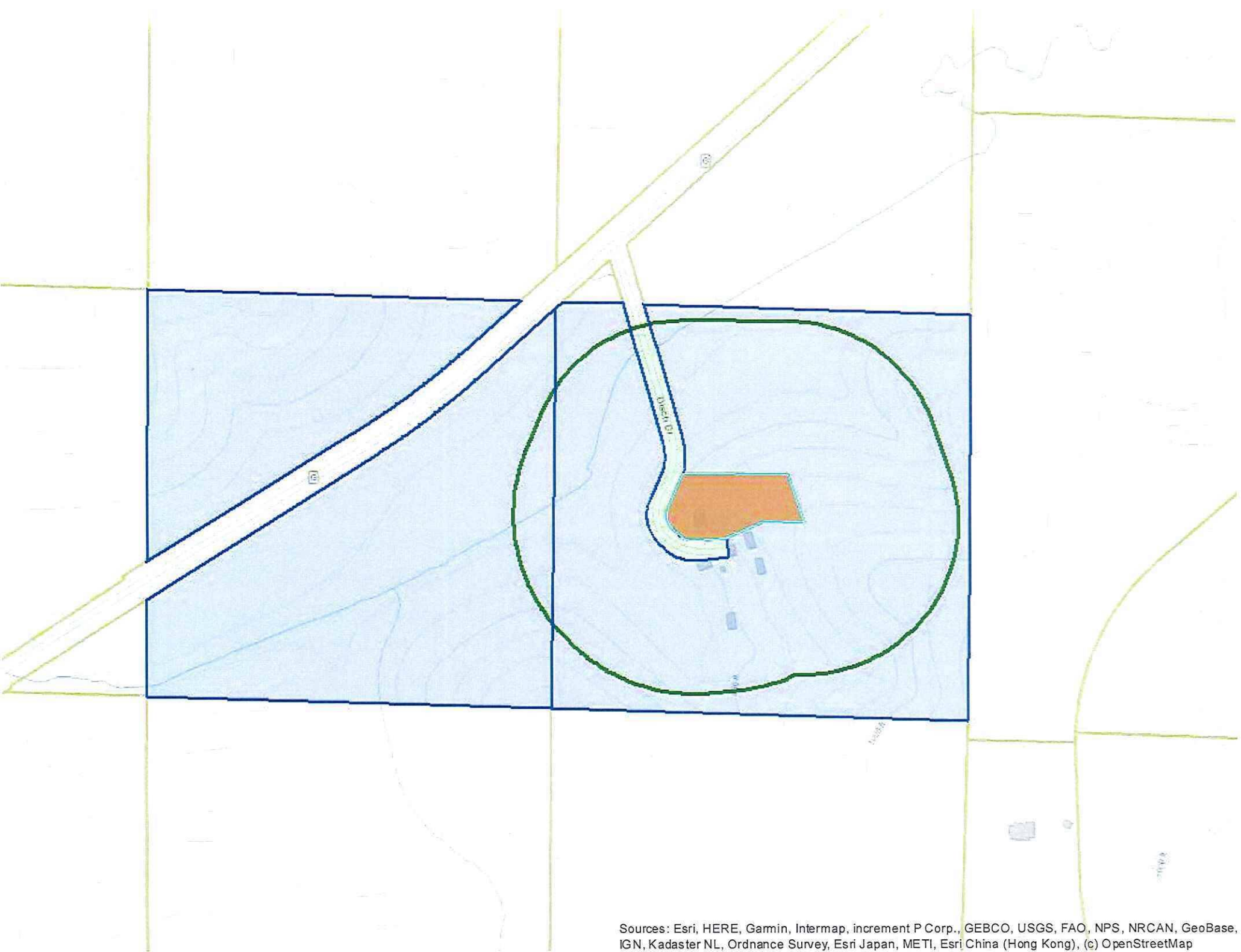
Current

[← Parcel Parents](#)[Summary Report](#)

Parcel Summary		More +
Municipality Name	TOWN OF VERONA	
Parcel Description	SEC 19-6-8 PRT SW1/4SE1/4 COM SEC S1/4 C...	
Owner Names	DANA M RESOP BRENT K DARLEY	
Primary Address	2206 BRANDANCEE LN	
Billing Address	575 TOEPFER AVE MADISON WI 53711	

Assessment Summary		More +
Assessment Year	2019	
Valuation Classification	G7	
Assessment Acres	2.000	
Land Value	\$150,000.00	
Improved Value	\$92,000.00	
Total Value	\$242,000.00	

[Show Valuation Breakout](#)[Show Assessment Contact Information ▼](#)



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap

DANA M RESOP
BRENT K DARLEY
575 TOEPFER AVE
MADISON, WI 53711

WILLIAM RESOP
MAREDITH J RESOP
UNIT 1009 7400 W FLAMINGO R...
LAS VEGAS, NV 89147

WILLIAM RESOP
MAREDITH J RESOP
UNIT 1009 7400 W FLAMINGO R...
LAS VEGAS, NV 89147

338'

140'

122'

PROPOSED 86'x7' MOUND CELL
S.E.=90.4'+14"

BM=NAIL IN
POLE 3' ABOVE
GROUND EL=100'

APPLE TREE

DRIVEWAY

4 BR HOUSE
7779 COUNTY
HWY G

SEPTIC
TANK

WATER
SERVICE

1

2

91.5'

90.5'

89.5'

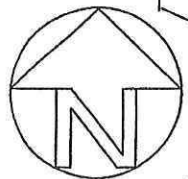
88.5'

3

BEDROCK @ 9'
PR

10%

SLOPE



1"=40'

BRANDANCEE LANE
RIGHT OF WAY

TO HWY G

PLOT PLAN

OWNER/BUYER BRENT DARLEY		DATE: 6/21/19
TOWN OF: VERONA	COUNTY OF: DANE	
LEGAL DESCRIPTION: SW SE 19 6N 8E		ECKMAYER, INC.
WISCONSIN LICENSE # 227116	STEVEN J TESMER <i>Steven Tesmer</i>	
		N8458 CTH-O WATERLOO, WI 53594 608-575-0172



SURVEYOR'S CERTIFICATE

State of Wisconsin)
 County of Dane) SS.

I, Thom R. Grenlie, hereby certify that this survey is in compliance with Wisconsin Statutes.

I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with the information provided.

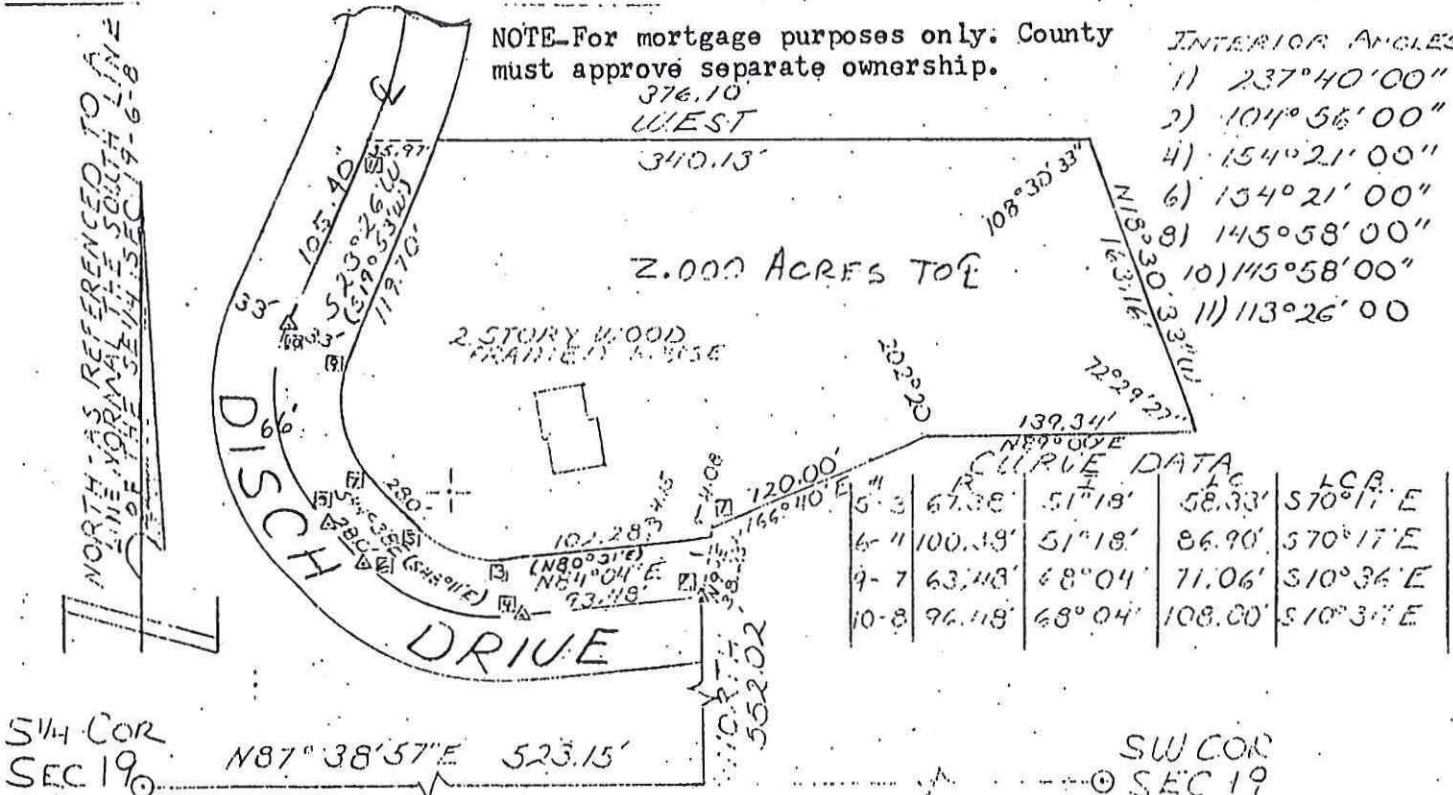
Thom R. Grenlie

Thom R. Grenlie, Registered Land Surveyor

DESCRIPTION: A part of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 19, Township 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin, more fully described as follows; Commencing at the South One-Quarter Corner of said Section 19; thence N87°38'57"E along the Section Line 523.15 feet; thence North 552.02 feet; to the point of beginning of this description; thence N9°00'E 38.23 feet; thence N66°40'E 120.00 feet; thence N89°00'E 139.34 feet; thence N18°30'33"W 163.16 feet; thence West 376.10 feet; thence S23°26'W 105.40 feet; thence on a curve to the left whose radius is 96.48 feet (previously recorded as 91.0 feet) and whose long chord bears S10°36'E 108.00 feet; thence S44°38'E 28.00 feet; thence on a curve to the left whose radius is 100.38 feet (previously recorded as 97.1 feet) and whose long chord bears S70°17'E 86.90 feet; thence N84°04'E 93.48 feet to the point of beginning. Contains 2.000 Acres and subject to a conveyance of lands for highway purposes recorded in Vol. 404, Pg. 338, Dane County Registry, to the Town of Verona over the westerly 33 feet of this description.

NOTE-For mortgage purposes only. County must approve separate ownership.

- INTERIOR ANGLES
- 1) 237°40'00"
 - 2) 104°58'00"
 - 4) 154°21'00"
 - 6) 134°21'00"
 - 8) 145°58'00"
 - 10) 145°58'00"
 - 11) 113°26'00"



STATION	BEARING	DISTANCE	CHORD BEARING	CHORD DISTANCE	LCR
5-3	N9°00'E	38.23'	S70°17'E	58.33'	570°17'E
6-4	N66°40'E	120.00'	S70°17'E	86.90'	570°17'E
9-7	N89°00'E	139.34'	S10°36'E	71.06'	510°36'E
10-8	N18°30'33"W	163.16'	S10°36'E	108.00'	510°36'E

SURVEYED FOR: JOHN FREYBARTH - KEEFE M.

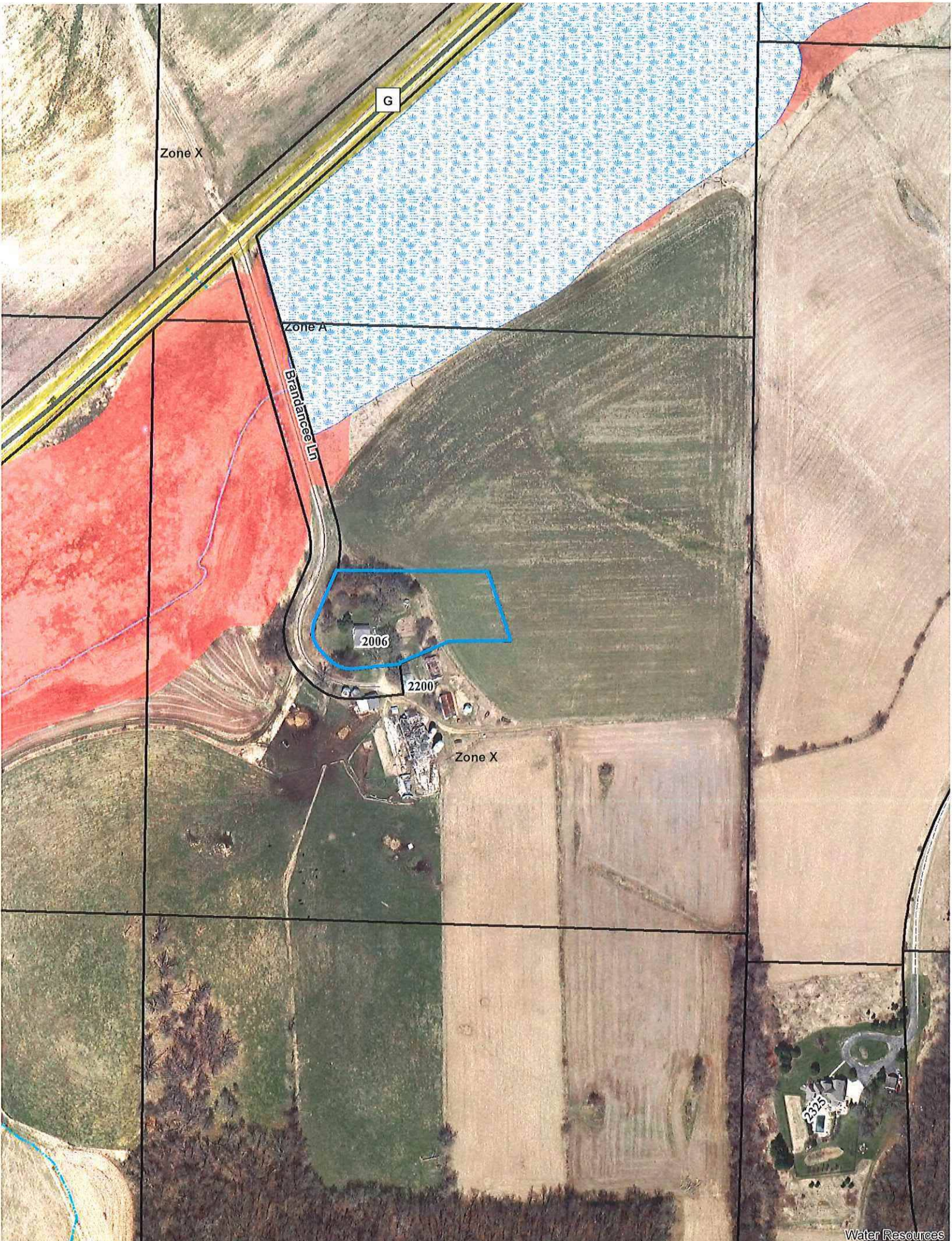
DESCRIPTION-LOCATION: PART OF THE SW 1/4 SEC 19

APPROVED FOR RECORDING PER _____ action of _____ 19__

REGISTER OF DEEDS CERTIFICATE
 Received for recording this _____ day of _____

SURVEYED JFR
 DRAWN JFR

SEPTIC VENT



Zone X

G

Zone A

Branance Ln

2006

2200

Zone X

2325