

# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
08/13/2020	DCPREZ-2020-11598
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
10/27/2020	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME BRANDON T COOLEY	PHONE (with Area Code)	AGENT NAME CLAY CHRISTENSON	PHONE (with Area Code) (608) 212-0482
BILLING ADDRESS (Number & Street) 3094 WAUCHEETA TRL		ADDRESS (Number & Street) 3101 WAUCHEETA TRAIL	
(City, State, Zip) MADISON, WI 53711		(City, State, Zip) Madison, WI 53711	
E-MAIL ADDRESS		E-MAIL ADDRESS claychristenson@icloud.com	

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	
3094 Waucheeta Trail					
TOWNSHIP DUNN	SECTION 5	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0610-051-4001-7					

REASON FOR REZONE			CUP DESCRIPTION	
DIVIDING AN EXISTING RESIDENTIAL LOT TO CREATE A SECOND LOT				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
SFR-2 Single Family Residential District	SFR-08 Single Family Residential District	0.86		

<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  RWL1	<b>SIGNATURE:(Owner or Agent)</b>   <b>PRINT NAME:</b>   <b>DATE:</b>
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**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:	\$495
Commercial:	\$545
<ul style="list-style-type: none"> <li>• PERMIT FEES DOUBLE FOR VIOLATIONS.</li> <li>• ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.</li> </ul>	

## REZONE APPLICATION

APPLICANT INFORMATION			
Property Owner Name:	Brandon & Cassy Cooley	Agent Name:	Clay Christenson
Address (Number & Street):	3094 Waucheeta Tr,	Address (Number & Street):	3101 Waucheeta Tr
Address (City, State, Zip):	Madison WI 53711	Address (City, State, Zip):	Madison WI 53711
Email Address:		Email Address:	claychristenson@icloud.com
Phone#:		Phone#:	608-212-0482

PROPERTY INFORMATION			
Township:	Dunn	Parcel Number(s):	0610-051-4001-7
Section:	5	Property Address or Location:	3094 Waucheeta Tr

REZONE DESCRIPTION	
<b>Reason for the request.</b> 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.	<b>Is this application being submitted to correct a violation?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Clay Christenson lives directly across the street from this site and is the father of Cassy Cooley. Cassy and Brandon have purchased this property with the assistance of Clay with the hopes they are able to rezone and separate a smaller lot near the road for Clay's son (Cassy's brother) to build a new home on.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
SFR-2	SFR-08	0.86

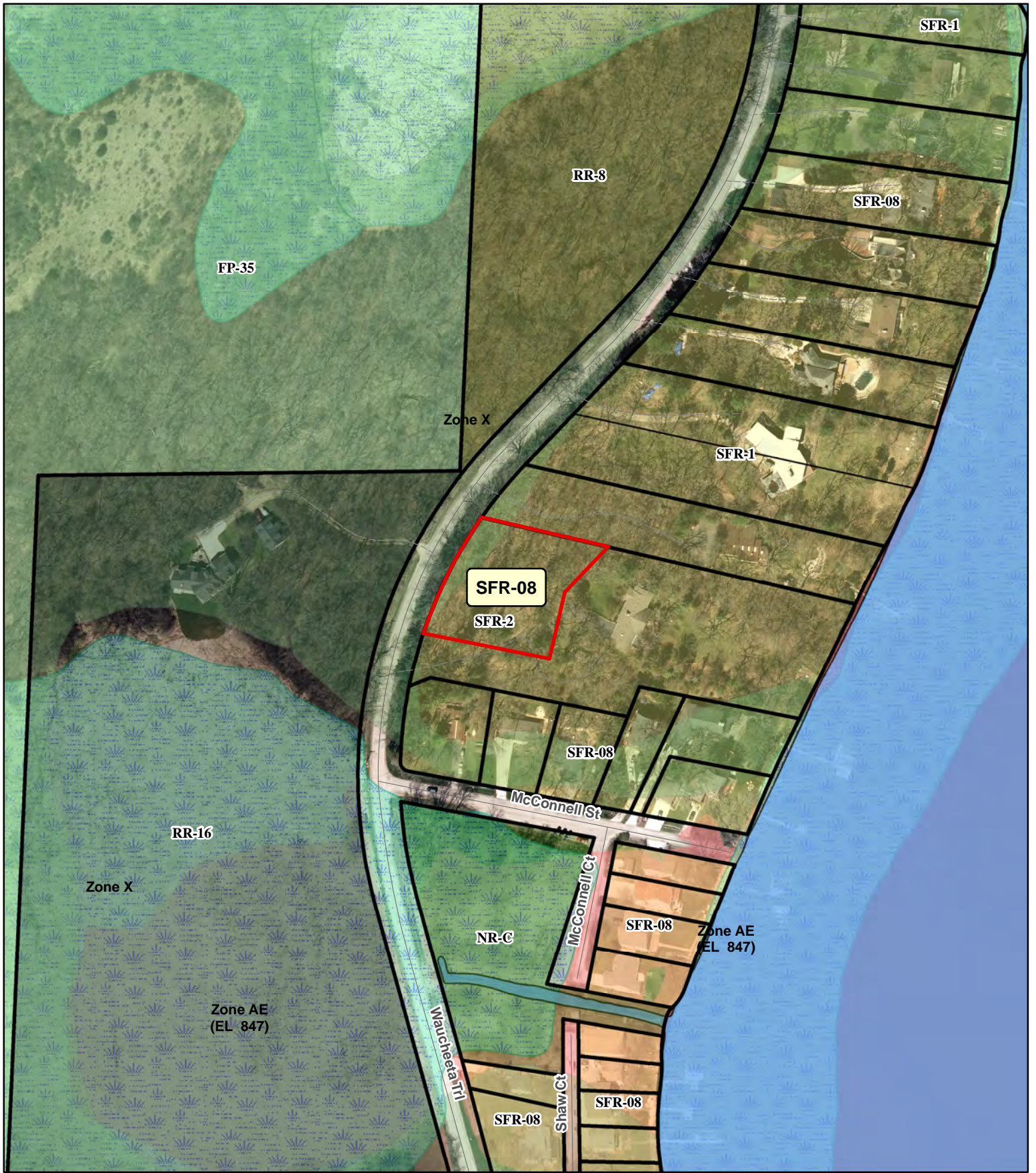
**Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional 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"/> Pre-application consultation with town and department staff	<input checked="" type="checkbox"/> Application fee ( <b>non-refundable</b> ), payable to the Dane County Treasurer
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

I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

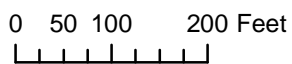
Owner/Agent Signature

Date 8-13-2020



**Legend**

- |   |   |
|---|---|
|  Wetland    | <b>Significant Soils</b>  |
|  Floodplain |  Class 1 |
|   |  Class 2 |



Petition 11598  
 BRANDON T COOLEY



# REZONE MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

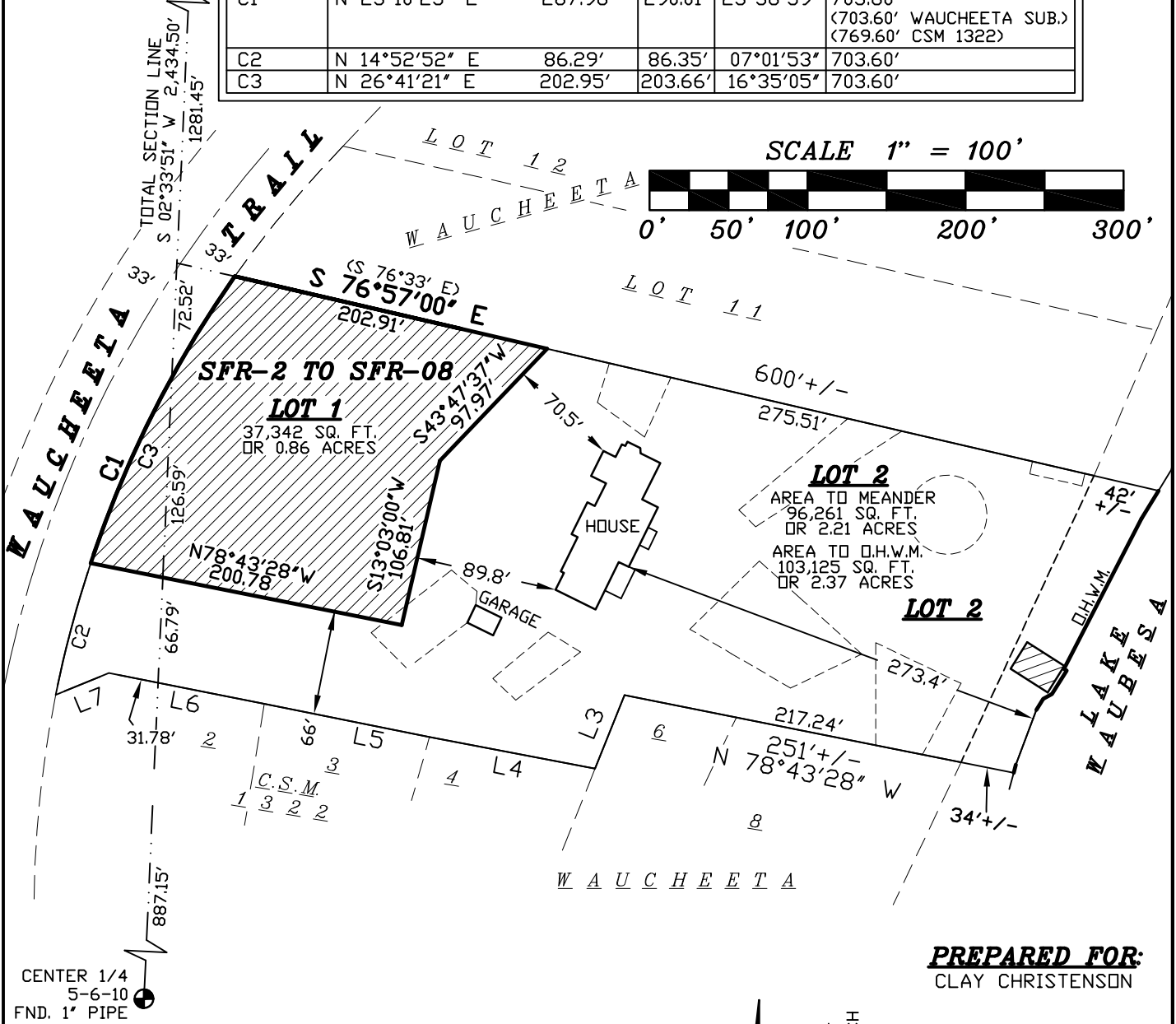
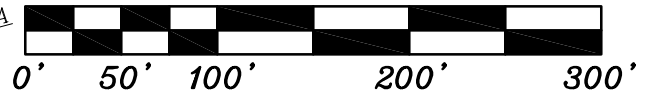
Located in the SW 1/4 of the NE 1/4 and the SE 1/4 of the NW 1/4 of Section 5, T6N, R10E, Town of Dunn, Dane County, Wisconsin. Including all of Lot 1 and a portion of Lot 2, Certified Survey Map 1322, Vol. 5, Pg. 274, Doc. No. 1381591.

NORTH 1/4  
5-6-10  
FND. CONC. MON.  
W/ BRASS CAP

### CURVE TABLE:

CURVE#	CHORD BEARING & DISTANCE	ARC	DELTA	RADIUS
C1	N 23°10'25" E 287.96'	290.01'	23°36'59"	703.60' (703.60' WAUCHEETA SUB.) (769.60' CSM 1322)
C2	N 14°52'52" E 86.29'	86.35'	07°01'53"	703.60'
C3	N 26°41'21" E 202.95'	203.66'	16°35'05"	703.60'

SCALE 1" = 100'



**PREPARED FOR:**  
CLAY CHRISTENSON

### LINE TABLE:

LINE #	BEARING	DISTANCE
L1	S 23°18'44" W (S 23°43' W)	47.10' (47.2')
L2	S 25°24'52" W (S 25°51' W)	152.93' (152.8')
L3	S 21°46'47" W (S 22°14' W)	50.06' (50.0')
L4	N 79°08'23" W (N 78°43'12" W)	106.72' (106.89')
L5	N 78°40'21" W (N 78°22'36" W)	106.67' (106.81')
L6	N 78°49'32" W (N 78°16'26" W)	100.28'
L7	S 67°47'43" W (S 68°14' W)	36.35' (36.17')

SCALE 1" = 100'  
WCCS - DANE ZONE  
BEARINGS ARE REFERENCED TO THE WEST  
LINE OF THE NE 1/4 OF SECTION 5 WHICH  
BEARS N 02°33'51" E

## **SFR-2 TO SFR-08**

A parcel of land located in the SW 1/4 of the NE 1/4 and the SE 1/4 of the NW 1/4 of Section 5, T6N, R10E, Town of Dunn, Dane County, Wisconsin, including part of Lot 1, Certified Survey Map 1322, Vol. 5, Pg. 274, Doc. No. 1381591, more particularly described as follows:

Commencing at the North  $\frac{1}{4}$  corner of said Section 5; thence S 02°33'51" W, 1281.45 feet; thence S 76°57'00" E, 37.56 feet to the point of beginning; thence continue S 76°57'00" E, 202.91 feet; thence S 43°47'37" W, 97.97 feet; thence S 13°03'00" W, 106.81 feet; thence N 78°43'28" W, 200.78 feet to the southeasterly right of way of Waucheeta Trail; thence along said right of way and the arc of a curve concaved southeasterly having a radius of 703.60 feet and a long chord bearing N 26°41'21" E, a distance of 202.95 feet to the point of beginning. The above described parcel contains 37,342 square feet or 0.86 acres.