


# Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
04/25/2017	DCPREZ-2017-11153
Public Hearing Date	C.U.P. Number
06/27/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME GETCHEL LIVING TR	PHONE (with Area Code) (608) 921-9985	AGENT NAME BRANDON GETCHEL	PHONE (with Area Code) (608) 921-9985
BILLING ADDRESS (Number & Street) 1997 COUNTY HIGHWAY PB		ADDRESS (Number & Street) 1997 COUNTY HIGHWAY PB	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) VERONA, WI 53593	
E-MAIL ADDRESS BRANDON.GETCHEL@GMAIL.COM		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP					
1997 COUNTY HIGHWAY PB					
TOWNSHIP VERONA	SECTION 26	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-263-8320-2					

REASON FOR REZONE			CUP DESCRIPTION	
CREATION OF 3 PARCELS				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
B-1 Local Business District	RH-1 Rural Homes District	.9		
RH-2 Rural Homes District	RH-1 Rural Homes District	6.4		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>BY</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>BY</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>BY</u>	INSPECTOR'S INITIALS  HJH3	SIGNATURE:(Owner or Agent) 
				PRINT NAME: Brandon Getchel
				DATE: 4/25/17



# Zoning Change Application

Items that must be submitted with your application:

- o 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.
- o 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 Brandon Getchel Agent's Name N/A  
 Address 1997 County Road PB Verona, WI Address \_\_\_\_\_  
 Phone 608-921-9985 Phone \_\_\_\_\_  
 Email brandon.getchel@gmail.com Email \_\_\_\_\_

Town: Verona Parcel numbers affected: 0608-263-8320-2  
 Section: 01 Property address or location: 1997 County Road PB Verona, WI  
 Zoning District change: (To / From / # of acres) RH2 + B1 to RH1 7.6 acres

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:

Rezoning of RH2 and B1 to RH1 to separate into 3 different parcels.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.  
 Submitted By: Brandon Getchel Date: 4/19/17



# LEGAL DESCRIPTION FOR ZONING CHANGE

## B-1 & RH-2 TO RH-1

Located in the NE ¼ of the SW ¼, Section 26, Town 06 North, Range 08 East, Town of Verona, Dane County, Wisconsin, described as follows:

**COMMENCING** at the South ¼ Corner of Section 26;

thence N01°27'13"E, 1347.17 feet along the east line of the SW ¼ of Section 26;

thence N87°54'30"W, 38.23 feet to the northeast corner line of C.S.M. No. 1924 and the **POINT OF BEGINNING**;

thence continuing N87°54'30"W, 604.83 feet along the north line of C.S.M. No. 1924 to the northwest corner of said C.S.M. No. 1924;

thence N01°28'43"E, 456.18 feet;

thence N54°46'48"E, 101.26 feet;

thence S79°39'17"E, 187.11 feet;

thence N88°30'55"E, 125.39 feet;

thence N59°38'15"E, 245.10 feet;


thence S88°03'03"E, 9.79 feet to the west right-of-way line of C.T.H. "PB";

thence S01°22'11"W, 431.07 feet along the west right-of-way line of C.T.H. "PB";

thence continuing along the west right-of-way line of C.T.H. "PB", S03°00'18"W, 199.04 feet to the **POINT OF BEGINNING**.

Containing 318,130 square feet (7.30 acres).

Subject to all recorded and unrecorded easements.

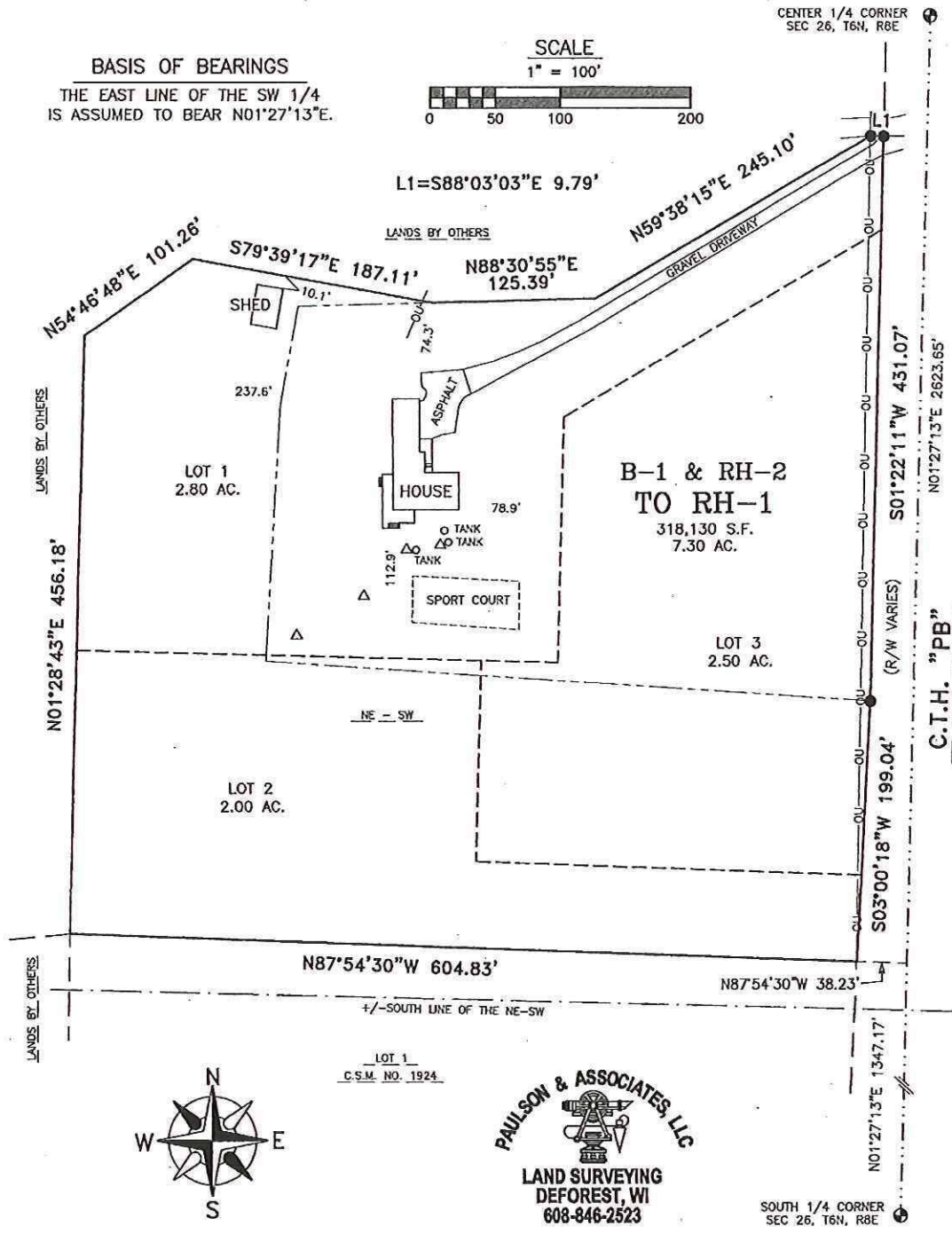
  
Daniel A. Paulson  
4-19-17  
S-1699



**SEE ZONING CHANGE MAP**

# ZONING CHANGE MAP

BEING PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 26,  
T6N, R8E, TOWN OF VERONA, DANE COUNTY, WISCONSIN



- LEGEND**
- ⊙ DANE COUNTY SECTION CORNER
  - △ DRAIN FIELD VENT/OBSERVATION PIPES
  - OU— OVERHEAD UTILITIES
  - - - - FORMER LOT LINES

**SURVEYOR**  
PAULSON & ASSOCIATES, LLC  
Daniel A. Paulson  
136 W. Holm Street  
DeForest, WI 53532


**OWNER/CLIENT**  
GETCHEL LIVING TRUST  
Brandon J. & Lori R. Getchel  
1997 County Road PD  
Verona, WI 53593

**Parcel Number - 062/0608-263-8320-2**

**Current**

[← Parcel Parents](#)

[Summary Report](#)

<b>Parcel Summary</b>		<b>More +</b>
Municipality Name	TOWN OF VERONA	
Parcel Description	SEC 26-6-8 PRT NE1/4SW1/4 COM SEC S1/4 C...	
Owner Name	GETCHEL LIVING TR	
Primary Address	1997 COUNTY HIGHWAY PB	
Billing Address	1997 COUNTY HIGHWAY PB VERONA WI 53593	

<b>Assessment Summary</b>		<b>More +</b>
<b>Assessment Year</b>	<b>2017</b>	
Valuation Classification	G1	
Assessment Acres	7.624	
Land Value	\$204,000.00	
Improved Value	\$183,500.00	
Total Value	\$387,500.00	

Show Valuation Breakout

**Open Book**

Open Book dates have passed for the year

Starts: ~~04/20/2017 - 11:00 AM~~

Ends: ~~04/20/2017 - 01:00 PM~~

[About Open Book](#)

**Board Of Review**

Starts: 06/01/2017 - 06:30 PM

Ends: 06/01/2017 - 08:30 PM

[About Board Of Review](#)

Show Assessment Contact Information ▼

**Zoning Information**

For the most current and complete zoning information, contact the Division of Zoning.

**Zoning**

B-1 0.94 Acres

RH-2 DCPREZ-2014-10713

[Zoning District Fact Sheets](#)



**Parcel Maps**



DCiMap

Google Map

Bing Map

**Tax Summary (2016)**

More +

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$204,000.00	\$183,500.00	\$387,500.00
<b>Taxes:</b>		\$7,210.00
<b>Lottery Credit(-):</b>		\$150.99
<b>First Dollar Credit(-):</b>		\$80.29
<b>Specials(+):</b>		\$160.67
<b>Amount:</b>		\$7,139.39

**District Information**

Type	State Code	Description
REGULAR SCHOOL	5901	VERONA SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	31SD	STORMWATER MGMT DIST
OTHER DISTRICT	31VF	VERONA FIRE DISTRICT

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	12/30/2016	5295942		

Show More ▼

## DocLink

DocLink is a feature that connects this property to recorded documents. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. Click here for instructions.

By Parcel Number: 0608-263-8320-2

[Document Types and their Abbreviations](#)

[Document Types and their Definitions](#)

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