

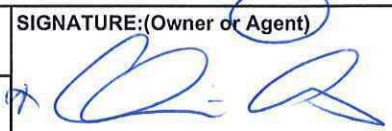
# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
03/12/2019	DCPREZ-2019-11413
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
05/28/2019	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME BRUCE D HOLOUBEK	PHONE (with Area Code) (715) 661-0364	AGENT NAME WILLIAMSON SURVEYING	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 6636 PURCELL RD		ADDRESS (Number & Street) 104A W MAIN ST.,	
(City, State, Zip) BELLEVILLE, WI 53508		(City, State, Zip) Wauwaukee, WI 53597	
E-MAIL ADDRESS		E-MAIL ADDRESS chris@williamsonsurveying.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	
North of 6604 Purcell					
TOWNSHIP VERONA	SECTION 35	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-354-9530-0					

REASON FOR REZONE			CUP DESCRIPTION	
RECONFIGURING 2 LOT CSM TO CREATE 2 RH3 LOTS				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
RH-2 Rural Homes District	RH-3 Rural Homes District	7.06		

<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>CA</u>	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>CA</u>	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>CA</u>	<b>INSPECTOR'S INITIALS</b>  SCW1	<b>SIGNATURE: (Owner or Agent)</b> 
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COMMENTS: OWE \$145 FOR SHORELAND

**PRINT NAME:**  
Chris Adams

**DATE:**  
03-12-19

owe \$145 shoveland



# DANE COUNTY PLANNING & DEVELOPMENT

## Zoning Change Application

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

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>Bruce Holoubek</u>	Agent's Name <u>Williamson Surveying</u>
Address <u>6636 Purcell Rd, Belleville, WI 53508</u>	Address <u>104A W. Main St, Waunakee</u>
Phone _____	Phone <u>608-255-5705</u>
<u>(715) 661-0364</u>	_____
Email _____	Email <u>chris@williamsonsurveying.com</u>
_____	_____

Town: Verona Parcel numbers affected: 062/0608-354-9530-0

Section: 35 Property address or location: Lot 1 C.S.M. No. 14756

Zoning District change: (To / From / # of acres) RH-3 / RH-2 / 7.06 AC

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 47 % Other: 53 %

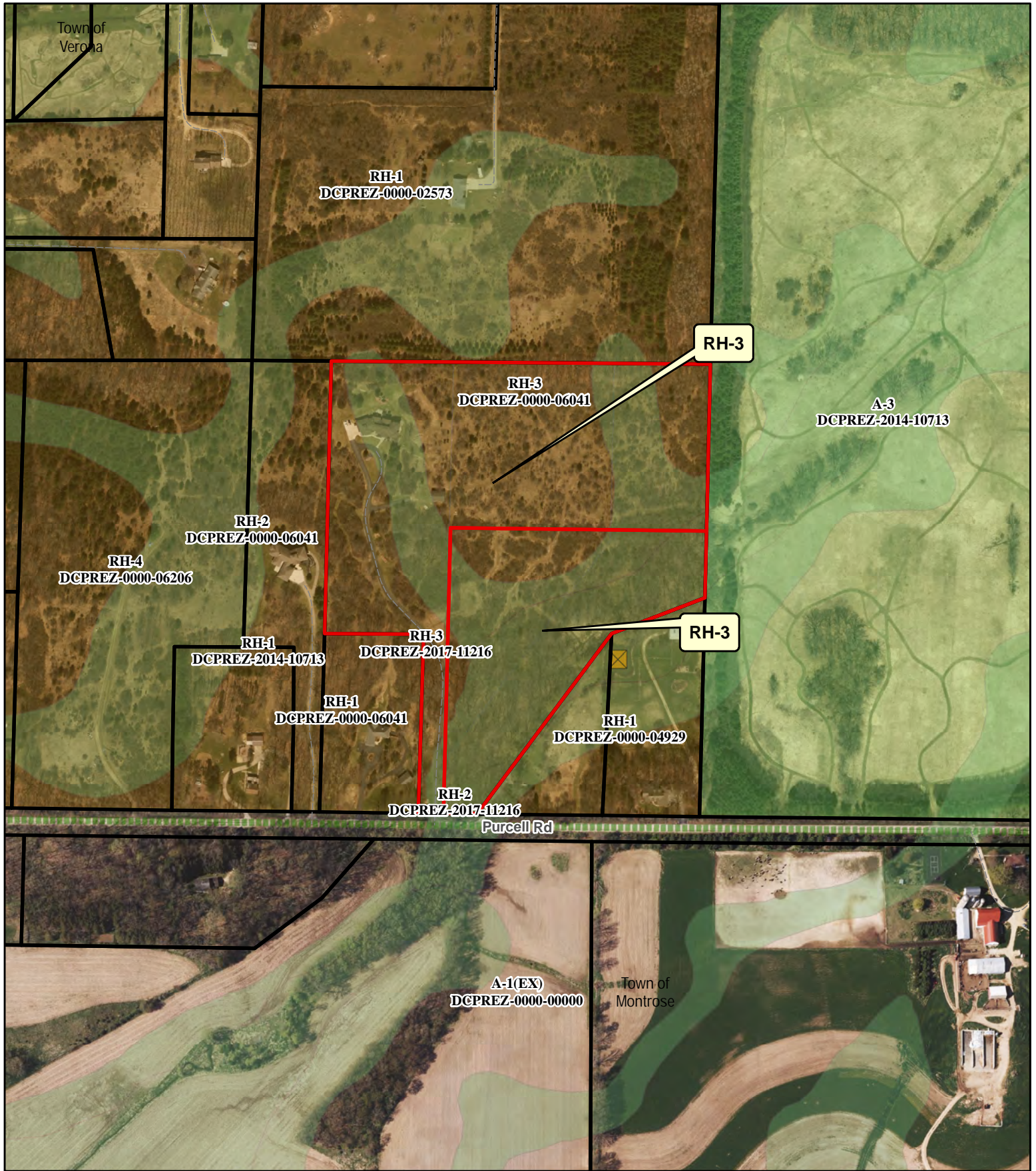
Narrative: (reason for change, intended land use, size of farm, time schedule)

- Separation of buildings from farmland
- Creation of a residential lot
- Compliance for existing structures and/or land uses
- Other:

Bruce currently owns 2 lots. His home site is zoned RH-3 and is 15.87 acres. The unimproved site is zoned RH-2 and is 7.0 acres. He would like to modify the lot line in order to make his unimproved site more desirable to buy.

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

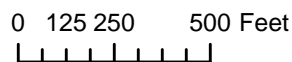
Date: 3-11-19



**Legend**

**Wetland > 2 Acres Significant Soils**

- Wetland
- Class 1
- Floodplain
- Class 2



Petition 11413  
BRUCE D HOLOUBEK



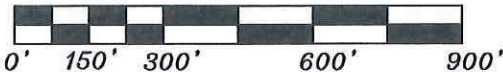
# CERTIFIED SURVEY MAP

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

A parcel of land located in part of the SE 1/4 of the SE 1/4 of Section 35, T6N, R8E, Town of Verona, Dane County, Wisconsin, Being Lots 1 and 2, Certified Survey Map No. 14756, Vol. 103 of Certified Survey Maps, Pg. 48-50, as Doc. No. 5399198

SCALE 1" = 300'



### PREPARED FOR:

BRUCE HOLDOBEK  
6636 PURCELL ROAD  
BELLEVILLE, WI 53508

### LOT 1

INCL. R/W  
350,868 SQ. FT.  
OR 8.05 ACRES

EXCL. R/W  
348,303 SQ. FT.  
OR 8.00 ACRES

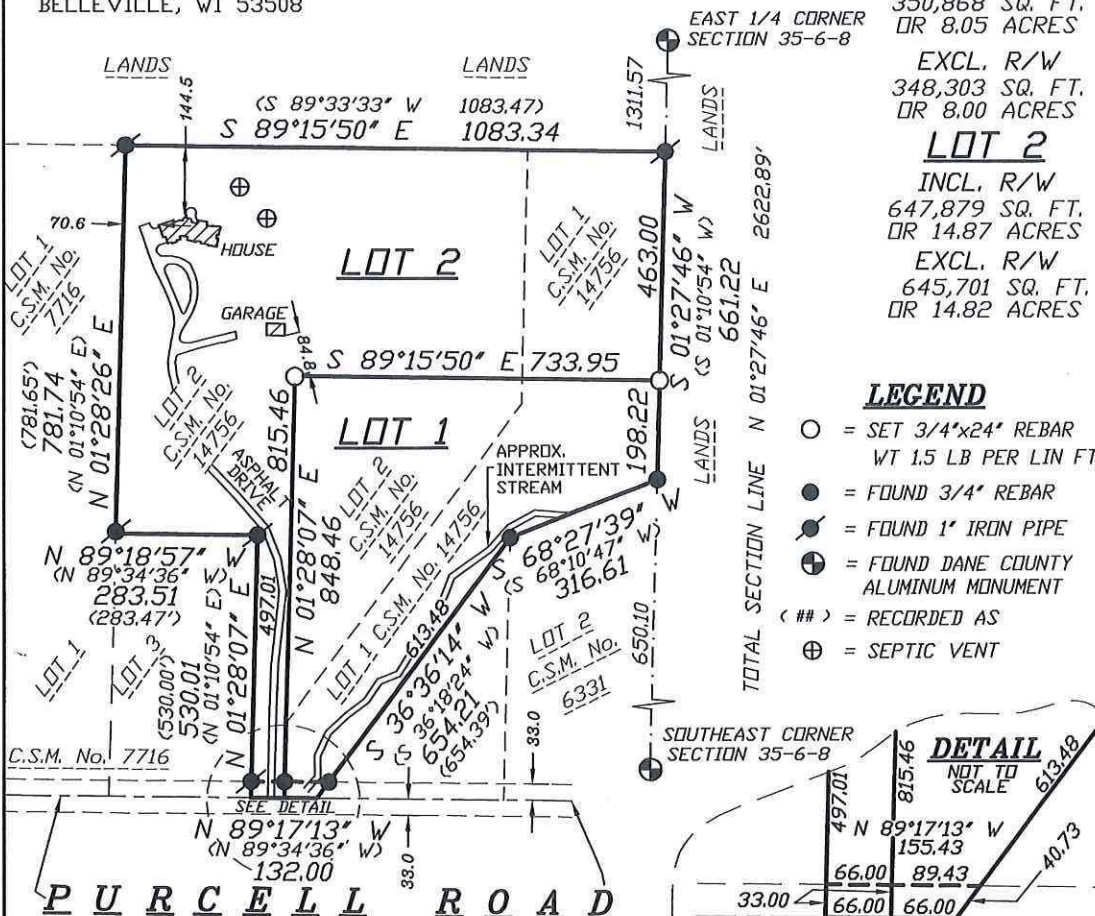
### LOT 2

INCL. R/W  
647,879 SQ. FT.  
OR 14.87 ACRES

EXCL. R/W  
645,701 SQ. FT.  
OR 14.82 ACRES

### LEGEND

- = SET 3/4"x24" REBAR  
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- ⊙ = FOUND 1" IRON PIPE
- ⊕ = FOUND DANE COUNTY ALUMINUM MONUMENT
- (##) = RECORDED AS
- ⊕ = SEPTIC VENT



TOTAL SECTION LINE N 01°27'46" E 2622.89'

SOUTHEAST CORNER SECTION 35-6-8



### NOTES:

- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2.) WETLANDS AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) ALL TIES FOR THE EAST 1/4 AND SOUTHEAST CORNER OF SECTION 35 HAVE BEEN FOUND AND ARE INTACT.

BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SE 1/4 OF SECTION 35-6-8 LINE TO BEAR N 01°27'46" E

DOCUMENT NO. \_\_\_\_\_  
CERTIFIED SURVEY MAP NO. \_\_\_\_\_

**SURVEYORS SEAL**



# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS  
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A parcel of land located in part of the SE 1/4 of the SE 1/4 of Section 35, T6N, R8E, Town of Verona, Dane County, Wisconsin, Being Lots 1 and 2, Certified Survey Map No. 14756, Vol. 103 of Certified Survey Maps, Pg. 48-50, as Doc. No. 5399198

### TOWN BOARD RESOLUTION

Resolved that this certified survey map is hereby acknowledged and approved by the Town of Verona on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Tammy Dresser  
Town Clerk

### CITY OF FITCHBURG APPROVAL

Resolved that this certified survey map in the Town of Verona is hereby acknowledged and approved by the City of Fitchburg on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Patrick Marsh  
City Administrator

### DANE COUNTY APPROVAL:

Approved for recording per Dane County Zoning and Land Regulation Committee action on \_\_\_\_\_.

\_\_\_\_\_  
Daniel Everson  
Assistant Zoning Administrator

### NOTE:

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

### REGISTER OF DEEDS:

Received for recording this \_\_\_ day of \_\_\_\_\_, 20\_\_\_ at \_\_\_ o'clock \_\_\_M. and recorded in Volume \_\_\_\_\_ of Dane County Certified Surveys on pages \_\_\_\_\_ through \_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowski  
Register of Deeds

### SURVEYORS SEAL

DOCUMENT NO. \_\_\_\_\_

CERTIFIED SURVEY MAP NO. \_\_\_\_\_



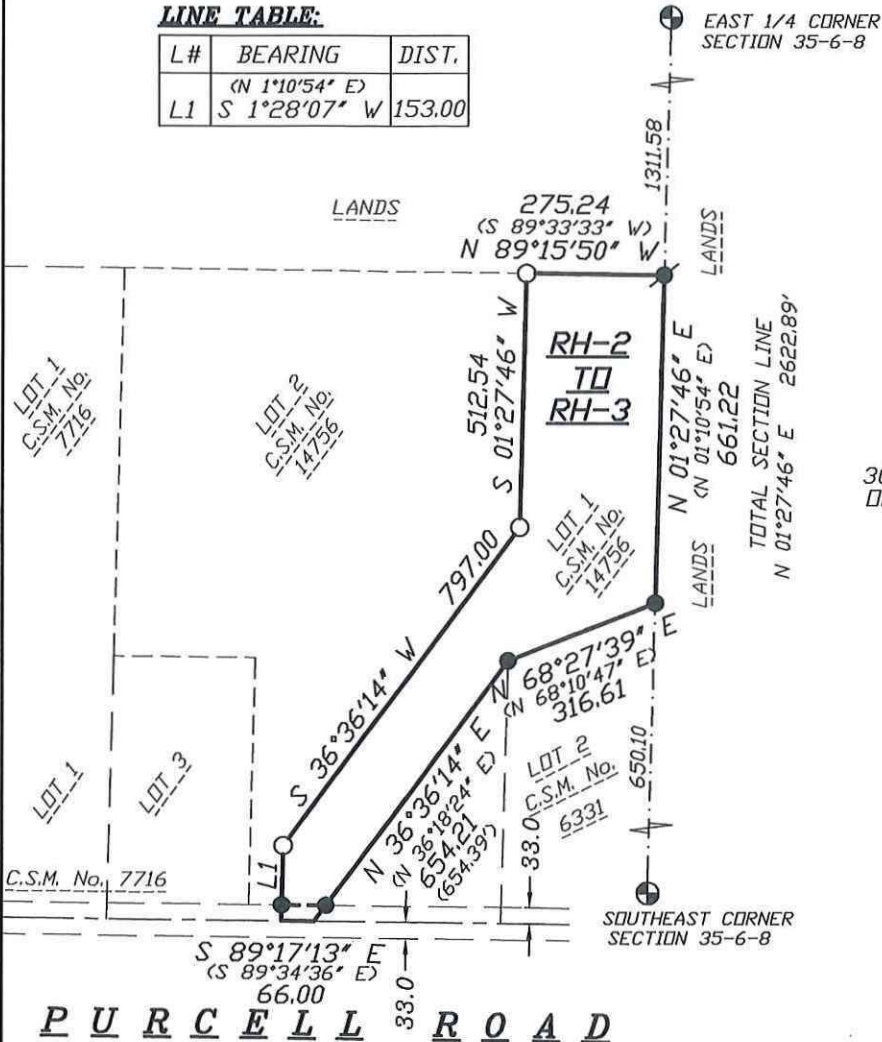
# REZONE

WILLIAMSON SURVEYING AND ASSOCIATES, LLC  
NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

### LINE TABLE:

L#	BEARING	DIST.
L1	(N 1°10'54" E)	153.00
L1	S 1°28'07" W	153.00

EAST 1/4 CORNER  
SECTION 35-6-8



AREA  
RH-2  
TO  
RR-3  
307,430 SQ. FT.  
OR 7.06 ACRES

### LEGEND

- = SET 3/4"x24" REBAR  
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- ⊙ = FOUND 1" IRON PIPE
- ⊕ = FOUND DANE COUNTY  
ALUMINUM MONUMENT
- (##) = RECORDED AS

### PREPARED FOR:

BRUCE HOLOUBEK  
6636 PURCELL ROAD  
BELLEVILLE, WI 53508

SCALE 1" = 300'



BEARINGS ARE REFERENCED TO THE EAST  
LINE OF THE SE 1/4 OF SECTION 35-6-8  
LINE TO BEAR N 01°27'46" E



# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

A parcel of land located in part of the SE 1/4 of the SE 1/4 of Section 35, T6N, R8E, Town of Verona, Dane County, Wisconsin. Being Lots 1 and 2, Certified Survey Map No. 14756, Vol. 103 of Certified Survey Maps, Pg. 48-50, as Doc. No. 5399198

### SURVEYOR'S CERTIFICATE

I, Chris W. Adams, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Dane County, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being part of the SE 1/4 of the SE 1/4 of Section 35, T6N, R8E, Town of Verona, Dane County, Wisconsin, being more particularly described as follows:

Lots 1 and 2, Certified Survey Map No. 14756, recorded in the Dane County Register of Deeds Office in Vol. 103 of Certified Survey Maps, Page 48 through 50, as Document No. 5399198.

Total Area: 998,747 sq. ft. or 22.93 acres.

Williamson Surveying and Associates, LLC  
by Noa T. Prieve & Chris W. Adams

Date \_\_\_\_\_

Chris W. Adams S-2748  
Professional Land Surveyor

### OWNERS' CERTIFICATE:

As owners, we hereby certify that we caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. We also certify that this certified survey map is required by sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

WITNESS the hand seal of said owners this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Bruce Holoubek

\_\_\_\_\_  
Coreyne Woodman-Holoubek

STATE OF WISCONSIN)  
DANE COUNTY)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ the above names Bruce Holoubek and Coreyne Woodman-Holoubek to me known to be the person who executed the foregoing instrument and acknowledge the same.

**SURVEYORS SEAL**

\_\_\_\_\_ County, Wisconsin.

My commission expires \_\_\_\_\_



\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name

## Parcel Number - 062/0608-354-9530-0

Current

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

Parcel Detail		Less —
Municipality Name	TOWN OF VERONA	
State Municipality Code	062	
PLSS (T,R,S,QQ,Q)	06N 08E 35 SE SE (Click link above to access images for Qtr-Qtr)	
Section	06N 08E 35 (Click link above to access images for Section)	
Plat Name	CSM 14756 (Click link above to access images for Plat) CSM 14756 (Click link above to access images for Surveys within Plat)	
Block/Building		
Lot/Unit	1 (Click link above to see images for this Lot)	
Parcel Description	LOT 1 CSM 14756 CS103/48&50-4/3/2018 F/K/A LOTS 2 & 4 CSM 7716 CS40/215&216 R29232/67&68-1/20/95 DESCR AS SEC 35-6-8 PRT SE1/4SE1/4 (7.06 ACRES INCL R/W) <b>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</b>	
Current Owner	BRUCE D HOLOUBEK	
Current Co-Owner	COREYNE B WOODMAN	
Primary Address	<b>No parcel address available.</b>	
Billing Address	6636 PURCELL RD BELLEVILLE WI 53508	



**Assessment Summary** More +

No current year assessment information available.

Show Valuation Breakout

Show Assessment Contact Information ▼

**Zoning Information**

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

**Zoning**

RH-2 DCPREZ-2017-11216

Zoning District Fact Sheets

**Parcel Maps**



Surveyor Map

DCiMap

**Tax Summary (2018)** More +

No current year tax information available.

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	03/05/2018	5393260		

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: 0608-354-9530-0

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Madison, WI 53703



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# WILLIAMSON SURVEYING & ASSOCIATES, LLC

104A WEST MAIN STREET, WAUNAKEE, WI 53597

NOA T. PRIEVE and CHRIS W. ADAMS

PHONE: 1-608-255-5705 WEB: WILLIAMSONSURVEYING.COM

## RH-2 TO RH-3

A parcel of land being Lot 1, Certified Survey Map No. 14756, recorded in the Dane County Register of Deeds Office in Volume 103 of Certified Survey Maps, Pages 48 through 50, as Document No. 5399198. Located in part of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 35, T6N, R8E, Town of Verona, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the Southeast Corner of said Section 35; thence N  $01^{\circ}27'46''$  E along the east line of the Southeast  $\frac{1}{4}$ , 650.10 feet to the East-Southeast Corner of said Lot 1, Certified Survey Map No. 14756 and to the point of beginning.

Thence continue along said Lot 1, Certified Survey Map No. 14756 for the next 8 courses, N  $01^{\circ}27'46''$  E, 661.22 feet; thence N  $89^{\circ}15'50''$  W, 275.24 feet; thence S  $01^{\circ}27'46''$  W, 512.54 feet; thence S  $36^{\circ}36'14''$  W, 797.00 feet; thence S  $01^{\circ}28'07''$  W, 153.00 feet to the centerline of Purcell Road; thence S  $89^{\circ}17'13''$  E, 66.00 feet; thence N  $36^{\circ}36'14''$  E, 654.21 feet; thence N  $68^{\circ}27'39''$  E, 316.61 feet to the point of beginning. This parcel contains 307,430 sq. ft. or 7.06 acres and is subject to a road right of way of 33 feet along the southerly side thereof.

ROETHLISBERGER TR  
1590 COUNTY HIGHWAY PB  
BELLEVILLE, WI 53508

Current Owner  
5396 KING JAMES WAY  
MADISON, WI 53719

Current Owner  
6551 PURCELL RD  
BELLEVILLE, WI 53508

BRUCE D HOLOUBEK  
6636 PURCELL RD  
BELLEVILLE, WI 53508

ROETHLISBERGER TR  
1590 COUNTY HIGHWAY PB  
BELLEVILLE, WI 53508

MICHAEL J PETERS  
6640 PURCELL RD  
BELLEVILLE, WI 53508

DAVID A LUCHSINGER  
6635 SUNSET DR  
VERONA, WI 53593

JOSEPH R LALOR  
6076 PURCELL RD  
OREGON, WI 53575

BEMBENEK TR, CURTIS D & DEBRA S  
6578 PURCELL RD  
BELLEVILLE, WI 53508

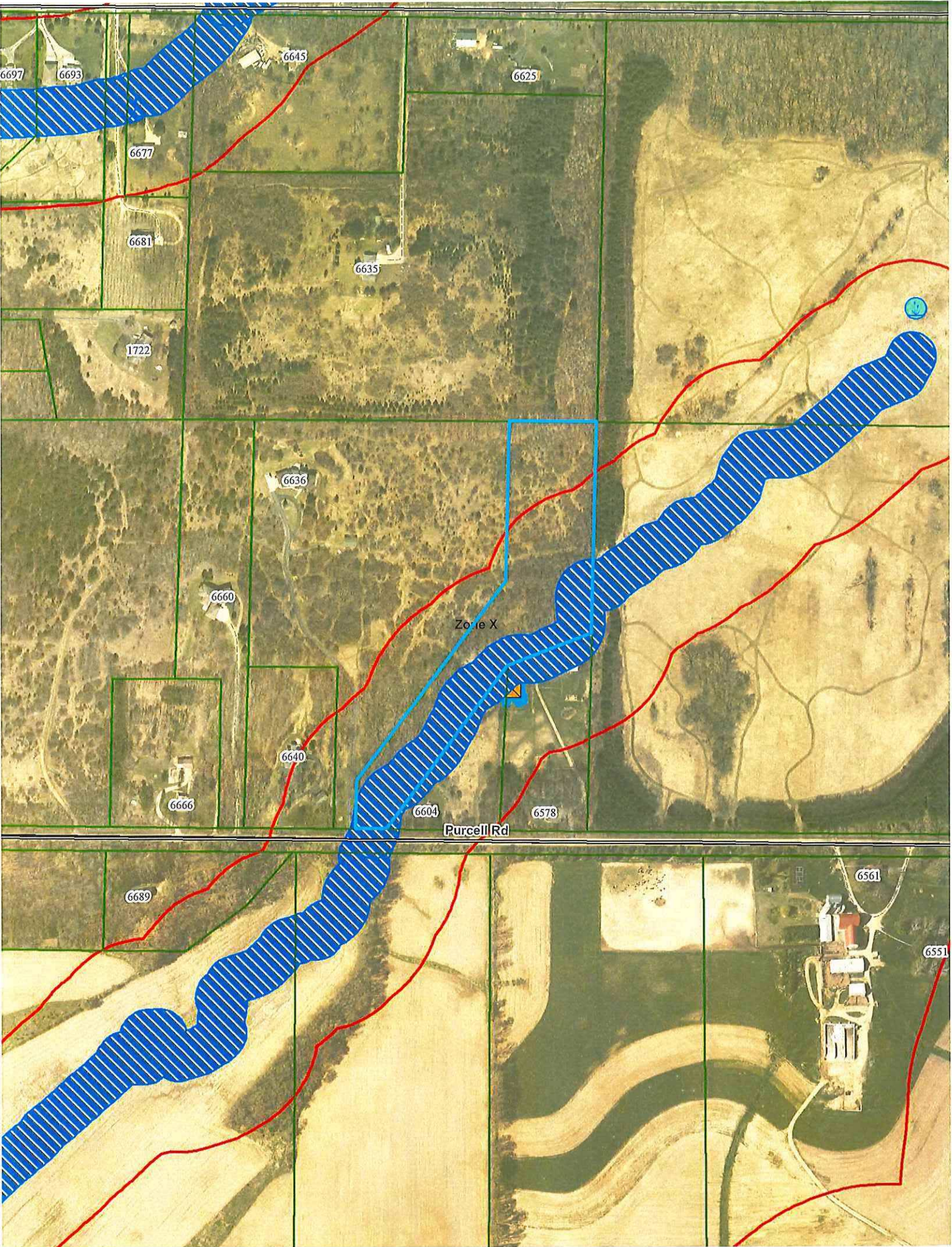
BRUCE D HOLOUBEK  
6636 PURCELL RD  
BELLEVILLE, WI 53508

JOAN SCHORR  
6307 PURCELL RD  
OREGON, WI 53575

GEURKINK JT REV TR, TERRY F & ALISON S WILMETH  
1675 BARTLETT CT  
BELLEVILLE, WI 53508

GEURKINK JT REV TR, TERRY F & ALISON S WILMETH  
1675 BARTLETT CT  
BELLEVILLE, WI 53508

Current Owner  
6689 PURCELL RD  
BELLEVILLE, WI 53508



6697

6693

6645

6625

6677

6681

6635

1722

6636

6660

Zone X

6640

6666

6604

6578

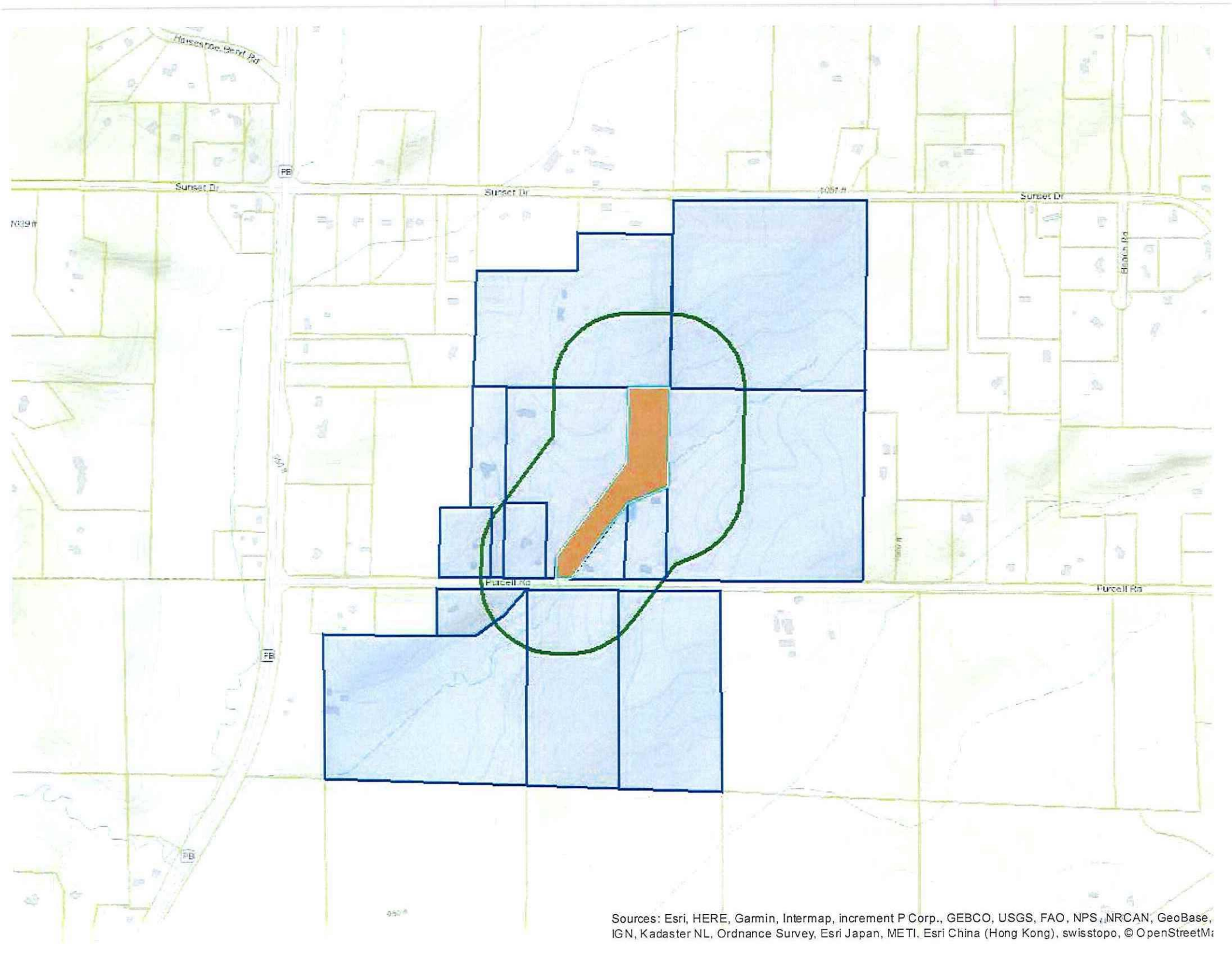
Purcell Rd

6689

6561

6551

30



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