

# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
12/17/2019	DCPREZ-2019-11519
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
02/25/2020	

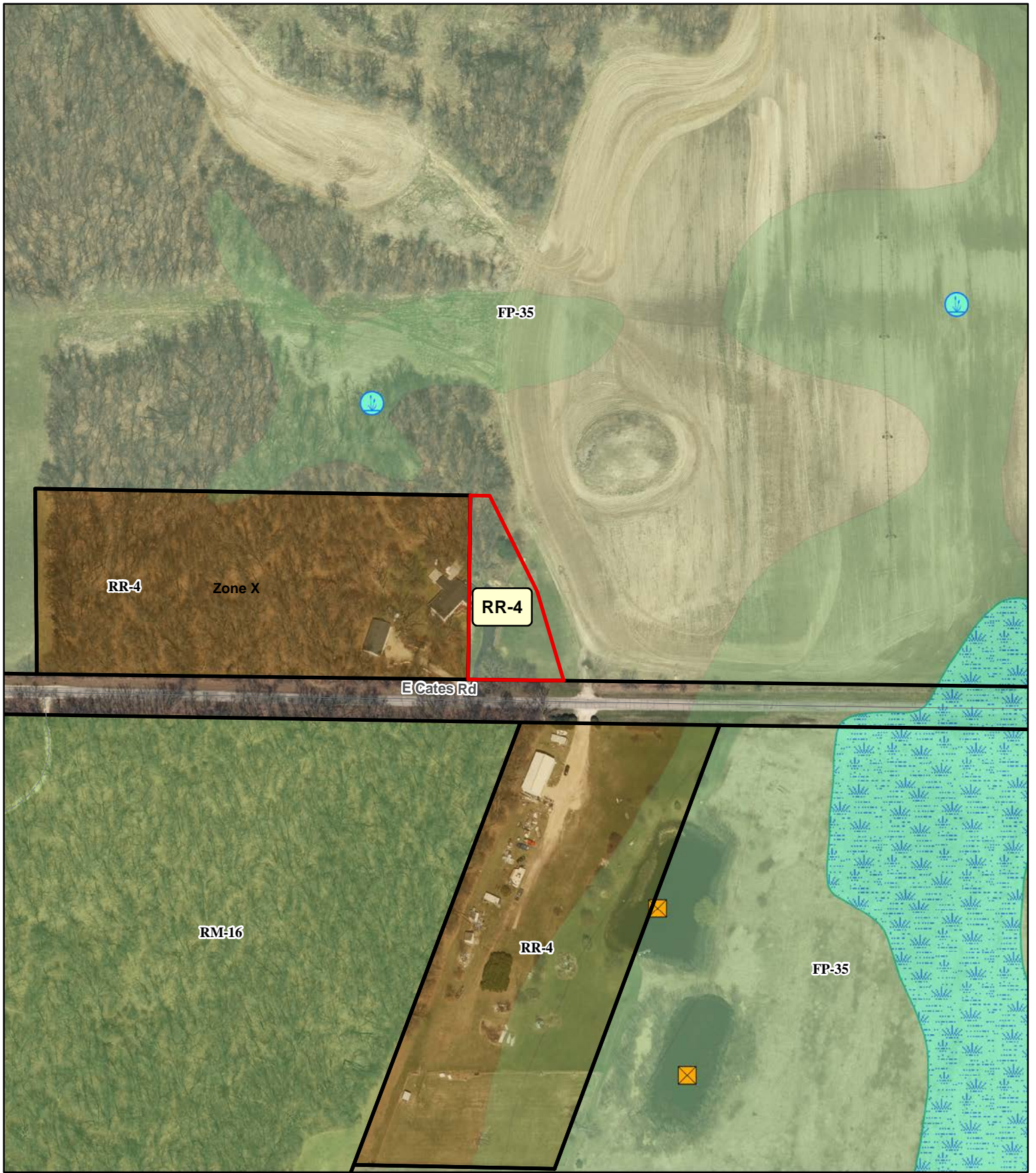
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME GOBEL REV TR, MARIO & KATHLEEN	PHONE (with Area Code) (608) 235-1787	AGENT NAME JEROME GOBEL	PHONE (with Area Code) (608) 698-9392
BILLING ADDRESS (Number & Street) 7263 COUNTY HIGHWAY A		ADDRESS (Number & Street) 7230 E CATES RD.,	
(City, State, Zip) BELLEVILLE, WI 53508		(City, State, Zip) Belleville, WI 53508	
E-MAIL ADDRESS gobelmk@gmail.com		E-MAIL ADDRESS jgobel@gmail.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	
lands east of 7230 E Cates Rd.,					
TOWNSHIP MONTROSE	SECTION 21	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0508-211-9001-0					

REASON FOR REZONE			CUP DESCRIPTION	
SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
FP-35 (General Farmland Preservation) District	RR-4 (Rural Residential, 4 to 8 acres) District	.759		





C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS  SCW1	SIGNATURE:(Owner or Agent) 
COMMENTS: ADD LANDS TO LOT 1 CSM 5663 SO ALL IMPROVEMENTS WILL BE LOCATED WITHIN NEW BOUNDARY				PRINT NAME: JEROME GOBEL
				DATE: 17 DEC 2019

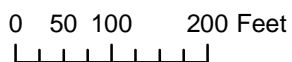




**Legend**

**Wetland > 2 Acres**    **Significant Soils**

- |  |            |   |         |
|--|------------|---|---------|
|  | Wetland    |  | Class 1 |
|  | Floodplain |  | Class 2 |



Petition 11519  
**GOBEL REV TR, MARIO &  
 KATHLEEN**

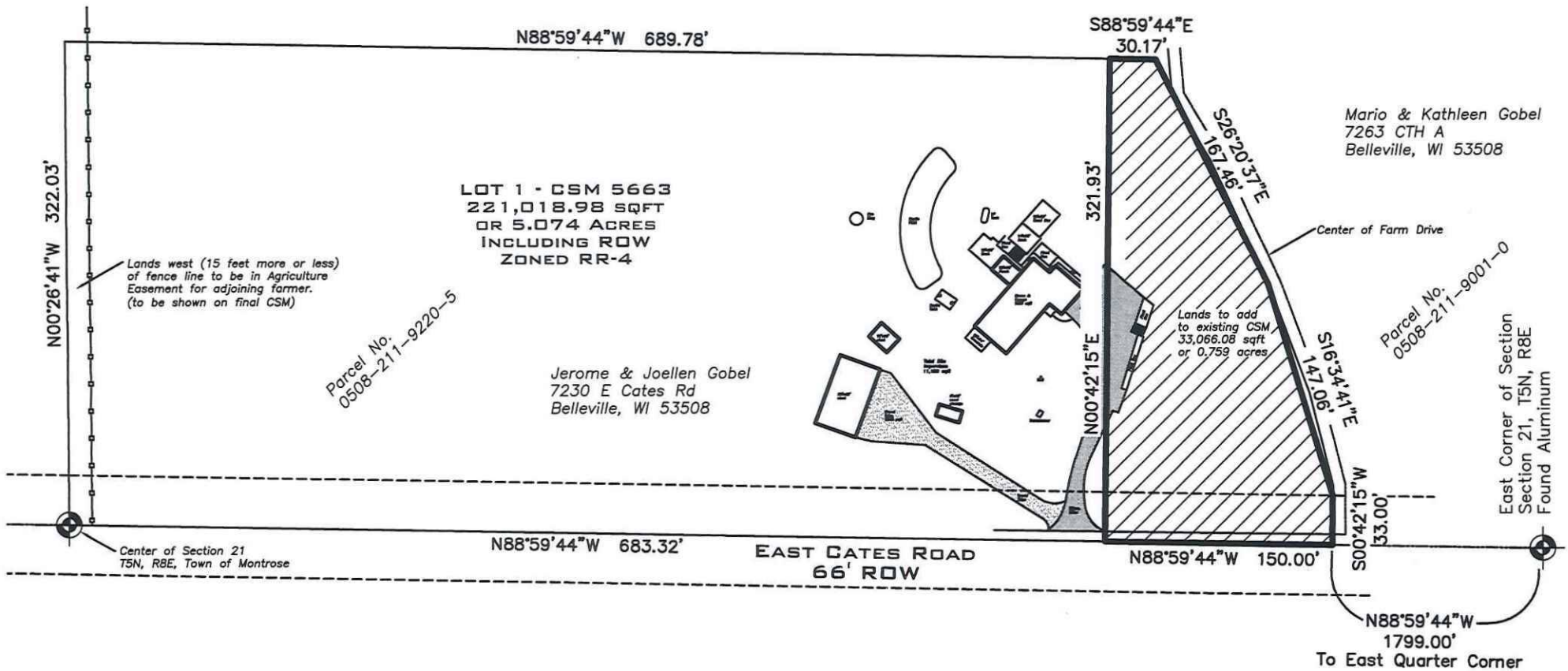
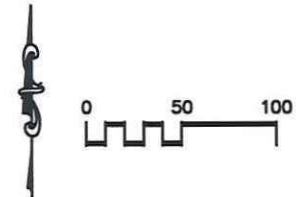


Rezone from FT-35 to RR-4

Part of the SW 1/4 of the NW 1/4, Section 21, Town 5 North, Range 8 East, Town of Montrose, Dane County, Wisconsin, described as follows:

Commencing at the East Quarter Corner of Said Section 21; Thence along the South Line of the NE 1/4, N88°59'44"W, 1799.00 feet to a point also known as the Point of Beginning; Thence continuing along said South Line, N88°59'44"W, 150.00 feet to the SE Corner of Certified Survey Map No. 5663, Dane County Register of Deeds; Thence along the East Line of said Certified Survey Map, N00°42'15"E, 321.93 feet to the NW Corner of said Certified Survey Map; Thence S88°59'44"E, 30.17 feet; Thence S26°20'37"E, 167.46 feet; Thence S16°34'41"E, 147.06 feet to the North Right of Way of East Cates Road; Thence S00°42'15"W, 33.00 feet to the Point of Beginning.

Said Parcel Contains 0.759 acres including ROW.



# 495



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 Mario & Kathleen Gobel Agent's Name Jerome Gobel
Address 7263 CTH A Belleville, WI 53508 Address 7230 E. Cates Rd. Belleville, WI 53508
Phone 6082351787 Phone 6086989392
Email gobelmk@gmail.com Email jgobel@gmail.com

Town: Montrose Parcel numbers affected: 0508-211-9001-0 \$ 5082119205

Section: 21 Property address or location: SW 1/4 of the NE 1/4

Zoning District change: (To / From / # of acres) to RR-4 from FT-35 (0.759 acres) 5082119001

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

See attached

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:

To add lands to Lot 1 of CSM 5663 so that all improvements will be located within new boundary of Lot on new Certified Survey Map.

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

Submitted By: Jerome Gobel

Date: 12/16/2019

## Legal Description

Rezone from FT-35 to RR-4

Part of the SW 1/4 of the NW 1/4, Section 21, Town 5 North, Range 8 East, Town of Montrose, Dane County, Wisconsin, described as follows:

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Said Parcel Contains 0.759 acres including ROW.




### Parcel Number - 040/0508-211-9220-5

Current

[← Parcel Parents](#)

[Summary Report](#)

Parcel Summary		More +
Municipality Name	TOWN OF MONTROSE	
Parcel Description	LOT 1 CSM 5663 CS26/192-194 R12102/81-10...	
Owner Names	JEROME P GOBEL JOELLEN J GOBEL	
Primary Address	7230 E CATES RD	
Billing Address	7230 E CATES RD BELLEVILLE WI 53508	

Assessment Summary		More +
Assessment Year	2019	
Valuation Classification	G1	
Assessment Acres	4.550	+ .759 (5.309)
Land Value	\$109,100.00	
Improved Value	\$224,800.00	
Total Value	\$333,900.00	

Show Valuation Breakout

**Open Book**

Open Book dates have passed for the year

Starts: ~~09/18/2019~~ 03:00 PM

Ends: ~~09/18/2019~~ 05:00 PM

[About Open Book](#)

**Board Of Review**

Board of Review dates have passed for the year

Starts: ~~09/25/2019~~ 06:00 PM

Ends: ~~09/25/2019~~ 08:00 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**

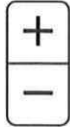
RR-4 DCPREZ-2019-00014

[Zoning District Fact Sheets](#)

**District Information**

Type	State Code	Description
REGULAR SCHOOL	0350	BELLEVILLE SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE

**Parcel Maps**



[DCiMap](#)

[Google Map](#)

[Bing Map](#)

**Tax Information**

[E-Statement](#)

[E-Bill](#)

[E-Receipt](#)

[Pay Taxes Online](#)



Tax Year 2019		
Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$109,100.00	\$224,800.00	\$333,900.00
<b>Taxes:</b>		\$5,696.16
<b>Lottery Credit(-):</b>		\$206.07
<b>First Dollar Credit(-):</b>		\$74.27
<b>Specials(+):</b>		\$191.52
<b>Amount:</b>		\$5,607.34
2019 Tax Info Details		Tax Payment History



Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	04/12/1994		11999	65

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By Parcel Number: 0508-211-9220-5

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210 Martin Luther King Jr. Blvd

City-County Bldg. Room 116

Madison, WI 53703



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**Parcel Number - 040/0508-211-9001-0**

**Current**

[← Parcel Parents](#)

[Summary Report](#)

<b>Parcel Summary</b>		<b>More +</b>
Municipality Name	TOWN OF MONTROSE	
Parcel Description	SEC 21-5-8 SW1/4 NE1/4 EXC CSM 5663	
Owner Name	GOBEL REV TR, MARIO & KATHLEEN	
Primary Address	<b>No parcel address available.</b>	
Billing Address	7263 COUNTY HIGHWAY A BELLEVILLE WI 53508	

<b>Assessment Summary</b>		<b>More +</b>
<b>Assessment Year</b>	<b>2019</b>	
Valuation Classification	G4 G5 G5M	
Assessment Acres	36.000	— 0.759 <i>35+</i>
Land Value	\$43,900.00	
Improved Value	\$0.00	
Total Value	\$43,900.00	

Show Valuation Breakout

**Open Book**

Open Book dates have passed for the year

Starts: ~~09/18/2019~~ - ~~03:00 PM~~

Ends: ~~09/18/2019~~ - ~~05:00 PM~~

[About Open Book](#)

**Board Of Review**

Board of Review dates have passed for the year

Starts: ~~09/25/2019~~ - ~~06:00 PM~~

Ends: ~~09/25/2019~~ - ~~08:00 PM~~

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**Zoning Information**

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

**Zoning**

FP-35 DCPREZ-2019-00014

[Zoning District Fact Sheets](#)

**District Information**

Type	State Code	Description
REGULAR SCHOOL	0350	BELLEVILLE SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE



**Parcel Maps**



DCiMap

**Tax Information**

- [E-Statement](#)
- [E-Bill](#)
- [E-Receipt](#)
- [Pay Taxes Online](#)

«
< Newer
Older >
»

Tax Year 2019		
Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$43,900.00	\$0.00	\$43,900.00
<b>Taxes:</b>		\$748.90
<b>Lottery Credit(-):</b>		\$0.00
<b>First Dollar Credit(-):</b>		\$0.00
<b>Specials(+):</b>		\$0.00
<b>Amount:</b>		\$748.90
2019 Tax Info Details		Tax Payment History

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
QCD	06/27/2007	4327678		

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JEROME P GOBEL  
JOELLEN J GOBEL  
7230 E CATES RD  
BELLEVILLE, WI 53508

GOBEL REV TR, MARIO & KATH...  
7263 COUNTY HIGHWAY A  
BELLEVILLE, WI 53508

GOBEL REV TR, MARIO & KATH...  
7263 COUNTY HIGHWAY A  
BELLEVILLE, WI 53508

THOMAS J KELENY  
7257 E CATES RD  
BELLEVILLE, WI 53508

GREGORY T MCDONALD  
7225 E CATES RD  
BELLEVILLE, WI 53508

GOBEL REV TR, MARIO & KATH...  
7263 COUNTY HIGHWAY A  
BELLEVILLE, WI 53508

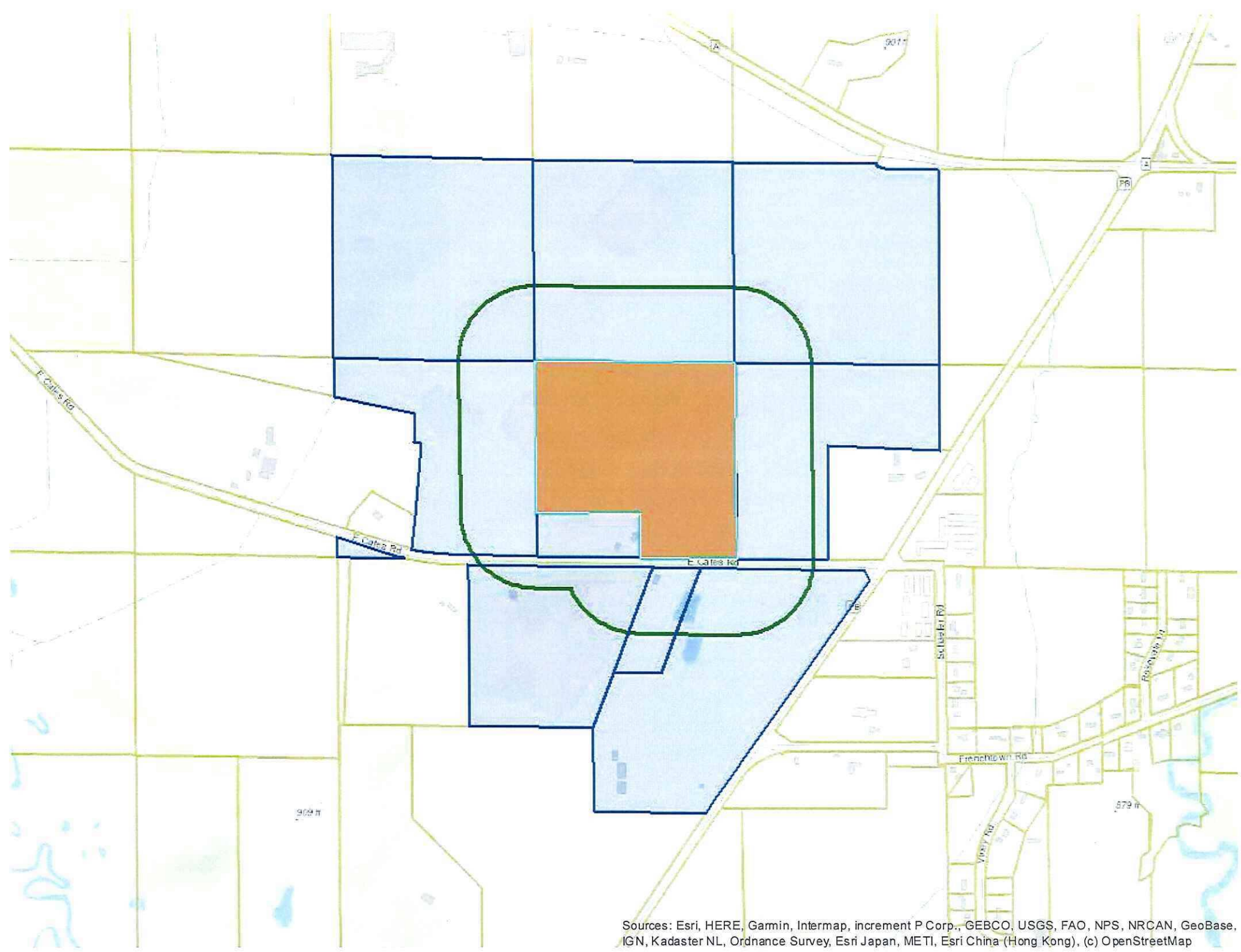
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LAWRENCE BROKASKE  
817 E 19TH ST  
CHEYENNE, WY 82001





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



