

# Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
03/18/2020	DCPREZ-2020-11552
Public Hearing Date	C.U.P. Number
05/26/2020	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JON O BALDOCK	PHONE (with Area Code) (608) 698-7993	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 4146 SCHNEIDER DR		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) OREGON, WI 53575		(City, State, Zip)	
E-MAIL ADDRESS jon@jbstats.com		E-MAIL ADDRESS	

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	
6394 Grandview Rd.,					
TOWNSHIP VERONA	SECTION 13	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-134-9500-8					

REASON FOR REZONE			CUP DESCRIPTION	
CREATING ONE RESIDENTIAL LOT				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
AT-35 (Agriculture Transition) District	RR-2 (Rural Residential, 2 to 4 acres) District	2.32		
RR-1 (Rural Residential, 1 to 2 acres) District	RR-2 (Rural Residential, 2 to 4 acres) District	.89		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <i>JB</i>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>JB</i>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>JB</i>	INSPECTOR'S INITIALS  SCW1	SIGNATURE:(Owner or Agent) <i>Jon Baldock</i>
				PRINT NAME: Jon Baldock
				DATE: 18 Mar 2020



**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

• 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: Jon & Denelda Baldock	Agent Name:
Mailing Address: 4146 Schneider Dr.; Oregon, WI; 53575	Mailing Address:
Email Address: jon@jbstats.com	Email Address:
Phone#: 608-698-7993	Phone#:

### PROPERTY INFORMATION

Township: Verona	Parcel Number(s): 0608-134-9500-8
Section: 13	Property Address or Location: 6394 Grandview Rd; Verona, WI; 53593

### 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"/>
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The reason for this request is to rezone and separate the 3.21 acre building site from the 36.31 acres of farmland on our property in the SE 1/4 of Section 13 in the Town of Verona. Our plan is to rezone this one lot from AT-35 and A-B to RR-2 and eventually sell this lot with the residence and outbuildings. A driveway permit is being filed with the Town of Verona to access the farmland from Grandview Rd. just to the west of the west boundary of the residential lot.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
AT-35 and A-B <i>2.32</i>	RR-2	3.21 (gross) 3.05 (net R/W)
<i>.89</i>		

**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 ( <b>non-refundable</b> ), 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 Jon Baldock Denelda Baldock

Date 17 Mar. 2020

# PRELIMINARY CERTIFIED SURVEY MAP AND MAP FOR REZONING

SCALE: 1" = 100'

**REMNANT PARCEL:**

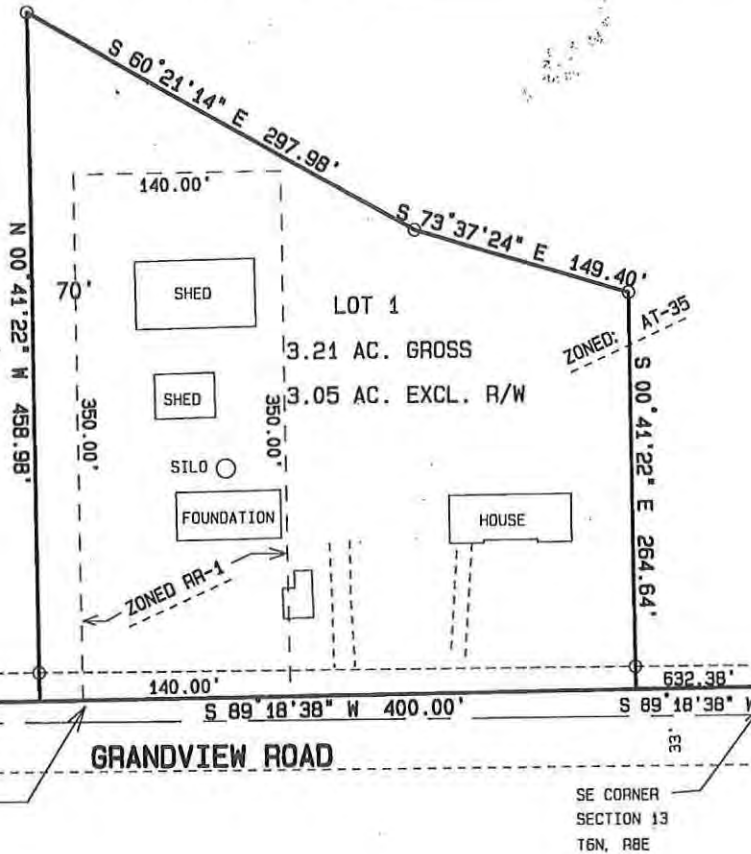
36.31 ACRES GROSS  
35.01 AC. EXCL. R/W

PETITION NO. \_\_\_\_\_

DATED: MARCH 11, 2020  
REVISED: MARCH 19, 2020

OWNERS:  
JON O. BALDOCK &  
DENELDA M. BALDOCK  
4146 SCHNEIDER DR.  
OREGON, WI 53575

PREPARED BY:  
KEVIN RADEL  
ARROW LAND SURVEYING  
109 KINGSTON WAY  
WAUNAKEE, WI 53597  
608-849-8116



**DESCRIPTION:** Zone from RR-1 & AT-35 to \_\_\_\_\_

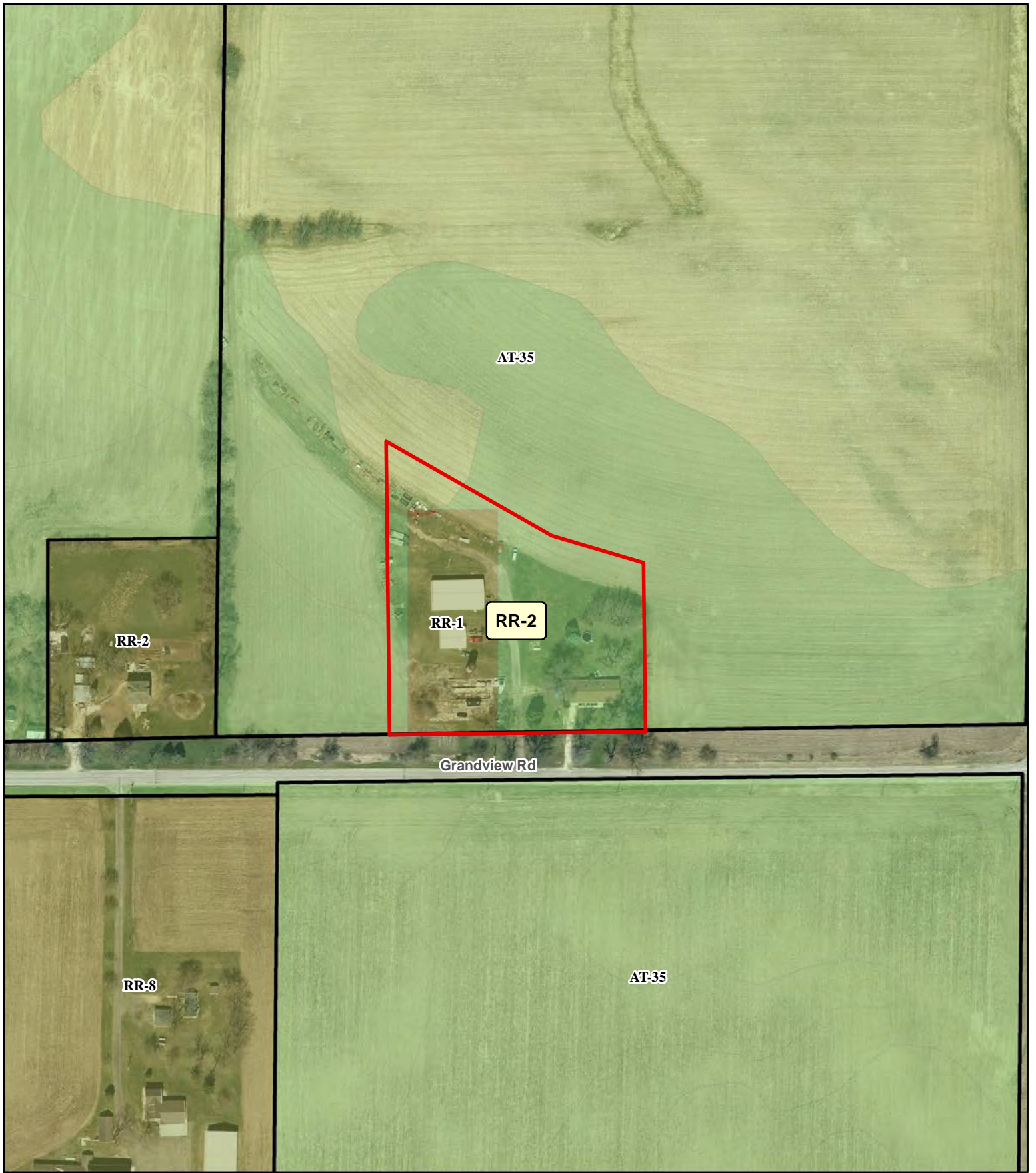
Located in the SE 1/4 of the SE 1/4 of Section 13, T6N, R8E, in the Town of Verona, Dane County, Wisconsin, being further described as follows:

Commencing at the Southeast corner of said Section 13; thence S89°18'38"W 632.38 feet along the south line of the SE 1/4 of said Section 13 to the point of beginning.

Thence continue S89°18'38"W 400.00 feet along said south line; thence N00°41'22"W 458.98 feet; thence S60°21'14"E 297.98 feet; thence S73°37'24"E 149.40 feet; thence S00°41'22"E 264.64 feet to the point of beginning.

Contains: 3.21 acres, ( 3.05 acres excluding public road right of way ).

Delayed effective date requested.



**Significant Soils**

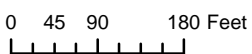
- Class 1
- Class 2
- Wetland

**Flood Hazard Zones**

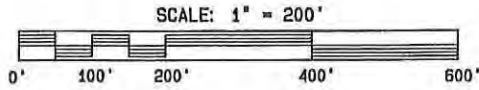
**Zone Type**

- 1% Annual Chance Flood Hazard
- 0.2% Annual Chance Flood Hazard

Petition 11552  
 JON O BALDOCK



# PLAT OF SURVEY



EAST 1/4 CORNER  
SECT. 13-6-B  
FD. ALUM. MON.

**PRELIMINARY**

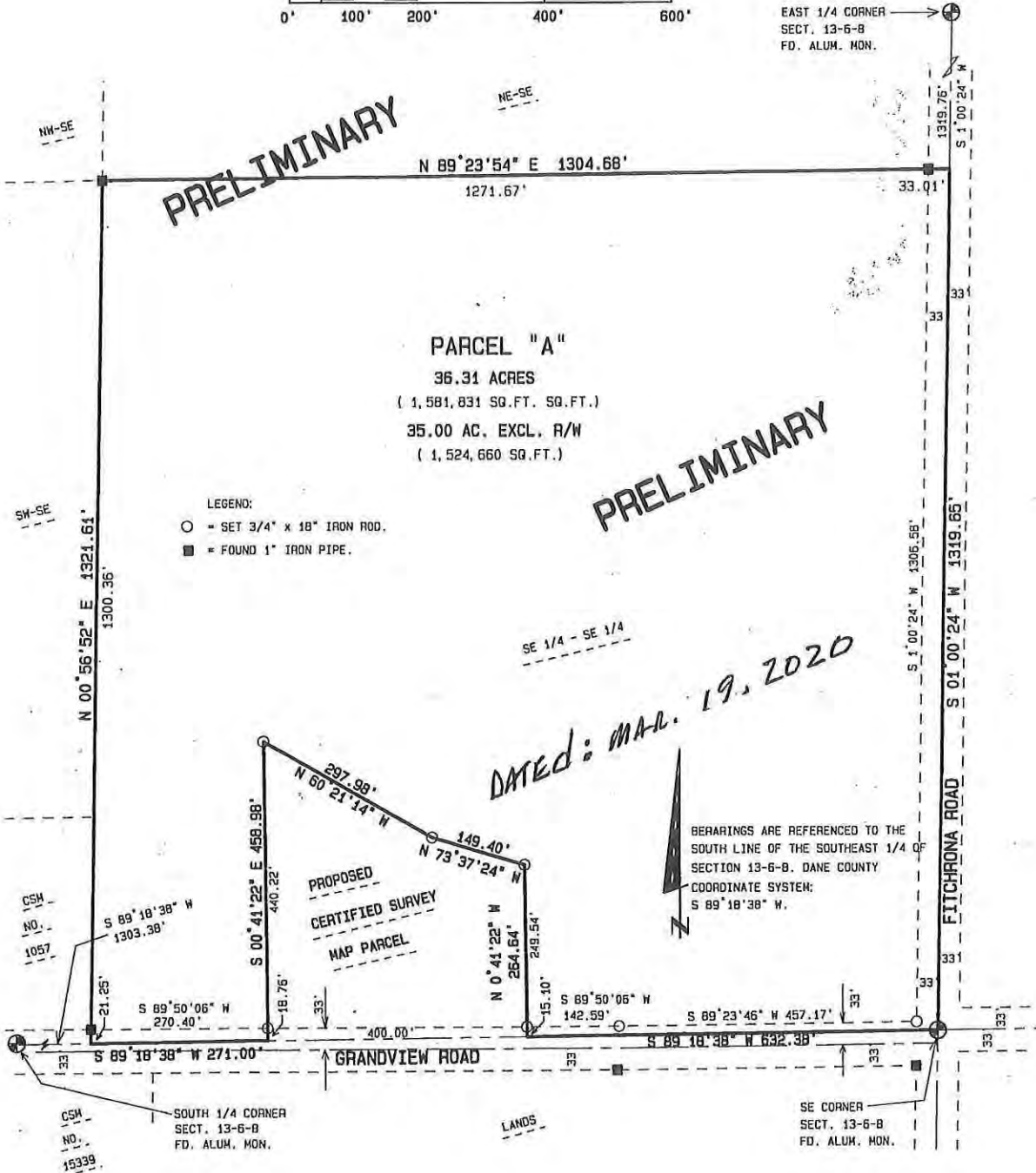
**PRELIMINARY**

**PARCEL "A"**  
36.31 ACRES  
( 1,581,831 SQ.FT. SQ.FT.)  
35.00 AC. EXCL. R/W  
( 1,524,660 SQ.FT.)

LEGEND:  
○ = SET 3/4" x 18" IRON ROD.  
■ = FOUND 1" IRON PIPE.

*DATED: MAR. 19, 2020*

BEARINGS ARE REFERENCED TO THE  
SOUTH LINE OF THE SOUTHEAST 1/4 OF  
SECTION 13-6-B, DANE COUNTY  
COORDINATE SYSTEM:  
S 89° 18' 38" W.



SURVEYED FOR:  
JON AND DENELDA BALDOCK  
4146 SCHNEIDER DR.  
OREGON, WI 53575

SURVEYED BY:  
KEVIN RADEL  
ARROW LAND SURVEYING  
109 KINGSTON WAY  
WAUNAKEE, WI 53597  
608-849-8116

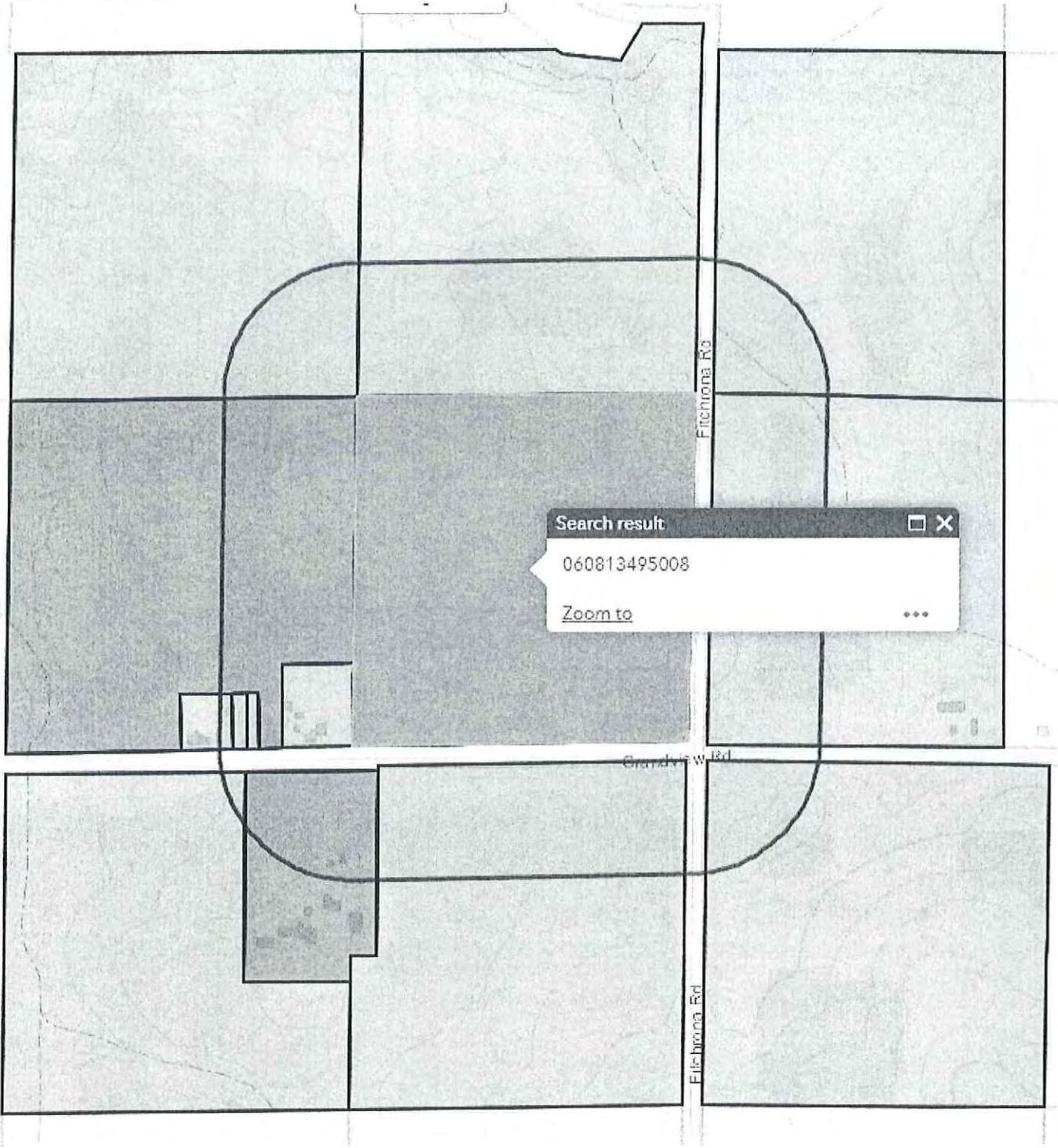
**PRELIMINARY**

SEE PAGE 2 FOR DESCRIPTION AND SURVEYOR'S CERTIFICATE.

PAGE 1 OF 2

*(LATER)*

20R-24  
MAP FILE: 20R-24-POS



Search result

060813495008

[Zoom to](#)

Fitchburg Rd

Grandview Rd

Fitchburg Rd

FROSTWOOD FARM VI LLC  
1325 BOUNDARY RD  
MIDDLETON, WI 53562

DOERFER BROTHERS INC  
2271 FITCHRONA RD  
VERONA, WI 53593

AMAL THORSON LTD PARTNER...  
W222S4233 TIMM DR  
WAUKESHA, WI 53189

DOERFER BROTHERS INC  
2271 FITCHRONA RD  
VERONA, WI 53593

BRYAN H CLUBB  
STEPHANIE J CLUBB  
6450 GRANDVIEW RD  
VERONA, WI 53593

ROBERT F SUDDETH  
6535 GRANDVIEW RD  
VERONA, WI 53593

BRYAN H CLUBB  
STEPHANIE J CLUBB  
6450 GRANDVIEW RD  
VERONA, WI 53593

FITCHBURG MINERALS LLC  
PO BOX 781  
WAUKESHA, WI 53187

JON O BALDOCK  
DENELDA M BALDOCK  
4146 SCHNEIDER DR  
OREGON, WI 53575

FITCHBURG MINERALS LLC  
PO BOX 781  
WAUKESHA, WI 53187

AMAL THORSON LTD PARTNER...  
W222S4233 TIMM DR  
WAUKESHA, WI 53189

JENNI REV LIVING TR, DANIEL ...  
6271 WHALEN RD  
FITCHBURG, WI 53593

AMAL THORSON LTD PARTNER...  
W222S4233 TIMM DR  
WAUKESHA, WI 53189

BRYAN H CLUBB  
STEPHANIE J CLUBB  
6450 GRANDVIEW RD  
VERONA, WI 53593

MYRON L GINGRICH  
LONNA STOLTZFUS  
6438 GRANDVIEW RD  
VERONA, WI 53593

DOERFER BROTHERS INC  
2271 FITCHRONA RD  
VERONA, WI 53593

## Parcel Number - 062/0608-134-9500-8

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 13 SE SE (Click link above to access images for Qtr-Qtr)	
Section	06N 08E 13 (Click link above to access images for Section)	
Plat Name	METES AND BOUNDS (Click link above to access images for Plat) METES AND BOUNDS (Click link above to access images for Surveys within Plat)	
Block/Building		
Lot/Unit	(Click link above to see images for this Lot)	
Plat Name	METES AND BOUNDS (Click link above to access images for Plat)	
Parcel Description	SEC 13-6-8 SE1/4 SE1/4 <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	JON O BALDOCK	
Current Co-Owner	DENELDA M BALDOCK	
Primary Address	6394 GRANDVIEW RD	
Billing Address	4146 SCHNEIDER DR OREGON WI 53575	



<b>Assessment Summary</b>		<b>More +</b>
<b>Assessment Year</b>	<b>2019</b>	
Valuation Classification	G4 G5 G7	
Assessment Acres	40.000	
Land Value	\$145,400.00	
Improved Value	\$237,000.00	
Total Value	\$382,400.00	

Show Valuation Breakout

Show Assessment Contact Information ▼

### Zoning Information

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

<b>Zoning</b>
AT-35
NOTICE: Some portion of this parcel either contains or is in close proximity to sensitive environmental features (i.e. shorelands, floodplains, or wetlands), and Dane County regulations may apply. Please contact the Dane County Zoning Division at (608) 266-4266 for additional permitting information.

Zoning District Fact Sheets

<b>District Information</b>		
<b>Type</b>	<b>State Code</b>	<b>Description</b>
REGULAR SCHOOL	5901	VERONA SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	31VF	VERONA FIRE DISTRICT
OTHER DISTRICT	31SD	STORMWATER MGMT DIST