

# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
09/21/2017	DCPREZ-2017-11216
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
11/28/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME BRUCE HOLOUBEK	PHONE (with Area Code) (715) 661-0364	AGENT NAME WILLIAMSON SURVEYING AND ASSOCIATES, LLC	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 6636 PURCELL RD		ADDRESS (Number & Street) 104A W. MAIN STREET	
(City, State, Zip) BELLEVILLE, WI 53508		(City, State, Zip) WAUNAKEE, WI 53597	
E-MAIL ADDRESS		E-MAIL ADDRESS CHRIS@WILIAMSONSURVEYING.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	
6636 PURCELL ROAD					
TOWNSHIP VERONA	SECTION 35	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-354-9552-0					

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
RH-2 Rural Homes District	RH-3 Rural Homes District	7.073		
RH-3 Rural Homes District	RH-2 Rural Homes District	7.06		

<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>  PMK2	<b>SIGNATURE: (Owner or Agent)</b> 
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COMMENTS: LOT LINE ADJUSTMENT.

<b>PRINT NAME:</b>  Chris Adams
<b>DATE:</b>  9-21-2017



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 <u>(715) 661-0364</u>	Phone <u>608-255-5705</u>
Email _____	Email <u>chris@williamsonsurveying.com</u>

Town: Verona Parcel numbers affected: ~~0706-203-9500-6~~ 0608-354-9552-0  
0608-354-9654-7  
 Section: 35 Property address or location: 6636 Purcell Rd

Zoning District change: (To / From / # of acres) RH-2 / RH-3 / 7.06 acres RH-3 / RH-2 / 7.073 acres

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-2 and is 7.073 acres. The unimproved site is zoned RH-3 and is 15.8 acres. He would like to modify the lot line in order to make his home site the larger lot and then sell the additional lot for someone else to build on.

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

Submitted By: [Signature]

Date: 9-21-2017





### Parcel Number - 062/0608-354-9552-0

Current

[← Parcel Parents](#)

[Summary Report](#)

Parcel Detail			Less —
Municipality Name	TOWN OF VERONA		
State Municipality Code	062		
<b>Township &amp; Range</b>	<b>Section</b>	<b>Quarter/Quarter &amp; Quarter</b>	
T06NR08E	35	SE of the SE	
Plat Name	CSM 07716		
Block/Building			
Lot/Unit	2		
Parcel Description	LOT 2 CSM 7716 CS40/215&216 R29232/67&68-1/20/95 DESCR AS SEC 35-6-8 PRT SE1/4SE1/4 (7.073 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 HOLOUBEK		
Current Co-Owner	COREYNE WOODMAN-HOLOUBEK		
Primary Address	6636 PURCELL RD		
Billing Address	6636 PURCELL RD BELLEVILLE WI 53508		

<b>Assessment Summary</b>		<b>More +</b>
<b>Assessment Year</b>	<b>2017</b>	
Valuation Classification	G1	
Assessment Acres	7.073	
Land Value	\$201,600.00	
Improved Value	\$519,800.00	
Total Value	\$721,400.00	

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**

Board of Review dates have passed for the year

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

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

[About Board Of Review](#)

Show Assessment Contact Information ▼

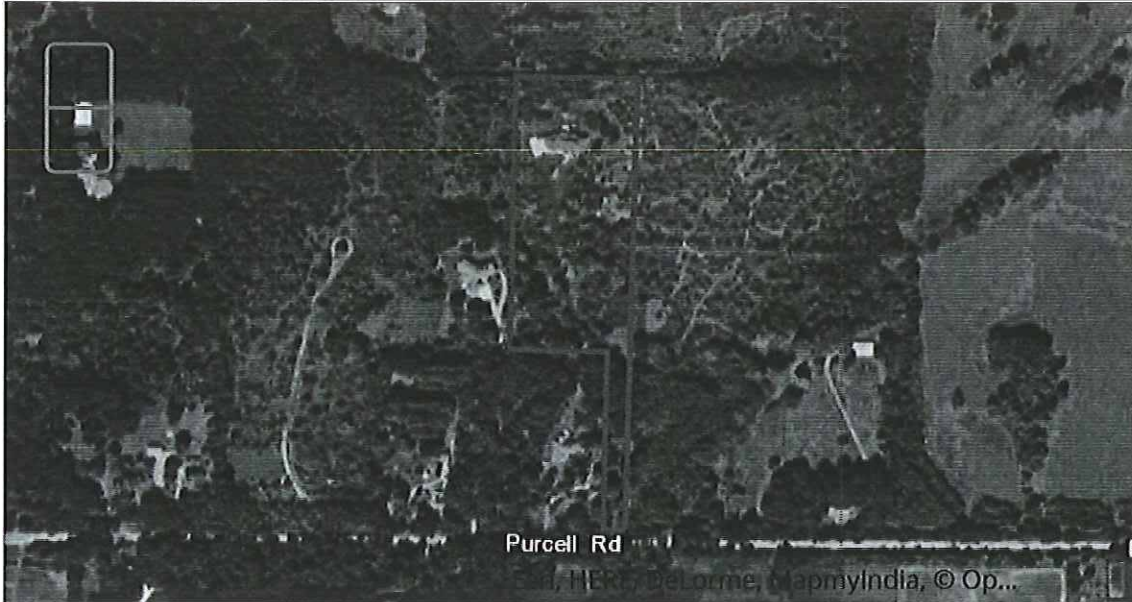
**Zoning Information**

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

<b>Zoning</b>
RH-2 DCPREZ-0000-06041

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
\$201,600.00	\$519,800.00	\$721,400.00
<b>Taxes:</b>		\$13,422.69
<b>Lottery Credit(-):</b>		\$150.99
<b>First Dollar Credit(-):</b>		\$80.29
<b>Specials(+):</b>		\$160.67
<b>Amount:</b>		\$13,352.08

**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
TOD	06/23/2017	5335530		

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: 0608-354-9552-0

Document Types and their Abbreviations

Document Types and their Definitions

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Madison, WI 53703



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**Parcel Number - 062/0608-354-9654-7****Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF VERONA	
State Municipality Code	062	
<b>Township &amp; Range</b>	<b>Section</b>	<b>Quarter/Quarter &amp; Quarter</b>
T06NR08E	35	SE of the SE
Plat Name	CSM 07716	
Block/Building		
Lot/Unit	4	
Parcel Description	LOT 4 CSM 7716 CS40/215&216 R29232/67&68-1/20/95 DESCR AS SEC 35-6-8 PRT SE1/4SE1/4 (15.856 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 HOLOUBEK	
Current Co-Owner	COREYNE WOODMAN-HOLOUBEK	
Primary Address	<b>No parcel address available.</b>	
Billing Address	6636 PURCELL RD BELLEVILLE WI 53508	

<b>Assessment Summary</b>		<b>More +</b>
<b>Assessment Year</b>	<b>2017</b>	
Valuation Classification	G1	
Assessment Acres	15.856	
Land Value	\$239,900.00	
Improved Value	\$0.00	
Total Value	\$239,900.00	

Show Valuation Breakout

**Open Book**

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Show Assessment Contact Information ▼

**Zoning Information**

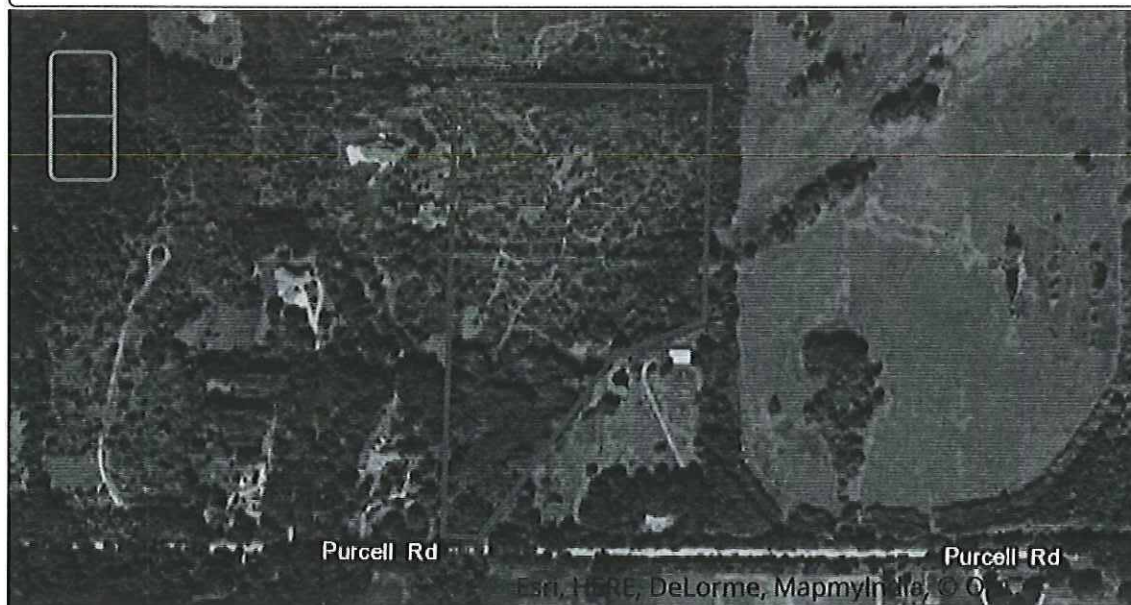
For the most current and complete zoning information, contact the Division of Zoning.

<b>Zoning</b>
RH-3 DCPREZ-0000-06041

Zoning District Fact Sheets



## Parcel Maps



DCiMap

## Tax Summary (2016)

More +

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$239,900.00	\$0.00	\$239,900.00
<b>Taxes:</b>		\$4,463.69
<b>Lottery Credit(-):</b>		\$0.00
<b>First Dollar Credit(-):</b>		\$0.00
<b>Specials(+):</b>		\$0.00
<b>Amount:</b>		\$4,463.69

## District Information

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

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
TOD	06/23/2017	5335530		

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By Parcel Number: 0608-354-9654-7

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# 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

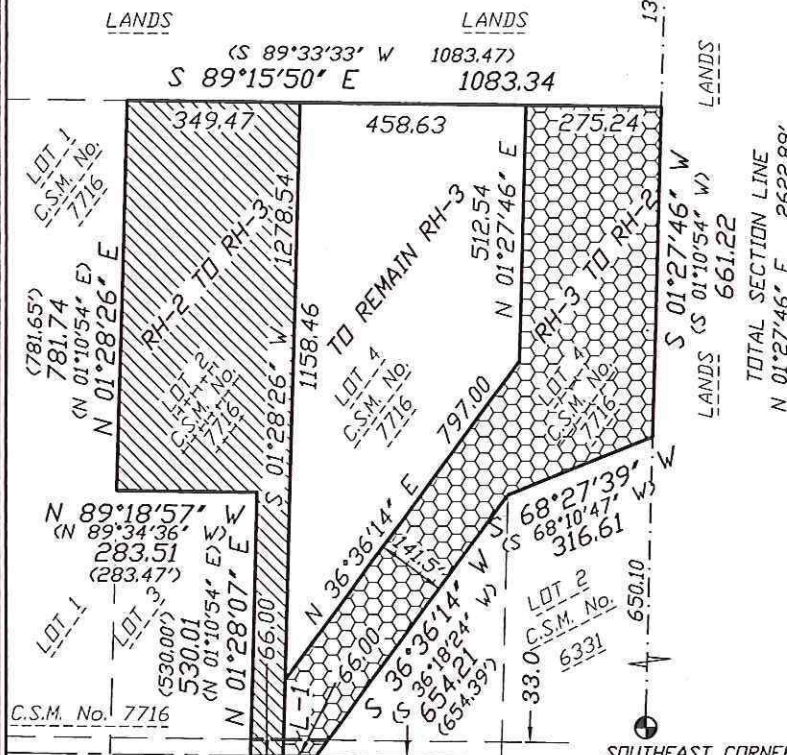
Located in the part of the SE 1/4 of the SE 1/4 of Section 35, T6N, R8E, Town of Verona, Dane County, Wisconsin. Being all of Lot 2 and 4 Certified Survey Map No. 7716.

**LINE TABLE:**

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

**PREPARED FOR:**

BRUCE HOLOUBEK  
 6636 PURCELL ROAD  
 BELLEVILLE, WI 53508



EAST 1/4 CORNER  
SECTION 35-6-8

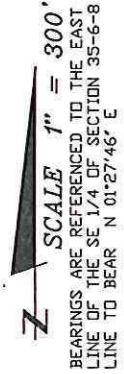
1311.58

RH-2 TO RH-3  
 305,910 SQ. FT.  
 OR 7.073 ACRES

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

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

LANDS  
 S 01°27'46" W  
 LANDS (S 01°10'54" W)  
 661.22



SOUTHEAST CORNER  
SECTION 35-6-8

**PURCELL ROAD**  
 RH-2 TO RH-3

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 more particularly described as follows:

All of Lot 2, Certified Survey Map No. 7716, recorded in Vol. 40, on page 216 in the Dane County Register of Deeds. This parcel contains 7.073 acres and is subject to a road right of way of 33.00 feet over the most southerly part thereof.

**RH-3 TO RH-2**

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 part of Lot 4, Certified Survey Map No. 7716, recorded in Vol. 40, on page 216 in the Dane County Register of Deeds, more particularly described as follows:

beginning at the northeast corner of said Lot 4; thence S 01°27'46" W, 661.22 feet; thence S 68°27'39" W, 316.61 feet; thence S 36°36'14" W, 654.21 feet; thence N 89°17'13" 66.00 feet; thence N 01°28'07" E, 153.00 feet; thence N 36°36'14" E, 797.00 feet; thence N 01°27'46" E, 512.54 feet; thence S 89°15'50" E, 275.24 feet to the point of beginning. This parcel contains 7.06 acres and is subject to a road right of way of 33.00 feet over the most southerly part thereof.







# 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

Located in the part of the SE 1/4 of the SE 1/4 of Section 35, T6N, R8E, Town of Verona, Dane County, Wisconsin. Being all of Lot 2 and 4 Certified Survey Map No. 7716.

### 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, more particularly described as follows:

Lot 2 and Lot 4 Certified Survey Map No. 7716, recorded in the Dane County Register of Deeds Office in Volume 40 of Certified Survey Maps, Page 215 and 216, as Document No. 2656612.

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

Date \_\_\_\_\_

Chris W. Adams S-2748  
Professional Land Surveyor

### OWNERS' CERTIFICATE:

As owner, we hereby certify that I 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.

\_\_\_\_\_ County, Wisconsin.  
My commission expires \_\_\_\_\_

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

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

SURVEYORS SEAL

PRELIMINARY ONLY  
FOR REVIEW



# 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

Located in the part of the SE 1/4 of the SE 1/4 of Section 35, T6N, R8E, Town of Verona, Dane County, Wisconsin. Being all of Lot 2 and 4 Certified Survey Map No. 7716.

### 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

### NOTE:

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

### DANE COUNTY APPROVAL:

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

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

### 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

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

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

SURVEYORS SEAL

PRELIMINARY ONLY  
FOR REVIEW









DCPREZ-2014-10713 RH-1  
6700-0000-02302 DCPREZ-0000-02573

A-3 DCPREZ-2014-10713  
6622  
Not Effective  
R-1 DCPREZ-0000-9723  
Sunset Dr  
Not Effective  
A-2(8) DCPREZ-2014-10671

1732  
1722  
1716  
RH-1  
DCPREZ-0000-02573

1694  
A-3  
DCPREZ-2014-10713

RH-4 DCPREZ-0000-06206  
RH-2 DCPREZ-0000-06041  
Zone X  
RH-3 DCPREZ-0000-06041

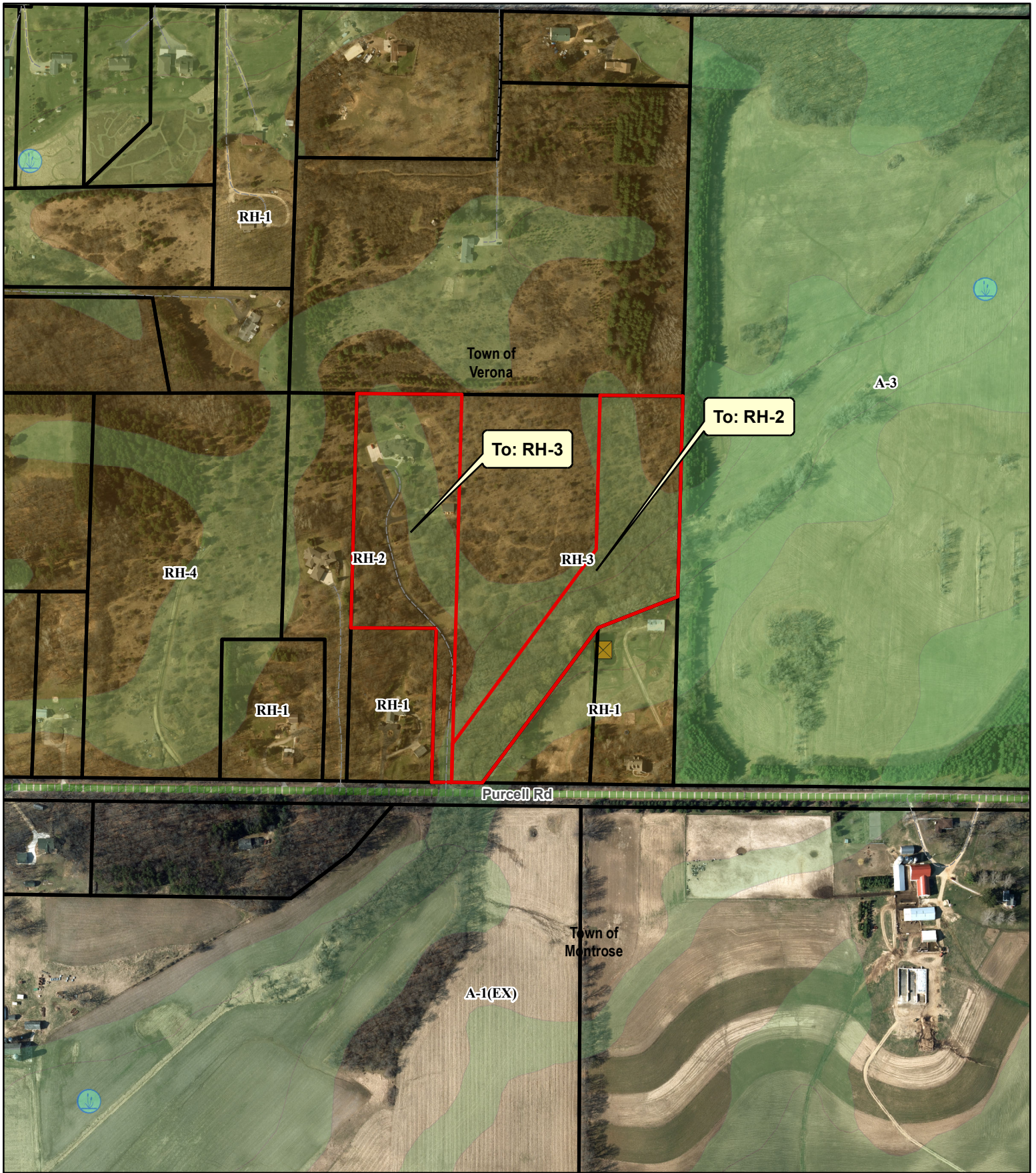
RH-1 DCPREZ-2014-10713  
RH-1 DCPREZ-0000-06011  
RH-1 DCPREZ-0000-04929

6720 6696  
6666 6660 6640 563  
Purcell Rd 6604 6578

6729 6689 656

A-1(EX)  
DCPREZ-0000-00000





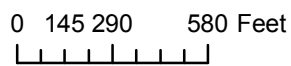
**Legend**

**Significant Soils**     Floodplain

**Class**     Wetland

Class 1

Class 2



Petition 11216  
**BRUCE HOLOUBEK**