

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
02/13/2018	DCPREZ-2018-11268
Public Hearing Date	C.U.P. Number
04/24/2018	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JAMES R KOPATZ	PHONE (with Area Code) (608) 695-7431	AGENT NAME BOB TALARCZYK	PHONE (with Area Code) (608) 527-5216
BILLING ADDRESS (Number & Street) 3305 SUGAR VALLEY RD		ADDRESS (Number & Street) W5105 KUBLY RD	
(City, State, Zip) MT HOREB, WI 53572		(City, State, Zip) NEW GLARUS, WI 53574	
E-MAIL ADDRESS JIM.KOPATZ@AEBS.COM		E-MAIL ADDRESS BOB@TALARCZYKSURVEYS.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	
3305 SUGAR VALLEY RD		NORTH OF 3305 SUGAR VELLEY RD		3320 SUGAR VALLEY RD	
TOWNSHIP CROSS PLAINS	SECTION 32	TOWNSHIP CROSS PLAINS	SECTION 32	TOWNSHIP CROSS PLAINS	SECTION 32
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0707-324-8412-0		0707-324-8051-0		0707-324-8401-0	

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
R-1 Residence District	RH-2 Rural Homes District	1.54		
A-1Ex Exclusive Ag District	RH-2 Rural Homes District	5.64		
RH-2 Rural Homes District	RH-1 Rural Homes District	2.97		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <i>JAT</i>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>JAT</i>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>JAT</i>	INSPECTOR'S INITIALS SLJ3	SIGNATURE: (Owner or Agent) <i>Robert A. Talarczyk</i>
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PRINT NAME: <i>Robert A. Talarczyk</i>
DATE: <i>02/13/2018</i>



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	<u>James & Betsy Kopatz</u>	Agent's Name	<u>Bob Talarczyk</u>
Address	<u>3305 Sugar Valley Road</u> <u>Mount Horeb, WI 53572</u>	Address	<u>W5105 Kubly Road</u> <u>New Glarus, WI 53574</u>
Phone	<u>(608) 695-7431</u>	Phone	<u>(608) 527-5216</u>
Email	<u>Jim.Kopatz@aebs.com</u>	Email	<u>bob@talarczyk-surveys.com</u>

Town: Cross Plains Parcel numbers affected: 070732484120, 070732480510 070732484010

Section: 32 Property address or location: 3305 Sugar Valley Road, Mount Horeb, WI 53572

Zoning District change: (To / From / # of acres) R-1 to RH-2 (1.54 Acres) and A-1(EX) to RH-2 (5.64 Acres)
RH-2 to RH-1 (2.87 Acres)

Soil classifications of area (percentages) Class I soils: % Class II soils: 80 % Other: 20 %

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:



The Kopatz's want to adjust the Northern boundary of their property and purchase a small piece of land from their neighbor. The Kopatz's property currently has three different zoning classifications. They wish to bring their parcel into compliance by rezoning most of their existing parcel and the land they are purchasing to RH-2.

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

Submitted By: *Robert A. Talarczyk*

Date: 02/06/2018

Parcel Number - 020/0707-324-8412-0**Current**[← Parcel Parents](#)**Summary Report**

Parcel Summary		More +
Municipality Name	TOWN OF CROSS PLAINS	
Parcel Description	LOT 2 CSM 7134 CS36/116-118 R23258/13-6/...	
Owner Names	JAMES R KOPATZ BETSY B KOPATZ	 
Primary Address	3305 SUGAR VALLEY RD	
Billing Address	3305 SUGAR VALLEY RD MT HOREB WI 53572	

Assessment Summary		More +
Assessment Year	2018	
Valuation Classification	G1 G4	
Assessment Acres	5.420	
Land Value	\$108,900.00	
Improved Value	\$288,500.00	
Total Value	\$397,400.00	

Show Valuation Breakout

Open Book

Starts: 04/25/2018 - 04:00 PM

Ends: 04/25/2018 - 06:00 PM

About Open Book

Board Of Review

Starts: 05/14/2018 - 04:30 PM

Ends: 05/14/2018 - 06:30 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

A-1(EX)

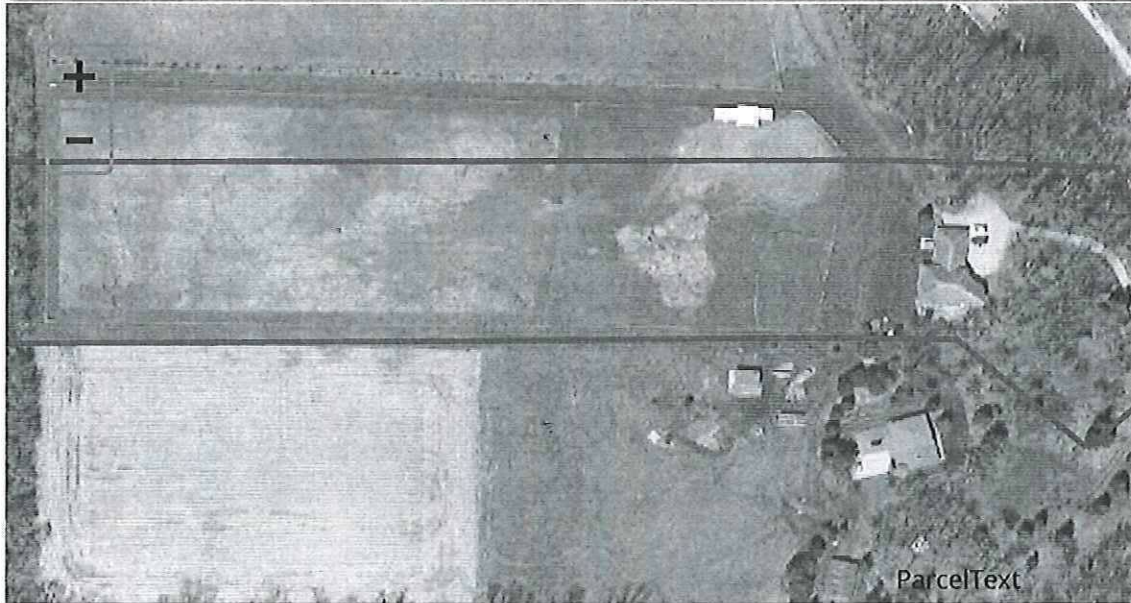
R-1 1.29 Acres DCPREZ-0000-05560

RH-2 0.21 Acres DCPREZ-0000-05560

NOTICE: This parcel contains sensitive environmental features (wetland, floodplain, shoreland). County regulations apply. Contact Dane County Zoning Division at (608) 266-4266 for additional information and permitting.

Zoning District Fact Sheets

Parcel Maps



- Surveyor Map
- DCiMap
- Google Map
- Bing Map

Tax Summary (2017) More +

- E-Statement
- E-Bill
- E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$108,900.00	\$288,500.00	\$397,400.00
Taxes:		\$6,482.26
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$71.19
Specials(+):		\$8.67
Amount:		\$6,419.74

District Information

Type	State Code	Description
REGULAR SCHOOL	3794	MOUNT HOREB SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	1002	MT HOREB EMS
OTHER DISTRICT	1002	MT HOREB FIRE

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	04/17/2007	4299953		

Show More ▼



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 210 Martin Luther King Jr. Blvd
 City-County Bldg. Room 116
 Madison, WI 53703



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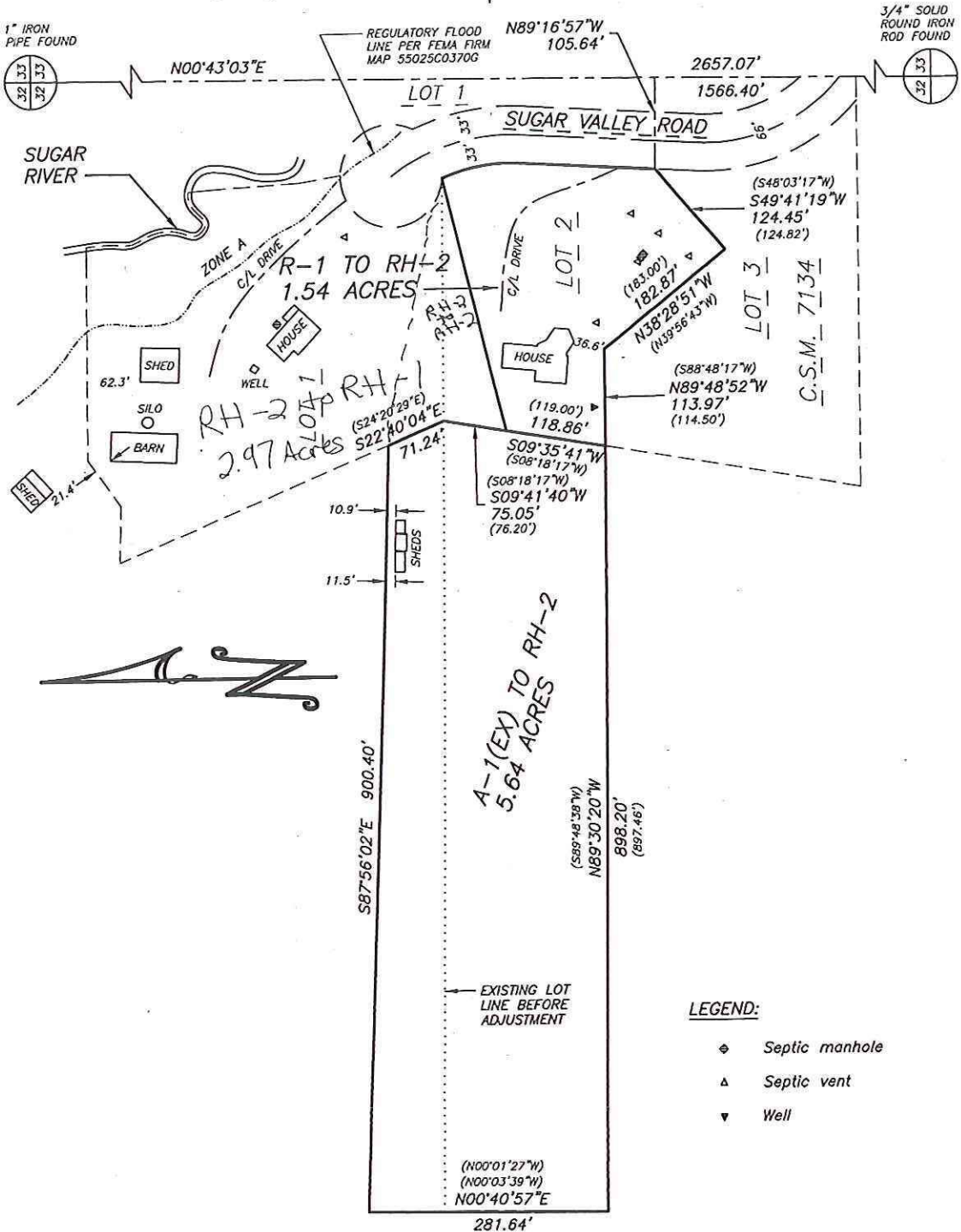
Lot 1 (RH-2 to RH-1)

That part of Lot 1 of Certified Survey Map 7134 (Vol. 36, Pages 116-118) in the Southeast 1/4 of the Southeast 1/4 of Section 32, Town 7 North, Range 7 East, Town of Cross Plains, Dane County, Wisconsin, bounded and described as follows:

Commencing at the Southeast corner of said Section 32; thence $N00^{\circ}43'03''E$ along the East line of Section 32, 1566.40'; thence $N89^{\circ}16'57''W$, 105.64'; thence $N03^{\circ}31'43''E$, 161.33'; thence $N09^{\circ}48'20''W$, 92.25'; thence $N76^{\circ}44'25''W$, 20.74' to the point of beginning; thence $N76^{\circ}44'23''W$, 271.33'; thence $N87^{\circ}56'02''W$, 27.61'; thence $N22^{\circ}40'04''W$, 345.38'; thence $S88^{\circ}10'17''E$, 66.93'; thence $N55^{\circ}01'13''E$, 66.29'; thence $S89^{\circ}37'06''E$, 226.42' to a meander corner located 20' from the Westerly bank of the Sugar River; thence $S10^{\circ}12'25''E$ along a meander line, 157.32' to a meander corner located 20' from the Westerly bank of the Sugar River; thence $N80^{\circ}10'42''E$ along said meander line, 61.91' to a meander corner located 20' from the Westerly bank of the Sugar River; thence $S03^{\circ}20'51''E$, 109.00'; thence $S08^{\circ}47'03''E$, 48.66' to the Northerly right of way line of Sugar Valley Road; thence Southerly, 166.05' along said right of way line and the arc of a curve to the left whose radius is 60.00' and whose chord bears $S12^{\circ}29'45''W$, 117.91' to the point of beginning; plus all lands lying between the aforementioned meander line and the centerline of the Sugar River; containing 2.97 acres.

ZONING CHANGE

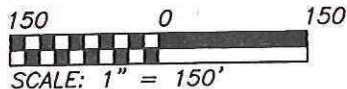
Lot 2 of Certified Survey Map 7134 (Vol. 36, Pages 116-118) and other lands in the Northeast 1/4 of the Southeast 1/4 of Section 32, Town 7 North, Range 7 East, Town of Cross Plains, Dane County, Wisconsin.



TALARCYK
LAND SURVEYS LLC

W5105 Kubly Road
New Glarus, WI 53574
608-527-5216

www.talarczyklandsurveys.com



ZONING CHANGE

Lot 2 of Certified Survey Map 7134 (Vol. 36, Pages 116-118) and other lands in the Northeast 1/4 of the Southeast 1/4 of Section 32, Town 7 North, Range 7 East, Town of Cross Plains, Dane County, Wisconsin.

R-1 to RH-2 (1.54 Acres)

Lot 2 of Certified Survey Map 7134 (Vol. 36, Pages 116-118) in the Northeast 1/4 of the Southeast 1/4 of Section 32, Town 7 North, Range 7 East, Town of Cross Plains, Dane County, Wisconsin.

A-1(EX) to RH-2 (5.64 Acres)

That part of the Northeast 1/4 of the Southeast 1/4 of Section 32, Town 7 North, Range 7 East, Town of Cross Plains, Dane County, Wisconsin, bounded and described as follows:

Commencing at the Southeast corner of said Section 32; thence $N00^{\circ}43'03''E$ along the East line of Section 32, 1566.40'; thence $N89^{\circ}16'57''W$, 105.64'; thence $S49^{\circ}41'19''W$, 124.45'; thence $N38^{\circ}28'51''W$, 182.87'; thence $N89^{\circ}48'52''W$, 113.97' to the point of beginning; thence $N89^{\circ}30'20''W$, 898.20' to the West line of the Northeast 1/4 of the Southeast 1/4 of Section 32; thence $N00^{\circ}40'57''E$ along the West line of the Northeast 1/4 of the Southeast 1/4 of Section 32, 281.64'; thence $S87^{\circ}56'02''E$, 900.40'; thence $S22^{\circ}40'04''E$, 71.24'; thence $S09^{\circ}41'40''W$, 75.05'; thence $S09^{\circ}35'41''W$, 118.86' to the point of beginning.



PREPARED FOR:
Jim Kopatz
3305 Sugar Valley Road
Mount Horeb, WI 53572
(608) 695-7431



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New Glarus, WI 53574
608-527-5216
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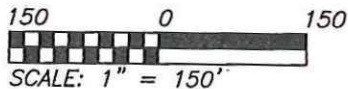
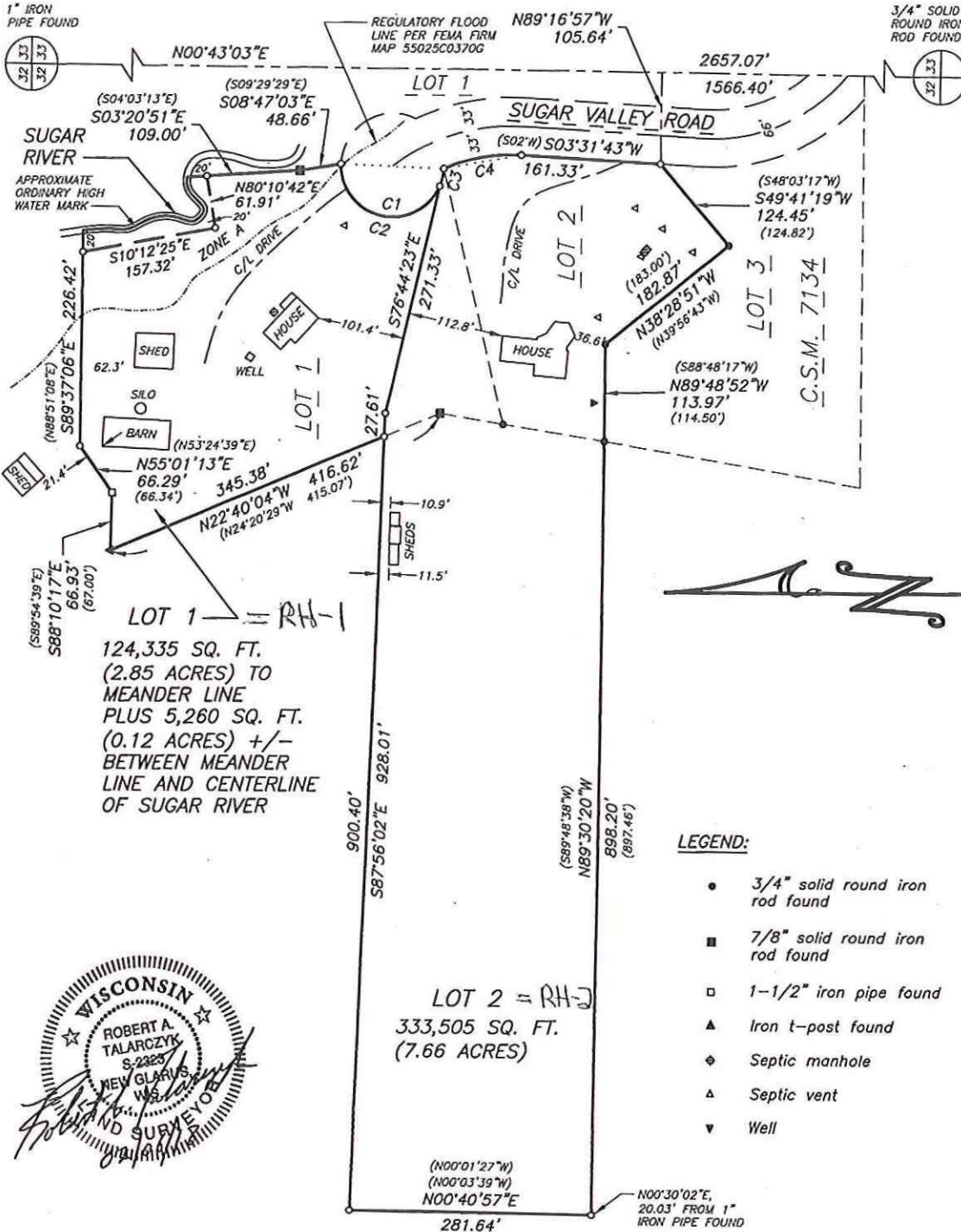
JOB NO. 17126
POINTS 17126
DRWG. 17126_Zoning
DRAWN BY RT

SHEET 2 OF 2

COPY

CERTIFIED SURVEY MAP No. _____

Lot 2 and part of Lot 1 of Certified Survey Map 7134 (Vol. 36, Pages 116-118) and other lands in the Northeast 1/4 of the Southeast 1/4 of Section 32, Town 7 North, Range 7 East, Town of Cross Plains, Dane County, Wisconsin.



JOB NO. 17126
POINTS 17126
DRWG. 17126
DRAWN BY RT

SHEET 1 OF 3

TALARCZYK
LAND SURVEYS LLC
W5105 Kubly Road
New Glarus, WI 53574
608-527-5216
www.talarczyksurveys.com

CERTIFIED SURVEY MAP NO. _____

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Commencing at the Southeast corner of said Section 32; thence N00°43'03"E along the East line of Section 32, 1566.40'; thence N89°16'57"W, 105.64' to the point of beginning; thence S49°41'19"W, 124.45'; thence N38°28'51"W, 182.87'; thence N89°48'52"W, 113.97'; thence N89°30'20"W, 898.20' to the West line of the Northeast 1/4 of the Southeast 1/4 of Section 32; thence N00°40'57"E along the West line of the Northeast 1/4 of the Southeast 1/4 of Section 32, 281.64'; thence S87°56'02"E, 900.40'; thence N22°40'04"W, 345.38'; thence S88°10'17"E, 66.93'; thence N55°01'13"E, 66.29'; thence S89°37'06"E, 226.42' to a meander corner located 20' Westerly of the West bank of the Sugar River; thence S10°12'25"E along a meander line, 157.32' to a meander corner located 20' Southwesterly of the West bank of the Sugar River; thence N80°10'42"E along said meander line, 61.91' to a meander corner located 20' Southwesterly of the West bank of the Sugar River; thence S03°20'51"E, 109.00'; thence S08°47'03"E, 48.66' to the Northerly right of way line of Sugar Valley Road; thence Southerly, 186.90' along said right of way line and the arc of the curve to the left whose radius is 60.00' and whose chord bears S02°32'33"W, 119.99' to the Westerly right of way line of Sugar Valley Road; thence Southerly, 93.09' along said right of way line and the arc of a curve to the right whose radius is 200.00' and whose chord bears S09°48'20"E, 92.25'; thence S03°31'43"W along said right of way line, 161.33' to the point of beginning; plus all lands lying between the meander line herein described and the centerline of the Sugar River; subject to any and all easements of record.

I hereby certify that this survey is in compliance with Chap. 236.34 of the Wis. Statutes, and that I have surveyed, monumented, and mapped the lands described hereon, and that this map is a correct representation thereof in accordance with the information provided.

February 6, 2018


Robert A. Talarczyk, P.L.S.

CURVE DATA							
CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING	TAN.BEARING-IN	TAN.BEARING-OUT
C1	60.00'	186.90'	178°28'20"	119.99'	S02°32'33"W	N88°13'17"W	S86°41'37"E
C2	60.00'	166.05'	158°33'56"	117.91'	S12°29'45"W		
C3	60.00'	20.85'	19°54'24"	20.74'	S76°44'25"E		
C4	200.00'	93.09'	26°40'06"	92.25'	S09°48'20"E	S23°08'23"E	

NOTES:

- 1.) Bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone, NAD83 (2011), in which the East line of the Southeast 1/4 of Section 32 bears N00°43'03"E.
- 2.) Recorded data, when different than measured, is shown in parenthesis.
- 3.) Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.
- 4.) Approximate ordinary high water mark is shown for reference only.
- 5.) Refer to building site information contained in the Dane County Soil Survey.



PREPARED FOR:
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JOB NO. 17126
POINTS 17126
DRWG. 17126
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CERTIFIED SURVEY MAP NO. _____

Lot 2 and part of Lot 1 of Certified Survey Map 7134 (Vol. 36, Pages 116-118) and other lands in the Northeast 1/4 of the Southeast 1/4 of Section 32, Town 7 North, Range 7 East, Town of Cross Plains, Dane County, Wisconsin.

OWNERS' CERTIFICATE OF DEDICATION:

As owners, we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented hereon. We also certify that this map is required by s.236.10 or s.236.12 Wisconsin Statutes S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the following for approval or objection: Town of Cross Plains, Dane County Zoning and Land Regulation Committee.

WITNESS the hand and seal of said owners this _____ day of _____, 20__.

In presence of:

James R. Kopatz

William G. Laufenberg

Betsy B. Kopatz

Susan M. Laufenberg

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 20__, the above named James R. Kopatz, Betsy B. Kopatz, William G. Laufenberg and Susan M. Laufenberg to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

Notary Public, _____, Wisconsin
My commission expires _____.

TOWNSHIP APPROVAL: This Certified Survey Map is approved for recording this _____ day of _____, 20__ by the Town of Cross Plains.

Town Clerk

COUNTY APPROVAL: Approved for recording per Dane County Zoning and Land Regulation Committee action of _____, by _____.

Authorized Representative

REGISTER OF DEEDS CERTIFICATE: Received for record this _____ day of _____, 20__ at _____ o'clock _____M., and recorded in Vol. _____ of Certified Survey Maps of Dane Co., on Pages _____.

Register of Deeds



JOB NO. 17126
POINTS 17126
DRWG. 17126
DRAWN BY RT

W5105 Kubly Road
New Glarus, WI 53574
608-527-5216
www.talarczyksurveys.com

RH-1
DCPREZ-434100-08952

A-1(EX)
DCPREZ-0000-00000

RH-2
DCPREZ-3320-05360

RH-3
DCPREZ-0000-07108

8974
R-1A
DCPREZ-0000-07949

3305R-1
DCPREZ-0000-05530

A-1(EX)
DCPREZ-0000-00000

RH-3
DCPREZ-0000-09120

3301
Not Effective
R-1 DCPREZ-0000-5560

8948

A-1(EX)
DCPREZ-0000-07949

Not Effective
RH-2 DCPREZ-0000-5583

A-1(EX)
DCPREZ-0000-00000

Domini Rd

A-1(EX)
DCPREZ-0000-00000

A-1(EX)
DCPREZ-0000-07949

Not Effective
RH-2 DCPREZ-0000-5583

A-1(EX)
DCPREZ-0000-00000

RH-4
DCPREZ-0000-07949

8972

8976

RH-1
DCPREZ-0000-09291

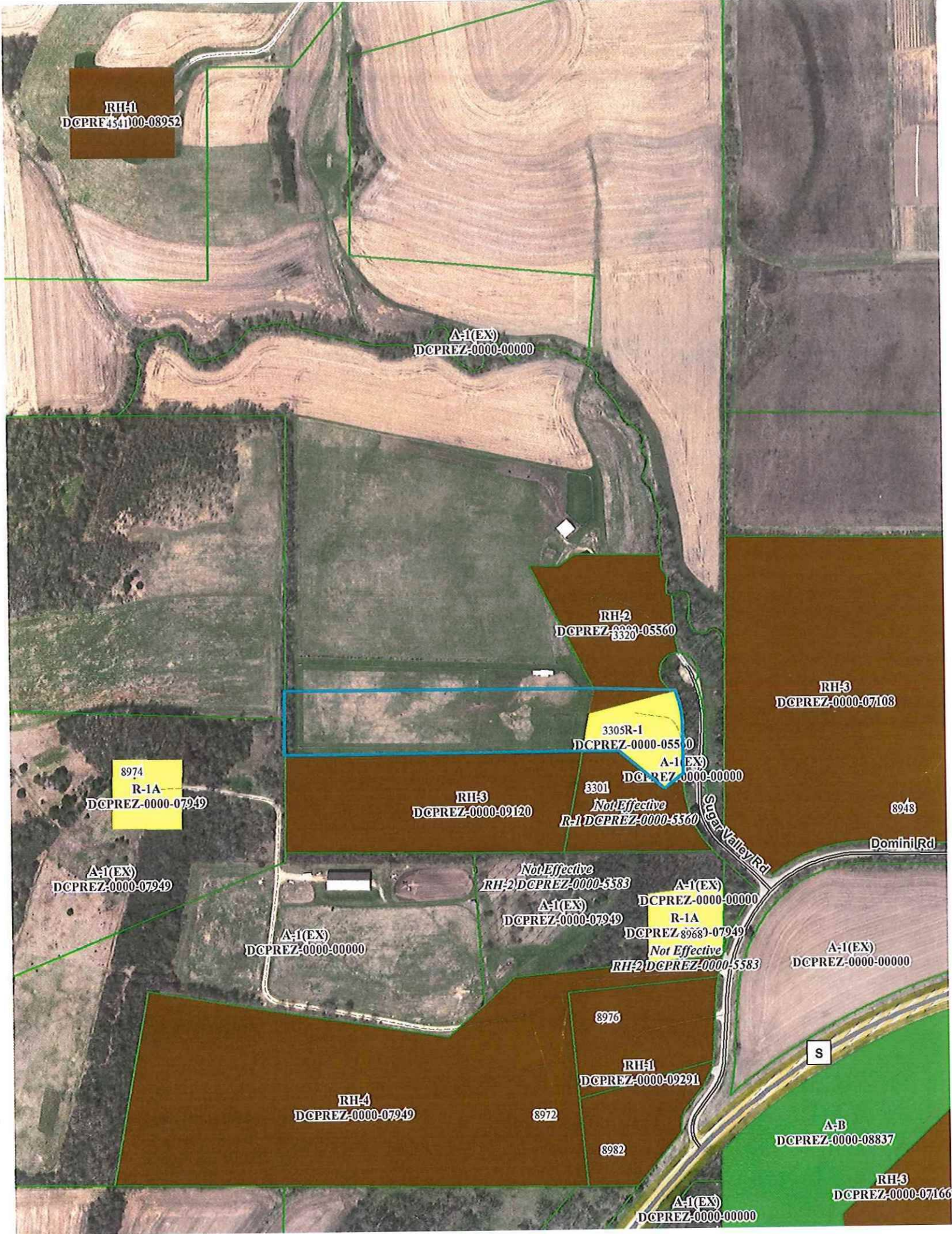
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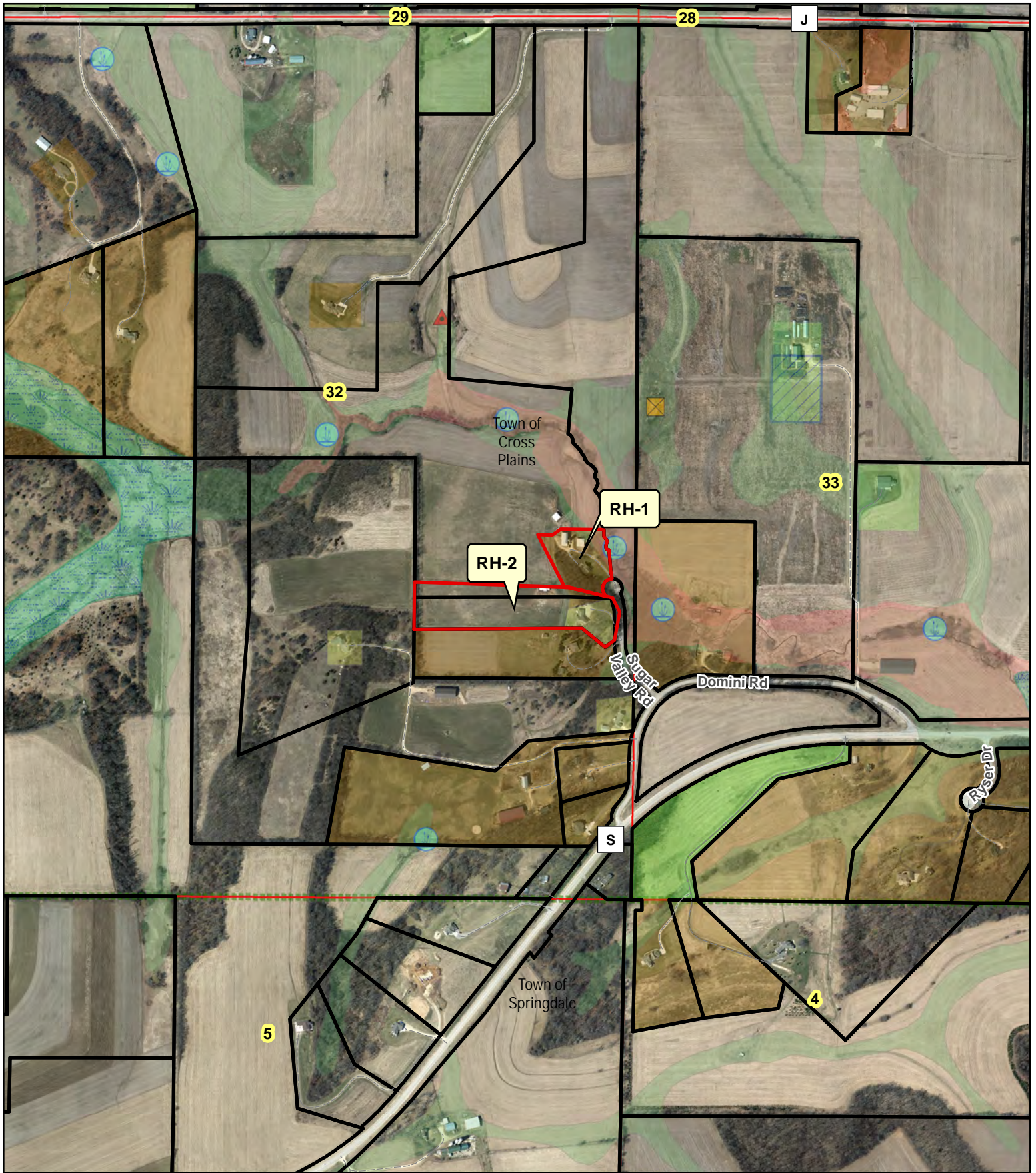
8982

A-B
DCPREZ-0000-08837

A-1(EX)
DCPREZ-0000-00000

RH-3
DCPREZ-0000-07166





Legend

Significant Soils
 Class

- Class 1
- Class 2

- Floodplain
- Wetland



0 255 510 1,020 Feet

Petition 11268
 JAMES R KOPATZ