


# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
04/21/2016	DCPREZ-2016-10996
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
06/28/2016	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JASKANIEC JT REV TR, MICHAEL E & MARLENE H	PHONE (with Area Code) (352) 450-7070	AGENT NAME ALAN KAPLAN	PHONE (with Area Code) (515) 250-6848
BILLING ADDRESS (Number & Street) 405 BLUE RIDGE PKWY		ADDRESS (Number & Street) 309 W. JOHNSON STREET, UNIT 533	
(City, State, Zip) MADISON, WI 53705		(City, State, Zip) MADISON, WI 53703	
E-MAIL ADDRESS MIKE.J@CHARTER.NET		E-MAIL ADDRESS AKAPLAN4HEALTH@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	
2889 ERBE ROAD					
TOWNSHIP BLUE MOUNDS	SECTION 9	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0606-091-8500-6					

REASON FOR REZONE			CUP DESCRIPTION	
CREATING ONE RESIDENTIAL LOT				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	A-2 (4) Agriculture District	6		

<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>DEED RESTRICTION REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>INSPECTOR'S INITIALS</b>  PMK2	<b>SIGNATURE:(Owner or Agent)</b> 
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		<b>PRINT NAME:</b> ALAN S. KAPLAN

COMMENTS: CREATING ONE RESIDENTIAL LOT.

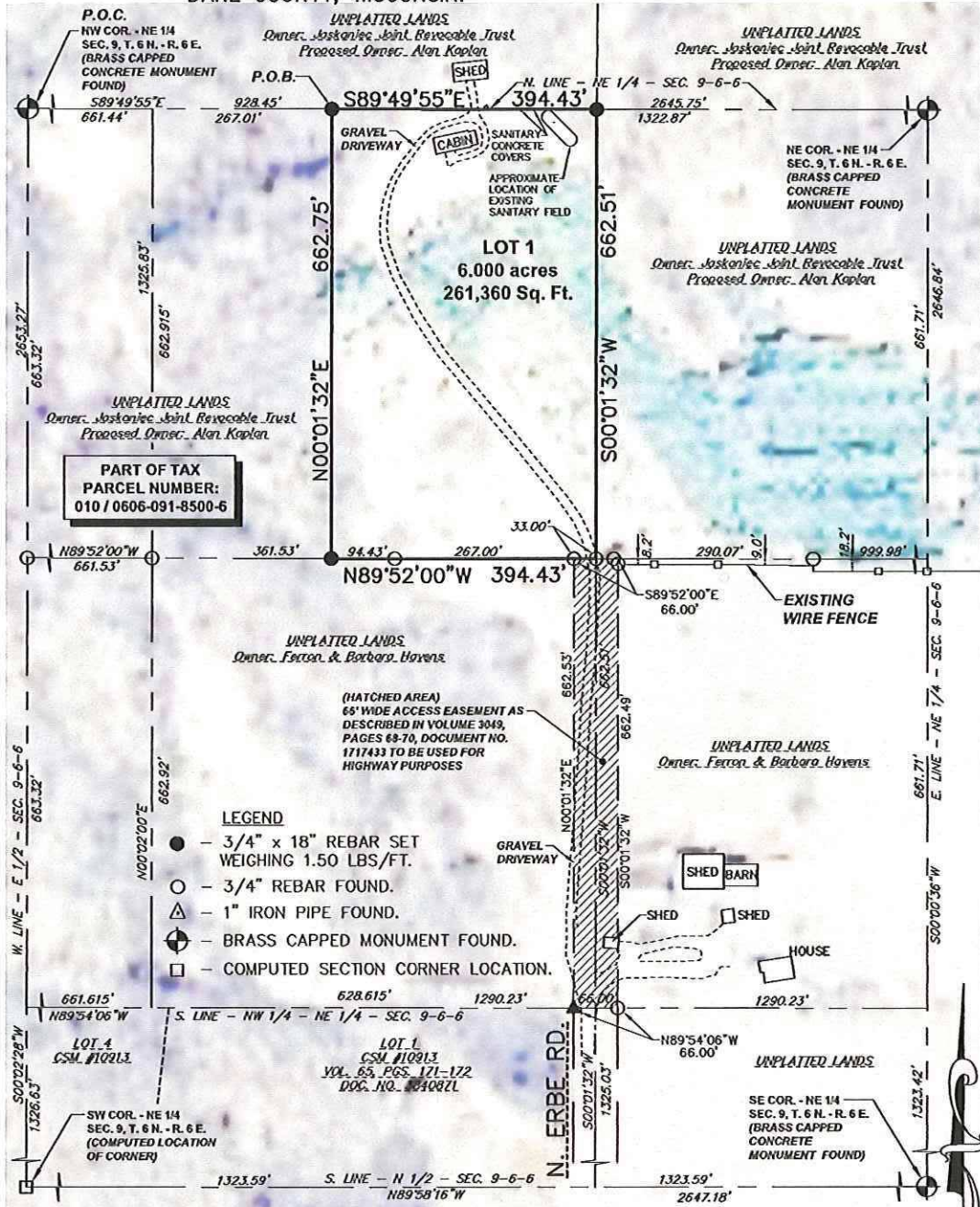
**DATE:**  
04/21/2016

# DANE COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_

FOR

## ALAN KAPLAN

A PART OF THE NW 1/4 OF THE NE 1/4,  
SECTION 9, T. 6 N.-R. 6 E., TOWN OF BLUE MOUNDS,  
DANE COUNTY, WISCONSIN.



PART OF TAX  
PARCEL NUMBER:  
010 / 0606-091-8500-6

- LEGEND**
- - 3/4" x 18" REBAR SET WEIGHING 1.50 LBS/FT.
  - - 3/4" REBAR FOUND.
  - △ - 1" IRON PIPE FOUND.
  - ⊕ - BRASS CAPPED MONUMENT FOUND.
  - - COMPUTED SECTION CORNER LOCATION.

(HATCHED AREA)  
65' WIDE ACCESS EASEMENT AS  
DESCRIBED IN VOLUME 3049,  
PAGES 68-70, DOCUMENT NO.  
1717433 TO BE USED FOR  
HIGHWAY PURPOSES

PROJECT NO. 160032  
611 Kingswood Avenue | Fond du Lac, WI 54935

NORTH POINT REFERENCED TO THE WISCONSIN COUNTY  
COORDINATE SYSTEM, DANE COUNTY. THE NORTH LINE OF  
THE NORTHEAST 1/4, SECTION 9, T. 6 N.-R. 6 E., HAS A  
BEARING OF S89°-49'-55"E.

SCALE 1" = 200' FEET

**CERTIFIED SURVEY MAP**

**A PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4,  
SECTION 9, T. 6 N.-R. 6 E., TOWN OF BLUE MOUNDS,  
DANE COUNTY, WISCONSIN.**

**SURVEYOR'S CERTIFICATE**

I, Jeffrey S. Butzke, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped a parcel of land described below.

That I have made such Certified Survey under the direction Alan S. Kaplan of a parcel of land being bounded and described as follows:

A part of the Northwest 1/4 of the Northeast 1/4, Section 9, T. 6 N.-R. 6 E., Town of Blue Mounds, Dane County, Wisconsin, and being more particularly described as follows:

Commencing at the Northwest corner of the Northeast 1/4, said Section 9; thence South 89°-49'-55" East along the North line of the Northeast 1/4, said Section 9, 928.45 feet to the point of beginning; thence continuing South 89°-49'-55" East along said North line, 394.43 feet to the Northeast corner of the Northwest 1/4 of the Northeast 1/4, said Section 9; thence South 00°-01'-32" West along the East line of the West 1/2 of the Northeast 1/4, said Section 9, 662.51 feet to a point on the South line of the North 1/2 of the Northwest 1/4 of the Northeast 1/4, said Section 9; thence North 89°-52'-03" West along said South line, 394.43 feet; thence; thence North 00°-01'-32" East, 662.75 feet to the point of beginning containing 6.000 acres (261,360 Sq. Ft.) of land more or less and being subject to all easements and restrictions of record.

That such is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the Subdivision Ordinance of the Town of Blue Mounds and Dane County in surveying, mapping and combining the same.

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Jeffrey S. Butzke, P.L.S. No. S-2801

Compass Surveying, LLC  
Fond du Lac, Wisconsin 54935

Project Number: 160032

**CERTIFIED SURVEY MAP**

**A PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4,  
SECTION 9, T. 6 N.-R. 6 E., TOWN OF BLUE MOUNDS,  
DANE COUNTY, WISCONSIN.**

**OWNER'S CERTIFICATE**

As Owner, I hereby certify that I have caused the land described on this plat to be surveyed, mapped, and divided as represented on this plat. I also certify that this plat is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection:

1. Town of Blue Mounds
2. Dane County Planning & Development Department

WITNESS the hand and seal of said owner this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

IN PRESENCE OF:

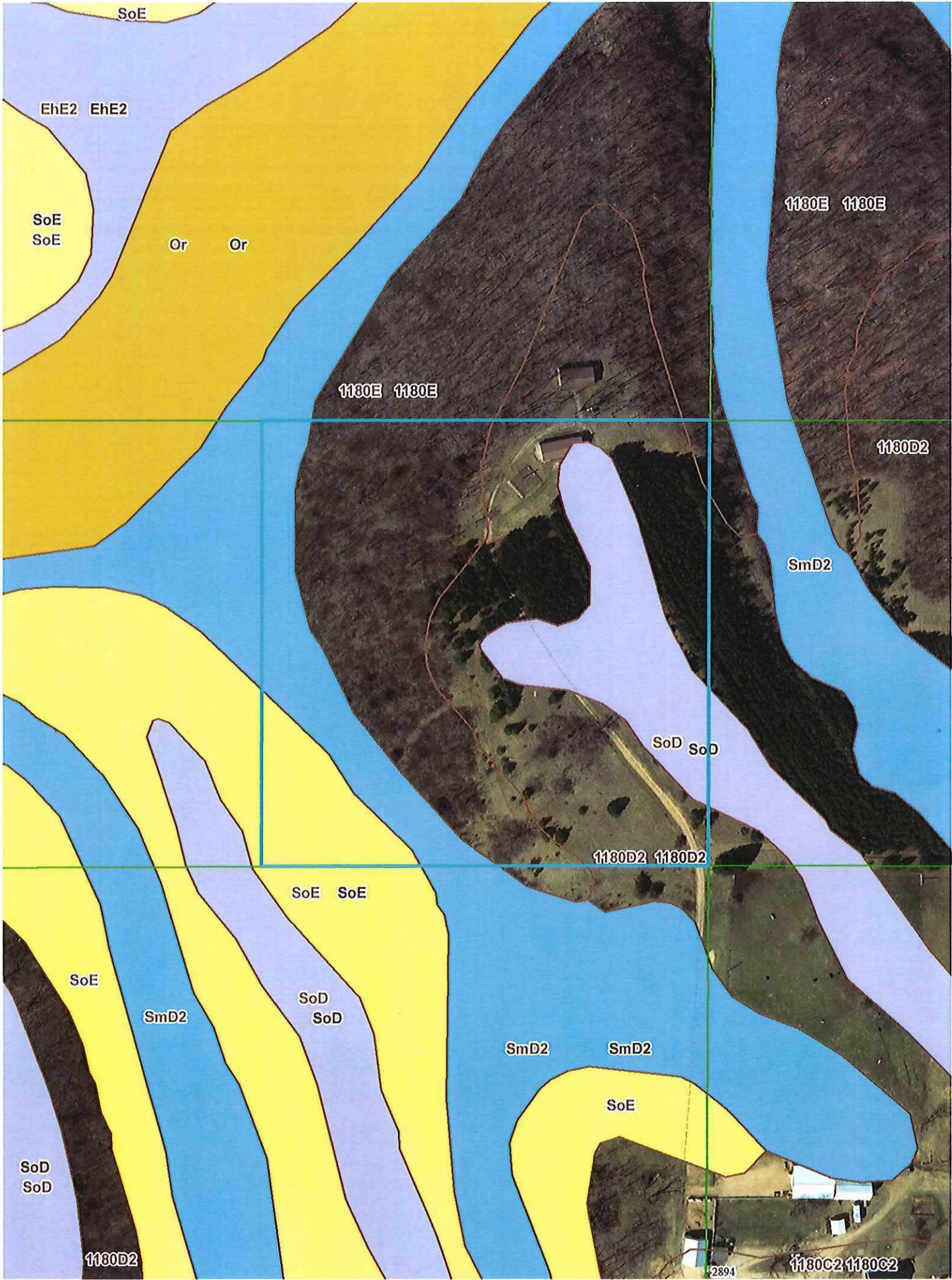
\_\_\_\_\_  
Alan S. Kaplan

STATE OF WISCONSIN )  
\_\_\_\_\_ COUNTY ) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016, the above named Alan S. Kaplan to me known to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, WI  
My Commission Expires: \_\_\_\_\_





SoE

EhE2 EhE2

SoE  
SoE

Or Or

1180E 1180E

1180E 1180E

1180D2

SmD2

SoD SoD

1180D2 1180D2

SoE SoE

SoE

SmD2

SoD  
SoD

SmD2

SmD2

SoE

SoD  
SoD

1180D2

2894

1180C2 1180C2



# DANE COUNTY PLANNING & DEVELOPMENT

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

## Zoning Change Application

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.

AGENT Owner's Name <u>ALAN KAPLAN</u>	OWNER Agent's Name <u>MICHAEL E. JASKANIEC</u>
Address <u>309 W. JOHNSON ST, UNIT #533, MADISON, WI 53703</u>	Address <u>405 BLUE RIDGE PARKWAY, MADISON, WI 53705</u>
Phone <u>(515) 250-6848</u>	Phone <u>(352) 450-7070</u>
Email <u>akaplan4health@gmail.com</u>	Email <u>mike.j@charter.net</u>
Town: <u>BLUE MOUNDS</u>	Parcel numbers affected: <u>010/0606-091-8500-6</u>
Section: <u>01</u>	Property address or location: <u>2889 N ERBE RD, TOWN OF BLUE MOUNDS</u>
Zoning District change: (To / From / # of acres) <u>TO A-2(4) FROM A-1(EX) 6 ACRES</u>	

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:

I AM PURCHASING 120 ACRES WITH INTENT TO REZONE 6 ACRES FROM A-1(EX) TO A-2 FOR THE PURPOSES OF CONSTRUCTING A RESIDENTIAL DWELLING.


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

Date: 4/21/16

## Parcel Number - 010/0606-091-8500-6

Current

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

Parcel Detail			Less -
Municipality Name	TOWN OF BLUE MOUNDS		
State Municipality Code	010		
<b>Township &amp; Range</b>	<b>Section</b>	<b>Quarter/Quarter &amp; Quarter</b>	
T06NR06E	09	NW of the NE	
Plat Name	METES AND BOUNDS		
Block/Building			
Lot/Unit			
Parcel Description	SEC 9-6-6 N1/2 NW1/4NE1/4 SUBJ TO R/W IN D99/160 & ACCESS ESMT ACR S1/2 SD N1/2 NE1/4 EXC W1/2 SD N1/2 NW1/4NE1/4 <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	JASKANIEC JT REV TR, MICHAEL E & MARLENE H 		
Primary Address	2889 ERBE RD		
Billing Address	405 BLUE RIDGE PKWY MADISON WI 53705		

Assessment Summary		More +
Assessment Year	2016	
Valuation Classification	W8	
Assessment Acres	10.000	
Land Value	\$0.00	
Improved Value	\$0.00	
Total Value	\$0.00	



Show Valuation Breakout

**Zoning Information**

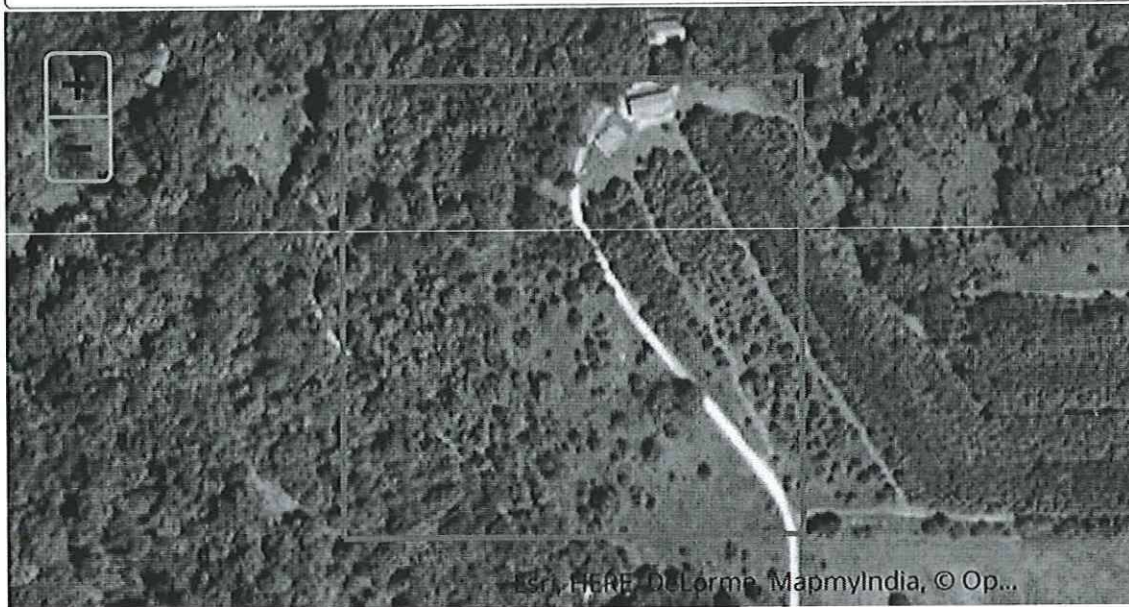
For the most current and complete zoning information, contact the Division of Zoning.

**Zoning**

A-1(EX)

Zoning District Fact Sheets

**Parcel Maps**



DCiMap

Google Map

Bing Map

**Tax Summary (2015)**

**More +**

E-Statement

E-Bill

E-Receipt

<b>Taxes:</b>	\$0.00
<b>Lottery Credit(-):</b>	\$0.00
<b>First Dollar Credit(-):</b>	\$0.00
<b>Specials(+):</b>	\$8.67
<b>MFL(+):</b>	\$18.70
<b>Amount:</b>	\$27.37

District Information		
Type	State Code	Description
REGULAR SCHOOL	3794	MOUNT HOREB SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	05MH	MT HOREB FIRE
OTHER DISTRICT	05MH	MT HOREB EMS

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
QCD	09/27/2005	4112663		

Show More ▼

## DocLink

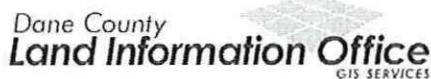
DocLink is a feature that connects this property to recorded documents. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. Click here for instructions.

By Parcel Number: 0606-091-8500-6

By Owner Name: JASKANIEC JT REV TR, MICHAEL E & MARLENE H

[Document Types and their Abbreviations](#)

[Document Types and their Definitions](#)



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210 Martin Luther King Jr. Blvd

City-County Bldg. Room 116

Madison, WI 53703



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A-1(EX)  
DCPREZ-0000-00000  
JG

3619

A-1(EX)  
DCPREZ-0000-00000

55025C0345G

RH-3  
DCPREZ-0000-07019

A-2(8)  
DCPREZ-0000-10127

Not Effective  
RH-3 DCPREZ-0000-8803

RH-2  
DCPREZ-0000-08803

Not Effective  
A-1(EX) DCPREZ-0000-10174

C-2  
DCPREZ-0000-07019

A-1(EX)  
DCPREZ-0000-04183

A-1(EX)  
DCPREZ-0000-04183-0000-00000

ID

18 & 1

10436

2889 2894

2883

2879

2861

Erbe Rd

C-2  
DCPREZ-0000-08804

A-Not Effective  
DCPREZ-0000-8896

A-2(8)  
DCPREZ-0000-04559

CUP  
759  
Kennels

Not Effective  
RH-3 DCPREZ-0000-8896

(EX)  
DCPREZ-0000-00000