

# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
09/18/2014	DCPREZ-2014-10774
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
11/25/2014	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME THOMAS J BOBEK	PHONE (with Area Code) ((608) 220-1975	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 3115 HAWKS HAVEN TRL		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) DEFOREST, WI 53532		(City, State, Zip)	
E-MAIL ADDRESS BOBEK0005@YAHOO.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	
6925 ELDER LANE					
TOWNSHIP BRISTOL	SECTION 22	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0911-224-9500-6					

REASON FOR REZONE			CUP DESCRIPTION	
SUPPER CLUB/BANQUET FACILITY				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
B-1 Local Business District	C-1 Commercial District	.5		

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

COMMENTS: SUPPER CLUB/BANQUET FACILITY

<b>DATE:</b>  9-18-14
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# Dane County Conditional Use Permit Application

<b>Application Date</b>	<b>C.U.P Number</b>
09/18/2014	DCPCUP-2014-02295
<b>Public Hearing Date</b>	
11/25/2014	

<b>OWNER INFORMATION</b>	<b>AGENT INFORMATION</b>
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OWNER NAME THOMAS J BOBEK	Phone with Area Code ((608) 220-1975	AGENT NAME <input type="checkbox"/>	Phone with Area Code
BILLING ADDRESS (Number, Street) 3115 HAWKS HAVEN TRL		ADDRESS (Number, Street) <input type="checkbox"/>	
(City, State, Zip) DEFOREST, WI 53532		(City, State, Zip)	
E-MAIL ADDRESS BOBEK0005@YAHOO.COM		E-MAIL ADDRESS	

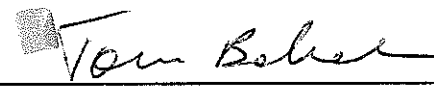


<b>ADDRESS/LOCATION 1</b>	<b>ADDRESS/LOCATION 2</b>	<b>ADDRESS/LOCATION 3</b>
---------------------------	---------------------------	---------------------------

ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
6925 ELDER LANE					
TOWNSHIP BRISTOL	SECTION 22	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0911-224-9500-6		---		---	

**CUP DESCRIPTION**

SUPPER CLUB/BANQUET FACILITY

<b>DANE COUNTY CODE OF ORDINANCE SECTION</b>	<b>ACRES</b>
10.13(2)(C)	.5

<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>Inspectors Initials</b>  PMK2	<b>SIGNATURE:(Owner or Agent)</b>  <b>PRINT NAME:</b>  <b>DATE:</b> 
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COMMENTS: SUPPER CLUB/BANQUET FACILITY



# BIRRENKOTT SURVEYING, INC.

P.O. Box 237  
1677 N. Bristol Street  
Sun Prairie, WI. 53590  
Phone (608) 837-7463  
Fax (608) 837-1081

# PLAT OF SURVEY

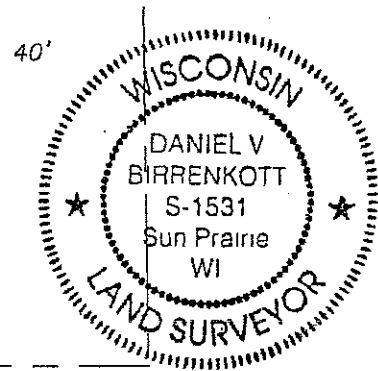
### SURVEYOR'S CERTIFICATE:

I, Daniel V. Birrenkott, hereby certify that this survey is in compliance with the Wisconsin Administrative Code. I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with the information provided and is correct to the best of my knowledge and belief.

*Daniel V. Birrenkott* 8-4-2014

Daniel V. Birrenkott  
Wisconsin Registered Land Surveyor No. S-1531.

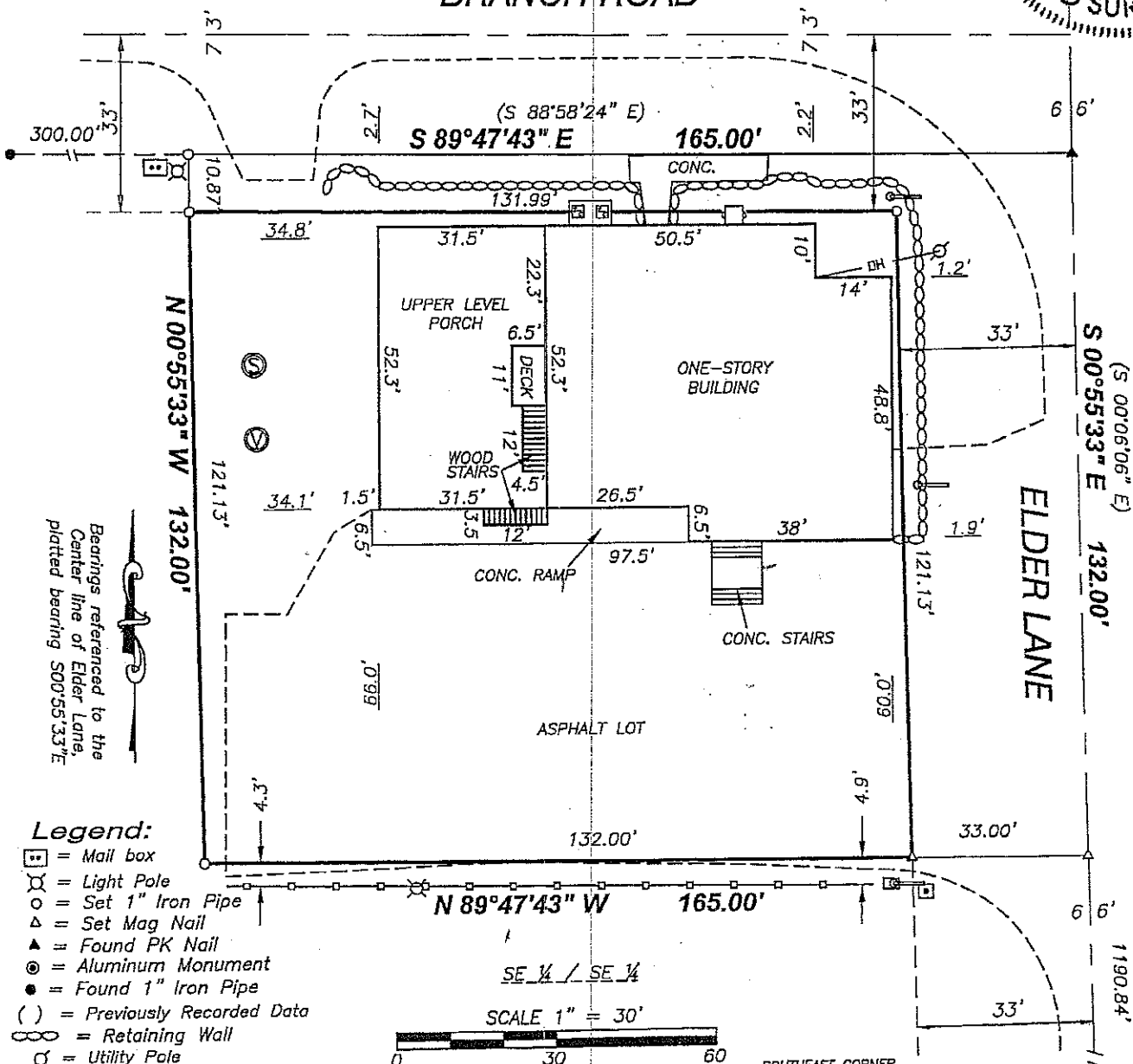
LOT 1  
CERTIFIED SURVEY  
MAP NO. 9796



### Description:

Part of the Southeast 1/4 of the Southeast 1/4 of Section 22, T9N, R11E, in the town of Bristol, Dane County, Wisconsin, described as follows: Beginning at the Northeast corner of said Southeast 1/4 Southeast 1/4; thence running west on the North line thereof 165 feet; thence South 132 feet; thence East parallel with said North line to the East line of said Section 22; thence North on said East line 132 feet to the point of beginning.

## BRANCH ROAD

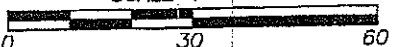


### Legend:

- ☐ = Mail box
- ⊗ = Light Pole
- = Set 1" Iron Pipe
- △ = Set Mag Nail
- ▲ = Found PK Nail
- ⊙ = Aluminum Monument
- = Found 1" Iron Pipe
- ( ) = Previously Recorded Data
- ∞ = Retaining Wall
- ⊕ = Utility Pole

SE 1/4 / SE 1/4

SCALE 1" = 30'



SOUTHEAST CORNER



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.

Owner's Name <u>Tom Bobek</u>	Agent's Name <u>Tom Bobek</u>
Address <u>3115 Hawks Haven Trail</u>	Address <u>Same</u>
Phone <u>DeForest WI 53532</u>	Phone _____
<u>608-220-1975</u>	
Email <u>bobek0005@yahoo.com</u>	Email _____

Town: Bristol Parcel numbers affected: 012/0911-224-9500-6

Section: 01 Property address or location: 6925 Elder Lane Sun Prairie WI 53590

Zoning District change: (To / From / # of acres) currently B1 changing to C1  
0.366 acres

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

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:

changing tavern into a Supper Club/Banquet Facility

I authorize that I am the owner or have permission to act on behalf of the owner of the property.  
Submitted By: Tom Bobek

Date: 9-16-14

VrB

Accessory

EfB

Ot

EfB

Accessory

GwB

RnB

SaA

Elder Ln

Branch Rd

Primary

RnB

6925

Elder Ln

Branch Rd

PnB

Elder Ln

RnB

RnC2



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

**Conditional Use Application**

Application Fee: \$486 Mineral Extraction: \$1136

Items required to be submitted with application:

- o Written Legal Description of Conditional Use Permit boundaries
- o Scaled drawing of the property showing existing/proposed buildings, setback requirements, driveway, parking area, outside storage areas, location/type of exterior lighting, any natural features, and proposed signs.
- o Scaled map showing neighboring area land uses and zoning districts
- o Written operations plan describing the items listed below (additional items needed for mineral extraction sites)
- o Written statement on how the proposal meets the 6 standards of a Conditional Use

Owner TOM ROBEK Agent \_\_\_\_\_  
 Address 3115 HAWKS HAVEN TR Address \_\_\_\_\_  
 Phone 220-1975 Phone \_\_\_\_\_  
De Forest WI 53532  
 Email bobek 0005@yahoo.com Email \_\_\_\_\_

Parcel numbers affected: 012/0911-229-9500 Town: Bristol Section: 01  
Sun Prairie WI 53590 Property Address: 6925 Elder Ln

Existing/ Proposed Zoning District : B1 - C1

o Type of Activity proposed:  
*Separate checklist for mineral extraction uses must be completed.*

- o Hours of Operation 4pm - 2am
- o Number of employees 6-12
- o Anticipated customers 20-200
- o Outside storage no
- o Outdoor activities special events (weddings, other parties)
- o Outdoor lighting yes
- o Outside loudspeakers no
- o Proposed signs yes
- o Trash removal yes
- o Six Standards of CUP (see back)

The statements provided are true and provide an accurate depiction of the proposed land use. I authorize that I am the owner or have permission to act on behalf of the owner of the property.  
 Submitted By: Tom Robek Date: 9-18-14

## Six Standards of a Conditional Use Permit

Provide an explanation on how the proposed land use will meet all six standards.

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

yes

2. The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.

yes

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

yes

4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.

yes

5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

yes

6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

yes

**Parcel Number -** 012/0911-224-9500-6 **Current**

Parcel Summary		More +
Municipality Name	TOWN OF BRISTOL	
Parcel Description	SEC 22-9-11 PRT SE1/4SE1/4 BEG NE COR TH...	
Owner Names	VICTORIA B BALLWEG ANNE T BOBEK CRAIG S PFISTER BRIAN J BALLWEG THOMAS J BOBEK	
Primary Address	6925 ELDER LN	
Billing Address	3115 HAWKS HAVEN TRL DEFOREST WI 53532	

**Parcel Maps**



- [DCiMap](#)
- [Google Map](#)
- [Bing Map](#)

Assessment Summary		More +
Assessment Year	2014	
Valuation Classification	G2	
Assessment Acres	0.500	
Land Value	\$55,900.00	
Improved Value	\$175,100.00	
Total Value	\$231,000.00	

[Show Valuation Breakout](#)

**Zoning Information**

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

<b>Zoning</b>
B-1 0.38 Acres

[Zoning District Fact Sheets](#)

**Tax Summary (2013)** More +

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

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$55,900.00	\$175,100.00	\$231,000.00
<b>Taxes:</b>		\$3,788.84
<b>Lottery Credit(-):</b>		\$0.00
<b>First Dollar Credit(-):</b>		\$84.14
<b>Specials(+):</b>		\$8.67
<b>Amount:</b>		\$3,713.37

**District Information**



Type	State Code	Description
REGULAR SCHOOL	5656	SUN PRAIRIE SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE

### Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
D	07/16/2014	5084766		

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: 0911-224-9500-6

By Owner Name: VICTORIA B BALLWEG

By Owner Name: ANNE T BOBEK


By Owner Name: CRAIG S PFISTER

By Owner Name: BRIAN J BALLWEG

By Owner Name: THOMAS J BOBEK

Document Types and their Abbreviations

Document Types and their Definitions



Access Dane is a product of  
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210 North Luther  
City-County Bldg  
Madison, WI

For more information, please contact us at