

Town of Cross Plains Land Use Petition Application

OFFICIAL USE ONLY	
Dane County Application Petition #: _____	
Site Visit Date: _____	
Plan Commission Meeting Date: _____	
Town Board Meeting Date: _____	

Petitioner:	
Petitioner's Name: <i>James & Betsy Kopatz</i>	Date: <i>02/08/18</i>
Petitioner's Address: <i>3305 Sugar Valley Rd, Mt. Horeb, WI 53572</i>	Email Address: <i>Jim.Kopatz@acbs.com</i>
Home Phone <i>(608) 695-7431</i>	Work Phone <i>(608) 395-2913</i>
FAX	

Owner:	
Owner's Name (if different from petitioner)	Home Phone
Full Address	
I, _____, authorize and agree to _____ (owner's name) (petitioner's name)	
submitting this petition pertaining to land I own in the Town of Cross Plains.	
Signature of owner <i>James Kopatz RT.</i>	Date <i>02/08/18</i>

Agent:	
Agent's Name <i>Bob Talarczyk, Surveyor</i>	Phone <i>(608) 527-5216</i>
Address <i>WS105 Kubly Rd, New Glarus, WI 53574</i>	

Property information (separate copy for each parcel):					
Section: <i>32</i>	Parcel Number: <i>070732484120</i>	Acres in Parcel: <i>5.81</i>	Acres to be rezoned: <i>4.03</i>	Present zoning: <i>A-1(CEX)</i>	New zoning: <i>RH-2</i>
Section: <i>32</i>	Parcel Number: <i>070732484120</i>	Acres in Parcel: <i>5.81</i>	Acres to be rezoned: <i>1.54</i>	Present zoning: <i>R-1</i>	New zoning: <i>RH-2</i>
Section: <i>32</i>	Parcel Number: <i>070732480510</i>	Acres in Parcel: <i>25</i>	Acres to be rezoned: <i>1.62</i>	Present zoning: <i>A-1(CEX)</i>	New zoning: <i>RH-2</i>

Parcel address (if available): <i>3305 Sugar Valley Rd, Mount Horeb, WI 53572</i>
Intent or purpose (if a Map Amendment Petition, attach a page stating purpose and how it fits the goals and policies of the Plan): <i>Bring zoning into compliance with Dane County Code and purchase 1.85 acres from neighbor, Lautenberg</i>

Property information cont'd:

Is there a house or building on this parcel now? YES NO
 Have you previously submitted an application to rezone this parcel? YES NO
 Is this the original tract of land from December, 1981? YES NO
 Has the property been previously rezoned? YES NO
 If yes, how many times? _____
 Are there any deed restrictions on the property? YES NO
 How many acres do you own on the parcel you are requesting a split to be taken from?
This is a sale between adjacent landowners. No "split" per se.
 How many development rights (splits) have been used from this land since December, 1981, including those taken by previous owners?

Explain land divisions, provide dates and attach documentation.

If this is a petition for a Land Use Plan Map amendment, attach a legal description of the parcel.

Attach a map of the parcel as it currently exists, showing public roads.

Attach a preliminary map of the parcel(s) as they would exist under the proposed change.

The division of this parcel will create how many lots, parcels or building sites? *One existing building site.*

Have you made an application for this change with Dane County? YES NO

Conditional Use Permit (CUP), Variance and/or Special Exemption

Are you requesting:	CUP	VARIANCE	OTHER
Is there presently a:	CUP	VARIANCE	OTHER

Please explain:

Intent or purpose:

Applicant's Statement:

If additional parcels are involved in this petition under ownership the same or different from the owners listed above, please provide the information requested above for each owner and the parcel(s) individually owned on a duplicate of this form.

I attest that all the information on this form is accurate.

James Kopatz

Signature of applicant

02/08/18

Date

Robert A. Jalanzak, agent

Please return ten copies of the completed application, together with ten copies of any required maps, to the Chair of the Comprehensive Planning Commission of the Town of Cross Plains.
Five additional sets of copies should be sent to the Clerk of the Town of Cross Plains.



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:

- 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@aeps.com</u>	Email	<u>bob@talarczyk-surveys.com</u>

Town: Cross Plains Parcel numbers affected: 070732484120, 070732480510

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)

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.

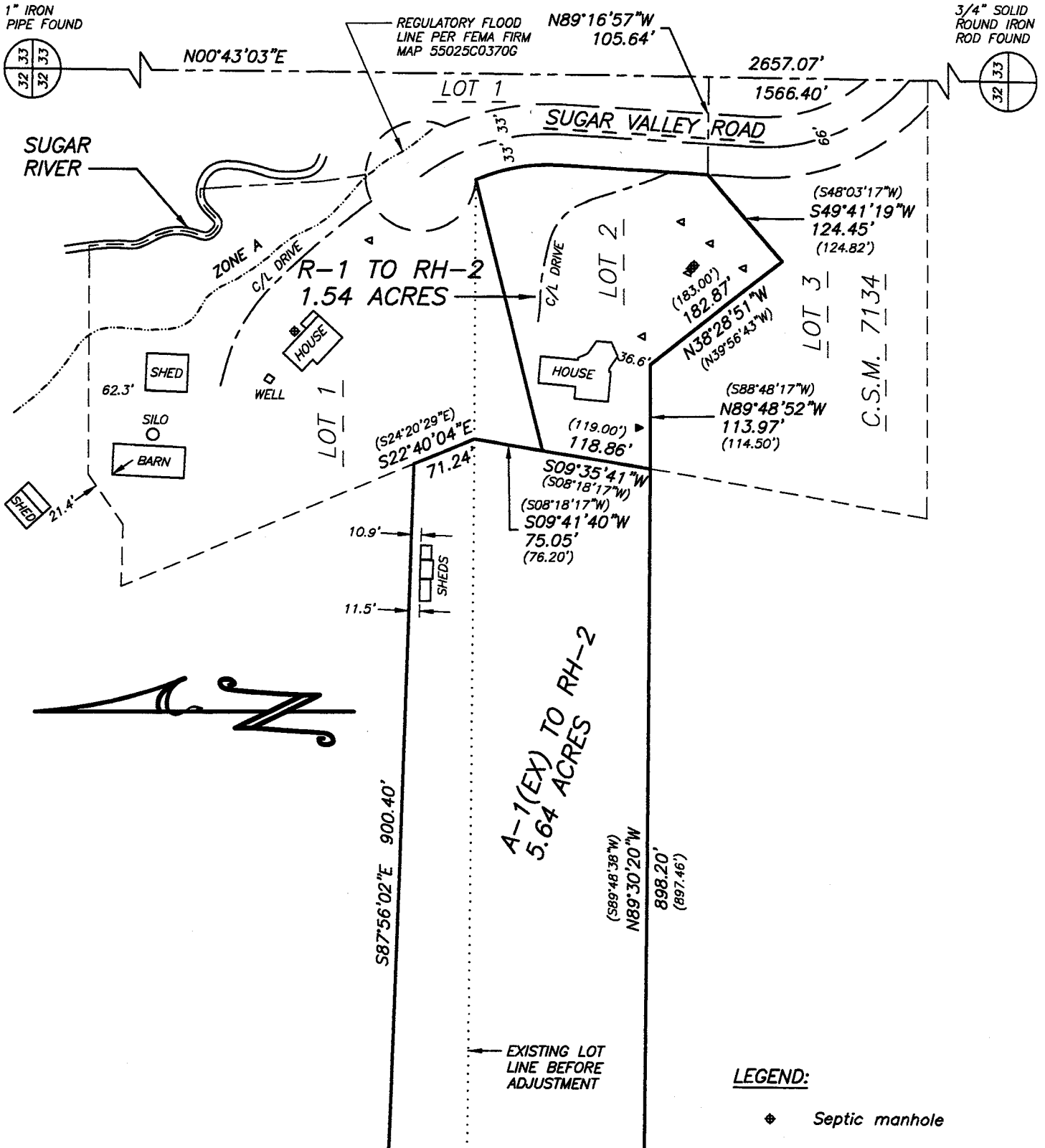
I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: Robert A. Talarczyk

Date: 02/06/2018

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.



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.

