Dane County Rezone Petition

Application Date	Petition Number
04/03/2025	DCPREZ-2025-12167
Public Hearing Date	
06/24/2025	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME STEVEN AND SUSAN WEINBERGER	PHONE (with Area Code) (608) 576-3438	AGENT NAME ☐	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) N7914 BUOL RD		ADDRESS (Number & Street) ☐	
(City, State, Zip) BELLEVILLE, WI 53508		(City, State, Zip)	
E-MAIL ADDRESS steve@mad-tech.com		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		**ADDRESS OR LOCATION OF REZONE**		**ADDRESS OR LOCATION OF REZONE**	
North of 1612 Hillside Rd					
TOWNSHIP CHRISTIANA	SECTION 35	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		**PARCEL NUMBERS INVOLVED**		**PARCEL NUMBERS INVOLVED**	
0612-354-9100-0		0612-171-9002-0			

REASON FOR REZONE

REZONE AN EXISTING LOT FOR RESIDENTIAL USE USING TRANSFER OF DEVELOPMENT RIGHTS

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-1 Farmland Preservation District	RR-2 Rural Residential District	3.99

C.S.M REQUIRED?	PLAT REQUIRED?	DEED RESTRICTION REQUIRED?	INSPECTOR'S INITIALS
☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	RUH1
Applicant Initials_____	Applicant Initials_____	Applicant Initials_____	

COMMENTS: PETITION WOULD TRANSFER ONE DEVELOPMENT RIGHT FROM PARCEL 0612-171-9002-0 IN SECTION 17

SIGNATURE:(Owner or Agent)

PRINT NAME:

DATE:

Form Version 04.00.00

Legend

Wetland

Floodplain

N W E S

0 150 300 600 Feet

Petition 12167
Weinberger

Dane County
Department of Planning and Development
Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703
(608) 266-4266

Application Fees	
General:	$395
Farmland Preservation:	$495
Commercial:	$545

- PERMIT FEES DOUBLE FOR VIOLATIONS.
- ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.

REZONE APPLICATION

APPLICANT INFORMATION

Property Owner Name:	Steven Weinberger	**Agent Name:**	
Address (Number & Street):	330 County Rd A	**Address (Number & Street):**	
Address (City, State, Zip):	Cambridge, WI 53523	**Address (City, State, Zip):**	
Email Address:	steve@mad-tech.com	**Email Address:**	
Phone#:	608-576-3438	**Phone#:**	

PROPERTY INFORMATION

Township:	Christiana	**Parcel Number(s):**	016/0612-354-9100-0
Section:	35	**Property Address or Location:**	Hillside Road

REZONE DESCRIPTION

Reason for the request. In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.

Is this application being submitted to correct a violation? Yes ☐ No ■

Change Zoning from FP-1 to RR-2.
We are Transferring the Development Rights from the Skaar Family Trust.
Sending Area Property Description:
Part of Parcel Number 0612-171-9002-0 being: 35 plus acres in the SW1/4NE1/4 EXC 1 ROD ALG S LN & ALSO EXC CSM 15537 Town of Christiana, Dane County WI. Currently zoned FP-35
Receiving Area Property Description:
Part of Parcel Number 016/0612-354-9100-0: LOT 2 CSM 11701 CS71/283&286-3/16/2006 DESCR AS SEC 35-6-12 PRT SW1/4SE1/4 (3.990 ACRES), Town of Christiana, Dane County WI. Currently zoned FP-1

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-1	RR-2	3.99

Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.

☐ Scaled drawing of proposed property boundaries	☐ Legal description of zoning boundaries	☐ Information for commercial development (if applicable)	☐ Pre-application consultation with town and department staff	☐ Application fee (**non-refundable**), payable to the Dane County Treasurer

I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Owner/Agent Signature Steven Weinberger Digitally signed by Steven Weinberger Date: 2025.04.02 07:31:17 -05'00' Date _____

Parcel Number - 016/0612-354-9100-0

Current

Parcel Parents

Summary Report

Parcel Detail — Less −

Municipality Name	TOWN OF CHRISTIANA	
State Municipality Code	016	
Township & Range	**Section**	**Quarter/Quarter & Quarter**
T06NR12E	35	SW of the SE
Plat Name	CSM 11701	
Block/Building		
Lot/Unit	2	
Parcel Description	LOT 2 CSM 11701 CS71/283&286-3/16/2006 DESCR AS SEC 35-6-12 PRT SW1/4SE1/4 (3.990 ACRES) **This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.**	
Current Owner	STEVEN D WEINBERGER	
Current Co-Owner	SUSAN M WEINBERGER	
Primary Address	**No parcel address available.**	
Billing Address	N7914 BUOL RD BELLEVILLE WI 53508	

Show Municipal Contact Information

Parcel Maps

DCiMap

Tax Information

E-Statement | E-Bill | E-Receipt | Pay Taxes Online

« ‹ Newer Older › »

Tax Year 2024

Parcel Number - 016/0612-171-9002-0

Current

‹ Parcel Parents

Summary Report

Parcel Detail — Less −

Municipality Name	TOWN OF CHRISTIANA	
State Municipality Code	016	
Township & Range	**Section**	**Quarter/Quarter & Quarter**
T06NR12E	17	SW of the NE
Plat Name	METES AND BOUNDS	
Block/Building		
Lot/Unit		
Parcel Description	SEC 17-6-12 SW1/4NE1/4 EXC 1 ROD ALG S LN & ALSO EXC CSM 15537 **This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.**	
Current Owner	SKAAR FAMILY TR	
Primary Address	**No parcel address available.**	
Billing Address	1466 SCHADEL RD DEERFIELD WI 53531	

Show Municipal Contact Information

Assessment Summary — More +

Assessment Year	**2024**
Valuation Classification	G4 G5 G5M
Assessment Acres	36.877
Land Value	$8,600.00
Improved Value	$0.00

Parcel Maps

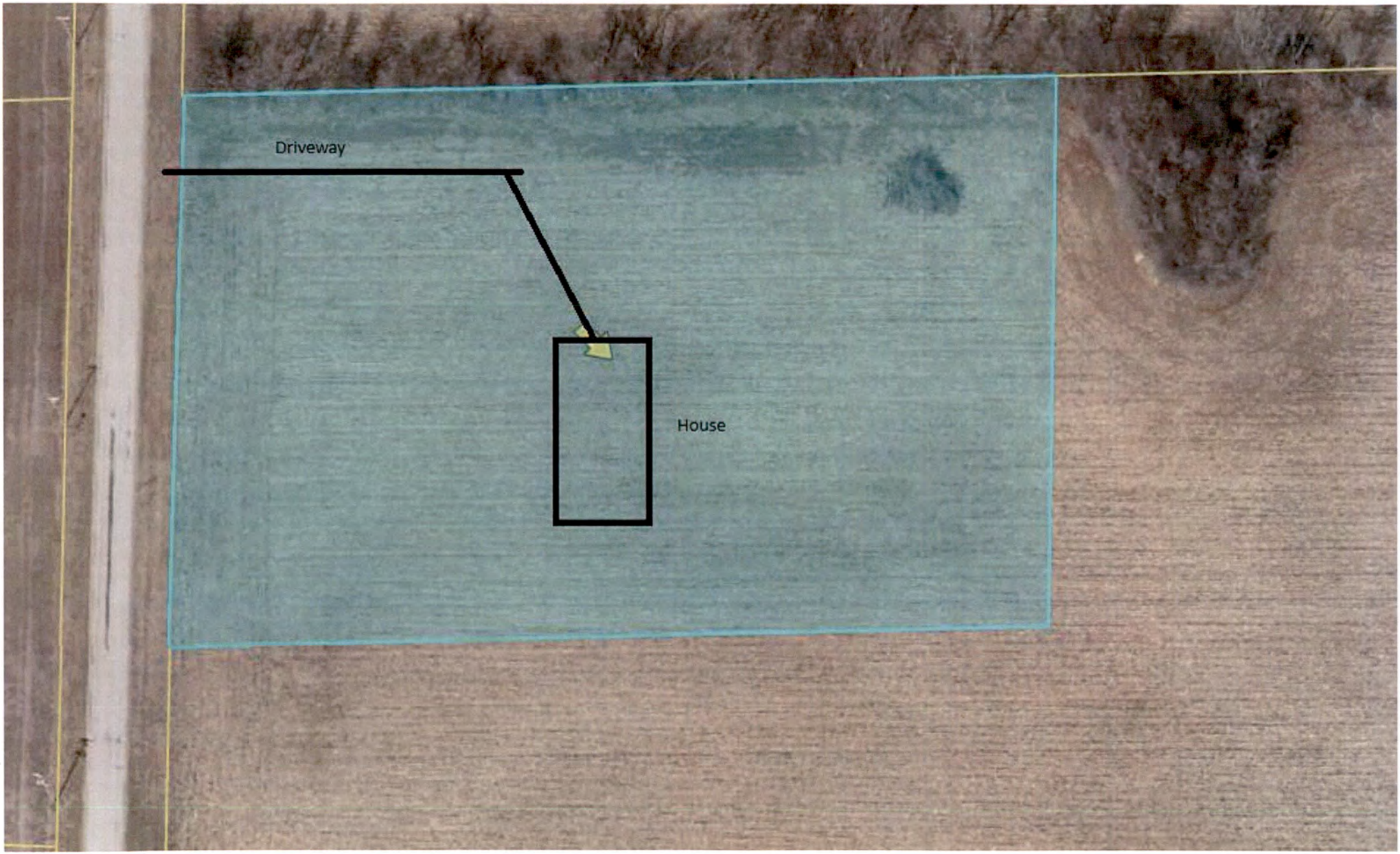
DCiMap

Tax Information

E-Statement | E-Bill | E-Receipt | Pay Taxes Online

« ‹ Newer Older › »

Tax Year 2024		
Assessed Land Value	**Assessed Improvement Value**	**Total Assessed Value**
$8,600.00	$0.00	$8,600.00
Taxes:		$153.64
Lottery Credit(-):		$0.00
First Dollar Credit(-):		$0.00
Specials(+):		$0.00


Driveway
House

FORM NO. 985-A

HCMiller

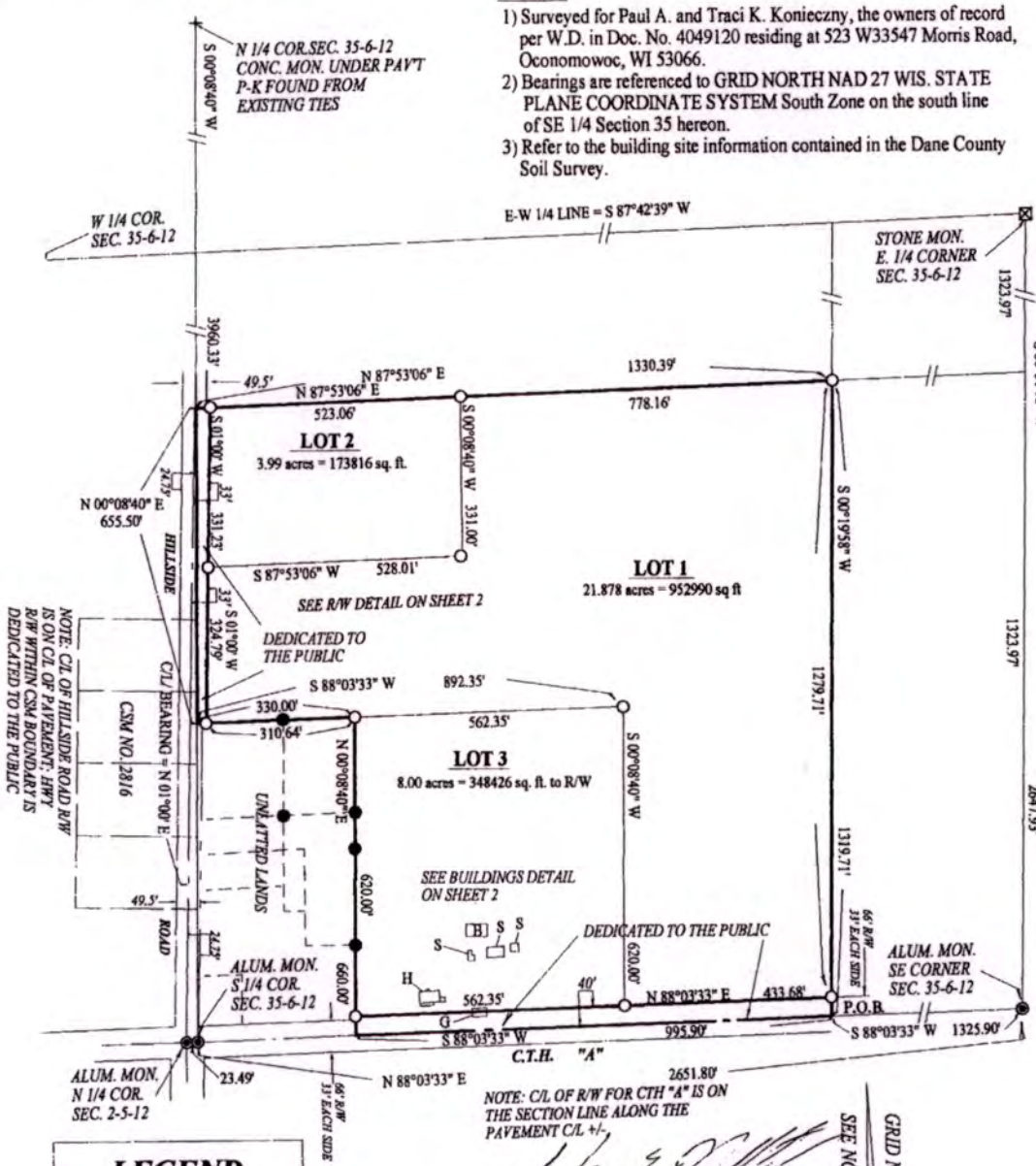
Stock No. 26273

CERTIFIED SURVEY MAP ON A PARCEL OF LAND LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 35, T6N, R12E, TOWN OF CHRISTIANA, DANE COUNTY, WISCONSIN.

000378

NOTES

1) Surveyed for Paul A. and Traci K. Konieczny, the owners of record per W.D. in Doc. No. 4049120 residing at 523 W33547 Morris Road, Oconomowoc, WI 53066.
2) Bearings are referenced to GRID NORTH NAD 27 WIS. STATE PLANE COORDINATE SYSTEM South Zone on the south line of SE 1/4 Section 35 hereon.
3) Refer to the building site information contained in the Dane County Soil Survey.



LEGEND

- ○ 3/4" dia. x 24" rerod set 1.5 lbs per lineal foot.
- ● 1" iron pipe found unless noted different.
- ( ) Recorded information in parenthesis.

Glen L. Northrop 3-14-2006

WISCONSIN
GLEN L.
NORTHROP
S-982
MADISON,
WISCONSIN
LAND SURVEYOR

SCALE 1" = 300'

300 0 300

ORDER NO. AB 3283-05
Drafted at ABEX Survey Company
101 E. Main St. P.O. Box 369
Cambridge, WI 53523
608-423-3331
DRG. NO. 3283

DOC. NO. 4171249
CSM NO. 11701
VOL. 71 P. 283

SHEET 1 OF 4

4/17

Rezone Legal Description

Lot 2 of Certified Survey Map No. 11701, recorded in volume 71, page 283-286 of certified survey maps of Dane County as Document No. 4171249, located in the SW ¼ of the SE ¼, Section 35, Town 6 North, Range 12 East, Town of Christiana, Dane County, Wisconsin.