

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
12/18/2014	DCPREZ-2014-10806
Public Hearing Date	C.U.P. Number
02/24/2015	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME DEAN T BREUNIG	PHONE (with Area Code) (608) 963-5315	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 9170 COUNTY HIGHWAY Y		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) SAUK CITY, WI 53583		(City, State, Zip)	
E-MAIL ADDRESS DEANB@MERR.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	
NORTH OF 9170 COUNTY HIGHWAY Y					
TOWNSHIP ROXBURY	SECTION 17	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0907-173-8230-6					

REASON FOR REZONE	CUP DESCRIPTION
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CREATING ONE RESIDENTIAL LOT	
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	RH-3 Rural Homes District	2		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>DB</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>DB</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>DB</u>	INSPECTOR'S INITIALS SJW3	SIGNATURE:(Owner or Agent) 
				PRINT NAME: <u>Dean Breunig</u>

COMMENTS: REZONE 2 ACRE A-1EX PARCEL TO COMBINE WITH ADJACENT RH-3 PARCELS FOR CREATION OF A 1 LOT CSM

DATE: <u>12-18-14</u>



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>Dean Breunig</u>	Agent's Name	_____
Address	<u>9176 Hwy Y</u>	Address	_____
Phone	<u>Sauk City WI 53683</u>	Phone	_____
Email	<u>deanb@meri.com</u>	Email	_____

Town: Portbury Parcel numbers affected: ~~0907392306~~ 0907 173 8230 6

Section: 01 17 Property address or location: North of 9170 City Hwy Y

Zoning District change: (To / From / # of acres) RH3 / A-1EX / 2 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:

Rezone ² Acre parcel to combine with existing RH-3 parcel

1 lot CSM

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

Submitted By: Dean Breunig 12-18-14

Date: _____



Dane County Planning & Development Land Division Review

April 24, 2014

Dean and Lisa Breunig
9170 CTH Y
Sauk City, WI 53583

Re: Parcel status determination
Town of Roxbury, Section 17
Parcel # 0907-173-8230-6, 0907-173-9600-6, 0907-173-9730-9 and 0907-173-9740-7

Current zoning of subject parcels are R-1, RH-3 and A-1EX (agricultural).

Dear Mr. Breunig,

I have reviewed the above-described parcels and the parcels described within Land Contract, document #1621842 were created as a separate entity prior to the effective date of the Dane County Land Division Regulations and prior to the effective date of A-1EX (agricultural) Zoning in the Town of Roxbury.

The 0.5-acre parcel, zoned residential, described within Warranty Deed, document #1074786 was created prior to the effective date of the Dane County Land Division Regulations and prior to the effective date of A-1EX (agricultural) Zoning in the Town of Roxbury.

However, the 0.5 acre parcel, zoned Rural Homes, described within Warranty Deed, document #1300172 was created after the effective date of the Dane County Land Division regulations. Therefore, this parcel does not have legal status and it may not be conveyed without an approved Certified Survey Map. Dane County Planning would require this parcel to be combined with the northerly parcels along with a rezone application changing the current zoning into one zoning district. For example: RH-3 and A-1EX to RH-3 in order to clean up the current zoning of the parcels.

Any questions regarding this letter, please contact myself.

Sincerely,

Daniel Everson
Assistant Zoning Administrator
267.1541

CC:

Clerk, Town of Roxbury
Dane County Senior Planner - Curt Kodl

Dane County Land Division Regulations

- Effective May 1, 1970, a certified survey map required for parcels of 5 acres or less.
- Effective December 4, 1974, a certified survey map required for parcels of 15 acres or less.
- Town of Roxbury adopted A-1 Exclusive Zoning on July 10, 1982.

Public Search and history of parcels

All parcels in question

Document # 746557 *Executor's Deed*

Charles Walder Estate

Grantee – Gilbert and Ruth Breunig

Recorded – June 12, 1947

Document # 1225594 *Final Judgement*

Personal property distributed to Ruth Breunig

Recorded – October 9, 1968

Parcels:

0907-173-8230-6 - 2 acres

0907-173-9600-6 – 9.1 acres

Document # 1621842 *Land Contract (legal descriptions describe both parcels in one conveyance)*

Grantor – Ruth Breunig

Grantee – Thomas and Donna Breunig

Recorded – May 22, 1979

Document # 3100208 *Warranty Deed (legal descriptions describe both parcels in one conveyance)*

Grantor – Thomas and Donna Breunig

Grantee – Dean and Lisa Breunig

Recorded – April 8, 1999

Parcel: 0907-173-9740-7 – 0.5 acres

Document # 1074786 *Warranty Deed*

Grantor – Gilbert and Ruth Breunig

Grantee – Thomas and Donna Breunig

Recorded – June 12, 1963

Parcel: 0907-173-9730-9 – 0.5 acres
Document # 1300172 *Warranty Deed*
Grantor – Ruth Breunig
Grantee – Thomas and Donna Breunig
Recorded – August 13, 1971 (after May 1, 1970)

Parcels:
0907-173-9730-9 – 0.5 acres
0907-173-9740-7 – 0.5 acres
Document # 3100210 *Warranty Deed*
Grantor – Thomas and Donna Breunig
Grantee – Dean and Lisa Breunig
Recorded – April 8, 1999

LEGAL DESCRIPTION

**Dean T. and Lisa A. Breunig Property
Town of Roxbury, Dane County, WI**

Lands To Be Rezoned To RH-3:

Being a part of the Southeast Quarter of the Southwest Quarter and the Northeast Quarter of the Southwest Quarter of Section 17, Town 9 North, Range 7 East, Town of Roxbury, Dane County, Wisconsin, described as follows:

Commencing at the South Quarter corner of Section 17;
thence North 89°35'30" West along the South line of the Southwest Quarter of said Section 17, 993.88 feet to the Southeast corner of the West half of the West half of the Southeast Quarter of the Southwest Quarter of said Section 17, said point also being the Southeast corner of lands described and recorded in Document No. 1621842 and the point of beginning;
thence continuing North 89°35'30" West along the South line of the Southwest Quarter of said Section 17 and the South line of lands described and recorded in Document No. 1621842, 176.29 feet;
thence North 00°02'36" East along the West line of lands described and recorded in Document No. 1621842, 281.00 feet;
thence North 89°35'29" West along the West line of lands described and recorded in Document No. 1621842, 155.00 feet to a point in the West line of the Southeast Quarter of the Southwest Quarter of said Section 17;
thence North 00°02'36" East along the West line of Southeast Quarter of the Southwest Quarter, the West line of the Northeast Quarter of the Southwest Quarter of said Section 17 and the West line of lands described and recorded in Document No. 1621842, 1,301.88 feet to the Northwest corner thereof;
thence South 89°33'14" East along the North line of lands described and recorded in Document No. 1621842, 332.30 feet to the Northeast corner thereof;
thence South 00°04'46" West along the East line of the West half of the West half of the Northeast Quarter of the Southwest Quarter, the East line of the West half of the West half of the Southeast Quarter of the Southwest Quarter and the East line of lands described and recorded in Document No. 1621842, 1,582.65 feet to the point of beginning.
Containing 481,591 square feet, (11.06 acres), more or less.

THIS DESCRIPTION WAS PREPARED BY: GROTHMAN & ASSOCIATES, S.C.
JAMES R. GROTHMAN
Registered Land Surveyor, No. 1321
Dated: July 25, 2014
File No.: 514-242

THIS DESCRIPTION WAS PREPARED FOR: Mr. & Mrs. Dean Breunig
9170 County Trunk Highway Y
Sauk City, WI 53583