

# Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
02/12/2015	DCPREZ-2015-10826
Public Hearing Date	C.U.P. Number
04/28/2015	

OWNER INFORMATION	AGENT INFORMATION
-------------------	-------------------

OWNER NAME BRADLEY T BREUNIG	PHONE (with Area Code) (608) 393-8409	AGENT NAME □	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 9103 COUNTY HIGHWAY Y		ADDRESS (Number & Street) □	
(City, State, Zip) SAUK CITY, WI 53583		(City, State, Zip)	
E-MAIL ADDRESS BBREUNIG@CELLONORTHAMERICA.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	
9103 COUNTY ROAD Y					
TOWNSHIP ROXBURY	SECTION 20	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0907-202-8000-8					

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	R-1 Residence District	1		

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

COMMENTS: CREATION OF A RESIDENTIAL LOT

DATE:  2/12/15
----------------------

Petition # 10826

Public Hearing Date 4/28/15

**Application**

- Application filled out and signed
- Metes and bounds description
- Scaled map
- Letter of intent
- If commercial, plan showing proposed improvements (building, parking, landscape)

**Zoning Review**

1. Zoning District fits the proposed land use?  Yes / No
2. Zoning District fit the proposed and remaining lots (s)?  Yes / No
3. Proposed lot meet the minimum width and area requirements?  Yes / No
4. Do the existing structures meet the setbacks for the District?  Yes / No
5. Do the existing structures meet the height limitations?  Yes / No
6. Do the existing (proposed) structures meet the lot coverage?  Yes / No
7. Do the Accessory structures meet the principal structure ratio? Yes / No
8. Existing building heights conform to district?  Yes / No
9. Shoreland, Wetland, Flood plain issues? Yes /  No
10. Steep slope issues? Yes /  No
11. Commercial parking standards met? Yes / No
12. Screening requirements met? Yes / No
13. Outside lighting requirements? Yes / No

Comments:

---



---



---

**Planning Review**

1. Density Study Needed?  Yes / No Splits \_\_\_\_\_
2. Determination of Legal Status Yes /  No
3. In compliance with Town plan?  Yes / No
4. Land Division Compliance?  Yes / No

Comments:

---



---



---

Contacts / Correspondence: (date: issue)

2/24/15 Brad need location of house  
 2/24/15 Surveyor called back raze existing house + rebuilt  
 in 2003



# Zoning Change Application

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

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	Brad and Patricia Breunig	Agent's Name	_____
Address	9103 County Rd Y Sauk City, WI 53583	Address	_____
Phone	(608) 393-8409	Phone	_____
Email	bbreunig@cellnorthamerica.com	Email	_____

Town: Roxbury  Parcel numbers affected: 0907-202-8000-8

Section: 01 Property address or location: 9103 County Rd Y, Sauk City, WI 53583

Zoning District change: (To / From / # of acres) ~~G1/G14~~ (R1/A1/1)  
A-1EX

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

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

Submitted By: Patricia Breunig Date: 2/12/15

As prepared by:

# GROTHMAN & ASSOCIATES S.C. LAND SURVEYORS

625 EAST SUPER STREET, P.O. BOX 373 PORTAGE, WI. 53901  
PHONE: PORTAGE (608) 742-7783 SAUK (608) 644-8377  
FAX: (608) 742-0434 E-MAIL: surveying@grothman.com  
(RED LOGO REPRESENTS THE ORIGINAL MAP)

G & A FILE NO. 1114-538



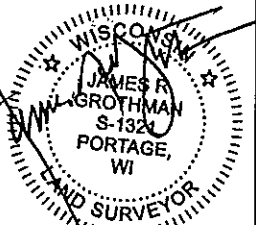
DRAFTED BY: SMS

CHECKED BY: TG

PROJ. 1114-538

DWG. 1114538 SHEET 1 OF 2

SEAL:



11/26-2014

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

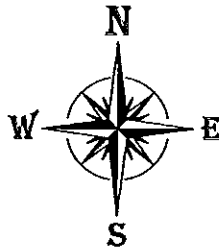
GENERAL LOCATION

Volume \_\_\_\_\_ Page \_\_\_\_\_

BEING A PART OF THE NE1/4 OF THE NW1/4, SECTION 20, T. 9 N, R. 7 E, TOWN OF ROXBURY, DANE COUNTY, WISCONSIN.

### LEGEND

- 3/4" X 24" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
- △ PK NAIL SET
- 3/4" IRON ROD FND.
- 3 1/2" ALUM. MON. FND.
- ⊙ POWER POLE
- O— OVERHEAD UTILITY LINE
- ⊙ SEPTIC TANK COVER
- ⊙ SEPTIC VENT
- ⊙ WELL



**BASIS OF BEARINGS:** IS THE NORTH LINE OF THE NW1/4, SEC. 20 WHICH BEARS S89°35'30"E AS REFERENCED TO GRID NORTH, DANE COUNTY COORDINATE SYSTEM NAD83(2011).

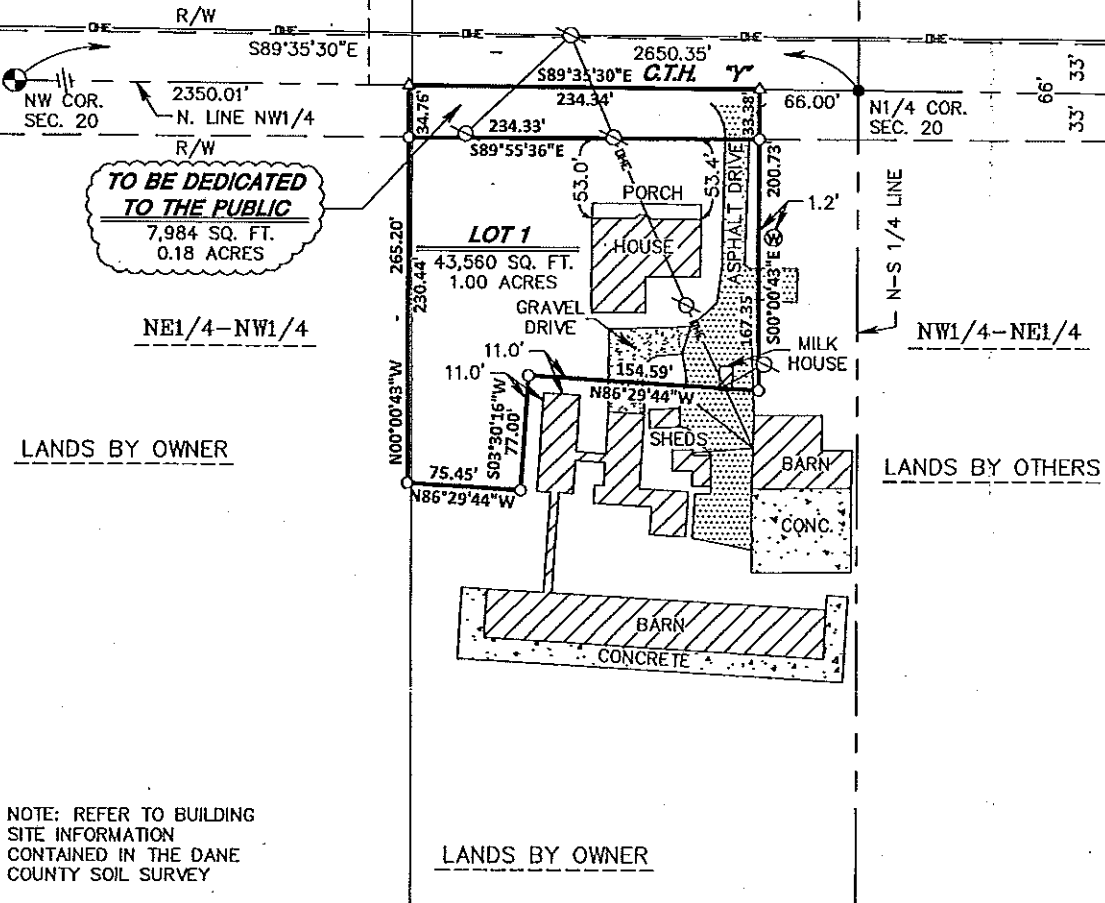
**SCALE: 1" = 100'**



LANDS BY OTHERS

LANDS BY OTHERS

LANDS BY OTHERS



NOTE: REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY

**OWNER/CLIENT:** BRADLEY T. & PATRICIA S. BREUNIG  
9103 C.T.H. "Y"  
SAUK CITY, WI 53583

**LEGAL DESCRIPTION**

**Bradley T. & Patricia S. Breunig Property  
Town of Roxbury, Dane County, WI**

**Lands To Be Rezoned To RM: R-1**

Being a part of the Northeast Quarter of the Northwest Quarter of Section 20, Town 9 North, Range 7 East, Town of Roxbury, Dane County, Wisconsin, described as follows:

Commencing at the Northwest corner of Section 20;  
thence South 89°35'30" East along the North line of the Northwest Quarter of said Section 20, 2,350.01 feet;  
thence South 00°00'43" East, 34.76 feet to a point in the South right-of-way line of County Trunk Highway Y and the point of beginning;  
thence South 89°55'36" East along the South right-of-way line of County Trunk Highway Y, 234.33 feet;  
thence South 00°00'43" East, 167.35 feet;  
thence North 86°29'44" West, 154.59 feet;  
thence South 03°30'16" West, 77.00 feet;  
thence North 86°29'44" West, 75.45 feet;  
thence North 00°00'43" West, 230.44 feet to the point of beginning.  
Containing 43,560 square feet, (1.00 acres), more or less.

**THIS DESCRIPTION WAS PREPARED BY: GROTHMAN & ASSOCIATES, SC  
JAMES R. GROTHMAN  
Professional Land Surveyor, No. 1321  
Dated: February 12, 2015  
File No.: 1114-538**

**THIS DESCRIPTION WAS PREPARED FOR: Mr. & Mrs. Bradley Breunig  
9103 County Trunk Highway Y  
Sauk City, WI 53583**

# SITE PLAN

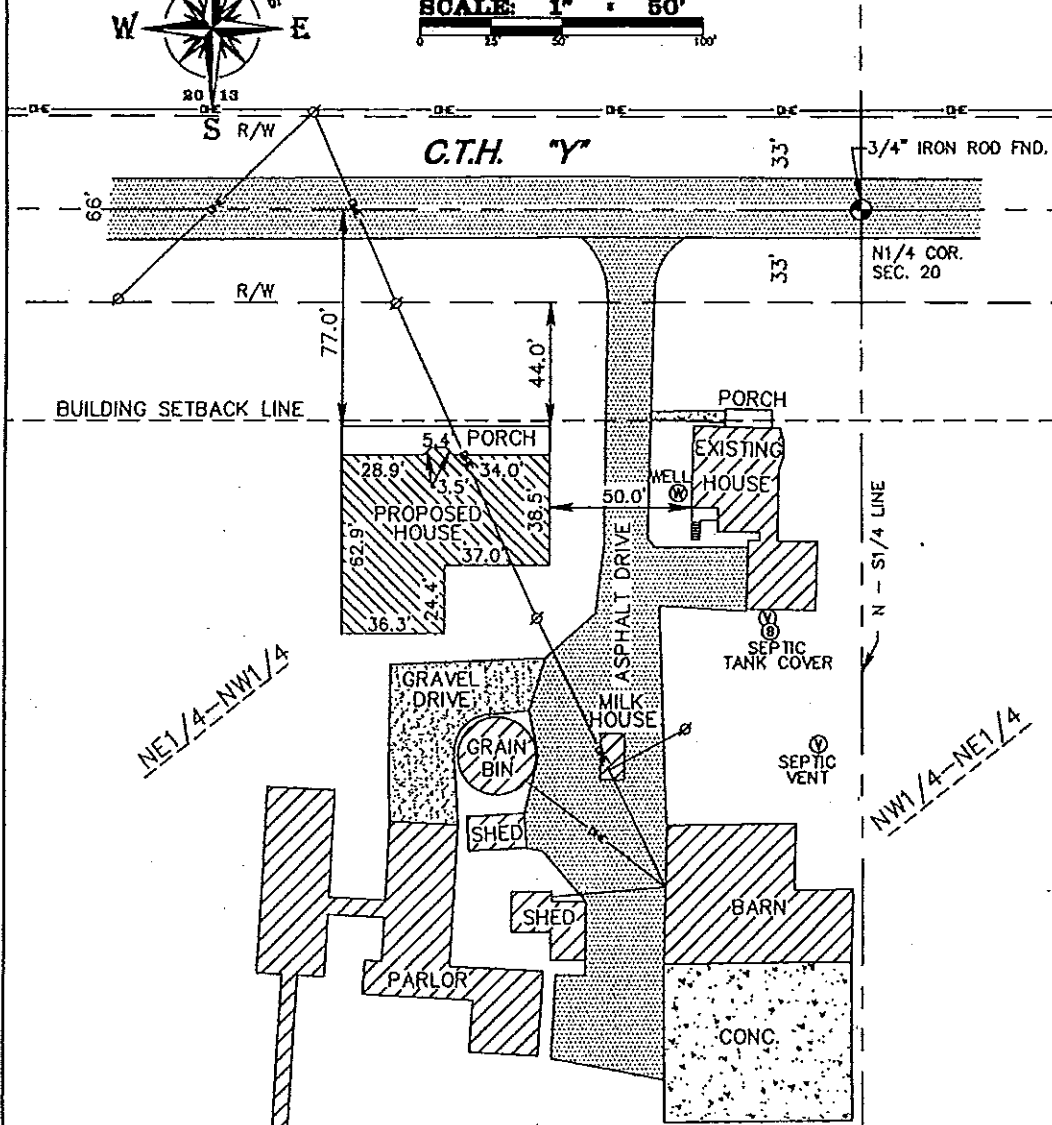
THE PURPOSE OF THIS MAP IS TO SHOW THE INTENDED PLACEMENT OF THE PROPOSED STRUCTURE AND IS TO BE USED BY THE OWNER/CLIENT FOR APPLICATION SUBMITTAL TO REVIEWING DEPARTMENTS FOR THE ISSUANCE OF NECESSARY BUILDING PERMITS AND IS NOT INTENDED TO REPRESENT ACTUAL CONSTRUCTION.

## GENERAL LOCATION

LOCATED IN THE NE1/4 OF THE NW1/4, SECTION 20 T. 9 N, R. 7 E, TOWN OF ROXBURY, DANE COUNTY, WISCONSIN.



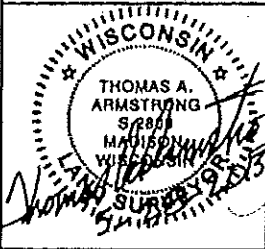
SCALE: 1" = 50'



FOR YOUR AND OR OUR PROTECTION...HAVE THE BUILDING INSPECTOR/DEVELOPER SIGN OFF ON THE PLOT (SITE) PLAN ACCEPTING THE PLAN AS CORRECTLY MEETING SETBACK AND DEED RESTRICTION FOR THE PARCEL PRIOR TO STAKING. PLOT PLAN MUST BE APPROVED BY THE GOVERNING MUNICIPAL BUILDING AUTHORITY. ANY STAKING, WITHOUT MUNICIPAL/DEVELOPER APPROVAL, MAY BE SUBJECT TO CHARGE AT THE CLIENT'S EXPENSE.

### CLIENT:

BRADLEY T. & PATRICIA S. BREUNIG  
2008 CHEROKEE DRIVE  
PRAIRIE DU SAC, WI 53578



prepared by:  
**GROTHMAN & ASSOCIATES, S.C.**  
LAND SURVEYORS  
PO BOX 373 PORTAGE, WI 53901  
Phone Portage (608) 742-7788  
Phone Souk (608) 644-8877  
Fax (608) 742-0434  
e-mail surveying@grothman.com

G & A FILE NO. 518-811

DRAFTED BY: J. ABEGGLEN  
CHECKED BY: J.R.G.  
PROJ. 513-211  
DWG. 513211A SHEET 1 OF 1