

Dane County Rezone Petition

Application Date	Petition Number
09/20/2024	DCPREZ-2024-12118
Public Hearing Date	
11/19/2024	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME DANIEL AND KAY BREUNIG	PHONE (with Area Code) (608) 712-0086	AGENT NAME BIRRENKOTT SURVEYING - BRYAN STUECK	PHONE (with Area Code) (608) 837-7463
BILLING ADDRESS (Number & Street) 6469 VIADUCT RD		ADDRESS (Number & Street) PO BOX 237	
(City, State, Zip) DANE, WI 53529		(City, State, Zip) Sun Prairie, WI 53590	
E-MAIL ADDRESS danbreunig1991@gmail.com		E-MAIL ADDRESS bstueck@birrenkottsurveying.com8	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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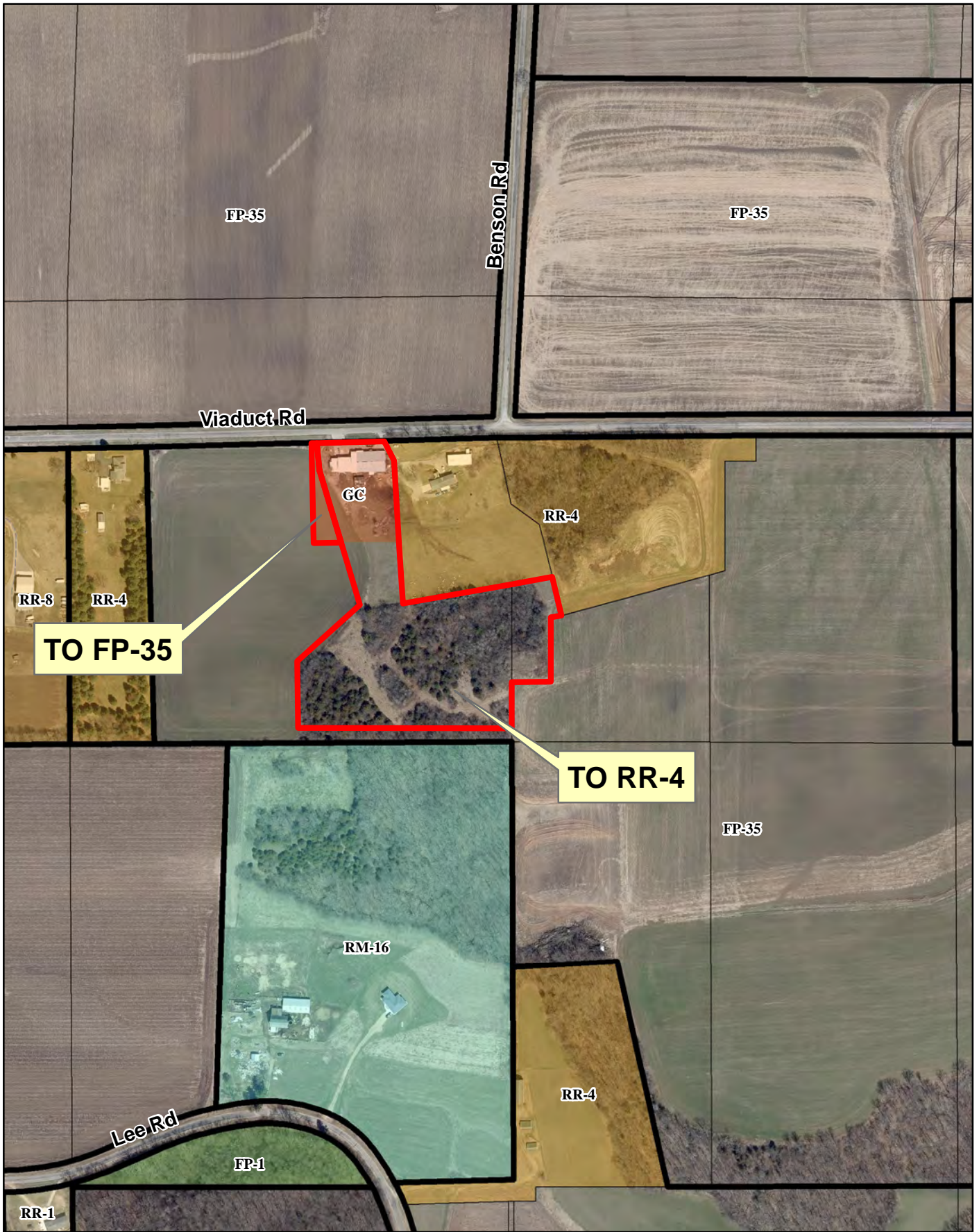
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
6625 Viaduct Road					
TOWNSHIP DANE	SECTION 11	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0908-111-8450-0		0908-111-8292-0		0908-122-8720-0	

REASON FOR REZONE

RECONFIGURING TWO EXISTING RESIDENTIAL LOTS AND CREATING ONE RESIDENTIAL LOT - TRANSFER OF DEVELOPMENT RIGHT

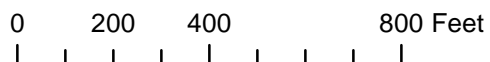
FROM DISTRICT:	TO DISTRICT:	ACRES
GC General Commercial District	FP-35 Farmland Preservation District	0.22
GC General Commercial District	RR-4 Rural Residential District	1.57
FP-35 Farmland Preservation District	RR-4 Rural Residential District	6.26

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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Legend

-  Wetland
-  Floodplain



Petition 12118
Breunig



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
<ul style="list-style-type: none"> • 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:	Daniel and Kay Breunig	Agent Name:	Birrenkott Surveying- Bryan Stueck
Address (Number & Street):	6469 Viaduct Road	Address (Number & Street):	PO Box 237
Address (City, State, Zip):	Dane, WI 53529	Address (City, State, Zip):	Sun Prairie, WI 53590
Email Address:	danbreunig1991@gmail.com	Email Address:	bstueck@birrenkottsurveying.com
Phone#:	608-712-0086	Phone#:	608-837-7463

PROPERTY INFORMATION

Township:	Dane	Parcel Number(s):	0906-111-8992-0; 0908-122-8720-0
Section:	11 & 12	Property Address or Location:	6625 Viaduct Road

REZONE DESCRIPTION

<p>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.</p>	<p>Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
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-relocate lot lines and create one residential lot via TDR development rights.
 -3-lot CSM all zoned RR-4 will be the reconfiguration.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
C-1	FP-1	0.225
C-1	RR-4	1.578
FP-35	RR-4	6.265

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.

<input type="checkbox"/> Scaled drawing of proposed property boundaries	<input type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input type="checkbox"/> Pre-application consultation with town and department staff	<input type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer
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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.

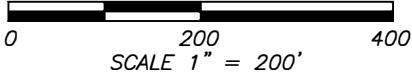
Owner/Agent Signature Bryan Stueck - AGENT FOR BIRRENKOTT SURVEYING

Date 09/19/2024



BIRRENKOTT SURVEYING

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



ZONING MAP

Part of the Northeast 1/4 of the Northeast 1/4 of Section 11,
and Part of the Northwest 1/4 of the Northwest 1/4 Section
12, all in T9N, R8E, Town of Dane, Dane County, Wisconsin.

Parcel A (GC to FP-35):

Part of the Northeast 1/4 of the Northeast 1/4 Section 11, T9N, R8E, Town of Dane, Dane County, Wisconsin more fully described as follows: Commencing at the Northeast corner of Section 11, thence S00°13'19"E, 428.26 feet to the South right-of-way Viaduct Road; thence S88°31'17"W, 589.93 feet along said South right-of-way to the point of beginning; thence S01°28'43"E, 84.48 feet; thence S16°36'30"E, 240.83 feet; thence S88°27'48"W, 65.19 feet; thence N03°28'30"W, 317.23 feet to said South right-of-way; thence N88°31'17"E, 13.38 feet along said South right-of-way to the point of beginning. Containing 9,798 square feet or 0.225 acres.

Parcel B (GC to RR-4):

Part of the Northeast 1/4 of the Northeast 1/4 Section 11, T9N, R8E, Town of Dane, Dane County, Wisconsin more fully described as follows: Commencing at the Northeast corner of Section 11, thence S00°13'19"E, 428.26 feet to the South right-of-way Viaduct Road; thence S88°31'17"W, 379.27 feet along said South right-of-way to the point of beginning; thence S27°18'55"E, 64.58 feet along the West line of Lot 1, Certified Survey Map No. 12938; thence S03°28'30"E, 258.82 feet along said West line; thence S88°27'48"W, 184.95 feet; thence N16°36'30"W, 240.83 feet; thence N01°28'43"W, 84.48 feet to the South right-of-way of Viaduct Road; thence N88°31'17"E, 210.66 feet along said South right-of-way to the point of beginning. Containing 68,717 square feet or 1.578 acres.

Northeast Corner
Section 11-9-8
Found 1" Iron Pipe

BENSON ROAD

VIADUCT ROAD

SECTION 11

SECTION 12

NE1/4-NE1/4

NW1/4-NW1/4

Lot 1
CSM No. 12938

Lot 1
CSM No. 14715

P.O.B
Parcel C

Parcel A
9,798 sq. ft.
0.225 acres
Parcel No. 0908-111-8992-0
GC TO FP-35

Parcel B
68,717 sq. ft.
1.578 acres
GC to RR-4

Parcel C
272,910 sq. ft.
6.265 acres
FP-35 to RR-4

Parcel C (FP-35 to RR-4):

Part of the Northeast 1/4 of the Northeast 1/4 Section 11 and part of the Northwest 1/4 of the Northwest 1/4 of Section 12, all in T9N, R8E, Town of Dane, Dane County, Wisconsin more fully described as follows: Commencing at the Northeast corner of Section 11, thence S00°13'19"E, 867.58 feet to the point of beginning; thence N79°58'28"E, 124.29 feet along the South line of Lot 1, Certified Survey Map No. 12938 and to the West line of Certified Survey Map No. 14715; thence S13°49'38"E, 119.38 feet along said West line; thence S74°47'07"W, 39.09 feet; thence S01°40'29"E, 161.59 feet; thence S89°46'41"W, 116.90 feet to the West line of the Northwest 1/4 of Section 12; thence S00°13'19"E, 138.36 feet; thence S89°39'25"W, 635.95 feet; thence N00°13'19"W, 130.50 feet; thence N41°05'30"E, 260.33 feet; thence N16°36'30"W, 199.13 feet; thence N88°27'48"E, 184.95 feet to the West line of said Lot 1; thence S03°28'30"E, along said West line 171.64 feet; thence N79°58'28"E, along the South line of said Lot 1 330.44 feet to the point of beginning. Containing 272,910 square feet or 6.265 acres.

UNPLATTED LANDS

UNPLATTED LANDS

SE1/4-NE1/4
UNPLATTED LANDS

SW1/4-NW1/4
UNPLATTED LANDS

East 1/4 Corner
Section 11-9-8

Parcel A (C1 to FP-1):

Part of the Northeast 1/4 of the Northeast 1/4 Section 11, T9N, R8E, Town of Dane, Dane County, Wisconsin more fully described as follows: Commencing at the Northeast corner of Section 11, thence S00°13'19"E, 428.26 feet to the South right-of-way Viaduct Road; thence S88°31'17"W, 589.93 feet along said South right-of-way to the point of beginning; thence S01°28'43"E, 84.48 feet; thence S16°36'30"E, 240.83 feet; thence S88°27'48"W, 65.19 feet; thence N03°28'30"W, 317.23 feet to said South right-of-way; thence N88°31'17"E, 13.38 feet along said South right-of-way to the point of beginning. Containing 9,798 square feet or 0.225 acres.

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Parcel C (FP-35 to RR-4):

Part of the Northeast 1/4 of the Northeast 1/4 Section 11 and part of the Northwest 1/4 of the Northwest 1/4 of Section 12, all in T9N, R8E, Town of Dane, Dane County, Wisconsin more fully described as follows: Commencing at the Northeast corner of Section 11, thence S00°13'19"E, 867.58 feet to the point of beginning; thence N79°58'28"E, 124.29 feet along the South line of Lot 1, Certified Survey Map No. 12938 and to the West line of Certified Survey Map No. 14715; thence S13°49'38"E, 119.38 feet along said West line; thence S74°47'07"W, 39.09 feet; thence S01°40'29"E, 161.59 feet; thence S89°46'41"W, 116.90 feet to the West line of the Northwest 1/4 of Section 12; thence S00°13'19"E, 138.36 feet; thence S89°39'25"W, 635.95 feet; thence N00°13'19"W, 130.50 feet; thence N41°05'30"E, 260.33 feet; thence N16°36'30"W, 199.13 feet; thence N88°27'48"E, 184.95 feet to the West line of said Lot 1; thence S03°28'30"E, along said West line 171.64 feet; thence N79°58'28"E, along the South line of said Lot 1 330.44 feet to the point of beginning. Containing 272,910 square feet or 6.265 acres.



LOT 1

LOT 2

LOT 3