

Dane County Rezone Petition

Application Date	Petition Number
08/19/2025	DCPREZ-2025-12203
Public Hearing Date	
10/28/2025	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME VIRDEBEC II LLC	PHONE (with Area Code) (608) 379-0132	AGENT NAME ISTHMUS SURVEYING - PAUL SPETZ	PHONE (with Area Code) (608) 209-0302
BILLING ADDRESS (Number & Street) 6200 MILL POND RD		ADDRESS (Number & Street) 450 BALDWIN STREET	
(City, State, Zip) MADISON, WI 53718		(City, State, Zip) Madison, WI 53703	
E-MAIL ADDRESS		E-MAIL ADDRESS	

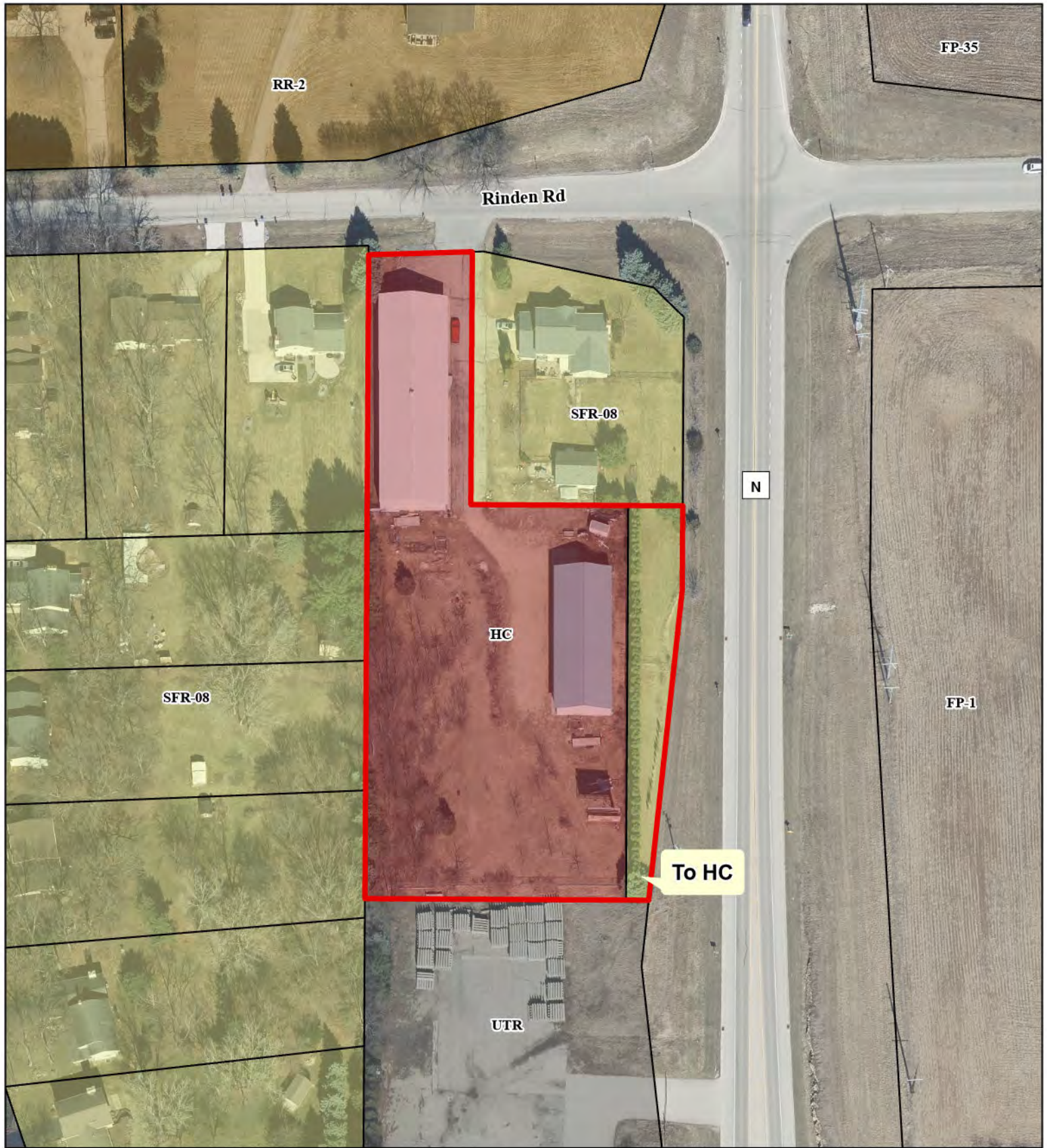
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
2517 Rinden Road					
TOWNSHIP PLEASANT SPRINGS	SECTION 9	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0611-092-0455-6		0611-092-0475-2			

REASON FOR REZONE

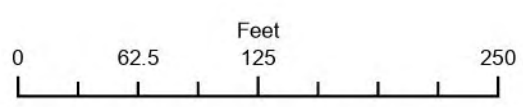
SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS

FROM DISTRICT:	TO DISTRICT:	ACRES
SFR-08 Single Family Residential District	HC Heavy Commercial District	0.22

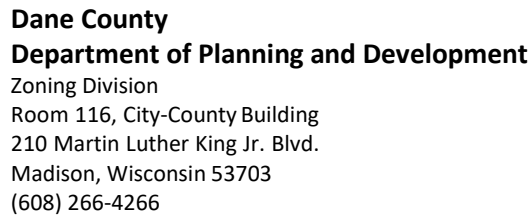
C.S.M REQUIRED? ☒ Yes ☐ No Applicant Initials _____	PLAT REQUIRED? ☐ Yes ☒ No Applicant Initials _____	DEED RESTRICTION REQUIRED? ☐ Yes ☐ No Applicant Initials _____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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 Proposed Zoning Boundary
 Tax Parcel Boundary



**Rezone 12203
VIRDEBEC II LLC**



REZONE APPLICATION

Date _____

Rezone Map

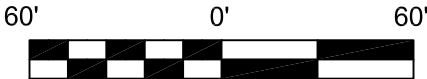
Located In:

Lot One (1) and Two (2) of Certified Survey Map Number 7805, as recorded in Volume 41 of Certified Survey Maps, of Dane County, on pages 81-82, as Document Number 2671043, in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 9, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin

This Rezone Contains
115,951 S.F.
2.66 Acres

NOTE: all PLSS witness
monuments were found and
verified. A-E 7.08(1)(c)

Northwest $\frac{1}{4}$ of Section 9
T6N, R11E, Found
Nail in Asphalt
N:457903.028'
E:867754.696'



BEARINGS ARE REFERENCED TO THE
WISCONSIN COUNTY COORDINATE
SYSTEM, DANE COUNTY ZONE, NAD83(07)
THE NORTH LINE OF THE NW $\frac{1}{4}$ OF
SECTION 9, T6N, R11E, BEARS S 88°22'51" W

RINDEN
ROAD

(S 88°28'50" W) (2660.05')
(S 88°22'57" W) (2660.17')
S 88°22'51" W 2660.29'

North $\frac{1}{4}$ of Section 9
T6N, R11E, Found
Nail in Concrete
N:457978.196'
E:870413.926'

LINE	BEARING	DISTANCE
L1	N 88°22'56" E	89.12'
L2	S 45°39'01" E	32.75'

Proposed Lot 2
Remain SFR-08
29,300 S.F.
0.67 Acres

C.T.H. N

PLEASANT OAKS

N 00°16'47" E 496.62'

9.2'

9.1'

10.1'

13.1'

14.1'

15.1'

L1
80.00'
asphalt

50.1'
160.2'
Steel Building

asphalt N 00°16'47" E 194.92'

S 78°04'27" E 133.96'
C.S.M. 7805 LOT 1

House
31' 44.4'
9.8' 26.3'

Garage
30.3' 24.1'
12.4'

N 89°43'13" W

Steel Building
42.1' 110.1'

Proposed Lot 1: HC Zoning
86,650 S.F.
1.99 Acres

N 89°43'13" W 218.81'

C.S.M. 7687
LOT 1

S 01°37'09" E 94.93'
S 00°19'02" W 209.19'
S 06°10'43" W 241.84'

PREPARED FOR:
REBECCA SCHULENBURG
6210 MILLPOND ROAD
MADISON, WI 53718
PREPARED BY:
ISTHMUS SURVEYING, LLC
450 NORTH BALDWIN STREET
MADISON, WI 53703
(608) 244.1090
www.isthmussurveying.com



HC Zoning;

Located in Lot 1 and Lot 2, C.S.M. No. 7805, as recorded in Volume 41, pages 81-82, of Dane County C.S.M.'s, as Document Number 2671043, in the NE 1/4 of the NW 1/4 of Section 9, T6N, R11E, Town of Pleasant Springs, Dane County, Wisconsin, more particularly described as follows:

Commencing at the North 1/4 of said Section 9, thence S 88°22'51" W, along the North line of the NW 1/4 of said Section 9, 109.28 feet;

thence S 01°37'09" E, along a random line, 94.93 feet to a point on the Westerly right-of-way line of County Highway 'N';

thence S 00°19'02" W, along the westerly right-of-way line of County Highway 'N', 145.40 feet to the point of beginning;

thence S 00°19'02" W, along the westerly right-of-way line of County Highway 'N', 63.79 feet;

thence S 06°10'43" W, along the westerly right-of-way line of County Highway 'N', 241.84 feet;

thence N 89°43'13" W, southerly platted boundary lines of said Lots 1 and 2, C.S.M. No. 7805, 218.81 feet;

thence N 00°16'47" E, along the westerly platted boundary line of said Lot 2, 496.62 feet;

thence N 88°22'56" E, along the northerly platted boundary line of said Lot 2 and southerly right-of-way line of Rinden Road, 80.00 feet;

thence S 00°16'47" W, along the common boundary line between Lots 1 and 2, C.S.M. No. 7805, 194.92 feet;

thence S 89°43'13" E, 163.75 feet to the point of beginning.

This description contains an area of 86,650 Square Feet or 1.99 Acres.

Remain in SFR-08 Zoning;

Located in Lot 1, C.S.M. No. 7805, as recorded in Volume 41, pages 81-82, of Dane County C.S.M.'s, as Document Number 2671043, in the NE 1/4 of the NW 1/4 of Section 9, T6N, R11E, Town of Pleasant Springs, Dane County, Wisconsin, more particularly described as follows:

Commencing at the North 1/4 of said Section 9, thence S 88°22'51" W, along the North line of the NW 1/4 of said Section 9, 109.28 feet;

thence S 01°37'09" E, along a random line, 94.93 feet to a point on the Westerly right-of-way line of County Highway 'N' and the point of beginning;

thence S 00°19'02" W, along the westerly right-of-way line of County Highway 'N', 145.40 feet;

thence N 89°43'13" W, 163.75 feet;

thence N 00°16'47" E, along the westerly platted boundary line of said Lot 1, C.S.M. No. 7805, 194.92 feet;

thence N 88°22'56" E, along the northerly platted boundary line of said Lot 1 and southerly right-of-way line of Rinden Road, 9.12 feet;

thence S 78°04'27" E, along the southerly right-of-way line of Rinden Road, 133.96 feet;

thence S 45°39'01" E, along the westerly right-of-way line of County Highway 'N', 32.75 feet to the point of beginning.

This description contains an area of 29,300 Square Feet or 0.67 Acres.