Dane County Rezone Petition

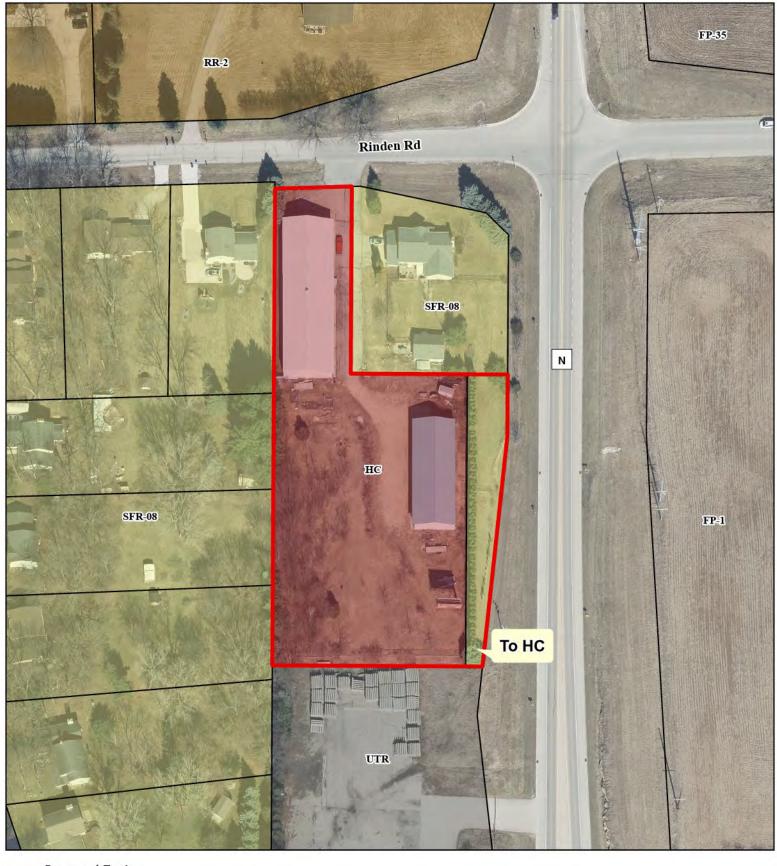
 Application Date
 Petition Number

 08/19/2025
 DCPREZ-2025-12203

 10/28/2025
 DCPREZ-2025-12203

OWNER INFORMATION				AGENT INFORMATION			
OWNER NAME VIRDEBEC II LLC	PHONE (with Area Code) (608) 379-0132		GENT NAME STHMUS SURVE	(ING - PAUL SPETZ Code)	(with Area 209-0302		
BILLING ADDRESS (Number 6200 MILL POND RI	& Street)		A 4	ADDRESS (Number & Street) 450 BALDWIN STREET			
(City, State, Zip) MADISON, WI 53718	3			(City, State, Zip) Madison, WI 53703			
E-MAIL ADDRESS			E	E-MAIL ADDRESS			
ADDRESS/LO	OCATION 1	AD	DRESS/LOCATION 2 ADDRESS/LOCATION			ION 3	
ADDRESS OR LOCAT	FION OF REZONE	ADDRESS OR LOCATION OF REZONE			ADDRESS OR LOCATION OF REZONE		
2517 Rinden Road							
TOWNSHIP PLEASANT SPRIN		TOWNSHIP		SECTION	TOWNSHIP S	ECTION	
PARCEL NUMBER	RS INVOLVED	PARC	CEL NUMBER	RS INVOLVED	PARCEL NUMBERS INV	OLVED	
0611-092-	·0455-6		0611-092-	-0475-2			
		RE	ASON FOR	R REZONE			
FRO		TO DISTRICT:			ACRES		
SFR-08 Single Famil	y Residential Distric	ct	HC Heavy Commercial District			0.22	
C.S.M REQUIRED?	PLAT REQUIRED?		STRICTION JIRED?	INSPECTOR'S INITIALS	SIGNATURE:(Owner or Agent)		
☑ Yes ☐ No	Yes 🗹 No	Yes	☐ No	RWL1			
Applicant Initials	Applicant Initials	Applicant Initi	als		PRINT NAME:		
					DATE:		

Form Version 04.00.00



Proposed Zoning Boundary

Tax Parcel Boundary



Feet

125

250

62.5

Rezone 12203 VIRDEBEC II LLC



Dane County Department of Planning and Development

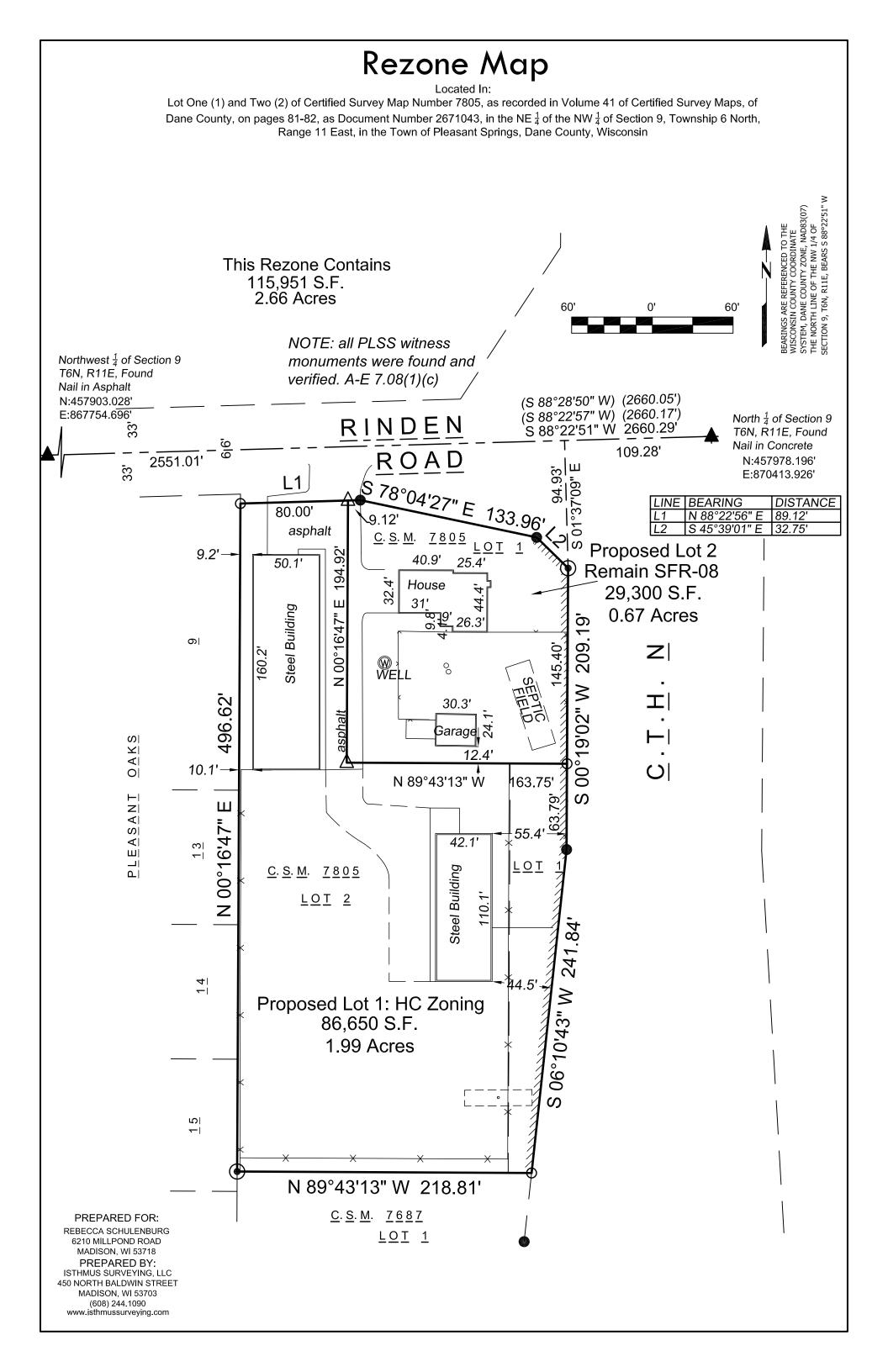
Zoning Division Room 116, City-County Building 210 Martin Luther King Jr. Blvd. Madison, Wisconsin 53703 (608) 266-4266

Owner/Agent Signature_____

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 Own	roperty Owner Name:				Agent Name:					
Address (Num	ber & Street):				Address (Number & Street):					
Address (City,	State, Zip):				Address	(City, State, Zip):				
Email Address	:				Email A	ddress:				
Phone#:					Phone#	:				
PROPERTY INFORMATION										
Township:				Parcel Number(s):						
Section:		Property		Address or Location:	ess or Location:					
				REZONE D	ESCRIP	TION				
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										
		g Zoning rict(s)		Proposed Zoning District(s)				Acres		
.,										
				I			I			
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 dr proposed boundarie	property	Legal description of zoning boundaries	otion 🗆	Information for commercial develop (if applicable)	oment	☐ Pre-application consultation vand departme	vith town	☐ 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.										





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.