

Dane County Rezone Petition

Application Date	Petition Number
04/03/2025	DCPREZ-2025-12167
Public Hearing Date	
06/24/2025	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME STEVEN AND SUSAN WEINBERGER	PHONE (with Area Code) (608) 576-3438	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) N7914 BUOL RD		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) BELLEVILLE, WI 53508		(City, State, Zip)	
E-MAIL ADDRESS steve@mad-tech.com		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	
North of 1612 Hillside Rd					
TOWNSHIP CHRISTIANA	SECTION 35	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0612-354-9100-0		0612-171-9002-0 0612-173-8000-9			

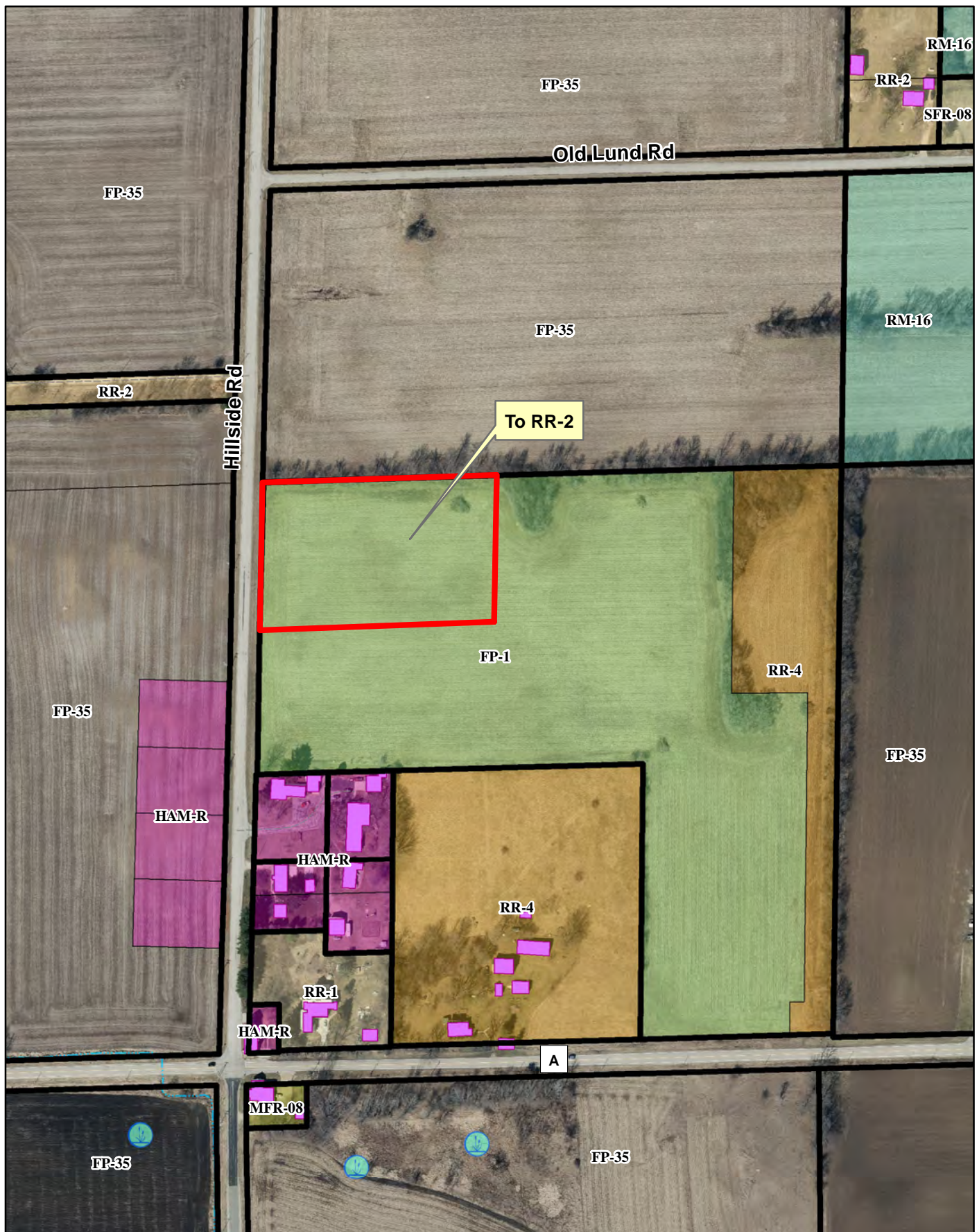
REASON FOR REZONE

REZONE AN EXISTING LOT FOR RESIDENTIAL USE USING TRANSFER OF DEVELOPMENT RIGHTS



FROM DISTRICT:	TO DISTRICT:	ACRES
FP-1 Farmland Preservation District	RR-2 Rural Residential District	3.99

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
---	--	--	---	---

COMMENTS: PETITION WOULD TRANSFER ONE DEVELOPMENT RIGHT FROM PARCEL 0612-173-8000-9 IN SECTION 17
(PETITION REVISED WITH NEW SENDING PARCEL ON 6/26/25)



Legend

-  Wetland
-  Floodplain



0 150 300 600 Feet

Petition 12167
Weinberger



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:		Agent Name:	
Address (Number & Street):		Address (Number & Street):	
Address (City, State, Zip):		Address (City, State, Zip):	
Email Address:		Email Address:	
Phone#:		Phone#:	

PROPERTY INFORMATION

Township:		Parcel Number(s):	
Section:		Property Address or Location:	

REZONE DESCRIPTION

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 <input type="checkbox"/> No <input type="checkbox"/>	
Existing Zoning District(s)	Proposed Zoning District(s)	Acres

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
---	---	---	--	--

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 _____

Date _____



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:	Steven Weinberger	Agent Name:	
Address (Number & Street):	330 County Rd A	Address (Number & Street):	
Address (City, State, Zip):	Cambridge, WI 53523	Address (City, State, Zip):	
Email Address:	steve@mad-tech.com	Email Address:	
Phone#:	608-576-3438	Phone#:	

SEE REVISED

PROPERTY INFORMATION

Township:	Christiana	Parcel Number(s):	016/0612-354-9100-0
Section:	35	Property Address or Location:	Hillside Road

REZONE DESCRIPTION

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 <input type="checkbox"/> No <input checked="" type="checkbox"/>
--	---

Change Zoning from FP-1 to RR-2.

We are Transferring the Development Rights from the Skaar Family Trust.

Sending Area Property Description:

Part of Parcel Number 0612-171-9002-0 being: 35 plus acres in the SW1/4NE1/4 EXC 1 ROD ALG S LN & ALSO EXC CSM 15537 Town of Christiana, Dane County WI. Currently zoned FP-35

Receiving Area Property Description:

Part of Parcel Number 016/0612-354-9100-0: LOT 2 CSM 11701 CS71/283&286-3/16/2006 DESCR AS SEC 35-6-12 PRT SW1/4SE1/4 (3.990 ACRES), Town of Christiana, Dane County WI. Currently zoned FP-1

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-1	RR-2	3.99

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
---	---	---	--	--

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 Steven Weinberger
Digitally signed by Steven Weinberger
Date: 2025.04.02 07:31:17 -05'00'

Date _____

Parcel Number - 016/0612-171-9002-0

Current

Summary Report

< Parcel Parents

Parcel Detail

Less —

Municipality Name	TOWN OF CHRISTIANA	
State Municipality Code	016	
Township & Range	Section	Quarter/Quarter & Quarter
T06NR12E	17	SW of the NE
Plat Name	METES AND BOUNDS	
Block/Building		
Lot/Unit		
Parcel Description	SEC 17-6-12 SW1/4NE1/4 EXC 1 ROD ALG S LN & ALSO EXC CSM 15537 This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	SKAAR FAMILY TR	
Primary Address	No parcel address available.	
Billing Address	1466 SCHADEL RD DEERFIELD WI 53531	

Show Municipal Contact Information

Assessment Summary

More +

Assessment Year	2024
Valuation Classification	G4 G5 G5M
Assessment Acres	36.877
Land Value	\$8,600.00
Improved Value	\$0.00

Parcel Maps



DCiMap

Tax Information ?

E-Statement

E-Bill

E-Receipt

Pay Taxes Online

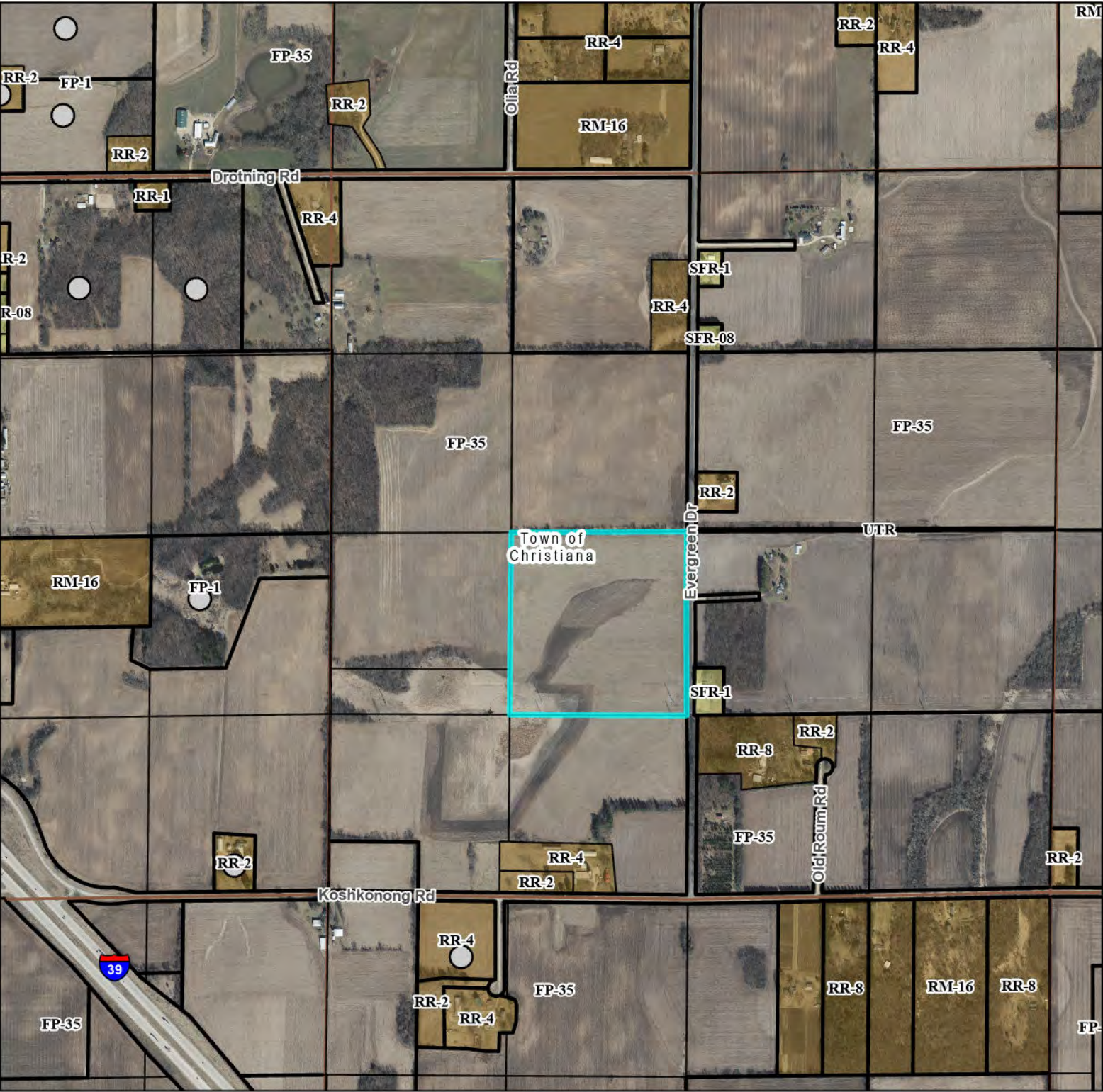
<< < Newer Older >>

Tax Year 2024

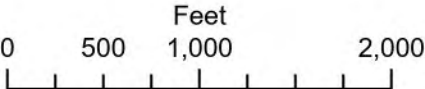
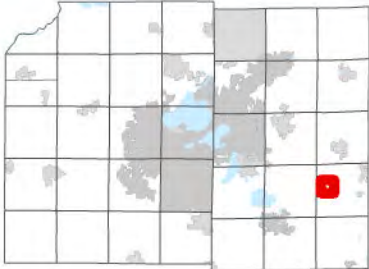
Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$8,600.00	\$0.00	\$8,600.00
Taxes:		\$153.64
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00

Rezone 12167

TDR "Sending" Property



Location in Dane County





Parcel Number - 016/0612-354-9100-0

Current

Summary Report

Parcel Parents

Parcel Detail			Less —
Municipality Name	TOWN OF CHRISTIANA		
State Municipality Code	016		
Township & Range	Section	Quarter/Quarter & Quarter	
T06NR12E	35	SW of the SE	
Plat Name	CSM 11701		
Block/Building			
Lot/Unit	2		
Parcel Description	LOT 2 CSM 11701 CS71/283&286-3/16/2006 DESCR AS SEC 35-6-12 PRT SW1/4SE1/4 (3.990 ACRES) This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.		
Current Owner	STEVEN D WEINBERGER		
Current Co-Owner	SUSAN M WEINBERGER		
Primary Address	No parcel address available.		
Billing Address	N7914 BUOL RD BELLEVILLE WI 53508		

Show Municipal Contact Information

Parcel Maps



Esri, NASA, NGA, USGS, FEMA | Esri Community Maps Contributors, County of Dan... Powered by Esri

DCiMap

Tax Information

E-Statement

E-Bill

E-Receipt

Pay Taxes Online

<<

< Newer

Older >

>>

Tax Year 2024



One South Wacker Drive | Suite 1500 | Chicago, Illinois 60606

T 312-224-1400 | **F** 312-224-1444

Linda Skaar
1587 Schadel Rd
Deerfield, WI, 53531

June 25, 2025

Hi Linda,

After discussing with our internal counsel, they have determined we do not have concerns with you transferring the development rights from your property (tax ID 016/0612-173-8000-9) under solar lease or its effect on our ability to develop our solar project. Thank you for confirming with us, and please let me know if you have any additional questions concerning your lease.

Best,

Jacquelyn Bruegging | Senior Associate, Renewable Development | She/Her
Invenergy | One South Wacker Drive, Suite 2000, Chicago, IL 60606
jbruegging@invenergy.com | 713-965-3012 | [@InvenergyLLC](https://www.invenergy.com)

DEVELOPMENT RIGHTS CONTRACT

This Contract ("Contract") is by and between the Skaar Family Trust as "Transferor", and Steven and Susan Weinberger as "Transferee" and shall be effective upon execution.

WHEREAS, Transferor is the owner in fee simple of certain real property in the Town of Christiana (Town), Dane County, Wisconsin, more particularly described as set forth on Exhibit A (Sending Area Property"); and

WHEREAS, Transferee is the owner in fee simple of certain real property in the Town of Christiana, Dane County, Wisconsin, more particularly described as set forth on Exhibit B ("Receiving Area Property"); and

WHEREAS, under its current FP-35 (General Farmland Preservation) Zoning District, the Sending Area Property is entitled to the equivalent of one (1) development right ("Development Right") per thirty-five (35) acres, and, as of this date and prior to any conveyance hereunder, the Sending Area Property has three (3) Development Rights remaining on that property.

WHEREAS, the Town has established a Transfer of Development Rights Program ("TDR Program") to allow owners of property in the Town to transfer Development Rights from certain designated lands ("Sending Areas") to other designated lands ("Receiving Areas") in order to protect viable farm operations and farmland, to permanently preserve scenic vistas and environmentally significant areas, to restrict land divisions, to retain and protect open space values of real property and assure the availability of real property for agricultural, forest, recreational or open space uses; and

WHEREAS, the Sending Area Property, in its present state and under its current Dane County FP-35 district zoning, has significant and substantial value for agriculture, open space, noncommercial recreation and such residential and commercial use is as expressly permitted or conditionally permitted in the FP-35 Exclusive District of the Dane County Zoning ordinance (currently Dane County Ordinances ss10.222 or other ordinance) collectively, "Agricultural Uses"); and

WHEREAS, the Receiving Area Property, provided it obtains appropriate rezoning, appropriate land division, and has significant value for residential development ("Development Uses"); and

WHEREAS, Transferor, as Transferor of a Development Right and Transferee, as Transferee, as Transferee of Development Rights, wish to convey one (1) Development Right as part of the TDR Program, on the terms and conditions set forth in the Contract by and between them.

NOW, THEREFORE, in consideration of the above recitals, which are incorporated by reference, and for other valuable consideration, the adequacy of which is hereby affirmed, Transferor and Transferee agree as follows:

1. **Purchase Price.** Transferor will convey to Transferee and Transferee will accept from Transferor one (1) Development right currently associated with the Sending Area Property, for the sum of xxxxxx.
2. **Date of Closing.** The closing shall be held at a date to be determined by the Transferor and Transferee, no later than 10 days from the final approval date from Dane County Zoning.
3. **Conveyance of Development Rights and Deed Restrictions.** Conveyance of the Development Rights shall be made and transferred by the appropriate documents such as a *Conveyance of Development Rights and Deed Restrictions* ("Grant") AND/OR OTHER DOCUMENTS REQUIRED BY THE TOWN OR COUNTY WHICH ARE TO BE SUPPLIED, entered into by TDR Transferor and TDR Transferee, in the form, or similar, set forth on Exhibit C, which is attached hereto and incorporated herein by reference. The Grant shall be executed on the Closing Date, simultaneous with the payment of the Purchase Price.

Executed this _____ day of _____, 2025 in Dane County, Wisconsin.

TDR Transferor:

Skaar Family Trust by

Trustee

Dorothy J. Skaar

TDR Transferee:

Steven Weinberger

Susan Weinberger

EXHIBIT A

Sending Area Property Description:

Part of Parcel Number 0612-173-8000-9 being: 40.3 acres in the SEC 17-6-12 NE1/4 SW1/4 Town of Christiana, Dane County WI.

EXHIBIT B

Receiving Area Property Description:

Part of Parcel Number 016/0612-354-9100-0: LOT 2 CSM 11701 CS71/283&286-3/16/2006 DESCR AS SEC 35-6-12 PRT SW1/4SE1/4 (3.990 ACRES), Town of Christiana, Dane County WI.



Driveway

House



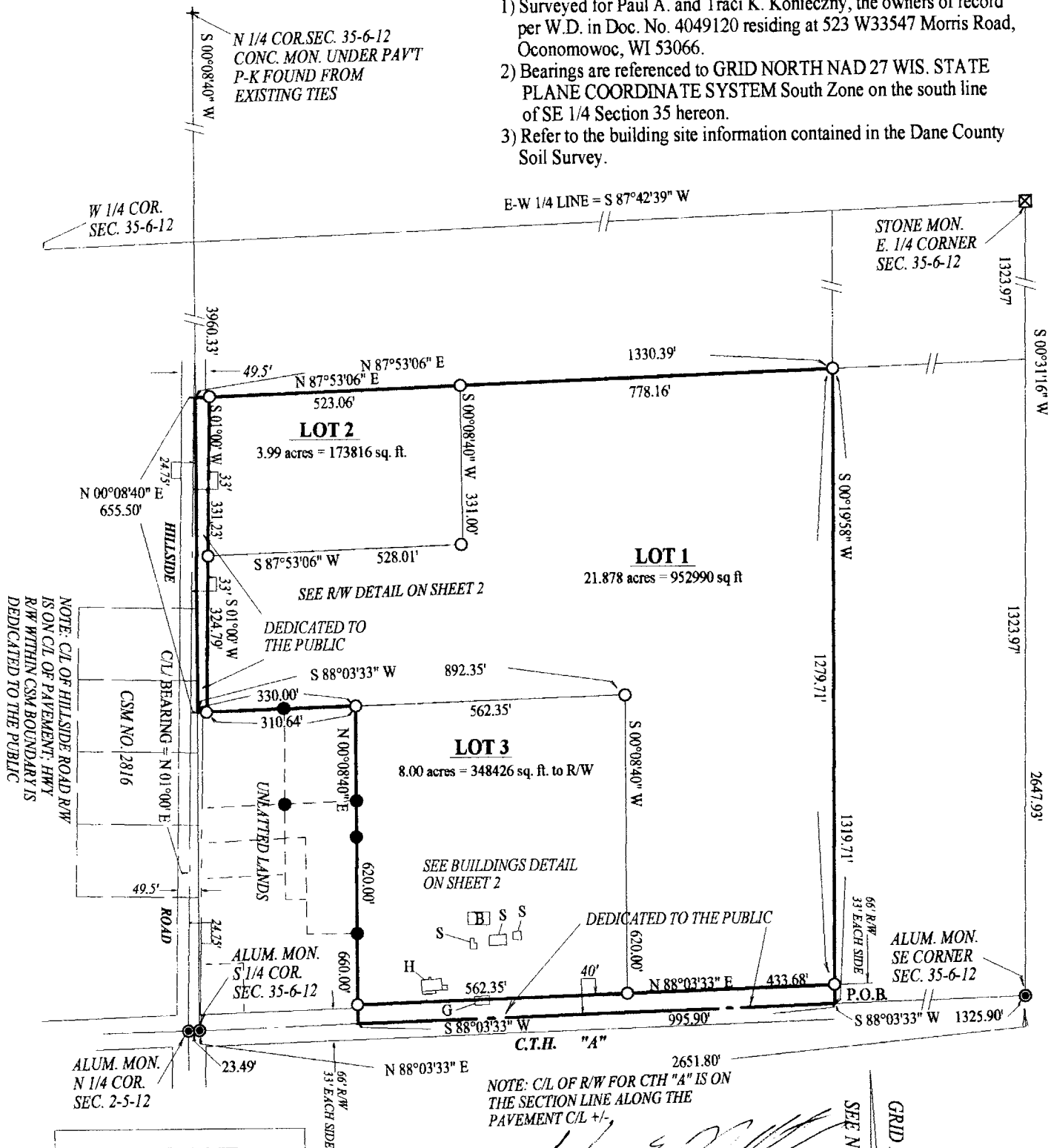
Stock No. 26273

CERTIFIED SURVEY MAP ON A PARCEL OF LAND LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 35, T6N, R12E, TOWN OF CHRISTIANA, DANE COUNTY, WISCONSIN.

000378

NOTES

- 1) Surveyed for Paul A. and Traci K. Konieczny, the owners of record per W.D. in Doc. No. 4049120 residing at 523 W33547 Morris Road, Oconomowoc, WI 53066.
- 2) Bearings are referenced to GRID NORTH NAD 27 WIS. STATE PLANE COORDINATE SYSTEM South Zone on the south line of SE 1/4 Section 35 hereon.
- 3) Refer to the building site information contained in the Dane County Soil Survey.

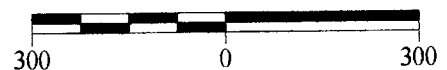
**LEGEND**

- 3/4" dia. x 24" rerod set 1.5 lbs per lineal foot.
- 1" iron pipe found unless noted different.
- () Recorded information in parenthesis.



GRID NORTH
SEE NOTE NO. 2

SCALE 1" = 300'



ORDER NO. AB 3283-05
Drafted at ABEX Survey Company
101 E. Main St. P.O. Box 369
Cambridge, WI 53523
608-423-3331
DRG. NO. 3283

SHEET 1 OF 4

DOC. NO. 4171249
CSM NO. 11701
VOL. 71 P. 283

4/17

Rezone Legal Description

Lot 2 of Certified Survey Map No. 11701, recorded in volume 71, page 283-286 of certified survey maps of Dane County as Document No. 4171249, located in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 35, Town 6 North, Range 12 East, Town of Christiana, Dane County, Wisconsin.