

Dane County Rezone Petition

| | |
|----------------------------|------------------------|
| Application Date | Petition Number |
| 06/14/2023 | DCPREZ-2023-11967 |
| Public Hearing Date | |
| 08/22/2023 | |

| OWNER INFORMATION | | AGENT INFORMATION | |
|--|--|---|--|
| OWNER NAME ALLAN G & LORA S BREUNIG REV LIVING TR | PHONE (with Area Code) (608) 370-1483 | AGENT NAME RIVER VALLEY LAND SURVEYING | PHONE (with Area Code) (608) 434-3034 |
| BILLING ADDRESS (Number & Street) 8080 COUNTY HIGHWAY V | | ADDRESS (Number & Street) 721 KENNEDY STREET | |
| (City, State, Zip) SAUK CITY, WI 53583 | | (City, State, Zip) Sauk City, WI 53583 | |
| E-MAIL ADDRESS allanbreunig@gmail.com | | E-MAIL ADDRESS danielmarks00@gmail.com | |

| ADDRESS/LOCATION 1 | | ADDRESS/LOCATION 2 | | ADDRESS/LOCATION 3 | |
|-------------------------------|---------------|-------------------------------|---------|-------------------------------|---------|
| ADDRESS OR LOCATION OF REZONE | | ADDRESS OR LOCATION OF REZONE | | ADDRESS OR LOCATION OF REZONE | |
| West of 8230 County Highway Y | | | | | |
| TOWNSHIP ROXBURY | SECTION 14 | TOWNSHIP | SECTION | TOWNSHIP | SECTION |
| PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | |
| 0907-141-8500-7 | | 0907-141-8070-8 | | | |

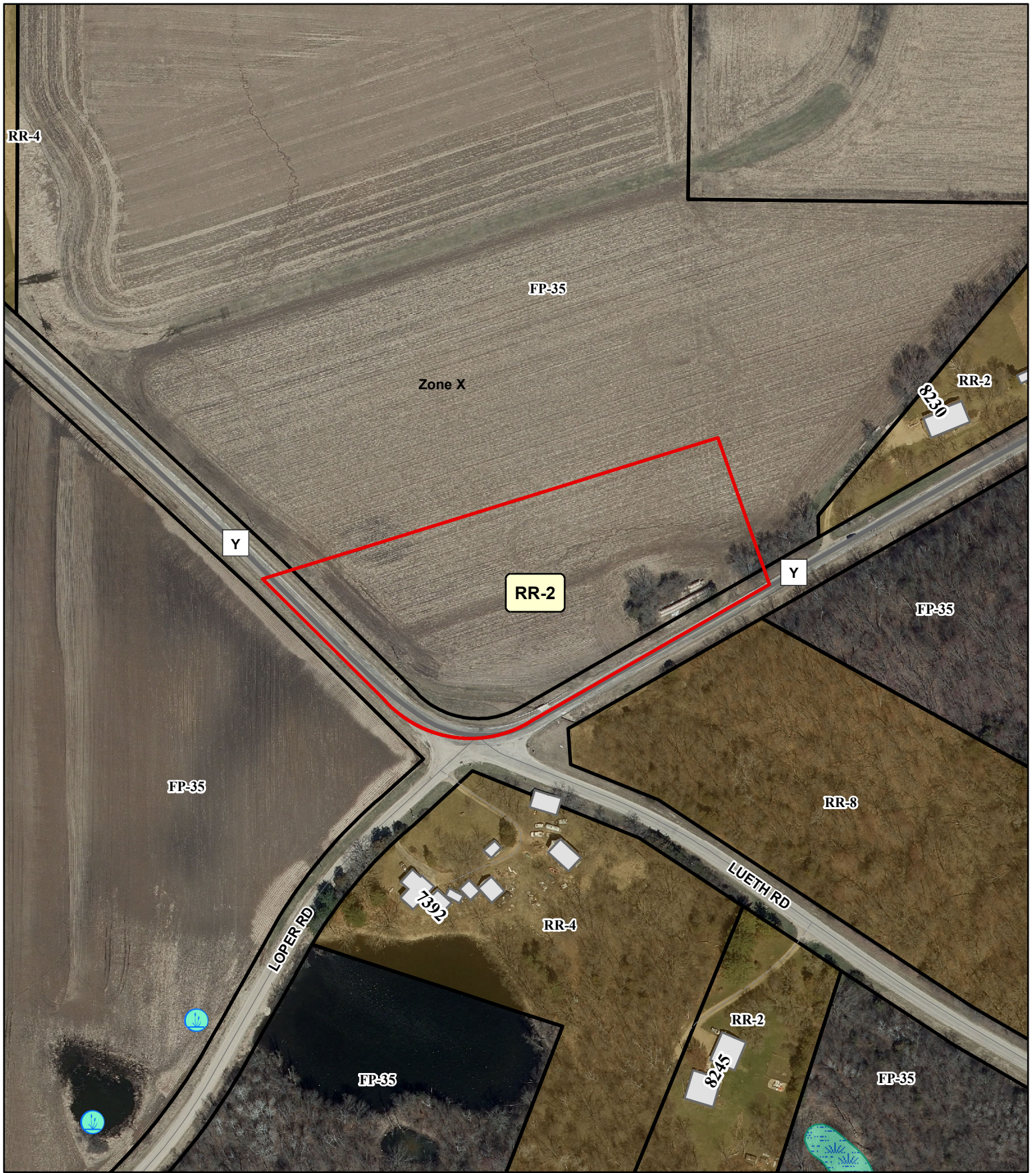
REASON FOR REZONE

CREATING ONE RESIDENTIAL LOT




| FROM DISTRICT: | TO DISTRICT: | ACRES |
|--------------------------------------|---------------------------------|-------|
| FP-35 Farmland Preservation District | RR-2 Rural Residential District | 3.66 |

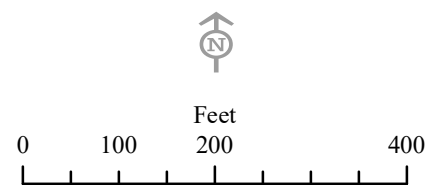
| | | | | |
|---|--|--|---|---|
| C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____ | PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____ | DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/>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

COMMENTS: PROPERTY SUBJECT TO SHORELAND ZONING. COUNTY HIGHWAY DEPARTMENT RESTRICTIONS MAY APPLY.



REZONE 11967

-  Wetland
-  Floodway Areas in Zone AE
-  Floodplain





DANE COUNTY
PLANNING DEVELOPMENT

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

Zoning Change Application

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 | <u>Breunig Rev Living Trust, Allan G. and Lora S.</u> | Agent's Name | <u>Daniel Marks River Valley Land Surveying</u> |
| Address | <u>8080 County Hwy "V"</u> <u>Sauk City, WI 53583</u> | Address | <u>721 Kennedy Street</u> <u>Sauk City, WI 53583</u> |
| Phone | <u>(608) 370-1483</u> | Phone | <u>(608) 434-3034</u> |
| Email | <u>allanbreunig@gmail.com</u> | Email | <u>danielmarks00@gmail.com</u> |

Town: Roxbury Parcel numbers affected: 050/0907-141-8500-7

Section: 14 Property address or location: NE-NE and NW-NE Section 14, T9N, R7E

Zoning District change: (To / From / # of acres) To RR2 From FP-35 3.66 Ac.

Soil classifications of area (percentages) Class I soils: % Class II soils: % Other: %

Narrative: (reason for change, intended land use, size of farm, time schedule)

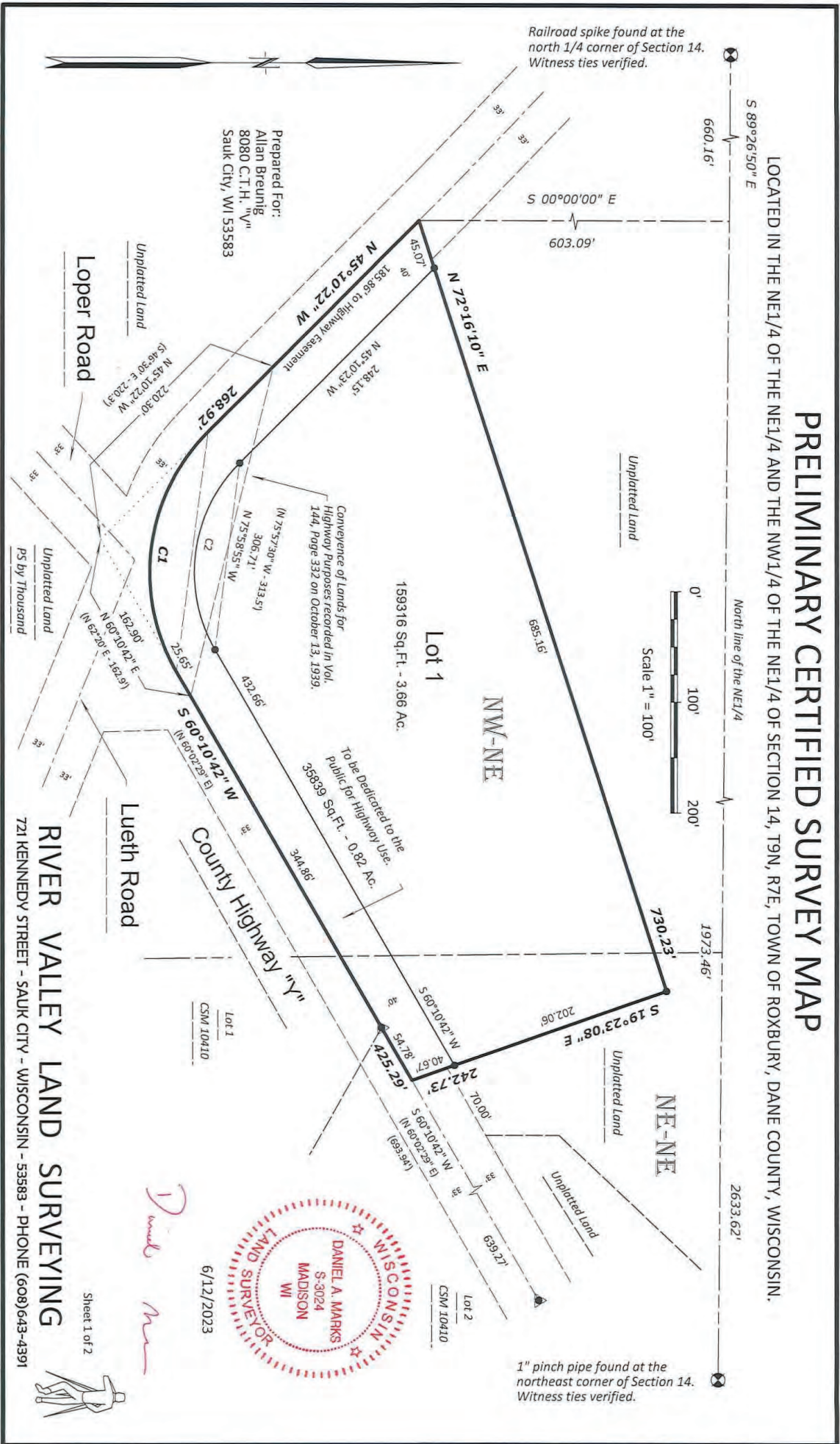
- Separation of buildings from farmland
- Creation of a residential lot
- Compliance for existing structures and/or land uses
- Other:

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
Submitted By: *Faylen Goodwin*

Date: 6/13/2023

PRELIMINARY CERTIFIED SURVEY MAP

LOCATED IN THE NE1/4 OF THE NE1/4 AND THE NW1/4 OF THE NE1/4 OF SECTION 14, T9N, R7E, TOWN OF ROXBURY, DANE COUNTY, WISCONSIN.



Daniel Marks

Prepared For:
Allan Breunig
8080 C.T.H. "V"
Sauk City, WI 53583

RIVER VALLEY LAND SURVEYING
721 KENNEDY STREET - SAUK CITY - WISCONSIN - 53583 - PHONE (608) 643-4391



Sheet 1 of 2




PRELIMINARY CERTIFIED SURVEY MAP

LOCATED IN THE NE1/4 OF THE NE1/4 AND THE NW1/4 OF THE NE1/4 OF SECTION 14, T9N, R7E,
TOWN OF ROXBURY, DANE COUNTY, WISCONSIN.

Curve Data

| # | Radius | Delta | Length | Chord | Chord Bearing | Tan In | Tan Out |
|---|---------|-----------|---------|---------|---------------|---------------|---------------|
| 1 | 180.00' | 74°38'56" | 234.52' | 218.28' | N 82°29'50" W | S 60°10'42" W | N 45°10'22" W |
| 2 | 140.00' | 74°38'56" | 182.40' | 169.77' | N 82°29'50" W | S 60°10'42" W | N 45°10'22" W |

Legend and Notes

-  Denotes PLSS Monument found.
-  Denotes 3/4" x 24" solid round iron rod weighing 1.50 lbs. per lineal foot set.
-  Denotes PK nail found.

1.) Bearings are grid based on the Dane County coordinate system designed by the Wisconsin Department of Transportation NAD 83 (2011). The north line of the NE1/4 of Section 14 bears S 89°26'50" E.

2.) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

3.) Recorded bearings and distances are shown in parentheses.

Description of Area to be Zoned RR-2

A parcel of land located in the NE1/4 of the NE1/4 and the NW1/4 of the NE1/4 of Section 14, T9N, R7E, Town of Roxbury, Dane County, Wisconsin more particularly described as follows:

Commencing at a railroad spike at the north 1/4 corner of said Section 14; thence S89°26'50"E along the north line of the NE1/4 of said Section 14, 660.16 ft.; thence S00°00'00"E, 603.09 ft. to the centerline of County Highway Y' at the point of beginning; thence N72°16'10"E, 730.23 ft. to a 3/4" solid round iron rod; thence S19°23'08"E, 242.73 ft. to the centerline of County Highway Y'; thence S60°10'42" W (recorded as N60°02'29"E) along said centerline, 425.29 ft. to the point of curvature of a curve to the right having a radius of 180.00 ft. and a central angle of 74°38'56"; thence northwesterly along said centerline and the arc of said curve, 234.52 ft. to the point of tangency thereof, said curve having a long chord bearing N82°29'50"W, 218.28 ft.; thence N45°10'22"W along said centerline, 268.92 ft. to the point of beginning.

Surveyor's Certificate

I, Daniel Marks, Professional Land Surveyor, do hereby certify: that I have surveyed and mapped the property shown on this plat of survey under the direction of Allan Breunig and that such map is a correct representation of all the exterior boundaries of the land surveyed and is accurate and correct to the best of my knowledge and belief. This survey was made in compliance with Chapter AE-7 per AE-7.05(8) and is made for the exclusive use of the present owners of the property and those who purchase, mortgage or guarantee the title thereto within one year from the date here on. As to them I warrant the accuracy of said survey and map.

Dated this 12th day of June 2023



Daniel Marks
Professional Land Surveyor S-3024
Field work completed 6/6/2023



Sheet 2 of 2



RIVER VALLEY LAND SURVEYING

721 KENNEDY STREET - SAUK CITY - WISCONSIN - 53583 - PHONE (608)643-4391

DRAFT: FOR DISCUSSION PURPOSES ONLY

IMPORTANT NOTE: ACREAGE VALUES AND OWNERSHIP HEREIN ARE DERIVED FROM HISTORICAL AND CURRENT RECORDS LOCATED AT THE DANE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT (EG. GIS, PLAT BOOKS, ZONING PERMIT DATA, CSM'S, ETC). DENSITY POLICIES VARY AMONG TOWNS AND MAY REQUIRE INTERPRETATION.

Applicant: Allan Breunig

| | | | | | |
|---------------------------|-----------|------------------------|-----------|----------------------------------|-------------|
| Town | Roxbury | A-1EX Adoption | 7/26/1978 | Orig Farm Owner | Marvin Frey |
| Section: | 11, 14 | Density Number | 35 | Original Farm Acres | 54.26 |
| Density Study Date | 4/26/2023 | Original Splits | 1.55 | Available Density Unit(s) | 1 |



Reasons/Notes:

[1] Original Split
No Rounding, none taken
[1] Split Remains
doc 1485301

Note: Parcels included in the density study reflect farm ownership and acreage as of the date of town plan adoption, or other date specified. Density study is based on the original farm acreage, NOT acreage currently owned.

| <u>Parcel #</u> | <u>Acres</u> | <u>Owner Name</u> | <u>CSM</u> |
|-----------------|--------------|---|------------|
| 090714185007 | 14.25 | BREUNIG REV LIVING TR, ALLAN G & LORA S | |
| 090714180708 | 4.97 | BREUNIG REV LIVING TR, ALLAN G & LORA S | |
| 090711490003 | 35.04 | BREUNIG REV LIVING TR, ALLAN G & LORA S | |

FP-35 to RR-2

A parcel of land located in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 14, T9N, R7E, Town of Roxbury, Dane County, Wisconsin more particularly described as follows: Commencing at a railroad spike at the north $\frac{1}{4}$ corner of said Section 14; thence S89°26'50"E along the north line of the NE $\frac{1}{4}$ of said Section 14, 660.16 ft.; thence S00°00'00"E, 603.09 ft. to the centerline of County Highway Y at the point of beginning; thence N72°16'10"E, 730.23 ft. to a 3/4" solid round iron rod; thence S19°23'08"E, 242.73 ft. to the centerline of County Highway Y; thence S60°10'42"W (recorded as N60°02'29"E) along said centerline, 425.29 ft. to the point of curvature of a curve to the right having a radius of 180.00 ft. and a central angle of 74°38'56"; thence northwesterly along said centerline and the arc of said curve, 234.52 ft. to the point of tangency thereof, said curve having a long chord bearing N82°29'50"W, 218.28 ft.; thence N45°10'22"W along said centerline, 268.92 ft. to the point of beginning.