

Dane County Rezone Petition

Application Date	Petition Number
06/08/2026	DCPREZ-2026-12313
Public Hearing Date	
08/25/2026	

OWNER INFORMATION		AGENT INFORMATION	
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 [REDACTED]		E-MAIL ADDRESS [REDACTED]	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
6625 Viaduct Rd					
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	

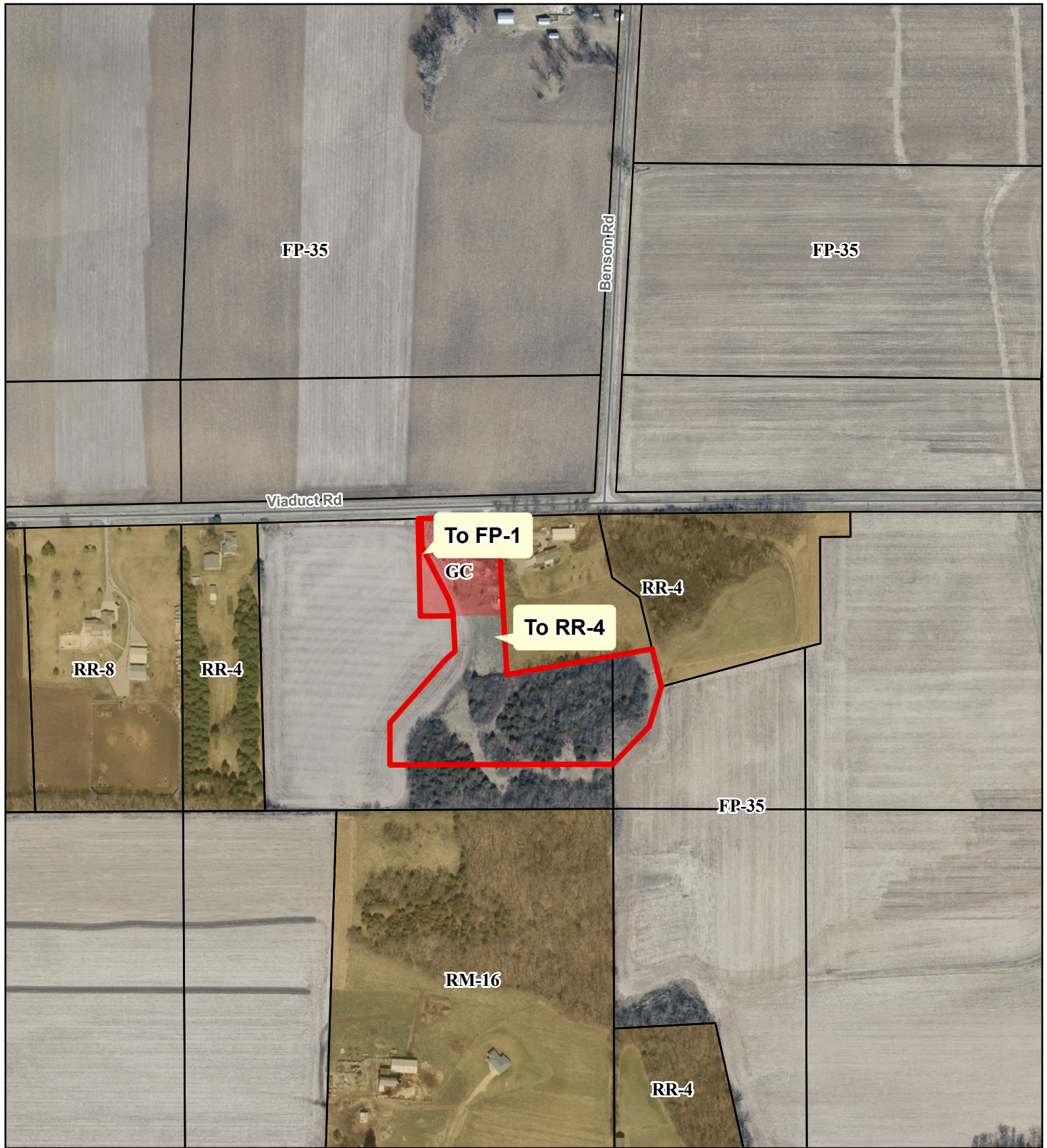
REASON FOR REZONE

RECONFIGURE ONE RESIDENTIAL LOT AND CREATE ONE NEW RESIDENTIAL LOT USING A TRANSFER OF DEVELOPMENT RIGHTS (TDR)

FROM DISTRICT:	TO DISTRICT:	ACRES
GC General Commercial District	FP-1 Farmland Preservation District	0.23
GC General Commercial District	RR-4 Rural Residential District	1.68
FP-35 Farmland Preservation District	RR-4 Rural Residential District	6.27

C.S.M REQUIRED? ☒ Yes ☐ No Applicant Initials _____	PLAT REQUIRED? ☐ Yes ☒ No Applicant Initials _____	DEED RESTRICTION REQUIRED? ☒ Yes ☐ No Applicant Initials _____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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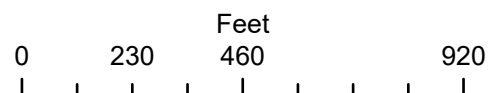
COMMENTS: LONG DRIVEWAY WILL REQUIRE A STORMWATER MANAGEMENT PERMIT FROM DANE CO. LAND & WATER RESOURCES.



- Proposed Zoning
- Municipal Boundary
- Tax Parcel

- Zoning District**
- Farmland Preservation
 - Commercial
 - Rural Residential and Rural Mixed Use

PETITION 12313
DANIEL AND KAY 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
• 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:		Email Address:	
Phone#:	608-712-0086	Phone#:	608-837-7463

PROPERTY INFORMATION

Township:	Dane	Parcel Number(s):	0908-111-8292-0; 0908-122-8720-0
Section:	11 & 12	Property Address or Location:	6625 Viaduct 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 ☐ No ☒

-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.

☐ Scaled drawing of proposed property boundaries	☐ Legal description of zoning boundaries	☐ Information for commercial development (if applicable)	☐ Pre-application consultation with town and department staff	☐ 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.

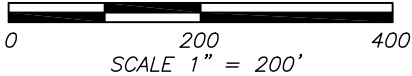
Owner/Agent Signature Bryan Stueck - AGENT FOR
BIRRENKOTT SURVEYING

Date 05/20/2026



BIRRENKOTT SURVEYING

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



LINE	BEARING	DISTANCE
L1	S 27°56'55" E	176.73'
L2	N 27°56'55" W	8.27'
L3	S 88°27'48" W	61.09'
L4	S 88°27'48" W	123.87'

ZONING MAP

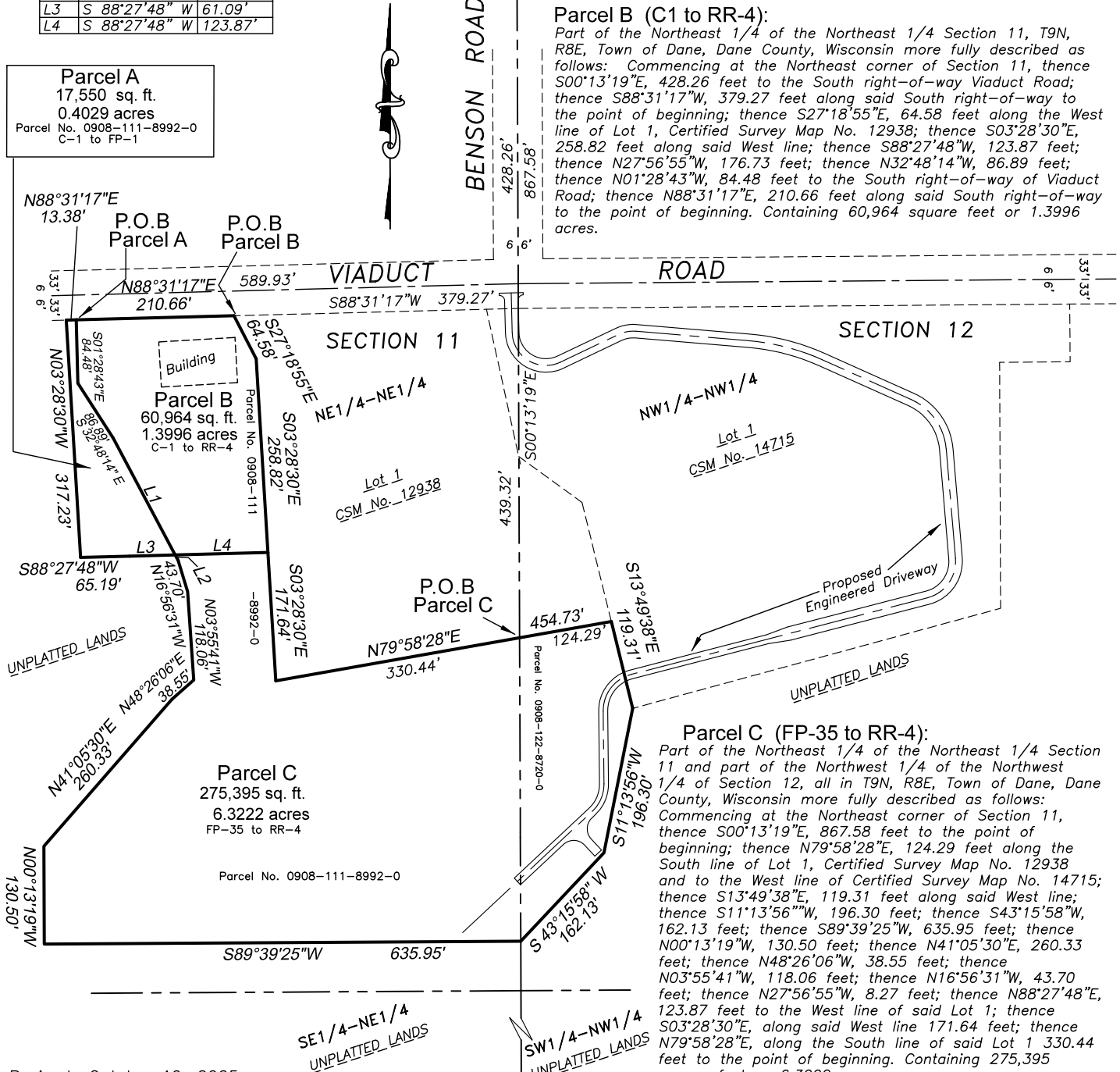
Part of the Northeast 1/4 of the Northeast 1/4 of Section 11,
and Part of the Northwest 1/4 of the Northwest 1/4 Section
12, all in T9N, R8E, Town of Dane, Dane County, Wisconsin.

Parcel A (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 S32°48'14"E, 86.89 feet; thence S27°56'55"E, 176.73 feet; thence S88°27'48"W, 61.09 feet; thence S88°27'48"W, 65.19 feet; thence N03°28'30"W, 317.23 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 17,550 square feet or 0.4029 acres.

Parcel B (C1 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, 123.87 feet; thence N27°56'55"W, 176.73 feet; thence N32°48'14"W, 86.89 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 60,964 square feet or 1.3996 acres.



Revised: October 16, 2025
August 28, 2025
Office Map No. 240887

East 1/4 Corner
Section 11-9-8

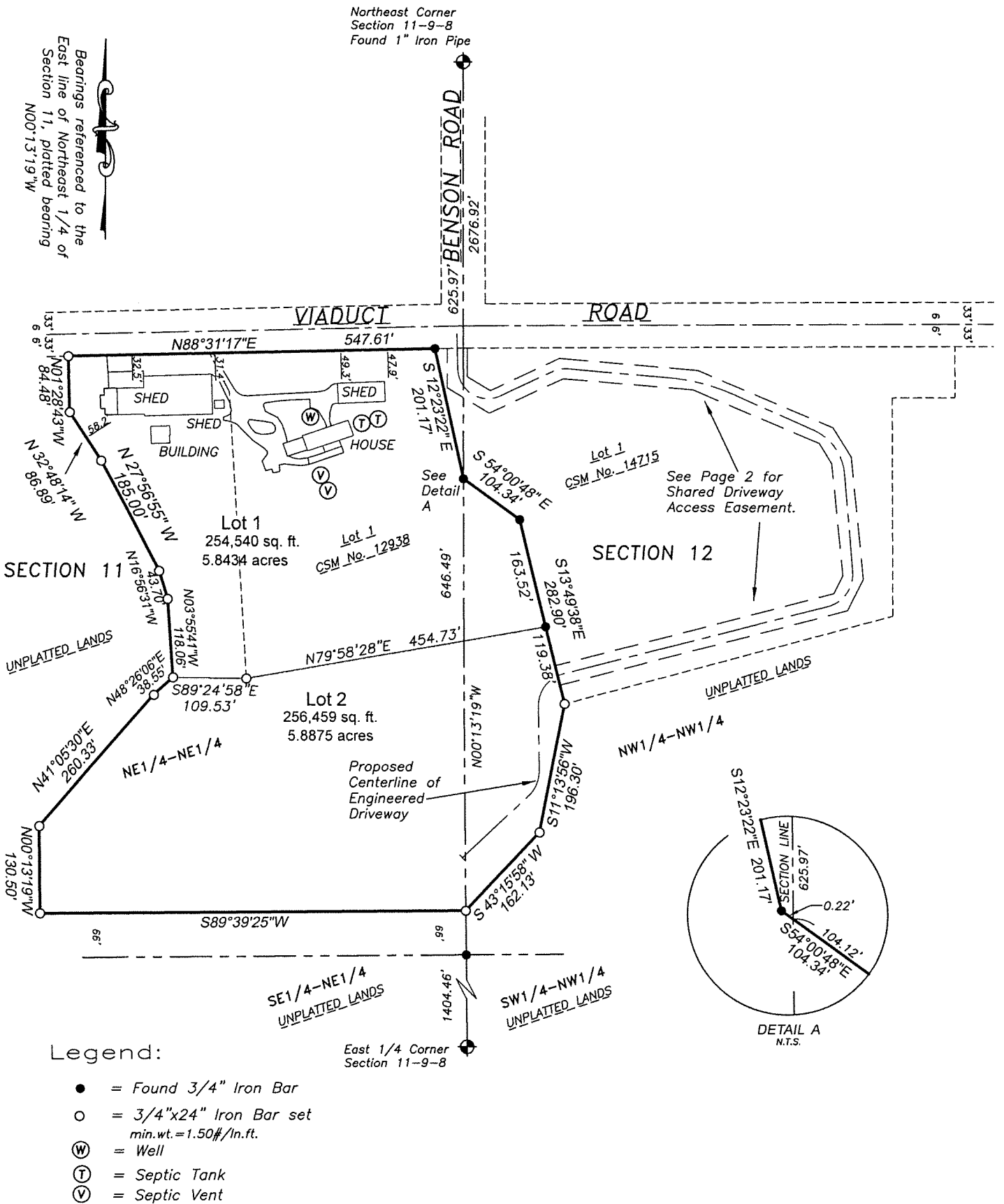


**BIRRENKOTT
SURVEYING**

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

CERTIFIED SURVEY MAP

All of Lot 1, Certified Survey Map No. 12938 and
Part of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of
Section 11, and Part of the Northwest $\frac{1}{4}$ of the
Northwest $\frac{1}{4}$ Section 12, all in T9N, R8E, Town of
Dane, Dane County, Wisconsin.





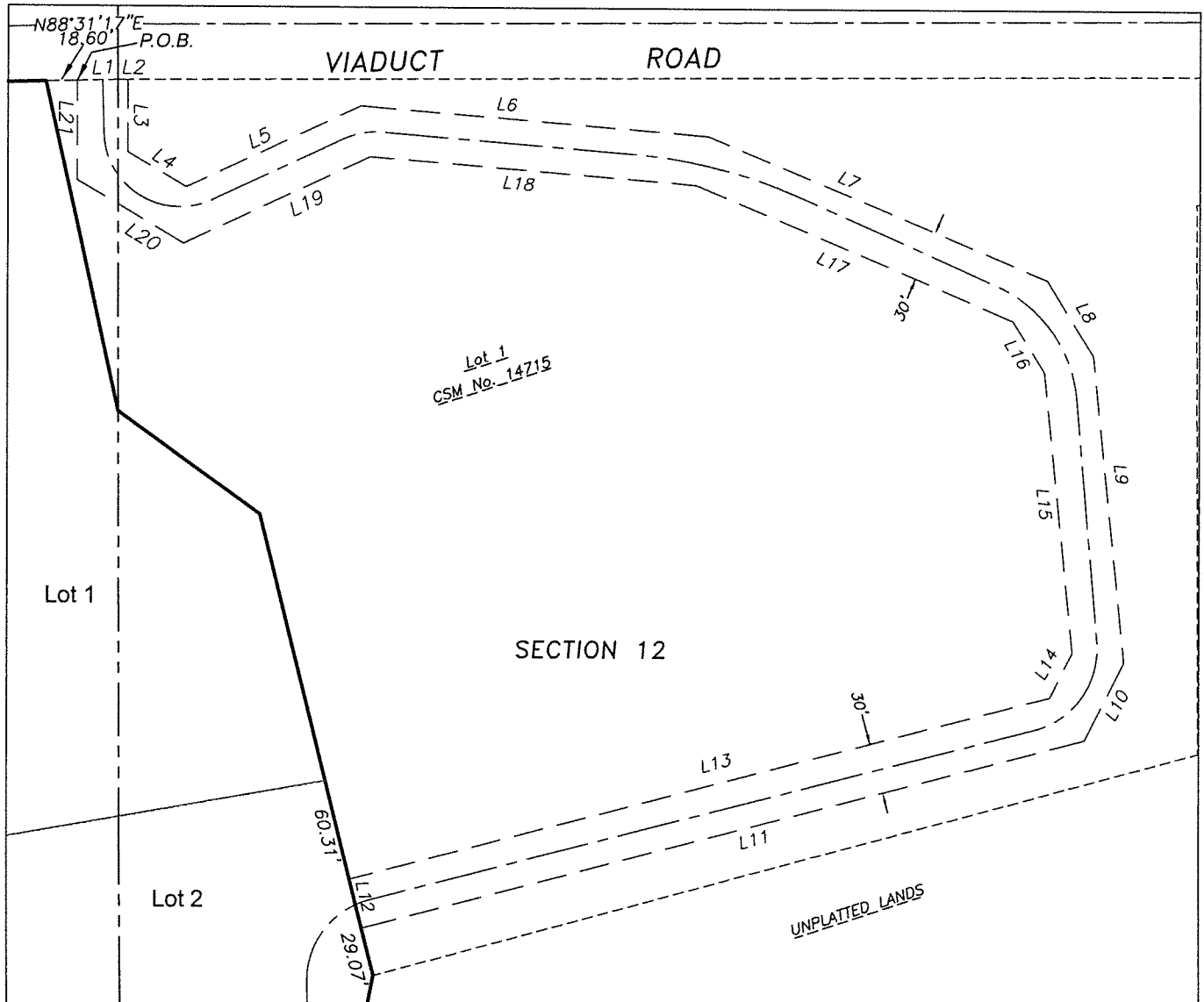
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CERTIFIED SURVEY MAP

*All of Lot 1, Certified Survey Map No. 12938 and
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.*

SHARED DRIVEWAY ACCESS EASEMENT AND DESCRIPTION



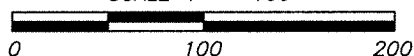
Shared Driveway Access
Line Table

LINE	BEARING	DISTANCE
L1	S 88°31'17" W	24.41'
L2	S 89°32'55" W	5.60'
L3	N 00°00'03" W	43.17'
L4	N 59°03'55" W	40.55'
L5	S 64°35'32" W	114.75'
L6	N 85°12'24" W	207.89'
L7	N 66°58'28" W	219.29'
L8	N 31°55'15" W	52.07'
L9	N 05°45'00" W	184.44'
L10	N 26°33'54" E	52.06'
L11	N 75°15'56" E	445.12'
L12	S 13°49'38" E	30.00'
L13	S 75°15'56" W	431.07'
L14	S 26°33'54" W	29.79'
L15	S 05°45'00" E	168.78'
L16	N 31°55'15" W	35.63'
L17	S 66°58'28" E	205.00'
L18	S 85°12'24" E	194.98'
L19	N 64°35'32" E	122.72'
L20	S 59°03'55" E	73.62'
L21	S 00°00'03" E	59.49'

Shared Driveway Access Easement

Part of Lot 1, Certified Survey Map No. 14715, Section 11, T9N, R8E, Town of Dane, Dane County, Wisconsin more fully described as follows: Commencing at the Northwest corner of Lot 1, Certified Survey Map No. 14715, thence N88°31'17"E, 18.60 feet to the point of beginning; thence N88°31'17"E, 24.41 feet; thence N89°32'55"E, 5.59 feet; thence S00°00'12"E, 43.17 feet; thence S59°03'55"E, 40.55 feet; thence N64°35'32"E, 114.75 feet; thence S85°12'24"E, 207.89 feet; thence S66°58'28"E, 219.29 feet; thence S31°55'15"E, 52.07 feet; thence S05°45'00"E, 184.44 feet; thence S26°33'54"W, 52.06 feet; thence S75°15'56"W, 445.12 feet to the West line of said Lot 1; thence N13°49'38"W, 30.00 feet along said West line; thence N75°15'56"E, 431.07 feet; thence N26°33'54"E, 29.79 feet; thence N05°45'00"W, 168.78 feet; thence N31°55'15"W, 35.63 feet; thence N66°58'28"W, 205.00 feet; thence N85°12'24"W, 194.98 feet; thence S64°35'32"W, 122.72 feet; thence N59°03'55"W, 73.62 feet; thence N00°00'03"W, 59.49 feet to the point of beginning. Containing 40,207 square feet or 0.9230 acres.

SCALE 1" = 100'



SHEET 2 OF 3

Office Map No. 240887CSM

CERTIFIED SURVEY MAP NO. _____

VOLUME _____ PAGE _____

DOCUMENT NO. _____



CERTIFIED SURVEY MAP

DATED: October 29, 2025

Birrenkott

Surveying

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

Surveyor's Certificate:
I, Chris K. Casson, hereby certify that this survey is in full compliance with Chapter 236.34 of Wisconsin Statutes. I also certify that by the direction of the owners listed hereon, I have surveyed and mapped the lands described hereon and that the map is a correct representation of all the exterior boundaries of the land surveyed and the division of that land, in accordance with the information provided.

Chris K. Casson, Professional Land Surveyor No. S-3264

Description:

All of Lot 1, Certified Survey Map No. 12938 and 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 described more fully as follows: Commencing at the Northeast corner of said Section 11; thence S00°13'19"E, 625.97 feet to the point of beginning; thence S54°00'48"E, 104.12 feet along the Westerly line of Lot 1, Certified Survey Map No. 14715; thence S13°49'38"E, 282.90 feet along said Westerly line; thence S11°13'56"W, 196.30 feet; thence S43°15'58"W, 162.13 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 N48°26'06"E, 38.55 feet; thence N03°55'41"W, 118.06 feet; thence N16°56'31"W, 43.70 feet; thence N27°56'55"W, 185.00 feet; thence N32°48'14"W, 86.89 feet; thence N01°28'43"W, 84.48 feet to the South right-of-way of Viaduct Road; thence N88°31'17"E, 547.61 feet along the South right-of-way of Viaduct Road and the Northwest corner of said Lot 1; thence S12°23'22"E, 201.17 feet along said Westerly line; thence S54°00'48"E, 0.22 feet along said Westerly line to the point of beginning. Containing 510,999 square feet or 11.7309 acres.

Owners Certificate:

As owners, we hereby certify that we have caused the lands described on this Certified Survey Map to be surveyed, divided, and mapped as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required by S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

Daniel S. Breunig

Kay. A. Breunig

State of Wisconsin)

Dane County) ss Personally came before me this _____ day of _____, 2026, the above-named Daniel S. Breunig and Kay A. Breunig, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin.

My Commission Expires

Printed name

Town of Dane Approval Certificate

This Certified Survey Map is hereby acknowledged, accepted and approved for recording by the Town Board of the Town of Dane, Dane County.

Village of Dane Approval

Resolved that this certified survey map in the Town of Dane is hereby acknowledged and approved for recording by the Village of Dane

Angie Volkman, Clerk, Town of Dane

Teresa Hughey Groves, Clerk Treasurer, Village of Dane

Dated _____

Dated _____

Notes: Utilities Easement: No poles or buried cables are to be placed on any lot line or corner.
The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.
Wetlands, if present, have not been delineated.
This survey is subject to any and all easements and agreements both recorded and unrecorded.
Refer to building site information contained in the Dane County Soil Survey.
This survey shows no above-ground improvements. No guarantee is made for below-ground structures.

Surveyed For:

Dan Breunig
6469 Viaduct Road
Dane, WI 53529
608-712-0088

Approved for recording per Dane County Zoning and Land Regulation Committee

action of _____, 2026 by _____
Daniel Everson, Authorized Agent

Surveyed: TAS
Drawn: BTS
Checked: CKC
Approved: CKC
Field book: 399/70-71
Tape/File: J:\2015\Carlson

Register of Deeds Certificate:

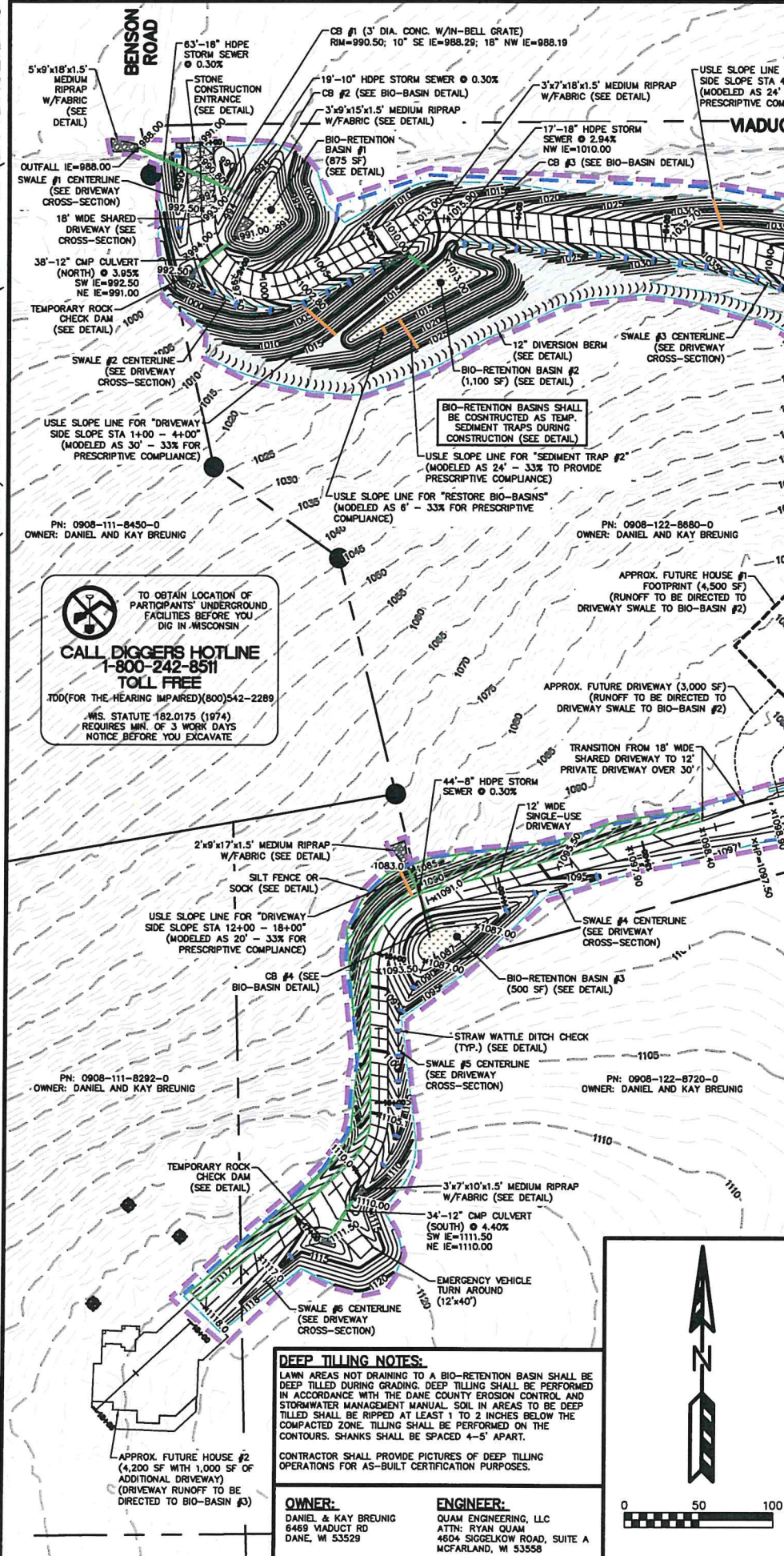
Received for recording this _____ day of _____, 2026
at _____ o'clock ____ m and recorded in Volume _____ of Certified Survey
Maps of Dane County on Pages _____.

Kristi Chlebowski, Register of Deeds

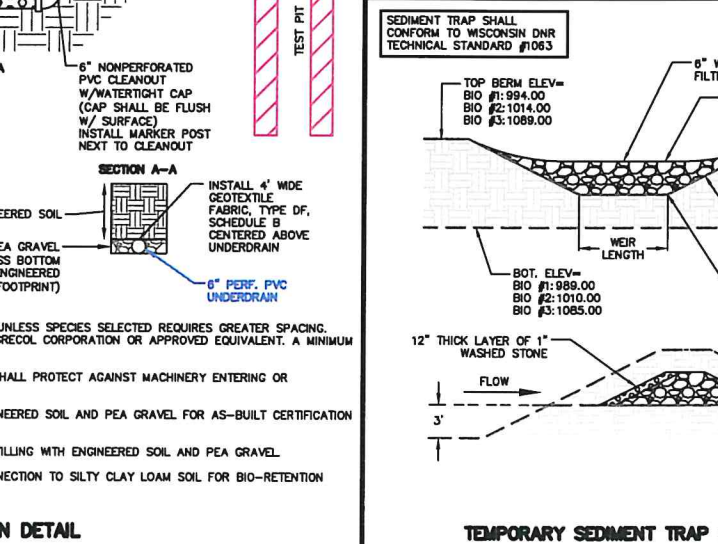
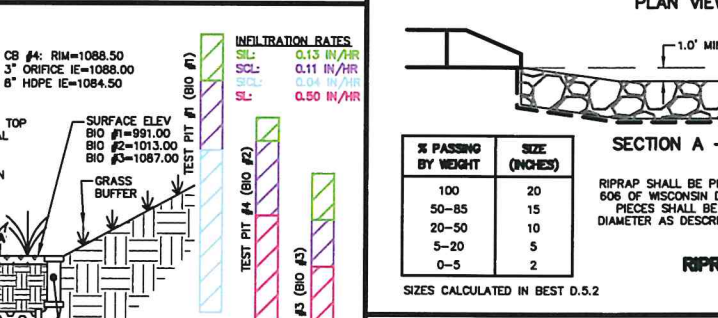
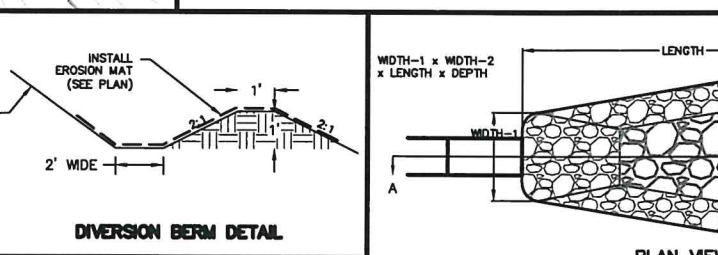
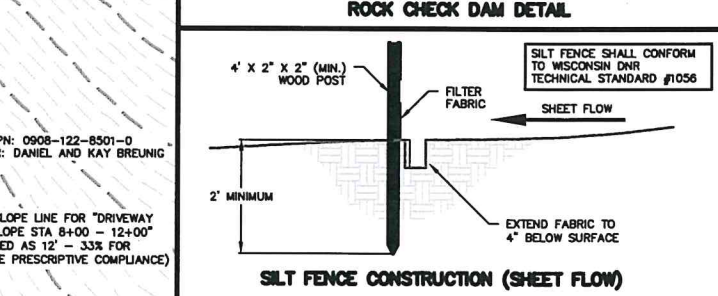
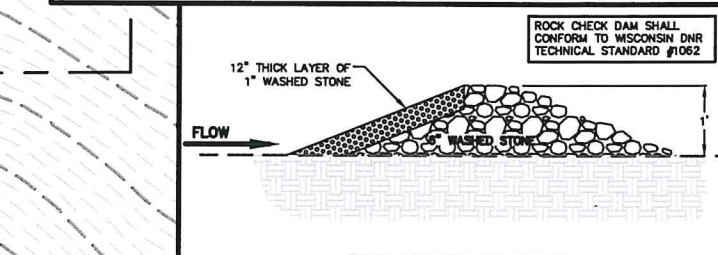
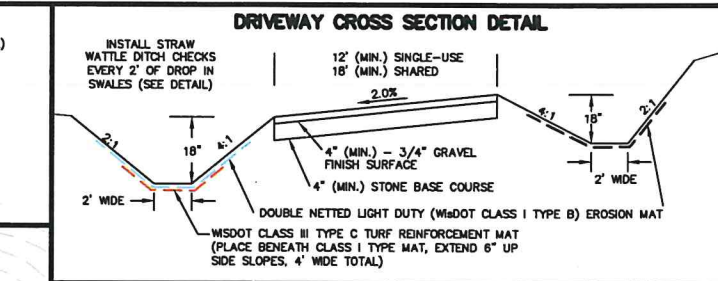
Sheet 3 of 3
Office Map No.: 240887CSM

Document No. _____

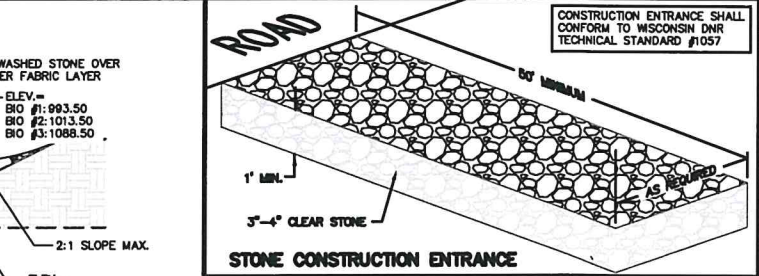
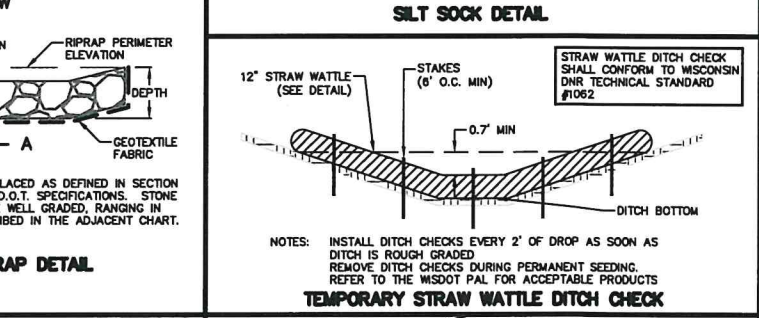
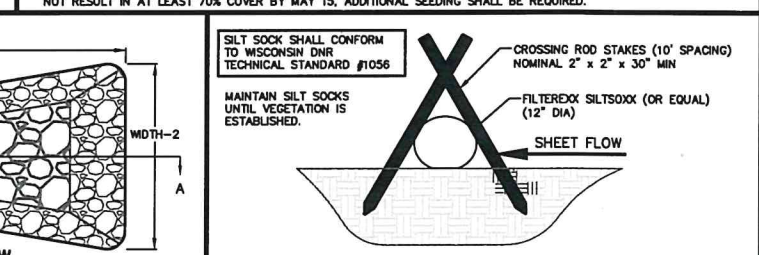
Certified Survey Map No. _____, Volume _____, Page _____



- INSTALL ROCK CHECK DAM
- PROPOSED SILT FENCE OR SOCK (SEE DETAIL)
- PROPOSED LIMITS OF DISTURBANCE
- UNIVERSAL SOIL LOSS SLOPE LINE
- INSTALL WSDOT CLASS I TYPE B EROSION MAT
- INSTALL WSDOT CLASS III TYPE C TURF REINFORCEMENT MAT
- AREA TO BE DEEP TILLED (SEE DEEP TILLING NOTES)



- EROSION CONTROL NOTES:**
- CONSTRUCT AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR AND DANE COUNTY REQUIREMENTS.
 - INSTALL EROSION CONTROL PRACTICES PRIOR TO INITIATING OTHER LAND DISTURBING ACTIVITIES.
 - INSPECT EROSION CONTROL MEASURES WEEKLY AND AFTER EVERY RAINFALL EVENT EXCEEDING 0.5 INCHES WITHIN 24 HOURS. REPAIR TO EROSION CONTROL MEASURES SHALL OCCUR WITHIN 24 HOURS OF INSPECTION.
 - EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR OR LANDOWNER UNTIL THE SITE IS STABILIZED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY REGULATORY AGENTS OR OWNER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
 - INSTALL TRACKING CONTROLS TO PREVENT SEDIMENT FROM BEING TRACKED ONTO ADJACENT ROADWAYS. SEDIMENT IN THE ROADWAY SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
 - DIVERT CHANNELIZED RUNOFF FROM ADJACENT LAND AROUND DISTURBED AREAS.
 - INSTALL PERIMETER CONTROL AROUND STOCKPILES AND STABILIZE STOCKPILES THAT WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
 - TEMPORARILY STABILIZE DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS.
 - PERMANENTLY STABILIZE ANY PORTION OF THE SITE WITHIN 7 DAYS OF REACHING FINAL GRADE.
 - REMOVE ACCUMULATED SEDIMENT FROM DITCH CHECKS AND STONE WEEDERS WHEN IT REACHES 1/2 OF THE DEVICE HEIGHT.
 - NOTIFY THE DANE COUNTY WATER RESOURCES ENGINEERING DEPARTMENT WITHIN 10 DAYS OF INSTALLING ALL EROSION CONTROL PRACTICES AND UPON SITE STABILIZATION.
 - REMOVE ALL EROSION CONTROL MEASURES ONCE ALL DISTURBED AREAS ARE VEGETATED.
- TIME SCHEDULE:**
- JULY 28 - AUGUST 10, 2025
INSTALL SEDIMENT TRAP AT BIO-BASIN #1. CONSTRUCT DRIVEWAY AND SLOPES FROM STA 1+00 TO 4+00. RESTORE DISTURBED AREAS.
- AUGUST 11 - 25, 2025
CONSTRUCT SEDIMENT TRAP #2, AND GRADE AND RESTORE ADJACENT SLOPES.
- AUGUST 25 - SEPTEMBER 10, 2025
INSTALL EROSION CONTROL DEVICES, CONSTRUCT DRIVEWAY AND SIDE SLOPES FROM STA 4+00 TO 8+00. RESTORE DISTURBED AREAS.
- SEPTEMBER 20 - NOVEMBER 2, 2025
INSTALL EROSION CONTROL DEVICES, CONSTRUCT DRIVEWAY AND SIDE SLOPES FROM STA 8+00 TO 12+00. RESTORE DISTURBED AREAS.
- OCTOBER 9 - NOVEMBER 2, 2025
INSTALL EROSION CONTROL DEVICES INCLUDING SEDIMENT TRAP #3, CONSTRUCT DRIVEWAY & SLOPES FOR STA 12+00 - 18+00, RESTORE DISTURBED AREAS.
- MAY 1 - 15, 2026
REMOVE ACCUMULATED SEDIMENT FROM SEDIMENT TRAPS, INSTALL SILT FENCE AROUND PROPOSED BIO-BASIN FOOTPRINTS, AND CONSTRUCT BIO-RETENTION BASINS PER DETAIL.
- RESTORATION NOTES:**
RESTORATION SHALL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL.
- ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED, AND MULCH OR EROSION MAT. EROSION MAT LIMITS ARE SHOWN ON THE GRADING & EROSION CONTROL PLAN. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. NO MOW MIX WITH ANNUAL RYE GRASS SHALL BE USED ON 2:1 SLOPES. THE BIO-RETENTION BASIN SHALL BE RESTORED PER THE BIO-RETENTION BASIN DETAIL. SEED MIXTURE 40 SHALL BE USED ON ALL OTHER DISTURBED AREAS. ALL SEED MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.
- ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. FERTILIZER SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. SEED MIXTURE 40 SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF TWO (2) TONS PER ACRE.
- SEEDING FROM SEPTEMBER 16 THROUGH NOVEMBER 15 IS TO BE AVOIDED TO PREVENT FREEZING OF NEW GROWTH. DORMANT SEEDING SHALL BE COMPLETED AFTER NOVEMBER 15. DORMANT SEEDING SHALL NOT BE APPLIED ON TOP OF SNOW. DISTURBED AREAS SHALL HAVE EROSION MAT APPLIED OVER DORMANT SEEDING. IF DORMANT SEEDING DOES NOT RESULT IN AT LEAST 70% COVER BY MAY 15, ADDITIONAL SEEDING SHALL BE REQUIRED.



BREUNIG DRIVEWAY - TOWN OF DANE

GRADING AND EROSION CONTROL PLAN

SHEET: C-2
DATED: JUNE 27, 2025

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants

4604 Siggekow Road, Suite A - McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

www.quamengineering.com

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 S32°48'14"E, 86.89 feet; thence S27°56'55"E, 176.73 feet; thence S88°27'48"W, 61.09 feet; thence S88°27'48"W, 65.19 feet; thence N03°28'30"W, 317.23 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 17,550 square feet or 0.4029 acres.

Parcel B (C1 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, 123.87 feet; thence N27°56'55"W, 176.73 feet; thence N32°48'14"W, 86.89 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 60,964 square feet or 1.3996 acres.

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, 119.31 feet along said West line; thence S11°13'56"W, 196.30 feet; thence S43°15'58"W, 162.13 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 N48°26'06"W, 38.55 feet; thence N03°55'41"W, 118.06 feet; thence N16°56'31"W, 43.70 feet; thence N27°56'55"W, 8.27 feet; thence N88°27'48"E, 123.87 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 275,395 square feet or 6.3222 acres.