

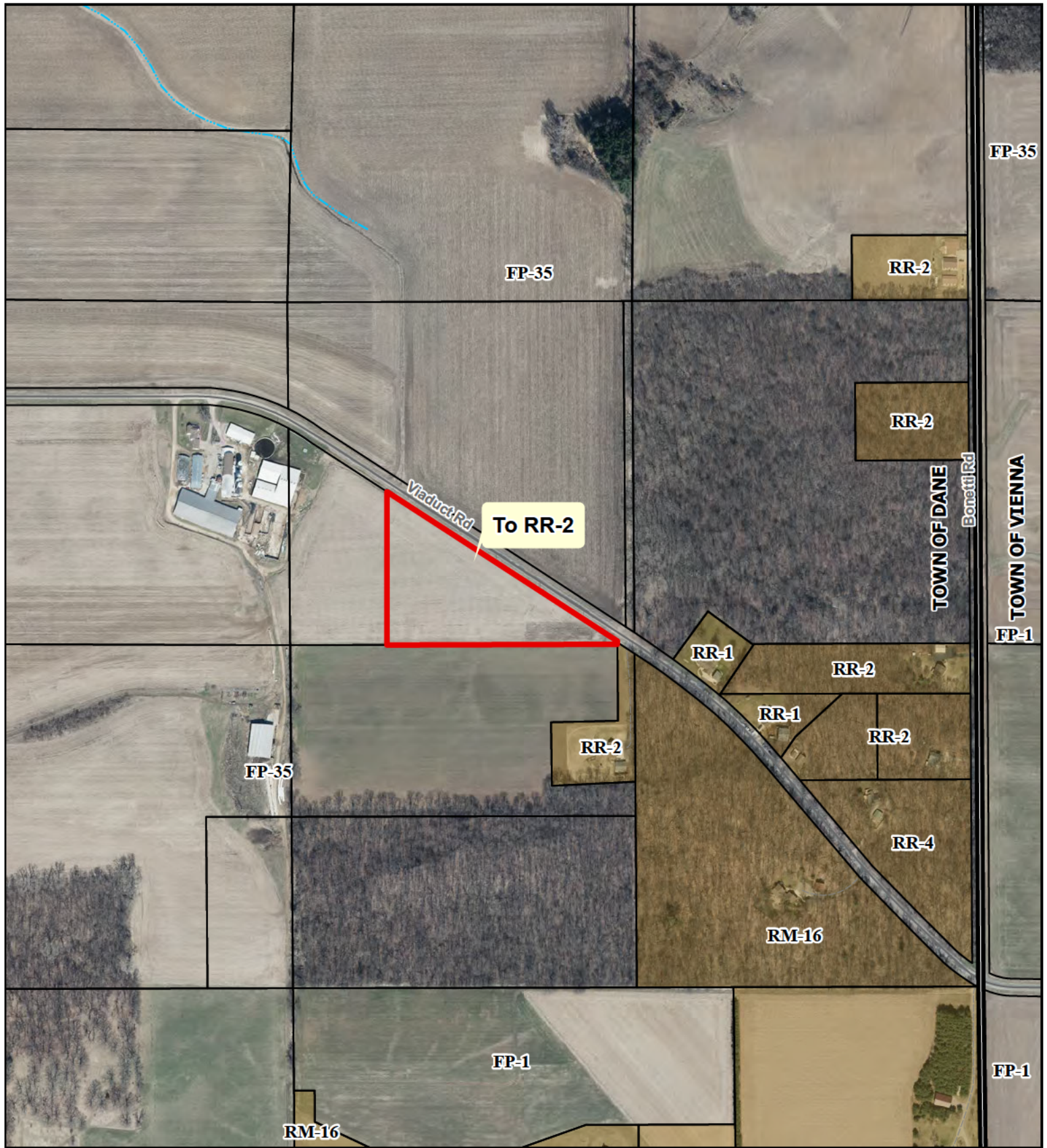
Application Date	Petition Number
06/08/2026	DCPREZ-2026-12314
Public Hearing Date	
08/25/2026	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
east of 6469 Viaduct Rd					
TOWNSHIP DANE	SECTION 12	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0908-121-8511-0					

REASON FOR REZONE
CREATING 3 RESIDENTIAL LOTS (USING TDR TO TRANSFER ONE DEVELOPMENT RIGHT)

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-2 Rural Residential District	6.13

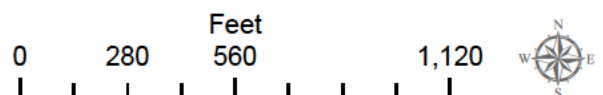
C.S.M REQUIRED?	PLAT REQUIRED?	DEED RESTRICTION REQUIRED?	INSPECTOR'S INITIALS	SIGNATURE:(Owner or Agent)
☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	RUH1	
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		PRINT NAME:
				DATE:



- Proposed Zoning
- Municipal Boundary
- Tax Parcel

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

**PETITION 12314
BREUNIG LIVING TR
(DAN 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):	022/0908-121-8511-0
Section:	12	Property Address or Location:	Lands locate EAST of 6469 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 ☒

-Create 3 residential lots zoned to RR-2

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-2	6.1343

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 05/21/2026

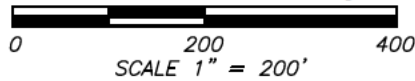


BIRRENKOTT SURVEYING

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

ZONING MAP

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

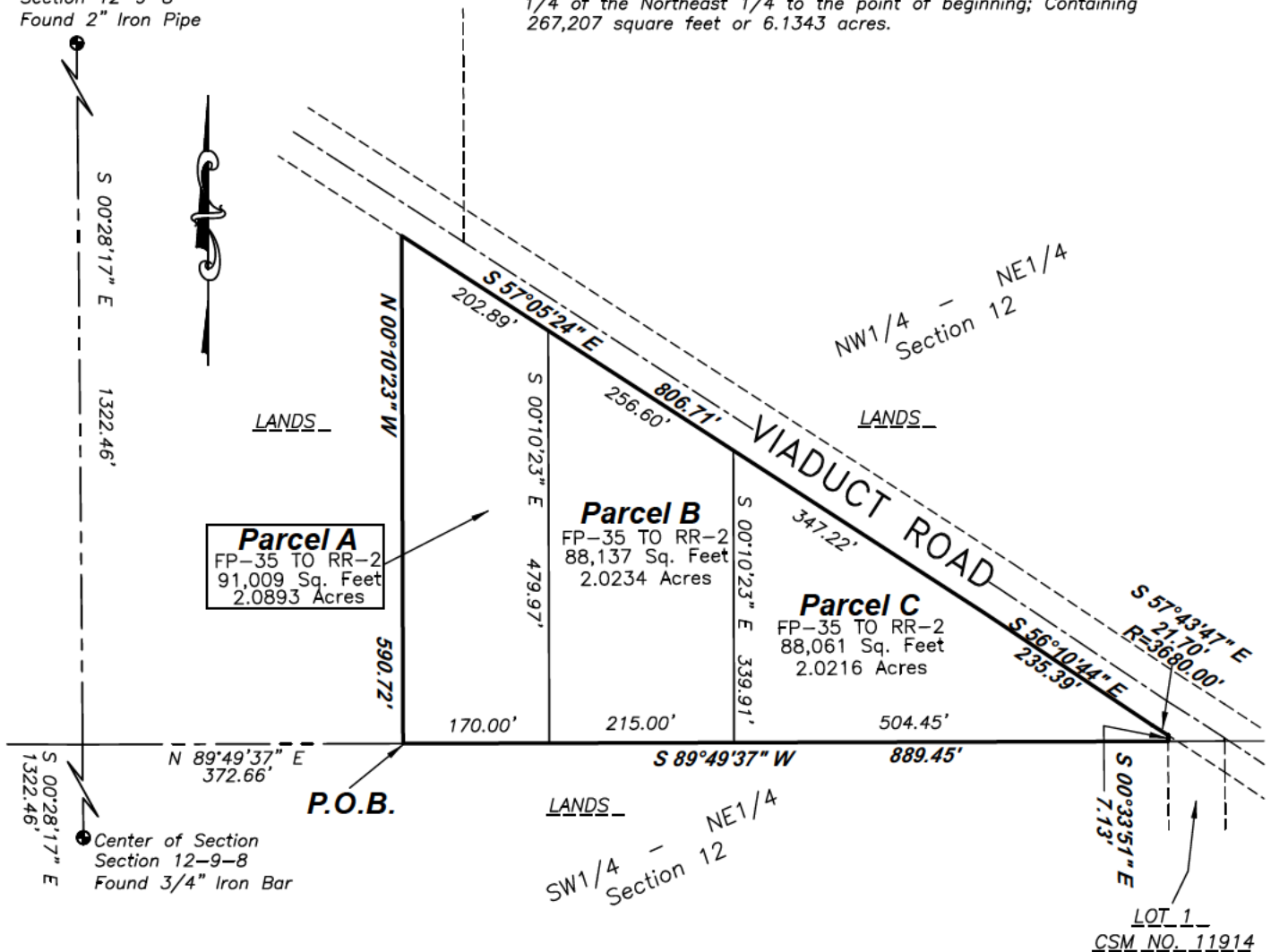


Parcel A, B, and C (FP-35 to RR-2):

Part of the Northwest 1/4 of the Northeast 1/4, Section 12, T9N,
R8E, Town of Dane, Dane County, Wisconsin more fully described as
follows:

Commencing at the North 1/4 Corner of Section 12, thence
S00°28'17"E, 1322.46 feet along the West line of the Northeast 1/4
of Section 12; thence N89°49'37"E, 372.66 feet to the point of
beginning; thence N00°10'23"W, 590.72 feet to the Southwesterly
right-of-way of Viaduct Road; thence S57°06'24"E, 806.71 feet
along said Southwesterly right-of-way; thence S56°43'47"E, 235.39
feet along said Southwesterly right-of-way; thence along a curve to
the right with a radius of 3680.00 feet and a long chord bearing
and distance of S57°43'47"E, 21.70' along said Southwesterly right
of way line and to the West line of Lot 1, Certified Survey Map No.
11914; thence S00°33'51"E, 7.13 feet along said West line of
Certified Survey Map No. 11914 and to the South line of the
Northwest 1/4 of the Northeast 1/4 of Section 12; thence
S89°49'37"W, 889.45 feet along said South line of the Southwest
1/4 of the Northeast 1/4 to the point of beginning; Containing
267,207 square feet or 6.1343 acres.

North 1/4 Corner
Section 12-9-8
Found 2" Iron Pipe



Rezone Petition 12314 Legal Description

FP-35 to RR-2

Part of the Northwest 1/4 of the Northeast 1/4, Section 12, T9N,R8E, Town of Dane, Dane County, Wisconsin more fully described as follows:

Commencing at the North 1/4 Corner of Section 12, thence S00°28'17"E, 1322.46 feet along the West line of the Northeast 1/4 of Section 12; thence N89°49'37"E, 372.66 feet to the point of beginning; thence N00°10'23"W, 590.72 feet to the Southwesterly right-of-way of Viaduct Road; thence S57°06'24"E, 806.71 feet along said Southwesterly right-of-way; thence S56°43'47"E, 235.39 feet along said Southwesterly right-of-way; thence along a curve to the right with a radius of 3680.00 feet and a long chord bearing and distance of S57°43'47"E, 21.70' along said Southwesterly right of way line and to the West line of Lot 1, Certified Survey Map No. 11914; thence S00°33'51"E, 7.13 feet along said West line of Certified Survey Map No. 11914 and to the South line of the Northwest 1/4 of the Northeast 1/4 of Section 12; thence S89°49'37"W, 889.45 feet along said South line of the Southwest 1/4 of the Northeast 1/4 to the point of beginning; Containing 267,207 square feet or 6.1343 acres.