

Dane County Rezone Petition

Application Date	Petition Number
06/15/2026	DCPREZ-2026-12319
Public Hearing Date	
08/25/2026	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DENNIS HRUBY	PHONE (with Area Code) (608) 849-5603	AGENT NAME WILLIAMSON SURVEYING & ASSOCIATES LLC	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 7493 BRERETON RD		ADDRESS (Number & Street) 104A W MAIN ST	
(City, State, Zip) DANE, WI 53529		(City, State, Zip) WAUNAKEE, WI 53597	
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	
7493 BRERETON RD					
TOWNSHIP DANE	SECTION 32	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0908-321-8640-8					

REASON FOR REZONE

SEPARATING EXISTING RESIDENCE FROM FARMLAND

Applicant amended petition in July to request RM-8 zoning instead of RR-8, subject to Town of Dane approval.

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-8 Rural Residential District	13.57

C.S.M REQUIRED? ☒ Yes ☐ No Applicant Initials <u>CA</u>	PLAT REQUIRED? ☐ Yes ☒ No Applicant Initials <u>CA</u>	DEED RESTRICTION REQUIRED? ☐ Yes ☒ No Applicant Initials <u>CA</u>	INSPECTOR'S INITIALS HJH3	SIGNATURE: (Owner or Agent) 
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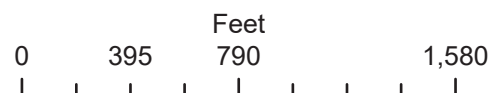
PRINT NAME: Chris Adams
DATE: 6/18/2026



- Proposed Zoning
- Municipal Boundary
- Tax Parcel

- Zoning District**
- Farmland Preservation
 - Rural Residential and Rural Mixed Use
 - Wetland Class Area

**PETITION 12319
DENNIS HRUBY**





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:	Dennis Hruby	Agent Name:	Williamson Surveying & Assoc. LLC
Address (Number & Street):	7493 Brereton Rd, Dane	Address (Number & Street):	104A W. Main St
Address (City, State, Zip):	Dane WI 53529	Address (City, State, Zip):	Waunakee, WI 53597
Email Address:		Email Address:	
Phone#:	608-849-5603	Phone#:	608-255-5705

PROPERTY INFORMATION

Township:	Dane	Parcel Number(s):	0908-321-8640-8
Section:	32	Property Address or Location:	7493 Brereton Rd

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 ☒

Dennis would like to separate the existing farm house and out buildings from the rest of the farm land so that he can sell each piece separately.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-8 applicant revised to request RM-8	13.57

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 [Signature]

Date 5-27-2026

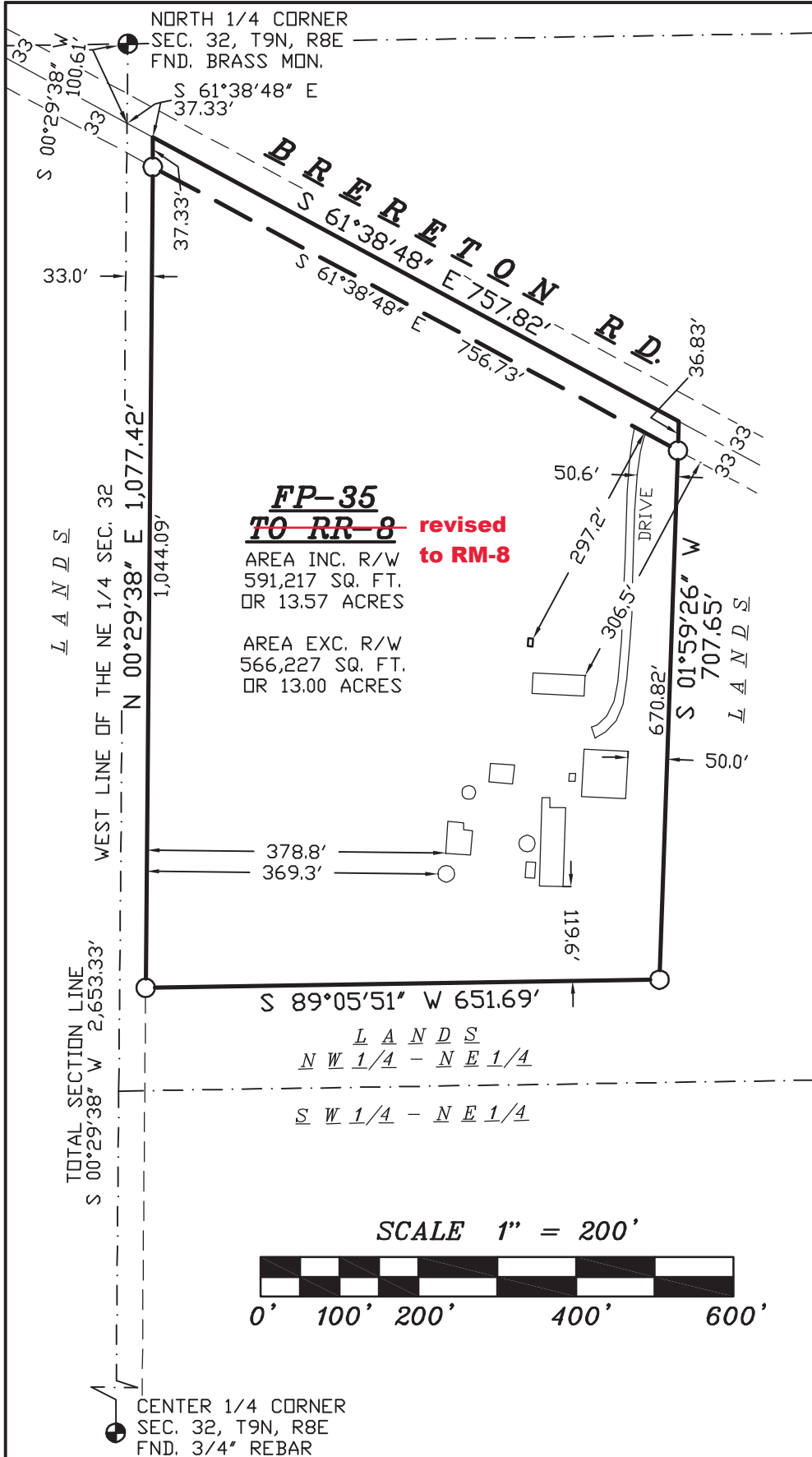


REZONE MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the NW 1/4 of the NE 1/4 of Section 32, T9N,
R8E, Town of Dane, Dane County, Wisconsin.



W.C.S. - DANE ZONE
BEARINGS ARE REFERENCED TO THE WEST
LINE OF THE NE 1/4 OF SECTION 32
WHICH BEARS N 00°29'38" E

PREPARED FOR:

EUGENE HRUBY
ATTN: DENNIS HRUBY
7493 BRERETON RD.
DANE, WI 53529

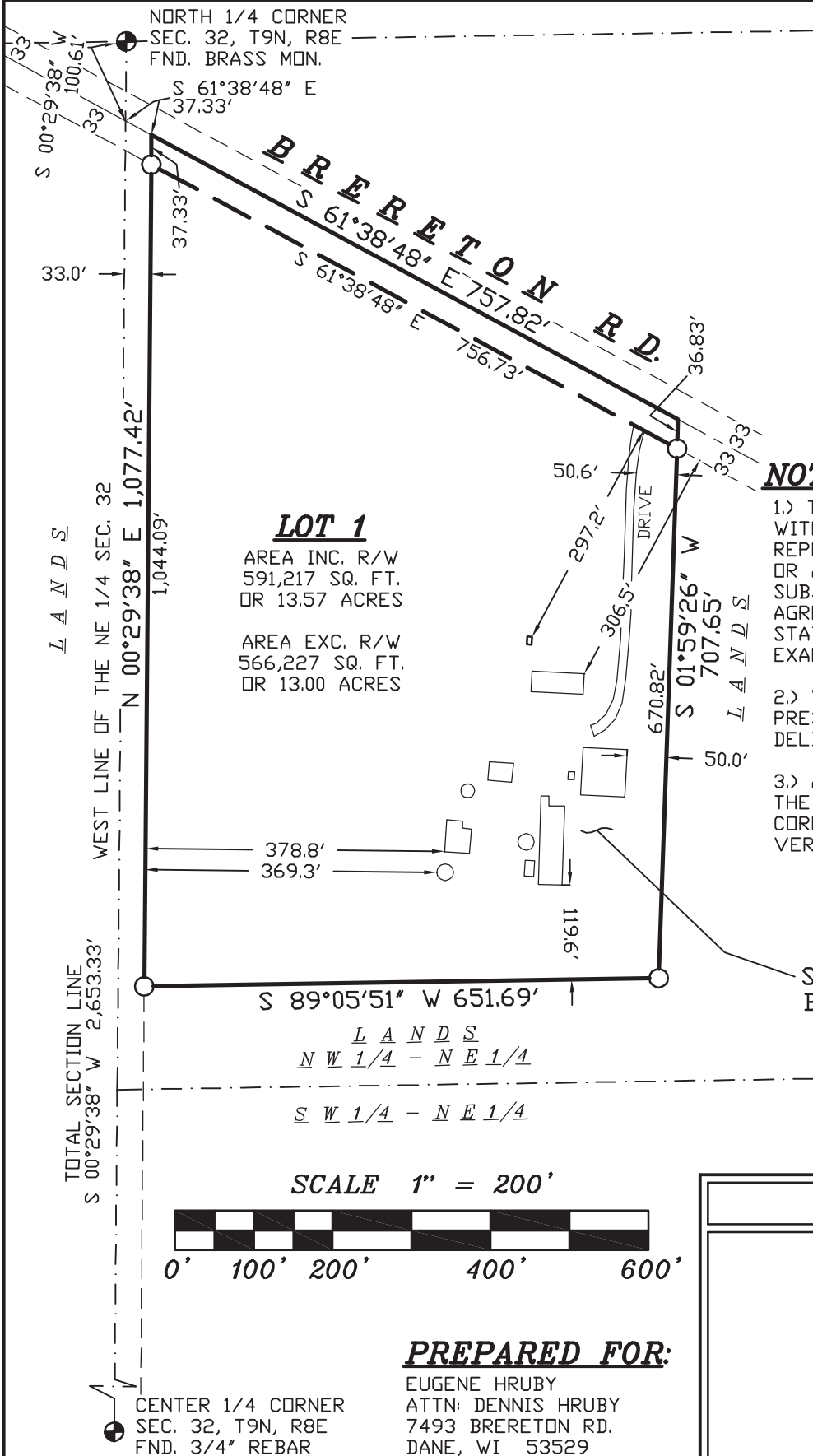


CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the NW 1/4 of the NE 1/4 of Section 32, T9N,
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W.C.S. - DANE ZONE
BEARINGS ARE REFERENCED TO THE WEST
LINE OF THE NE 1/4 OF SECTION 32
WHICH BEARS N 00°29'38" E

SURVEYORS SEAL

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

DATE: MAY 20, 2026

Sheet 1 of 4

26W-93



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

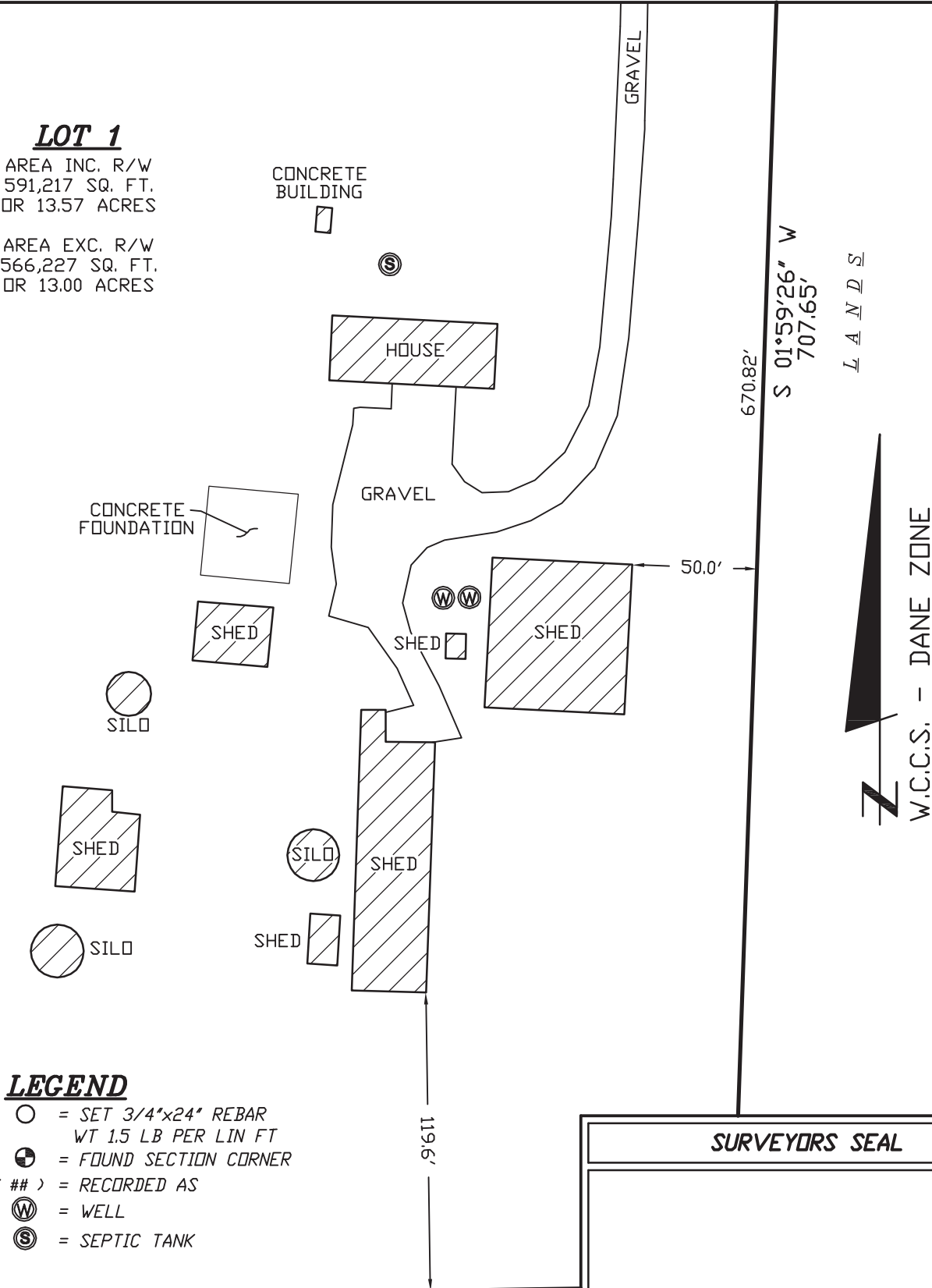
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104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the NW 1/4 of the NE 1/4 of Section 32, T9N,
R8E, Town of Dane, Dane County, Wisconsin.

LOT 1

AREA INC. R/W
591,217 SQ. FT.
OR 13.57 ACRES

AREA EXC. R/W
566,227 SQ. FT.
OR 13.00 ACRES

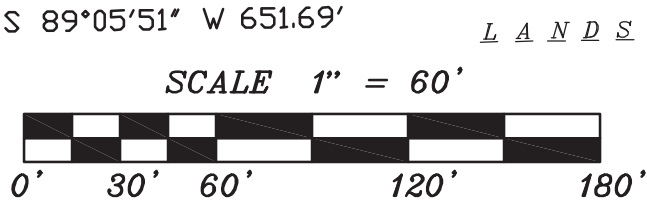


LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- ⊕ = FOUND SECTION CORNER
- (##) = RECORDED AS
- ⊙ = WELL
- ⊙ = SEPTIC TANK



SURVEYORS SEAL





CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the NW 1/4 of the NE 1/4 of Section 32, T9N,
R8E, Town of Dane, Dane County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Chris W. Adams, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Dane County, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being part of the NW 1/4 of the NE 1/4 of Section 32, T9N, R8E, Town of Dane, Dane County, Wisconsin, more particularly described as follows:

Commencing at the North 1/4 Corner of said Section 32; thence S 00°29'38" W along the west line of the NE 1/4 of said Section 32, 100.61 feet to the centerline of Brereton Road; thence S 61°38'48" E along said centerline, 37.33 feet to the point of beginning.

Thence continue S 61°38'48" E along said centerline, 757.82 feet; thence S 01°59'26" W, 707.65 feet; thence S 89°05'51" W, 651.69 feet; thence N 00°29'38" E, 1,077.42 feet to the point of beginning. The above-described parcel contains 591,217 square feet or 13.57 acres and is subject to a road right of way of 33.00 feet over the most northerly part thereof.

Williamson Surveying and Associates, LLC
by Chris W. Adams

Date _____

Chris W. Adams S-2748
Professional Land Surveyor

OWNERS' CERTIFICATE:

As owners, we hereby certify that we caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. We also certify that this certified survey map is required by sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

WITNESS the hand seal of said owners this _____ day of _____, 20____.

Eugene A. Hruby

Dennis Hruby

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this _____ day of _____, 20____ the above named Eugene A. and Dennis Hruby to me known to be the person who executed the foregoing instrument and acknowledge the same.

_____ County, Wisconsin.

My commission expires _____

Notary Public

Print Name

Sheet 3 of 4

SURVEYORS SEAL

26W-93



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the NW 1/4 of the NE 1/4 of Section 32, T9N,
R8E, Town of Dane, Dane County, Wisconsin.

TOWN BOARD RESOLUTION

Resolved that this certified survey map is hereby acknowledged and approved by the Town of
Dane on this _____ day of _____, 20__.

Angie Volkman
Town Clerk

DANE COUNTY APPROVAL

Approved for recording per Dane County Zoning and Land Regulation Committee action on
_____.

Daniel Everson
Assistant Zoning Administrator

REGISTER OF DEEDS:

Received for recording this ___ day of _____, 20__ at ___ o'clock
___M. and recorded in Volume _____ of Dane County Certified Surveys on
pages _____ through _____.

Kristi Chlebowski
Register of Deeds

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

Sheet 4 of 4

SURVEYORS SEAL

26W-93

REZONE DESCRIPTION

FP-35 TO ~~RR-8~~ RM-8

A parcel of land located in the NW 1/4 of the NE 1/4 of Section 32, T9N, R8E, Town of Dane, Dane County, Wisconsin, more particularly described as follows:

Commencing at the North 1/4 Corner of said Section 32; thence S 00°29'38" W along the west line of the NE 1/4 of said Section 32, 100.61 feet to the centerline of Brereton Road; thence S 61°38'48" E along said centerline, 37.33 feet to the point of beginning.

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