

Dane County Rezone Petition

Application Date	Petition Number
02/17/2026	DCPREZ-2026-12258
Public Hearing Date	
05/05/2026	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DALE G & DIANE M HELT REV TR	PHONE (with Area Code) (608) 279-8673	AGENT NAME WILLIAMSON SURVEYING & ASSOCIATES LLC	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 7074 LAVINA RD		ADDRESS (Number & Street) 104A W. MAIN ST.	
(City, State, Zip) DANE, WI 53529		(City, State, Zip) Waunakee, WI 53597	
E-MAIL ADDRESS		E-MAIL ADDRESS	

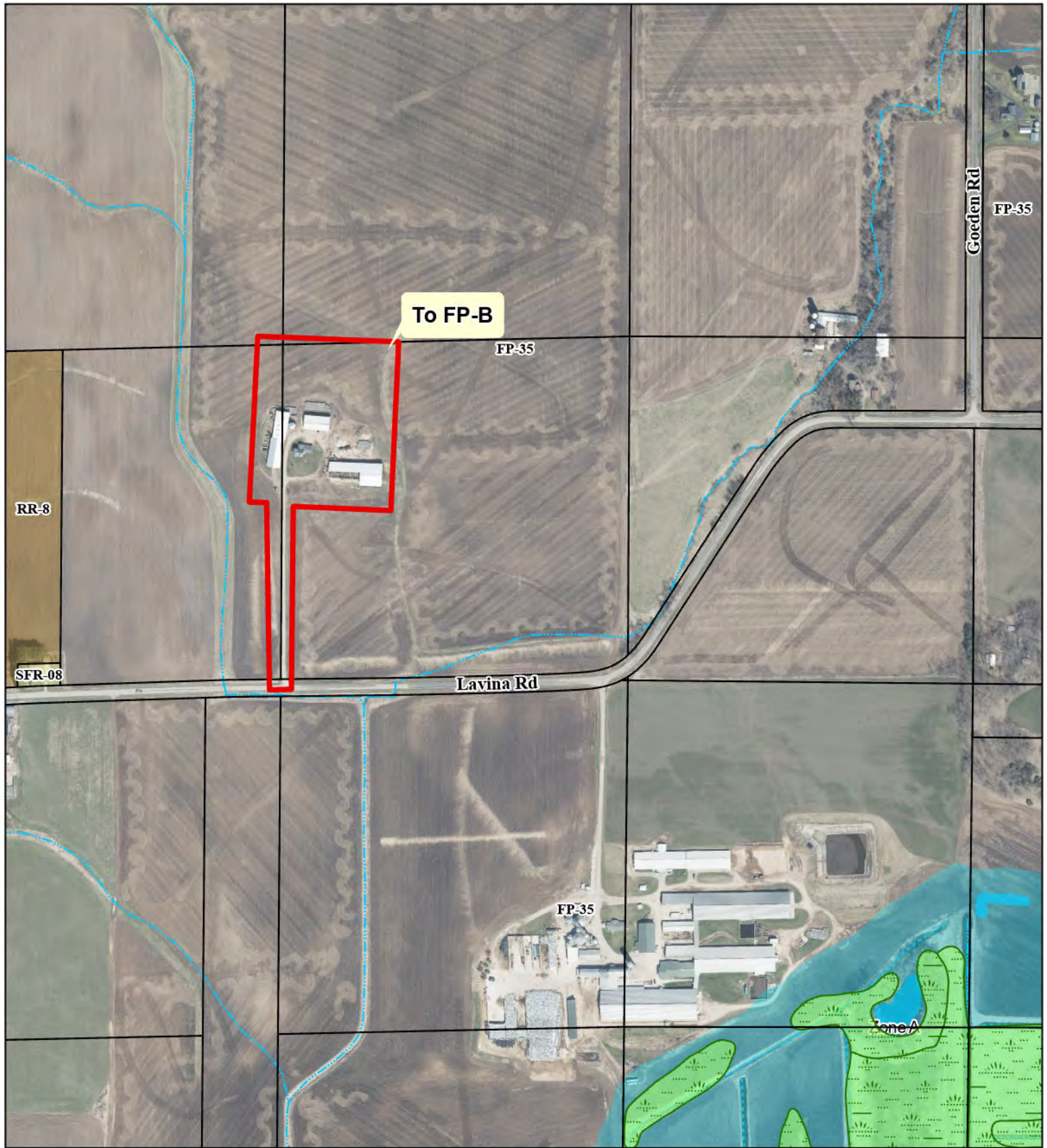
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
6926 Lavina Rd					
TOWNSHIP DANE	SECTION 27	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0908-274-9500-3		0908-274-9000-8			

REASON FOR REZONE

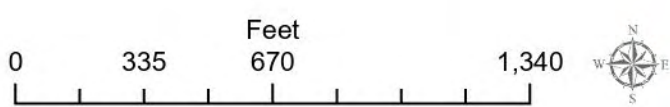
SEPARATING EXISTING FARMSTEAD FROM THE FARM LAND FOR CONTINUED DAIRY USE

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	FP-B Farmland Preservation Business District	9.63

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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PETITION 12258
DALE G & DIANE M HELT REV TR



-  Proposed Zoning Boundary
-  Tax Parcel Boundary
-  Wetland Class Areas
-  1% Annual Chance Flood Hazard



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:	Dale & Diane Helt	Agent Name:	Williamson Surveying & Assoc. LLC
Address (Number & Street):	7074 Lavina Road	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#:	608-279-8673	Phone#:	608-255-5705

PROPERTY INFORMATION	
Township: Dane	Parcel Number(s): 022/0908-274-9500-3 and
Section: 27	Property Address or Location: 6926 Lavina Road 022/0908-274-9000-8

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 ☒
Dale and Diane Helt are creating a 1 Lot CSM of 9 acres to split the house and building away from the farm land for their son.		
Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	FP-B	9.63

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

Date 1/6/26



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

$$\frac{NW \ 1/4}{SE \ 1/4}$$

LANDS

LANDS

$$\frac{NE \ 1/4}{SE \ 1/4}$$
$$\frac{SW \ 1/4}{SE \ 1/4}$$
$$\frac{SE \ 1/4}{SE \ 1/4}$$

FP-35 TO FP-B
INCLUDING R/W
419,384 SQ. FT. OR 9.63 ACRES

LEGEND

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

PREPARED FOR:

DALE G. & DIANE M. HELT
REVOCABLE TRUST
7074 LAVINA ROAD
DANE, WI 53529

SOUTHEAST CORNER
SECTION 27, T9N, R8E
FD. 1" IRON PIPE
ALL TIES FOUND .

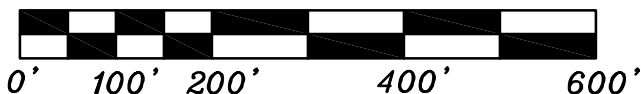
S 88°20'49"
100.04'

SOUTH 1/4 CORNER
SECTION 27, T9N, R8E
FD. 1" IRON PIPE
ALL TIES FOUND

LAVINA ROAD

TOTAL SECTION LINE
S 88°20'49" W 2,679.82'

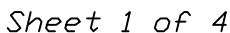
SCALE 1" = 200'



W.C.C.S. - DANE ZONE
BEARINGS ARE REFERENCED TO THE SOUTH
LINE OF THE SE 1/4 OF SECTION 27.
LINE TO BEAR = S 88°20'49" W



Located in part of the Southeast, Southwest, Northwest and Northeast 1/4's of the Southeast 1/4 of Section 27, T9N, R8E, Town of Dane, Dane County, Wisconsin.



25W-509

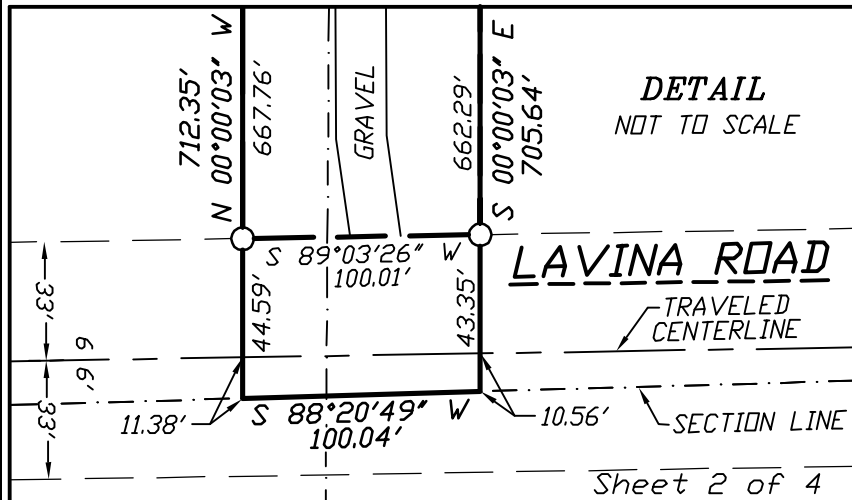
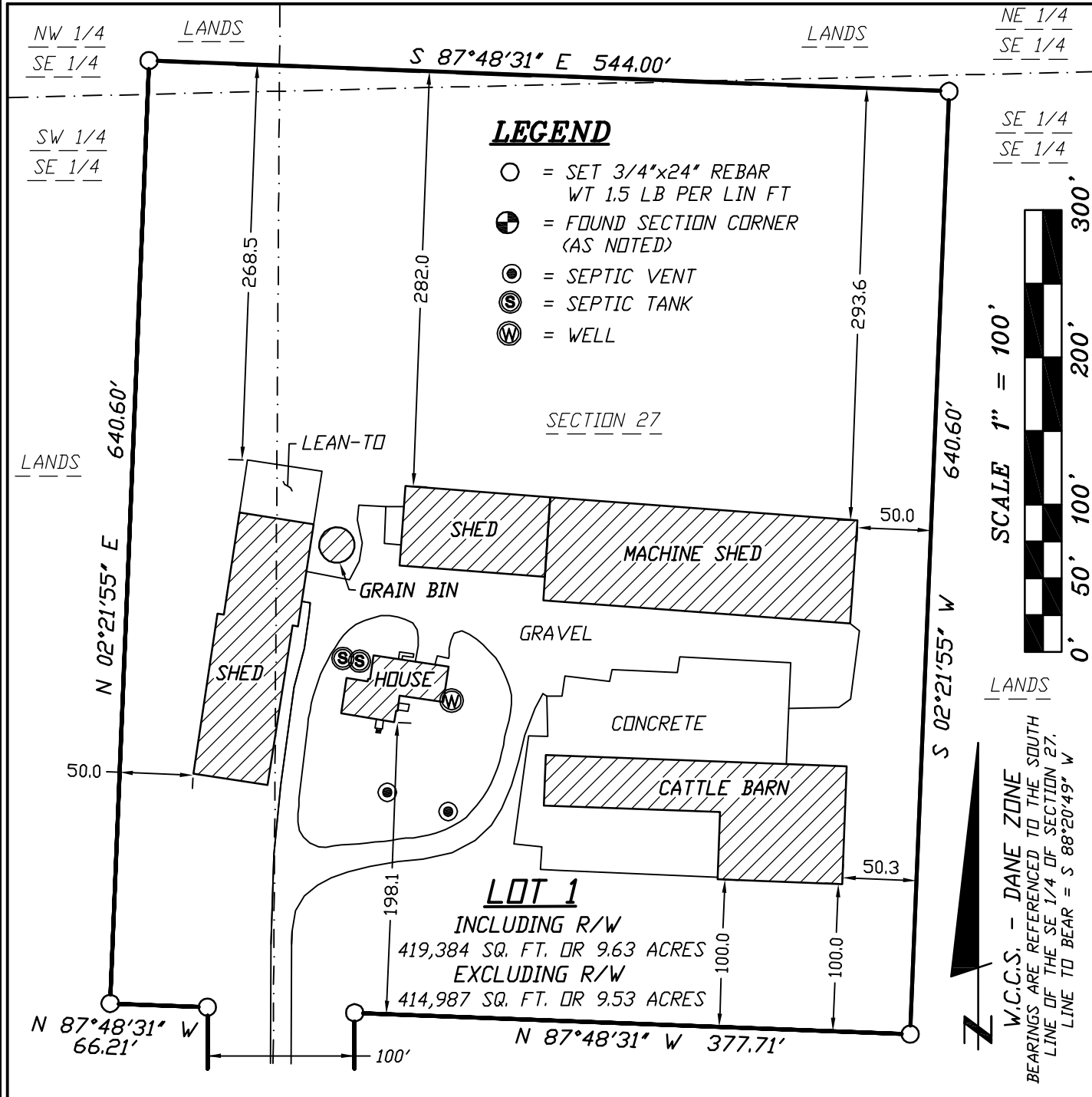


CERTIFIED SURVEY MAP

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 part of the Southeast, Southwest, Northwest and Northeast 1/4's of the Southeast 1/4 of Section 27, T9N, R8E, Town of Dane, Dane County, Wisconsin.



SURVEYORS SEAL

25W-509



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA 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 part of the Southeast, Southwest, Northwest and Northeast 1/4's of the Southeast 1/4 of Section 27, T9N, R8E, Town of Dane, Dane County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Noa T. Prieve, 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 Southeast, Southwest, Northwest and Northeast 1/4's of the Southeast 1/4 of Section 27, T9N, R8E, Town of Dane, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Southeast Corner of said Section 27; thence S 88°20'49" W along the south line of said Southeast 1/4, 1,280.17 feet to the point of beginning.

Thence continue S 88°20'49" W along said South line, 100.04 feet; thence N 00°00'03" W, 712.35 feet; thence N 87°48'31" W, 66.21 feet; thence N 02°21'55" E, 640.60 feet; thence S 87°48'31" E, 544.00 feet; thence S 02°21'55" W, 640.60 feet; thence N 87°48'31" W, 377.71 feet; thence S 00°00'03" E, 705.64 feet to the point of beginning. This parcel contains 419,384 sq. ft. or 9.63 acres and is subject to a public road right of way over the southerly side thereof.

Williamson Surveying and Associates, LLC
by Noa T. Prieve

Date _____

Noa T. Prieve S-2499
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____.

Dale G. Helt & Diane M.
Helt Revocable Trust

Dale G. Helt & Diane M.
Helt Revocable Trust

Dale G. Helt

Diane M. Helt

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this _____ day of _____, 20____ the above names Dale G. Helt and Diane M. Helt 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

25W-509



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 part of the Southeast, Southwest, Northwest and Northeast 1/4's of the Southeast 1/4 of Section 27, 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

VILLAGE OF DANE APPROVAL

Resolved that this certified survey map in the Town of Dane is hereby acknowledged and approved by the Village of Dane on this _____day of _____, 20____.

Mark Steward
Village Administrator

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. _____

SURVEYORS SEAL

FP-35 TO FP-B

A parcel of land being located in part of the Southeast, Southwest, Northwest and Northeast 1/4's of the Southeast 1/4 of Section 27, T9N, R8E, Town of Dane, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Southeast Corner of said Section 27; thence S 88°20'49" W along the south line of said Southeast 1/4, 1,280.17 feet to the point of beginning.

Thence continue S 88°20'49" W along said South line, 100.04 feet; thence N 00°00'03" W, 712.35 feet; thence N 87°48'31" W, 66.21 feet; thence N 02°21'55" E, 640.60 feet; thence S 87°48'31" E, 544.00 feet; thence S 02°21'55" W, 640.60 feet; thence N 87°48'31" W, 377.71 feet; thence S 00°00'03" E, 705.64 feet to the point of beginning. This parcel contains 419,384 sq. ft. or 9.63 acres and is subject to a public road right of way over the southerly side thereof.