

Dane County Rezone Petition

NOTE: Application revised from RM-16 to RR-8.
Lots were reconfigured.

Application Date	Petition Number
05/13/2025	DCPREZ-2025-12158
Public Hearing Date	
05/27/2025	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME TIM & JORI PROPERTIES LLC	PHONE (with Area Code) (608) 445-3229	AGENT NAME BIRRENKOTT SURVEYING	PHONE (with Area Code) (608) 837-7463
BILLING ADDRESS (Number & Street) 3930 COUNTY HIGHWAY A		ADDRESS (Number & Street) PO BOX 237	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip) Sun Prairie, WI 53590	
E-MAIL ADDRESS rutlandconcrete@gmail.com		E-MAIL ADDRESS bstueck@birrenkottsurveying.com	

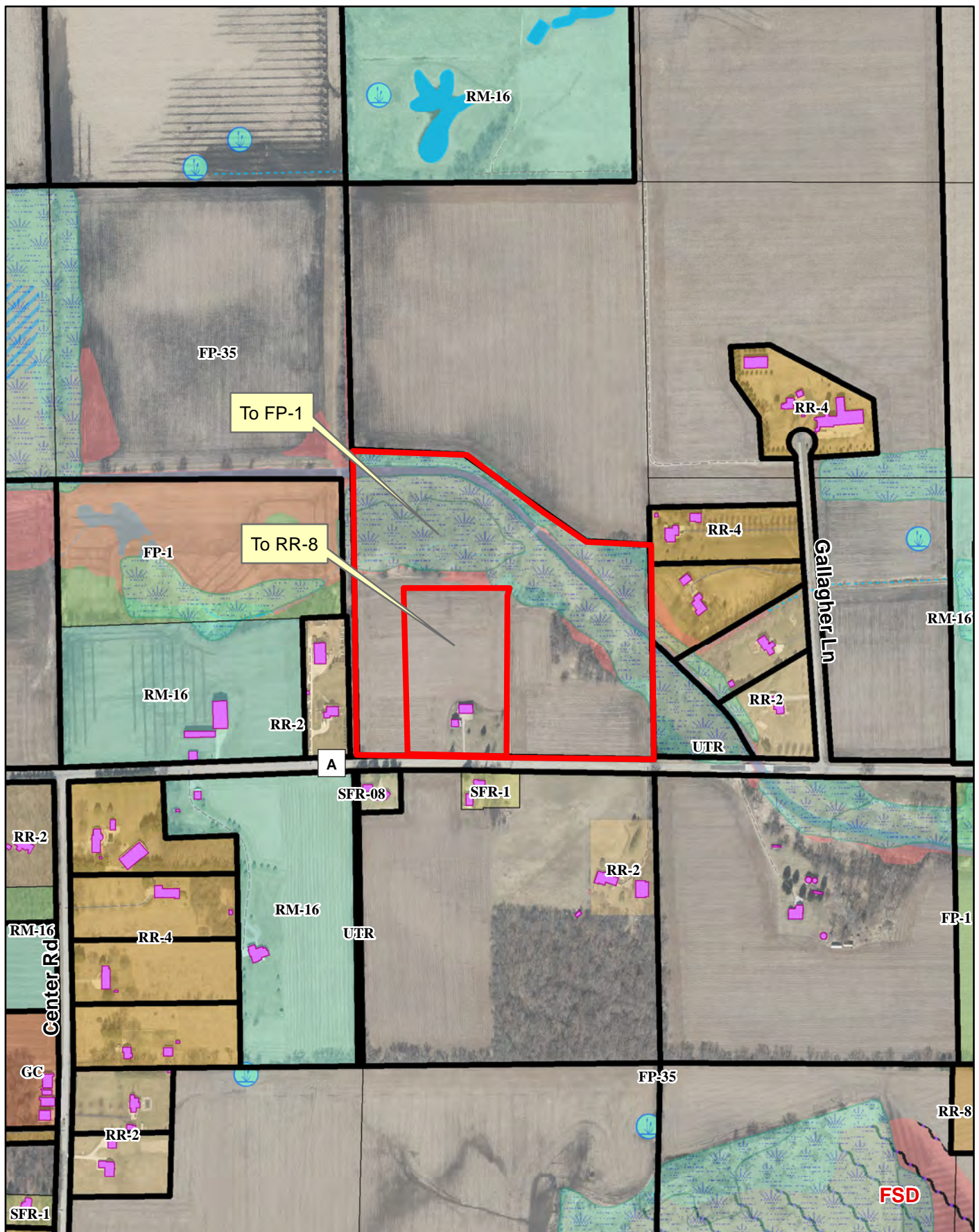
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
3864 County Highway A					
TOWNSHIP RUTLAND	SECTION 15	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0510-153-8090-0					

REASON FOR REZONE
CREATING ONE RESIDENTIAL LOT AND ONE AGRICULTURAL LOT



FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-8 Rural Residential District	8.1
FP-35 Farmland Preservation District	FP-1 Farmland Preservation District	28.9

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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: THERE IS AN EXISTING AGRICULTURAL BUILDING ON THE PROPERTY.



Legend

-  Wetland
-  Floodplain



0 250 500 1,000 Feet

Petition 12158
Tim & Jori Properties LLC



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
<ul style="list-style-type: none">• 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:	Tim & Jori Properties LLC	Agent Name:	Birrenkott Surveying
Address (Number & Street):	3930 County Highway A	Address (Number & Street):	PO Box 237
Address (City, State, Zip):	Stoughton, WI 53589	Address (City, State, Zip):	Sun Prairie, WI 53590
Email Address:	rutlandconcrete@gmail.com	Email Address:	bstueck@birrenkottsurveying.com
Phone#:	608-445-3229	Phone#:	608-837-7463

PROPERTY INFORMATION	
Township:	Rutland
Parcel Number(s):	052/0510-153-8090-0
Section:	15
Property Address or Location:	3864 County Highway A

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 <input type="checkbox"/> No <input checked="" type="checkbox"/>

Create an RR-8 Lot and the remainder to FP-1

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-8	8.1
FP-35	FP-1	28.9

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.

<input type="checkbox"/> Scaled drawing of proposed property boundaries	<input type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input type="checkbox"/> Pre-application consultation with town and department staff	<input type="checkbox"/> 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] AGENT FOR
BIRRENKOTT
SURVEYING

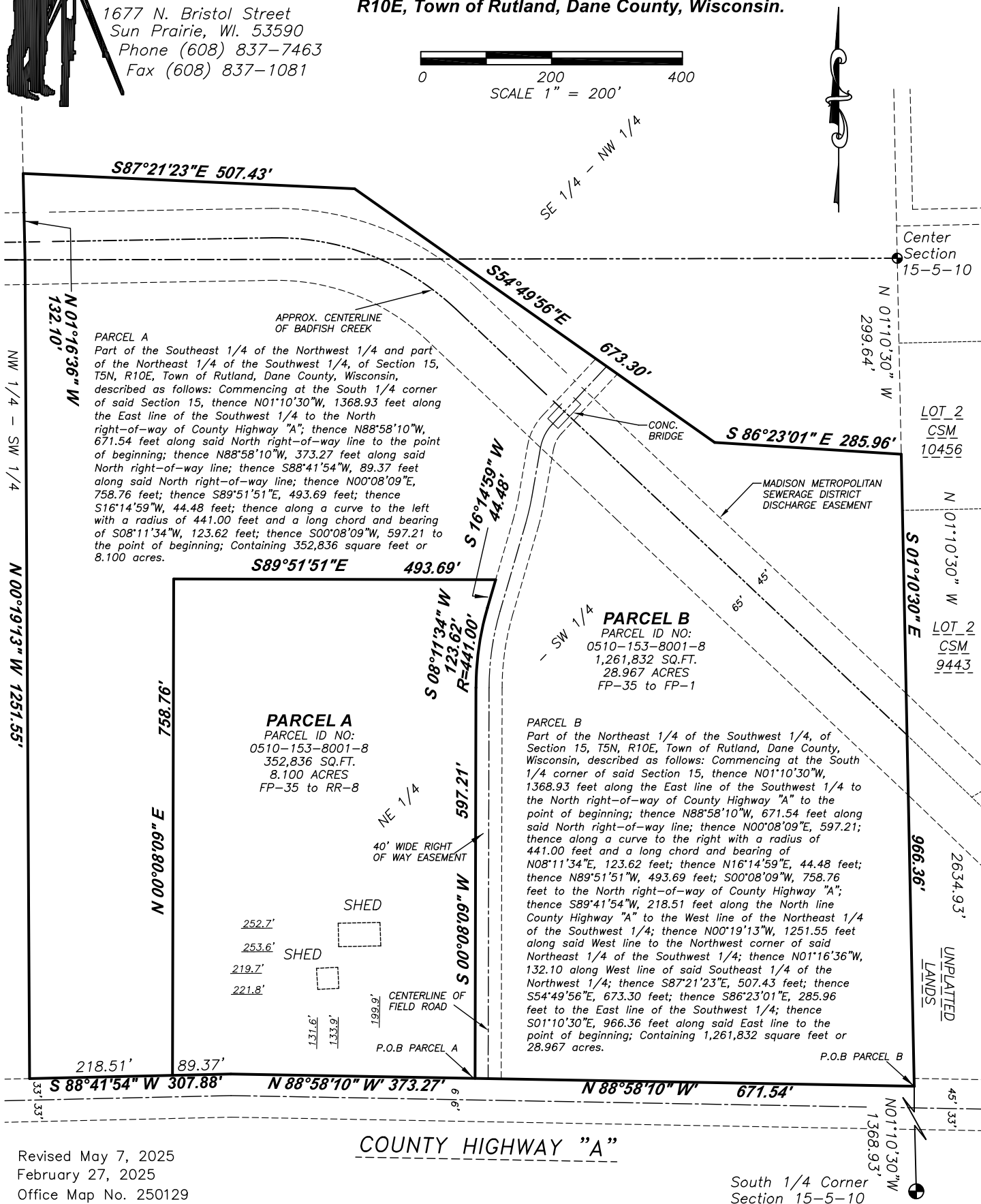
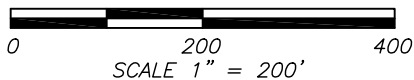
REVISED
Date 05/12/25



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 Northeast¹/₄ of the Southwest¹/₄ and the Southeast 1/4 of the Northwest 1/4 , Section 15 all in T5N, R10E, Town of Rutland, Dane County, Wisconsin.



Revised May 7, 2025
February 27, 2025
Office Map No. 250129

South 1/4 Corner
Section 15-5-10

PARCEL A

Part of the Southeast 1/4 of the Northwest 1/4 and part of the Northeast 1/4 of the Southwest 1/4, of Section 15, T5N, R10E, Town of Rutland, Dane County, Wisconsin, described as follows: Commencing at the South 1/4 corner of said Section 15, thence N01°10'30"W, 1368.93 feet along the East line of the Southwest 1/4 to the North right-of-way of County Highway "A"; thence N88°58'10"W, 671.54 feet along said North right-of-way line to the point of beginning; thence N88°58'10"W, 373.27 feet along said North right-of-way line; thence S88°41'54"W, 89.37 feet along said North right-of-way line; thence N00°08'09"E, 758.76 feet; thence S89°51'51"E, 493.69 feet; thence S16°14'59"W, 44.48 feet; thence along a curve to the left with a radius of 441.00 feet and a long chord and bearing of S08°11'34"W, 123.62 feet; thence S00°08'09"W, 597.21 to the point of beginning; Containing 352,836 square feet or 8.100 acres.

PARCEL B

Part of the Northeast 1/4 of the Southwest 1/4, of Section 15, T5N, R10E, Town of Rutland, Dane County, Wisconsin, described as follows: Commencing at the South 1/4 corner of said Section 15, thence N01°10'30"W, 1368.93 feet along the East line of the Southwest 1/4 to the North right-of-way of County Highway "A" to the point of beginning; thence N88°58'10"W, 671.54 feet along said North right-of-way line; thence N00°08'09"E, 597.21; thence along a curve to the right with a radius of 441.00 feet and a long chord and bearing of N08°11'34"E, 123.62 feet; thence N16°14'59"E, 44.48 feet; thence N89°51'51"W, 493.69 feet; S00°08'09"W, 758.76 feet to the North right-of-way of County Highway "A"; thence S89°41'54"W, 218.51 feet along the North line County Highway "A" to the West line of the Northeast 1/4 of the Southwest 1/4; thence N00°19'13"W, 1251.55 feet along said West line to the Northwest corner of said Northeast 1/4 of the Southwest 1/4; thence N01°16'36"W, 132.10 along West line of said Southeast 1/4 of the Northwest 1/4; thence S87°21'23"E, 507.43 feet; thence S54°49'56"E, 673.30 feet; thence S86°23'01"E, 285.96 feet to the East line of the Southwest 1/4; thence S01°10'30"E, 966.36 feet along said East line to the point of beginning; Containing 1,261,832 square feet or 28.967 acres.



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Address (City, State, Zip):	Stoughton, WI 53589	Address (City, State, Zip):	Sun Prairie, WI 53590
Email Address:	rutlandconcrete@gmail.com	Email Address:	bstueck@birrenkottsurveying.com
Phone#:	608-445-3229	Phone#:	608-837-7463

PROPERTY INFORMATION	
Township:	Rutland
Section:	15
Parcel Number(s):	052/0510-153-8090-0
Property Address or Location:	3864 County Highway A

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SEE REVISED

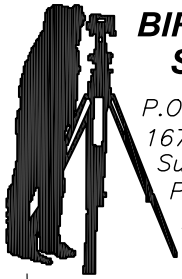
Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RM-16	22.180
FP-35	FP-1	14.887

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Owner/Agent Signature *[Signature]* - AGENT FOR
BIRRENKOTT
SURVEYING

Date 03/04/25



BIRRENKOTT SURVEYING

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Southeast 1/4 of the Northwest 1/4, Section 15 all in T5N,
R10E, Town of Rutland, Dane County, Wisconsin.

0 200 400
SCALE 1" = 200'

SEE REVISED

