

Dane County Rezone Petition

Application Date	Petition Number
02/25/2026	DCPREZ-2026-12267
Public Hearing Date	
05/26/2026	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME PHILLIP HASTINGS REV TR	PHONE (with Area Code) (608) 575-9074	AGENT NAME BIRRENKOTT SURVEYING	PHONE (with Area Code) (608) 837-7463
BILLING ADDRESS (Number & Street) 1013 COUNTY HIGHWAY BB		ADDRESS (Number & Street) PO BOX 237	
(City, State, Zip) DEERFIELD, WI 53531		(City, State, Zip) Sun Prairie, WI 53590	
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	
1013 County Hwy BB					
TOWNSHIP DEERFIELD	SECTION 16	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0712-162-8501-4					

REASON FOR REZONE

ADJUSTING THE BOUNDARIES FOR AN EXISTING LC LIMITED COMMERCIAL ZONING DISTRICT

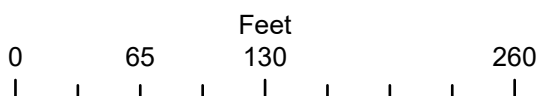
FROM DISTRICT:	TO DISTRICT:	ACRES
LC Limited Commercial District	FP-35 Farmland Preservation District	0.12
FP-35 Farmland Preservation District	LC Limited Commercial District	0.05

C.S.M REQUIRED? ☐ Yes ☒ No Applicant Initials _____	PLAT REQUIRED? ☐ Yes ☒ No Applicant Initials _____	DEED RESTRICTION REQUIRED? ☐ Yes ☒ No Applicant Initials _____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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PETITION 12267
PHILLIP HASTINGS REV TR

-  Proposed Zoning Boundary
-  Tax Parcel Boundary
-  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:	Hastings Rev Tr, Phillip	Agent Name:	Bryce Richolson
Address (Number & Street):	1013 County Highway BB	Address (Number & Street):	PO Box 237
Address (City, State, Zip):	Deerfield, WI, 53531	Address (City, State, Zip):	Sun Prairie, WI, 53590
Email Address:		Email Address:	
Phone#:		Phone#:	

PROPERTY INFORMATION

Township:	Deerfield	Parcel Number(s):	0712-162-8501-4
Section:	16	Property Address or Location:	1013 County Highway BB

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 ☒

The reason for the rezone is to change the configuration of the 0.87 acre piece zoned LC-1. We are taking some of the land previously zoned LC-1 and rezoning to FP-35 and we are also taking some of the FP-35 and rezoning to LC-1 to keep the acreage similar. The property owner would like to build a pole barn on the land zoned FP-35 and he needs to adjust the zoning line to get the minimum setback from the piece zoned LC-1.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
LC-1	FP-35	0.115
FP-35	LC-1	0.053

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 B. Richolson

Date 2/19/26



BIRRENKOTT SURVEYING

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

ZONING MAP

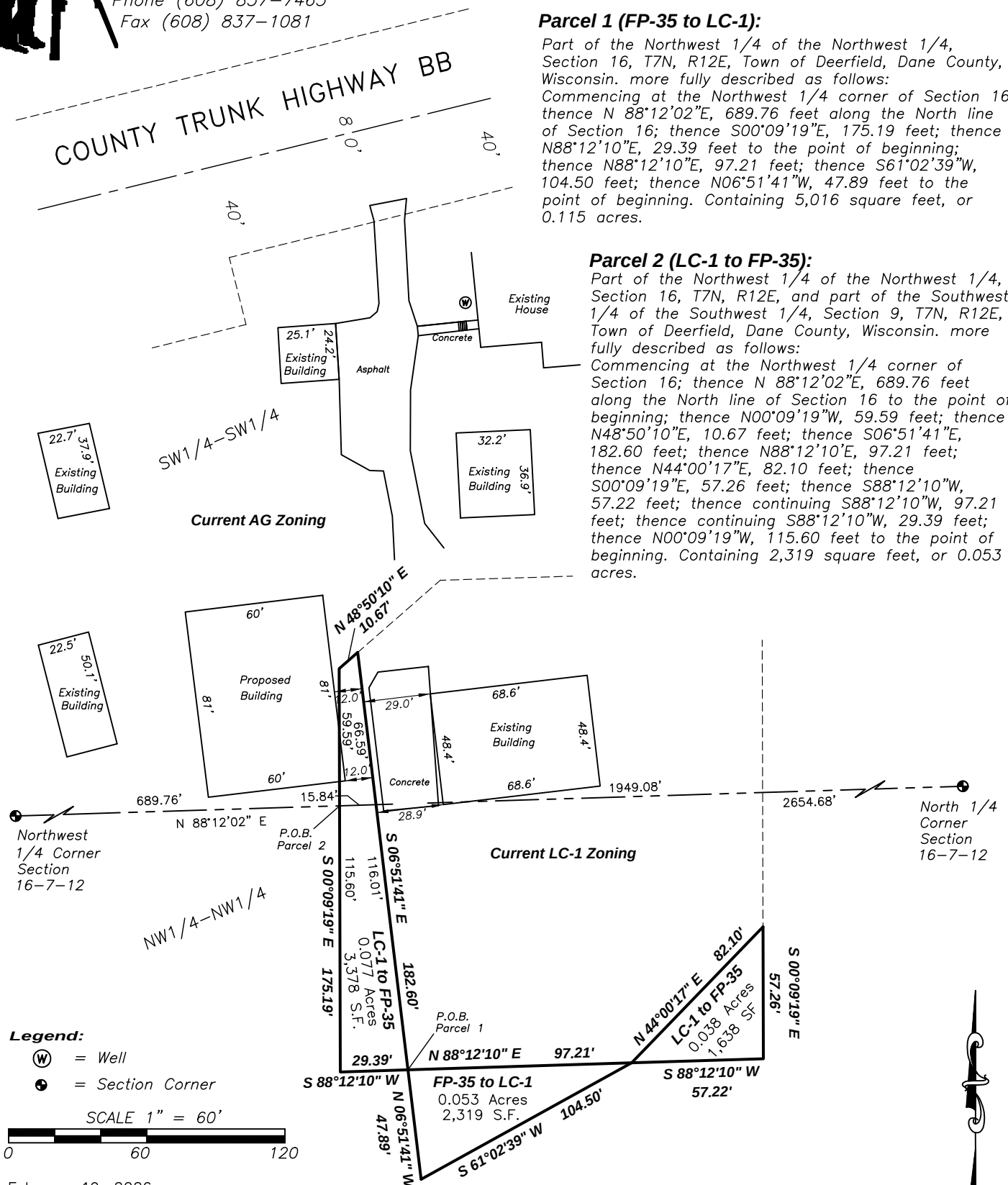
Part of the Northwest 1/4 of the Northwest 1/4,
Section 16, T7N, R12E, and Part of the Southwest
1/4 of the Southwest 1/4, Section 9, T7N, R12E,
Town of Deerfield, Dane County, Wisconsin.

Parcel 1 (FP-35 to LC-1):

Part of the Northwest 1/4 of the Northwest 1/4,
Section 16, T7N, R12E, Town of Deerfield, Dane County,
Wisconsin. more fully described as follows:
Commencing at the Northwest 1/4 corner of Section 16;
thence N 88°12'02"E, 689.76 feet along the North line
of Section 16; thence S00°09'19"E, 175.19 feet; thence
N88°12'10"E, 29.39 feet to the point of beginning;
thence N88°12'10"E, 97.21 feet; thence S61°02'39"W,
104.50 feet; thence N06°51'41"W, 47.89 feet to the
point of beginning. Containing 5,016 square feet, or
0.115 acres.

Parcel 2 (LC-1 to FP-35):

Part of the Northwest 1/4 of the Northwest 1/4,
Section 16, T7N, R12E, and part of the Southwest
1/4 of the Southwest 1/4, Section 9, T7N, R12E,
Town of Deerfield, Dane County, Wisconsin. more
fully described as follows:
Commencing at the Northwest 1/4 corner of
Section 16; thence N 88°12'02"E, 689.76 feet
along the North line of Section 16 to the point of
beginning; thence N00°09'19"W, 59.59 feet; thence
N48°50'10"E, 10.67 feet; thence S06°51'41"E,
182.60 feet; thence N88°12'10"E, 97.21 feet;
thence N44°00'17"E, 82.10 feet; thence
S00°09'19"E, 57.26 feet; thence S88°12'10"W,
57.22 feet; thence continuing S88°12'10"W, 29.39 feet;
thence N00°09'19"W, 115.60 feet to the point of
beginning. Containing 2,319 square feet, or 0.053
acres.



Parcel 1 (FP-35 to LC-1)

Part of the Northwest 1/4 of the Northwest 1/4, Section 16, T7N, R12E, Town of Deerfield, Dane County, Wisconsin. more fully described as follows:

Commencing at the Northwest 1/4 corner of Section 16; thence N 88°12'02"E, 689.76 feet along the North line of Section 16; thence S00°09'19"E, 175.19 feet; thence N88°12'10"E, 29.39 feet to the point of beginning; thence N88°12'10"E, 97.21 feet; thence S61°02'39"W, 104.50 feet; thence N06°51'41"W, 47.89 feet to the point of beginning. Containing 5,016 square feet, or 0.115 acres.

Parcel 2 (LC-1 to FP-35)

Part of the Northwest 1/4 of the Northwest 1/4, Section 16, T7N, R12E, and part of the Southwest 1/4 of the Southwest 1/4, Section 9, T7N, R12E, Town of Deerfield, Dane County, Wisconsin. more fully described as follows:

Commencing at the Northwest 1/4 corner of Section 16; thence N 88°12'02"E, 689.76 feet along the North line of Section 16 to the point of beginning; thence N00°09'19"W, 59.59 feet; thence N48°50'10"E, 10.67 feet; thence S06°51'41"E, 182.60 feet; thence N88°12'10"E, 97.21 feet; thence N44°00'17"E, 82.10 feet; thence S00°09'19"E, 57.26 feet; thence S88°12'10"W, 57.22 feet; thence continuing S88°12'10"W, 97.21 feet; thence continuing S88°12'10"W, 29.39 feet; thence N00°09'19"W, 115.60 feet to the point of beginning. Containing 2,319 square feet, or 0.053 acres.