

Dane County Rezone Petition

Application Date	Petition Number
02/27/2026	DCPREZ-2026-12270
Public Hearing Date	
05/26/2026	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ROBERT AND KIM RIEGE	PHONE (with Area Code) (608) 692-5193	AGENT NAME DAVID DINKEL	PHONE (with Area Code) (608) 692-6262
BILLING ADDRESS (Number & Street) 140 FAIR OAK RD		ADDRESS (Number & Street) PO BOX 103	
(City, State, Zip) DEERFIELD, WI 53531		(City, State, Zip) Deerfield, WI 53531	
E-MAIL ADDRESS		E-MAIL ADDRESS	

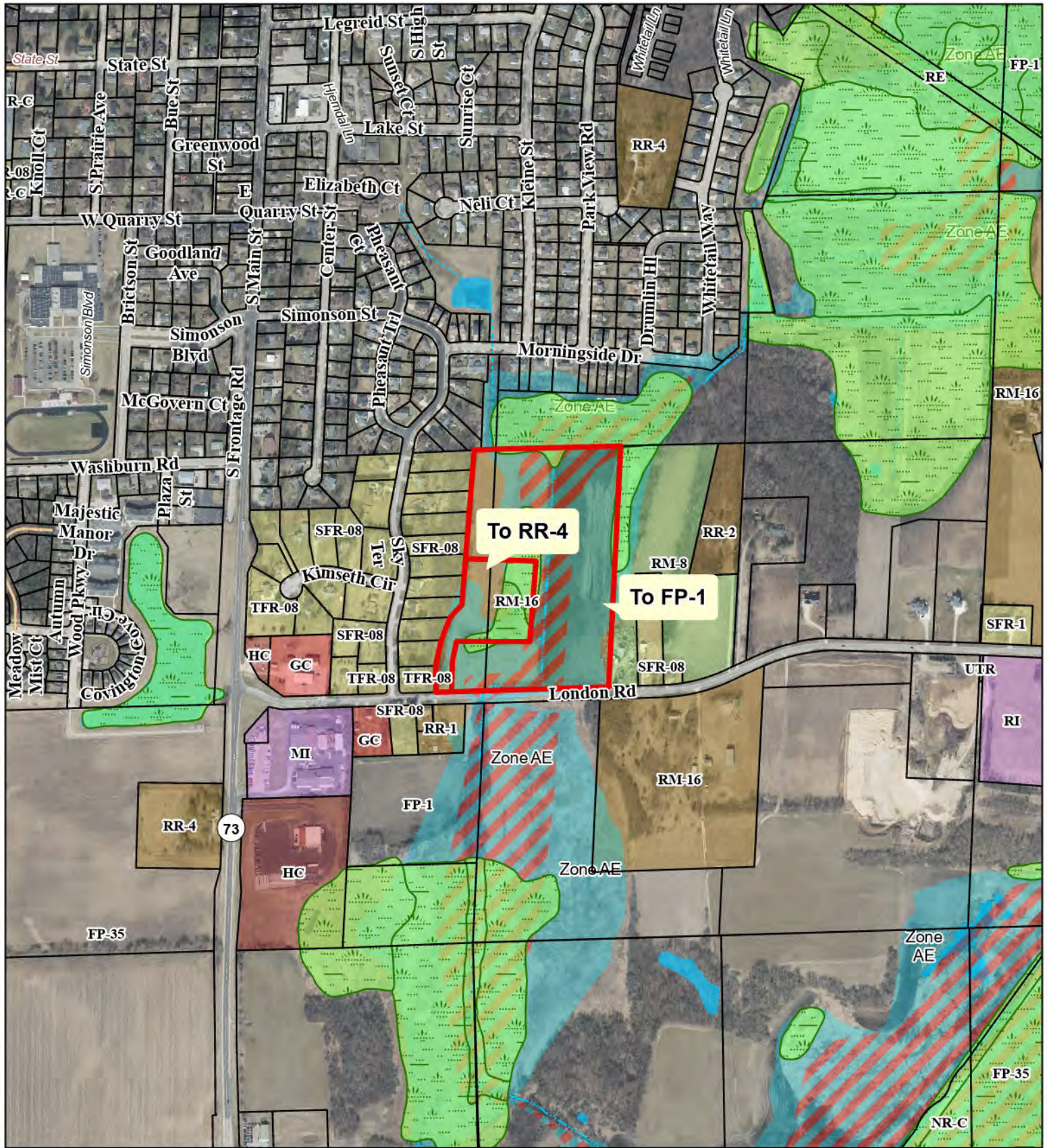
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
west of 752 London Road					
TOWNSHIP DEERFIELD	SECTION 27	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0712-273-8560-9		0712-284-8001-2			

REASON FOR REZONE
CREATING ONE RESIDENTIAL LOT BY TRANSFERRING A DEVELOPMENT RIGHT FROM PARCELS 0712-283-9500-7 AND 0712-284-9000-1.

FROM DISTRICT:	TO DISTRICT:	ACRES
RM-16 Rural Mixed-Use District	RR-4 Rural Residential District	4.7
RM-16 Rural Mixed-Use District	FP-1 Farmland Preservation District	20

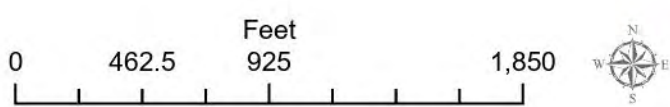
C.S.M REQUIRED? ☒ Yes ☐ No Applicant Initials _____	PLAT REQUIRED? ☐ Yes ☒ No Applicant Initials _____	DEED RESTRICTION REQUIRED? ☐ Yes ☒ No Applicant Initials _____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
---	--	--	---	---

COMMENTS: PROPERTY CONTAINS SIGNIFICANT WETLANDS AND FLOODPLAIN. DEVELOPMENT IS SUBJECT TO SHORELAND, WETLAND, AND FLOODPLAIN REGULATIONS.



PETITION 12270
ROBERT AND KIM RIEGE

- Proposed Zoning Boundary
- Tax Parcel Boundary
- Wetland Class Areas
- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- 0.2% 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:	Robert P. Riege Kim D. Riege	Agent Name:	Dave Dinkel
Address (Number & Street):	140 Fair Oak Road	Address (Number & Street):	P. O. Box 103
Address (City, State, Zip):	Deerfield WI 53531	Address (City, State, Zip):	Deerfield WI 53531
Email Address:		Email Address:	
Phone#:		Phone#:	

PROPERTY INFORMATION			
Township:	Deerfield	Parcel Number(s):	024/0712-273-8560-9 and 024/0712-284-8001-2
Section:	#27 and #28	Property Address or Location:	London 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 ☒
Bob and Kim Riege are life-long farmers in the Town of Deerfield and own multiple parcels of vacant farmland. The subject property is being rezoned to form a single-family homesite for Bob's brother (Dan Riege and his wife Sandy). The subject land is presently in a "set-aside" program and is not being actively cropped. There are two tax parcels that contain land that comprise the rezone request. Those parcels are located between an agricultural ditch and the backside of a township residential area off Sky Terrace Road. The agricultural ditch has some wetlands that have been recently delineated and are shown on the Preliminary CSM. There is also some floodplain in the vicinity of the future homesite. There will NOT be any construction in the wetland or floodplain except for a portion of the private driveway for the home. A Variance Petition and other applications will be submitted for those items. Dan and Bob own a farm off Hwy 12/18 in the Town of Deerfield and they will transfer a Development Right from that farm for the subject rezone.		
Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RM-16	RR-4	4.7
RM-16	FP-1	20 approx.

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
--	--	---	---	--

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 Dave R. Dinkel

Date 2/18/20

Preliminary Certified Survey Map

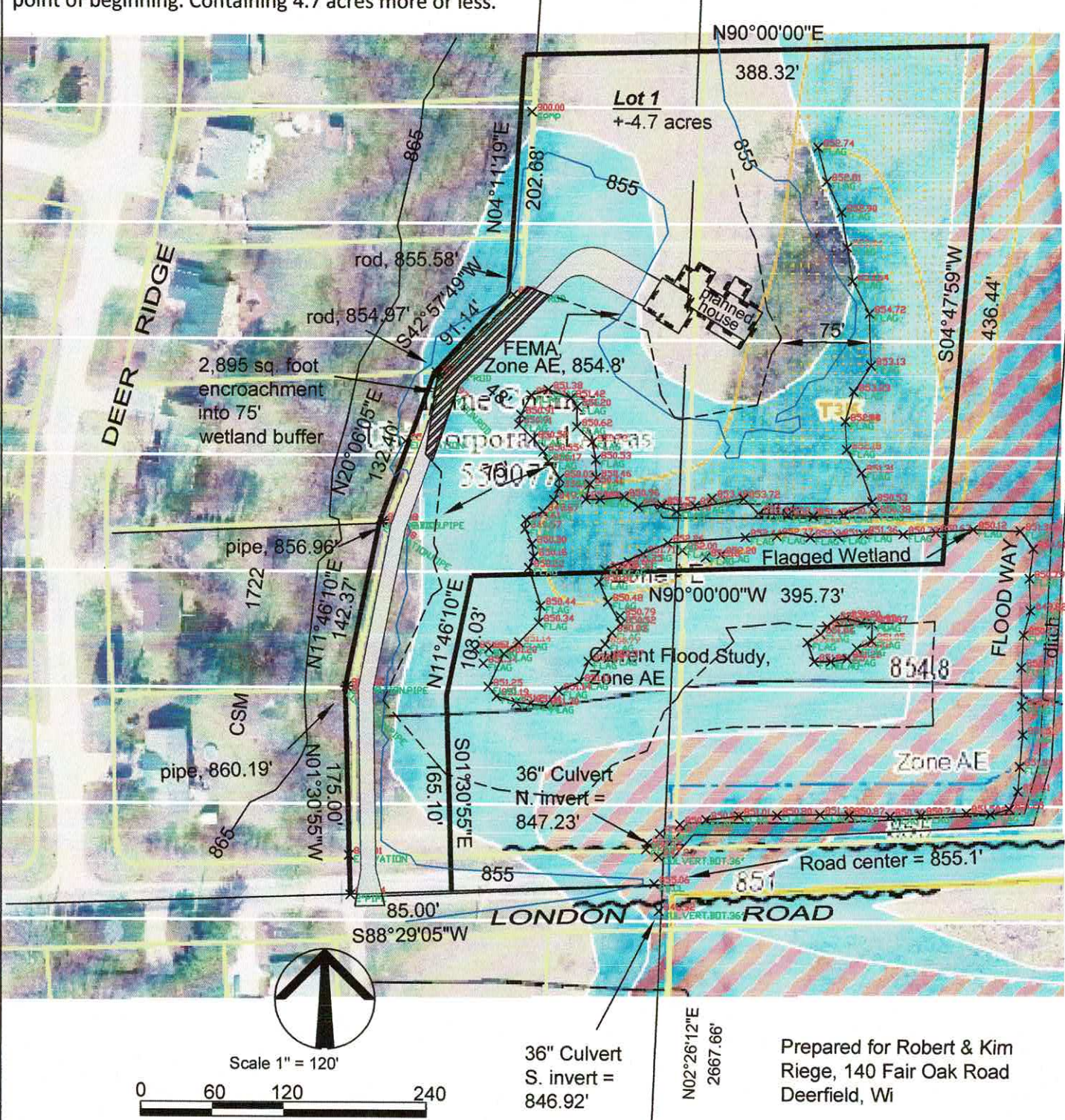
Part of the NW ¼ of the SW ¼ of Section 27 and the NE ¼ of the SE ¼ of Section 28, all in Town 7 North, Range 12 East, Town of Deerfield, Dane County, Wisconsin.

Lot 1

Part of the NW ¼ of the SW ¼ of Section 27 and the NE ¼ of the SE ¼ of Section 28, all in Town 7 North, Range 12 East, Town of Deerfield, Dane County, Wisconsin, described as follows: Commencing at the East ¼ Corner of Section 28; thence S02°26'12"W, 1333.69 feet to the Southeast corner of said ¼ - ¼; thence S88°29'05"W, 262.75 feet to the point of beginning; thence continue S88°29'05"W, 85.00 feet to the Southeast corner of Certified Survey Map number 1722; thence N01°30'55"W, 175 feet; thence N11°46'10"E, 142.37 feet to the Southeast corner of Lot 10 of the plat of Deer Ridge; thence N20°06'05"E, 132.40 feet; thence N42°57'49"E, 91.14 feet; thence N04°11'19"E, 202.68 feet; thence East, 388.32 feet; thence S04°47'59"W, 436.44 feet; thence West, 395.73 feet; thence S11°46'10"W, 103.03 feet; thence S01°30'55"E, 165.1 feet to the point of beginning. Containing 4.7 acres more or less.

Lot 2

+/- 20 acres
remainder



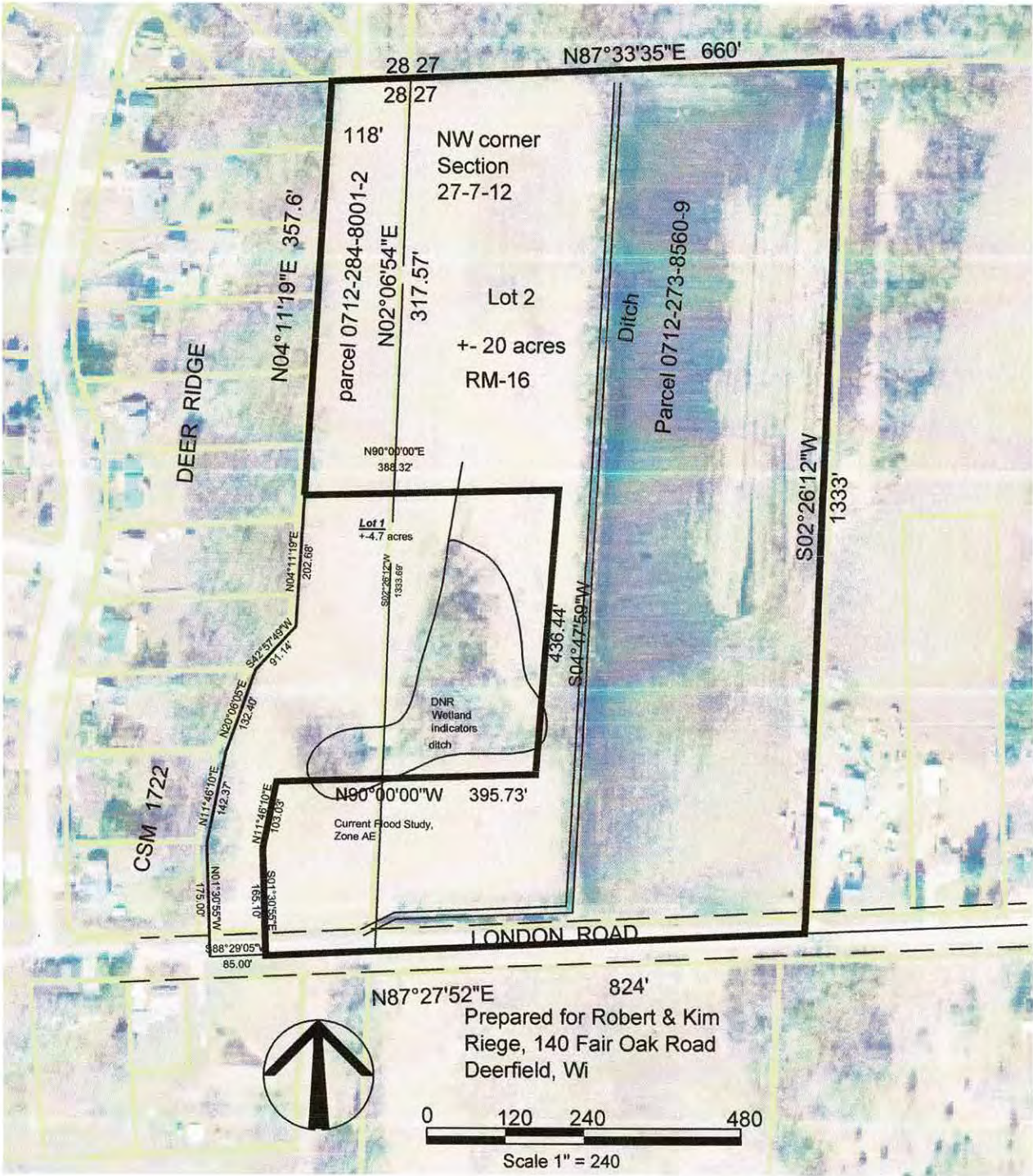
Wisconsin Mapping, LLC
* surveying and mapping services
306 West Quarry Street, Deerfield, Wisconsin 53531
(608) 764-5602

Dwg. No. 6424-25 Date 6/17/25
Sheet 1 of 2 12/09/25 elevations
Document No.
C.S.M. No. V. P.

Prepared for Robert & Kim
Riege, 140 Fair Oak Road
Deerfield, WI

Preliminary Certified Survey Map

Part of the NW ¼ of the SW ¼ of Section 27 and the NE ¼ of the SE ¼ of Section 28, all in Town 7 North, Range 12 East, Town of Deerfield, Dane County, Wisconsin.

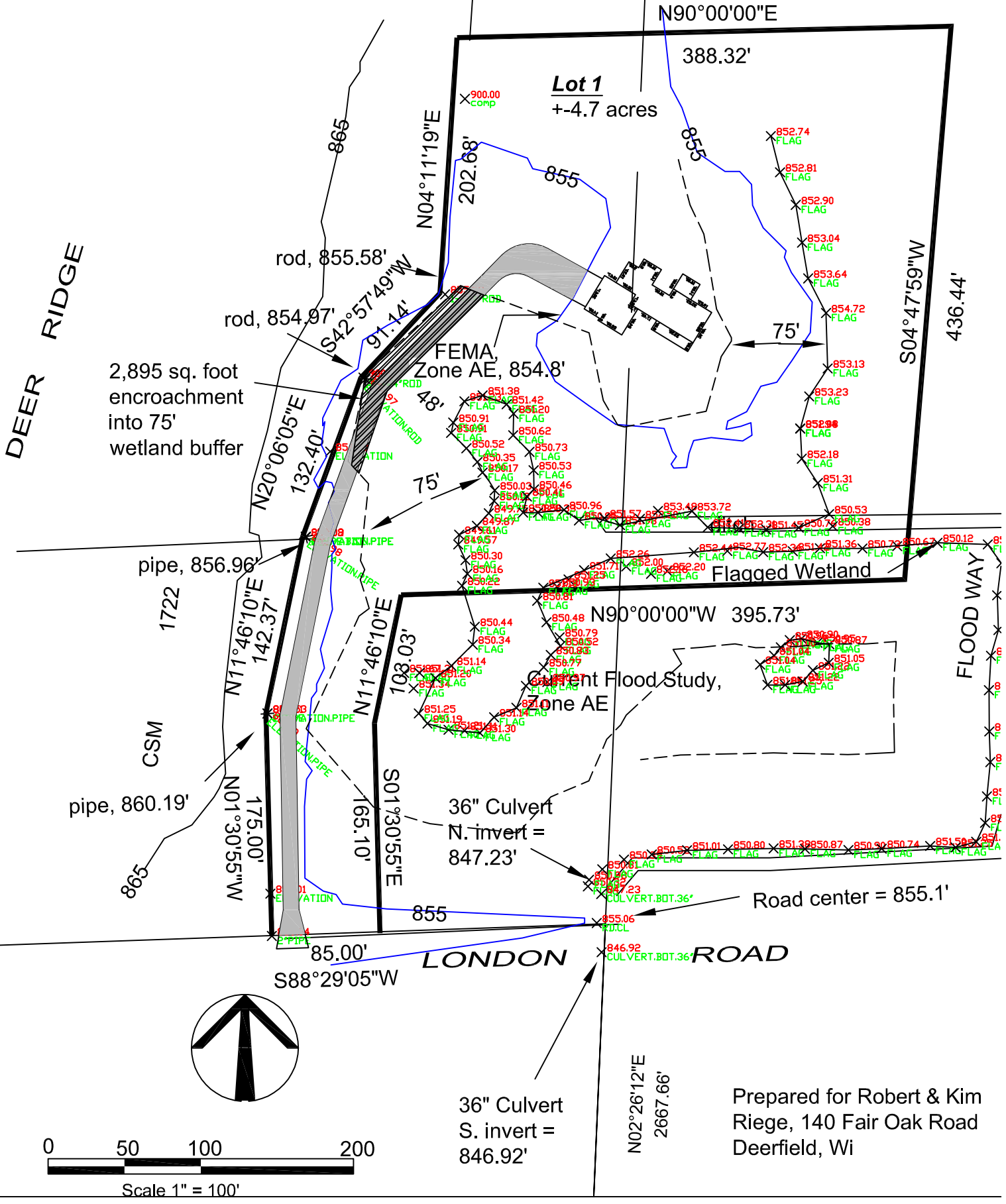


Lot 2
Part of the NW ¼ of the SW ¼ of Section 27 and the NE ¼ of the SE ¼ of Section 28, all in Town 7 North, Range 12 East, Town of Deerfield, Dane County, Wisconsin, described as follows:
Beginning at the Northwest corner of Section 27; thence N87°33'35"E, 660 feet; thence S02°26'12"W, 1333 feet to the south line of the NW ¼ of the NW ¼ of Section 27 and the centerline of London Road; thence S87°27'52"W along said line, 824 feet; thence N01°30'55"W, 165.1 feet; thence N11°46'01"E, '03 feet; thence East, 396 feet; thence N04°47'59"E, 436 feet; thence West, 388 feet; to the East line of the plat of Deer Ridge; thence N04°11'19"E along said line, 357.6 feet; thence N87°33'E, 118 feet to the point of beginning. Containing 20 acres more or less.

Wisconsin Mapping, LLC
* *surveying and mapping services*
306 West Quarry Street, Deerfield, Wisconsin 53531
(608) 764-5602

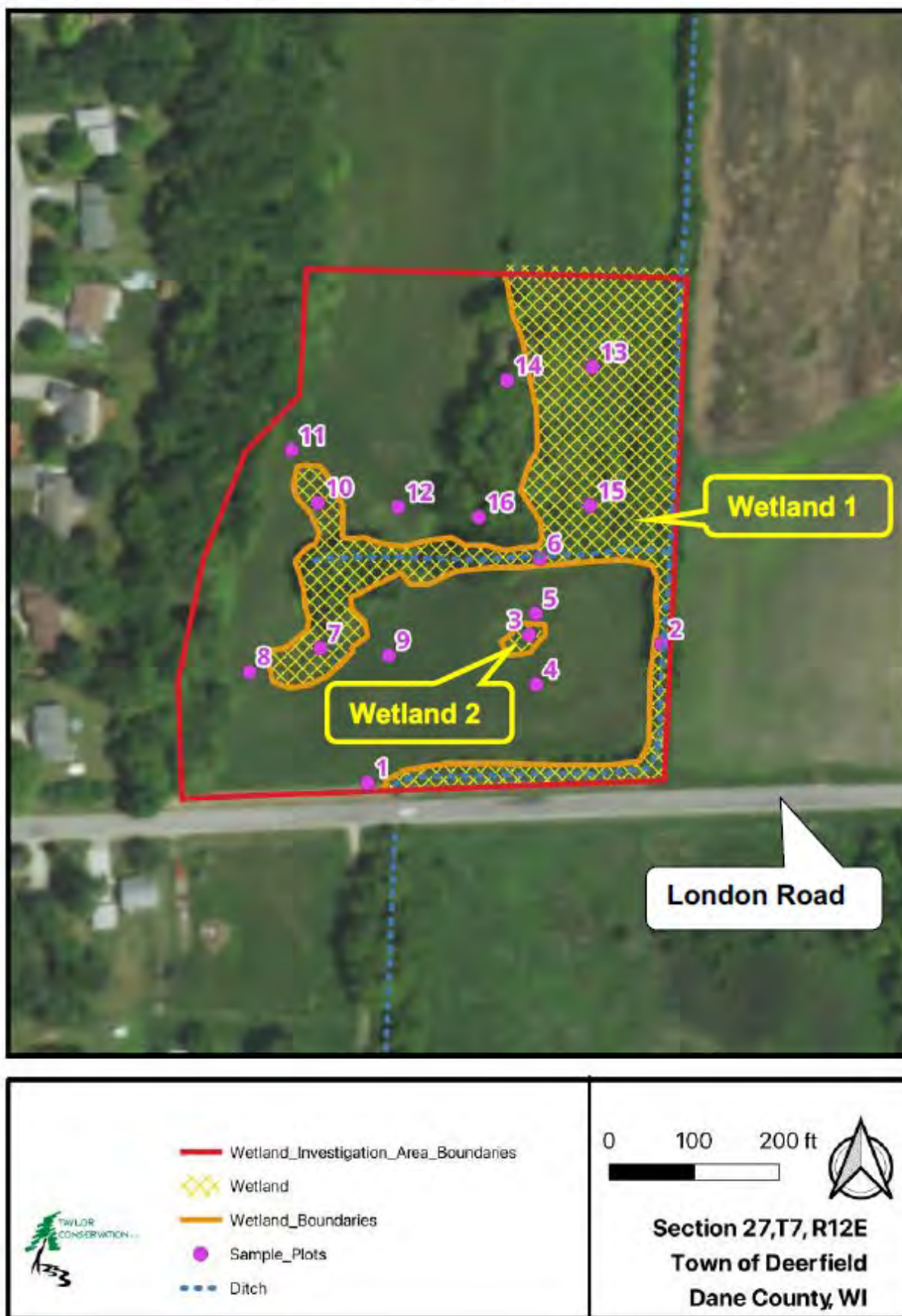
Dwg. No. 6424-25 Date 6/18/25
Sheet 2 of 2 legal 2/25/26
Document No. _____
C.S.M. No. _____ V. _____ P. _____

; thence S11°46'10"W, 103.03 feet; thence S01°30'55"E, 165.1 feet to the
t of beginning. Containing 4.7 acres more or less.



Prepared for Robert & Kim
Riege, 140 Fair Oak Road
Deerfield, WI

Figure 2: Investigation Area, Wetlands & Sample Plots.
 Imagery Source: National Agricultural Imagery Program, 2022.





Note: Density policies vary by town. Farmstead ownership is based on the date farmland preservation zoning. This report is based on the best property information available to staff. Please contact staff with questions at (608) 266-4266. Learn about density studies at <https://danecountyplanning.com/Permits-Applications/Density-Study>

Applicant: Margery Riege...Dinkel

Accela ID: DCPDEN-2025-00060

Density Study Date: 1/13/2026

Town: Deerfield

Section(s): 27, 28, & 33

Farmstead Owner: Hazel Simonson

Farmland Preservation Enacted: 10/25/1978

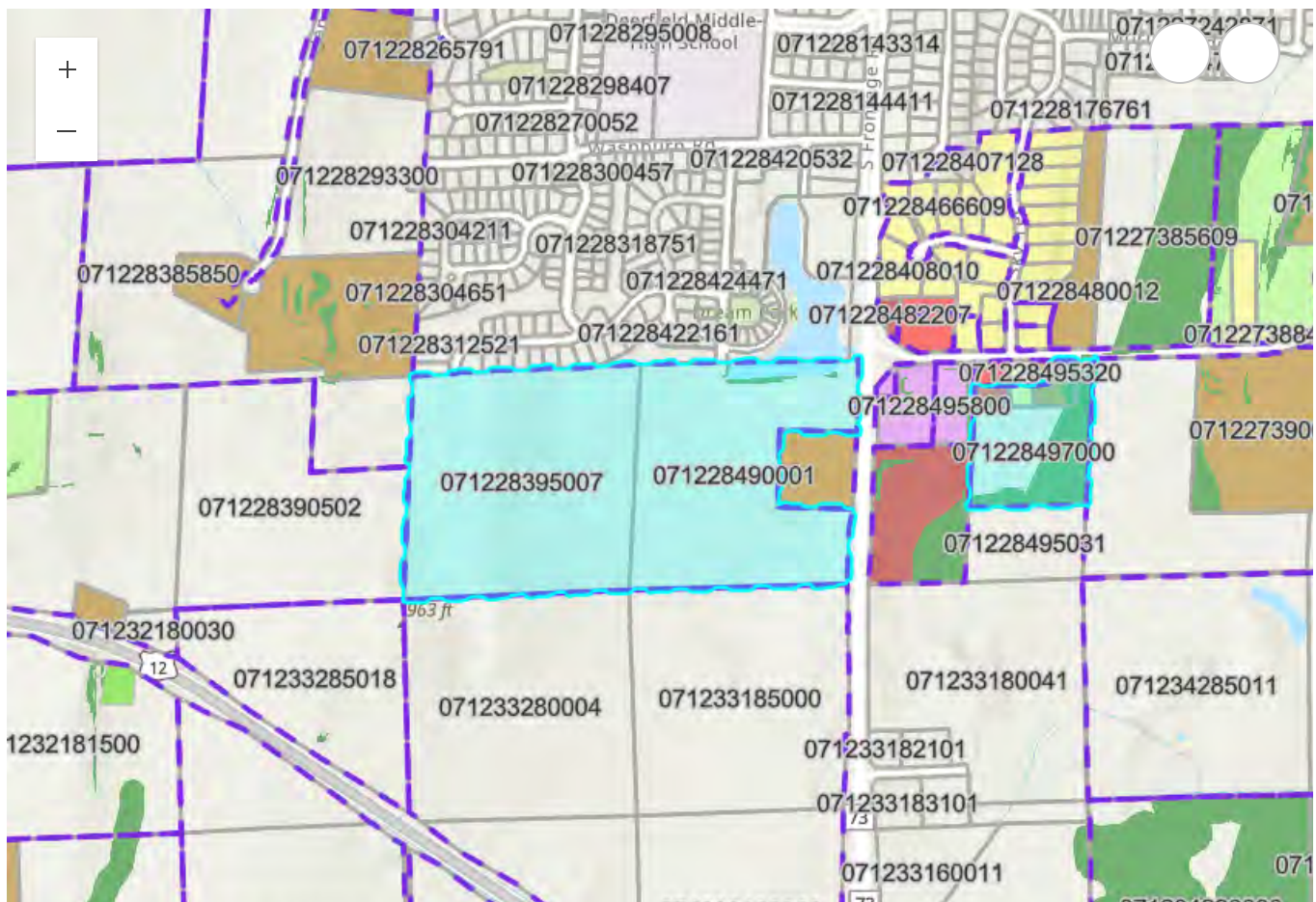
Density Factor: 1:35acres

Farmstead Acres: 88.7

Available Density Unit(s): 2

Original Splits: 2.53

Justification: The original Simonson farm was eligible for 5 possible density units ("splits"). Based on a proportional allotment, 2 unused splits go to Riege and acreage annexed into the Village of Deerfield used the other 3 splits.

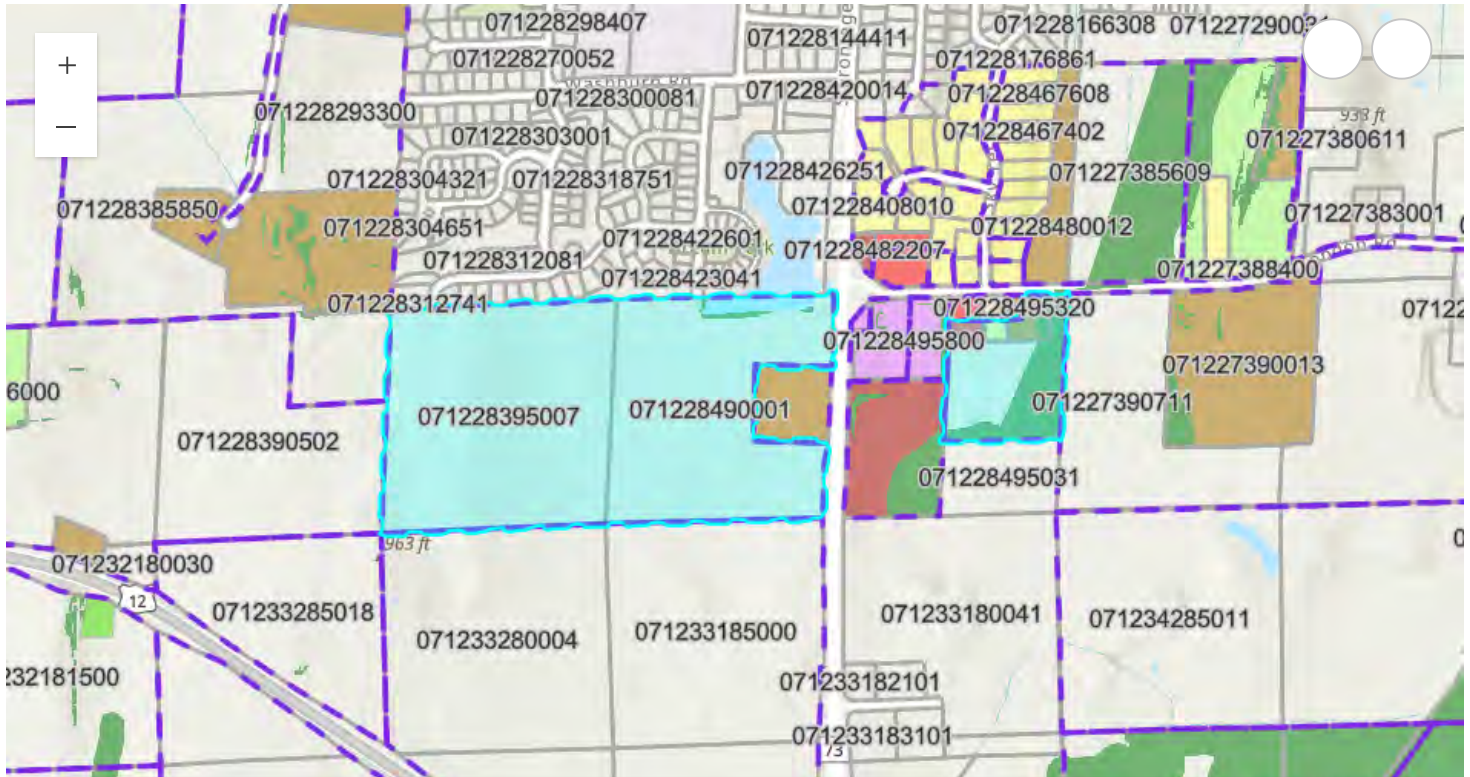


Esri, NASA, NGA, USGS, FEMA | Esri Community Maps Contributors, County of Dane, Esri, TomTom, Ga... Powered by Esri

FARMLAND PRESERVATION DENSITY STUDY

[Print](#)

Applicant: Margery Riege...Dinkel



Esri, NASA, NGA, USGS, FEMA | Esri Community Maps Contributors, County of Dane, Esri, TomTom, Garmin, SafeGrap... Powered by Esri

Parcel Number	Acres	Owner	CSM
071228395007	41.26	RIEGE LIVING TR, MARGERY A	
071228490001	34.99	RIEGE LIVING TR, MARGERY A	
071228495350	1.27	MARK E WOOLEVER & LORI A WOOLEVER	
071228495417	0.89	ROGER O DALBY & DONNA M HOLZEM	
071228495515	1.25	STEPHEN SCHEL	
071228497000	10.14	VANG LEE & MAO XIONG	11642