

Dane County Rezone Petition

Application Date	Petition Number
02/27/2026	DCPREZ-2026-12269
Public Hearing Date	
05/26/2026	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME PRAIRIELAND DAIRY LLC	PHONE (with Area Code) (608) 444-4350	AGENT NAME JSD - DAVE JENKINS	PHONE (with Area Code) (608) 848-5060
BILLING ADDRESS (Number & Street) 424 REMY RD		ADDRESS (Number & Street) 507 W VERONA AVE. SUITE 500	
(City, State, Zip) BELLEVILLE, WI 53508		(City, State, Zip) Verona, WI 53593	
		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	
East of 1299 County Hwy PB					
TOWNSHIP MONTROSE	SECTION 10	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0508-101-9001-0					

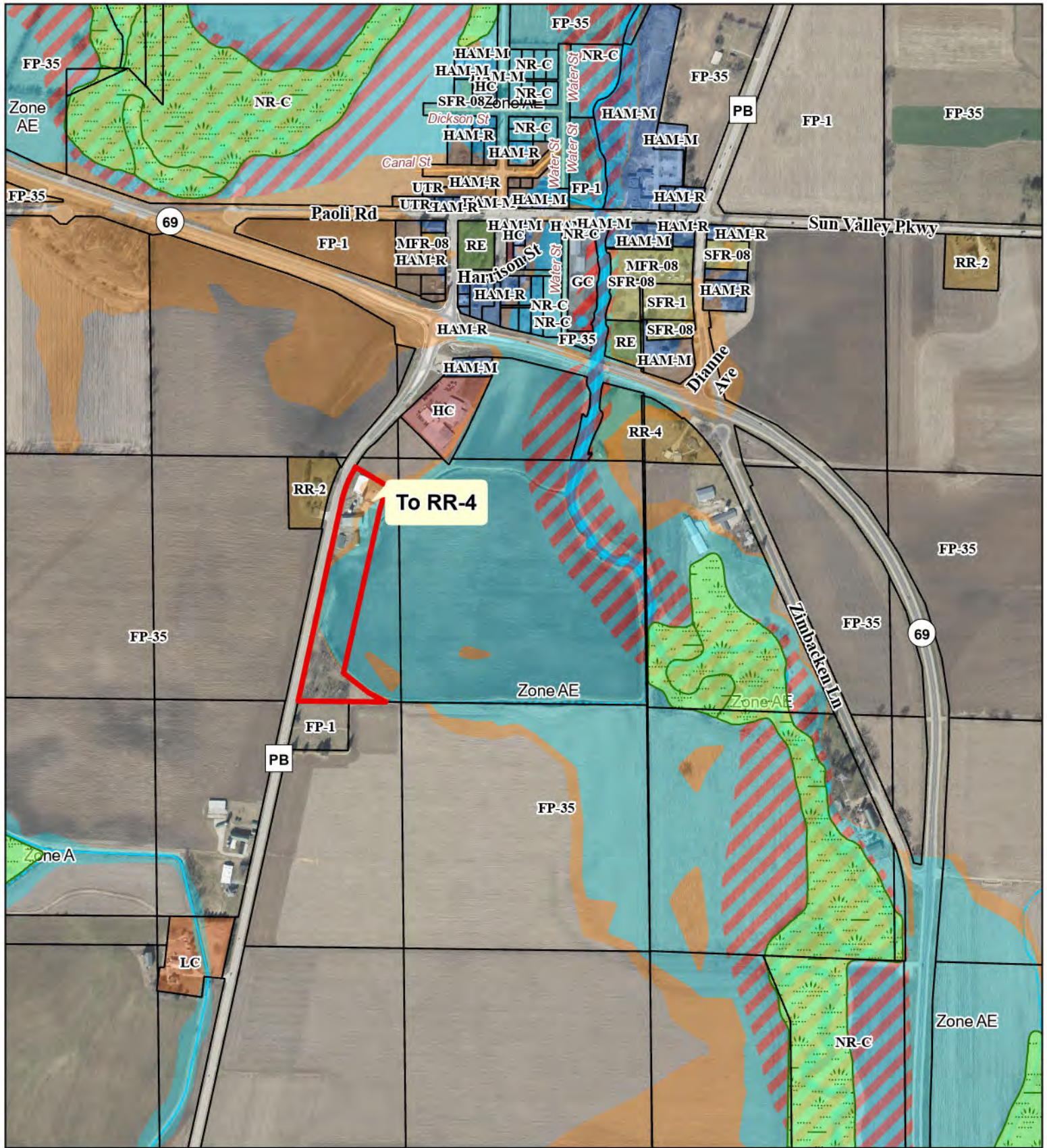
REASON FOR REZONE

CREATING ONE RESIDENTIAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-4 Rural Residential District	6.25

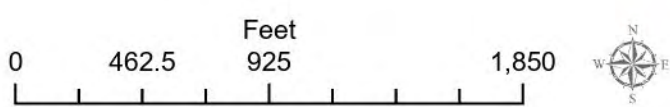
C.S.M REQUIRED? ☒ Yes ☐ No Applicant Initials _____	PLAT REQUIRED? ☐ Yes ☒ No Applicant Initials _____	DEED RESTRICTION REQUIRED? ☒ Yes ☐ No Applicant Initials _____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
---	--	--	---	---

COMMENTS: THE PROPERTY MAY BE SUBJECT TO SHORELAND, WETLAND, AND FLOODPLAIN REGULATIONS. A COUNTY HIGHWAY ACCESS PERMIT SHALL BE REQUIRED TO BE OBTAINED PRIOR TO COMMITTEE ACTION.



PETITION 12269
PRAIRIELAND DAIRY LLC

- 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:	Prairieland Dairy, LLC	Agent Name:	JSD - Dave Jenkins
Address (Number & Street):	424 Remy Road	Address (Number & Street):	507 W Verona Ave. Ste 500
Address (City, State, Zip):	Belleville, WI 53508	Address (City, State, Zip):	Verona, WI 53593
Email Address:		Email Address:	
Phone#:		Phone#:	

PROPERTY INFORMATION			
Township:	Montrose	Parcel Number(s):	040/0508-101-9001-0
Section:	10	Property Address or Location:	No parcel address available

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 ☒
On behalf of Jim and Mark Fahey of Prairieland Dairy, this application requests approval to create a one-lot Certified Survey Map (CSM) for approximately 6.25 acres and to rezone the subject parcel from FP-35 (Farmland Preservation) to RR-4 (Rural Residential). The purpose of this request is to separate the existing farmstead... including the current farm buildings and associated surrounding land... from the remaining agricultural acreage, which will continue to be retained and actively farmed by Prairieland Dairy. The proposed 6.25-acre parcel is intended for a prospective buyer who plans to construct a new single-family residence while preserving and utilizing the existing farm buildings. The buyer also intends to maintain a limited number of animals on the property in full compliance with RR-4 zoning standards and applicable local ordinances.		
Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-4	Approx. 6.25 acres

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 Jenkins Digitally signed by Dave Jenkins
Date: 2026.01.05 12:41:03 -06'00'

Date 1/5/26



REZONE FROM FP-35 TO RR-4
Legal Description

Part of the Southwest Quarter of the Northeast Quarter of Section 10, Township 05 North, Range 08 East, Town of Montrose, Dane County, Wisconsin, more particularly described as follows:

Commencing at the East Quarter corner of Section 10, aforesaid;
Thence N89°19'46"W, along the South line of the Northeast Quarter, aforesaid, 1,414.44 feet to the Point of Beginning;
Thence continuing N89°19'46"W along said line, 474.04 feet to the Easterly right-of-way line of County Trunk Highway "PB";
Thence N12°16'00"E along said line, 1,022.26 feet to a point of curve;
Thence Northeasterly 254.89 feet along said line and an arc of a curve to the right, having a radius of 922.00 feet, the chord bears N19°27'09"E, 254.08 feet;
Thence S67°27'53"E, 190.34 feet;
Thence S18°13'12"W, 128.19 feet;
Thence S12°16'00"W, 914.54 feet;
Thence S52°37'45"E, 172.91 feet;
Thence S61°29'37"E, 106.25 feet to the Point of Beginning.

Said parcel contains 272,268 square feet or 6.250 acres.

REZONE EXHIBIT FROM FP-35 TO RR-4

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10,
TOWNSHIP 05 NORTH, RANGE 08 EAST, TOWN OF MONTROSE, DANE COUNTY, WISCONSIN

CURVE TABLE							
CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	TANGENT IN	TANGENT OUT
C-1	254.89'	922.00'	15°50'23"	N19°27'09"E	254.08'	N11°31'58"E	N27°22'21"E

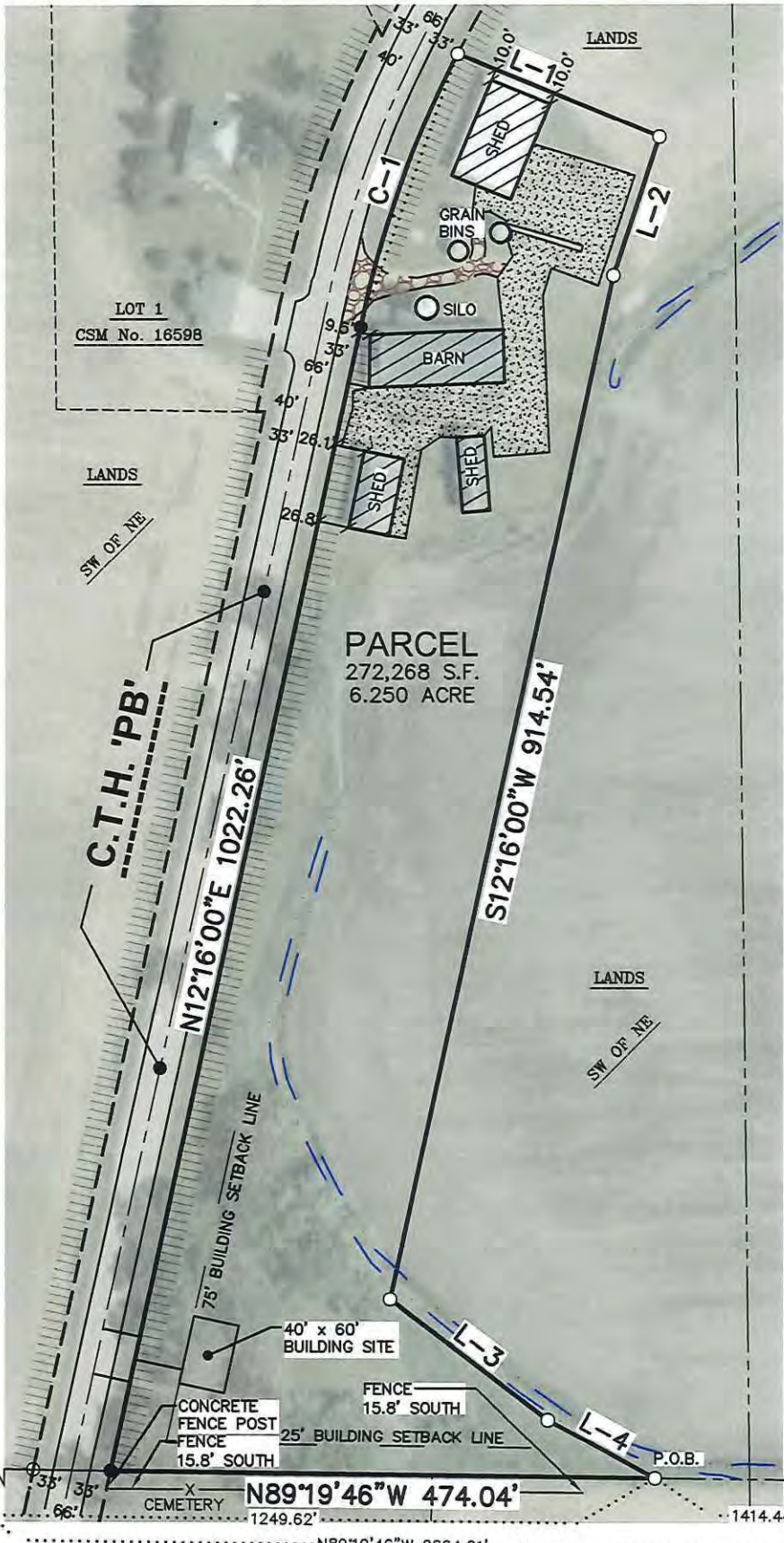
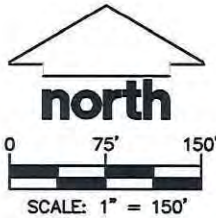
LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S67°27'53"E	190.34'
L-2	S18°13'12"W	128.19'
L-3	S52°37'45"E	172.91'
L-4	S61°29'37"E	106.25'

LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE
- SETBACK LINE
- BUILDING
- NO ACCESS

NOTES

- FIELD WORK PERFORMED ON FEBRUARY 05, 2024.
- BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 10-05-08, BEARS N89°19'46"W.



CENTER OF SECTION
SECTION 10-05-08
BRASS MONUMENT
N=427,282.46
E=781,263.15

EAST QUARTER CORNER
SECTION 10-05-08
ALUMINUM MONUMENT
N=427,251.28
E=783,926.98

SURVEYED BY:

JSD

MADISON REGIONAL OFFICE
507 W. VERONA ROAD, SUITE 500
MADISON, WI 53593
P. 608.948.5060

SURVEYED FOR:

PRAIRIELAND
DAIRY, LLC

434 REMY ROAD
BELLEVILLE, WI 53508

PROJECT NO: 23-13747
FIELDBOOK/PG:
SHEET NO: 1 OF 1

SURVEYED BY:
DRAWN BY: JK
CHECKED BY: DMJ

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10,
TOWNSHIP 05 NORTH, RANGE 08 EAST, TOWN OF MONTROSE, DANE COUNTY, WISCONSIN

CURVE TABLE							
CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	TANGENT IN	TANGENT OUT
C-1	254.89'	922.00'	15°50'23"	N19°27'09"E	254.08'	N11°31'58"E	N27°22'21"E

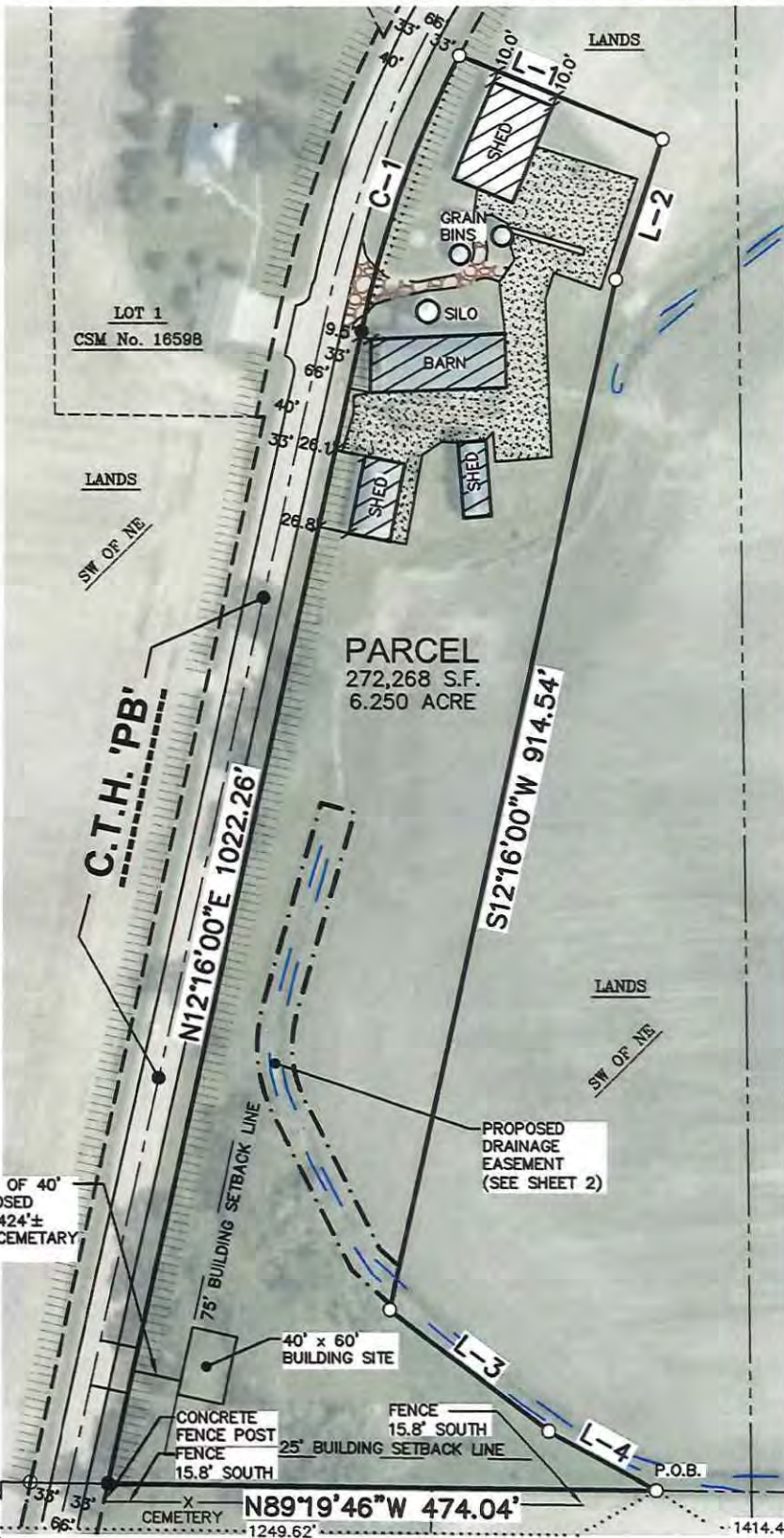
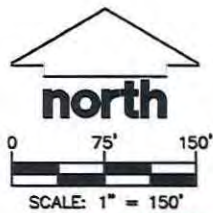
LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S67°27'53"E	190.34'
L-2	S18°13'12"W	128.19'
L-3	S52°37'45"E	172.91'
L-4	S61°29'37"E	106.25'

LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE
- SETBACK LINE
- BUILDING
- NO ACCESS

NOTES

- FIELD WORK PERFORMED ON FEBRUARY 05, 2024.
- BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 10-05-08, BEARS N89°19'46"W



CENTERLINE OF 40' WIDE PROPOSED DRIVEWAY. 424'± NORTH OF CEMETARY DRIVEWAY

PROPOSED DRAINAGE EASEMENT (SEE SHEET 2)

40' x 60' BUILDING SITE

CONCRETE FENCE POST FENCE 15.8' SOUTH

FENCE 15.8' SOUTH 25' BUILDING SETBACK LINE

CENTER OF SECTION 10-05-08 BRASS MONUMENT
N=427,282.46
E=781,263.15

EAST QUARTER CORNER SECTION 10-05-08 ALUMINUM MONUMENT
N=427,251.28
E=783,926.98

SURVEYED BY: JSD MADISON REGIONAL OFFICE 507 W. VERONA ROAD, SUITE 500 MADISON, WI 53593 P. 608.948.5050		SURVEYED FOR: PRAIRIELAND DAIRY, LLC 424 REMY ROAD BELLEVILLE, WI 53508		PROJECT NO: 23-13747	SURVEYED BY: -
				FIELDBOOK/PG: -	DRAWN BY: JK
				SHEET NO: 1 OF 5	CHECKED BY: -

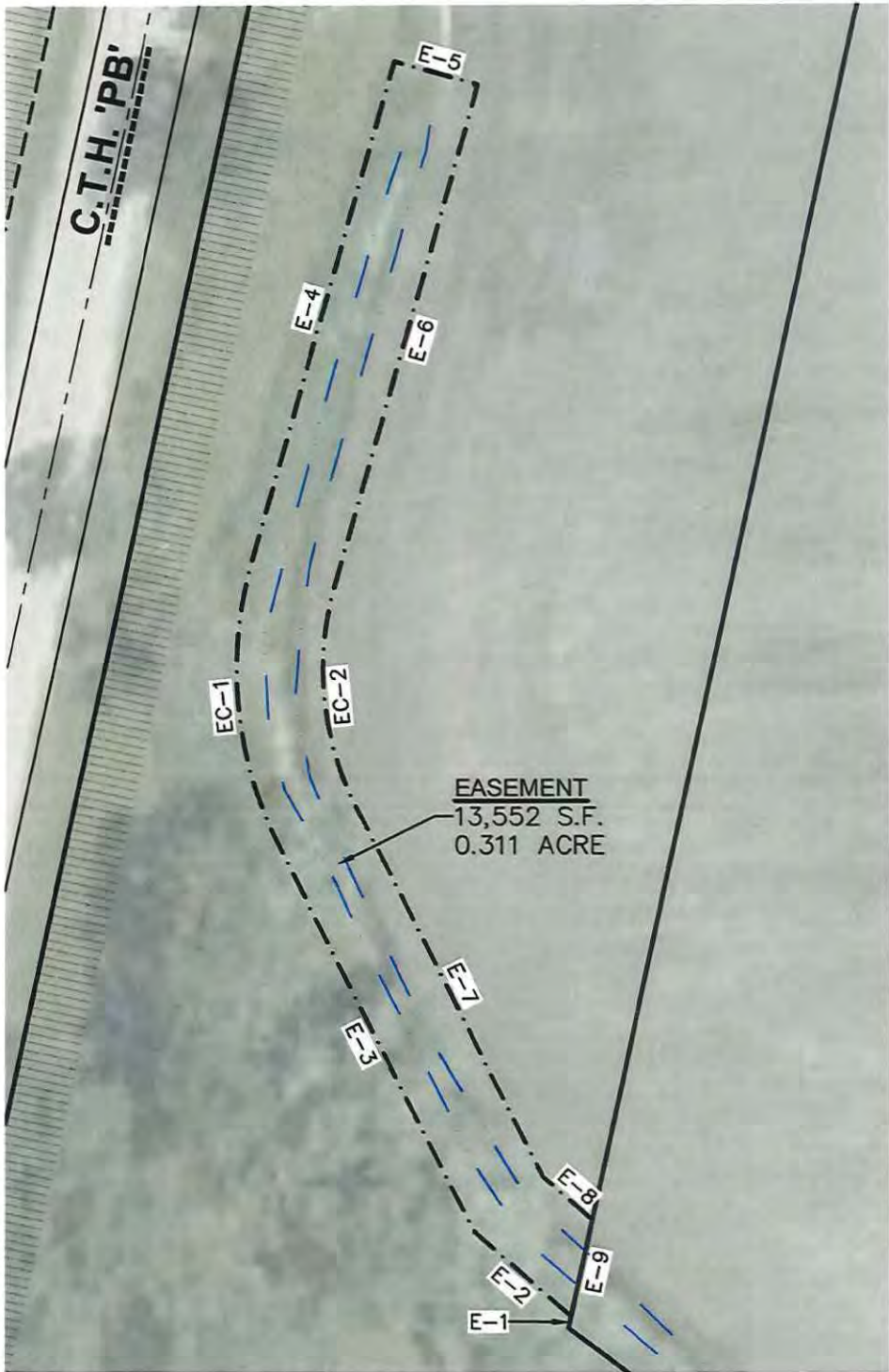
VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10,
TOWNSHIP 05 NORTH, RANGE 08 EAST, TOWN OF MONTROSE, DANE COUNTY, WISCONSIN

DRAINAGE EASEMENT

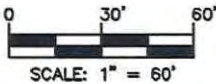


EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E-1	S12°16'00"W	4.08'
E-2	N48°21'38"W	45.46'
E-3	N26°42'14"W	150.23'
E-4	N15°53'46"E	181.00'
E-5	S74°06'14"E	30.00'
E-6	S15°53'46"W	181.00'
E-7	S26°42'14"E	144.49'
E-8	S48°21'38"E	22.84'
E-9	S12°16'00"W	34.43'

EASEMENT CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
EC-1	100.37'	135.00'	42°35'59"	98.08'	N05°24'14"W
EC-2	78.07'	105.00'	42°35'59"	76.28'	S05°24'14"E

NOTES

1. SEE SHEET 4 FOR LINE AND CURVE TABLES.



SURVEYED BY:

JSD

MADISON REGIONAL OFFICE
507 W. VERONA ROAD, SUITE 500
MADISON, WI 53593
P. 609.848.5060

SURVEYED FOR:

PRAIRIELAND
DAIRY, LLC

424 REMY ROAD
BELLEVILLE, WI 53508

PROJECT NO: 23-13747

FIELDBOOK/PAGE: -

SHEET NO: 2 OF 5

SURVEYED BY: -

DRAWN BY: JK

CHECKED BY: -

VOL. _____ PAGE _____

DOC. NO. _____

C.S.M. NO. _____

File: \\JSDINC\Projects\2023\2313747\DWG\Survey Sheets\2313747 P-C.S.M.dwg Layout: Sheet 2 User: John.Krebs Plotted: Dec 22, 2025 - 3:27pm

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10,
TOWNSHIP 05 NORTH, RANGE 08 EAST, TOWN OF MONTROSE, DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 05 NORTH,
RANGE 08 EAST, TOWN OF MONTROSE, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 10, AFORESAID;
THENCE N89°19'46"W, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER, AFORESAID, 1,414.44 FEET TO THE
POINT OF BEGINNING;
THENCE CONTINUING N89°19'46"W ALONG SAID LINE, 474.04 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF
COUNTY TRUNK HIGHWAY "PB";
THENCE N12°16'00"E ALONG SAID LINE, 1,022.26 FEET TO A POINT OF CURVE;
THENCE NORTHEASTERLY ALONG SAID LINE AND AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF
922.00 FEET, THE CHORD BEARS N19°27'09"E, 254.08 FEET;
THENCE S67°27'53"E, 190.34 FEET;
THENCE S18°13'12"W, 128.19 FEET;
THENCE S12°16'00"W, 914.54 FEET;
THENCE S52°37'45"E, 172.91 FEET;
THENCE S61°29'37"E, 106.25 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 272,268 SQUARE FEET OR 6.250 ACRES.

SURVEYOR'S CERTIFICATE

I, DAVE M. JENKINS, PROFESSIONAL LAND SURVEYOR S-2255, DO HEREBY CERTIFY
THAT BY DIRECTION OF PRAIRIELAND DAIRY, LLC, I HAVE SURVEYED, DIVIDED AND
MAPPED, THE LANDS DESCRIBED HEREON, AND THAT THE MAP IS A CORRECT
REPRESENTATION OF THE EXTERIOR BOUNDARY OF THE LANDS SURVEYED AND
THE DIVISION THEREOF, IN ACCORDANCE WITH THE INFORMATION PROVIDED.
I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE
WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION
REGULATIONS OF THE TOWN OF MONTROSE, DANE COUNTY, WISCONSIN.

DAVE M. JENKINS, S-2255
PROFESSIONAL LAND SURVEYOR

DATE



File: \\JSD\INC\Projects\2023\2313747\DWG\Survey Sheets\2313747 P-CSM.dwg Layout: Sheet 3 User: John.krebs Plotted: Dec 22, 2025 - 3:28pm

SURVEYED BY:

JSD

MADISON REGIONAL OFFICE
507 W. VERONA ROAD, SUITE 500
MADISON, WI 53553
P. 608.948.5066

SURVEYED FOR:

PRAIRIELAND
DAIRY, LLC

424 REMY ROAD
BELLEVILLE, WI 53508

PROJECT NO: 23-13747

FIELDBOOK/PG: -

SHEET NO: 3 OF 5

SURVEYED BY: -

DRAWN BY: JK

CHECKED BY: -

VOL. _____ PAGE _____

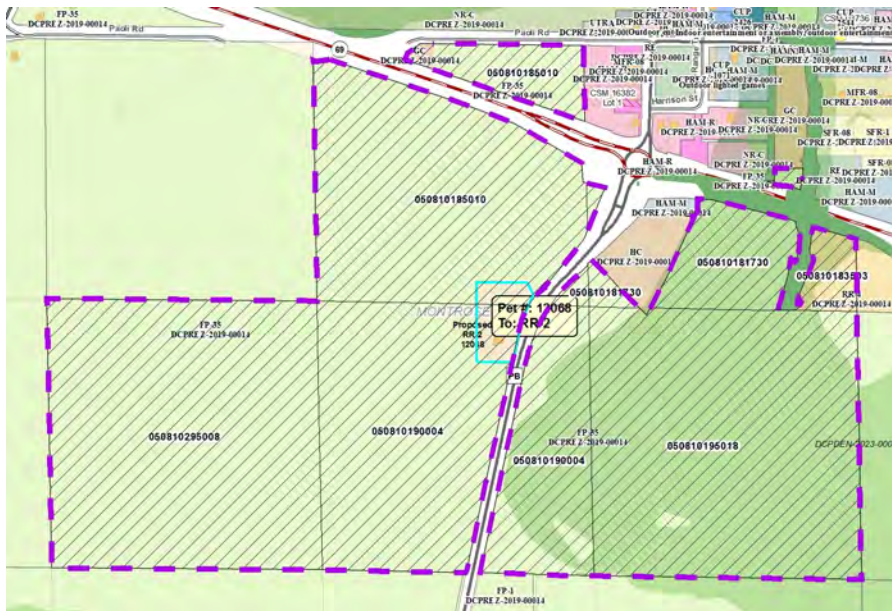
DOC. NO. _____

C.S.M. NO. _____

DRAFT: FOR DISCUSSION PURPOSES ONLY

IMPORTANT NOTE: ACREAGE VALUES AND OWNERSHIP HEREIN ARE DERIVED FROM HISTORICAL AND CURRENT RECORDS LOCATED AT THE DANE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT (EG. GIS, PLAT BOOKS, ZONING PERMIT DATA, CSM'S, ETC). DENSITY POLICIES VARY AMONG TOWNS AND MAY REQUIRE INTERPRETATION.

Public Hearing Date	7/24/2024	Petition Number	12068	Applicant:	Jeffrey Palmer
Town	Montrose	A-1EX Adoption	9/11/1978	Orig Farm Owner	Palmer, Lester
Section:	10	Density Number	35	Original Farm Acres	163.79
Density Study Date	5/29/2024	Original Splits	4.68	Available Density Unit(s)	5



Reasons/Notes:

Homesites created to date:
NONE

Note: Parcels included in the density study reflect farm ownership and acreage as of the date of town plan adoption, or other date specified. Density study is based on the original farm acreage, NOT acreage currently owned.

Parcel #	Acres	Owner Name	CSM
050810295008	40.58	PRAIRIELAND DAIRY LLC	
050810195018	40.14	PRAIRIELAND DAIRY LLC	
050810190004	38.68	PRAIRIELAND DAIRY LLC	
050810185010	34.36	PRAIRIELAND DAIRY LLC	
050810181730	7.83	PRAIRIELAND DAIRY LLC	
050810183503	2.19	WAYNE T ENLOE & WADE M ENLOE	