

Dane County Rezone Petition

Application Date	Petition Number
04/21/2025	DCPREZ-2025-12174
Public Hearing Date	
06/24/2025	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME GREGORY AND ANGELA RICE	PHONE (with Area Code) (608) 669-7799	AGENT NAME COURTNEY ODOM	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 1902 SKYLINE DR		ADDRESS (Number & Street) □	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip)	
E-MAIL ADDRESS oakridgeliving@gmail.com		E-MAIL ADDRESS oakridgeliving@gmail.com	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
1870 Skyline Dr & 1881 Williams Dr					
TOWNSHIP PLEASANT SPRINGS	SECTION 29	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0611-293-9255-0		0611-293-9515-0			

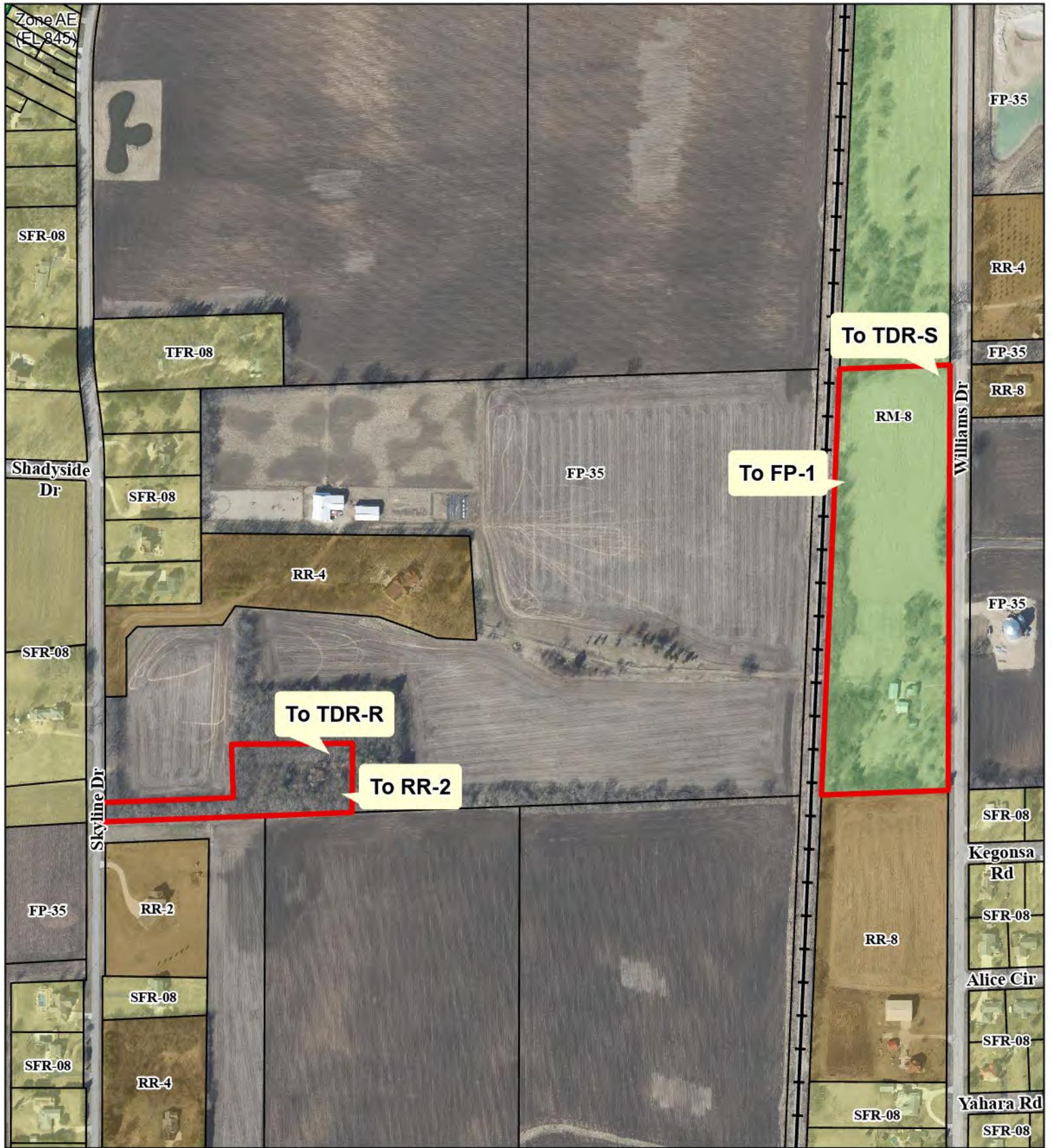
REASON FOR REZONE

CREATE ONE NEW LOT VIA TRANSFER OF DEVELOPMENT RIGHTS

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-2 Rural Residential District	2.6
RM-8 Rural Mixed-Use District	FP-1 Farmland Preservation District	11

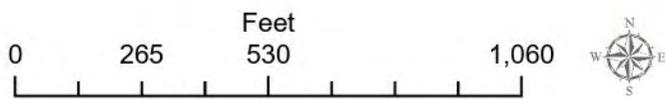
C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: REZONE INVOLVES THE TRANSFER OF ONE DEVELOPMENT RIGHT FROM LOT 3 CSM 14409 (TAX PARCEL 0611-293-9515-0)



Rezone 12174
Gregory and Angela Rice

- 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:	<u>\$495</u>
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:	Greeriv & Angela Rice	Agent Name:	
Address (Number & Street):	1870 Skyline Drive	Address (Number & Street):	
Address (City, State, Zip):	Stoughton WI 53589	Address (City, State, Zip):	
Email Address:	<i>OakRidgeLiving@gmail.com</i>	Email Address:	
Phone#:	608-669-7799	Phone#:	

PROPERTY INFORMATION			
Township:	Pleasant Springs	Parcel Number(s):	061129392550
Section:		Property Address or Location:	1870 Skyline Drive, Stoughton, WI, 53589

REZONE DESCRIPTION	
<p>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.</p>	<p>Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>

Address of 1870 Skyline Drive consists of 6.06 acres RR-4 in Lot 1 and 55.71 acres FP-35 in Lot 2. We are requesting a rezoning of roughly 2.6 acres depending on the finalized survey approved by the township, to RR-2 within a wooded, non-farmed, area in Lot 2. Current lot is owned by Gregory & Angela Rice, the parent of Courtney Odom and spouse, Grant Roeming, who would like to build a SFH to be near the aging parents.

TRANSFER OF ONE DEVELOPMENT RIGHT FROM LOT 3 CSM 14409 (TAX PARCEL 0611-293-9515-0), WHICH WILL BE REZONED TO FP-1 AS PART OF MOVING THE HOUSING DENSITY RIGHT.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-2	2.6
RM-8	FP-1	11

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

Date 2-21-25

April 17, 2025

Rachel,

The following should be added to the application that Courtney Odom submitted.

There is a density right on Lot 3 which I am moving over to the new Lot being created by Michelle Burse on behalf of Courtney Odom.

I am willing to rezone the RM-8 property to FP-1 in order to move this density right.

The buildings on the existing RM-8 property consist of 2 barns and 2 old wooden buildings. The original farmhouse that was on this lot was burnt down the Stoughton Fire Department in a training exercise 8 years ago.

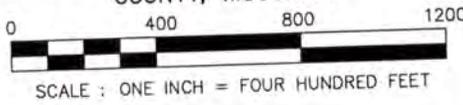
Hopefully, this answers any of your questions and the application can be completed.

Sincerely,

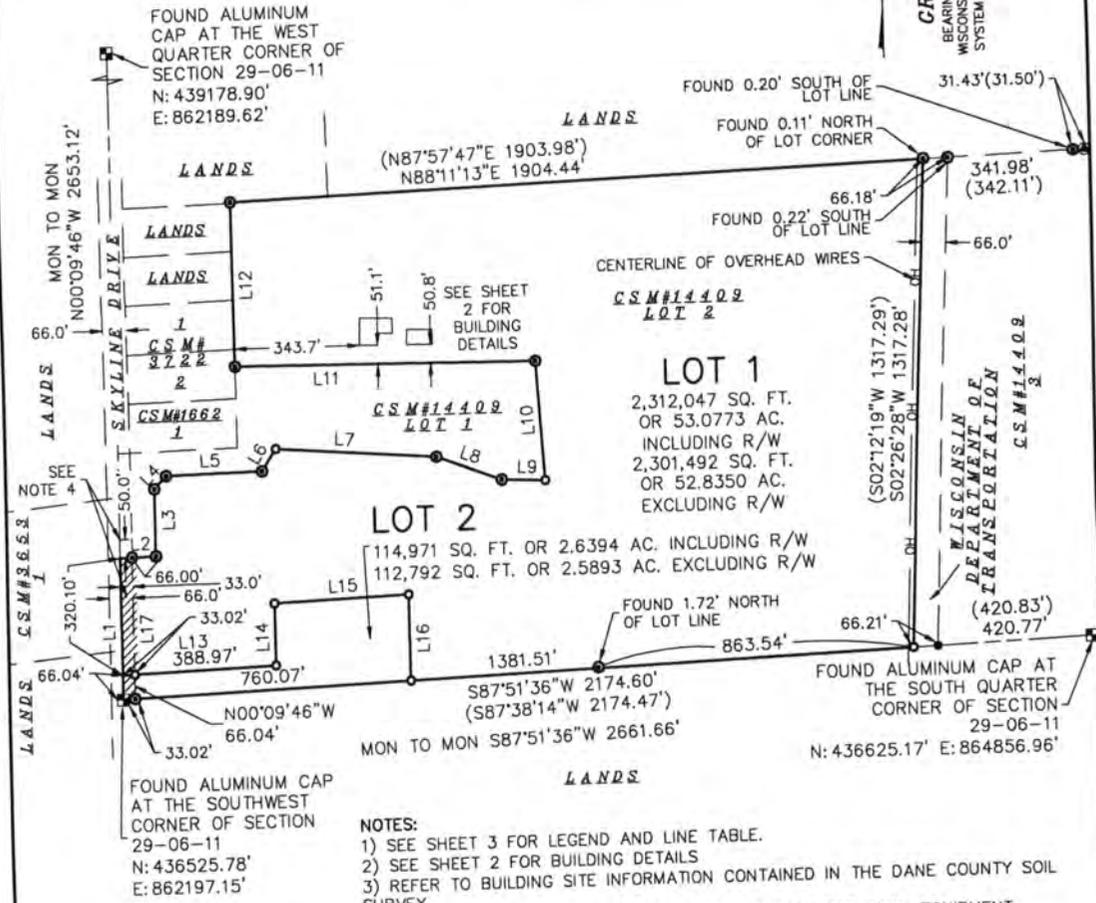
Greg Rice
608-770-3330

CERTIFIED SURVEY MAP No. _____

LOT 2, CERTIFIED SURVEY MAP NUMBER 14409, AS RECORDED IN VOLUME 99 OF CERTIFIED SURVEY MAPS, ON PAGES 8-10, AS DOCUMENT NUMBER 5294194, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST AND SOUTHEAST QUARTERS OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 06 NORTH, RANGE 11 EAST, TOWN OF PLEASANT SPRINGS, DANE COUNTY, WISCONSIN



GRID NORTH
BEARINGS ARE BASED UPON WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE 83 1997)



- NOTES:**
- 1) SEE SHEET 3 FOR LEGEND AND LINE TABLE.
 - 2) SEE SHEET 2 FOR BUILDING DETAILS
 - 3) REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.
 - 4) HATCH INDICATES NO VEHICULAR ACCESS EXCEPT FOR FARM EQUIPMENT ENTRANCE OVER THE SOUTH 174' PER CSM#14409.
 - 5) ON ADJOINING LOT 1, CSM#14409, THERE IS A 20' WIDE RESIDENTIAL ENTRANCE AND THE CENTERLINE IS 50 FEET NORTH OF THE SW CORNER OF LOT 1.
 - 6) ALL TIES FOR THE SECTION CORNERS SHOWN ON THIS CSM WERE FOUND AND VERIFIED.

SURVEYED FOR :
Greg Rice

SURVEYED BY :

Burse
surveying & engineering llc
2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com

MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGES _____
Date: March 27, 2024
Plot View: CSM
\\BSE2861\dwg\Survey\BSE2861 Survey v2020.dwg



CERTIFIED SURVEY MAP No. _____

LOT 2, CERTIFIED SURVEY MAP NUMBER 14409, AS RECORDED IN VOLUME 99 OF CERTIFIED SURVEY MAPS, ON PAGES 8-10, AS DOCUMENT NUMBER 5294194, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST AND SOUTHEAST QUARTERS OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 06 NORTH, RANGE 11 EAST, TOWN OF PLEASANT SPRINGS, DANE COUNTY, WISCONSIN

LEGEND

- ⊙ 1-1/4" IRON PIPE FOUND
- 3/4" SOLID IRON ROD FOUND
- ⦿ MAG NAIL FOUND
- 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

Parcel Line Table		
Number	Direction	Length
L1	N00°09'46"W (N00°24'00"W)	386.14 (386.14')
L2	N88°43'19"E (N88°28'00"E)	99.00 (99.00')
L3	N00°11'39"W (N00°24'00"W)	180.70 (180.70')
L4	N44°02'43"E (N44°02'00"E)	47.31 (47.13')
L5	N88°45'20"E (N88°28'00"E)	264.03 (264.01')
L6	N33°31'36"E (N33°18'00"E)	69.85 (69.85')
L7	S85°41'41"E (S85°55'13"E)	443.86 (443.73')
L8	S69°58'15"E (S70°10'51"E)	191.13 (191.13')
L9	S87°15'32"E (S87°29'12"E)	121.19 (121.19')
L10	N03°38'36"W (N03°52'16"W)	321.55 (321.55')
L11	N89°25'51"W (N89°39'09"W)	828.37 (828.14')
L12	N00°11'18"W (N00°24'22"W)	445.48 (445.35')
L13	N87°51'36"E	421.99
L14	N00°09'46"W	169.08
L15	N87°51'36"E	370.41
L16	S00°19'46"E	235.10
L17	N00°09'46"W	319.60

SURVEYED BY :

Burse
 surveying & engineering inc.
 2801 International Lane, Suite 101
 Madison, WI 53704 608.250.9263
 Fax: 608.250.9266
 email: mburse@bse-inc.net
 www.bursesurveyengr.com

MAP NO. _____
 DOCUMENT NO. _____
 VOLUME _____ PAGES _____

Date: March 27, 2024
 Plot View: CSM
 \BSE2861\dwg\Survey\BSE2861 Survey v2020.dwg



DANE COUNTY CERTIFIED SURVEY MAP NO. 14409
A PART OF THE SW 1/4 OF THE SW 1/4 AND THE SE 1/4 OF THE SW 14 OF SECTION 29, T6N, R11E, TOWN OF PLEASANT SPRINGS, DANE COUNTY, WISCONSIN.

PREPARED BY:
**BADGER SURVEYING
 AND MAPPING SERVICE**
 525 W. PRAIRIE STREET
 COLUMBUS, WI. 53925
 608-244-2010

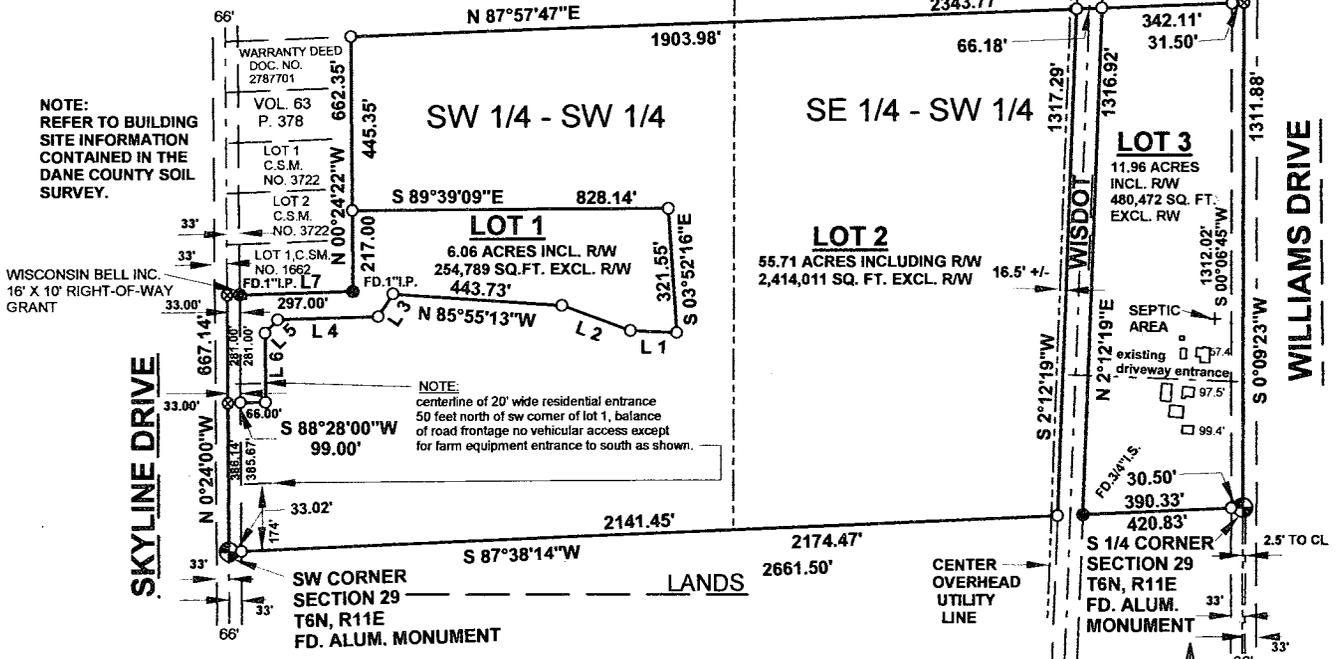
PREPARED FOR:
EXECUTIVE MANAGEMENT INC.
 2901 INTERNATIONAL LANE
 MADISON, WI. 53704
 ATTN. GREG RICE

LEGEND

- FOUND IRON STAKE SIZE AND SHAPE AS NOTED
- ⊙ FOUND ALUMINUM MONUMENT
- SET 1" X 24" IRON PIPE 1.13 LBS./FT.
- ⊗ SET PK NAIL
- () RECORDED AS INFORMATION

SHORT LINE TABLE

- L1 = N 87°29'12"W, 121.19'
- L2 = N 70°10'51"W, 191.13'
- L3 = S 33°18'00"W, 69.85'
- L4 = S 88°28'00"W, 264.02'
- L5 = S 44°02'00"W, 47.13'
- L6 = S 00°24'00"E, 180.70'
- L7 = N 88°28'00"E, 330.00'
- L8 = S 87°57'27"W, 66.18'



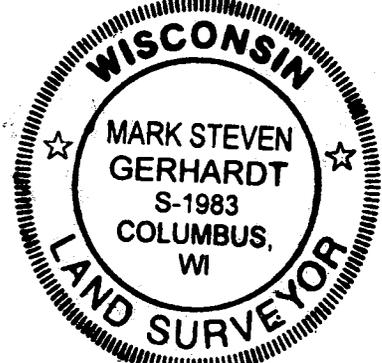
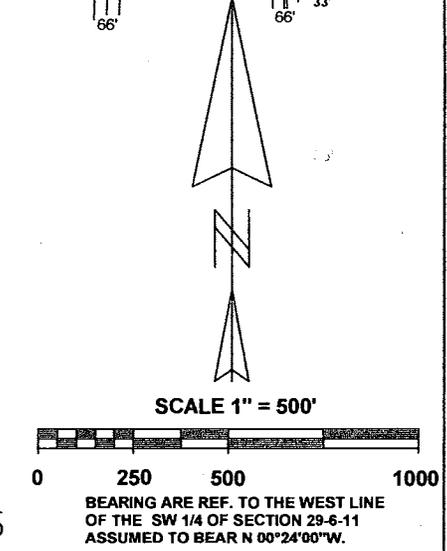
SURVEYOR'S CERTIFICATE:

I, MARK STEVEN GERHARDT, PROFESSIONAL LAND SURVEYOR, S - 1983, DO HEREBY CERTIFY THAT BY THE ORDER OF GREG RICE, I HAVE SURVEYED, MONUMENTED, DIVIDED AND MAPPED A PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, T6N, R11E, TOWN OF PLEASANT SPRINGS, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 29; THENCE N 00°24'00"W ALONG THE WEST LINE OF THE SOUTHWEST 1/4, 667.14 FEET TO THE SOUTHWEST CORNER OF LOT 1, CERTIFIED SURVEY MAP NO. 1662; THENCE N 88°28'00"E, 330.00 FEET TO THE SOUTHEAST CORNER OF LOT 1, CERTIFIED SURVEY MAP NO. 1662; THENCE N 00°24'22"W, 662.35 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4; THENCE N 87°57'47"E, 2343.77 FEET TO THE NORTH - SOUTH 1/4 LINE OF SAID SECTION 29; THENCE S 00°09'23"W, 1311.88 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 29; THENCE S 87°38'14"W ALONG THE SOUTH LINE OF THE SAID SOUTHWEST 1/4, 420.83 FEET TO THE EASTERLY R/W LINE OF WISDOT; THENCE N 02°12'19"E ALONG THE EASTERLY R/W LINE OF WISDOT, 1316.92 FEET; THENCE S 87°57'27"W, 66.18 FEET TO THE WESTERLY R/W LINE OF WISDOT; THENCE S 02°12'19"W ALONG THE WESTERLY LINE OF WISDOT, 1317.29 FEET; THENCE S 87°38'14"W ALONG THE SOUTH LINE OF THE SAID SOUTHWEST 1/4, 2174.47 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 73.73 ACRES INCLUDING ROAD RIGHT OF WAY AND IS SUBJECT TO ROAD RIGHT OF WAY OVER THE EASTERLY AND WESTERLY 33 FEET THEREOF.

I DO FURTHER CERTIFY THAT THIS MAP IS A TRUE AND CORRECT REPRESENTATION OF THE BOUNDARIES OF THE LAND SURVEYED AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATE STATUTES AND THE TOWN OF PLEASANT SPRINGS SUBDIVISION ORDINANCE IN SURVEYING AND MAPPING THE SAME TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Mark Steven Gerhardt
 MARK STEVEN GERHARDT
 PROFESSIONAL LAND SURVEYOR, S - 1983
 DATED: OCTOBER 12, 2016



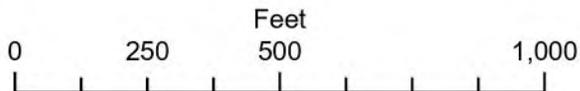
CERTIFIED SURVEY MAP NO. 14409
 JOB NO. 16G - 64 DOCUMENT NO. 5294194
 SHEET 1 OF 3 VOLUME 99 PAGE 8

Rezone 12174

Rice Property



Location in Dane County



4/21/2025

FP-35 to RR-2

(with TDR-R Receiving Overlay)

Part of Lot 2, Certified Survey Map Number 14409, as recorded in Volume 99 of Certified Survey Maps, on pages 8-10, as Document Number 5294194, Dane County Registry, located in the Southwest and Southeast Quarters of the Southwest Quarter of Section 29, Township 06 North, Range 11 East, Town of Pleasant Springs, Dane County, Wisconsin, more fully described as follows:

Beginning at the Southwest corner of said Section 29, also being the Southwest corner of said Lot 2; thence North 00 degrees 09 minutes 46 seconds West, 66.04 feet; thence North 87 degrees 51 minutes 36 seconds East, 421.99 feet; thence North 00 degrees 09 minutes 46 seconds West, 169.08 feet; thence North 87 degrees 51 minutes 36 seconds East, 370.41 feet; thence South 00 degrees 19 minutes 46 seconds East, 235.10 feet to the south line of said Southwest Quarter of Section 29; thence South 87 degrees 51 minutes 36 seconds West along said south line, 793.09 feet to the Point of Beginning. This description contains 114,971 square feet or 2.6394 acres.

RM-8 to FP-1

(with TDR-S Sending Overlay)

LOT 3, CERTIFIED SURVEY MAP NUMBER 14409, AS RECORDED IN VOLUME 99 OF CERTIFIED SURVEY MAPS, ON PAGES 8-10, AS DOCUMENT NUMBER 5294194, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST AND SOUTHEAST QUARTERS OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 06 NORTH, RANGE 11 EAST, TOWN OF PLEASANT SPRINGS, DANE COUNTY, WISCONSIN