Dane County Rezone Petition

Application Date	Petition Number
10/15/2025	DCPREZ-2025-12227
Public Hearing Date	
12/16/2025	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME AMEN LIVING TR	PHONE (with Area Code) (608) 316-5556	AGENT NAME SCOTT AMEN	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 8145 DAIRY RIDGE RD		ADDRESS (Number & Street) 8145 DAIRY RIDGE ROAD	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) Verona, WI 53593	
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**	
8145 Dairy Ridge Road					
TOWNSHIP SPRINGDALE	SECTION 13	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		**PARCEL NUMBERS INVOLVED**		**PARCEL NUMBERS INVOLVED**	
0607-133-9045-0		0607-133-9013-0			

REASON FOR REZONE

COMBINING PROPERTY INTO ONE LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
SFR-1 Single Family Residential District	RM-16 Rural Mixed-Use District	1.18
AT-35 Agriculture Transition District	RM-16 Rural Mixed-Use District	54.37

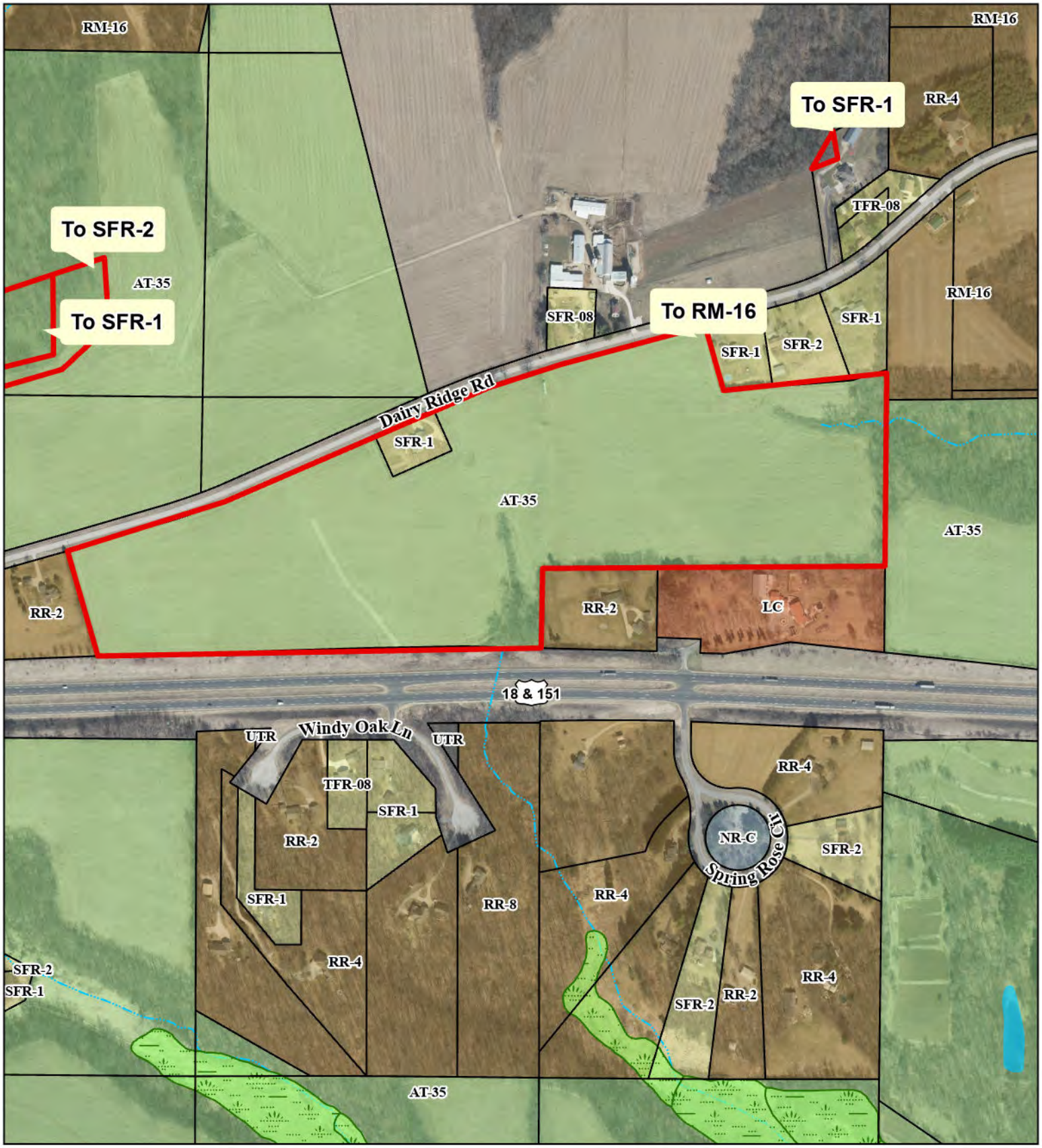
C.S.M REQUIRED?	PLAT REQUIRED?	DEED RESTRICTION REQUIRED?	INSPECTOR'S INITIALS
☑ Yes ☐ No	☐ Yes ☑ No	☐ Yes ☑ No	RWL1
Applicant Initials_____	Applicant Initials_____	Applicant Initials_____	

SIGNATURE:(Owner or Agent)

PRINT NAME:

DATE:

Form Version 04.00.00



PETITION 12227
AMEN LIVING TR

Proposed Zoning Boundary
Tax Parcel Boundary
Wetland Class Areas

Feet
0 335 670 1,340

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:	Amen Living Trust	**Agent Name:**	Scott Amen
Address (Number & Street):	8145 Dairy Ridge Road	**Address (Number & Street):**	8145 Dairy Ridge Rd
Address (City, State, Zip):	Verona WI 53593	**Address (City, State, Zip):**	Verona WI 53593
Email Address:	amenscott@yahoo.com	**Email Address:**	amenscott@yahoo.com
Phone#:	608-316-5556	**Phone#:**	608-316-5556

PROPERTY INFORMATION

Township:	6 north	**Parcel Number(s):**	060713390130 060713390450
Section:	13	**Property Address or Location:**	8145 Dairy Ridge Rd

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 ■

Springdale township is requiring us to rezone and combine our 2 parcels into 1; 1.188-acre SFR-1 (060713390450) & 54.372-acre AT-35 (060713390130) to RM-16 in order to construct a 30'x48' AG/Storage building that would cross the current property lines of our current 2 parcels noted above.

CURRENT:
54.372-acre AT-35 (060713390130) is AG (crops)
1.188-acre SFR-1 (060713390450) is residential

FUTURE:

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
SFR-1	RM-16	1.188
AG-35	RM-16	54.372

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.

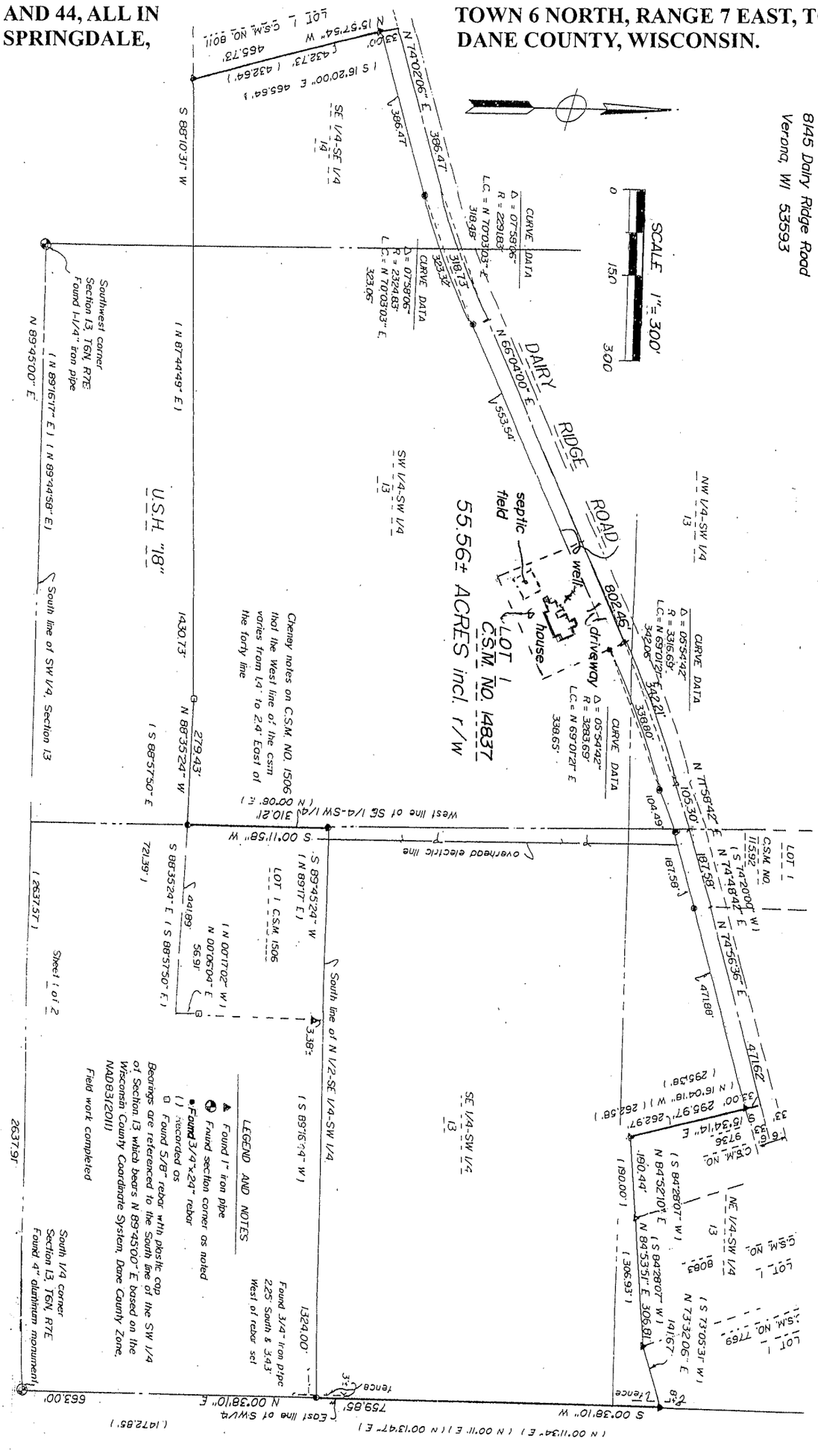
■ Scaled drawing of proposed property boundaries	■ Legal description of zoning boundaries	☐ Information for commercial development (if applicable)	■ Pre-application consultation with town and department staff	■ Application fee (**non-refundable**), payable to the Dane County Treasurer

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 Scott Amen Date 10/10/2025

DANE COUNTY CERTIFIED SURVEY MAP NO._____

LOCATED IN THE NE ¼-SW ¼, THE NW ¼-SW ¼, THE SW ¼-SW ¼, THE SE ¼-SW ¼, SECTION 13, THE SE ¼-SE ¼ OF SECTION 14, INCLUDING DANE COUNTY CERTIFIED SURVEY MAP NUMBER 14837 RECORDED IN VOLUME 104 OF CERTIFIED SURVEY MAPS ON PAGES 43 AND 44, ALL IN TOWN 6 NORTH, RANGE 7 EAST, TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN.



AT-35 and SFR-1 to RM-16

Commencing at the South ¼ corner of said Section 13; thence N 00°38’10” E, 663.00 feet along the East line of the SW ¼ of said Section 13 to the point of beginning; thence S 89°45'24” W, 1324.00 feet along the South line of the N ½-SE ¼-SW ¼ of said Section 13; thence S 00°11’58” W, 310.21 feet along the West line of the SE ¼-SW ¼ to a point on the Northerly r/w line of U.S.H. 18; thence N 88°35’24” W, 279.43 feet along the Northerly r/w line of U.S.H. 18; thence S 88°10'31” W, 1430.73 feet along the Northerly r/w line of U.S.H. 18 to the Southeast corner of Dane County CSM No. 8011; thence N 15°57’54” W, 465.73 feet along the Easterly line of Dane County CSM No. 8011 to a point in the centerline of Dairy Ridge Road; thence N 74°02’06” E, 386.47 feet along the centerline of Dairy Ridge Road; thence Northeasterly, 318.73 feet along the arc of a curve to the left having a central angle of 07°58’06” and a radius of 2291.83 feet, said arc also being the centerline of Dairy Ridge Road, the long chord of which bears N 70°03’03” E, 318.48 feet; thence N 66°04’00” E, 802.46 feet along the centerline of Dairy Ridge Road; thence Northeasterly, 342.21 feet along the arc of a curve to the right having a central angle of 05°54’42” and a radius of 3316.69 feet, said arc also being the centerline of Dairy Ridge Road, the long chord of which bears N 69°01’21” E, 342.05 feet; thence N 71°58’42” E, 105.30 feet along the centerline of Dairy Ridge Road to the Southwest corner of Dane County CSM No. 11592; thence N 74°48’42” E, 187.58 feet along the Southerly line of Dane County CSM No. 11592 and the centerline of Dairy Ridge Road to the Southeast corner of Dane County CSM No. 11592; thence N 74°56’36” E, 471.62 feet along the centerline of Dairy Ridge Road to the Northwest corner of Dane County CSM No. 9736; thence S 15°34’14” E, 295.97 feet along the Westerly line of Dane County CSM No. 9736 to the Southwest corner of Dane County CSM No. 9736; thence N 84°52’10” E, 190.44 feet along the Southerly line of Dane County CSM No. 9736 to the Southwest corner of Dane County CSM No. 8083; thence N 84°53’51” E, 306.81 feet along the Southerly line of Dane County CSM No. 8083 to the Southwest corner of Dane County CSM No. 7769; thence N 73°32’06” E, 141.67 feet along the Southerly line of Dane County CSM No. 7769 to the Southeast corner of Dane County CSM No. 7769 and being in the East line of the SW ¼; thence S 00°38’10” W, 759.85 feet along the East line of the SW ¼ of said Section 13 to the point of beginning, containing 55.56 acres, more or less.