

Dane County Rezone Petition

Application Date	Petition Number
05/21/2026	DCPREZ-2026-12307
Public Hearing Date	
07/28/2026	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ROBERT J SPORE	PHONE (with Area Code) (608) 576-5120	AGENT NAME PROPERTY SHOP REALTORS	PHONE (with Area Code) (608) 695-6262
BILLING ADDRESS (Number & Street) 4335 MISSOURI RD		ADDRESS (Number & Street) PO BOX 103	
(City, State, Zip) MARSHALL, WI 53559		(City, State, Zip) DEERFIELD, WI 53531	
E-MAIL ADDRESS		E-MAIL ADDRESS	

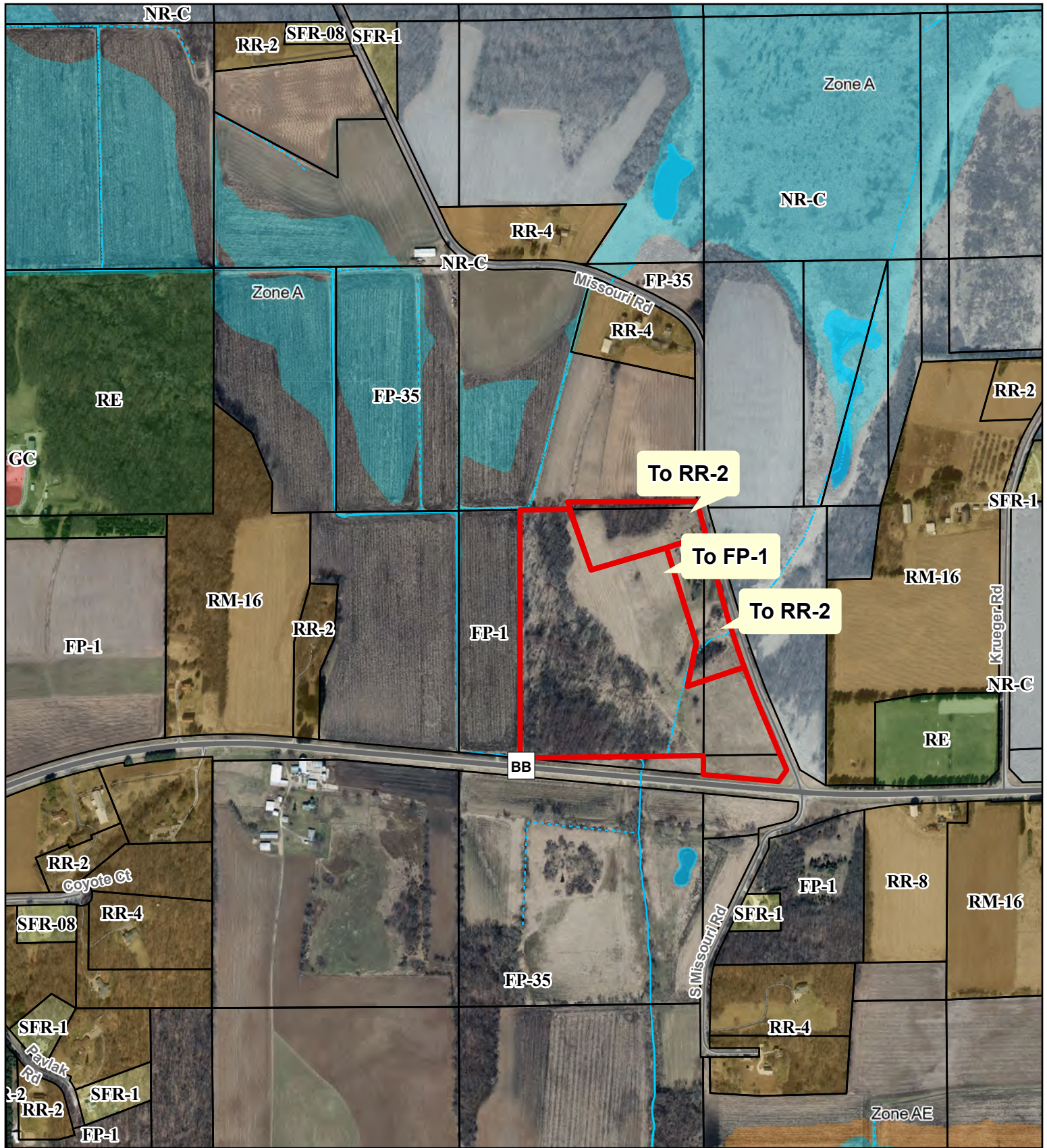
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
NORTH OF 4335 MISSOURI RD		NORTH OF 4335 MISSOURI ROAD		NORTH OF 4335 MISSOURI ROAD	
TOWNSHIP DEERFIELD	SECTION 10	TOWNSHIP DEERFIELD	SECTION 10	TOWNSHIP DEERFIELD	SECTION 10
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0712-104-8500-5		0712-104-8130-3		0712-104-9590-5	

REASON FOR REZONE

CREATING ONE RESIDENTIAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-2 Rural Residential District	8.4
FP-35 Farmland Preservation District	FP-1 Farmland Preservation District	30

C.S.M REQUIRED? ☒ Yes ☐ No Applicant Initials _____	PLAT REQUIRED? ☐ Yes ☒ No Applicant Initials _____	DEED RESTRICTION REQUIRED? ☐ Yes ☒ No Applicant Initials _____	INSPECTOR'S INITIALS HJH3	SIGNATURE: (Owner or Agent) PRINT NAME: DATE:
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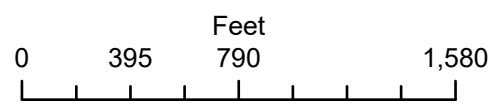
- Proposed Zoning
- Municipal Boundary
- Tax Parcel

Zoning District

- Farmland Preservation
- Commercial

- Natural Resource Conservancy
- Residential
- Rural Residential and Rural Mixed Use
- Recreational

PETITION 12307 ROBERT J SPORE





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 /Cheryl Spore (and T. Zickert)	Agent Name:	David R. Dinkel
Address (Number & Street):	4335 Missouri Road	Address (Number & Street):	P.O. Box 103
Address (City, State, Zip):	Marshall WI 53559	Address (City, State, Zip):	Deerfield WI
Email Address:		Email Address:	
Phone#:		Phone#:	

PROPERTY INFORMATION			
Township:	Deerfield	Parcel Number(s):	024/0712-104-8500-5, 024/0712-104-8130-3, 024/0712-104-9590-5, 024/0712-104-9000-8 <i>024/0712-101-9060-9</i>
Section:	10	Property Address or Location:	Missouri Road , Marshall WI 53559

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 Cheryl Spore have lived on their farm since 1982 and have decided it is time to move on to the next phase of their lives. Matt and Lisa Zickert are part of the Zickert Family that has been farming on Missouri Road and in the Town of Deerfield for four generations. The Zickerts are purchasing the Spore farm to expand their farm operation. Accordingly, they are rezoning both the residence with buildings and a wooded homesite for resale and are retaining the farmland. To create the wooded homesite, the Matt and Lisa are obtaining a strip of land from Tom Zickert who is Matt's father. Additional information regarding development rights and legal description are attached. Also information for Tom Zicert is attached.		
Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-2	8.4 acres
FP-35	FP-1	30 acres m/l

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 Robert J. Spore Cheryl Spore

Date 5/19/2020

Tom Zickert

SUPPLEMENTAL INFORMATION FOR COMMERCIAL DEVELOPMENT

A scaled site plan and detailed operations plan must be submitted for commercial rezone applications. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach the relevant maps and plans listed below to your application form.

☐ **SCALED SITE PLAN.** Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:

- ☐ Scale and north arrow
- ☐ Date the site plan was created
- ☐ Existing subject property lot lines and dimensions
- ☐ Existing and proposed wastewater treatment systems and wells
- ☐ All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
- ☐ All dimension and required setbacks, side yards and rear yards
- ☐ Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
- ☐ Location and dimensions of any existing utilities, easements or rights-of-way
- ☐ Parking lot layout in compliance with s. [10.102\(8\)](#)
- ☐ Proposed loading/unloading areas
- ☐ Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
- ☐ All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade
- ☐ Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area
- ☐ Any lighting, signs, refuse dumpsters, and possible future expansion areas.

☐ **NEIGHBORHOOD CHARACTERISTICS.** Describe existing land uses on the subject and surrounding properties.

- ☐ Provide a brief written statement explaining the current use(s) of the property on which the rezone is proposed.
- ☐ Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

☐ **OPERATIONAL NARRATIVE.** Describe in detail the following characteristics of the operation, as applicable:

- ☐ Hours of operation
- ☐ Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time
- ☐ Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- ☐ Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building
- ☐ Compliance with county stormwater and erosion control standards under [Chapter 11](#) of [Chapter 14](#), Dane County Code
- ☐ Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
- ☐ Facilities for managing and removal of trash, solid waste and recyclable materials.
- ☐ Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- ☐ A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken
- ☐ Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties
- ☐ Signage, consistent with section [10.800](#)

☐ **ADDITIONAL PROPERTY OWNERS.** Provide contact information for additional property owners, if applicable.

Additional Property Owner Name(s):	Tom Zickert
Address (Number & Street):	4481 Missouri Road
Address (City, State, Zip):	Marshall WI 53559
Email Address:	
Phone Number:	608-516-2470

May 19, 2026

ATTACHEMENT TO REZONE APPLICATION DATED MAY 19, 2026

Re: Spore Farm in Section 10 of the Town of Deerfield Dane County WI

Postal address: 4335 Missouri Road, Marshall WI 53559

The 1978 Plat Book shows Erwin Bodeman owned 80 acres with the above postal address. Bodeman sold the farm to a person from Florida who sold the farm in June of 1982 to Dinkel and Petersen. On September 30, 1982 approximately 39 acres with the residence and outbuilding were sold to Robert J. Spore and Cheryl A. Spore via Warranty Deed #1753732.

In that 1982 timeframe, 10 acres of cropland were sold to Tom Zickert and the balance of the cropland was sold to Eberhart. The Eberhart parcel, which was east of Missouri Road, was sold to the WIDNR in 1987.

Both of the development rights stayed with the 39-acre parcel. This rezone application has one development right being used for separation of the residence and outbuildings (Lot #2) and the other development right being used for the formation of the wooded lot Lot #1). Lots #1 and #2 will be sold to third parties. Lot #3 is the vacant cropland which will be retained by Matt and Lisa Zickert.

To create a safe driveway access point, Tom Zickert is selling a strip of land at the north edge at the north edge of Lot #1 and is joined into this Petition. This is boundary line adjustment, and no development right will be transferred.

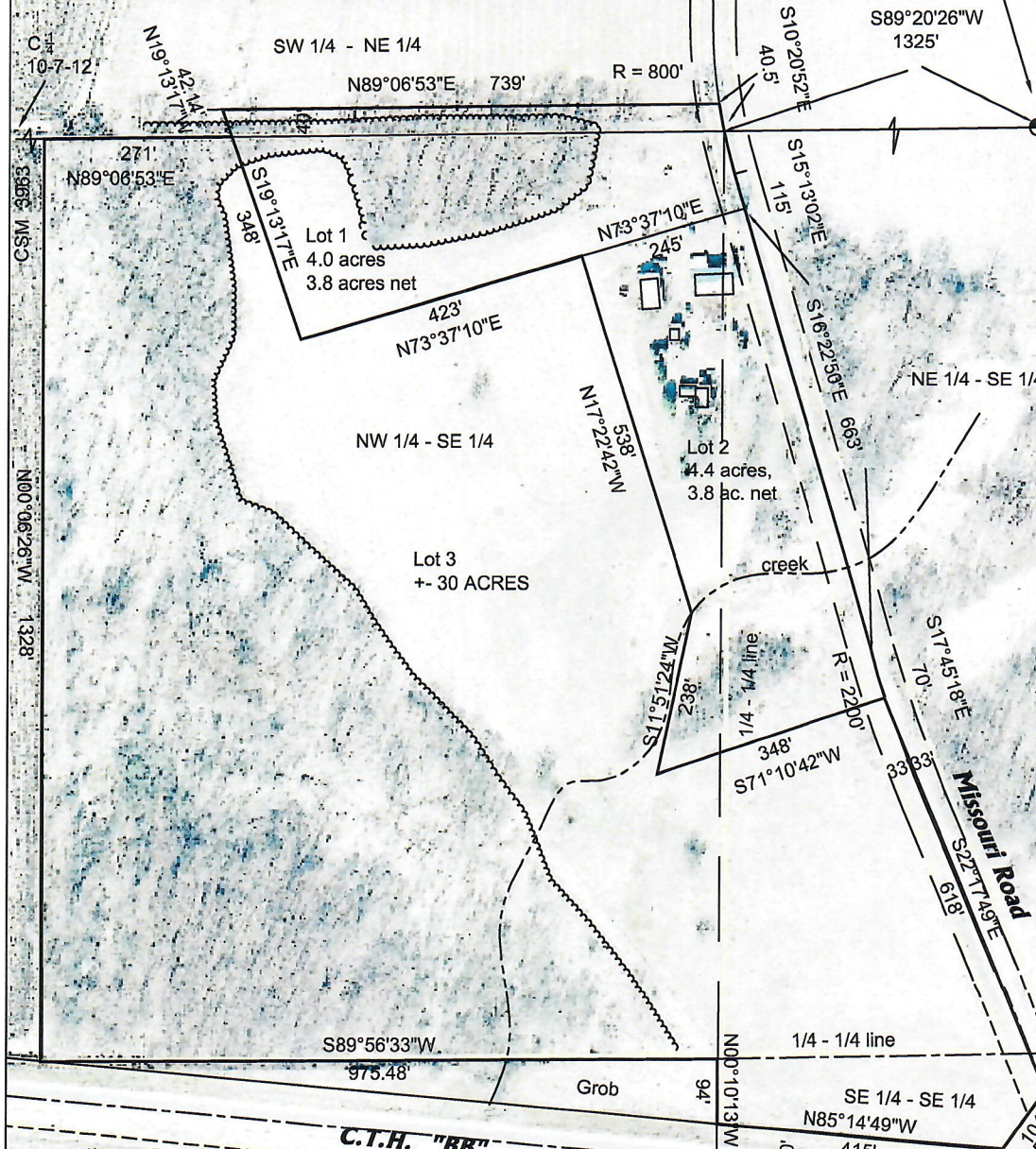
Lots #1 and #2 are each approximately 3.8 acres (net) and will be in the RR-2 zoning district. Lot #3 will be in the FP-1 zoning district. The Zickerts understand that no additional residential development can be in Lot #3 although agricultural improvements are allowed.

Restrictions and Covenants will be recorded on the two residential lot giving notice of the "Right to Farm" in the adjacent lands.

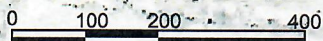
Preliminary Certified Survey Map

EAST 1/4 COR.,
SECTION 10

PARTS OF THE SW 1/4 OF THE NE 1/4, THE NW 1/4 OF THE SE 1/4, THE SE 1/4
OF THE SE 1/4, AND THE NE 1/4 OF THE SE 1/4 OF SECTION 10, ALL IN T.7N., R.12E.,
TOWN OF DEERFIELD, DANE COUNTY, WISCONSIN.



Scale: 1" = 200'



Prepared for Mathew and Lisa
Zickert
4525 Missouri Road,
Marshall, WI

Wisconsin Mapping, LLC

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

Dwg. No. 6547-26

Date 5/18/26

Sheet 1 of 1

Document No.

C. S. M. No.

V.

P.

LOTS 1 & 2

Parts of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ all in Section 10, Town 7 North, Range 12 East, Town of Deerfield, Dane County, Wisconsin, described as follows; Commencing at the East $\frac{1}{4}$ corner of Section 10; thence S89°20'26"W along the North line of the SE $\frac{1}{4}$, 1325 feet to the centerline of Missouri Road and the point of beginning; thence S15°13'02"E, 115 feet; thence S16°22'50"E along said centerline, 663 feet; thence S17°45'18"E, 77 feet; thence S71°10'47"W, 348 feet; thence N11°51'24"E, 238 feet; thence N17°22'42"W, 538 feet; thence S73°37'10"W, 423 feet; thence N19°13'17"W, 390 feet; thence N89°06'53"E, 739 feet to the centerline of Missouri Road; thence S10°20'52"E, 40.5 feet to the point of beginning. The above described containing 8.4 acres, being subject to a right of way for Missouri Road.

LOT 3

Parts of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ all in Section 10, Town 7 North, Range 12 East, Town of Deerfield, Dane County, Wisconsin, described as follows; Commencing at the East $\frac{1}{4}$ corner of Section 10; thence S89°20'26"W along the North line of the SE $\frac{1}{4}$, 1325 feet to the centerline of Missouri Road; thence S15°13'02"E, 115 feet; thence S16°22'50"E along said centerline, 663 feet; thence S17°45'18"E, 70 feet to the point of beginning; thence S22°17'49"E along said centerline, 618 feet; thence S36°15'43"W, 104 feet; thence N85°14'49"W, 415 feet; thence N00°10'13"W, 94 feet; thence S89°56'33"W, 975 feet to the Southeast corner of CSM #3963; thence N00°06'26"W, 1328 feet to the Northeast corner of said CSM; thence N89°06'53"E, 271 feet; thence S19°13'17"E, 348 feet; thence N73°37'10"E, 423 feet; thence S17°22'42"E, 538 feet; thence S11°51'24"W, 238 feet; thence N71°10'42"E, 348 feet to the point of beginning. Containing 30 acres more or less.

May 19, 2025

Regarding the rezone of:

1. The Bob and Cheryl Farm in Section 10 of the Town of Deerfield, Dane County WI.
2. A strip of vacant cropland lying north of the Spore Farm owned by Tom Zickert.

The undersigned allow David R. Dinkel of REMAX Property Shop to apply for the rezoning on the above captioned properties as per the directions of Matt and Lisa Zickert who have a binding Offer to Purchase both of the above properties.

Robert J. Spore

Cheryl Spore 5/19/2026

Matt Zickert

Lisa Zickert 5/19/2026

Tom Zickert

5/19/2026