

Dane County Rezone Petition

Application Date	Petition Number
06/02/2026	DCPREZ-2026-12309
Public Hearing Date	
08/25/2026	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JOHN, CYNTHIA, PAUL & JACQUELINE GEHIN	PHONE (with Area Code) (608) 843-6268	AGENT NAME ED SHORT	PHONE (with Area Code) (608) 712-1040
BILLING ADDRESS (Number & Street) 6545 COUNTY HIGHWAY A		ADDRESS (Number & Street)	
(City, State, Zip) BELLEVILLE, WI 53508		(City, State, Zip)	
E-MAIL ADDRESS		E-MAIL ADDRESS [REDACTED]	

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 6545 CTH A					
TOWNSHIP MONTROSE	SECTION 13	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0508-133-8502-1		0508-133-9001-5			

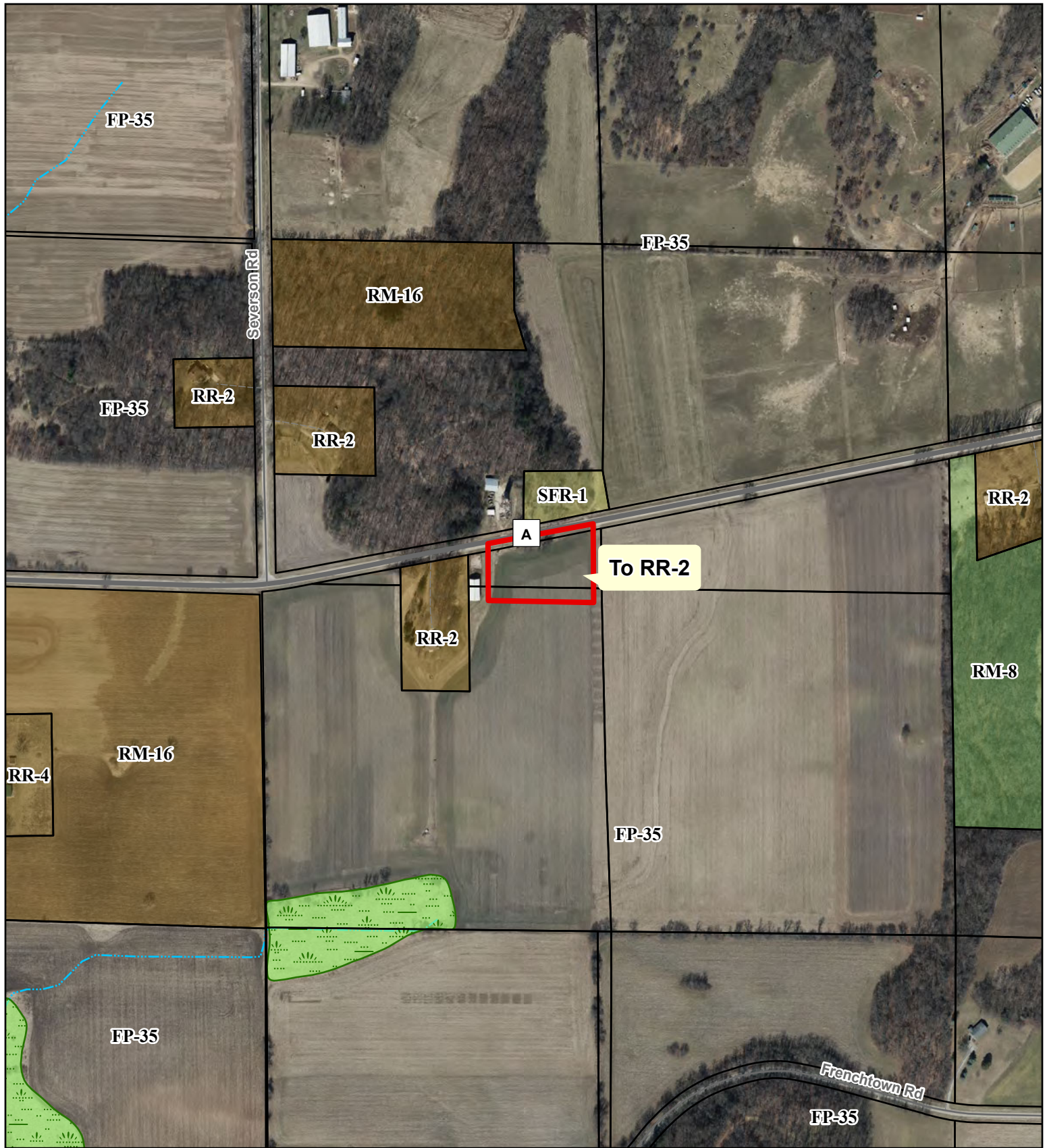
REASON FOR REZONE

CREATING ONE RESIDENTIAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-2 Rural Residential District	2.6

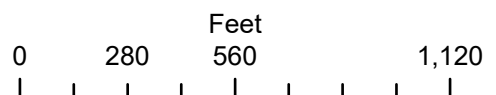
C.S.M REQUIRED? ☒ Yes ☐ No Applicant Initials _____	PLAT REQUIRED? ☐ Yes ☒ No Applicant Initials _____	DEED RESTRICTION REQUIRED? ☐ Yes ☒ No Applicant Initials _____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: HIGHWAY ACCESS PERMIT WILL BE NEEDED PRIOR TO REZONING.



- Proposed Zoning
 - Municipal Boundary
 - Tax Parcel
 - Agricultural Transition
 - Residential
 - Rural Residential and Rural Mixed Use
 - Wetland Class Area
 - Farmland Preservation
- Zoning District**

PETITION 12309
JOHN, CYNTHIA, PAUL &
JACQUELINE GEHIN





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:	John & Cynthia Gehin Paul & Jacqueline Gehin	Agent Name:	Ed Short
Address (Number & Street):	6545 County Highway A	Address (Number & Street):	
Address (City, State, Zip):	Belleville, WI 53508	Address (City, State, Zip):	
Email Address:		Email Address:	
Phone#:		Phone#:	608-712-1040

PROPERTY INFORMATION

Township:	Montrose	Parcel Number(s):	0508-133-8502-1 & 0 508-133-9001-5
Section:	13	Property Address or Location:	Lands on South side of CTH A

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 ☒
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Creating a rural residential Lot from farm.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-2	2.6 acres

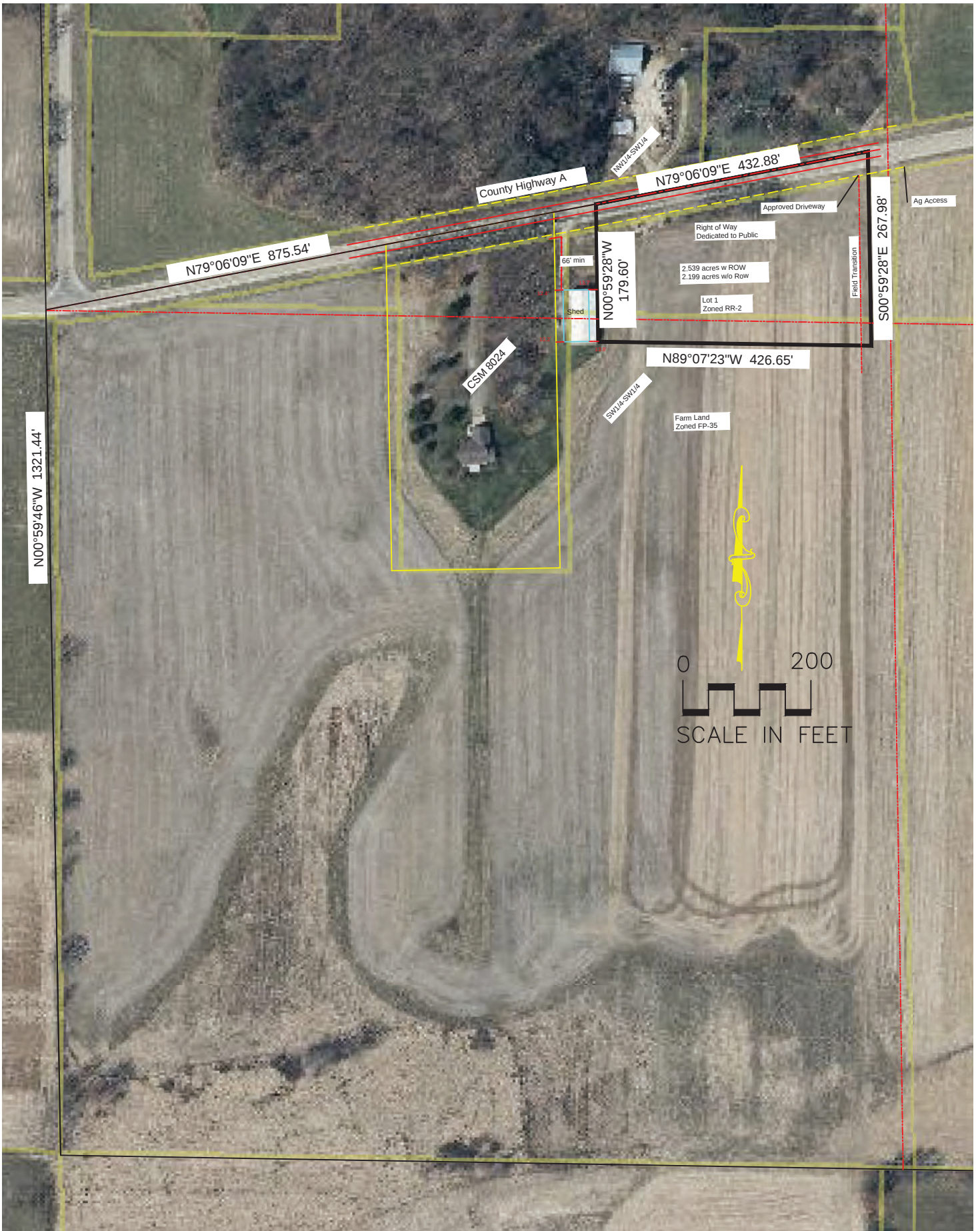
Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.

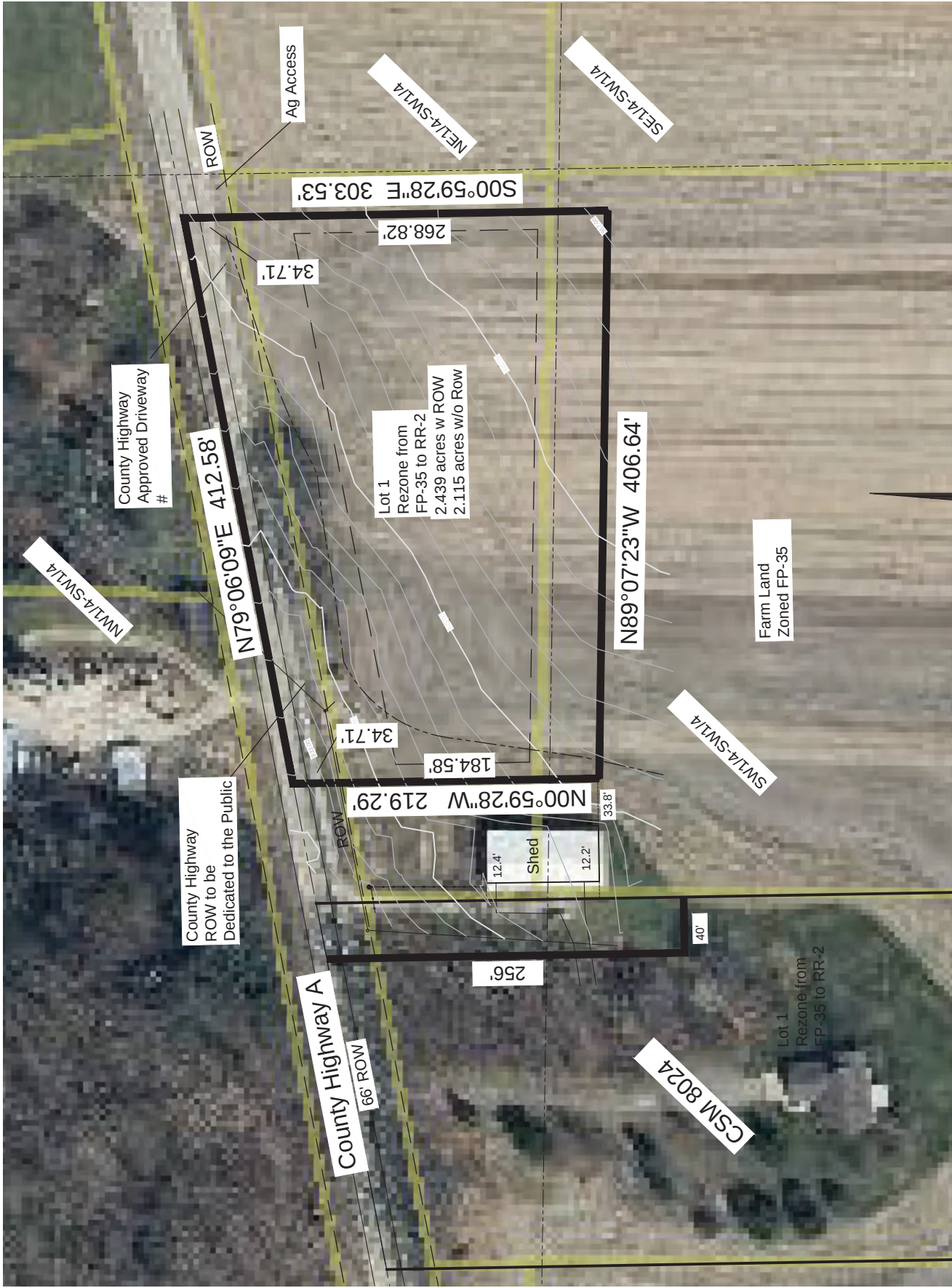
☐ Scaled drawing of proposed property boundaries	☐ Legal description of zoning boundaries	☐ Information for commercial development (if applicable)	☐ Pre-application consultation with town and department staff	☐ Application fee (non-refundable), payable to the Dane County Treasurer
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I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

Date 5-19-26

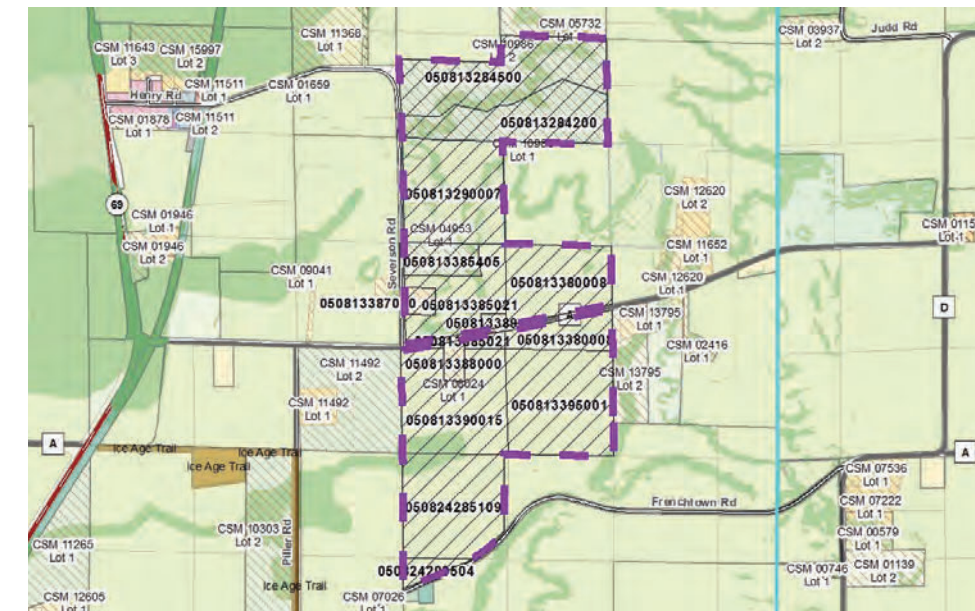




DRAFT: FOR DISCUSSION PURPOSES ONLY

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.

		Applicant: Rhyan & Dana Hongisto			
Town	Montrose	A-1EX Adoption	9/11/1978	Orig Farm Owner	Gehin, Catherine Trs
Section:	13, 24	Density Number	35	Original Farm Acres	304.22
Density Study Date	11/8/2022	Original Splits	8.69	Available Density Unit(s)	2



Reasons/Notes:

Homesites created to date: 6 per CSMs 4952, 4953, 8024, 8563, 10986 (2 lots), Owners of 35 acres or more of original farm (Hongisto, McSweeney, J&C Gehin) should record agreement regarding allocation of remaining homesites.

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.

<u>Parcel #</u>	<u>Acres</u>	<u>Owner Name</u>	<u>CSM</u>
050813385405	8.95	JAMES GEHIN & MARY G GEHIN	04953
050813395001	40.65	JOHN F GEHIN & CYNTHIA L GEHIN	
050813390015	37.58	JOHN F GEHIN & CYNTHIA L GEHIN	
050813388000	3.02	JOHN F GEHIN & CYNTHIA L GEHIN	08024
050813385021	22.92	JOHN F GEHIN & CYNTHIA L GEHIN	
050813380008	38.39	JOHN F GEHIN & CYNTHIA L GEHIN	
050813284500	39.13	JONATHAN T KETZLER & MARY E MCSWEENEY	10986
050813284200	30.18	JONATHAN T KETZLER & MARY E MCSWEENEY	10986
050813389107	1.34	MARY G GEHIN	04952
050813387010	3.04	PAUL C GEHIN & JACQUELINE M GEHIN	08563

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.

050813290007	37.85	RHYAN HONGISTO & DANA HONGISTO
050824290504	4.06	SAMUEL T STUESSY & ROBERT G STUESSY
050824285109	37.13	SAMUEL T STUESSY & ROBERT G STUESSY

Lot 1

Rezone from FP-35 to RR-2

Part of the SW 1/4 of the SW 1/4 and Part of the NW 1/4 of the SW 1/4, Section 13, Town 5 North, Range 8 East, Town of Montrose, Dane County, Wisconsin, described as follows:

Commencing at the West Quarter Corner of said Section 13; Thence along the West line of the said SW 1/4, N00°59'46"W, 1321.44 feet to the centerline of County Road A; Thence along said centerline, N79°06'09"E, 875.54 feet to a point known as the Point of Beginning; Thence continuing along said centerline, N79°06'09"E, 432.88 feet; Thence S00°59'28"E, 267.98 feet; Thence N89°07'23"W, 426.65 feet; Thence N00°59'28"W, 179.60 feet to the Point of Beginning. Said parcel contains 2.539 acres with Right of Way. Said parcel contains 2.199 acres excluding Right of Way.