

Dane County Rezone Petition

Application Date	Petition Number
06/18/2026	DCPREZ-2026-12325
Public Hearing Date	
08/25/2026	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME HANSON LIVING TR	PHONE (with Area Code) (608) 220-3373	AGENT NAME ☐	PHONE (with Area Code) (608) 220-3373
BILLING ADDRESS (Number & Street) 6233 TEMPLETON TER		ADDRESS (Number & Street) 6233 TEMPLETON TER	
(City, State, Zip) SUN PRAIRIE, WI 53590-9584		(City, State, Zip) SUN PRAIRIE, WI 53590-9584	
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	
6233 Templeton Terrace					
TOWNSHIP BURKE	SECTION 2	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0810-021-4377-0					

REASON FOR REZONE

SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS

FROM DISTRICT:	TO DISTRICT:	ACRES
RR-4 Rural Residential District	SFR-1 Single Family Residential District	0.06

C.S.M REQUIRED? ☒ Yes ☐ No Applicant Initials_____	PLAT REQUIRED? ☐ Yes ☒ No Applicant Initials_____	DEED RESTRICTION REQUIRED? ☐ Yes ☒ No Applicant Initials_____	INSPECTOR'S INITIALS DJE1	SIGNATURE: (Owner or Agent) PRINT NAME: DATE:
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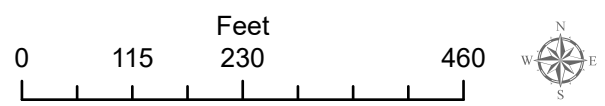
COMMENTS: PETITION IS REQUIRED DUE TO LAND DIVISION VIOLATION. A 2-LOT CSM WILL BE REQUIRED TO BE SUBMITTED FOR REVIEW AND RECORDING TO COMPLETE TRANSFER.

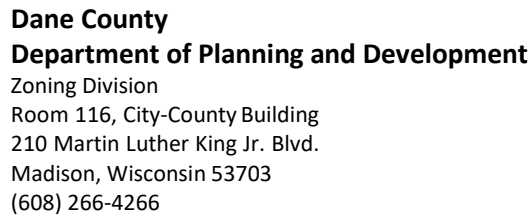


- Proposed Zoning
 - Municipal Boundary
 - Tax Parcel
- Zoning District**
- Agricultural Transition
 - Natural Resource Conservancy
 - Residential
 - Rural Residential and Rural Mixed Use

- Recreational
 - Wetland Class Area
- Rivers and Streams**
- Perennial Stream; Hidden Perennial Stream
 - Intermittent Stream; Hidden Intermittent Stream
 - Constructed Drainage
 - Perennial Stream; Hidden Perennial Stream
 - Intermittent Stream; Hidden Intermittent Stream
 - Constructed Drainage

PETITION 12325 HANSON LIVING TR





REZONE APPLICATION

☐ 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

Date _____

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):	
Address (Number & Street):	
Address (City, State, Zip):	
Email Address:	
Phone Number:	

LEGAL DESCRIPTION

Being part of the Lot 52, Charlottes Walk; located in the SW 1/4 of the NE 1/4, Section 2, Town 8 North, Range 10 East, Town of Burke, Dane County, Wisconsin, described as follows:

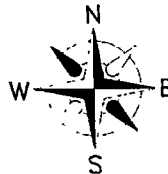
BEGINNING at the Southeast Comer of Lot 51, Charlottes Walk; thence S29° 50' 10"E, 24.43 feet along the east line of Lot 52, Charlottes Walk; thence S74°13'23"W, 237.90 feet to the southwest comer of Lot 51, Charlottes Walk; thence N68°23'24"E, 233.17 feet along the south line of Lot 51, Charlottes Walk to the Point of Beginning.

Containing 2,820 Square Feet.

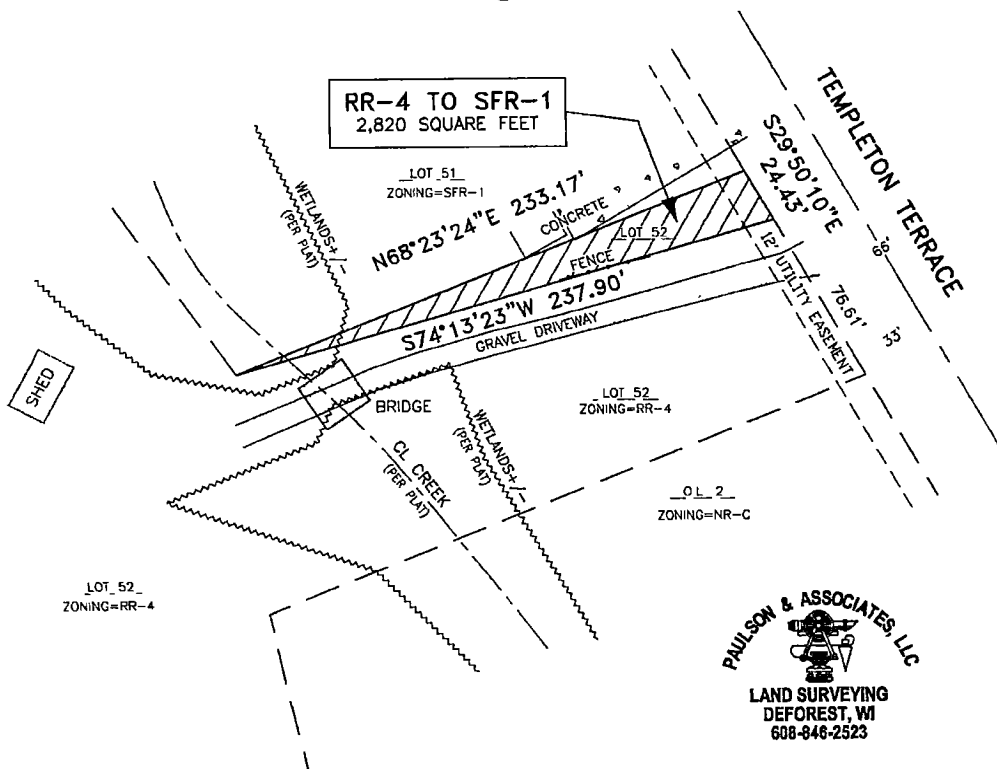
MAP OF EASEMENT

BEING PART OF LOT 52, CHARLOTTE'S WALK; LOCATED IN THE SW 1/4 OF THE NE 1/4, SECTION 2, T8N, R10E, TOWN OF BURKE, DANE COUNTY, WISCONSIN

BASIS OF BEARINGS
THE SOUTH LINE OF LOT 51 IS
RECORDED TO BEAR N68°23'24"E.



SCALE
1" = 60'
0 30 60 120



PAULSON & ASSOCIATES, LLC
LAND SURVEYING
DEFOREST, WI
608-846-2523

LEGAL DESCRIPTION

Being part of the Lot 52, Charlotte's Walk; located in the SW 1/4 of the NE 1/4, Section 2, Town 8 North, Range 10 East, Town of Burke, Dane County, Wisconsin, described as follows:

BEGINNING at the Southeast Corner of Lot 51, Charlotte's Walk;
thence S29°50'10"E, 24.43 feet along the east line Lot 52, Charlotte's Walk;
thence S74°13'23"W, 237.90 feet to the southwest corner of Lot 51, Charlotte's Walk;
thence N68°23'24"E, 233.17 feet along the south line of Lot 51, Charlotte's Walk to the POINT OF BEGINNING.

Containing 2,820 Square Feet.
Subject to all easements of record.

OWNER
(LOT 52)
Daniel R. Lothe
3562 State Highway 19
Sun Prairie, WI 53690

OWNER/CLIENT
(LOT 51)
Satzler Rev. Trust
Josh Satzler
6233 Templeton Terrace
Sun Prairie, WI 53590

SURVEYOR
PAULSON & ASSOCIATES, LLC
Daniel A. Paulson
136 W. Holm Street
DeForest, WI 53532



DANE COUNTY PLANNING & DEVELOPMENT

Room 116, City-County Building, Madison, Wisconsin 53703
Fax (608) 267-1540

April 15, 2026

Stanley Hinkley
3562 State Highway 19
Sun Prairie, WI 53590

RE: Register of Deeds document #6073895
Deed between Hinkley and Hanson

*Housing &
Economic Development*
(608)266-4270, Rm. 362

Planning
(608)266-4251, Rm. 116

Records & Support
(608)266-4251, Rm. 116

Zoning
(608)266-4266, Rm. 116

Dear Mr. Hinkley,

Dane County Land Division is in receipt of a deed instrument that was drafted by Attorney Perry Armstrong and recorded on January 6, 2026. This deed was identified by the Land Records Review Analyst due to peculiarities in its configuration and was sent to Dane County Land Division for review for compliance with Dane County Code of Ordinances.

Dane County Code of Ordinances, Chapter 75, *Land Division Regulations*, a land division which creates a parcel under 35 acres in size is required to have a Certified Survey Map prepared, approved and recorded. The Warranty Deed under Register of Deeds document #6073895 violates Dane County Code of Ordinance Section, 75.17.

75.17 CERTIFIED SURVEY MAPS.

(1) Procedure. (a) Application. Any land divider who shall divide land located in an unincorporated area of Dane County which results in a land division shall prepare a certified survey map in accordance with section 236.34 of the Wisconsin Statutes and all of the requirements in this chapter which may apply. All certified survey maps shall be submitted to the committee for approval and shall, after approval, be recorded in the office of the Dane County Register of Deeds.

The purpose of this chapter is to promote the public health, safety and general welfare of the county. It is designed to further the orderly layout and use of land and to facilitate the further resubdivision of larger parcels into smaller parcels of land.

This letter serves as notice that the transaction that has occurred under Register of Deeds document #6073895 is in violation of the Dane County Codes of Ordinance section as stated. A division of recorded platted lots (lot line adjustment) requires a Certified Survey Map to be reviewed and approved to allow for the property boundary adjustment. However, the zoning classification of the two lots is RR-4 and SFR-1. A rezone petition will need to be submitted first prior to the new Certified Survey Map being submitted for review.

In order to correct the violation, a rezone petition will need to be submitted to the Zoning Division, attention to Assistant Zoning Administer, Rachel Holloway. You are hereby instructed to submit the aforesaid information within 30 days of the date of this letter to avoid further enforcement action.

Attached with this letter is a copy of the recorded Warranty Deed #6073895 as well as the rezone petition submittal requirements and application. Please note that the review fee for the

rezone petition will be doubled. Your cooperation and attention is appreciated in this matter. Please contact me with any questions, everson.daniel@countyofdane.com

Sincerely,

Daniel Everson
Dane County Plat Review Officer
608.267.1541

CC:
Hanson Living Trust
Town of Burke
Rachel Holloway – Assistant Zoning Adm.
Jeremiah Erickson - Land Records Review Analyst





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:	Thomas Hanson and JoAn Hanson	Agent Name:	Thomas Hanson
Address (Number & Street):	6233 Templeton Terrace	Address (Number & Street):	6233 Templeton Terrace
Address (City, State, Zip):	Sun Prairie, WI 53590	Address (City, State, Zip):	Sun Prairie, WI 53590
Email Address:	[REDACTED]	Email Address:	[REDACTED]
Phone#:	608-220-3373	Phone#:	608-220-3373

PROPERTY INFORMATION

Township:	Burke	Parcel Number(s):	014/0810-021-4377-0; 041/0810-021-4376-0
Section:	2	Property Address or Location:	Templeton Terrace

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 ☐

Property Owner purchased Parcel No. 014/0810-021-4377-0 from adjacent neighbor to the south to terminate an Easement which encumbered Parcel No. 041-0810-021-4388-0. and to ensure that Property Owner's existing driveway is entirely located on Parcel No. 041/0810-021-4376-0. Property Owner wishes to re-zone and combine Parcel No. 041-0810-021-4377-0 with existing adjacent Parcel No. 041/0810-021-4376-0. Property Owner does not intend to change the use of Parcel No. 041-0810-021-4377-0 or alter the Parcel.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RR-4	SRF-1	

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 JoAn Hanson, Thomas A Hanson

Date 6-17-2024

WARRANTY DEED

Document Number

Document Name

KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
6073895

01/06/2026 10:52 AM

Trans Fee: 63.00

Exempt #:

Rec. Fee: 30.00

Pages: 2

THIS DEED, made between

Stanley H. Hinkley and Jeri L. Hinkley, husband and wife

("Grantor," whether one or more), and

Thomas A. Hanson and JoAn M. Hanson, as Trustees of the Hanson Living Trust
dated June 27, 2012

("Grantee," whether one or more).

Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits and fixtures, and other appurtenant interests, in Dane County, State of Wisconsin ("Property") (If more space is needed, please attach addendum):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Recording Area

Name and Return Address:

Thomas A. Hanson and JoAn M. Hanson
 6233 Templeton Terr
 Sun Prairie, WI 53590

014-0810-021-4387-0 (Prt)

Parcel Identification Number (PIN)

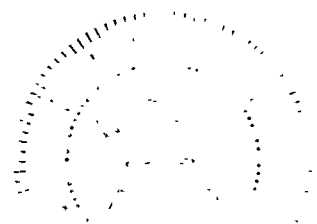
Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except

This is not homestead property.

Municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, present uses of the Property in violation of the foregoing disclosed in Seller's disclosure report, and Real Estate Condition Report, and in the Offer, general taxes levied in the year of closing.

Dated: 2nd day of January, 2026

Stanley H. Hinkley
 Stanley H. Hinkley
Jeri L. Hinkley
 Jeri L. Hinkley

**AUTHENTICATION**

Signature(s): _____

Authenticated on: _____

* _____
 TITLE: MEMBER STATE BAR OF WISCONSIN
 (If not, _____
 authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

Perry J. Armstrong
 File # 125120187

ACKNOWLEDGMENT

STATE OF WISCONSIN)

DANE COUNTY) ss.

Personally came before me on 2nd day of January, 2026
 the above-named Stanley H. Hinkley and Jeri L. Hinkley
 to me known to be the person(s) who executed the foregoing
 instrument and acknowledged the same.

Kelli J. Bussian
 * Kelli J. Bussian

Notary Public, State of Wisconsin

My Commission (is permanent) (expires: 03/10/2029)

T-21,000
 (63.00)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD BAR FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

WARRANTY DEED

©2003 STATE BAR OF WISCONSIN

FORM NO 1-2003

* Type name below signatures

EXHIBIT "A"

**Being a part of Lot 52, Charlottes Walk, in the Town of Burke, Dane County, Wisconsin, described as follows:
Beginning at the Southeast corner of Lot 51, Charlottes Walk; thence South 29° 50' 10" East, 24.43 feet along the East line of Lot 52, Charlottes Walk; thence South 74° 13' 23" West, 237.90 feet to the Southwest corner of Lot 51, Charlottes Walk; thence North 68° 23' 24" East, 233.17 feet along the South line of Lot 51, Charlottes Walk to the point to beginning.**