

Dane County Rezone Petition

Application Date	Petition Number
06/02/2026	DCPREZ-2026-12311
Public Hearing Date	
08/25/2026	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME GT RENTALS LLC (STEVE GAUSMANN)	PHONE (with Area Code) (608) 575-5071	AGENT NAME BRYAN STUECK	PHONE (with Area Code) (608) 837-7463
BILLING ADDRESS (Number & Street) 7646 E BUCKEYE RD		ADDRESS (Number & Street) PO BOX 237	
(City, State, Zip) MADISON, WI 53718		(City, State, Zip) Sun Prairie, WI 53590	
E-MAIL ADDRESS [REDACTED]		E-MAIL ADDRESS [REDACTED]	

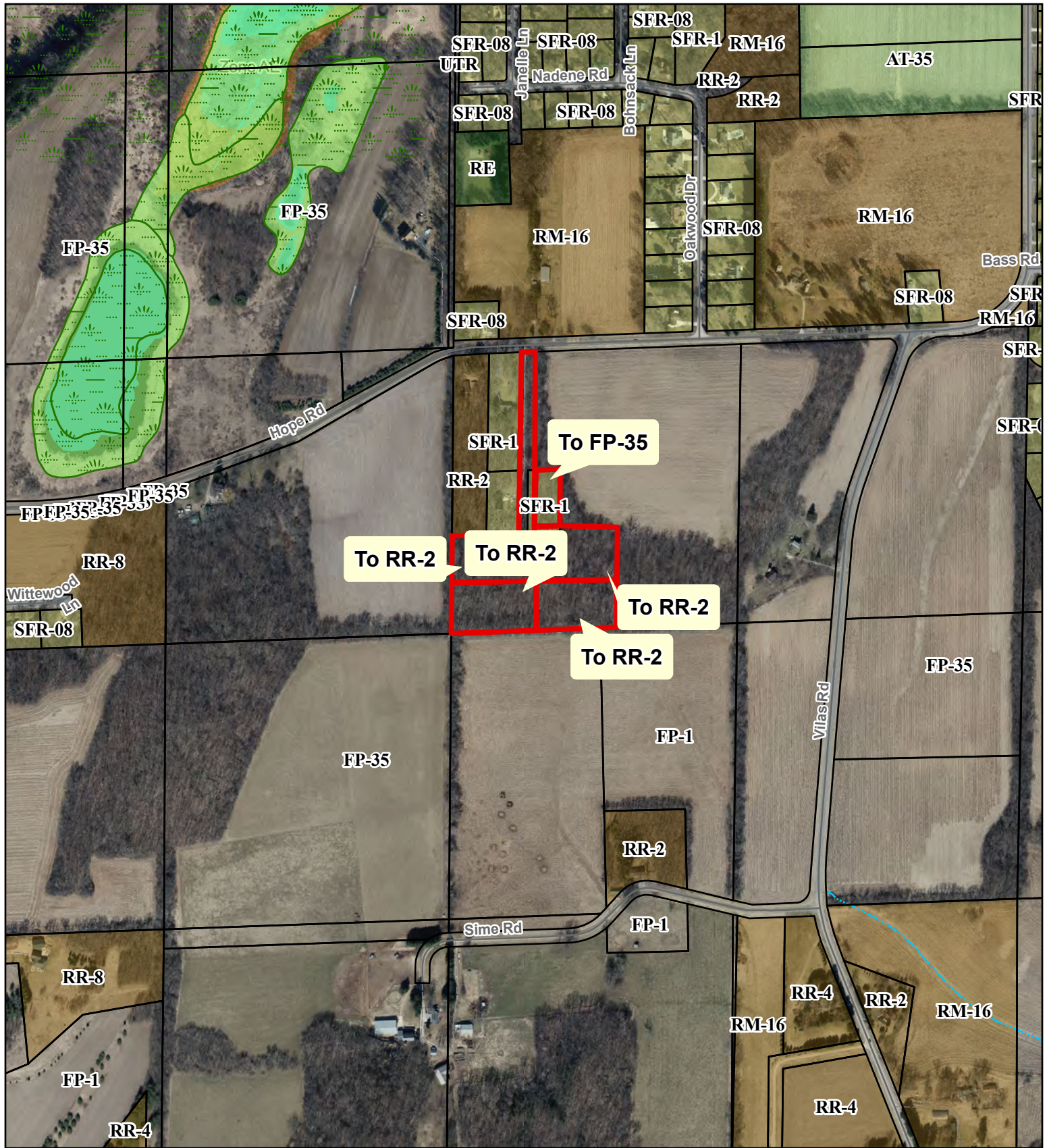
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
Hope Rd west of 3647 Vilas Rd					
TOWNSHIP COTTAGE GROVE	SECTION 29	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0711-291-8500-1		0711-291-8685-9			

REASON FOR REZONE
CREATING FOUR RESIDENTIAL LOTS USING TRANSFER OF DEVELOPMENT RIGHTS (TDR)

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-2 Rural Residential District	9.1
SFR-1 Single Family Residential District	RR-2 Rural Residential District	.27
SFR-1 Single Family Residential District	FP-35 Farmland Preservation District	.74

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: 1. ONE DEVELOPMENT RIGHT ("RDU") TO COME FROM THE HANDZEL FARM IN SECTION 29.
2. SHARED DRIVEWAY ACCESS MUST MEET REQUIREMENTS IN DCCO. S.75.19(8), AND TOWN ROAD STANDARDS, AND MAY REQUIRE STORMWATER MANAGEMENT FACILITIES.



- Proposed Zoning
- Municipal Boundary
- Tax Parcel
- Zoning District**
- Farmland Preservation
- Agricultural Transition

- Residential
- Rural Residential and Rural Mixed Use
- Recreational
- Special Use
- Wetland Class Area

**PETITION 12311
GT RENTALS LLC
(STEVE GAUSMANN)**





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:	GT Rentals: Steve Gausman	Agent Name:	Birrenkott Surveying- Bryan Stueck
Address (Number & Street):	7646 E Buckeye Road	Address (Number & Street):	PO Box 237
Address (City, State, Zip):	Madison, WI 53718	Address (City, State, Zip):	Sun Prairie, WI 53590
Email Address:		Email	
Phone#:	608-575-5071	Phone#:	608-837-7463

PROPERTY INFORMATION

Township:	Cottage Grove	Parcel Number(s):	0711-291-8685-9; 0711-291-8500-1
Section:	29	Property Address or Location:	Lands to the EAST of 2759 Hope Road

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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-relocate spot zone (SFR-1) and create three residential lots.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-2	9.054
SFR-1	RR-2	0.266
SFR-1	FP-35	0.738

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 _____

Date _____

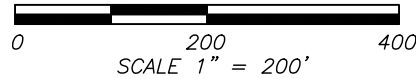


BIRRENKOTT SURVEYING

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

ZONING MAP

Part of the Northwest 1/4 of the Northeast 1/4 of Section 29, T7N,
R11E, Town of Cottage Grove, Dane County, Wisconsin.



LINE	BEARING	DISTANCE
L1	S 87°48'49" W	33.15'
L2	N 87°48'49" E	117.17'
L3	S 00°27'44" E	275.40'
L4	N 00°27'44" E	15.61'
L5	N 87°48'49" E	150.39'
L6	S 00°28'35" W	291.01'
L7	N 00°28'35" E	273.68'
L8	S 88°39'19" W	117.17'

Parcel A, B, C, and D (FP-35 to RR-2):

Part of the Northwest 1/4 of the Northeast 1/4, Section 29, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin more fully described as follows:

Commencing at the North 1/4 Corner of Section 29, thence S00°28'35"W, 871.90 feet along the West line of the Northeast 1/4 of Section 29 to the point of beginning; thence N87°03'07"E, 166.75 feet; thence N88°39'17"E, 149.88 feet; thence N00°28'35"E, 838.61 feet to the South right-of-way of Hope Road; thence N87°51'25"E, 66.07 feet along said South right-of-way; thence S00°28'35"W, 547.84 feet; thence S87°48'49"W, 33.15 feet; thence S00°28'35"W, 291.01 feet; thence N87°48'49"E, 150.39 feet; thence N00°27'44"E, 15.61 feet; thence N88°39'19"E, 265.28 feet; thence S00°28'35"W, 463.20 feet to the South line of the Northeast 1/4 of Section 29; thence S87°54'07"W, 765.28 feet along the South line of the Northwest 1/4 of the Northeast 1/4 to the West line of the Northeast 1/4; thence N00°28'35"E, 450.59 feet along the West line of the Northeast 1/4 to the point of beginning. Containing 394,508 square feet or 9.054 acres.

Parcel E (SFR-1 to RR-2):

Part of the Northwest 1/4 of the Northeast 1/4, Section 29, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin more fully described as follows: Commencing at the North 1/4 Corner of Section 29, thence S00°28'35"W, 871.90 feet along the West line of the Northeast 1/4 of Section 29; thence N87°03'07"E, 166.75 feet; thence N88°39'17"E, 149.88 feet; thence N00°28'35"E, 838.61 feet to the South right-of-way of Hope Road; thence N87°51'25"E, 66.07 feet along said South right-of-way; thence S00°28'35"W, 547.84 feet to the point of beginning; thence S00°28'35"W, 273.68 feet; thence N88°39'19"E, 117.17 feet; thence S00°27'44"W, 15.61 feet; thence S87°48'49"W, 150.39 feet; thence N00°28'35"E, 291.01 feet; thence N87°48'49"E, 33.15 feet to the point of beginning. Containing 11,565 square feet or 0.266 acres.

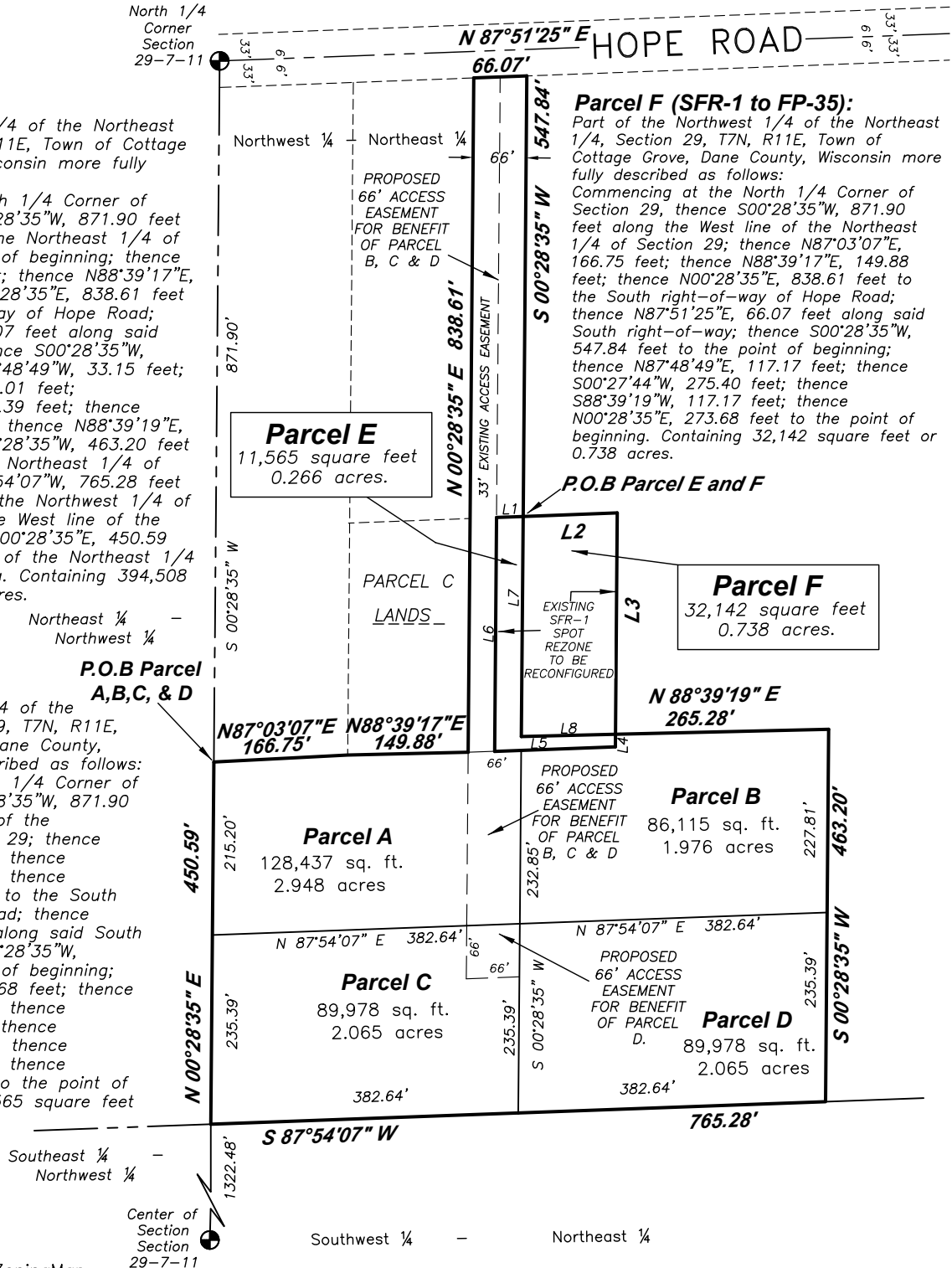
P.O.B Parcel A,B,C, & D

Parcel F (SFR-1 to FP-35):

Part of the Northwest 1/4 of the Northeast 1/4, Section 29, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin more fully described as follows:

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P.O.B Parcel E and F

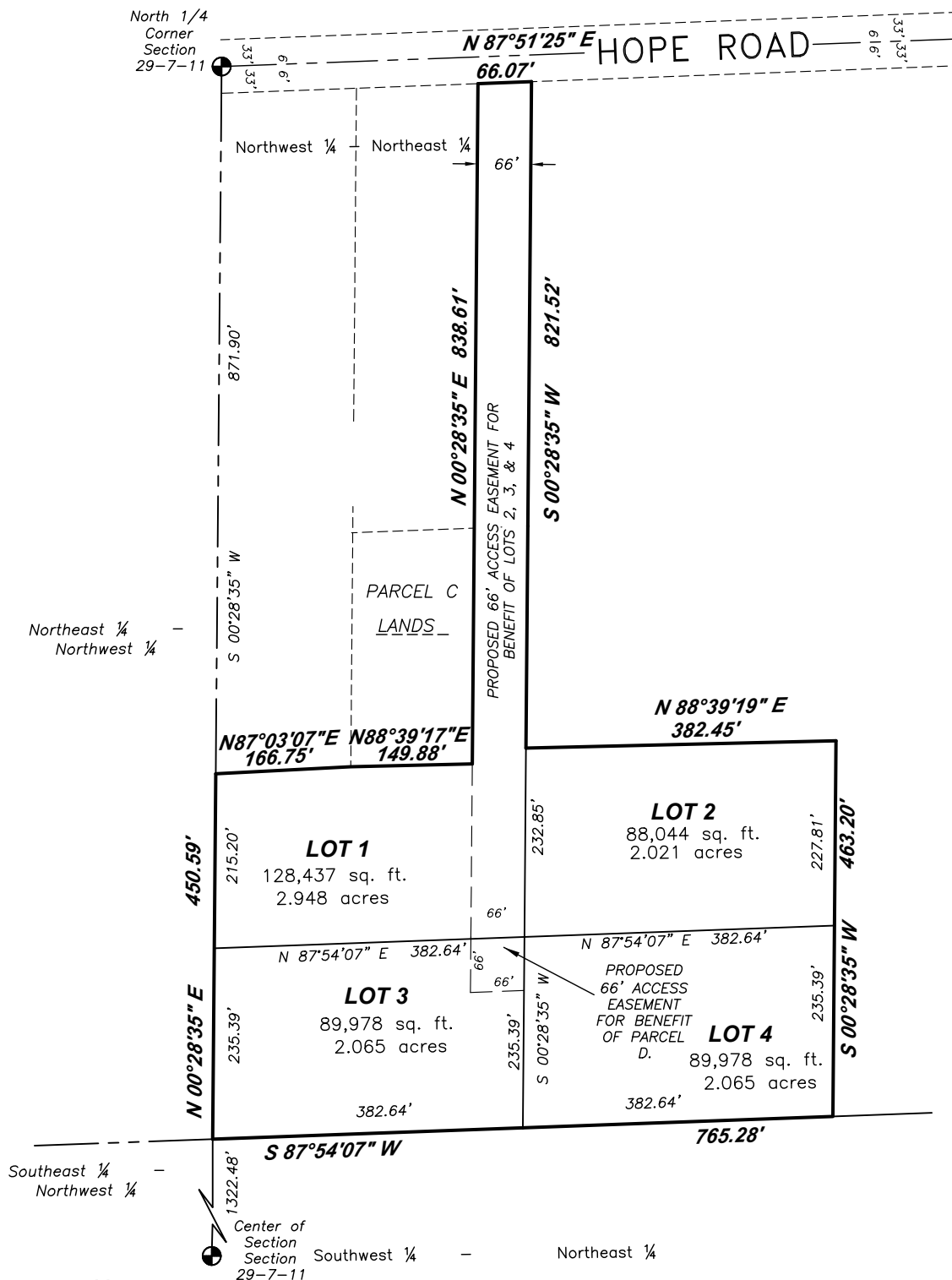
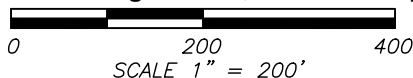




BIRRENKOTT **PRELIMINARY CERTIFIED SURVEY MAP** SURVEYING

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

Part of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 29, T7N,
R11E, Town of Cottage Grove, Dane County, Wisconsin.



May 19, 2026

Office Map No. 240642_PreliminaryCSM

GT Rentals LLC

7646 E Buckeye Rd.

Madison, WI 53718

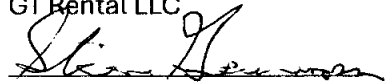
608-222-5070

Explanation of reason for exceeding two acres for proposed rezone of four lots on Hope Rd.

In order to cluster the 4 lots in the corner of the property as shown by the zoning map, the parcels are all very close to 2 acres each. The one parcel (Parcel A) that is closer to 3 acres is so due to it including the driveway easement. The other lots are filling the gap between the property lines and very close to the 2 acres each. We wanted to “fill the corner” and not leave any slivers of land to complicate the CSM or the parcel in general.

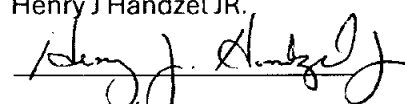
Per our discussions, this is to confirm that we have reached an agreement for me to sell you one (1) Residential Density Unit ("RDU") provided a written agreement can be reached on mutually acceptable terms. The RDU would come from one of two available for Parcel #071129190700 as identified in a density study outlined in a May 18 222 letter to Hank and Charlotte Handzel from Majid Allan, Senior planner for the Dane County Planning and Development Department. I believe that Parcel now has a tax ID # of 018/0711-291-9070-0.

GT Rental LLC



Date: 5-21-26

Henry J Handzel JR.



Date: May 21, 2026



Dane County Planning and Development Department

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

Planning

(608)266-4251, Rm. 116

Records & Support

(608)266-4251, Rm. 116

Zoning

(608)266-4266, Rm. 116

January 12, 2024

Calvin Hettwer
2600 Jenny Wren Trail
Sun Prairie, WI 5359
Delivered via email

Dear Calvin,

Attached is a density study report you requested for property owned by the Dorothy Anderson Revocable Trust in section 29 of the Town of Cottage Grove. The property is located in the town's Agricultural Preservation Area, wherein new non-farm development is limited to 1 "Residential Density Unit" (a/k/a "RDU" or "split") per 35 acres of land owned as of May 15, 1982. The property was totaled approximately 75 acres as of May of 1982.

As indicated on the report, the property remains eligible for two RDUs. No prior RDUs have been utilized. Please note that the existing residence at 3647 Vilas Rd. does not *currently* count toward the RDU limitation. However, if the residence were ever to be separated onto a smaller parcel of land, that would require use of one of the remaining RDUs. Here's the [relevant policy from the town plan](#) for your reference:

a. A farm residence built before May 15, 1982 shall not count against this density policy as long as such residence is not separated from the farm as it existed on May 15, 1982... Separation of the farm residence from the 1982 parcel requires use of one RDU as described in Figure 3 and all zoning and land division requirements must be met.

There are two other tax parcels owned by the Trust that were under different ownership as of May 15, 1982 (Leona Anderson) – 071129185001 totaling ~32 acres and zoned FP-35 (Farmland Preservation), and 071129186859 totaling 1 acre and zoned SFR-1 (Single-Family Residential). It appears the property may be entitled to 1 RDU. However, it appears the 1 acre residentially zoned tax parcel is not actually a separate legal parcel of land that could be sold separately. Given the somewhat complicated history of this portion of the property, I would advise that the Trust consult with the township as well as county zoning staff prior to pursuing any particular development proposal.

Under the town's comprehensive planning policies, the total of 3 RDUs available to the Trust may be used to create 3 new residential parcels of no more than 2 acres each. One of the RDUs could also be transferred to other property under the town's [Transfer of Development Rights program](#).

Please do not hesitate to contact me if you have any questions. I can be reached by phone at 608-267-2536 (office), or 608-720-0167 (cell), or by email at allan@countyofdane.com.

Sincerely,

Majid Allan
Senior Planner

cc: Dennis Enger (by email)
Kim Banigan, Town of Cottage Grove (by email)

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: Calvin Hettwer

Town	Cottage Grove	A-1EX Adoption	5/15/1982	Orig Farm Owner	Enger and Anderson
Section:	29	Density Number	35	Original Farm Acres	76.27
Density Study Date	1/12/2024	Original Splits	2.18	Available Density Unit(s)	2



Reasons/Notes:

The Anderson property remains eligible for 2 "Residential Density Units" (RDUs). Note that separation of existing residences onto parcels under 35 acres in size requires use of an RDU. See attached correspondence for additional information.

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.

Parcel #	Acres	Owner Name	CSM
071129196900	25.2	ANDERSON REV TR, DOROTHY E	
071129195009	12.65	ANDERSON REV TR, DOROTHY E	
071129180006	37.35	ANDERSON REV TR, DOROTHY E	

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(FP-35 to RR-2):

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Parcel E

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Parcel F

(SFR-1 to FP-35):

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