

Dane County Rezone Petition

Application Date	Petition Number
09/19/2025	DCPREZ-2025-12214
Public Hearing Date	
11/25/2025	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME LINUS AND CHERE HELLENBRAND	PHONE (with Area Code) (608) 845-7832	AGENT NAME RAYMOND HELLENBRAND	PHONE (with Area Code) (608) 516-5526
BILLING ADDRESS (Number & Street) 8102 DAIRY RIDGE RD		ADDRESS (Number & Street) 8112 DAIRY RIDGE RD	
(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	
east of 2497 County Highway J					
TOWNSHIP SPRINGDALE	SECTION 14	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0607-144-8000-5		0607-144-9503-0			

REASON FOR REZONE

CREATING THREE RESIDENTIAL LOTS

FROM DISTRICT:	TO DISTRICT:	ACRES
AT-35 Agriculture Transition District	SFR-1 Single Family Residential District	3.0
AT-35 Agriculture Transition District	SFR-2 Single Family Residential District	2.75

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: REQUIRES EXCEPTION TO SEC. 75.19(8) DCCO FOR LOTS WITHOUT FRONTAGE. LONG DRIVEWAY REQUIRES EROSION CONTROL PERMIT AND POSSIBLY STORMWATER PERMIT. ACCESS PERMIT NEEDED FROM DANE COUNTY HIGHWAY DEPT.



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:	Linus + Chere Hellenbrand	Agent Name:	Raymond A Hellenbrand
Address (Number & Street):	8102 Dairy Ridge Rd.	Address (Number & Street):	8112 Dairy Ridge Rd.
Address (City, State, Zip):	Verona, Wisc. 53593	Address (City, State, Zip):	Verona, WI 53593
Email Address:	None	Email Address:	dshfence@gmail.com
Phone#:	608-845-7832	Phone#:	608-516-5526

PROPERTY INFORMATION	
Township:	Springdale
Section:	14
Parcel Number(s):	054-0607-144-8000-5- 0607-141-9503-0
Property Address or Location:	CTH J.

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 ☒
Land is currently used as Pasture Land. Intent is to Create 3 Parcels for future development.	

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
AT-35	SFR 1	2 Lots (2+3)
AT-35	SFR 2	1 Lot (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.

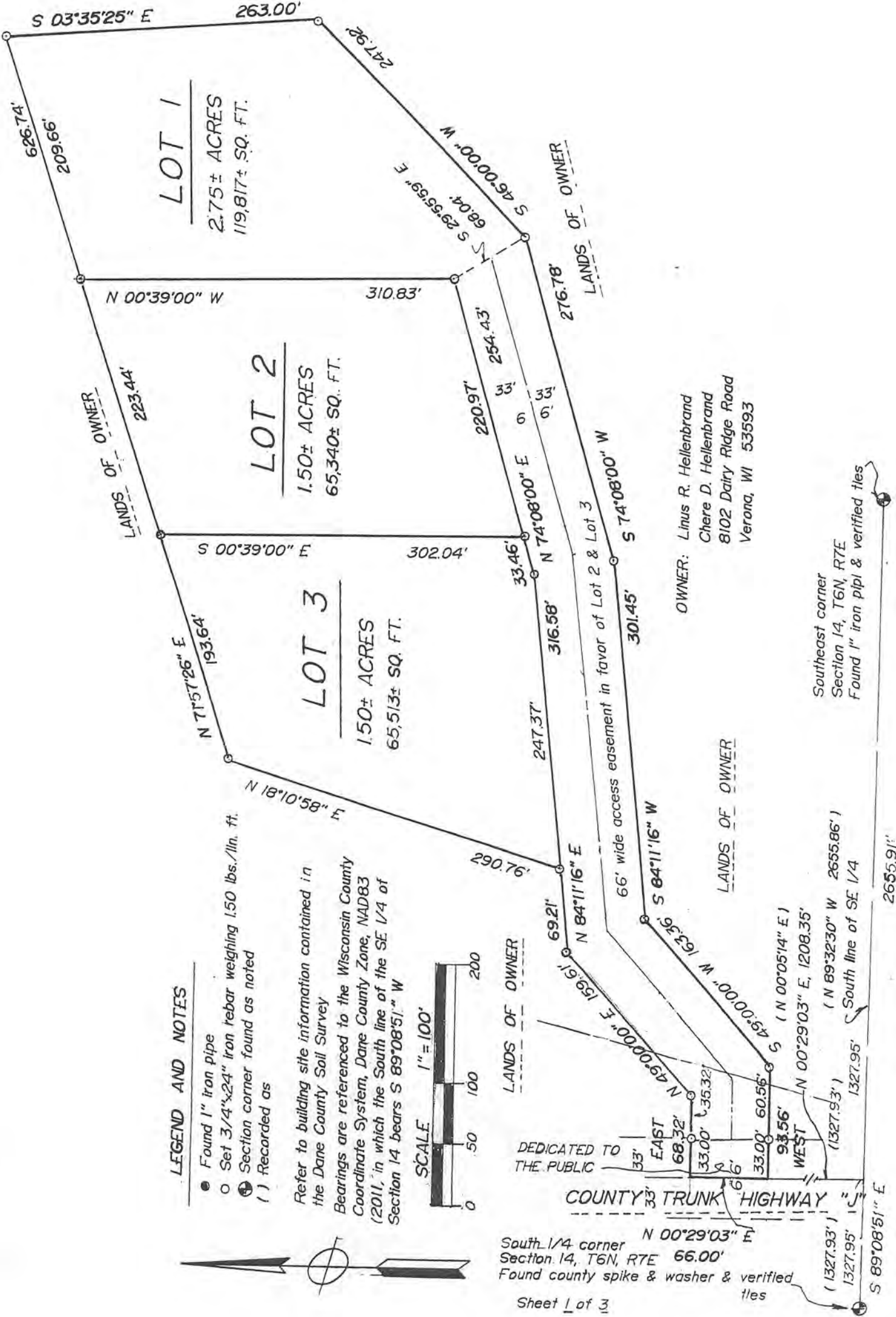
☐ Scaled drawing of proposed property boundaries	☐ Legal description of zoning boundaries	☐ Information for commercial development (if applicable)	☐ Pre-application consultation with town and department staff	☐ Application fee (non-refundable), payable to the Dane County Treasurer
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I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

Date 8-22-2025

DANE COUNTY CERTIFIED SURVEY MAP NO. _____
LOCATED IN THE NE 1/4-SE 1/4 AND THE SE 1/4-SE 1/4 OF SECTION 14, TOWN 6 NORTH, RANGE 7 EAST, TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN.



DANE COUNTY CERTIFIED SURVEY MAP NO. _____
LOCATED IN THE NE ¼-SE ¼ AND THE SE ¼-SE ¼ OF SECTION 14, TOWN 6 NORTH, RANGE 7 EAST, TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, John M. Halverson, Professional Land Surveyor, hereby certify that I have surveyed, divided, and mapped a parcel located in the Southeast ¼-Southeast ¼ and the Northeast ¼-Southeast ¼ of Section 14, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin, more particularly described as follows:

Commencing at the South ¼ corner of said Section 14; thence S 89°08'51" E, 1327.95 feet along the South line of the SE ¼ of said Section 14; thence N 00°29'03" E, 1208.35 feet along the West line of the SE ¼-SE ¼ of said Section 14 to the point of beginning; thence N 00°29'03" E, 66.00 feet along the West line of the SE ¼-SE ¼ of said Section 14; thence East, 68.32 feet; thence N 49°00'00" E, 159.61 feet; thence N 84°11'16" E, 69.21 feet; thence N 18°10'58" E, 290.76 feet; thence N 71°57'26" E, 626.74 feet; thence S 03°35'25" E, 263.00 feet; thence S 46°00'00" W, 247.92 feet; thence S 74°08'00" W, 276.78 feet; thence S 84°11'16" W, 301.45 feet; thence S 49°00'00" W, 163.36 feet; thence West, 93.56 feet to the point of beginning.

Their shall be a 66 foot wide access easement in favor of Lot 2 and Lot 3 which is located in the Southeast ¼-Southeast ¼ and the Northeast ¼-Southeast ¼ of Section 14, Town 6 North, Range 7 East, which is described as follows:

Commencing at the South ¼ corner of said Section 14; thence S 89°08'51" E, 1327.95 feet along the South line of the SE ¼ of said Section 14; thence N 00°29'03" E, 1208.35 feet along the West line of the SE ¼-SE ¼ of said Section 14; thence East, 33.00 feet to the point of beginning; thence N 00°29'03" E, 66.00 feet; thence East, 35.32 feet; thence N 49°00'00" E, 159.61 feet; thence N 84°11'16" E, 316.58 feet; thence N 74°08'00" E, 254.43 feet; thence S 29°55'59" E, 68.04 feet; thence S 74°08'00" W, 276.78 feet; thence S 84°11'16" W, 301.45 feet; thence S 49°00'00" W, 163.36 feet; thence West, 60.56 feet to the point of beginning.

That such certified survey map was completed at the request of Linus R. Hellenbrand.

That I have complied with the provisions of Section 236.34 of the Wisconsin State Statutes and the Dane County Land Division and Subdivision Regulations to the best of my knowledge and belief. That such certified survey map is a true and correct representation of all the exterior boundaries of the land surveyed and the division thereof made.

John M. Halverson
Professional Land Surveyor
6381 Coon Rock Road
Arena, WI 53503
Dated this ____ day of _____, 2025

DANE COUNTY ZONING AND LAND REGULATION COMMITTEE

Approved for recording by the Dane County Zoning and Land Regulation Committee action of _____, 2025.

Daniel Everson
Authorized Representative

AT-35 to SFR-1

A parcel located in the Northeast ¼-Southeast ¼ of Section 14, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin, more particularly described as follows:

Commencing at the South ¼ corner of said Section 14; thence S 89°08'51" E, 1327.95 feet along the South line of the SE ¼ of said Section 14; thence N 00°29'03" E, 1274.35 feet along the West line of the SE ¼-SE ¼ of said Section 14; thence East, 68.32 feet; thence N 49°00'00" E, 159.61 feet; thence N 84°11'16" E, 69.21 feet to the point of beginning; thence N 18°10'58" E, 290.76 feet; thence N 71°57'26" E, 417.08 feet; thence S 00°39'00" E, 310.83 feet; thence S 74°08'00" W, 254.43 feet; thence S 84°11'16" W, 247.37 feet to the point of beginning, containing 3.00 acres, more or less.

AT-35 to SFR-2

A parcel located in the Southeast ¼-Southeast ¼ and the Northeast ¼-Southeast ¼ of Section 14, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin, more particularly described as follows:

Commencing at the South ¼ corner of said Section 14; thence S 89°08'51" E, 1327.95 feet along the South line of the SE ¼ of said Section 14; thence N 00°29'03" E, 1208.35 feet along the West line of the SE ¼-SE ¼ of said Section 14 to the point of beginning; thence N 00°29'03" E, 66.00 feet along the West line of the SE ¼-SE ¼ of said Section 14; thence East, 68.32 feet; thence N 49°00'00" E, 159.61 feet; thence N 84°11'16" E, 316.58 feet; thence N 74°08'00" E, 254.43 feet; thence N 00°39'00" W, 310.83 feet; thence N 71°57'26" E, 209.66 feet; thence S 03°35'25" E, 263.00 feet; thence S 46°00'00" W, 247.92 feet; thence S 74°08'00" W, 276.78 feet; thence S 84°11'16" W, 301.45 feet; thence S 49°00'00" W, 163.36 feet; thence West, 93.56 feet to the point of beginning, containing 2.75 acres, more or less.