

Dane County Rezone Petition

Application Date	Petition Number
08/20/2025	DCPREZ-2025-12207
Public Hearing Date	
10/28/2025	

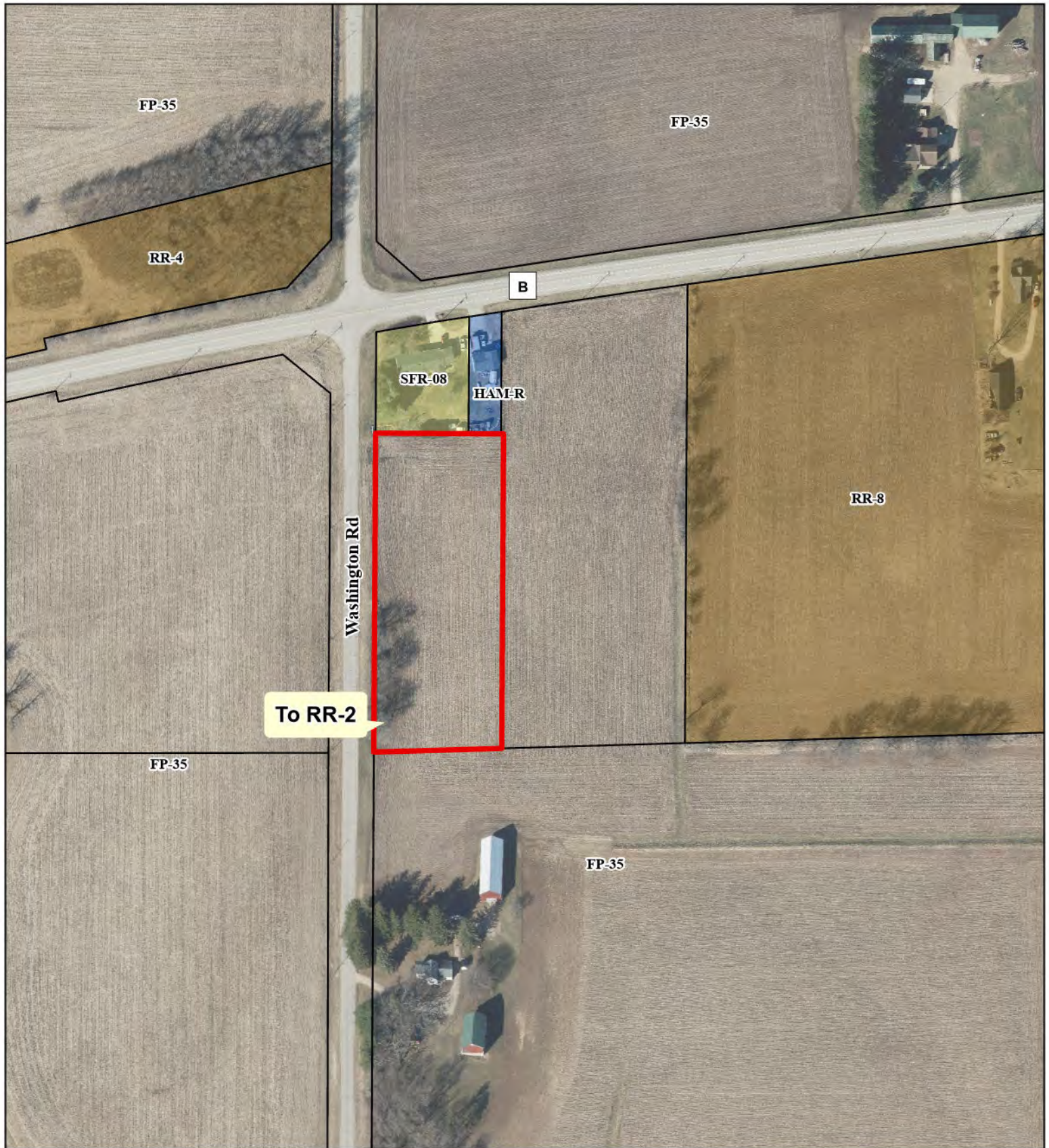
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME RAYMOND S RIPP	PHONE (with Area Code) (608) 712-5098	AGENT NAME BIRRENKOTT SURVEYING	PHONE (with Area Code) (608) 837-7463
BILLING ADDRESS (Number & Street) 1669 KAASE RD		ADDRESS (Number & Street) PO BOX 237	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip) Sun Prairie, WI 53590	
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	
South of 1577 County Hwy B					
TOWNSHIP CHRISTIANA	SECTION 19	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0612-193-9210-9					

REASON FOR REZONE
CREATING ONE RESIDENTIAL LOT

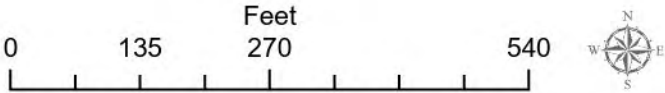
FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-2 Rural Residential District	2.2

C.S.M REQUIRED? ☒ Yes ☐ No Applicant Initials _____	PLAT REQUIRED? ☐ Yes ☒ No Applicant Initials _____	DEED RESTRICTION REQUIRED? ☒ Yes ☐ No Applicant Initials _____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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**REZONE 12207
RAYMOND S RIPP**

-  Proposed Zoning Boundary
-  Tax Parcel Boundary





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:	Raymond S Ripp	Agent Name:	Birrenkott Surveying- Bryan Stueck
Address (Number & Street):	1669 Kaase Road	Address (Number & Street):	PO Box 237
Address (City, State, Zip):	Stoughton, WI 53589	Address (City, State, Zip):	Sun Prairie, WI 53590
Email Address:		Email Address:	bstueck@birrenkottsurveying.com
Phone#:	608-712-5098	Phone#:	608-837-7463

PROPERTY INFORMATION

Township:	Christiana	Parcel Number(s):	016/0612-193-9210-9
Section:	19	Property Address or Location:	Parcel North of 2080 Washington 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 ☒

Create one residential lot

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-2	2.2071

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 *[Signature]* - AGENT FOR
BIRRENKOTT SURVEYING

Date 8/20/2025



ZONING MAP

0 100 200
SCALE 1" = 100'

COUNTY HIGHWAY B

S89°40'19"E 197.01'

484.58'

S00°19'41"W

PARCEL A

PARCEL ID NO:
0612-193-9190-4
96,142 SQ.FT.
2.2071 ACRES
FP-35 to RR-2

TOWN OF PLEASANT SPRINGS
SECTION 24
SE 1/4 - SE 1/4

WASHINGTON ROAD

491-43'

N 00°19'41" E

N88°20'06,"E
33.02'

Southwest Corner
Section 19-6-12

S88°20'06"W 197.13'

Office Map No. 250746

PARCEL A

Part of the Southwest 1/4 of the Southwest 1/4, Section 19, T6N, R12E, Town of Christiana, Dane County, Wisconsin more fully described as follows:

Commencing at the Southwest corner of Section 19, thence N88°20'06"E, 33.02 feet along the South line of said Southwest 1/4 to the point of beginning; thence N00°19'41"E, 491.43 feet; thence S89°40'19"E, 197.01 feet; thence S00°19'41"W, 484.58 feet to the South line of the Southwest 1/4; thence S88°20'06"W, 197.13 feet along the South line of the Southwest 1/4 and the point of beginning; Containing 95,142 square feet or 2.2071 acres.

FARMLAND PRESERVATION DENSITY STUDY

Note: Density policies vary by town. Farmstead ownership is based on the date farmland preservation zoning. This report is based on the best property information available to staff. Please contact staff with questions at (608) 266-4266. Learn about density studies at <https://danecountyplanning.com/Permits-Applications/Density-Study>

Applicant: Ray Ripp

Accela ID:

Density Study Date: 3/10/2025

Town: Christiana

Section(s): 19, 30

Farmstead Owner: John Olson

Farmland Preservation Enacted: 7/18/1979

Density Factor: 1:35acres

Farmstead Acres: 41.15

Available Density Unit(s): 1

Original Splits: 1.18

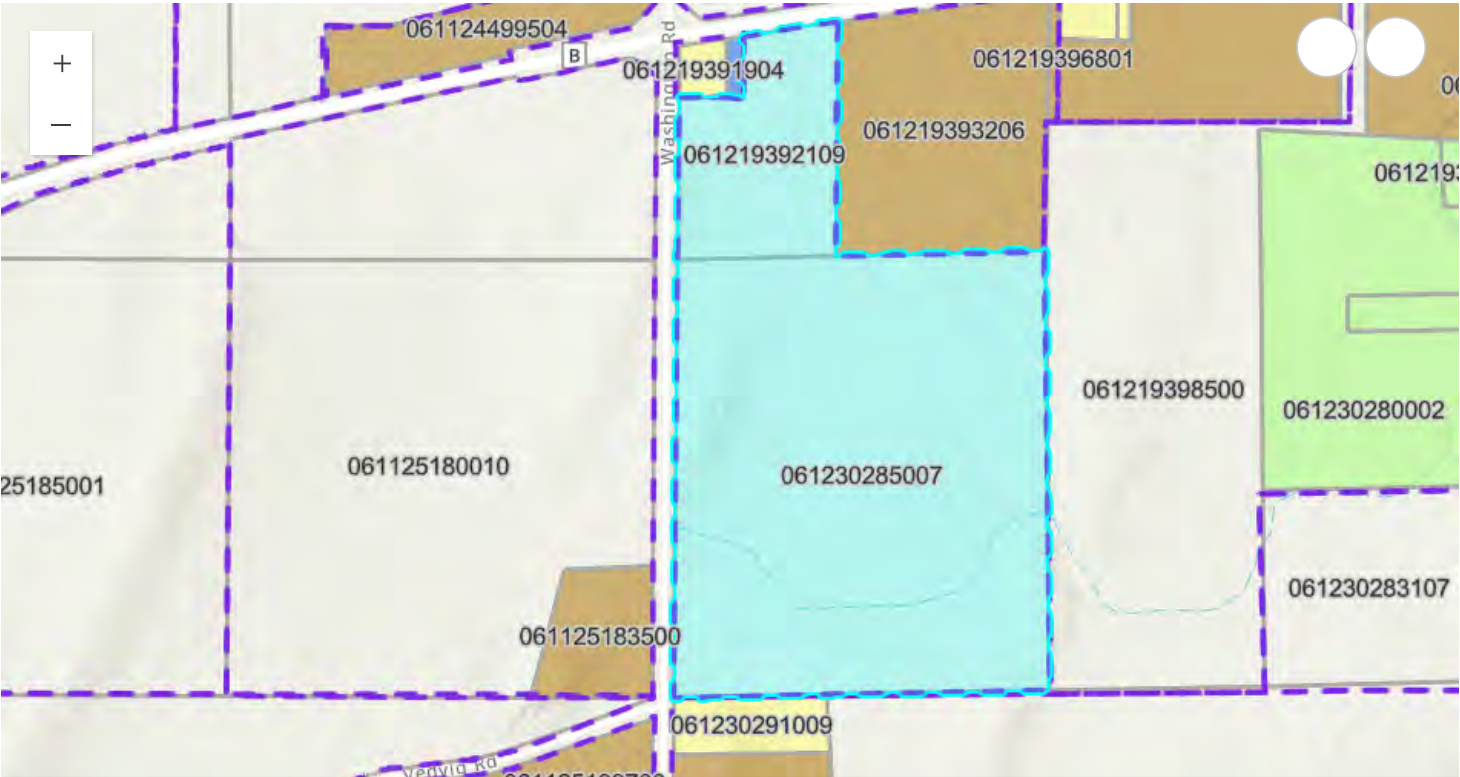
Justification: The property remains eligible for 1 density unit or "split". Note that the town does not count residences existing prior to May 3, 1979 against the density limitation (2080 Washington Rd).



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FARMLAND PRESERVATION DENSITY STUDY

Applicant: Ray Ripp



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Parcel Number	Acres	Owner	CSM
061219392109	6.69	RAYMOND S RIPP	
061230285007	34.46	RAYMOND S RIPP	