

Dane County Rezone Petition

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|----------------------------|------------------------|
| Application Date | Petition Number |
| 10/15/2025 | DCPREZ-2025-12227 |
| Public Hearing Date | |
| 12/16/2025 | |

| OWNER INFORMATION | | AGENT INFORMATION | |
|--|--|--|------------------------|
| OWNER NAME AMEN LIVING TR | PHONE (with Area Code) (608) 316-5556 | AGENT NAME SCOTT AMEN | PHONE (with Area Code) |
| BILLING ADDRESS (Number & Street) 8145 DAIRY RIDGE RD | | ADDRESS (Number & Street) 8145 DAIRY RIDGE ROAD | |
| (City, State, Zip) VERONA, WI 53593 | | (City, State, Zip) Verona, WI 53593 | |
| E-MAIL ADDRESS | | E-MAIL ADDRESS | |

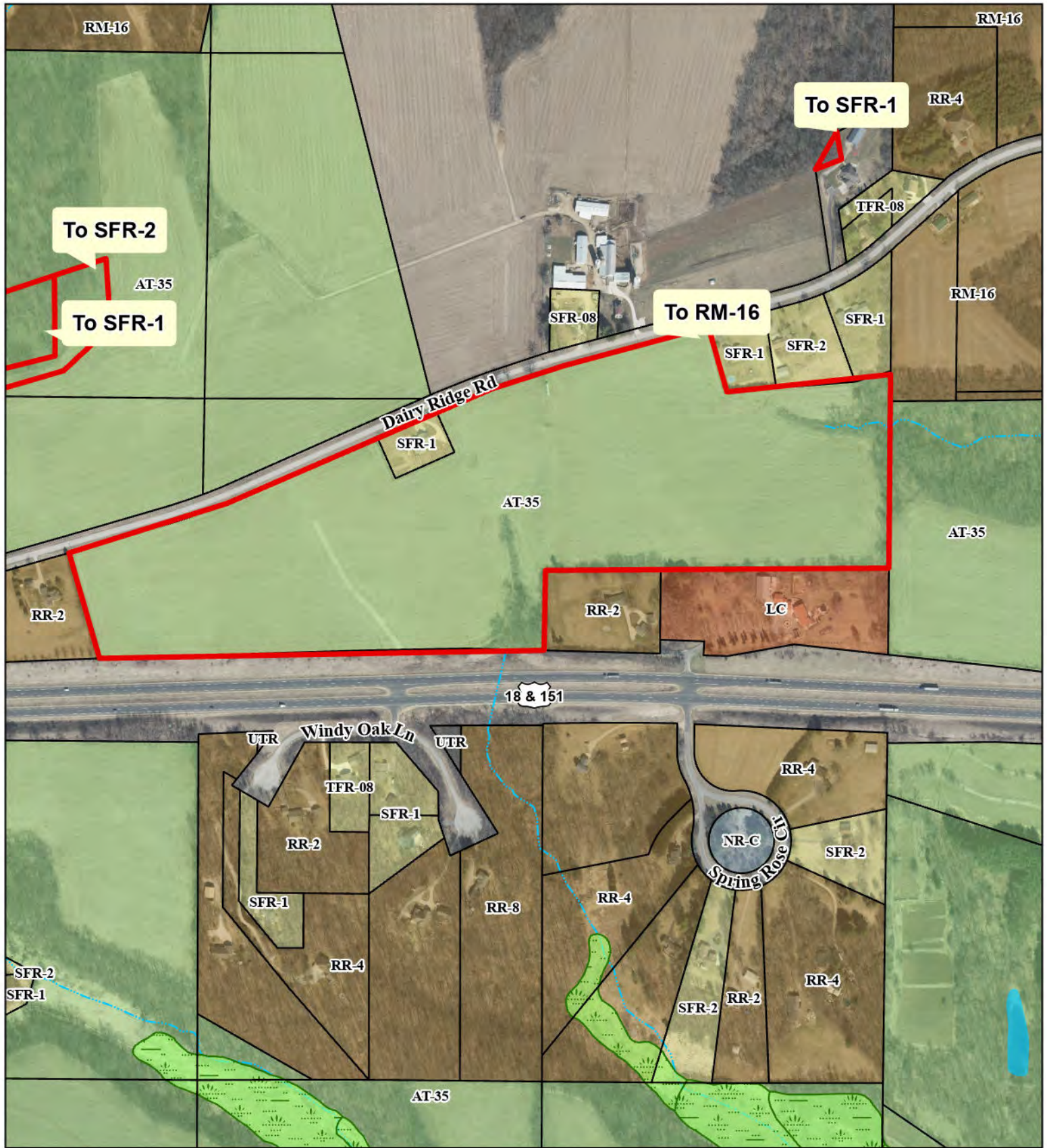
| ADDRESS/LOCATION 1 | | ADDRESS/LOCATION 2 | | ADDRESS/LOCATION 3 | |
|--------------------------------------|---------------|--------------------------------------|---------|--------------------------------------|---------|
| ADDRESS OR LOCATION OF REZONE | | ADDRESS OR LOCATION OF REZONE | | ADDRESS OR LOCATION OF REZONE | |
| 8145 Dairy Ridge Road | | | | | |
| TOWNSHIP SPRINGDALE | SECTION 13 | TOWNSHIP | SECTION | TOWNSHIP | SECTION |
| PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | |
| 0607-133-9045-0 | | 0607-133-9013-0 | | | |

REASON FOR REZONE

COMBINING PROPERTY INTO ONE LOT

| FROM DISTRICT: | TO DISTRICT: | ACRES |
|--|--------------------------------|-------|
| SFR-1 Single Family Residential District | RM-16 Rural Mixed-Use District | 1.18 |
| AT-35 Agriculture Transition District | RM-16 Rural Mixed-Use District | 54.37 |

| | | | | |
|---|--|--|---|---|
| C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____ | PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____ | DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____ | INSPECTOR'S INITIALS RWL1 | SIGNATURE:(Owner or Agent) PRINT NAME: DATE: |
|---|--|--|---|---|



PETITION 12227
AMEN LIVING TR

- Proposed Zoning Boundary
- Tax Parcel Boundary
- Wetland Class Areas



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 |
| <ul style="list-style-type: none">• 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: | Amen Living Trust | Agent Name: | Scott Amen |
| Address (Number & Street): | 8145 Dairy Ridge Road | Address (Number & Street): | 8145 Dairy Ridge Rd |
| Address (City, State, Zip): | Verona WI 53593 | Address (City, State, Zip): | Verona WI 53593 |
| Email Address: | amenscott@yahoo.com | Email Address: | amenscott@yahoo.com |
| Phone#: | 608-316-5556 | Phone#: | 608-316-5556 |

PROPERTY INFORMATION

| | | | |
|-----------|---------|-------------------------------|---------------------------|
| Township: | 6 north | Parcel Number(s): | 060713390130 060713390450 |
| Section: | 13 | Property Address or Location: | 8145 Dairy Ridge Rd |

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 ☒

Springdale township is requiring us to rezone and combine our 2 parcels into 1; 1.188-acre SFR-1 (060713390450) & 54.372-acre AT-35 (060713390130) to RM-16 in order to construct a 30'x48' AG/Storage building that would cross the current property lines of our current 2 parcels noted above.

CURRENT:

54.372-acre AT-35 (060713390130) is AG (crops)
1.188-acre SFR-1 (060713390450) is residential

FUTURE:

| Existing Zoning District(s) | Proposed Zoning District(s) | Acres |
|-----------------------------|-----------------------------|--------|
| SFR-1 | RM-16 | 1.188 |
| AG-35 | RM-16 | 54.372 |
| | | |

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.

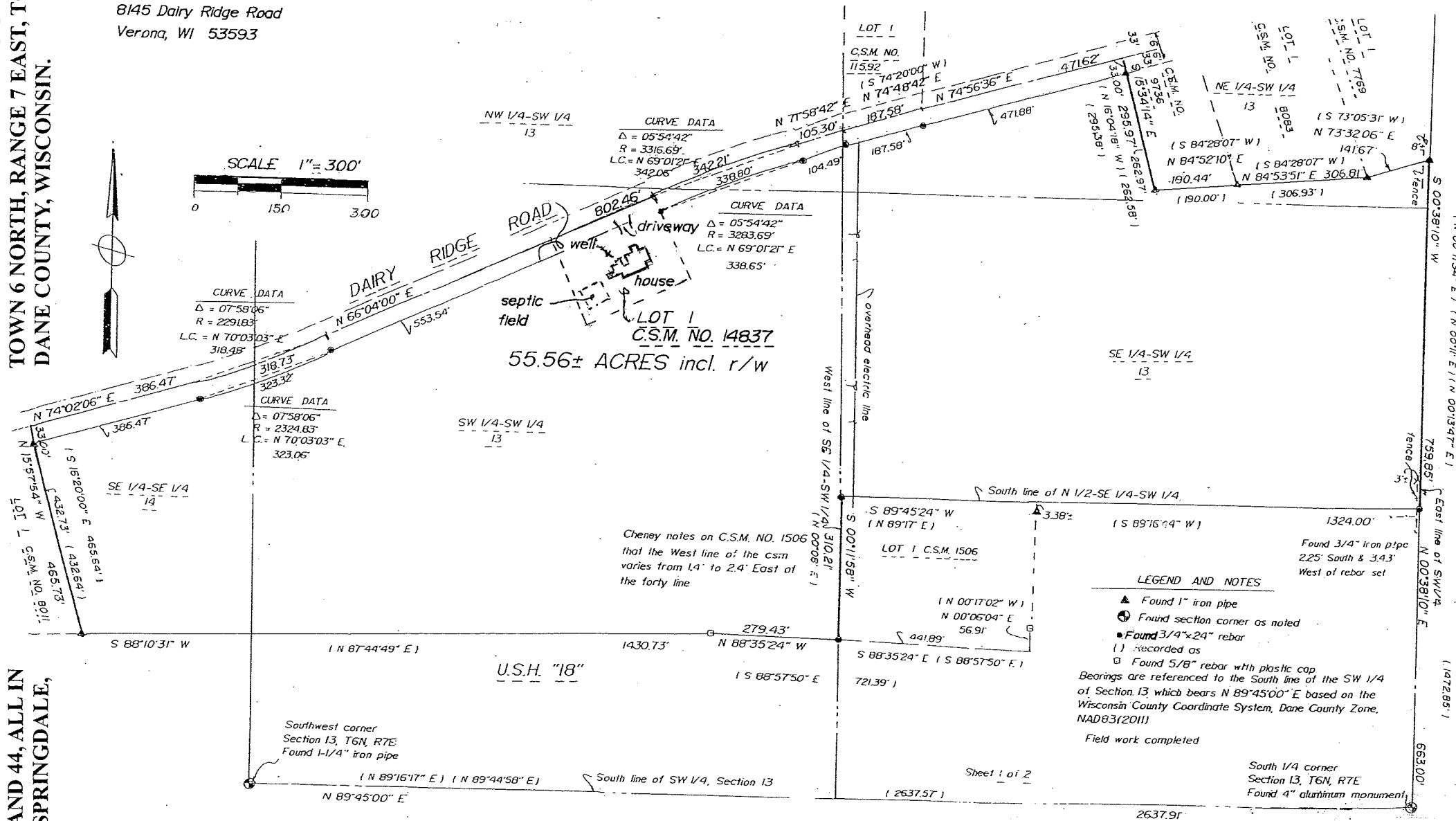
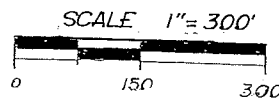
| | | | | |
|--|--|---|---|---|
| <input checked="" type="checkbox"/> Scaled drawing of proposed property boundaries | <input checked="" type="checkbox"/> Legal description of zoning boundaries | <input type="checkbox"/> Information for commercial development (if applicable) | <input checked="" type="checkbox"/> Pre-application consultation with town and department staff | <input checked="" type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer |
|--|--|---|---|---|

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 10/10/2025

LOCATED IN THE NE $\frac{1}{4}$ -SW $\frac{1}{4}$, THE NW $\frac{1}{4}$ -SW $\frac{1}{4}$, THE SE $\frac{1}{4}$ -SW $\frac{1}{4}$, SECTION 13, THE SE $\frac{1}{4}$ -SE $\frac{1}{4}$ OF SECTION 14, INCLUDING DANE COUNTY CERTIFIED SURVEY MAP NUMBER 14837 RECORDED IN VOLUME 104 OF CERTIFIED SURVEY MAPS ON PAGES 43 AND 44, ALL IN TOWN 6 NORTH, RANGE 7 EAST, TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN.



AT-35 and SFR-1 to RM-16

Commencing at the South $\frac{1}{4}$ corner of said Section 13; thence N $00^{\circ}38'10''$ E, 663.00 feet along the East line of the SW $\frac{1}{4}$ of said Section 13 to the point of beginning; thence S $89^{\circ}45'24''$ W, 1324.00 feet along the South line of the N $\frac{1}{2}$ -SE $\frac{1}{4}$ -SW $\frac{1}{4}$ of said Section 13; thence S $00^{\circ}11'58''$ W, 310.21 feet along the West line of the SE $\frac{1}{4}$ -SW $\frac{1}{4}$ to a point on the Northerly r/w line of U.S.H. 18; thence N $88^{\circ}35'24''$ W, 279.43 feet along the Northerly r/w line of U.S.H. 18; thence S $88^{\circ}10'31''$ W, 1430.73 feet along the Northerly r/w line of U.S.H. 18 to the Southeast corner of Dane County CSM No. 8011; thence N $15^{\circ}57'54''$ W, 465.73 feet along the Easterly line of Dane County CSM No. 8011 to a point in the centerline of Dairy Ridge Road; thence N $74^{\circ}02'06''$ E, 386.47 feet along the centerline of Dairy Ridge Road; thence Northeasterly, 318.73 feet along the arc of a curve to the left having a central angle of $07^{\circ}58'06''$ and a radius of 2291.83 feet, said arc also being the centerline of Dairy Ridge Road, the long chord of which bears N $70^{\circ}03'03''$ E, 318.48 feet; thence N $66^{\circ}04'00''$ E, 802.46 feet along the centerline of Dairy Ridge Road; thence Northeasterly, 342.21 feet along the arc of a curve to the right having a central angle of $05^{\circ}54'42''$ and a radius of 3316.69 feet, said arc also being the centerline of Dairy Ridge Road, the long chord of which bears N $69^{\circ}01'21''$ E, 342.05 feet; thence N $71^{\circ}58'42''$ E, 105.30 feet along the centerline of Dairy Ridge Road to the Southwest corner of Dane County CSM No. 11592; thence N $74^{\circ}48'42''$ E, 187.58 feet along the Southerly line of Dane County CSM No. 11592 and the centerline of Dairy Ridge Road to the Southeast corner of Dane County CSM No. 11592; thence N $74^{\circ}56'36''$ E, 471.62 feet along the centerline of Dairy Ridge Road to the Northwest corner of Dane County CSM No. 9736; thence S $15^{\circ}34'14''$ E, 295.97 feet along the Westerly line of Dane County CSM No. 9736 to the Southwest corner of Dane County CSM No. 9736; thence N $84^{\circ}52'10''$ E, 190.44 feet along the Southerly line of Dane County CSM No. 9736 to the Southwest corner of Dane County CSM No. 8083; thence N $84^{\circ}53'51''$ E, 306.81 feet along the Southerly line of Dane County CSM No. 8083 to the Southwest corner of Dane County CSM No. 7769; thence N $73^{\circ}32'06''$ E, 141.67 feet along the Southerly line of Dane County CSM No. 7769 to the Southeast corner of Dane County CSM No. 7769 and being in the East line of the SW $\frac{1}{4}$; thence S $00^{\circ}38'10''$ W, 759.85 feet along the East line of the SW $\frac{1}{4}$ of said Section 13 to the point of beginning, containing 55.56 acres, more or less.