

Dane County Rezone Petition

Application Date	Petition Number
05/11/2026	DCPREZ-2026-12299
Public Hearing Date	
07/28/2026	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME BRIAN AND JANESEA HENNING	PHONE (with Area Code) (715) 570-4464	AGENT NAME ☐	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 6471 COUNTY HIGHWAY TT		ADDRESS (Number & Street) ☐	
(City, State, Zip) MARSHALL, WI 53559		(City, State, Zip)	
E-MAIL ADDRESS		E-MAIL ADDRESS	

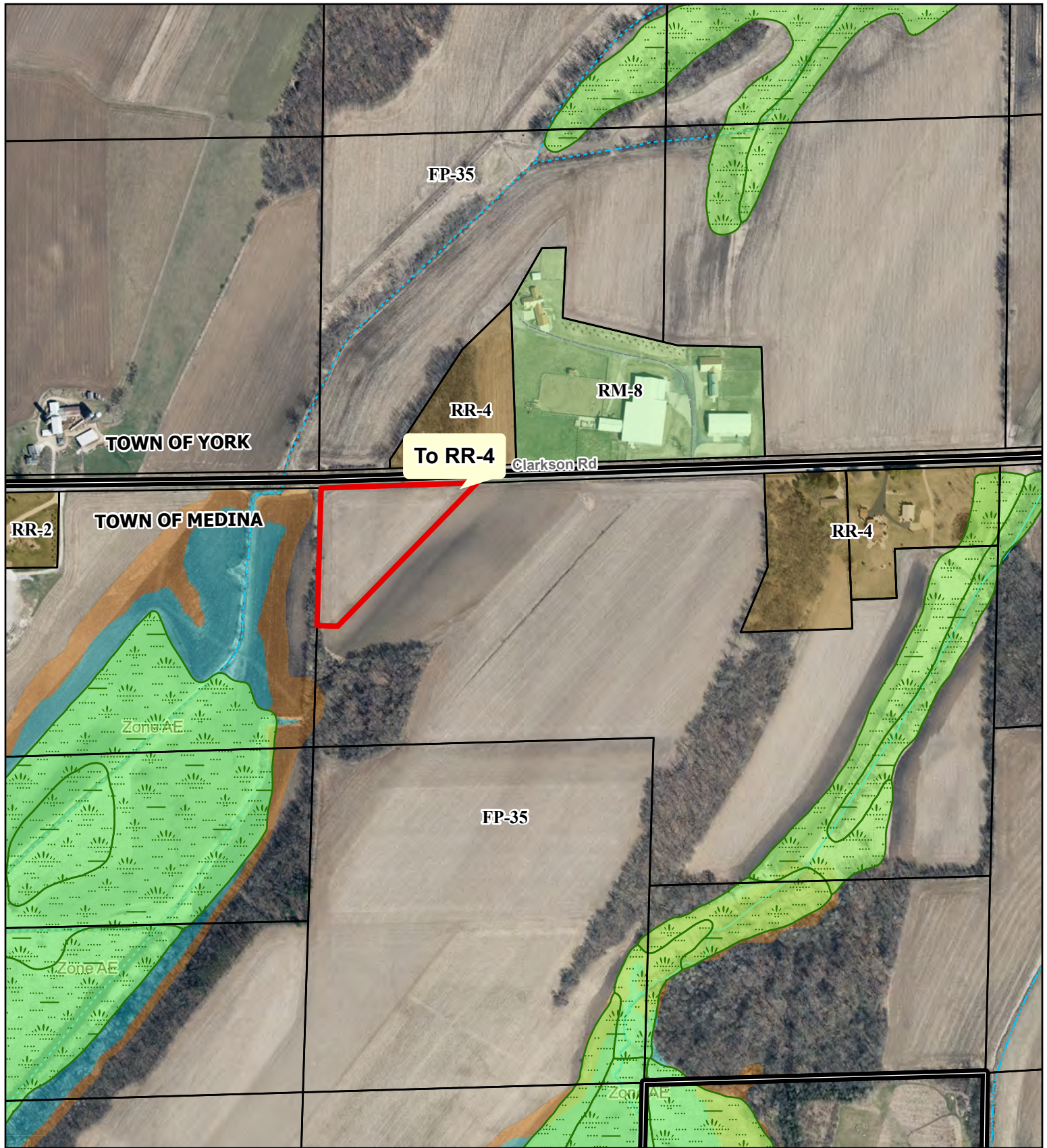
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
West of 825 Clarkson Rd.					
TOWNSHIP MEDINA	SECTION 4	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0812-041-8501-0					

REASON FOR REZONE
CREATING ONE RESIDENTIAL LOT USING TRANSFER OF DEVELOPMENT RIGHTS (TDR)

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-4 Rural Residential District	4.6

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: PETITION INVOLVES A TRANSFER OF ONE SPLIT FROM PARCEL 081204190002.

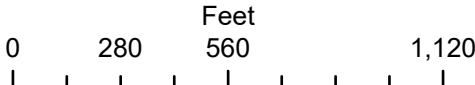


- Proposed Zoning
- Tax Parcels
- Wetland Class Areas
- Farmland Preservation
- Agricultural Transition
- Rural Residential and Rural Mixed Use

Flood Hazard Zones
Zone Type
 1% Annual Chance Flood Hazard

- 0.2% Annual Chance Flood Hazard
- Municipal Boundary
- Highway Symbols

PETITION 12299
BRIAN AND JANESEA
HENNING





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:	Brian and Janessa Henning	Agent Name:	
Address (Number & Street):	6471 County Road TT	Address (Number & Street):	
Address (City, State, Zip):	Marshall, WI 53559	Address (City, State, Zip):	
Email Address:		Email Address:	
Phone#:		Phone#:	

PROPERTY INFORMATION			
Township:	Medina	Parcel Number(s):	081204185010
Section:	4	Property Address or Location:	Clarkson Road in the Town of Medina

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 ☒
Creating a residential lot		
Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP	RR-4	4.6 Acres

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 Brian C. Henning

Date 4-30-2026

As prepared by:

GA GROTHMAN & ASSOCIATES S.C.
PROFESSIONAL SERVICES

625 EAST SUPER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 644-8877
FAX: (808) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:

G & A FILE NO. 225-82



DRAFTED BY: R.V.

CHECKED BY: L.D.

PROJ. 319-110

DWG. 225-82 SHEET 1 OF 2

PRELIMINARY

DANE COUNTY CERTIFIED SURVEY MAP NO. _____
GENERAL LOCATION

Volume _____, Page _____

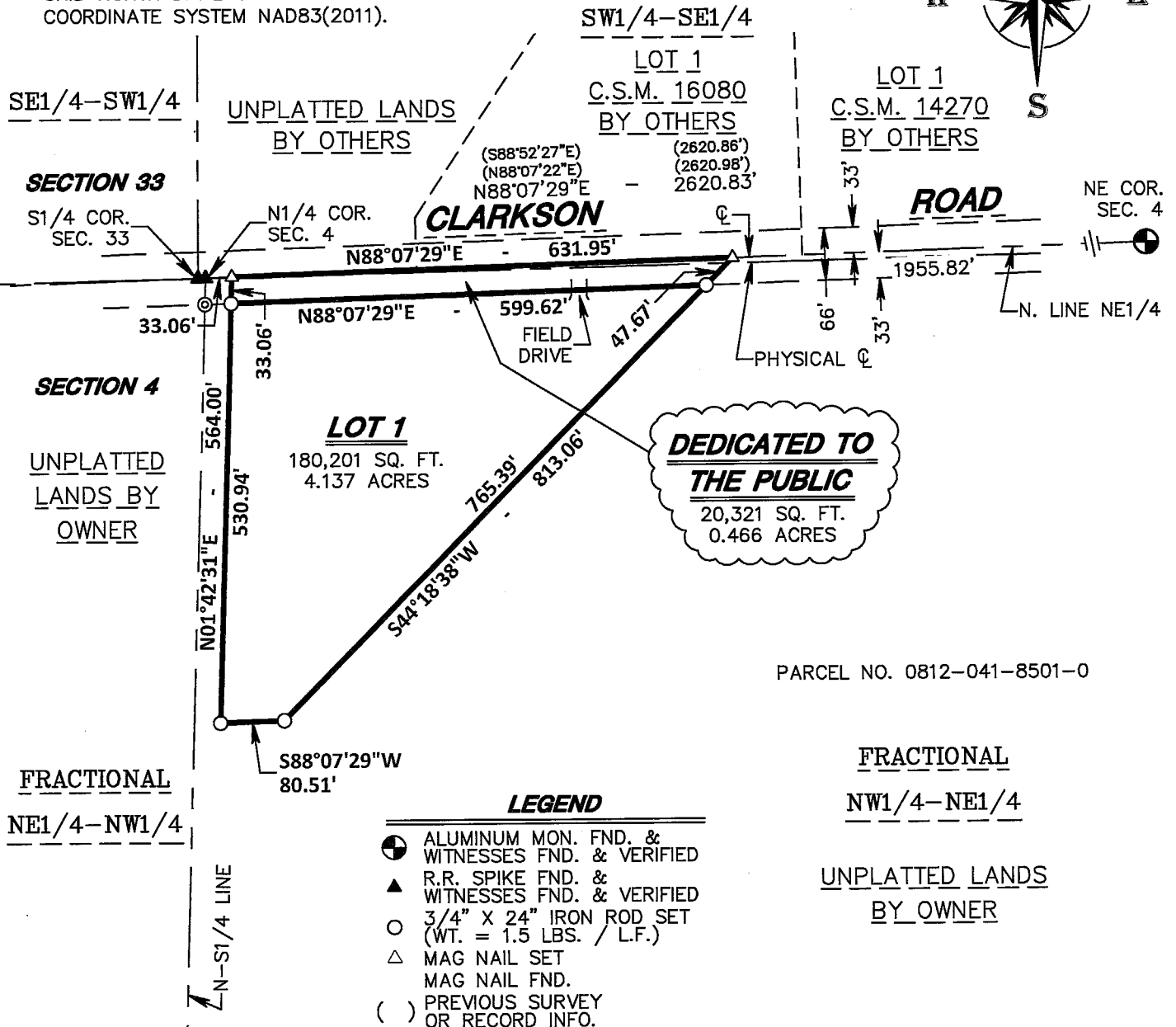
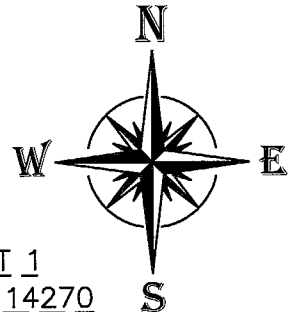
**BEING A PART OF THE FRACTIONAL NW1/4 OF THE NE1/4, SECTION 4, T. 8 N, R. 12 E,
TOWN OF MEDINA, DANE COUNTY, WISCONSIN.**

CONTAINING: 200,522 SQ.FT. - 4.603 ACRES

BASIS OF BEARINGS:

IS THE NORTH LINE OF THE NE1/4,
SECTION 4, WHICH BEARS
N88°07'29"E AS REFERENCED TO
GRID NORTH DANE CO.
COORDINATE SYSTEM NAD83(2011).

SCALE: 1" = 200'
0 100' 200' 400'



OWNER/CLIENT: BRIAN C. & JANESEA K HENNING
6471 COUNTY HIGHWAY TT
MARSHALL WI 53559



4.65 acre

LEGAL DESCRIPTION

**Brian C. and Janessa K. Henning Property
Town of Medina, Dane County, WI**

Lands to be Rezoned from FP-35 General Farmland District to RR – 4 Rural Residential Zoning District:

Being a part of the fractional Northwest Quarter of the Northeast Quarter, Section 4, Town 8 North, Range 12 East, Town of Medina, Dane County, Wisconsin, described as follows:

Commencing at the North Quarter corner of Section 4;
thence North 88°07'29" East along the North line of the Northeast Quarter, 33.06 feet;
thence South 01°42'31" West, 33.06 feet to the South right-of-way line of Clarkson Road and being the point of beginning;
thence North 88°07'29" East along said South right-of-way line, 599.62 feet;
thence South 44°18'38" West, 765.39 feet;
thence South 88°07'29" West, 80.51 feet;
thence North 01°42'31" East, 530.94 feet to the point of beginning.
Containing 180,201 square feet (4.137 acres), more or less.

THIS DESCRIPTION WAS PREPARED BY: **GROTHMAN & ASSOCIATES, S.C.**
SCOTT P. HEWITT
Professional Land Surveyor, No. 2229
Dated: May 15, 2026
File No.: 225-82

THIS DESCRIPTION WAS PREPARED FOR: **Brian C. and Janessa K. Henning**
6471 County Highway TT
Marshall, WI 53559