

Dane County Rezone Petition

Application Date	Petition Number
05/21/2026	DCPREZ-2026-12306
Public Hearing Date	
07/28/2026	

OWNER INFORMATION				AGENT INFORMATION			
OWNER NAME DENNIS M KARLS		PHONE (with Area Code) (608) 333-5202		AGENT NAME WILLIAMSON SURVEYING		PHONE (with Area Code) (608) 255-5705	
BILLING ADDRESS (Number & Street) W6458 MAPLE RD				ADDRESS (Number & Street) 104A W MAIN ST			
(City, State, Zip) NEILLSVILLE, WI 54456				(City, State, Zip) WAUNAKEE, WI 53597			
E-MAIL ADDRESS DARLENEKARLS126@GMAIL.COM				E-MAIL ADDRESS CHRIS@WILLIAMSONSURVEYING.COM			
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3			
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE			
6496 COUNTY HIGHWAY DM		6496 COUNTY HIGHWAY DM					
TOWNSHIP DANE	SECTION 13	TOWNSHIP DANE	SECTION 13	TOWNSHIP	SECTION		
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED			
0908-132-9610-0		0908-132-9100-0					
REASON FOR REZONE							

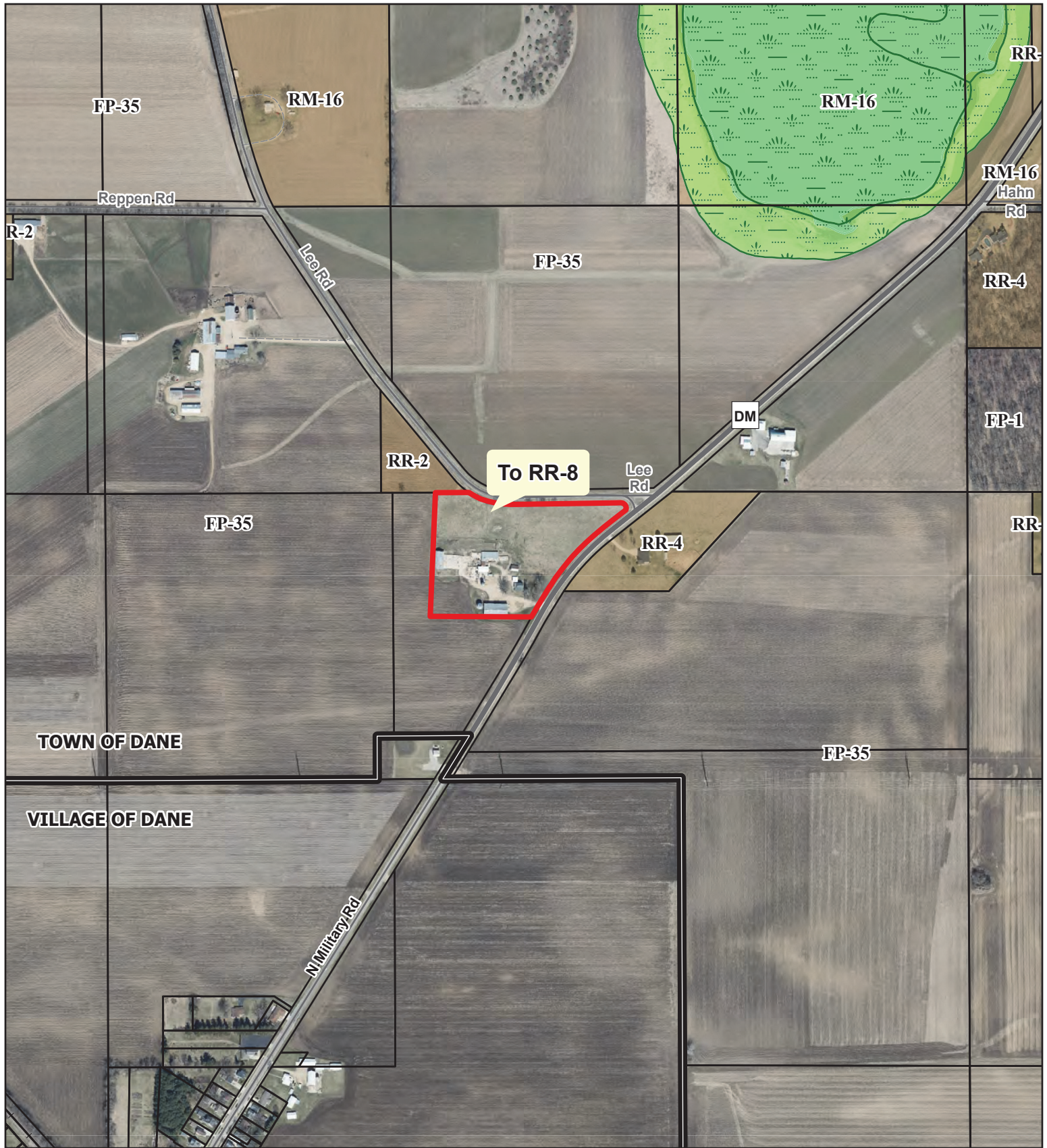
SEPARATING EXISTING RESIDENCE FROM FARMLAND

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RM-8 Rural Residential District	9.37

C.S.M REQUIRED? ☒ Yes ☐ No Applicant Initials _____	PLAT REQUIRED? ☐ Yes ☒ No Applicant Initials _____	DEED RESTRICTION REQUIRED? ☐ Yes ☒ No Applicant Initials _____	INSPECTOR'S INITIALS HJH3	SIGNATURE: (Owner or Agent)
				PRINT NAME:

COMMENTS: COMMERCIAL USE OF THE PROPERTY WILL NEED TO CEASE OR BE PERMITTED AS A LIMITED FAMILY BUSINESS.

DATE:



- Proposed Zoning
- Municipal Boundary
- Tax Parcel

- Zoning District**
- Farmland Preservation
 - Rural Residential and Rural Mixed Use
 - Wetland Class Area

**PETITION 12306
DENNIS M KARLS**





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:	Dennis & Darlene Karls	Agent Name:	Williamson Surveying & Assoc. LLC
Address (Number & Street):	W6458 Maple Rd	Address (Number & Street):	104A W. Main St
Address (City, State, Zip):	Neillsville WI 54456	Address (City, State, Zip):	Waunakee, WI 53597
Email Address:	darlenekarls126@gmail.com	Email Address:	chris@williamsonsurveying.com
Phone#:	608-333-5202	Phone#:	608-255-5705

PROPERTY INFORMATION

Township:	Dane	Parcel Number(s):	0908-132-9610-0 & 0908-132-9100-0
Section:	13	Property Address or Location:	6496 County Highway DM

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 ☒

The Karls have moved out of this home and are looking separate the farm house and buildings from the farm ground so they can sell the house off.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-8	9.37
APPLICANT AMENDED REQUEST TO REQUEST RM-8 ZONING TO ALLOW LIVESTOCK		

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]

Date 5-12-2020

FP-35 TO RM-8

A parcel of land being part of the SE ¼ of the NW ¼ of Section 13, T9N, R8E, more particularly described as follows:

Commencing at the Northwest corner of said Section 8; thence S 00°26'27" E along the West line of said NW ¼, 1327.12 feet to the northwest corner of said SE ¼ of the NW ¼; thence N 89°45'22" E along the north line of said SE ¼ of the NW ¼ and the south line of Lot 1 CSM 11762, 1529.25 feet to the point of beginning.

thence continue N 89°45'22" E along said south line, 223.04 feet to the centerline of Lee Road; thence along said centerline and the arc of a curve concaved northeasterly having a radius of 300.00 feet and a long chord bearing S 79°04'18" E, a distance of 124.98 feet; thence N 89°03'29" E along said centerline, 397.49 feet; thence S 89°44'06" E along said centerline, 272.08 feet to the centerline of County Highway DM; thence along said centerline for the next 4 courses: S 51°55'18" W, 273.23 feet; thence along the arc of a curve concaved southeasterly having a radius of 1043.27 feet and a long chord bearing S 41°12'08" W, a distance of 388.09 feet; thence S 32°50'02" W, 106.66 feet; thence S 29°26'13" W, 19.20 feet; thence N 88°41'52" W, 506.87 feet; thence N 02°56'40" E, 573.56 feet to the point of beginning. This parcel contains 9.37 acres and is subject to a road right of way of 33.00 feet over the most northerly and easterly part thereof.

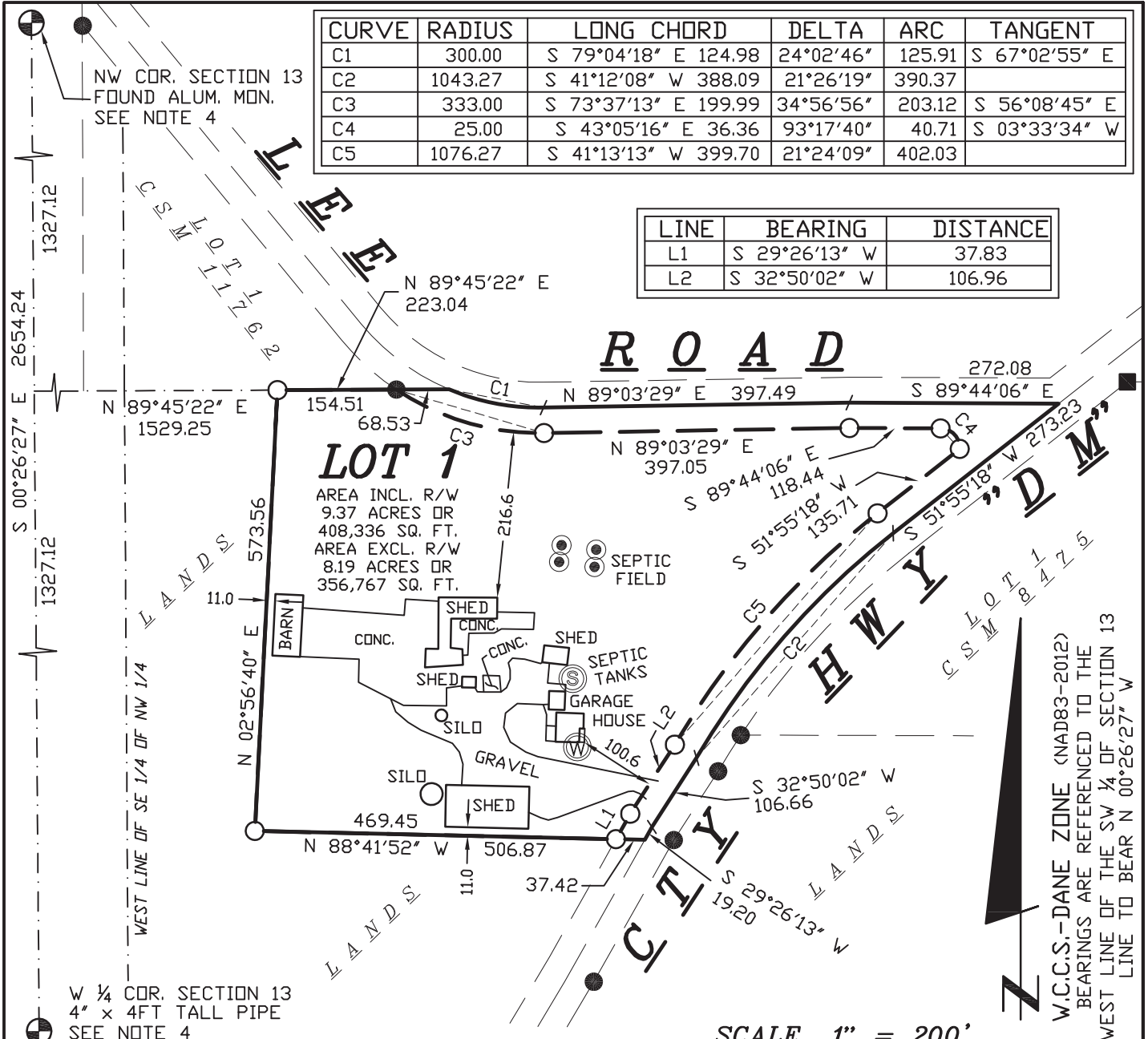


CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the SE ¼ of the NW ¼ of Section 13, T9N, R8E, Town of Dane, Dane County, Wisconsin



LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- = FOUND 1 1/4" PIPE
- ⊙ = FOUND SECTION CORNER
- (##) = RECORDED AS
- ⊙ = SEPTIC VENT
- ⊙ = WELL
- ⊙ = SEPTIC TANK

PREPARED FOR

DENNIS & DARLENE KARLS
W6458 MAPLE RD
NEILLSVILLE WI 54456

SITE ADDRESS:
6496 COUNTY HWY DM
DANE WI 53529

SURVEYORS SEAL

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

Sheet 1 of 3

REVISION DATE: 5-5-2026 26W-119



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 13, T9N, R8E, Town of Dane,
Dane County, Wisconsin

SURVEYOR'S CERTIFICATE

I, Chris W. Adams, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Dane County, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being part of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 13, T9N, R8E, more particularly described as follows:

Commencing at the Northwest corner of said Section 8; thence S 00°26'27" E along the West line of said NW $\frac{1}{4}$, 1327.12 feet to the northwest corner of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$; thence N 89°45'22" E along the north line of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the south line of Lot 1 CSM 11762, 1529.25 feet to the point of beginning.

thence continue N 89°45'22" E along said south line, 223.04 feet to the centerline of Lee Road; thence along said centerline and the arc of a curve concaved northeasterly having a radius of 300.00 feet and a long chord bearing S 79°04'18" E, a distance of 124.98 feet; thence N 89°03'29" E along said centerline, 397.49 feet; thence S 89°44'06" E along said centerline, 272.08 feet to the centerline of County Highway DM; thence along said centerline for the next 4 courses: S 51°55'18" W, 273.23 feet; thence along the arc of a curve concaved southeasterly having a radius of 1043.27 feet and a long chord bearing S 41°12'08" W, a distance of 388.09 feet; thence S 32°50'02" W, 106.66 feet; thence S 29°26'13" W, 19.20 feet; thence N 88°41'52" W, 506.87 feet; thence N 02°56'40" E, 573.56 feet to the point of beginning. This parcel contains 9.37 acres and is subject to a road right of way of 33.00 feet over the most northerly and easterly part thereof.

Williamson Surveying and Associates, LLC
by Chris W. Adams

Date _____

Chris W. Adams S-2748
Professional Land Surveyor

OWNERS' CERTIFICATE:

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. I also certify that this certified survey map is required by sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

WITNESS the hand seal of said owners this _____ day of _____, 20____.

Dennis M. Karls

Darlene A. Karls

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this _____ day of _____,
20___ the above named Dennis M. & Darlene A. Karls to me
known to be the person who executed the foregoing
instrument and acknowledge the same.

_____ County, Wisconsin.

My commission expires _____

Notary Public

Print Name

Sheet 2 of 3

SURVEYORS SEAL

26W-119



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 13, T9N, R8E, Town of Dane,
Dane County, Wisconsin

NOTES:

- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.
- 4.) ALL TIES TO THE NW & W $\frac{1}{4}$ CORNERS WERE CHECKED AND VERIFIED IN GOOD CONDITION PER THE LATEST TIE SHEET ON RECORD.

TOWN BOARD RESOLUTION

Resolved that this certified survey map is hereby acknowledged and approved by the Town of Dane on this _____day of _____, 20____.

Angie Volkman
Town Clerk

VILLAGE OF DANE APPROVAL

Resolved that this certified survey map in the Town of Dane is hereby acknowledged and approved by the Village of Dane on this _____day of _____, 20____.

Mark Steward
Village Administrator

DANE COUNTY APPROVAL:

Approved for recording per Dane County Zoning and Land Regulation Committee action on _____.

Daniel Everson
Assistant Zoning Administrator

REGISTER OF DEEDS:

Received for recording this ___ day of _____, 20____ at ___ o'clock ___.M.
and recorded in Volume _____ of Dane
County Certified Surveys on pages _____
through _____.

Kristi Chlebowski
Register of Deeds

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

Sheet 3 of 3

SURVEYORS SEAL

26W-119