

Dane County Rezone Petition

Application Date	Petition Number
03/04/2026	DCPREZ-2026-12273
Public Hearing Date	
05/26/2026	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME AAA ACRES LLC	PHONE (with Area Code) (608) 535-0876	AGENT NAME BIRRENKOTT SURVEYING - BRYCE RICHOLSON	PHONE (with Area Code) (608) 837-7463
BILLING ADDRESS (Number & Street) 2041 SCHADEL RD		ADDRESS (Number & Street) PO BOX 237	
(City, State, Zip) COTTAGE GROVE, WI 53527		(City, State, Zip) Sun Prairie, WI 53590	
E-MAIL ADDRESS		E-MAIL ADDRESS m	

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 2005 Schadel Road					
TOWNSHIP PLEASANT SPRINGS	SECTION 2	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0611-022-8001-2					

REASON FOR REZONE



CREATING ONE RESIDENTIAL LOT

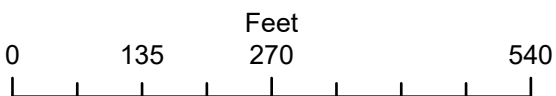
FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-1 Rural Residential District	1.0

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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**PETITION 12273
AAA ACRES LLC**

-  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
<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:		Agent Name:	
Address (Number & Street):		Address (Number & Street):	
Address (City, State, Zip):		Address (City, State, Zip):	
Email Address:		Email Address:	
Phone#:		Phone#:	

PROPERTY INFORMATION

Township:		Parcel Number(s):	
Section:		Property Address or Location:	

REZONE DESCRIPTION

<p>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.</p>	<p>Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input type="checkbox"/></p>
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Existing Zoning District(s)	Proposed Zoning District(s)	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.

<input type="checkbox"/> Scaled drawing of proposed property boundaries	<input type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input type="checkbox"/> Pre-application consultation with town and department staff	<input type="checkbox"/> 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 _____ Date _____

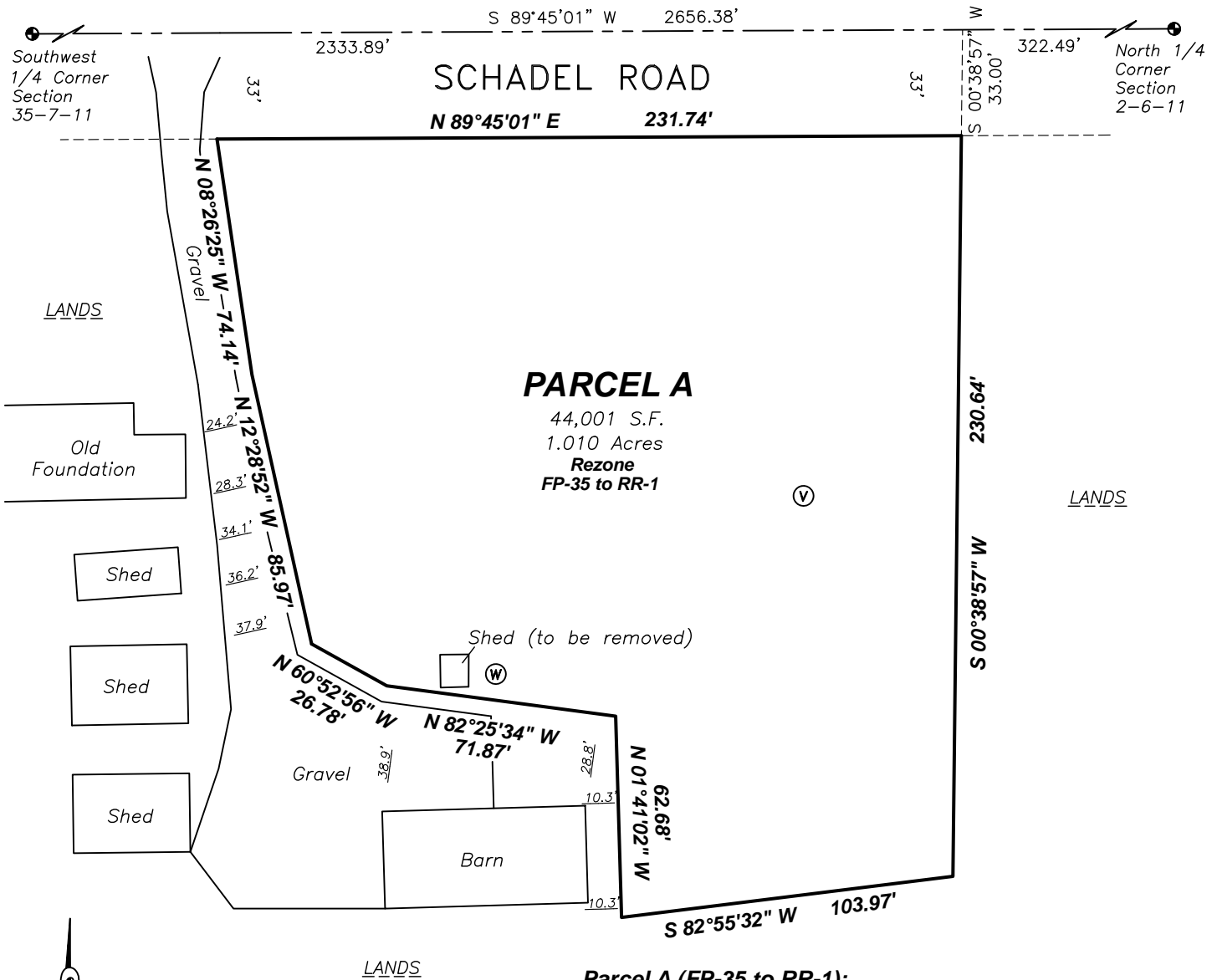


BIRRENKOTT SURVEYING

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

ZONING MAP

Part of the Northeast 1/4 of the Northwest 1/4,
Section 12 T6N, R11E, Town of Pleasant Springs,
Dane County, Wisconsin.



PARCEL A

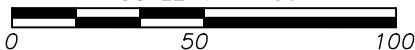
44,001 S.F.
1.010 Acres
Rezone
FP-35 to RR-1

Parcel A (FP-35 to RR-1):

Part of the Northeast 1/4 of the Northwest 1/4, Section 2, T6N, R11E, Town of Pleasant Springs, Dane County, Wisconsin. more fully described as follows: Commencing at the North 1/4 Corner of Section 2; thence S89°45'01"W, 322.49 feet; thence S00°38'57"W, 33.00 feet to the point of beginning; thence S00°38'57"W, 230.64 feet; thence S82°55'32"W, 103.97 feet; thence N01°41'02"W, 62.68 feet; thence N82°25'34"W, 71.87 feet; thence N60°52'56"W, 26.78 feet; thence N12°28'52"W, 85.97 feet; thence N08°26'25"W, 74.14 feet, thence N89°45'01"E, 231.74 feet along the South right-of-way line of Schadel Road to the point of beginning. Containing 44,001 square feet, or 1.010 acres.

- (W) = Well
- (V) = Septic Vent
- (C) = Section Corner

SCALE 1" = 50'



Parcel A

Part of the Northeast 1/4 of the Northwest 1/4, Section 2, T6N, R11E, Town of Pleasant Springs, Dane County, Wisconsin. more fully described as follows:

Commencing at the North 1/4 Corner of Section 2; thence S89°45'01"W, 322.49 feet; thence S00°38'57"W, 33.00 feet to the point of beginning; thence S00°38'57"W, 230.64 feet; thence S82°55'32"W, 103.97 feet; thence N01°41'02"W, 62.68 feet; thence N82°25'34"W, 71.87 feet; thence N60°52'56"W, 26.78 feet; thence N12°28'52"W, 85.97 feet; thence N08°26'25"W, 74.14 feet, thence N89°45'01"E, 231.74 feet along the South right-of-way line of Schadel Road to the point of beginning. Containing 44,001 square feet, or 1.010 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: Monica Gunderson

Farmstead Owner: Otis Anderson

Accelea ID:

Farmland Preservation Enacted: 6/5/1978

Density Study Date: 12/15/2025

Density Factor: 1:35acres

Town: Pleasant Springs

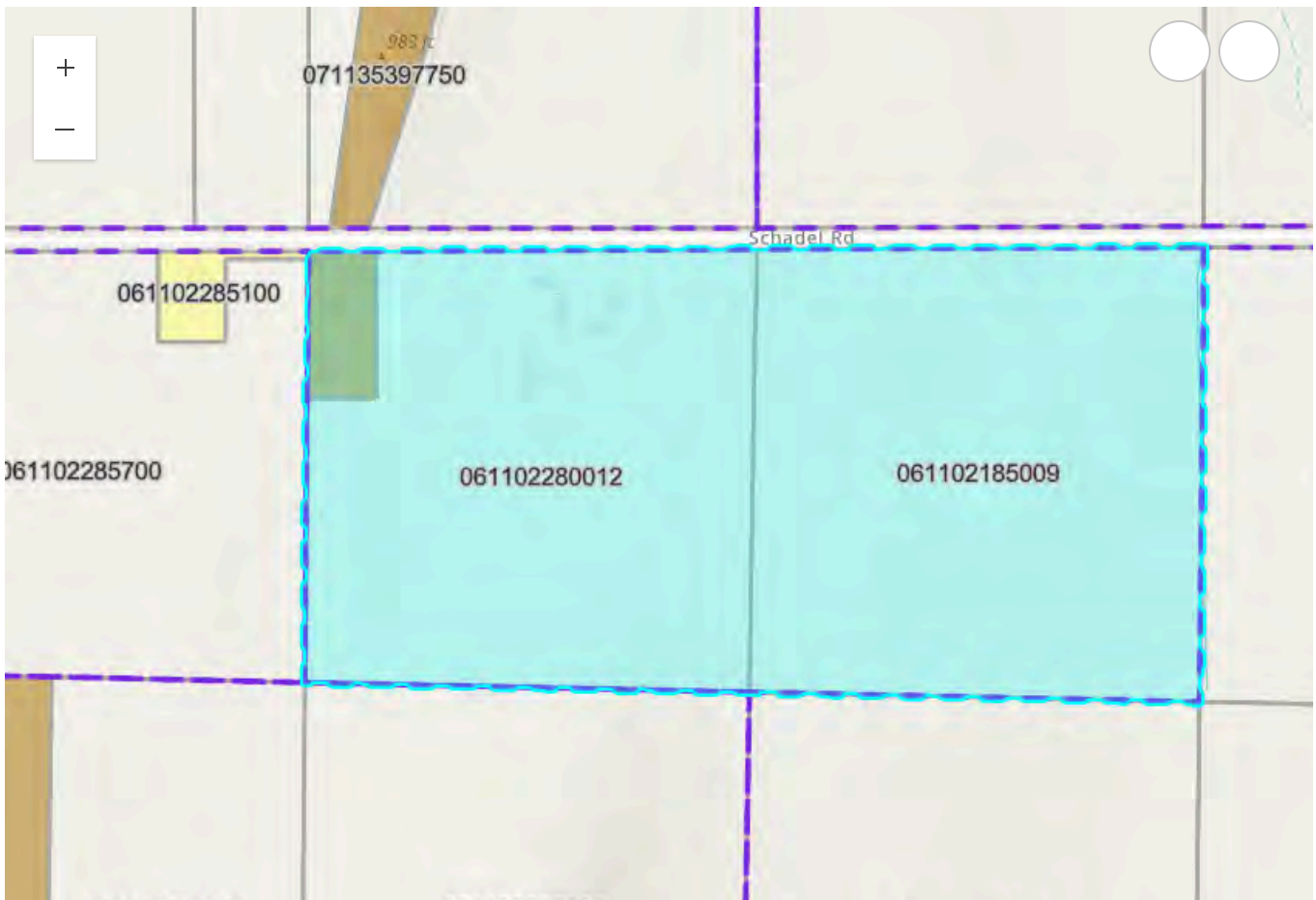
Farmstead Acres: 79.75

Section(s): 2

Available Density Unit(s): 1

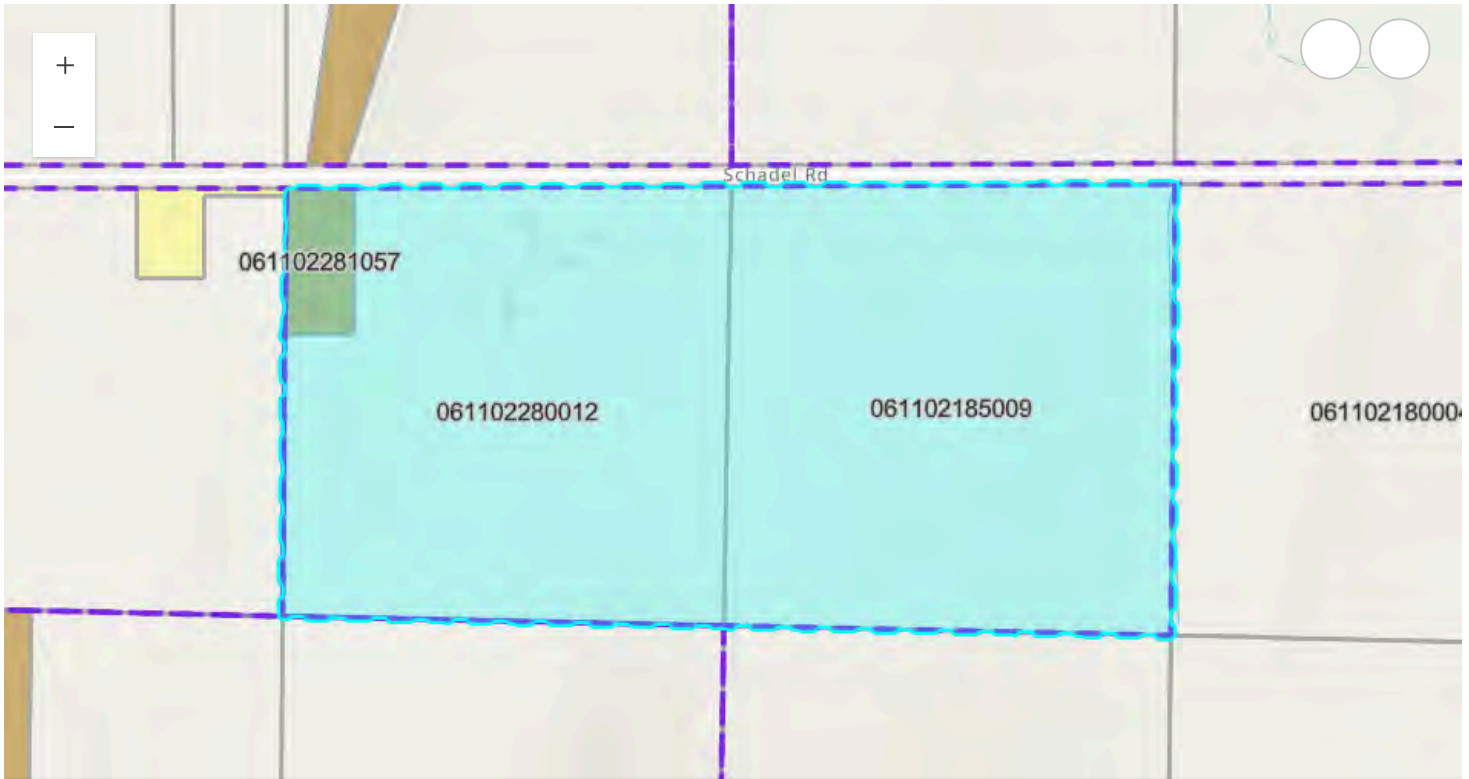
Original Density Units: 2.28

Justification: The original Anderson farm was eligible for 2 density units (a/k/a "splits"). One prior density unit use per CSM 7878 (home at 2041 Schadel Rd). Farm residence at 2005 Schadel Rd was torn down, leaving one density unit remaining.



FARMLAND PRESERVATION DENSITY STUDY

Applicant: Monica Gunderson



Esri, NASA, NGA, USGS, FEMA | Esri Community Maps Contributors, County of Dane, © OpenStreetMap, Microsoft, Esr... Powered by Esri

Parcel Number	Acres	Owner	CSM
061102185009	40.48	AAA ACRES LLC	
061102280012	37.25	AAA ACRES LLC	
061102281057	2.02	Current Owner	07878