

Dane County Rezone Petition

Application Date	Petition Number
06/02/2026	DCPREZ-2026-12310
Public Hearing Date	
08/25/2026	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME BUSH PROPERTIES LLC (C/O NANCY HUBER)	PHONE (with Area Code) (775) 527-2141	AGENT NAME JOHN BUSH	PHONE (with Area Code) (262) 455-5925
BILLING ADDRESS (Number & Street) 8622 LAKESHORE DR		ADDRESS (Number & Street) 8622 LAKESIDE DR.	
(City, State, Zip) PLEASANT PRAIRIE, WI 53158		(City, State, Zip) Pleasant Prairie, WI 53148	
E-MAIL ADDRESS n [REDACTED]		E-MAIL ADDRESS [REDACTED]	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
679 Fisch Rd					
TOWNSHIP YORK	SECTION 27	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0912-273-9500-5		0912-342-8000-8			

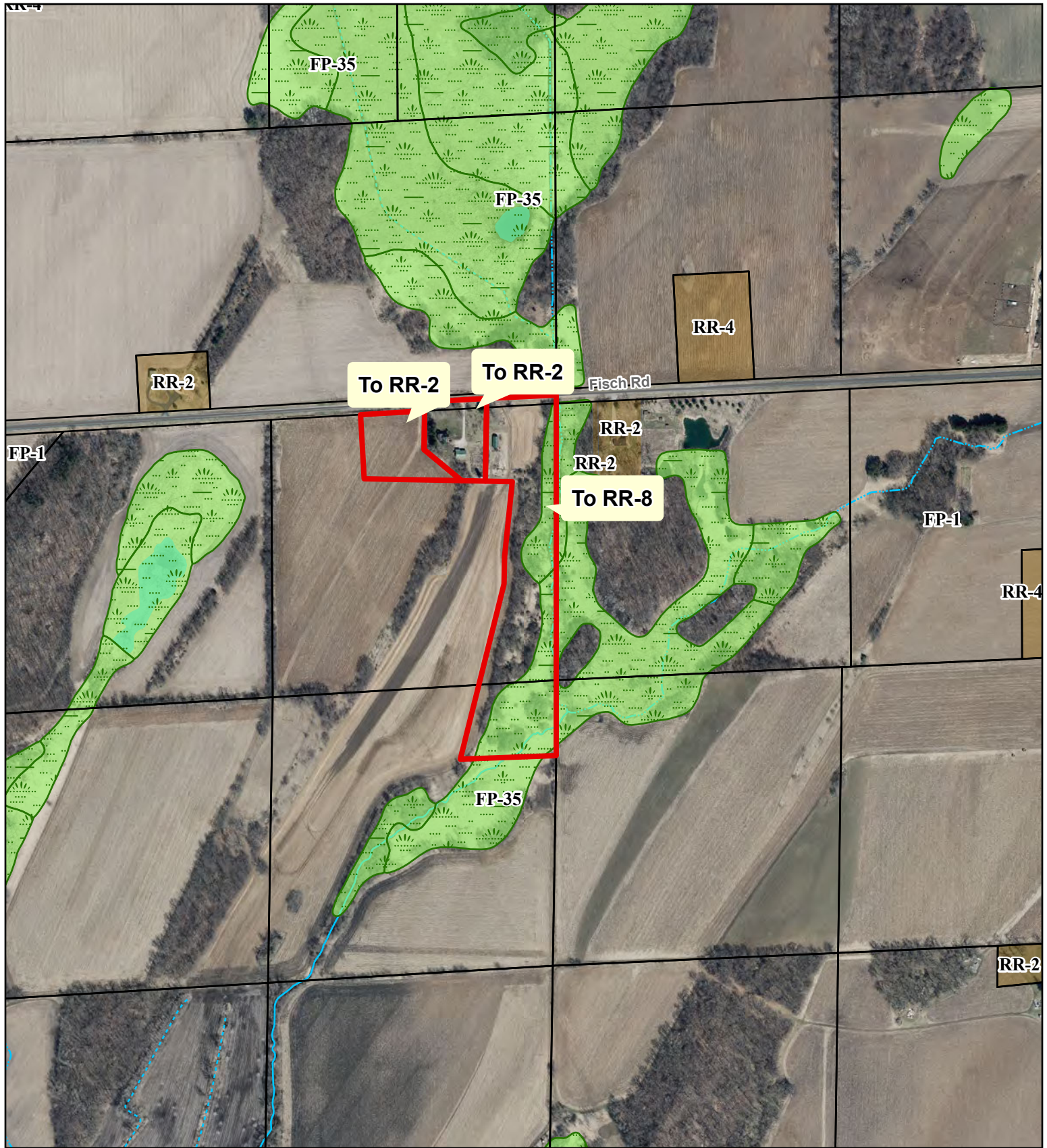
REASON FOR REZONE

CREATING THREE RESIDENTIAL LOTS (ONE FOR EXISTING FARM RESIDENCE)

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-2 Rural Residential District	4.8
FP-35 Farmland Preservation District	RR-8 Rural Residential District	10.5

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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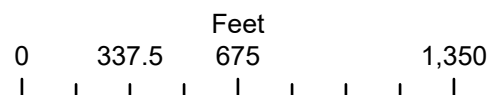
COMMENTS: PROPOSED LOT 2 WILL BE SUBJECT TO SHORELAND- AND WETLAND-ZONING REGULATIONS.



- Proposed Zoning
- Municipal Boundary
- Tax Parcel

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

**PETITION 12310
BUSH PROPERTIES LLC
(C/O NANCY HUBER)**





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:	Bush Properties LLC	Agent Name:	Nancy Huber/John Bush/Jane Wierzba
Address (Number & Street):	8622 Lakeside Dr	Address (Number & Street):	8622 Lakeside Dr
Address (City, State, Zip):	Pleasant Prairie, WI 53148	Address (City, State, Zip):	Pleasant Prairie, WI 53148
Email Address:		Email Address:	
Phone#:	775-527-2141	Phone#:	262-455-5925

PROPERTY INFORMATION

Township:	York	Parcel Number(s):	0912-273-9500-5
Section:	27	Property Address or Location:	679 Fisch 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 ☒

We wish to subdivide the property - separating out 3 dwelling units as allowed by the Town of York Plan- the 3 lots will be along Fisch Rd. Lot 1 being the current house and 1 garage slightly larger than 2 acres, one lot 3 being on the west side of lot 1 and also being slightly larger than 2 acres, and a final lot, lot 2 that would be just larger than 10 acres and include a significant amount of untillable property with trees and meadow. The remaining acres would remain agricultural

Attached is a page of the descriptions of the lots

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR2	Approx 4.8 acres
FP-35	RR8	Approx 10.5 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 JBH

Date 5/20/20





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: Nancy Bush Huber

Accela ID: DCPEN-2025-00030

Density Study Date: 6/24/2025

Town: York

Section(s): 27 & 34

Farmstead Owner: Henry Jr. & Joanne Bush

Farmland Preservation Enacted: 9/9/1979

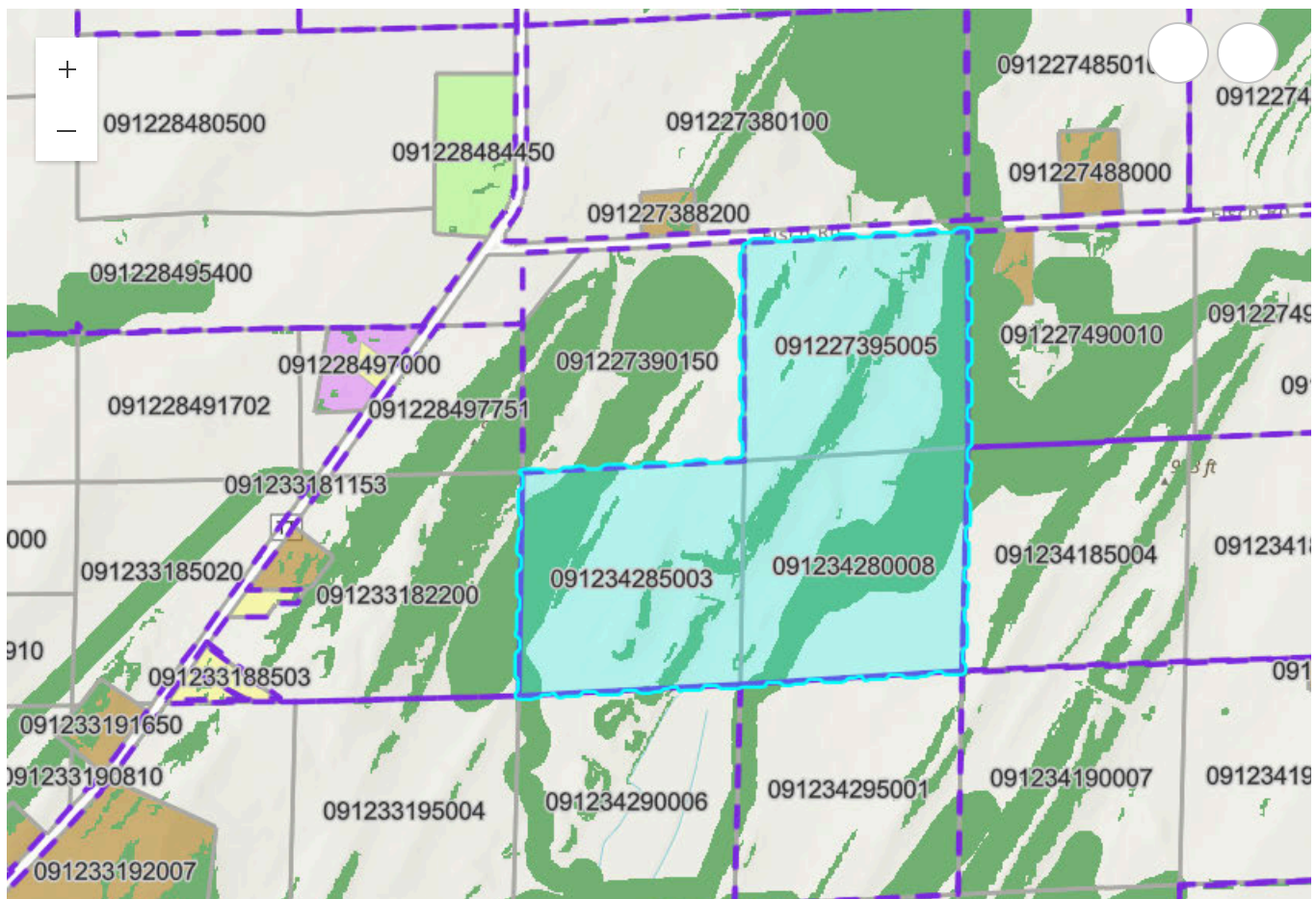
Density Factor: 1:75acres

Farmstead Acres: 118.8

Available Density Unit(s): 2

Original Splits: 1.58

Justification: York "rounds up" at 0.5 density units. The property is eligible for 2 density units, in addition to the existing home at 679 Fisch Rd. The location of the pipeline easement, prime soils, and environmental constraints may impact development potential.

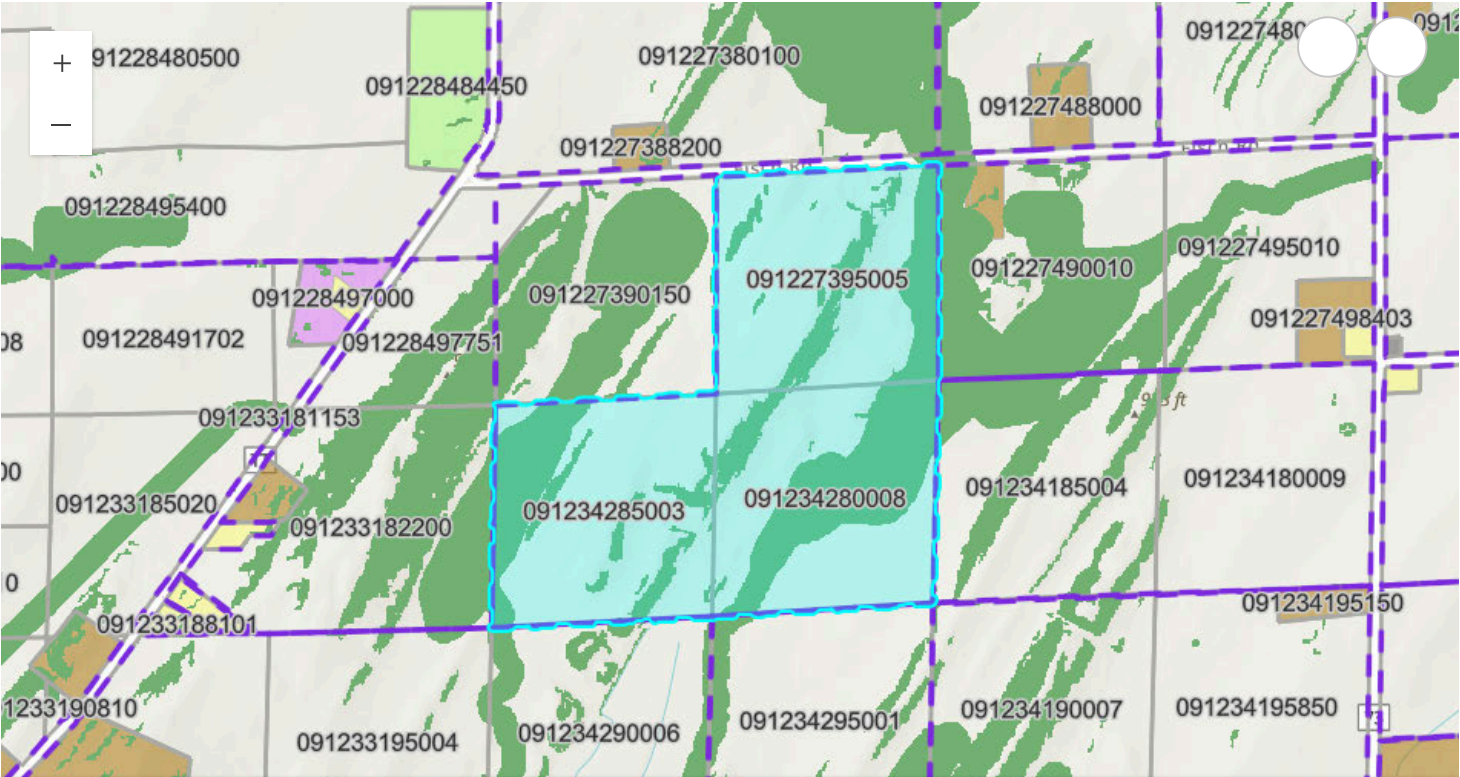


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FARMLAND PRESERVATION DENSITY STUDY

Print

Applicant: Nancy Bush Huber



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Parcel Number	Acres	Owner	CSM
091234285003	39.98	BUSH PROPERTIES LLC	
091227395005	38.85	BUSH PROPERTIES LLC	
091234280008	39.97	BUSH PROPERTIES LLC	

FP-35 to RR-2

(Proposed Lots 1 and 3)

Part of the SE 1/4 of the SW 1/4 of Section 27 in Town 9 North, Range 12 East, Town of York, Dane County, Wisconsin, described as follows:

Commencing at the South ¼ corner of Section 27; thence N00°13'43"W, 1313.29 feet to the Northeast corner of the SE ¼ of the SW ¼; thence S87°08'17"W, 318 feet to the point of beginning; thence S01°48'50"E, 374.36 feet; thence West, 560.14 feet; thence N02°51'43"W, 314.42 feet; thence N87°08'17"E, 566 feet to the point of beginning. Containing 4.8 acres more or less.

FP-35 to RR-8

(Proposed Lot 2)

Part of the SE 1/4 of the SW 1/4 of Section 27 and the NE 1/4 of the NW 1/4 of Section 34, all in Town 9 North, Range 12 East, Town of York, Dane County, Wisconsin, described as follows:

Beginning at the South ¼ corner of Section 27; thence N00°13'43"W, 1313.29 feet to the Northeast corner of the SE ¼ of the SW ¼; thence S87°08'17"W, 318 feet; thence S01°48'50"E, 374.36 feet; thence East, 118.31 feet; thence S05°36'29"W, 218.97 feet; thence S05°24'28"E, 193.66 feet; thence S13°57'32"W, 820 feet; thence S88°23'29"E, 390.47 feet to the East line of the NE ¼ of the NW ¼ of Section 34; thence N01°36'31"E, 357.10 feet to the point of beginning. Containing 10.5 acres more or less.