

Dane County Rezone Petition

Application Date	Petition Number
11/17/2025	DCPREZ-2025-12240
Public Hearing Date	
01/27/2026	

OWNER INFORMATION		AGENT INFORMATION			
OWNER NAME JOHN BAILEY AND ERIKA FOSTER	PHONE (with Area Code) (608) 630-0886	AGENT NAME WISCONSIN MAPPING LLC	PHONE (with Area Code) (608) 764-5602		
BILLING ADDRESS (Number & Street) 2950 COUNTY HIGHWAY N	ADDRESS (Number & Street) 306 WEST QUARRY STREET				
(City, State, Zip) COTTAGE GROVE, WI 53527	(City, State, Zip) Deerfield, WI 53531				
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	
2950 County Highway N					
TOWNSHIP PLEASANT SPRINGS	SECTION 4	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0611-044-9180-8		0611-044-9000-5			
REASON FOR REZONE					
EXPANDING THE SIZE OF AN EXISTING RESIDENTIAL LOT					
FROM DISTRICT:		TO DISTRICT:			ACRES
RR-1 Rural Residential District		RR-2 Rural Residential District			1.1
FP-35 Farmland Preservation District		RR-2 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?	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:	
		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials_____			
COMMENTS: CSM IS SUBJECT TO EXTRATERRITORIAL JURISDICTION REVIEW BY EITHER THE VILLAGE OF MCFARLAND OR THE CITY OF MADISON					



PETITION 12240
JOHN BAILEY AND ERIKA FOSTER

Proposed Zoning
Boundary

Tax Parcel Boundary

0 135 270 540





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

<i>Property</i>	Property Owner Name: JOHN D BAILEY & ERIKA J FOSTER	Agent Name: WISCONSIN MAPPING LLC
	Address (Number & Street): 2950 COUNTY HIGHWAY N	Address (Number & Street): 306 WEST QUARRY STREET
	Address (City, State, Zip): COTTAGE GROVE WI 53527	Address (City, State, Zip): DEERFIELD, WI 53531
	Email Address: Erhke7@yahoo.com	Email Address: wismapping@charter.net
	Phone#: 608-630-0886	Phone#: 608-764-5602

PROPERTY INFORMATION

Township: PLEASANT SPRINGS	Parcel Number(s): 046/0611-044-9180-8 & 046/0611-044-9000-5
Section: 4	Property Address or Location: 2950 COUNTY HIGHWAY N, COTTAGE GROVE WI 53527

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

John and Erika are wanting to purchase an acre from the adjacent farmer (Brett Skaar).
Land being purchased currently has an old barn on it that will be removed in future.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RR-1, FP-35	RR-2	1

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

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 10-15-25

Preliminary Certified Survey Map

C. 1/4 C.R.,
SEC. 4

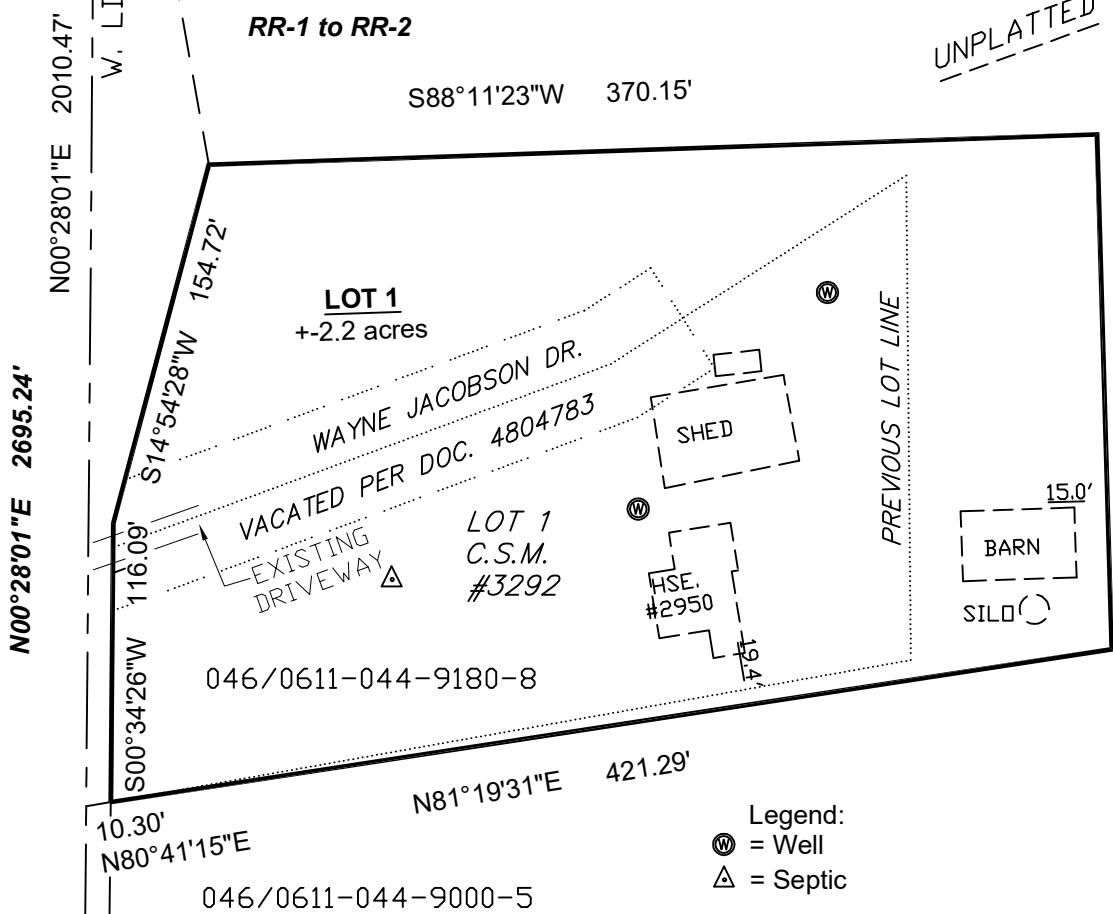
Lot 1 of Dane County Certified Survey Map Number 3292 & part of the SW 1/4 of the SE 1/4 of Section 4, T.6N., R.11E., Town of Pleasant Springs, Dane County, Wisconsin

Commencing at the South 1/4 Corner, thence N00°28'01"E, 684.77 feet; thence N81°19'31"E, 10.30 feet to the Southwest corner of Lot 1 of Dane County Certified Survey Map Number 3292 and point of beginning; thence N81°19'31"E, 421.29 feet; thence N01°38'22"W, 214.67 feet; thence S88°11'23"W, 370.15 feet to the East line of C.T.H. "N"; thence S14°54'28"W along said East line, 154.72 feet; thence S00°34'26"W, 116.09 feet to the point of beginning. The above described containing \pm 2.2 acres.

RR-1 to RR-2

S88°11'23"W 370.15'

UNPLATTED



T.P.P. N.D. 1007-10-23-4.22

C.T.H. "N"

Legend:
◎ = Well
△ = Septic

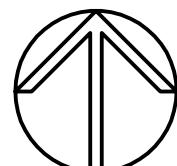
NOTES:

- 1) Prepared for: John Bailey
2950 County Highway N
Cottage Grove, WI. 53527

Brett Skaar - SKAAR LIVING TR.
2453 West Star Road,
Cottage Grove, WI. 53527

Referred to the
Dane County
Coordinate
System with
the West line
of the SE 1/4
Bearing **N00°28'01"E**

Scale 1" = 80'



0 40 80 160

S. 1/4 C.R.,
SEC. 4

Wisconsin Mapping, LLC

* surveying and mapping services

306 West Quarry Street, Deerfield, Wisconsin 53531
(608) 764-5602

Dwg. No. 6478-25 Date 10/01/2025

Sheet 1 of 1 rev. 11/18/25

Document No. _____

C. S. M. No. _____ V. _____ P. _____

RR-1 and FP-35 to RR-2

Lot 1 of Dane County Certified Survey Map Number 3292 & part of the SW 1/4 of the SE 1/4 of Section 4, T.6N., R.11E., Town of Pleasant Springs, Dane County, Wisconsin

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