

Dane County Rezone Petition

Application Date	Petition Number
08/15/2025	DCPREZ-2025-12202
Public Hearing Date	
10/28/2025	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME MICHAEL D KNIGHT	PHONE (with Area Code) (608) 239-8936	AGENT NAME DAVE JENKINS	PHONE (with Area Code) (608) 848-5060
BILLING ADDRESS (Number & Street) 6614 SUN VALLEY PKWY		ADDRESS (Number & Street) 507 W VERONA AVENUE STE 500	
(City, State, Zip) BELLEVILLE, WI 53508		(City, State, Zip) Verona, WI 53593	
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 1371 County Hwy PB					
TOWNSHIP MONTROSE	SECTION 10	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0508-101-8513-0					

REASON FOR REZONE

CREATE AN AGRICULTURAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	FP-1 Farmland Preservation District	4.1
GC General Commercial District	FP-1 Farmland Preservation District	0.28

C.S.M REQUIRED? ☒ Yes ☐ No Applicant Initials_____	PLAT REQUIRED? ☐ Yes ☒ No Applicant Initials_____	DEED RESTRICTION REQUIRED? ☐ Yes ☒ No Applicant Initials_____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: CORRECTING LAND DIVISION VIOLATION



Rezone 12202
MICHAEL D KNIGHT



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:	Michael Knight	Agent Name:	Dave Jenkins
Address (Number & Street):	6614 Sun Valley Parkway	Address (Number & Street):	507 W Verona Ave. Ste 500
Address (City, State, Zip):	Belleville, WI 53508	Address (City, State, Zip):	Verona, WI 53593
Email Address:	MKMDK90@gmail.com	Email Address:	dave.jenkins@jsdinc.com
Phone#:	608-239-8936	Phone#:	608-848-5060

PROPERTY INFORMATION			
Township:	Montrose	Parcel Number(s):	040/0508-101-8513-0
Section:	10	Property Address or Location:	No parcel address available

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 ☐	
On behalf of Michael Knight, this request is to create a One-Lot Certified Survey Map (CSM) for 4.976 acres and to rezone the subject parcel from FP-35 (Farmland Preservation) to FP-1 (Small Lot Farmland Preservation) Zoning District.		
Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	FP-1	4.975 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.

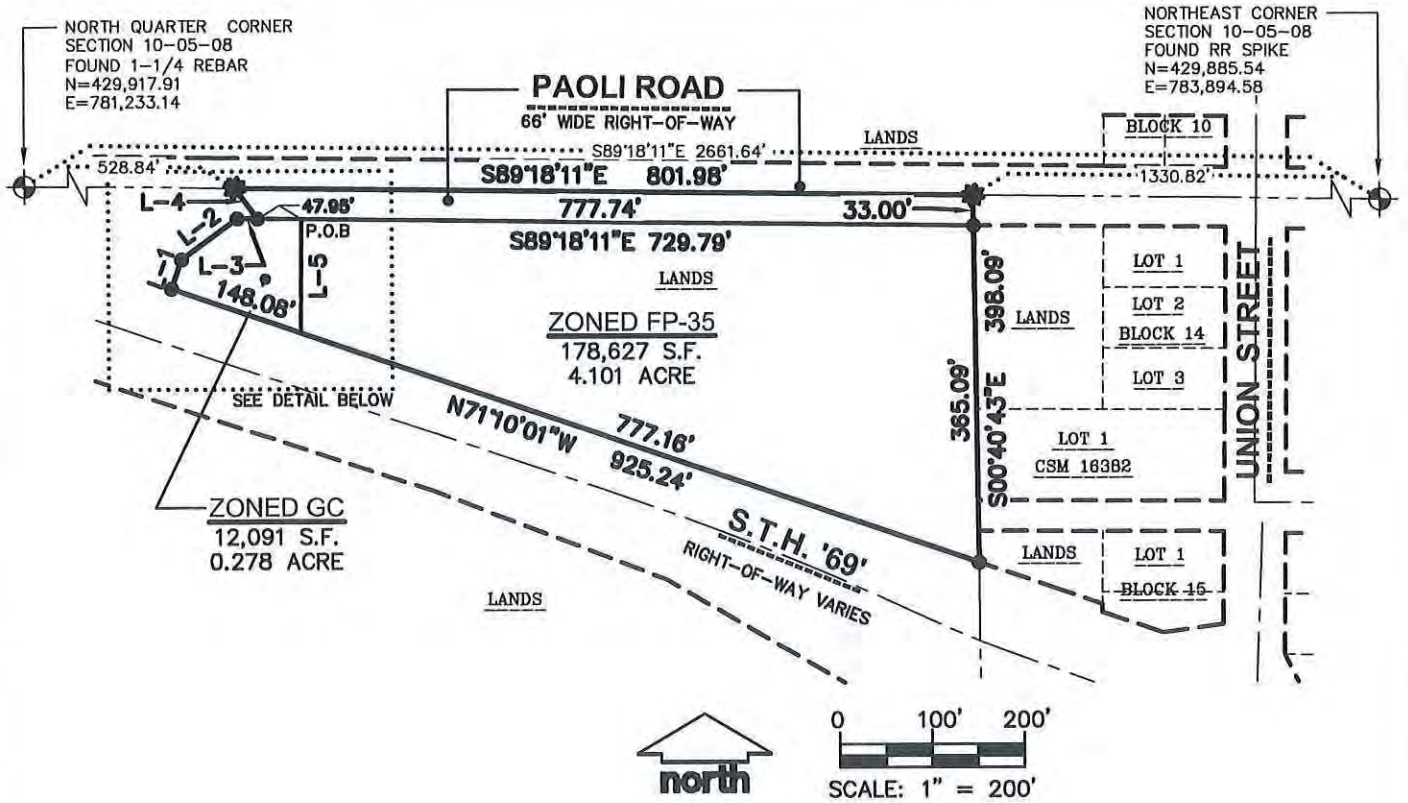
☒ Scaled drawing of proposed property boundaries	☒ Legal description of zoning boundaries	☐ Information for commercial development (if applicable)	☒ Pre-application consultation with town and department staff	☒ Application fee (non-refundable), payable to the Dane County Treasurer
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I 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.

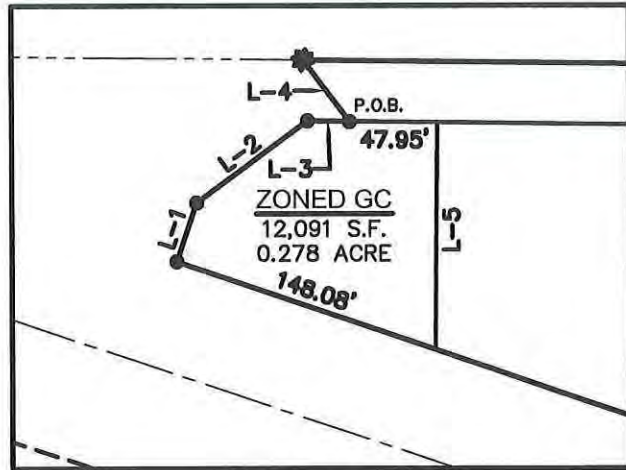
Owner/Agent Signature Dave M Jenkins
Digitally signed by Dave M Jenkins
Date: 2025.08.07 17:09:14 -05'00'

Date 8/7/25

File: \\JSD\INC\projects\2025\2515726\DWG\Survey Sheets\2515726 Rezone.dwg Layout: Exhibit User: John Krebs Plotted: Aug 07, 2025 - 7:06am



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N18°49'59"E	33.65'
L-2	N53°45'22"E	74.88'
L-3	S89°18'11"E	22.49'
L-4	S36°31'58"E	41.43'
L-5	S0°41'49"W	123.07'



LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- PLAT BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE

NOTES

- BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 10-05-08, BEARS S89°18'11"E.



MADISON REGIONAL OFFICE
507 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608-848-5060

PROJECT:
MICHAEL KNIGHT
6614 SUN VALLEY PARKWAY
BELLEVILLE, WI 53508

SHEET TITLE:
**REZONE FROM
GC AND FP-35 TO
FP-1**

PROJECT NUMBER:
25-15726
DRAWN BY:
JK
DATE:
08-05-2025

SHEET NUMBER:
1



REZONE TO FP-1
Legal Description

Part of the Northwest Quarter of the Northeast Quarter of Section 10, Township 05 North, Range 08 East, Town of Montrose, Dane County, Wisconsin, more particularly described as follows:

Commencing at the North Quarter Corner of Section 10, aforesaid;
thence S89°18'11"E along the North line of the Northeast Quarter, aforesaid, a distance of 528.84 feet;
thence S36°31'58"E, 41.43 feet to a point on the South right-of-way line of Paoli Road, also being the Point of Beginning;
thence S89°18'11"E along said line, 777.74 feet to the East line of the Northwest Quarter of the Northeast Quarter;
thence S00°40'43"E along said line, 365.09 feet to the Northerly right-of-way line of S.T.H. '69';
thence N71°10'01"W along said line, 925.24 feet;
thence N18°49'59"E along said line, 33.65 feet;
thence N53°45'22"E along said line, 74.88 feet to the South right-of-way line of Paoli Road;
thence S89°18'11"E along said right-of-way line, 22.49 feet to the Point of Beginning.

Said zoning contains 190,718 square feet or 4.378 acres.



REZONE FROM FP-35 TO FP-1
Legal Description

Part of the Northwest Quarter of the Northeast Quarter of Section 10, Township 05 North, Range 08 East, Town of Montrose, Dane County, Wisconsin, more particularly described as follows:

Commencing at the North Quarter Corner of Section 10, aforesaid;
thence S89°18'11"E along the North line of the Northeast Quarter, aforesaid, a distance of 528.84 feet;
thence S36°31'58"E, 41.43 feet to a point on the South right-of-way line of Paoli Road;
thence S89°18'11"E along said line, 47.95 feet to the Point of Beginning;
thence continuing S89°18'11"E along said line, 729.79 feet to the East line of the Northwest Quarter of the Northeast Quarter;
thence S00°40'43"E along said line, 365.09 feet to the Northerly right-of-way line of S.T.H. '69';
thence N71°10'01"W along said line, 777.16 feet;
thence N00°41'49"E, 123.07 feet to the Point of Beginning.

Said zoning contains 178,627 square feet or 4.101 acres.



REZONE FROM GC TO FP-1
Legal Description

Part of the Northwest Quarter of the Northeast Quarter of Section 10, Township 05 North, Range 08 East, Town of Montrose, Dane County, Wisconsin, more particularly described as follows:

Commencing at the North Quarter Corner of Section 10, aforesaid;
thence S89°18'11"E along the North line of the Northeast Quarter, aforesaid, a distance of 528.84 feet;
thence S36°31'58"E, 41.43 feet to a point on the South right-of-way line of Paoli Road, also being the Point of Beginning;
thence S89°18'11"E along said line, 47.95 feet;
thence S00°41'49"W, 123.07 feet to the Northerly right-of-way line of S.T.H. '69';
thence N71°10'01"W along said line, 148.08 feet;
thence N18°49'59"E along said line, 33.65 feet;
thence N53°45'22"E along said line, 74.88 feet to the South right-of-way line of Paoli Road;
thence S89°18'11"E along said right-of-way line, 22.49 feet to the Point of Beginning.

Said zoning contains 12,091 square feet or 0.278 acres.