

Dane County Rezone Petition

Application Date	Petition Number
05/02/2025	DCPREZ-2025-12175
Public Hearing Date	
07/22/2025	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JEFFREY AND KIM HART	PHONE (with Area Code) (608) 295-2877	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 591 COUNTY HIGHWAY X		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) EDGERTON, WI 53534		(City, State, Zip)	
E-MAIL ADDRESS hartboysthree@yahoo.com		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	
591 & 593 County Highway X					
TOWNSHIP ALBION	SECTION 20	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0512-203-9501-6		0512-203-9535-6			

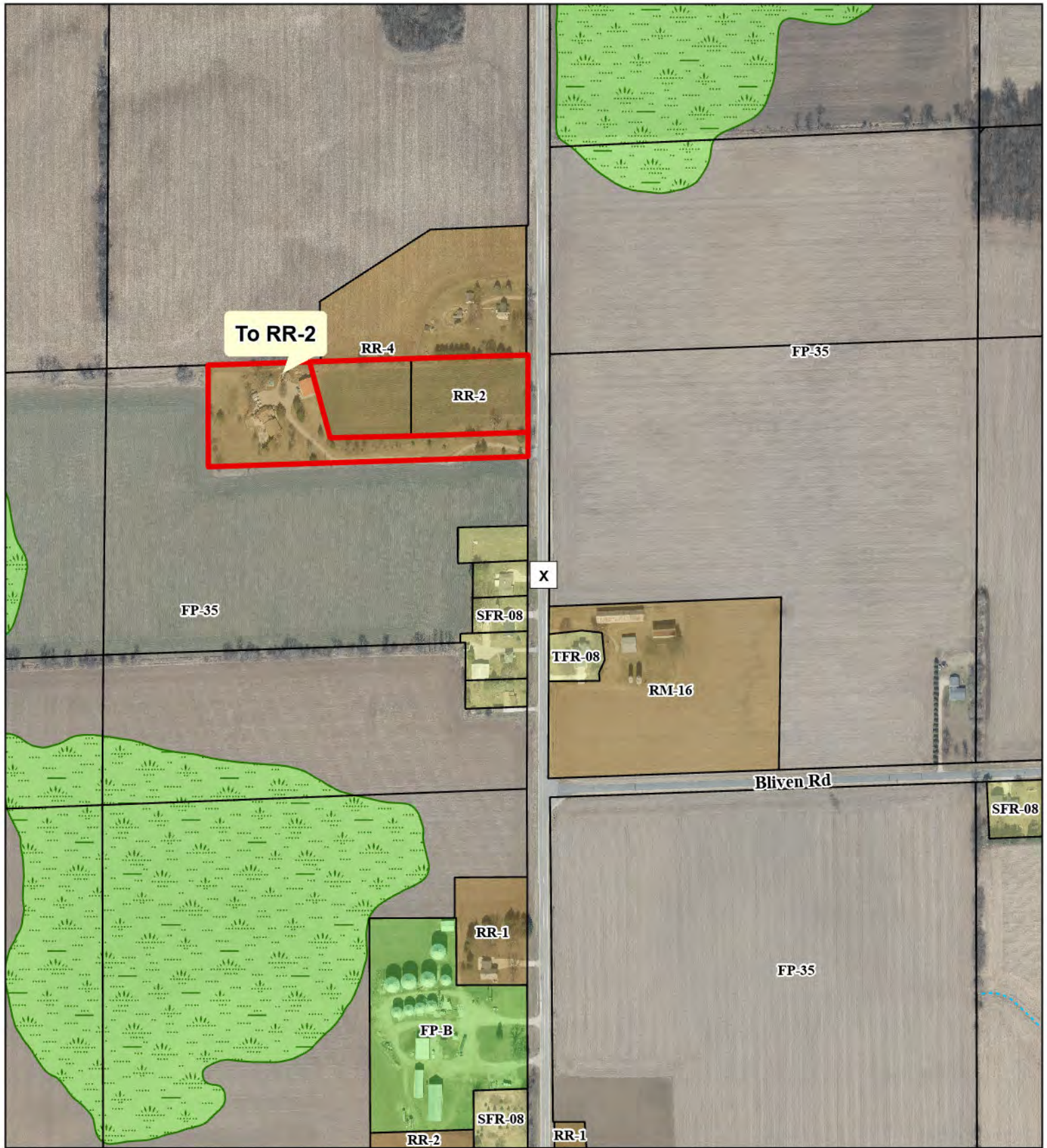
REASON FOR REZONE



ADJUST THE SHARED BOUNDARY BETWEEN TWO EXISTING RESIDENTIAL LOTS

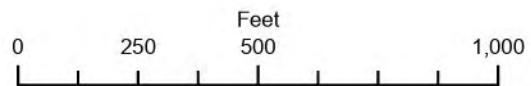
FROM DISTRICT:	TO DISTRICT:	ACRES
RR-4 Rural Residential District	RR-2 Rural Residential District	5.0

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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: NEW ACCESS PERMIT MAY BE NEEDED FROM DANE COUNTY HIGHWAY DEPT.



-  Proposed Zoning Boundary
-  Wetland Class Areas



Petition 12175
JEFFREY AND KIM HART



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:	JEFFREY T. & KIM M. HART	Agent Name:	
Address (Number & Street):	591 CTY HIGHWAY X	Address (Number & Street):	
Address (City, State, Zip):	EDGERTON, WI 53534	Address (City, State, Zip):	
Email Address:	HARTBOYSTHREE@YAHOO.COM	Email Address:	
Phone#:	608-295-2877	Phone#:	

PROPERTY INFORMATION

Township:	ALBION	Parcel Number(s):	0512-203-9501-6
Section:	20	Property Address or Location:	591 CTY HIGHWAY X, EDGERTON

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 ☒

REDUCE LOT SIZE FROM 5 ACRES TO 3.5 ACRES TO REZONE FROM RR4 TO RR2. THE 1.5 ACRES WILL BE ADDED TO PARCEL # 0512-203-9501-6, THIS PARCEL IS ZONED RR2 CURRENTLY WITH 2.0 ACRES, WITH THE ADDED 1.5 ACRES WILL INCREASE TO TOTAL 3.5 ACRES WHICH WILL STILL MEET RR2 ZONING (LESS THAN 4 ACRES). THIS PARCEL WILL BE SOLD TO OUR SON GARRET HART TO BUILD HIS HOUSE.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RR-4	RR-2	3.5

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 checked="" type="checkbox"/> Scaled drawing of proposed property boundaries	<input checked="" type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input checked="" 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

Jeffrey T. Hart

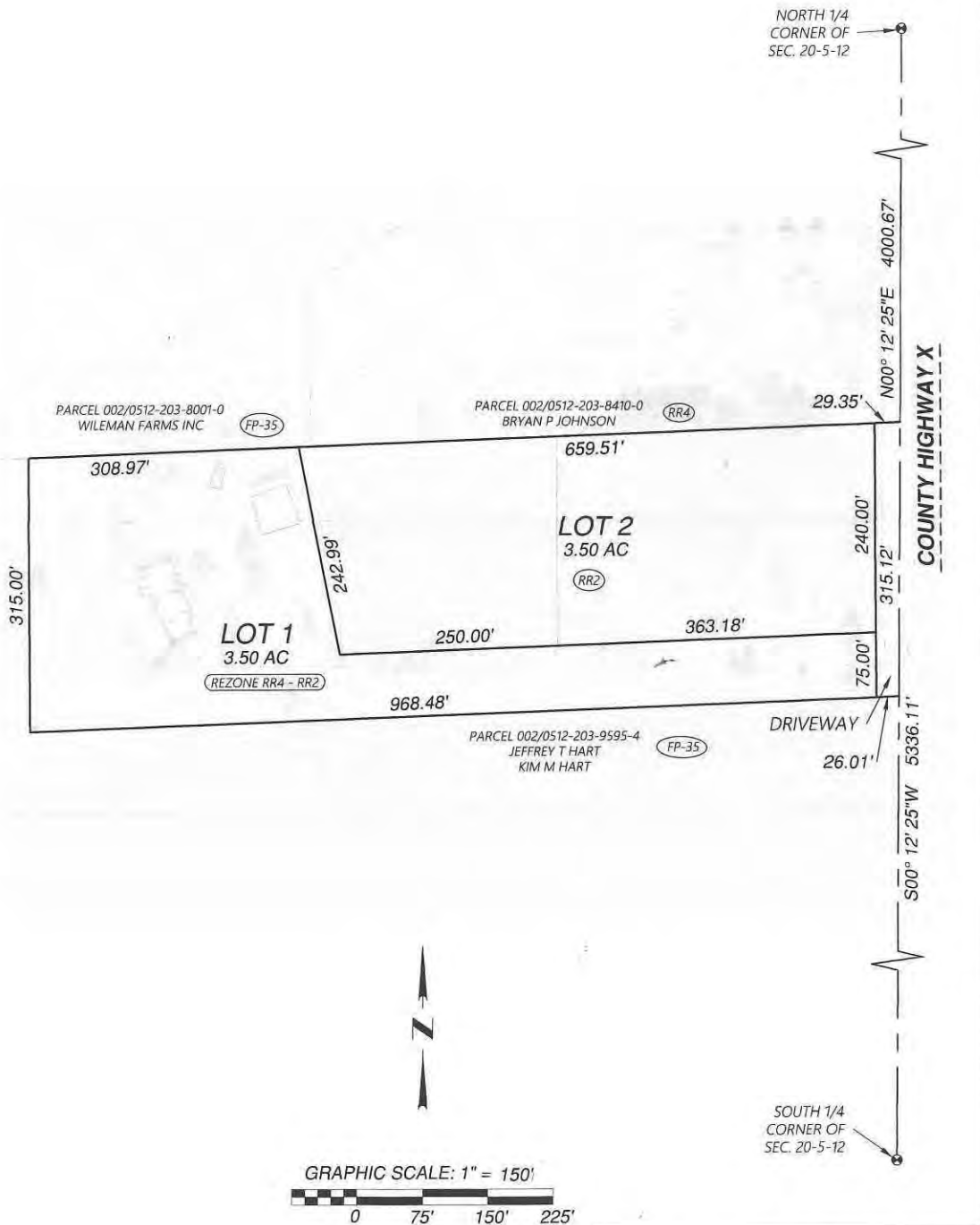
Date

April 29, 2025

PROPOSED CHANGE TO
EXISTING PARCELS OWNED
BY JEFFREY & KIM HART

PRELIMINARY CERTIFIED SURVEY MAP

OF LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP NUMBER 8663 RECORDED
AS DOCUMENT NUMBER 2878585 SITUATED IN THE SOUTH HALF
SOUTHWEST QUARTER SECTION 20, T.5N., R.12E., OF THE 4TH PM,
TOWN OF ALBION, DANE COUNTY, WISCONSIN.



DATE: 4/24/2025
Project No. 125 - 130A
For: HART

Combs
& ASSOCIATES

109 W. MILWAUKEE ST
JANESVILLE, WI 53548
www.combssurvey.com

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

tel: 608-752-0575
fax: 608-752-0534

CERTIFIED SURVEY MAP OF 8663

PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, T. 5 N.,
R. 12 E. OF THE 4TH P.M., ALBION TOWNSHIP, DANE COUNTY, WISCONSIN

2878585

Approved by the Dane County Zoning and
Natural Resources Committee, this 11
day of August, 1997, at Madison,
Wisconsin.

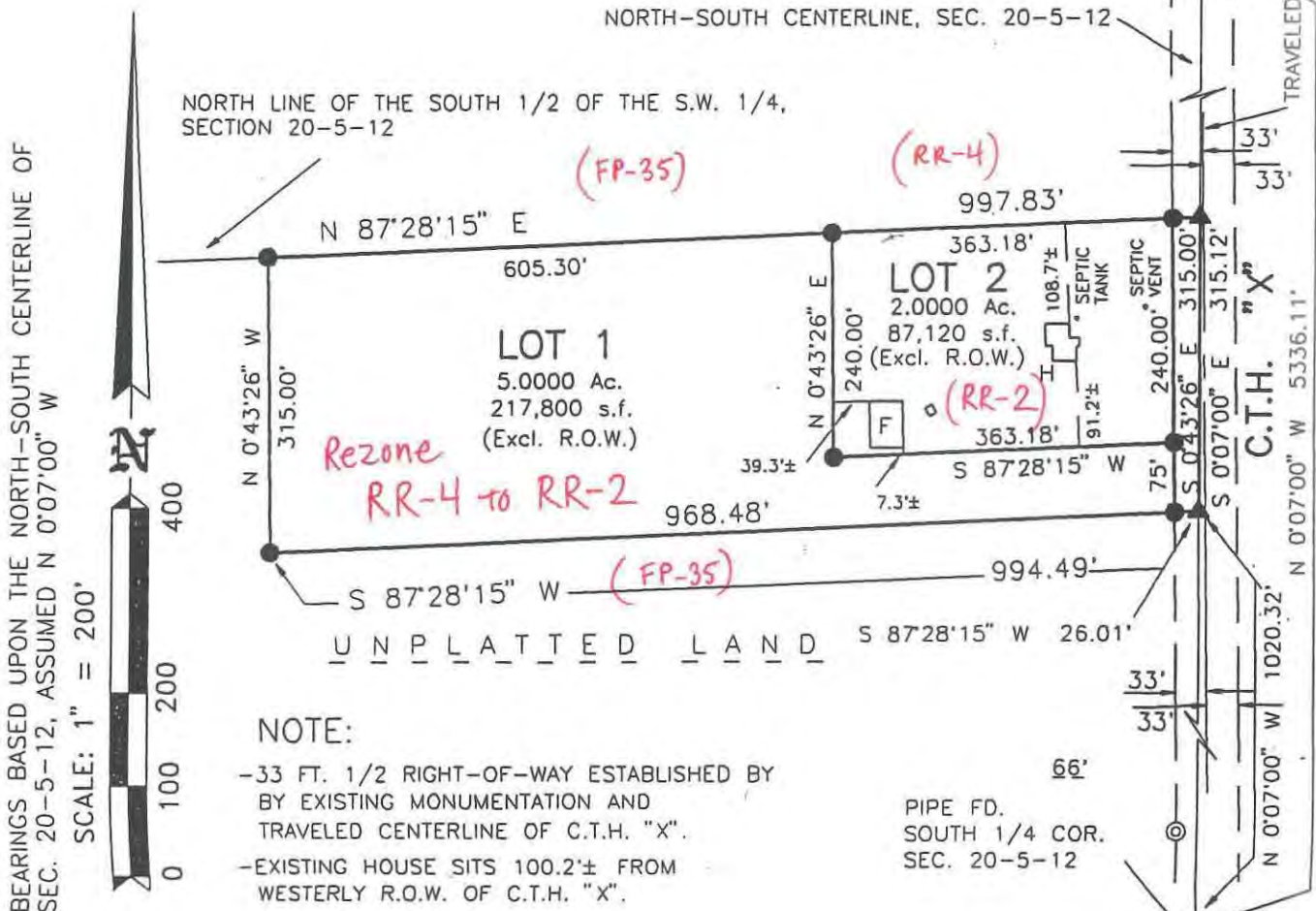
By: [Signature] #6507
Norbert Scribner,
Authorized Representative



SURVEYED FOR: Jeff Hart
302 Randolph Street
Edgerton, WI 53534

Refer to building site information contained
in the Dane County Soil Survey.

U N P L A T T E D L A N D



RR-4 to RR-2

Lot 1, Certified Survey Map Number 8663, as recorded in Volume 47 of Certified Survey Maps, on pages 296-297, as Document Number 2878585, Dane County Registry, located in the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 20, Township 05 North, Range 12 East, Town of Albion, Dane County, Wisconsin.