

Dane County Rezone Petition

Application Date	Petition Number
02/27/2026	DCPREZ-2026-12270
Public Hearing Date	
05/26/2026	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ROBERT AND KIM RIEGE	PHONE (with Area Code) (608) 692-5193	AGENT NAME DAVID DINKEL	PHONE (with Area Code) (608) 692-6262
BILLING ADDRESS (Number & Street) 140 FAIR OAK RD		ADDRESS (Number & Street) PO BOX 103	
(City, State, Zip) DEERFIELD, WI 53531		(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	
west of 752 London Road					
TOWNSHIP DEERFIELD	SECTION 27	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0712-273-8560-9		0712-284-8001-2			

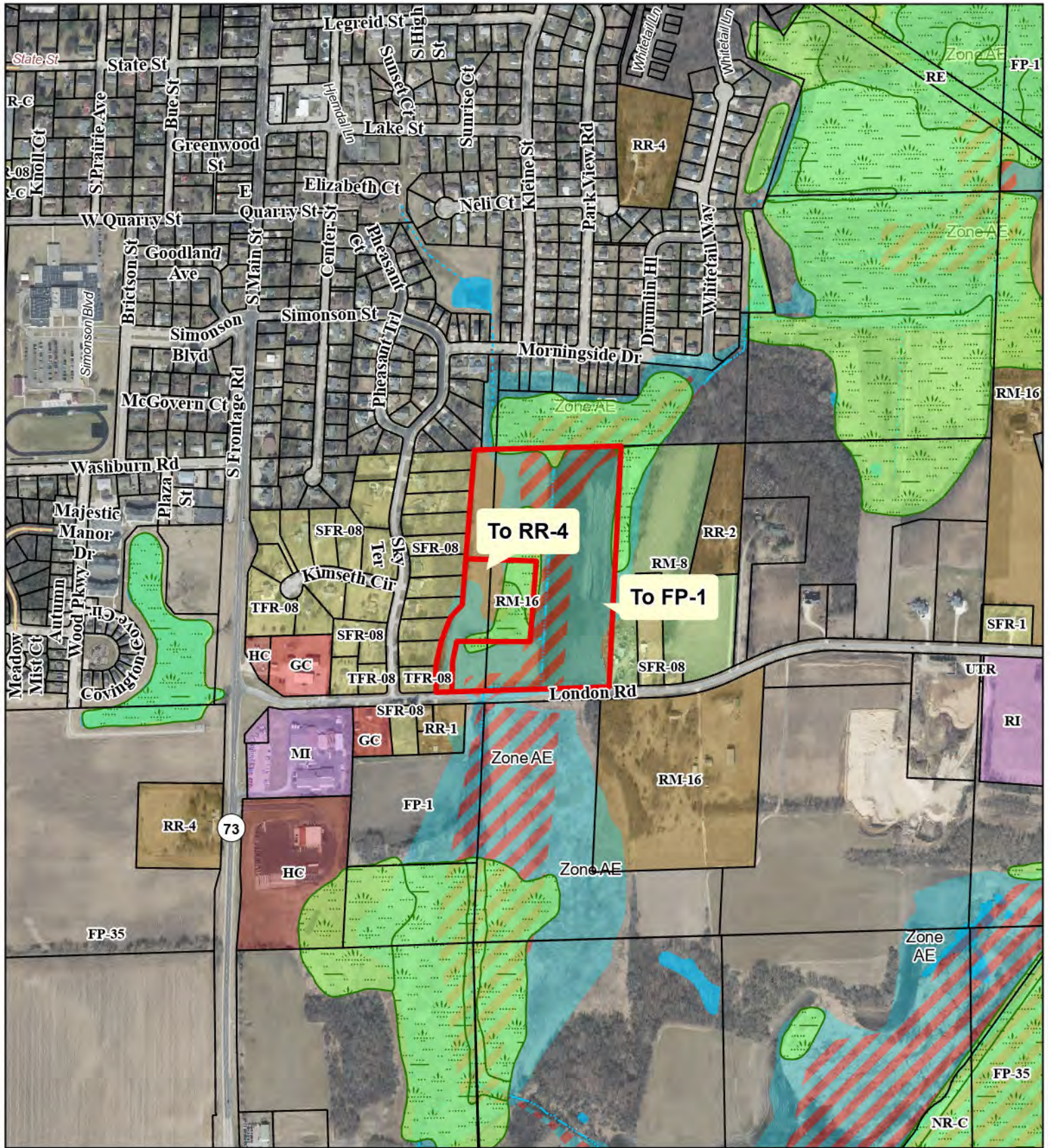
REASON FOR REZONE

CREATING ONE RESIDENTIAL LOT BY TRANSFERRING A DEVELOPMENT RIGHT FROM PARCELS 0712-283-9500-7 AND 0712-284-9000-1.

FROM DISTRICT:	TO DISTRICT:	ACRES
RM-16 Rural Mixed-Use District	RR-4 Rural Residential District	4.7
RM-16 Rural Mixed-Use District	FP-1 Farmland Preservation District	20

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 RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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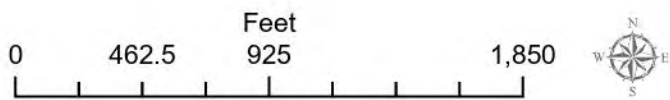
COMMENTS: PROPERTY CONTAINS SIGNIFICANT WETLANDS AND FLOODPLAIN. DEVELOPMENT IS SUBJECT TO SHORELAND, WETLAND, AND FLOODPLAIN REGULATIONS.



PETITION 12270
ROBERT AND KIM RIEGE

- Proposed Zoning Boundary
- Tax Parcel Boundary
- Wetland Class Areas

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard





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:	Robert P. Riege Kim D. Riege	Agent Name:	Dave Dinkel
Address (Number & Street):	140 Fair Oak Road	Address (Number & Street):	P. O. Box 103
Address (City, State, Zip):	Deerfield WI 53531	Address (City, State, Zip):	Deerfield WI 53531
Email Address:		Email Address:	
Phone#:		Phone#:	

PROPERTY INFORMATION			
Township:	Deerfield	Parcel Number(s):	024/0712-273-8560-9 and 024/0712-284-8001-2
Section:	#27 and #28	Property Address or Location:	London Road

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 checked="" type="checkbox"/></p>	
<p>Bob and Kim Riege are life-long farmers in the Town of Deerfield and own multiple parcels of vacant farmland. The subject property is being rezoned to form a single-family homesite for Bob's brother (Dan Riege and his wife Sandy). The subject land is presently in a "set-aside" program and is not being actively cropped. There are two tax parcels that contain land that comprise the rezone request. Those parcels are located between an agricultural ditch and the backside of a township residential area off Sky Terrace Road. The agricultural ditch has some wetlands that have been recently delineated and are shown on the Preliminary CSM. There is also some floodplain in the vicinity of the future homesite. There will NOT be any construction in the wetland or floodplain except for a portion of the private driveway for the home. A Variance Petition and other applications will be submitted for those items. Dan and Bob own a farm off Hwy 12/18 in the Town of Deerfield and they will transfer a Development Right from that farm for the subject rezone.</p>		
Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RM-16	RR-4	4.7
RM-16	FP-1	20 approx.

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 checked="" type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer
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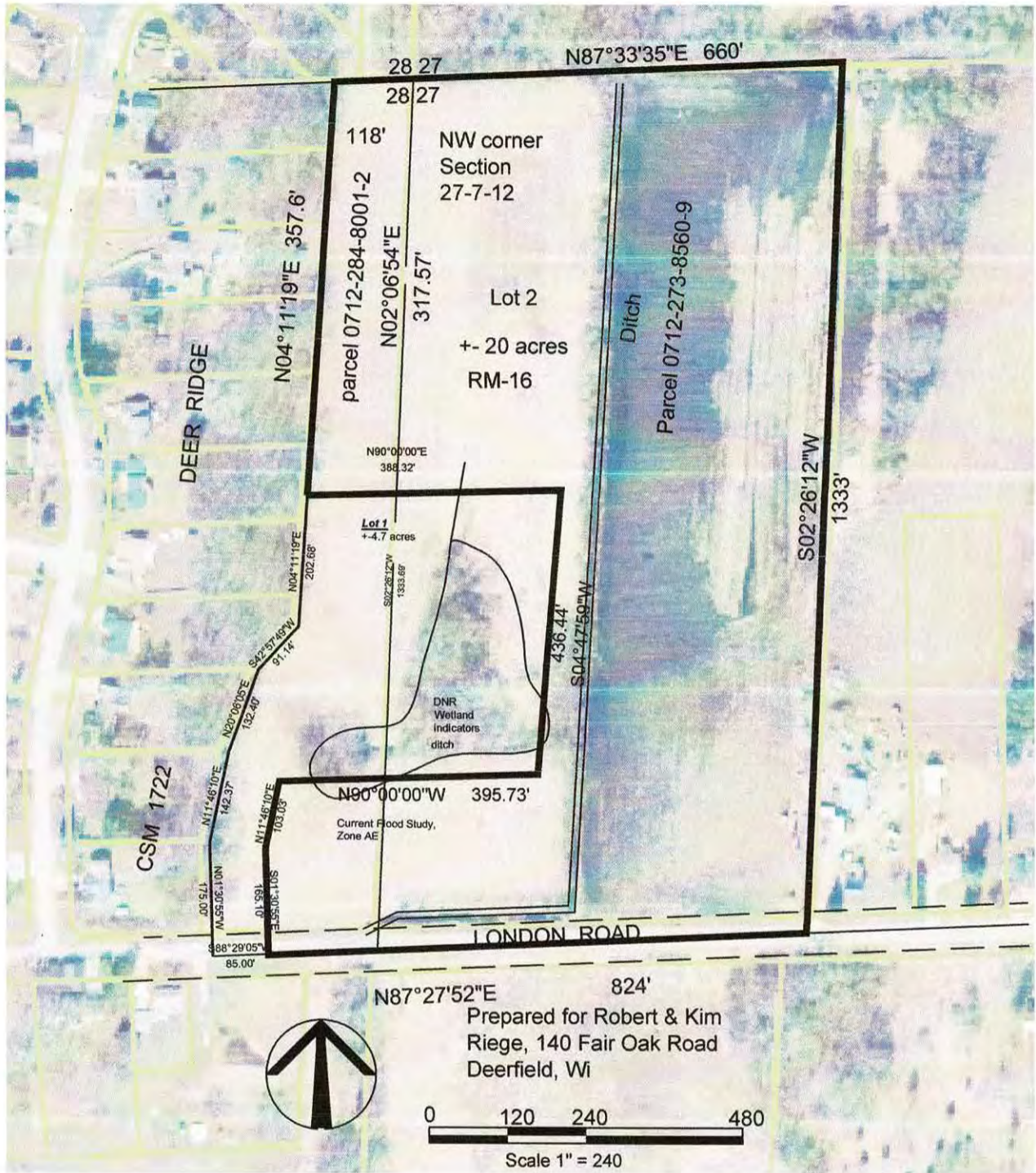
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary 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 David R. Dinkel

Date 2/18/20

Preliminary Certified Survey Map

Part of the NW ¼ of the SW ¼ of Section 27 and the NE ¼ of the SE ¼ of Section 28, all in Town 7 North, Range 12 East, Town of Deerfield, Dane County, Wisconsin.



Lot 2

Part of the NW ¼ of the SW ¼ of Section 27 and the NE ¼ of the SE ¼ of Section 28, all in Town 7 North, Range 12 East, Town of Deerfield, Dane County, Wisconsin, described as follows:

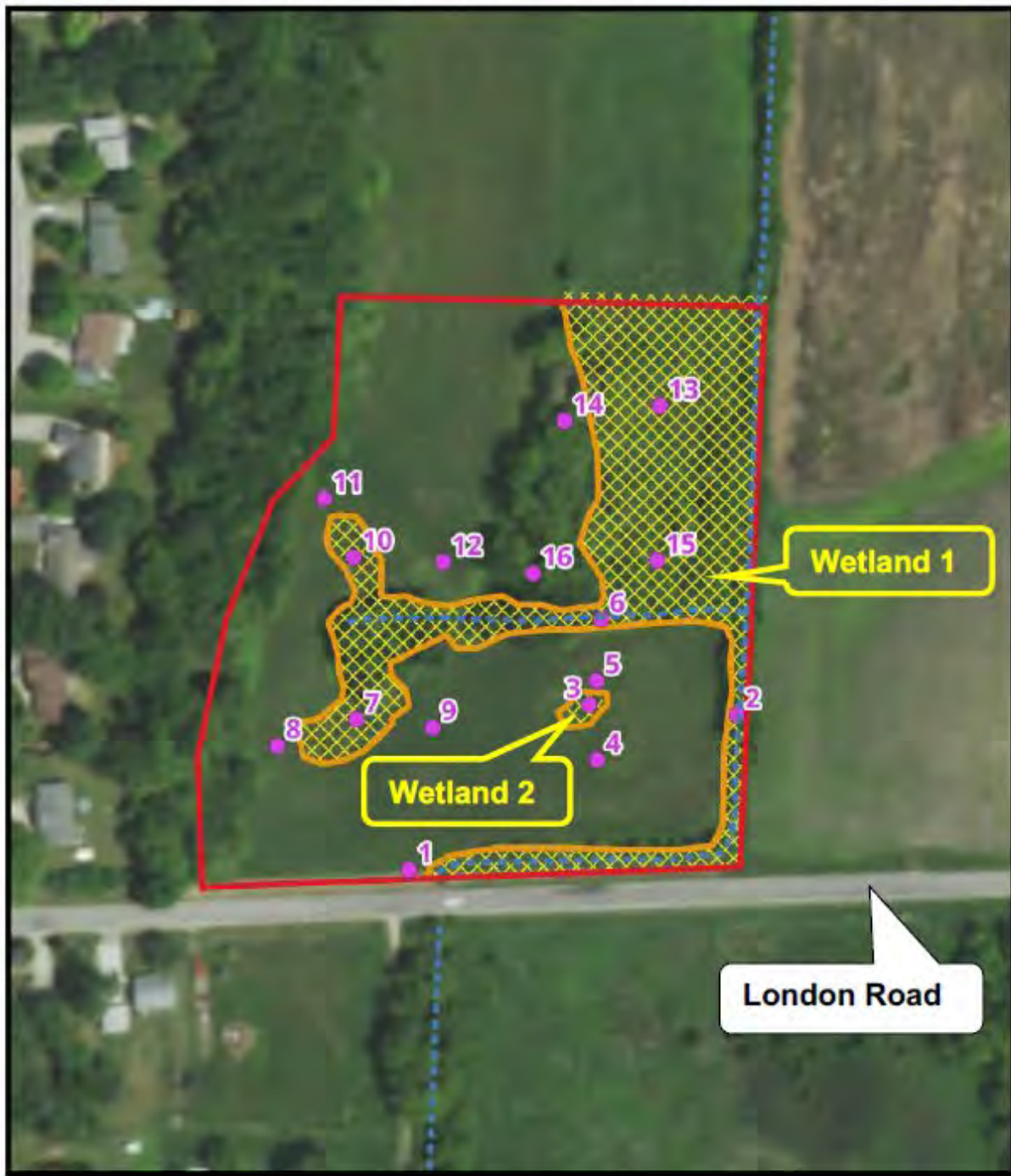
Beginning at the Northwest corner of Section 27; thence N87°33'35"E, 660 feet; thence S02°26'12"W, 1333 feet to the south line of the NW ¼ of the NW ¼ of Section 27 and the centerline of London Road; thence S87°27'52"W along said line, 824 feet; thence N01°30'55"W, 165.1 feet; thence N11°46'01"E, '03 feet; thence East, 396 feet; thence N04°47'59"E, 436 feet; thence West, 388 feet; to the East line of the plat of Deer Ridge; thence N04°11'19"E along said line, 357.6 feet; thence N87°33'E, 118 feet to the point of beginning. Containing 20 acres more or less.




Wisconsin Mapping, LLC

* *surveying and mapping services*
306 West Quarry Street, Deerfield, Wisconsin 53531
(608) 764-5602

Dwg. No. 6424-25 Date 6/18/25
Sheet 2 of 2 legal 2/25/26
Document No. _____
C.S.M. No. _____ V. _____ P. _____

Figure 2: Investigation Area, Wetlands & Sample Plots.
 Imagery Source: National Agricultural Imagery Program, 2022.



 <ul style="list-style-type: none"> — Wetland_Investigation_Area_Boundaries ▨ Wetland — Wetland_Boundaries ● Sample_Plots - - - Ditch 	<div style="display: flex; align-items: center;"> <div style="margin-right: 20px;"> <p>0 100 200 ft</p>  </div>  </div> <p style="text-align: center;">Section 27,T7, R12E Town of Deerfield Dane County, WI</p>
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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: Margery Riege...Dinkel

Farmstead Owner: Hazel Simonson

Accele ID: DCPDEN-2025-00060

Farmland Preservation Enacted: 10/25/1978

Density Study Date: 1/13/2026

Density Factor: 1:35acres

Town: Deerfield

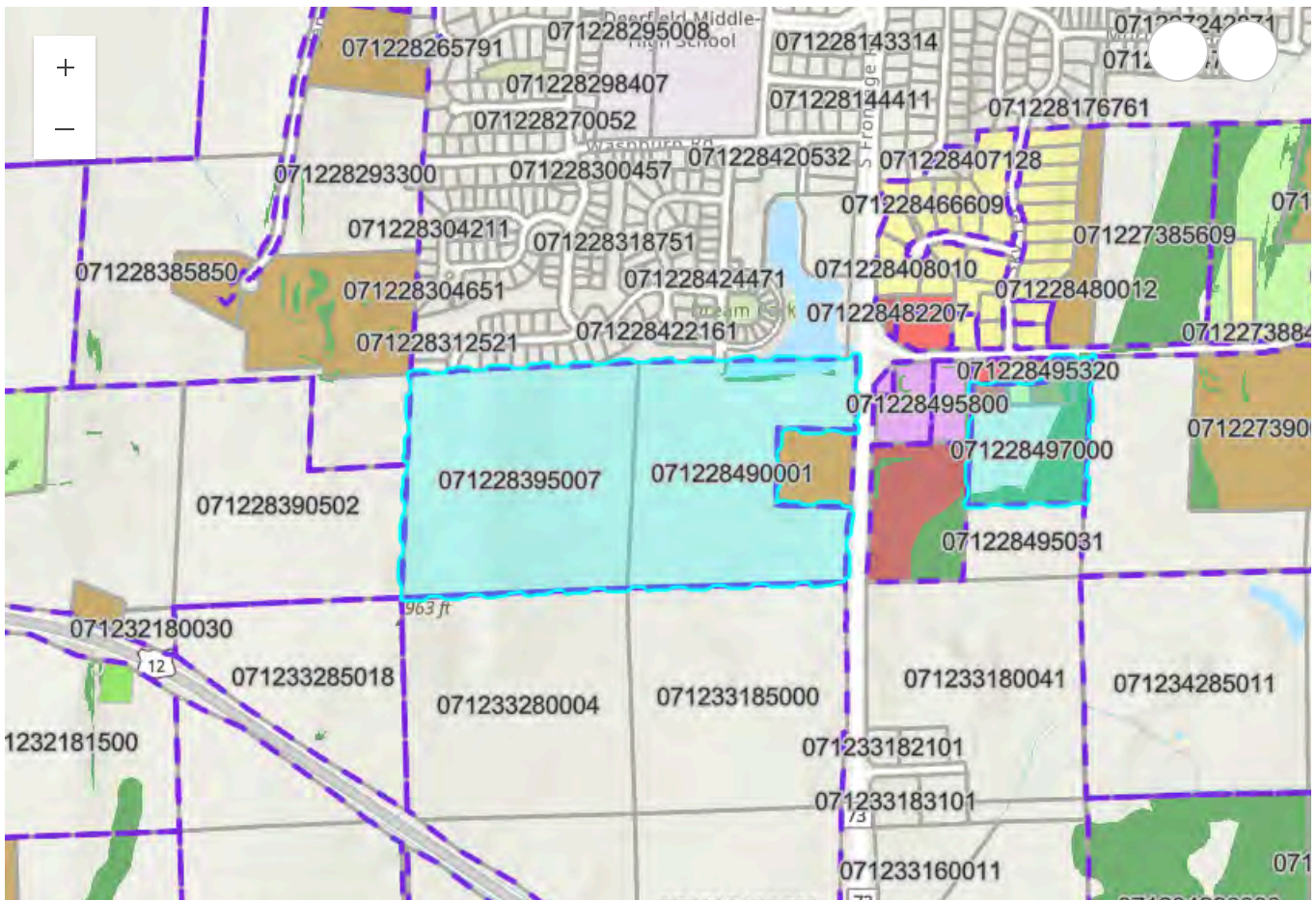
Farmstead Acres: 88.7

Section(s): 27, 28, & 33

Available Density Unit(s): 2

Original Splits: 2.53

Justification: The original Simonson farm was eligible for 5 possible density units ("splits"). Based on a proportional allotment, 2 unused splits go to Riege and acreage annexed into the Village of Deerfield used the other 3 splits.

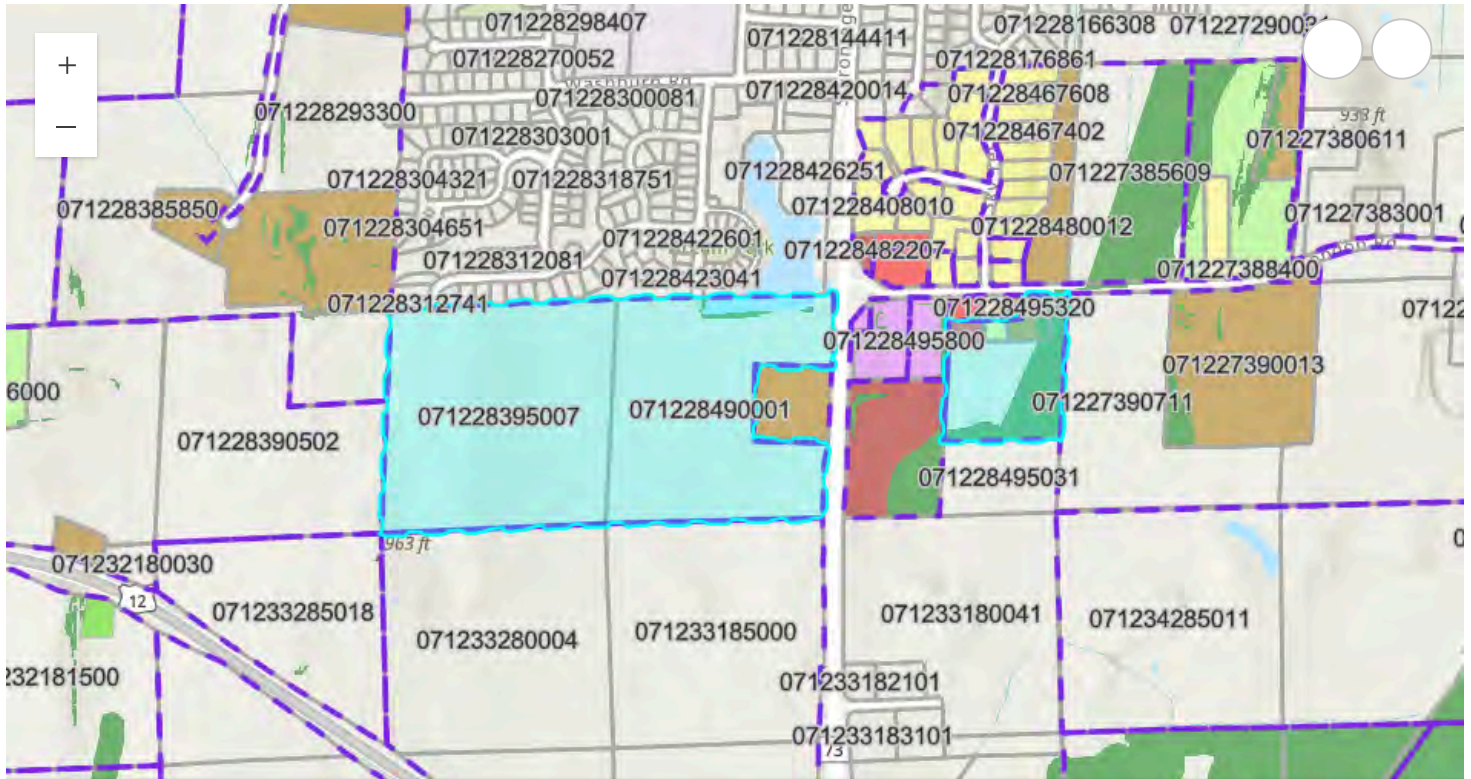


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FARMLAND PRESERVATION DENSITY STUDY

Print

Applicant: Margery Riege...Dinkel



Esri, NASA, NGA, USGS, FEMA | Esri Community Maps Contributors, County of Dane, Esri, TomTom, Garmin, SafeGrap... Powered by Esri

Parcel Number	Acres	Owner	CSM
071228395007	41.26	RIEGE LIVING TR, MARGERY A	
071228490001	34.99	RIEGE LIVING TR, MARGERY A	
071228495350	1.27	MARK E WOOLEVER & LORI A WOOLEVER	
071228495417	0.89	ROGER O DALBY & DONNA M HOLZEM	
071228495515	1.25	STEPHEN SCHEL B	
071228497000	10.14	VANG LEE & MAO XIONG	11642