

Dane County Rezone Petition

Application Date	Petition Number
02/19/2026	DCPREZ-2026-12261
Public Hearing Date	
05/05/2026	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JOSHUA AND REBECCA EASTMEAD	PHONE (with Area Code) (920) 299-6822	AGENT NAME PAULSON & ASSOCIATES, LLC	PHONE (with Area Code) (608) 846-2523
BILLING ADDRESS (Number & Street) 6140 PORTAGE RD		ADDRESS (Number & Street) 136 W. HOLUM ST	
(City, State, Zip) DEFOREST, WI 53532		(City, State, Zip) DeForest, WI 53532	
E-MAIL ADDRESS		E-MAIL ADDRESS t	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
6140 Portage Rd					
TOWNSHIP BURKE	SECTION 3	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0810-033-9570-7					

REASON FOR REZONE

DIVIDE EXISTING RESIDENTIAL LOT TO CREATE ONE NEW LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
RR-4 Rural Residential District	RR-1 Rural Residential District	1.1

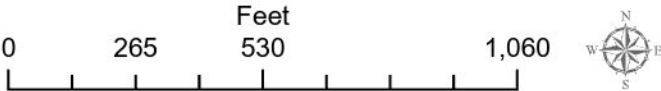
C.S.M REQUIRED? ☒ Yes ☐ No Applicant Initials_____	PLAT REQUIRED? ☐ Yes ☒ No Applicant Initials_____	DEED RESTRICTION REQUIRED? ☐ Yes ☒ No Applicant Initials_____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
--	---	---	---	---

COMMENTS: PROPOSAL INVOLVES A WAIVER/VARIANCE REQUEST TO SECTION 75.19(6) DCCO LOT FRONTAGE REQUIREMENTS.



PETITION 12261
JOSHUA AND REBECCA EASTMEAD

-  Proposed Zoning Boundary
-  Tax Parcel Boundary





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:	Josh & Rebecca Eastmead	Agent Name:	Paulson & Associates, LLC, Daniel A.
Address (Number & Street):	6140 Portage Road	Address (Number & Street):	136 W. Holum Street
Address (City, State, Zip):	DeForest, WI 53532	Address (City, State, Zip):	DeForest, WI 53532
Email Address:		Email Address:	
Phone#:		Phone#:	

PROPERTY INFORMATION

Township:	Burke	Parcel Number(s):	0810-033-9570-7
Section:	3	Property Address or Location:	6140 Portage Road

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 ☒

A zoning change will allow for the recording of a 2 Lot CSM creating one additional building site.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RR-4		5.1
	RR-1	1.1
	RR-4	4.0

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 _____

SUPPLEMENTAL INFORMATION FOR COMMERCIAL DEVELOPMENT

A scaled site plan and detailed operations plan must be submitted for commercial rezone applications. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach the relevant maps and plans listed below to your application form.

☐ **SCALED SITE PLAN.** Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:

- ☐ Scale and north arrow
- ☐ Date the site plan was created
- ☐ Existing subject property lot lines and dimensions
- ☐ Existing and proposed wastewater treatment systems and wells
- ☐ All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
- ☐ All dimension and required setbacks, side yards and rear yards
- ☐ Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
- ☐ Location and dimensions of any existing utilities, easements or rights-of-way
- ☐ Parking lot layout in compliance with s. 10.102(8)
- ☐ Proposed loading/unloading areas
- ☐ Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
- ☐ All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade
- ☐ Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area
- ☐ Any lighting, signs, refuse dumpsters, and possible future expansion areas.

☐ **NEIGHBORHOOD CHARACTERISTICS.** Describe existing land uses on the subject and surrounding properties.

- ☐ Provide a brief written statement explaining the current use(s) of the property on which the rezone is proposed.
- ☐ Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

☐ **OPERATIONAL NARRATIVE.** Describe in detail the following characteristics of the operation, as applicable:

- ☐ Hours of operation
- ☐ Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time
- ☐ Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- ☐ Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building
- ☐ Compliance with county stormwater and erosion control standards under Chapter 11 of Chapter 14, Dane County Code
- ☐ Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
- ☐ Facilities for managing and removal of trash, solid waste and recyclable materials.
- ☐ Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- ☐ A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken
- ☐ Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties
- ☐ Signage, consistent with section 10.800

☐ **ADDITIONAL PROPERTY OWNERS.** Provide contact information for additional property owners, if applicable.

Additional Property Owner Name(s):

Address (Number & Street):

Address (City, State, Zip):

Email Address:

Phone Number:

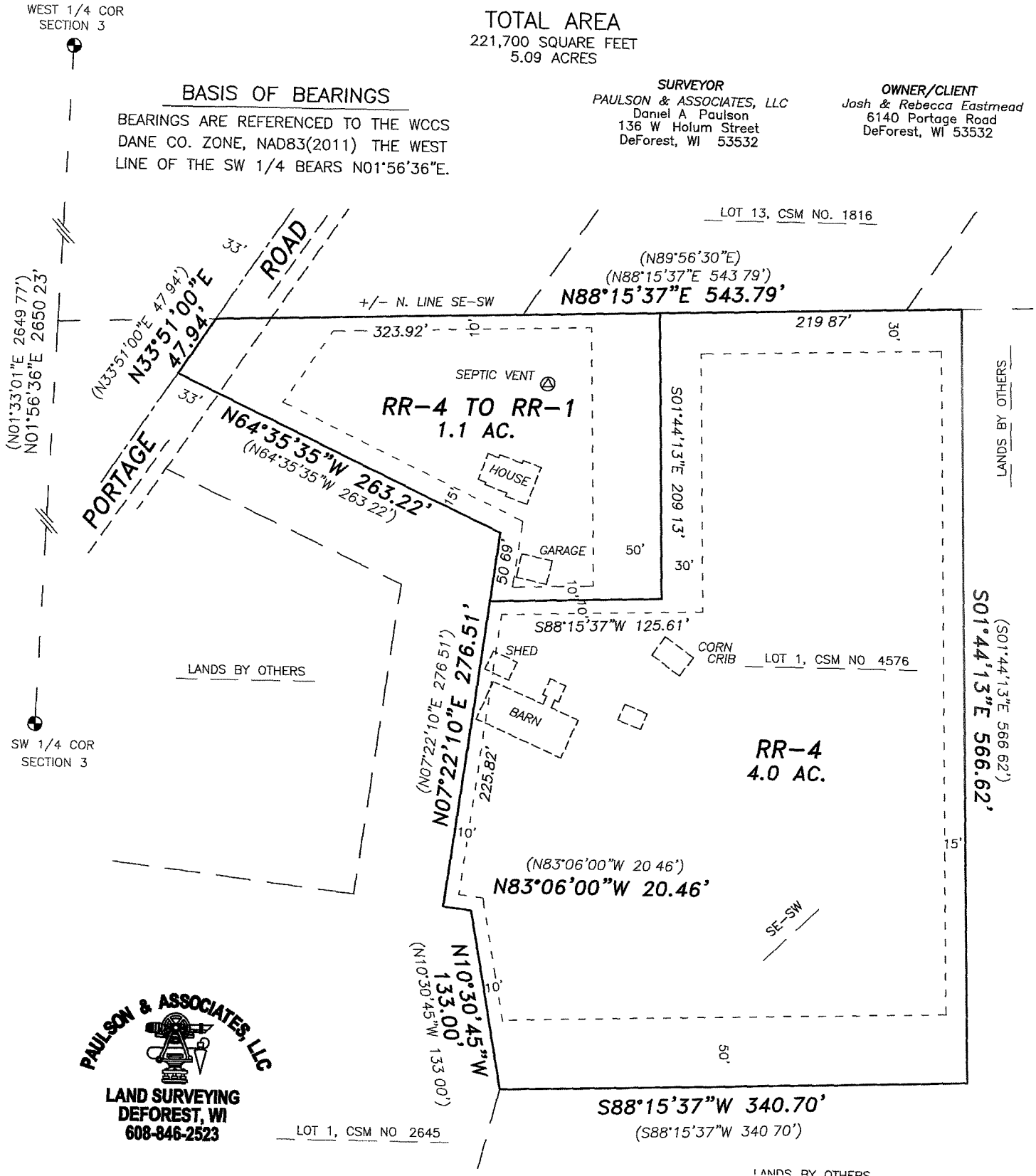
ZONING CHANGE MAP
LOT 1, C.S.M. NO. 4576: LOCATED IN THE SE 1/4 OF THE SW 1/4,
SECTION 3, T08N, R10E, TOWN OF BURKE, DANE COUNTY, WISCONSIN

TOTAL AREA
221,700 SQUARE FEET
5.09 ACRES

PAULSON & ASSOCIATES, LLC
Daniel A Paulson
136 W Holum Street
DeForest, WI 53532

Josh & Rebecca Eastmead
6140 Portage Road
DeForest, WI 53532

BEARINGS ARE REFERENCED TO THE WCCS
DANE CO. ZONE, NAD83(2011) THE WEST
LINE OF THE SW 1/4 BEARS N01°56'36"E.



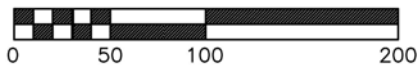
LOT 1, C.S.M. NO. 4576: LOCATED IN THE SE 1/4 OF THE SW 1/4,
SECTION 3, T08N, R10E, TOWN OF BURKE, DANE COUNTY, WISCONSIN

TOTAL AREA
221,700 SQUARE FEET
5.09 ACRES

OWNER/CLIENT
Josh & Rebecca Eastmead
6140 Portage Road
DeForest, WI 53532

[illegible]

SCALE
1" = 100'



- ⊕ DANE COUNTY SECTION CORNER
ALUMINUM MONUMENT (FOUND)
- 3/4" IRON RE-BAR (FOUND)
(UNLESS NOTED)
- 3/4" x 24" ROUND IRON RE-BAR
WEIGHING 1.50 LBS/LF (SET)
- () "RECORDED AS" INFORMATION

- 1) WITNESS MONUMENTS FOR ALL SECTION CORNERS WERE FOUND AND VERIFIED PER LATEST MONUMENT RECORDS ON FILE.
- 2) THIS PRELIMINARY CERTIFIED SURVEY MAP WAS PREPARED FROM RECORD INFORMATION AND IS NOT THE RESULTS OF AN ACTUAL FIELD SURVEY.

**ZONING CHANGE
AND
SUBDIVISION VARIANCE APPLICATION**

Owners:
Joshua T. & Rebecca M. Eastmead:

Waiver to create a lot without public frontage, access to be provided via a private easement.

Description:

Lot 1, C.S.M. No. 4576 recorded in Volume 20 of Certified Survey Maps on Page 79 & 80 as Document No. 1866495; located in the SE ¼ of the SW ¼ of Section 3, Town 08 North, Range 10 East, Town of Burke, Dane County, Wisconsin. Containing 221,700 square feet, 5.09 acres.

RR-4 Rural Residential to RR-1 Rural Residential

BEGINNING at a point in the centerline of Portage Road at the northwest corner of CSM 4578;
thence N88°15'37"E, 323.92 feet along the north line of CSM 4578;
thence S01°44'13"E, 209.13 feet;
thence S88°15'37"W, 125.61 feet to the west line of Lot 1, CSM 4576;
thence N7°22'10"E, 50.69 feet along the west line of Lot 1, CSM 4576;
thence continuing along the west line of Lot 1, CSM 4576, N64°35'35"W, 263.22 feet to the
centerline of Portage Road;
thence N33°51'00"E, 47.94 feet along the centerline of Portage Road to the **POINT OF
BEGINNING**
Containing 1.1 acres

RR-4 Rural Residential to remain RR-4 Rural Residential

BEGINNING at the northeast corner of Lot 1, CSM 4578;
thence S1°44'13"E, 566.62 feet along the east line of Lot 1, CSM 4576 to the southeast corner of
said Lot 1;
thence S88°15'37"W, 340.70 feet along the south line of Lot 1, CSM 4576 to the southwest corner
of said Lot 1;
thence N10°30'45"W, 133.00 feet along the west line of Lot 1, CSM 4576;
thence continuing along the west line of Lot 1, CSM 4576, N83°06'00"W, 20.46 feet;
thence continuing along the west line of Lot 1, CSM 4576, N7°22'10"E, 225.82 feet;
thence N88°15'37"E, 125.61 feet;
thence N01°44'13"W, 209.13 feet to the north line of Lot 1, CSM 4576;
thence N88°15'37"E, 219.87 feet along the north line of Lot 1, CSM 4578 to the **POINT OF
BEGINNING.**
Containing 4.0 acres

**SEE ZONING CHANGE MAP
and
PRELIMINARY CERTIFIED SURVEY MAP**