

Dane County Rezone Petition

Application Date	Petition Number
02/20/2023	DCPREZ-2023-11939
Public Hearing Date	
04/25/2023	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME FREDERICK C WOLF	PHONE (with Area Code) (608) 807-6591	AGENT NAME BIRRENKOTT SURVEYING OF WI, LLC	PHONE (with Area Code) (608) 837-7463
BILLING ADDRESS (Number & Street) 5630 WOLF RD		ADDRESS (Number & Street) 1677 N. BRISTOL STREET	
(City, State, Zip) MAZOMANIE, WI 53560		(City, State, Zip) Sun Prairie, WI 535990	
E-MAIL ADDRESS 2dogsbuilds@gmail.com		E-MAIL ADDRESS ccasson@birrenkottsurveying.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
North of 5630 Wolf Road					
TOWNSHIP MAZOMANIE	SECTION 15	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0806-153-8640-0					

REASON FOR REZONE

CREATING A LOT FOR A BUILDING CONTRACTOR OFFICE

FROM DISTRICT:	TO DISTRICT:	ACRES
RM-16 Rural Mixed-Use District	LC Limited Commercial District	3.78
RM-16 Rural Mixed-Use District	FP-35 Farmland Preservation District	0.55

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:
COMMENTS: ADDITIONAL LANDS CURRENTLY ZONED RM-16 MAY NEED TO BE CONVERTED TO FP-35 DUE TO LOCATION OF EXISTING BUILDINGS.				



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:	Frederick C. Wolf	Agent Name:	Birrenkott Surveying of WI, LLC
Address (Number & Street):	5630 Wolf Road	Address (Number & Street):	1677 N. Bristol Street
Address (City, State, Zip):	Mazomanie, WI 53560	Address (City, State, Zip):	Sun Prairie, WI 53590
Email Address:	2dogsbuilds@gmail.com	Email Address:	ccasson@birrenkottsurveying.com
Phone#:	608-807-6591	Phone#:	608-837-7463

PROPERTY INFORMATION

Township: Mazomanie Parcel Number(s): 0806-153-8640-0
 Section: 15 Property Address or Location: 5630 Wolf 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

The Wolfs would like to establish a small business on the Proposed Lot 1.

The small remnant parcels currently zoned RM-16 will be rezoned to FP-35, the same zoning as the 1/4 Section to the south. Ownership will be the same: Frederick Wolf.

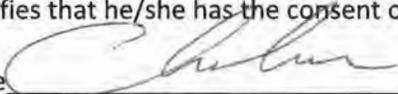
The Proposed Lot 2 will encompass the remaining lands currently zoned RM-16.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RM-16	GC Applicant revised to LC	3.785
RM-16	FP-35	0.408 + 0.139 = 0.547

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.

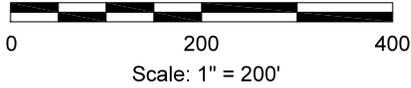
- Scaled drawing of proposed property boundaries
- Legal description of zoning boundaries
- Information for commercial development (if applicable)
- Pre-application consultation with town and department staff
- Application fee (**non-refundable**), payable to the Dane County Treasurer

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 2/16/23

ZONING MAP



Prepared For:

Deck Dogs LLC
5677 Wolf Road
Mazomanie, WI 53560

West 1/4 Corner
Section 15-8-6

Proposed Lot 2

U.S. HIGHWAY 14
NW 1/4 - SW 1/4

LOT 1
CSM #12894

PIN: 0806-153-8680-0

[Owner: Leonard E. Wolf]

Current Zoning:
RR-2

[Owners:
Christopher C. Wolf
Angela M. Wolf]

LOT 2
CSM #12894

Current Zoning:
RR-2

PIN: 0806-153-8800-0

Current Zoning: RM-16

[Owner: Frederick C. Wolf]

PIN: 0806-153-8640-0

Proposed Lot 1
Zoning: RM-16 to GC
(3.785 Acres)

[Owner: Frederick C. Wolf]

PIN: 0806-153-8640-0

Zoning: RM-16 to FP-35
(0.408 Acres)

PIN: 0806-153-9000-0

Zoning:
RM-16 to FP-35
(0.139 Acres)

**BIRRENKOTT
SURVEYING**

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI 53590
Phone (608) 837-7463
Fax (608) 837-1081

February 16, 2023



SW 1/4 - SW 1/4

CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	108.50'	99.42'	52°30'10"	S44°12'06"W	95.98'
C2	158.00'	118.03'	42°47'59"	N49°03'12"E	115.30'

Description (RM-16 to GC):

Part of the Northwest ¼ of the Southwest ¼, Section 15, T8N, R6E, Town of Mazomanie, Dane County, Wisconsin, described as follows:

Commencing at the West ¼ Corner of said Section 15; thence S00°26'06"W, 1334.15 feet along the West line of said Southwest ¼ to the South line of said Northwest ¼ of the Southwest ¼; thence N89°23'23"E, 726.43 feet along said South line; thence N35°12'17"W, 83.06 feet to a Southeasterly line of Lot 2, Certified Survey Map No. 12894; thence N00°25'25"E, 125.02 feet along said Southeasterly line; thence continuing along said Southeasterly line N25°13'52"W, 372.15 feet; thence continuing along said Southeasterly line S63°32'00"E, 848.28 feet to the Northwesternly right-of-way line of Wolf Road; thence along said right-of-way line along a curve to the right having a radius of 108.50 feet and a chord bearing and length of S44°12'06"W, 95.98 feet; thence continuing along said right-of-way line S70°27'11"W, 131.72 feet; thence N85°55'18"W, 411.66 feet to the point of beginning; Containing 164,895 square feet, or 3.785 acres.

Description (RM-16 to FP-35):

Part of the Northwest ¼ of the Southwest ¼, Section 15, T8N, R6E, Town of Mazomanie, Dane County, Wisconsin, described as follows:

Commencing at the West ¼ Corner of said Section 15; thence S00°26'06"W, 1334.15 feet along the West line of said Southwest ¼ to the South line of said Northwest ¼ of the Southwest ¼; thence N89°23'23"E, 726.43 feet along said South line to the point of beginning; thence N35°12'17"W, 83.06 feet; thence S85°55'18"E, 411.66 feet to the Northwesternly right-of-way line of Wolf Road; thence S70°27'11"W, 107.00 feet along said right-of-way line to said South line; thence S89°23'23"W, 261.92 feet along said South line to the point of beginning; Containing 17,780 square feet, or 0.408 acres.

Description (RM-16 to FP-35):

Part of the Northwest ¼ of the Southwest ¼, Section 15, T8N, R6E, Town of Mazomanie, Dane County, Wisconsin, described as follows:

Commencing at the West ¼ Corner of said Section 15; thence S00°26'06"W, 1334.15 feet along the West line of said Southwest ¼ to the South line of said Northwest ¼ of the Southwest ¼; thence N89°23'23"E, 1140.88 feet along said South line to the Southeasterly right-of-way line of Wolf Road and the point of beginning; thence N70°27'11"E, 87.50 feet along said right-of-way line; thence continuing along said right-of-way line along a curve to the left having a radius of 158.00 feet and a chord bearing and length of N49°03'12"E, 115.30 feet to the East line of said Northwest ¼ of the Southwest ¼; thence S00°05'52"W, 103.04 feet along said East line to said South line; thence S89°23'23"W, 169.38 feet along said South line to the point of beginning; Containing 6,042 square feet, or 0.139 acres.

2 Dogs Construction LLC Rezoned Property Use

PIN# 0806-153-8640-0

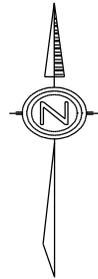
Current Property Use: Agricultural

Surrounding Properties: Agricultural & Commercial (Bel-Aire Motel)

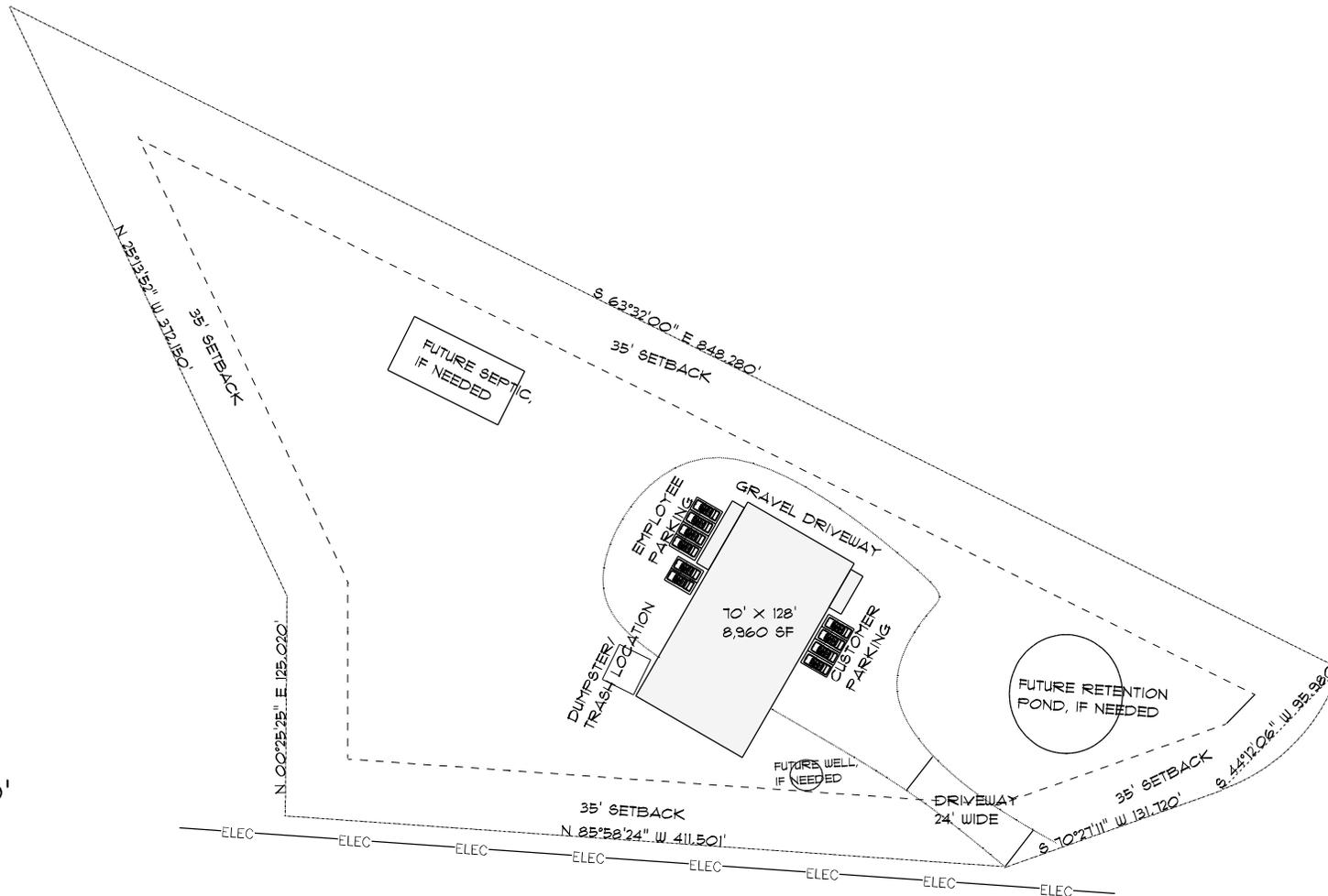
Operational Narrative:

- Hours of Operation: Monday-Friday, 7 am – 5 pm; Saturday-Sunday, Closed
- Number of Employees: 10
- Anticipated Impacts to Neighboring Properties: Minimal noise from vehicle traffic; no toxic fumes or pollution; no dust, soot or runoff substances will be affecting neighboring properties. All light construction to be done inside proposed building.
- Materials & Activities Outside Stored Building: No anticipated materials to be stored outside of building. Minimal delivery activity.
- Compliance w/ Stormwater & Erosion Controls: All compliance will be done.
- Sanitary Facilities: Only proposed septic, if needed. No manure storage.
- Anticipated Traffic: Employee traffic to & from building; occasional delivery trucks (light); semi-truck deliveries no more than 3-4 times per year; & work vehicles to & from building.
- Hazardous, Toxic, or Explosive Materials: None
- Outdoor Lighting: Minimal outdoor lighting; no impact to surrounding neighboring properties.
- Signage: Signage to be placed on North-facing gable. Size to be determined by permitting.

Proposed Property Use: We intend to use the proposed property as light construction. Storage of work vehicles, materials, tools, etc. to be stored on inside of building. Possible future office & showroom space. Employee parking & possible client parking.



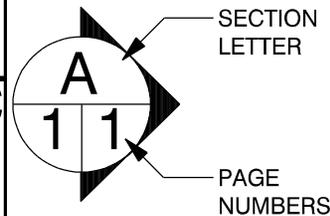
SCALE
1" = 100'



2 DOGS CONSTRUCTION LLC

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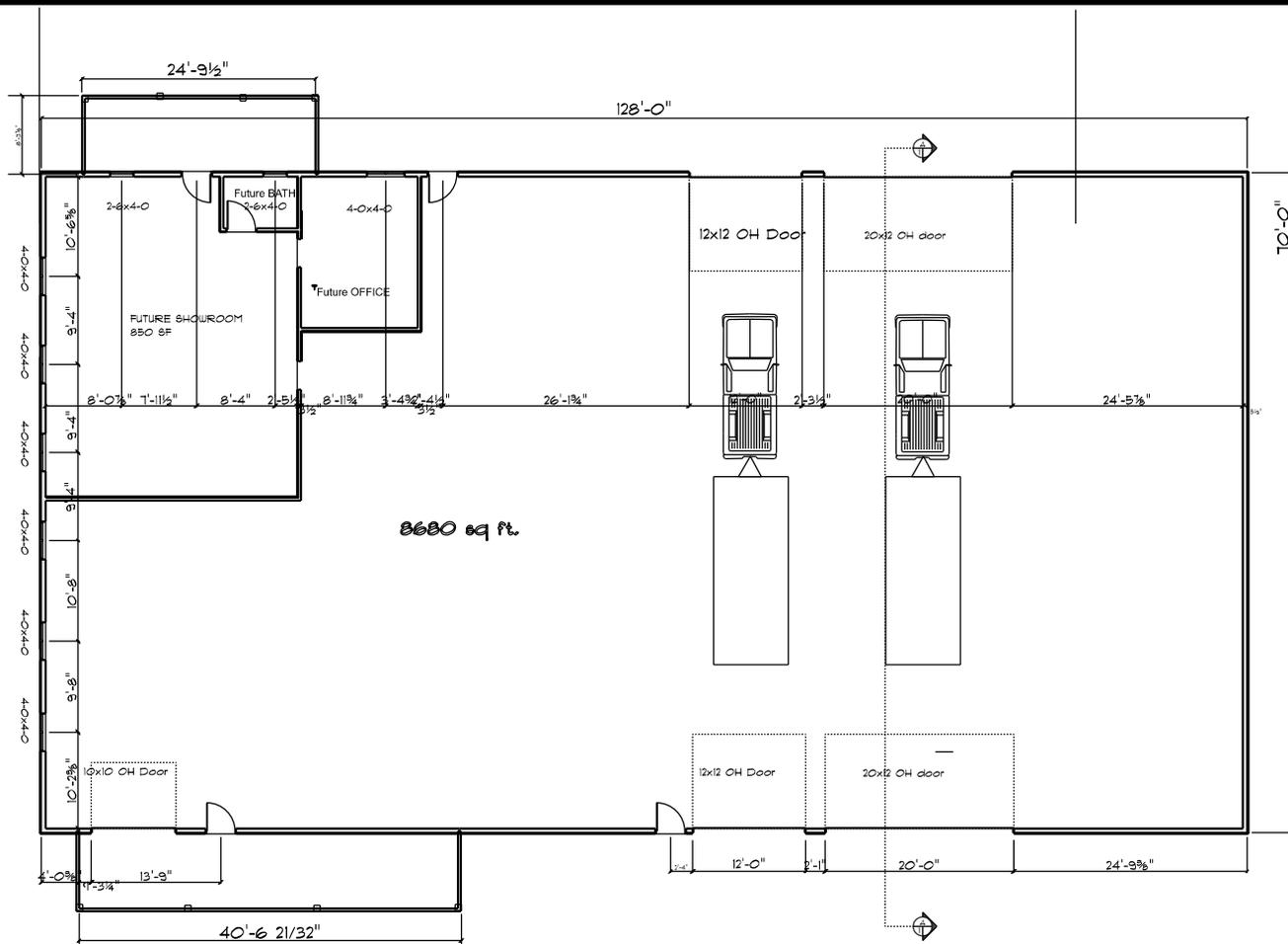
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DATE: Monday, February 20, 2023

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1 / 1
SITE PLAN



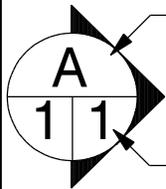
FLOOR PLAN
SCALE: 1" = 20'-0"



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SECTION LETTER

PAGE NUMBERS

DeckDogs HQ

5677 Wolf RD
Mazomanie
WI
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FAX:
Deckdogslc@gmail.com

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SCALE: 1" = 20'-0"

DATE: Sunday, February 19, 2023

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Floor



Elevation Front
SCALE: 1" = 20'-0"



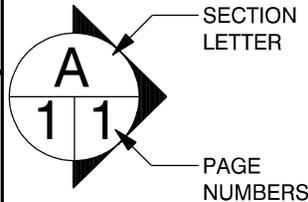
Elevation Rear
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Elevation 1



Elevation Left
SCALE: 1" = 20'-0"



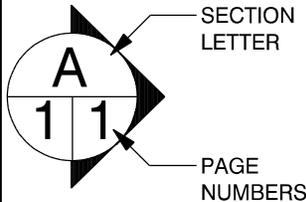
Elevation Right
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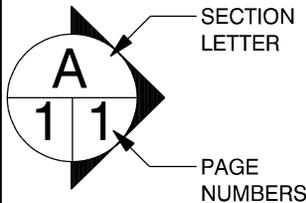
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Elevation 2



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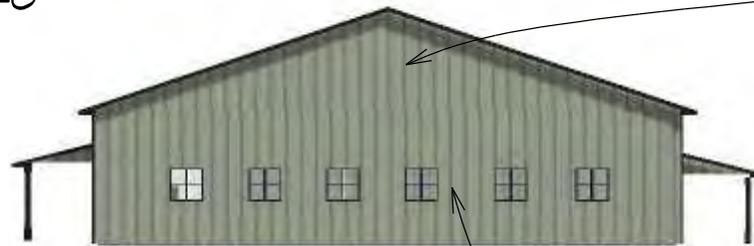
4 / 7
 AREA PLAN



4/12 roof pitch
Charcoal roof color
Ridge vent

Charcoal fascia
Charcoal Trim
Charcoal Vented Soffet

Elevation Front
SCALE: 1" = 20'-0"



Windows and doors supplied by others
Garage doors by others
Interior framing by others
Standard 6x6 posts on porch and lean
Insulation By others

Sage Green Steel sheeting

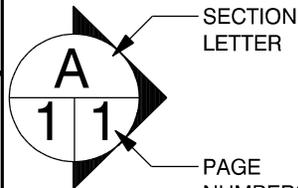
70W x 128L x 16'CH
Posts @ 8' o.c
Truss @ 4' o.c
1' overhangs on all
wall Girts set for wall insulation 2' o.c.
2x4 roof purlins to lay flat on truss



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Information