

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
03/20/2025	DCPREZ-2025-12165
<b>Public Hearing Date</b>	
05/27/2025	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ROBERT M ROCK	PHONE (with Area Code) (608) 235-9519	AGENT NAME BIRRENKOTT SURVEYING - BRYAN STUECK	PHONE (with Area Code) (608) 837-7463
BILLING ADDRESS (Number & Street) 4452 BEALE ST		ADDRESS (Number & Street) PO BOX 237	
(City, State, Zip) MADISON, WI 53711		(City, State, Zip) Sun Prairie, WI 53590	
E-MAIL ADDRESS		E-MAIL ADDRESS bstueck@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	
4452 Beale Street					
TOWNSHIP DUNN	SECTION 8	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0610-082-9292-9					

REASON FOR REZONE
SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS

FROM DISTRICT:	TO DISTRICT:	ACRES
SFR-1 Single Family Residential District	SFR-08 Single Family Residential District	1.1

<b>C.S.M REQUIRED?</b>  <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>PLAT REQUIRED?</b>  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>DEED RESTRICTION REQUIRED?</b>  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  RWL1	<b>SIGNATURE:(Owner or Agent)</b>   <b>PRINT NAME:</b>   <b>DATE:</b>  
---	--	--	---	---



## Legend

-  Wetland
-  Floodplain



0 150 300 600 Feet

Petition 12165  
Rock





**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"><li>• PERMIT FEES DOUBLE FOR VIOLATIONS.</li><li>• ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.</li></ul>	

## REZONE APPLICATION

APPLICANT INFORMATION			
Property Owner Name:	Robert M Rock	Agent Name:	Birrenkott Surveying- Bryan Stueck
Address (Number & Street):	4452 Beale Street	Address (Number & Street):	PO Box 237
Address (City, State, Zip):	Madison, WI 53711	Address (City, State, Zip):	Sun Prairie, WI 53590
Email Address:		Email Address:	bstueck@birrenkottsurveying.com
Phone#:	608-235-9519	Phone#:	608-837-7463

PROPERTY INFORMATION	
Township: Dunn	Parcel Number(s): 028/0610-082-9292-9
Section: 8	Property Address or Location: 4452 Beale Street

REZONE DESCRIPTION		
<b>Reason for the request.</b> 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.	<b>Is this application being submitted to correct a violation?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Robert will be selling a portion of land to the neighbor next door (4444 Beale Street). The rezone will match the neighbors property (SFR-08). A lot line adjustment will occur with a two lot CSM.		
Existing Zoning District(s)	Proposed Zoning District(s)	Acres
SF-1	SFR-08	1.107

<b>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.</b>				
<input type="checkbox"/> Scaled drawing of proposed property boundaries	<input type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input type="checkbox"/> Pre-application consultation with town and department staff	<input type="checkbox"/> Application fee ( <b>non-refundable</b> ), 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 *Bryan Stueck*  
AGENT FOR BIRRENKOTT SURVEYING

Date 03/19/2025



## 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.

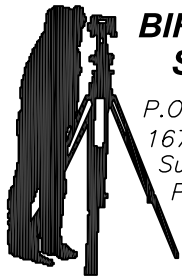
Additional Property Owner Name(s): Shane and Stefen Newsom

Address (Number & Street): 4444 Beale Street

Address (City, State, Zip): Madison, WI 53711

Email Address: shane@mailup.net

Phone Number: 608-333-2672



# BIRRENKOTT SURVEYING

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

## ZONING MAP

Part of Government Lot 3 in Section 8, T6N, R10E,  
Town of Dunn, Dane County, Wisconsin.

LOT 1  
CSM 4100

(N89°31'05"E)  
**N 89°53'51" E**

158.31'

### Rezone Lot (SF-1 to SFR-08):

All of Lot 2, Certified  
Survey Map No. 8306, as  
recorded in Volume 45 of  
Dane County Certified  
Survey Maps on Pages  
45-46 as Document No.  
2786992, Part of  
Government Lot 3 in  
Section 8, T6N, R10E, Town  
of Dunn, Dane County,  
Wisconsin. Containing  
48,230 square feet, or  
1.107 acres.

LOT 1  
CSM 8306

### Lot 2 CSM 8306

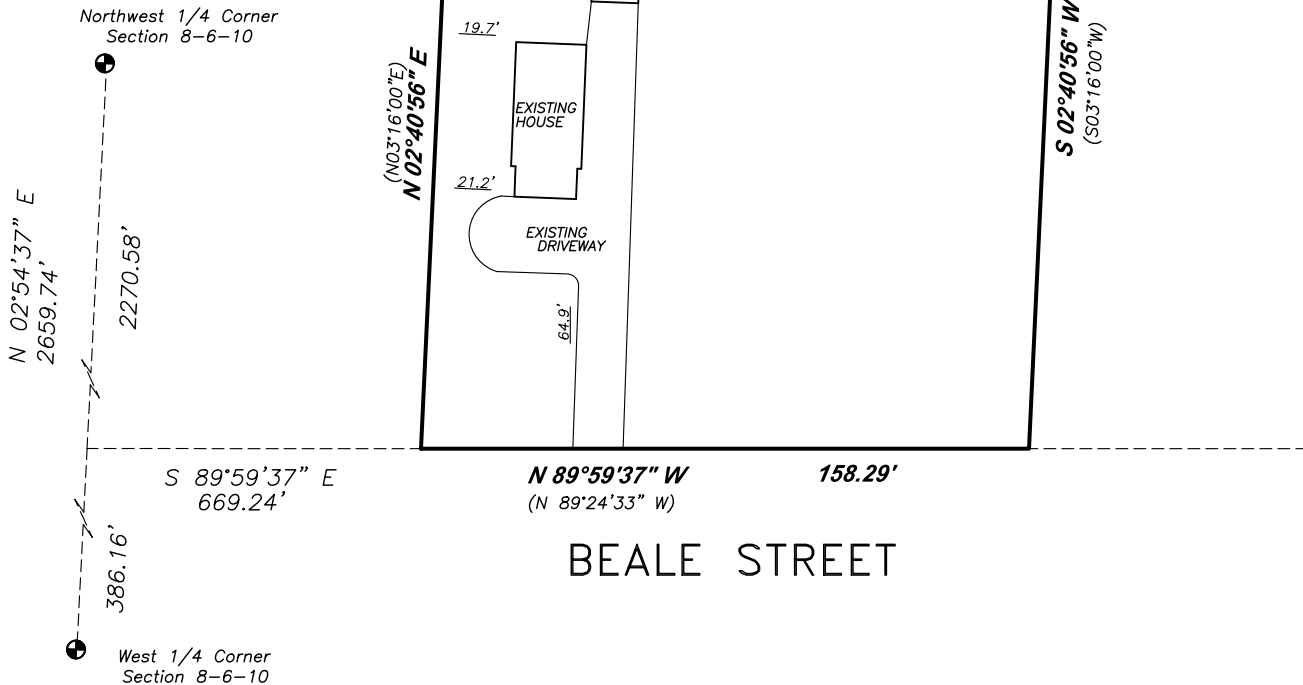
48,230 S.F.

1.107 Acres

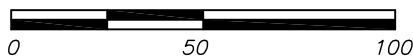
**Rezone  
SF-1 to SFR-08**

Lot Line will be  
adjusted with  
Neighbor for  
2-Lot Certified  
Survey Map.

LOT 3  
CSM 8306  
**Zoned SFR-08**



SCALE 1" = 50'



**Rezone Lot (SF-1 to SFR-08)**

All of Lot 2, Certified Survey Map No. 8306, as recorded in Volume 45 of Dane County Certified Survey Maps on Pages 45-46 as Document No. 2786992, Part of Government Lot 3 in Section 8, T6N, R10E, Town of Dunn, Dane County, Wisconsin. Containing 48,230 square feet, or 1.107 acres.