

Dane County Rezone Petition

Application Date	Petition Number
11/20/2025	DCPREZ-2025-12246
Public Hearing Date	
01/27/2026	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME EMMI ROTH USA INC - MICHAEL MULLENBERG	PHONE (with Area Code) 608.285.9908	AGENT NAME BIRRENKOTT SURVEYING	PHONE (with Area Code) (608) 837-7463
BILLING ADDRESS (Number & Street) 5525 NOBEL DR STE 100		ADDRESS (Number & Street) PO BOX 237	
(City, State, Zip) FITCHBURG, WI 53711		(City, State, Zip) Sun Prairie, WI 53590	
E-MAIL ADDRESS michael.mullenberg@emmiroth.com		E-MAIL ADDRESS bstueck@birrenkottsurveying.com	

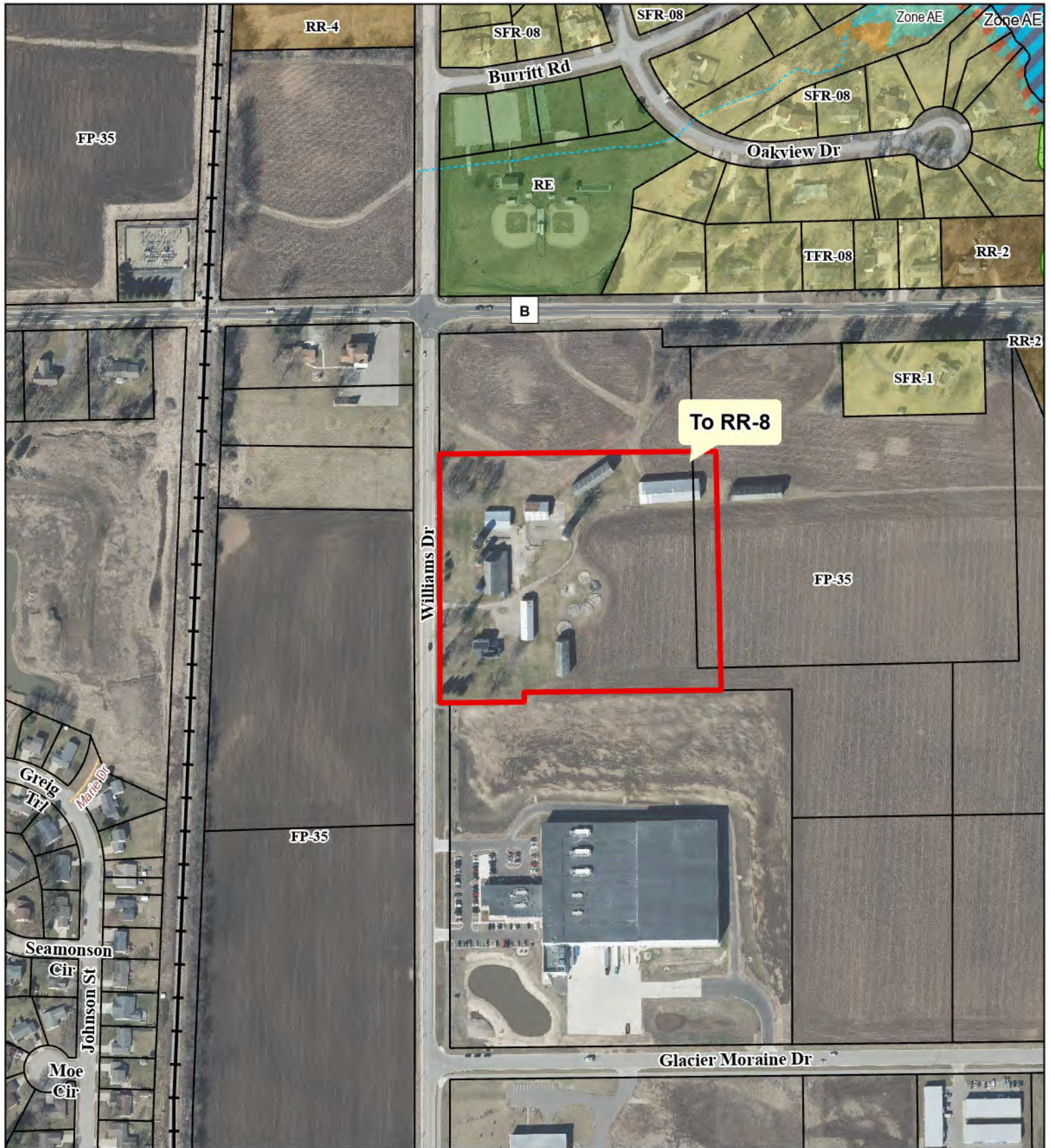
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
1680 Williams Drive					
TOWNSHIP PLEASANT SPRINGS	SECTION 32	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0611-324-8561-0		0611-324-8530-7			

REASON FOR REZONE

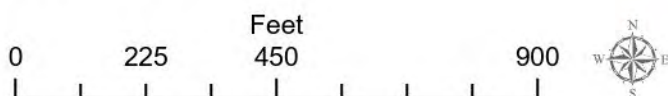
SEPARATING EXISTING RESIDENCE FROM FARMLAND

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-8 Rural Residential District	9.97

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials_____	PLAT REQUIRED? <input type="checkbox"/> Yes <input 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:
--	--	---	---	---



PETITION 12246
EMMI ROTH USA INC-HEATHER
ENGWALL



- 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:	Emmi Roth USA, Inc- Heather Engwall	Agent Name:	Birrenkott Surveying
Address (Number & Street):	5525 Nobel Drive Suite 100	Address (Number & Street):	PO BOX 237
Address (City, State, Zip):	Fitchburg, WI 53711	Address (City, State, Zip):	Sun Prairie, WI 53590
Email Address:	heather.engwall@emmiroth.com	Email Address:	bstueck@birrenkottsurveying.com
Phone#:	608-572-2050	Phone#:	608-837-7463

New contact: Mike Mullenberg 608.285.9908 /
michael.mullenberg@emmiroth.com

PROPERTY INFORMATION	
Township:	Pleasant Springs
Parcel Number(s):	046/0611-324-8561-0; 046/0611-324-8530-7
Section:	32
Property Address or Location:	1680 Williams Drive

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 <input type="checkbox"/> No <input checked="" type="checkbox"/>
-Create a Residential lot with existing buildings		
Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-8	9.9747

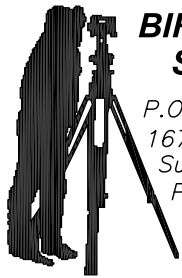
Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.

<input 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 (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 *Byron Stueck* - AGENT FOR
BIRRENKOTT

Date 11/20/2025



BIRRENKOTT SURVEYING

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

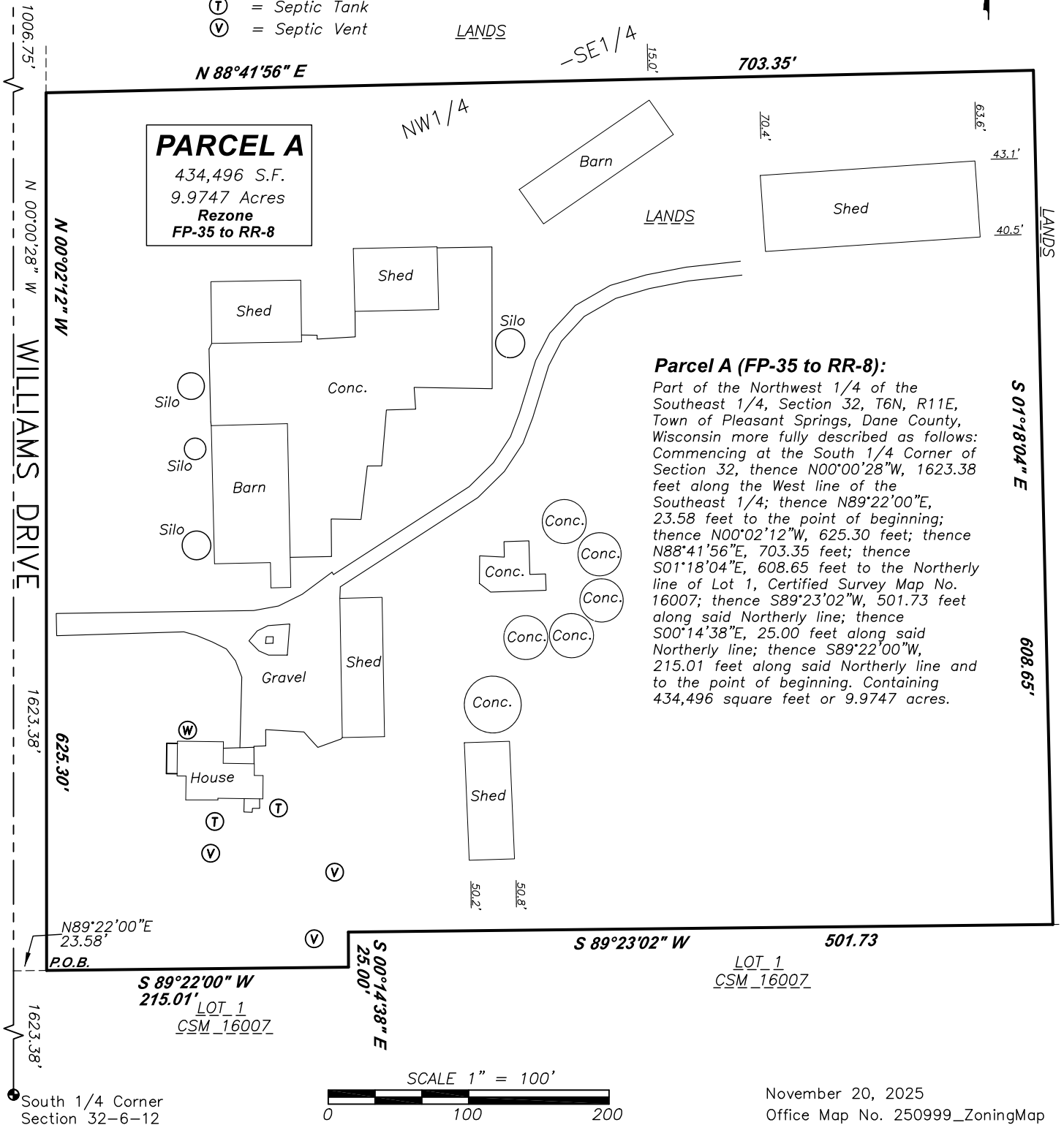
ZONING MAP

Part of the Northwest 1/4 of the Southeast 1/4, Section 32, T6N,
R11E, Town of Pleasant Springs, Dane County, Wisconsin.

Legend:

- (W) = Well
- (T) = Septic Tank
- (V) = Septic Vent

Center of Section
Section 32-6-12



Parcel A (FP-35 to RR-8):

Part of the Northwest 1/4 of the Southeast 1/4, Section 32, T6N, R11E, Town of Pleasant Springs, Dane County, Wisconsin more fully described as follows:

Commencing at the South 1/4 Corner of Section 32, thence N00°00'28"W, 1623.38 feet along the West line of the Southeast 1/4; thence N89°22'00"E, 23.58 feet to the point of beginning; thence N00°02'12"W, 625.30 feet; thence N88°41'56"E, 703.35 feet; thence S01°18'04"E, 608.65 feet to the Northerly line of Lot 1, Certified Survey Map No. 16007; thence S89°23'02"W, 501.73 feet along said Northerly line; thence S00°14'38"E, 25.00 feet along said Northerly line; thence S89°22'00"W, 215.01 feet along said Northerly line and to the point of beginning. Containing 434,496 square feet or 9.9747 acres.