



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:        | Daniel Marshall    | Agent Name:                 | Lawrence Glusman, Davis Kuelthau s.c. |
| Address (Number & Street):  | 235 Union Road     | Address (Number & Street):  | 111 E. Kilbourn Avenue, Suite 1400    |
| Address (City, State, Zip): | Brooklyn, WI 53521 | Address (City, State, Zip): | Milwaukee, WI 53202                   |
| Email Address:              | none               | Email Address:              | lglusman@dkattorneys.com              |
| Phone#:                     | 608-225-4250       | Phone#:                     | 414-225-1488                          |

| PROPERTY INFORMATION          |   |
|-------------------------------|---|
| Township:                     | Oregon/T05N, R09E                                 |
| Parcel Number(s):             | 0509-351-8510-0; 0509-351-8501-1; 0509-351-9001-0 |
| Section:                      | 35  |
| Property Address or Location: | 235 Union Road, Brooklyn, WI 53521                |

| 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><br>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |        |
| <p>This rezoning request is made for the purpose of including a water well serving the existing residential structure within Lot 1 of a proposed Certified Survey Map, for the purpose of a conveyance lands contiguous to the proposed Lot 1. Applicant submitted the proposed CSM, which was returned as premature, as it contained two different zoning districts on one proposed lot. To remedy this, Applicant proposes to rezone 1.2719 acres of FP-35 to RR-4 and in exchange rezone 1.2349 acres of RR-4 to FP-35 all as shown on the attached Rezone Exhibit. The current proposed land uses will remain the same, and Lot 1 is the only parcel to be created.</p> |   |        |
| Existing Zoning District(s)   | Proposed Zoning District(s)   | Acres  |
| FP-35   | RR-4  | 1.2719 |
| RR-4  | FP-35   | 1.2349 |
|   |   |        |

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 ( <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

Date 11/3/21

## 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:

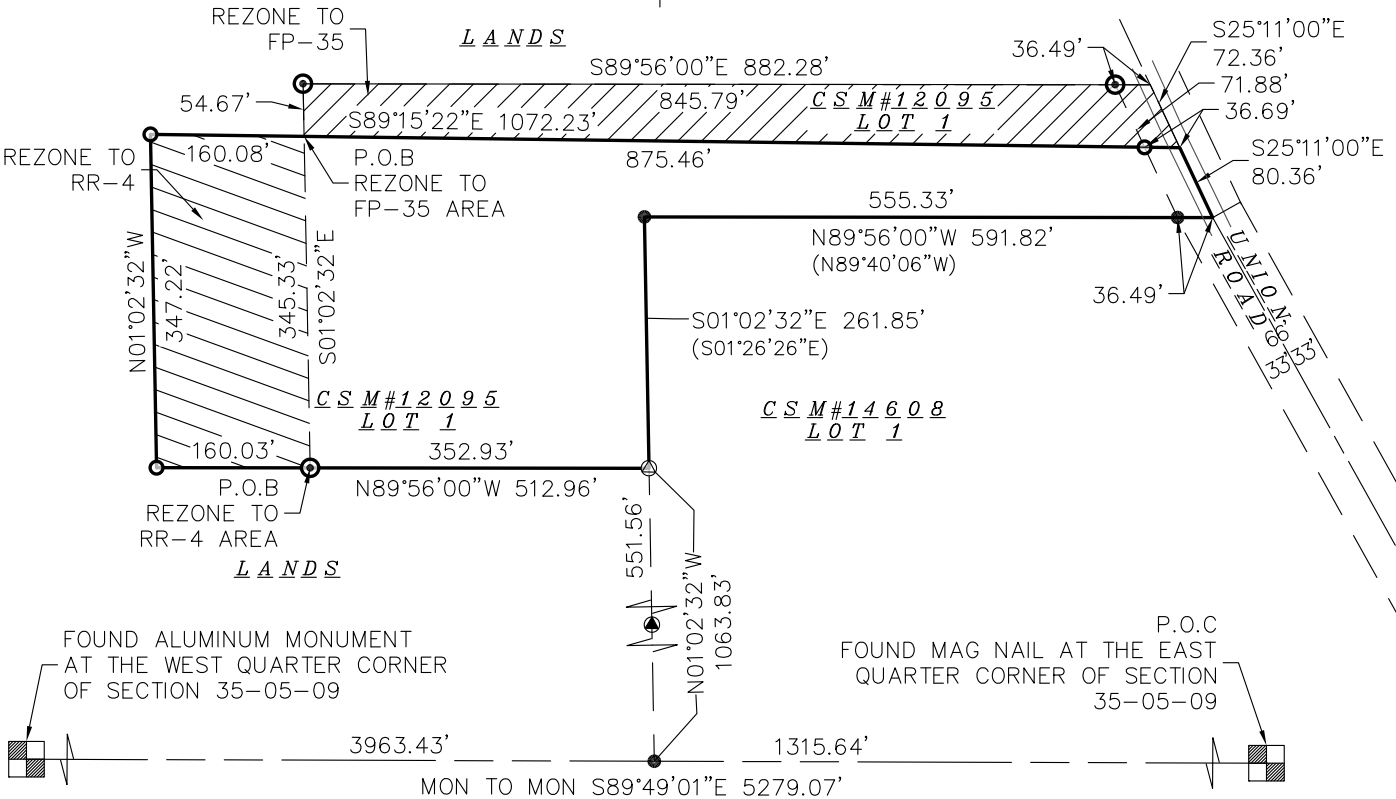
Phone Number:

# REZONE EXHIBIT

PART OF LOT 1, CERTIFIED SURVEY MAP NUMBER 12095, AS RECORDED IN VOLUME 74 OF CERTIFIED SURVEYS, ON PAGES 286 AND 287, AS DOCUMENT NUMBER 4291566, DANE COUNTY REGISTRY AND PART OF THE NW AND SW QUARTERS OF THE NE QUARTER OF SECTION 35, TOWNSHIP 05 NORTH, RANGE 09 EAST, TOWN OF OREGON, DANE COUNTY, WISCONSIN



SCALE : ONE INCH = TWO HUNDRED FEET



## NOTES:

- 1) REZONE AREAS:  
RR-4=55,404 SQ. FT. OR 1.2719 AC.  
FP-35=53,792 SQ. FT. OR 1.2349 AC.

SURVEYED FOR :  
DANIEL MARSHALL

SURVEYED BY :

**Burse**

surveying & engineering INC.

2801 International Lane, Suite 101  
Madison, WI 53704 608.250.9263  
Fax: 608.250.9266  
email: mburse@bse-inc.net  
www.bursesurveyengr.com

## LEGEND

- ⊙ 1-1/4" IRON PIPE FOUND
- 3/4" SOLID IRON ROD FOUND
- ⊙ 1" IRON PIPE FOUND
- 3/4" SOLID IRON ROD WITH CAP FOUND
- 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- ( ) INDICATES RECORDED AS

# REZONE EXHIBIT

PART OF LOT 1, CERTIFIED SURVEY MAP NUMBER 12095, AS RECORDED IN VOLUME 74 OF CERTIFIED SURVEYS, ON PAGES 286 AND 287, AS DOCUMENT NUMBER 4291566, DANE COUNTY REGISTRY AND PART OF THE NW AND SW QUARTERS OF THE NE QUARTER OF SECTION 35, TOWNSHIP 05 NORTH, RANGE 09 EAST, TOWN OF OREGON, DANE COUNTY, WISCONSIN

**REZONE TO RR-4:**

Part of the Northwest and Southwest Quarters of the Northeast Quarter of Section 35, Township 05 North, Range 09 East, Town of Oregon, Dane County, Wisconsin, more fully described as follows:

Commencing at the East quarter corner of said Section 35;  
thence North 89 degrees 49 minutes 01 second West along the south line of said Northeast Quarter of Section 35, 1315.64 feet;  
thence North 01 degree 02 minutes 32 seconds West, 1063.83 feet to the most southerly southeast corner of Lot 1, Certified Survey Map 12095;  
thence North 89 degrees 56 minutes 00 seconds West, along the south line of said Lot 1, 352.93 feet to the Southwest corner of said Lot 1 and the Point of Beginning;  
thence, along the westerly extension of said south line, North 89 degrees 56 minutes 00 seconds West, 160.03 feet;  
thence North 01 degree 02 minutes 32 seconds West, 347.22 feet;  
thence South 89 degrees 15 minutes 22 seconds East, 160.08 feet to the west line of said Lot 1;  
thence South 01 degree 02 minutes 32 seconds East, along said West line, 345.33 feet to the Point of Beginning.

This description contains 55,403.7755 square feet or 1.2719 acres, more or less.

**REZONE TO FP-35:**

Part of Lot 1, Certified Survey Map Number 12095, as recorded in Volume 74 of Certified Surveys, on pages 286 and 287, as Document Number 4291566, Dane County Registry, being located in the Northwest and Southwest Quarters of the Northeast Quarter of Section 35, Township 05 North, Range 09 East, Town of Oregon, Dane County, Wisconsin, more fully described as follows:

Commencing at the East quarter corner of said Section 35;  
thence North 89 degrees 49 minutes 01 second West along the south line of said Northeast Quarter of Section 35, 1315.64 feet;  
thence North 01 degree 02 minutes 32 seconds West, 1063.83 feet to the most southerly southeast corner of Lot 1, Certified Survey Map 12095;  
thence North 89 degrees 56 minutes 00 seconds West, along the south line of said Lot 1, 352.93 feet to the Southwest corner of said Lot 1;  
thence North 01 degree 02 minutes 32 seconds west, along the west line of said Lot 1, 345.33 feet to the Point of Beginning;  
thence, continuing along said west line, North 01 degree 02 minutes 32 seconds West, 54.67 feet to the northwest corner of said Lot 1;  
thence South 89 degrees 56 minutes 00 seconds East, along the north line of said Lot 1, 882.28 feet to the center line of Union Road;  
thence South 25 degrees 11 minutes 00 seconds East, along said centerline, 72.36 feet;  
thence North 89 degrees 15 minutes 22 seconds West 912.15 feet to the Point of Beginning.

This description contains 53,792.1533 square feet or 1.2349 acres, more or less

SURVEYED BY :

**Burse**  
surveying & engineering INC.

2801 International Lane, Suite 101  
Madison, WI 53704 608.250.9263  
Fax: 608.250.9266  
email: mburse@bse-inc.net  
www.bursesurveyengr.com