



Dane County Planning & Development

Land Division Review

May 9, 2019

Thomas Schmidt
8798 Katzenbuechel Rd.
Mazomanie, WI 53560

Re: Parcel status determination
Town of Mazomanie, Section 13
Parcel # 0906-134-9900-2

Current zoning of subject parcel is FP-1 (Small Lot Farmland Preservation) District

Attention to whom it may concern:

I have reviewed the subject 1.5 acre parcel identified as parcel number 0906-134-9900-2, located in the SE ¼ SE ¼, section 13, Town of Mazomanie, lying westerly of STH 78. This parcel was identified as a separate parcel contained in the Dane County Registry within document #1225355, recorded on October 7, 1968. Subsequently, this parcel has been conveyed to other interested parties throughout the years, but never altered or improved.

Therefore, this parcel can be separately conveyed without a change in zoning and without a Dane County Certified Survey Map due to the fact that it existed prior to 1970. Dane County Land Division regulations in 1970 required a Certified Survey map for newly created parcels that were 5 acres or less.

Please keep in mind that there are sensitive environmental features on this parcel which may restrict development on this parcel in the future. You may contact Assistant Zoning Administrator, Hans Hilbert within our office to have additional insight as to those features.

Any other questions regarding this letter, please contact myself.

Sincerely,

Daniel Everson
Assistant Zoning Administrator
267.1541

CC:
Town of Mazomanie
Planner – Curt Kodl

Public Search and history of parcels

- Land Division Regulations – Effective May 1, 1970, Certified Survey Map required for parcels of 5 acres or less.
- Town of Mazomanie adopted A-1EX Zoning on March 29, 1979.
- Town of Mazomanie adopted FP-1 Zoning on March 11, 2019.

Document # 1225355 - *Warranty Deed*

Grantor – Arthur and Stella Breunig

Grantee - Howard and Freda Hicks

Recorded – October 7, 1968

Document # 1625387 – *Warranty Deed*

Grantor – Howard and Freda Hicks

Grantee – George and Peggy Shalabi

Recorded – June 14, 1979

