

Planning Division

Dane County Planning & Development
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MEMORANDUM

TO: ZLR COMMITTEE
FROM: CURT KODL, SENIOR PLANNER
SUBJECT: PLANNING REVIEW OF THE SCHAFER CSM – SECTION 16 TOWN OF MAZOMANIE
DATE: 3/23/2026

As of January 1, 2008, all County land use decisions must be consistent with Dane County's adopted Comprehensive Plan. This consistency requirement applies to actions including, but not limited to, zoning approvals and plat/CSM review. This memo evaluates the proposed Certified Survey Map (CSM) for consistency with the Dane County Comprehensive Plan.

Background

This parcel has an atypical history that reflects an incomplete sequence of land division actions over time. While the lot's creation process is unusual, the available record indicates the parcel has been zoned and treated as residential for decades, and the current request is intended to resolve a remaining land division documentation issue.

Timeline (Summary of Known Events)

1. **September 12, 1978** — A CSM is filed for the corner of the parent parcel, creating an isolated remnant located inside the curve of the cul-de-sac (highlighted area).
2. **1979** — The Town of Mazomanie adopts its version of the Wisconsin farmland preservation policy and implements A-1(EX) zoning.
3. **Late 1970s / early 1980s** — The Dane County Regional Planning Commission works with towns to develop their initial land use plan maps.
4. **Following map adoption** — The Town of Mazomanie implements a blanket rezoning consistent with the land use planning map.
5. **1980** — The subject area (now the parcel in question) is rezoned to small-lot residential. Both the Town of Mazomanie and Dane County approve the rezoning.
6. **1981** — Schafer acquires the residentially-zoned fragment and the CSM area via land contract, presumably with an expectation that the property could be used or marketed as a residential lot.
7. **Early 1980s zoning context** — Zoning was RH-1 at the time (minimum lot size 2 acres). Each parcel was approximately 3.0 to 3.8 acres. (By comparison, RH-2 generally requires a 4-acre minimum.) Available

information indicates there were two separate pieces supported by the recorded CSM and zoning configuration.

8. **January 2, 1986** — A deed is recorded reflecting satisfaction of the land contract.
9. **1994** — Schafer receives a letter from the Land Division Officer indicating the parcel needed a CSM to be established as a separate parcel.



Land Division / Zoning Interpretation

From a process standpoint, the lot was created in an unusual manner; however, the parcel was acquired after the 1980 rezoning established the property for residential use. The property has remained zoned for small-lot residential for approximately 46 years.

While this history does not guarantee that the parcel will ultimately support a new residential dwelling (depending on applicable standards and site constraints), recording a CSM is an appropriate mechanism to correct the land division documentation and bring the parcel into alignment with current land division requirements. This would also allow the owner to pursue a sale with clearer parcel status.

Natural Resources Considerations

Shoreland considerations may apply due to proximity to the pond (Lake Marion) across County Highway KP. Any future development proposal would likely require additional review related to shoreland zoning, erosion control, and related natural resource protections.

Conclusion

The primary missing element in the parcel's historical record is the filing of a CSM establishing the tax parcel as a separate lot consistent with current standards. Recording the proposed CSM would resolve this documentation gap. At the time of my drafting this memo both the Town of Mazomanie Land Plan committee and the Town Board had recommended approval of rectifying the parcel through this process.

If you have questions, please contact me at (608)266-4183 or kodl.curt@danecounty.gov.