

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
06/01/2022	DCPREZ-2022-11868
<b>Public Hearing Date</b>	
08/23/2022	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME MARK & KAREN LAWLER	PHONE (with Area Code) (608) 220-2886	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 898 HANDEL RD		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) MAZOMANIE, WI 53560		(City, State, Zip)	
E-MAIL ADDRESS karen.lawler@dot.wi.gov		E-MAIL ADDRESS	

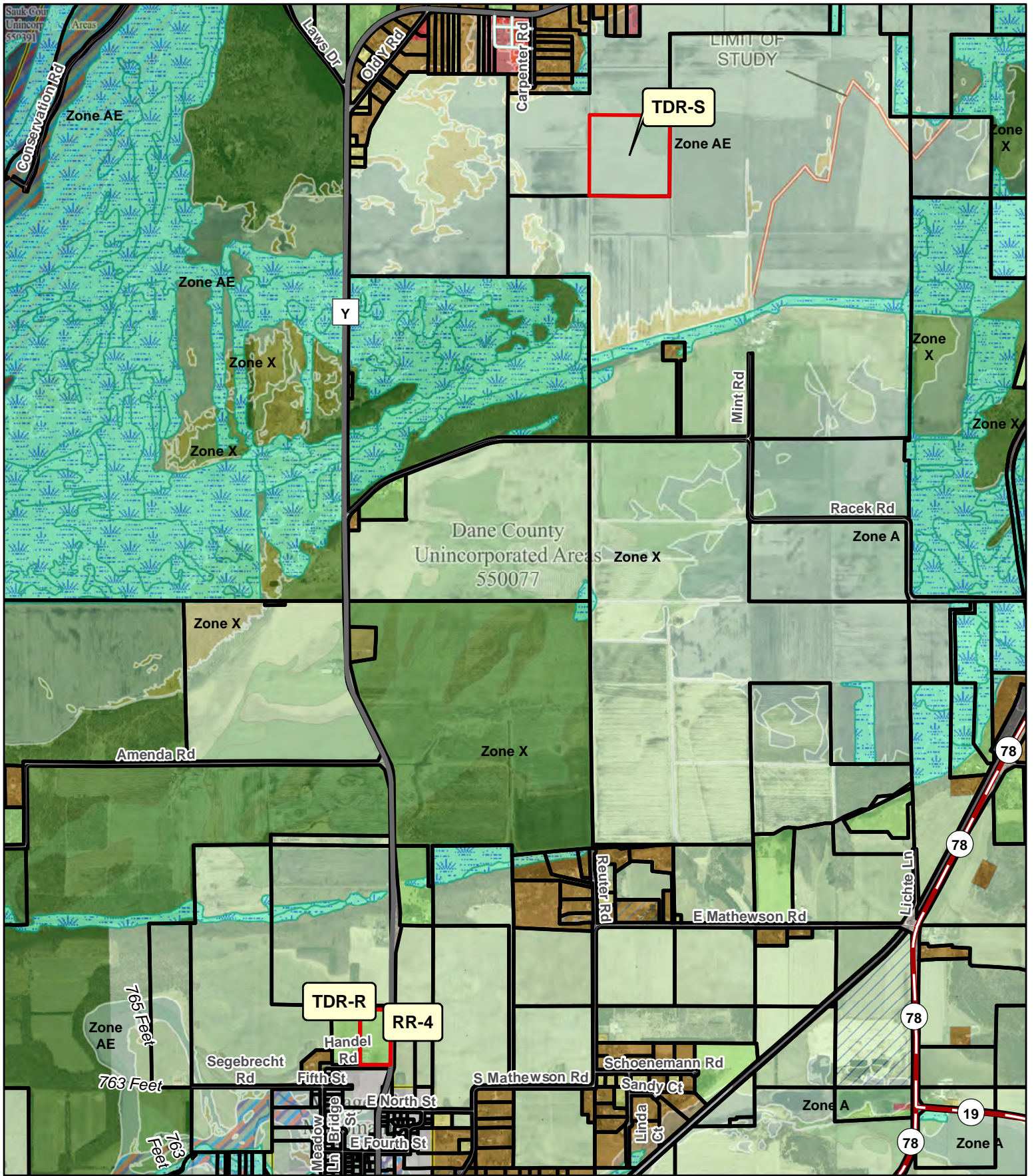
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
898 Handel Road					
TOWNSHIP MAZOMANIE	SECTION 9	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0806-092-9740-0					

## REASON FOR REZONE


CREATE ONE RESIDENTIAL LOT - TRANSFER OF DEVELOPMENT RIGHT

FROM DISTRICT:	TO DISTRICT:	ACRES
RM-8 Rural Mixed-Use District	RR-4 Rural Residential District	9.9

<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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  RWL1	<b>SIGNATURE:(Owner or Agent)</b>   <b>PRINT NAME:</b>   <b>DATE:</b>
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**Legend**

- |   |   |
|---|---|
|  Wetland    | <b>Significant Soils</b>  |
|  Floodplain |  Class 1 |
|   |  Class 2 |



0 500 1,000 2,000 Feet



Petition 11868  
**MARK & KAREN LAWLER**





**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

- 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:	Mark & Karen Lawler	Agent Name:	
Address (Number & Street):	898 Handel Rd	Address (Number & Street):	
Address (City, State, Zip):	Mazomanie, WI 53560	Address (City, State, Zip):	
Email Address:	karen.lawler@dot.wi.gov	Email Address:	
Phone#:	608-220-2886	Phone#:	

### PROPERTY INFORMATION

Township:	Mazomanie	Parcel Number(s):	0806-092-9740-0
Section:	09	Property Address or Location:	898 Handel Rd, Mazomanie, WI

### REZONE DESCRIPTION

<p><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.</p>	<p><b>Is this application being submitted to correct a violation?</b>          Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
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We would like to create a 5 acre parcel to build a house using about 1 acre of land in a year. We would leave the remaining land in agriculture.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
Currently -RM-8		9.99
Parcel 1 -RM-8	RR-4	4.99
Parcel 2 - RM-8	RR-4	5

**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 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
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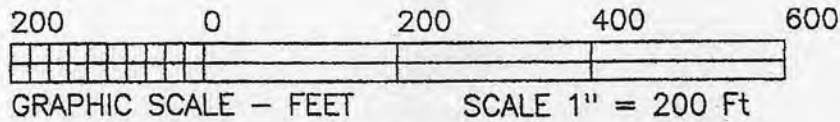
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary 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 *Karen Lawler*

Date 5/27/22



LOCATED IN THE SW 1/4 OF THE NW 1/4 AND THE SE 1/4 OF THE NW 1/4, SECTION 9, T08N, R06E, TOWN OF MAZOMANIE, DANE COUNTY, WISCONSIN.



NORTH REFERENCED TO THE WEST LINE NW 1/4 SEC 09-08-06 ASSUMED NORTH

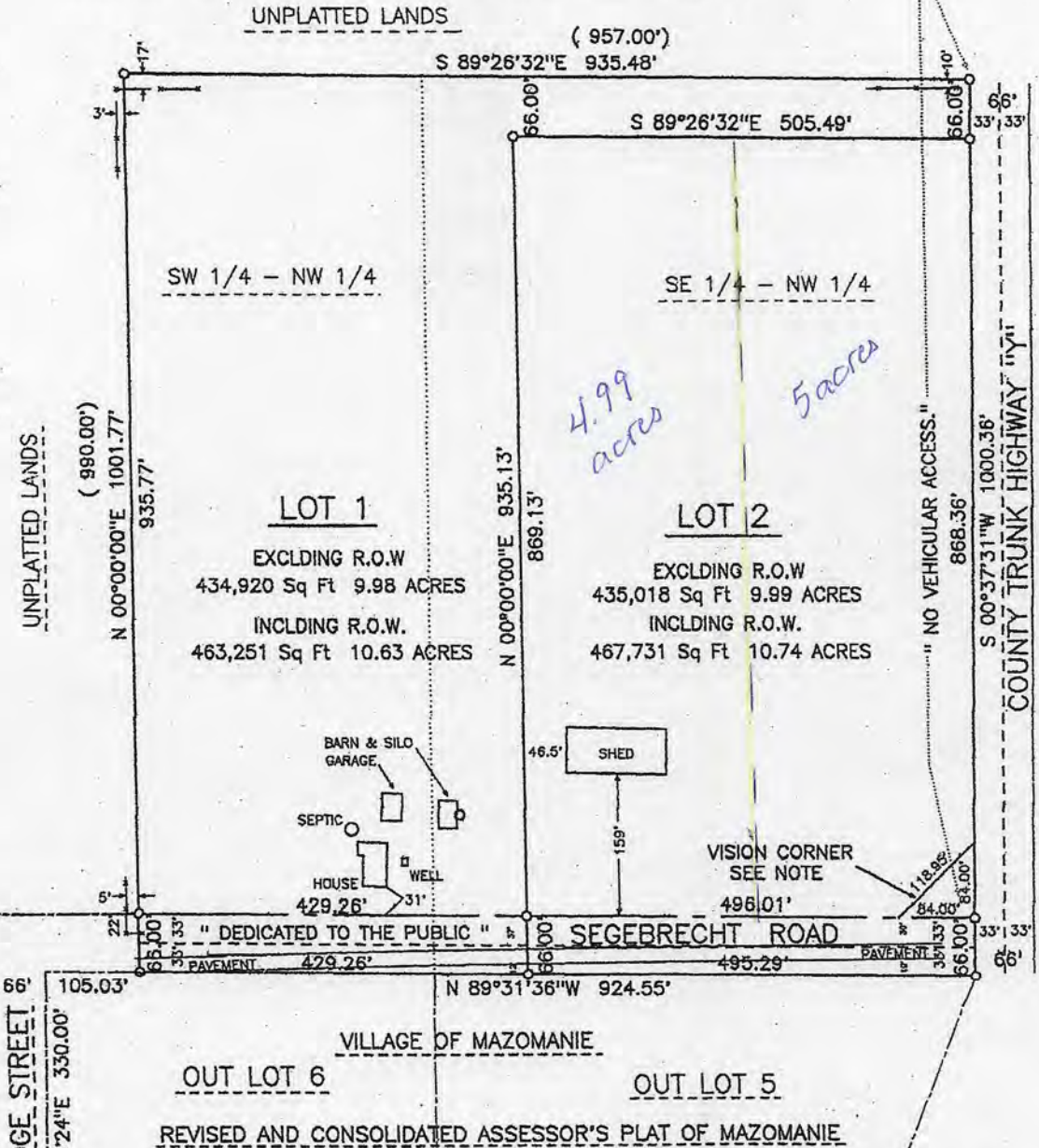


NW CORNER SEC 09-08-06 FND D.A.M.

N 00°00'00"E 2666.51'

W 1/4 CORNER SEC 09-08-06 FND D.A.M.

S 89°31'36"E 891.00'



WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED. REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.

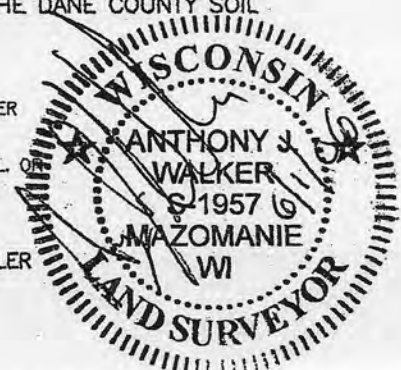
VISION CORNER:  
NO STRUCTURE OF ANY KIND SHALL BE PERMITTED WITHIN A VISION CORNER WHICH EXCEEDS A HEIGHT OF 2-1/2' ABOVE THE ELEVATION OF THE INTERSECTION, EXCEPT FOR NECESSARY UTILITY LINES & OPEN FENCES THROUGH WHICH THERE IS CLEAR VISION, NOR SHALL ANY PLANT MATERIAL, SIMILAR TURF BE PERMITTED WHICH OBSCURES SAFE VISION OF THE APPROACHES TO THE INTERSECTION.

**LEGEND**

0 = 3/4" \* 24" SOLID IRON ROD SET  
1.50 LBS./FT. MINIMUM WEIGHT  
UNLESS OTHERWISE STATED

SURVEYED FOR: MARK & KAREN LAWLER  
113 STATE STREET MAZOMANIE WI  
53560

( ) = RECORDED INFORMATION



DISTANCES MEASURED TO THE NEAREST HUNDRETH OF A FOOT  
BEARINGS MEASURED TO THE NEAREST 5"

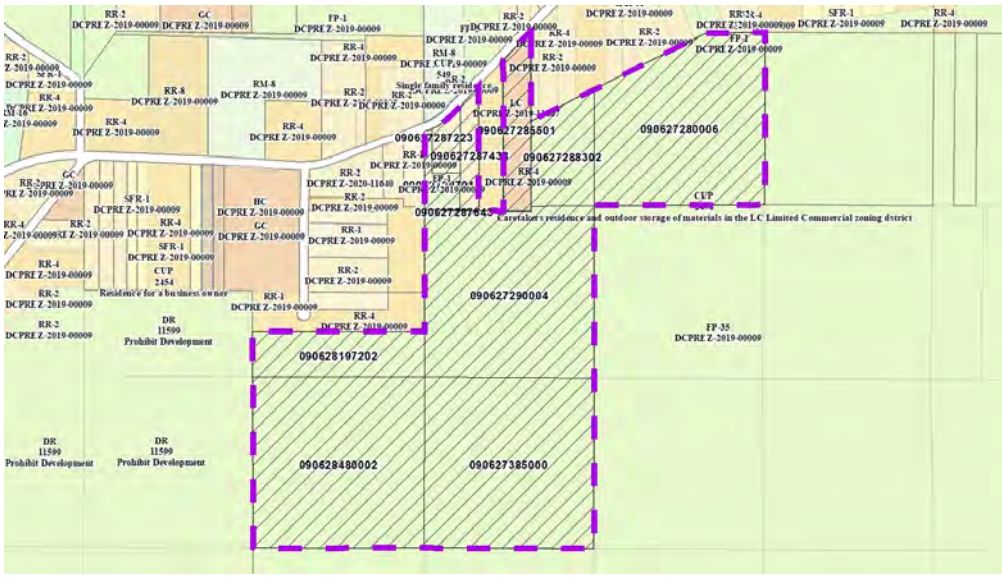
DOCUMENT NO. 4201964

# DRAFT: FOR DISCUSSION PURPOSES ONLY

IMPORTANT NOTE: ACREAGE VALUES AND OWNERSHIP HEREIN ARE DERIVED FROM HISTORICAL AND CURRENT RECORDS LOCATED AT THE DANE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT (EG. GIS, PLAT BOOKS, ZONING PERMIT DATA, CSM'S, ETC). DENSITY POLICIES VARY AMONG TOWNS AND MAY REQUIRE INTERPRETATION.

**Applicant:** Lawler

<b>Town</b>	Mazomanie	<b>A-1EX Adoption</b>	3/29/1979	<b>Orig Farm Owner</b>	Frank Racek
<b>Section:</b>	27, 28	<b>Density Number</b>	40	<b>Original Farm Acres</b>	191.32
<b>Density Study Date</b>	5/17/2022	<b>Original Splits</b>	4.78	<b>Available Density Unit(s)</b>	2



**Reasons/Notes:**

- [5] Original Housing Density Rights
- [-1] 090627287223 - RR-2
- [-1] 090627287438 - RR-2
- [-1] 090627285501 - LC
- [2] HDRs remain

Note: Parcels included in the density study reflect farm ownership and acreage as of the date of town plan adoption, or other date specified. Density study is based on the original farm acreage, NOT acreage currently owned.

Parcel #	Acres	Owner Name	CSM
090627287223	2.12	DEBRA A DITTBERNER	09191
090628480002	40.86	RACEK & RACEK LLC	
090628197202	11.02	RACEK & RACEK LLC	
090627385000	40.25	RACEK & RACEK LLC	
090627290004	39.95	RACEK & RACEK LLC	
090627288302	8.88	RACEK & RACEK LLC	
090627287643	0.03	RACEK & RACEK LLC	
090627287018	2.27	RACEK & RACEK LLC	09191
090627280006	36.59	RACEK & RACEK LLC	
090627287438	2.96	ROBERT A YOCOM & CHERYL D YOCOM	09191

Note: Parcels included in the density study reflect farm ownership and acreage as of the date of town plan adoption, or other date specified. Density study is based on the original farm acreage, NOT acreage currently owned.

090627285501

6.38

SLATER J DIEDERICH

06213

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**RM-8 to RR-4**

Lot 2 of Certified Survey Map #11816, Section 9, T08N, R06E, Town of Mazomanie, Dane County, Wisconsin