

Dane County Rezone Petition

Application Date	Petition Number
12/06/2024	DCPREZ-2024-12137
Public Hearing Date	
02/25/2025	

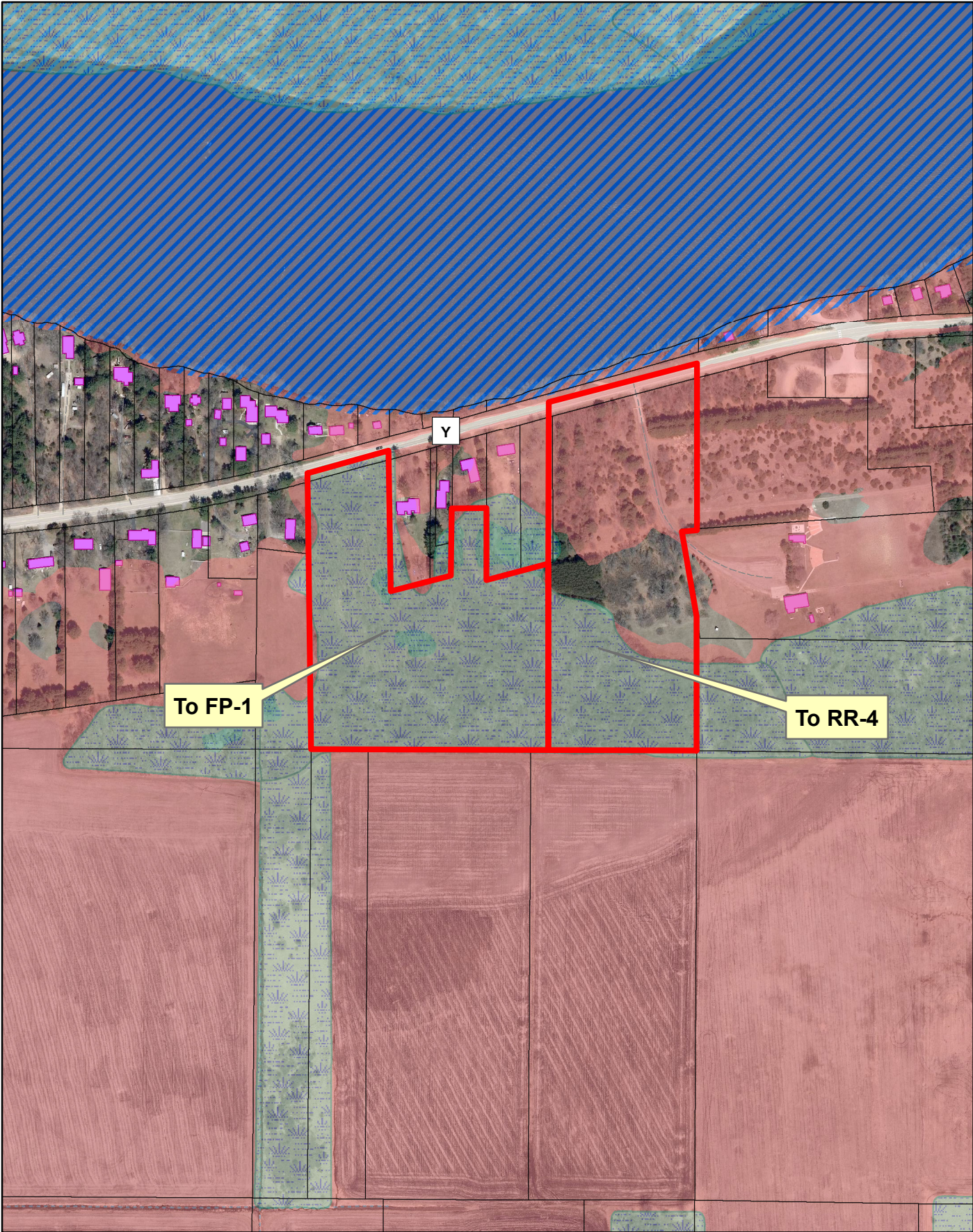
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME THOMAS AND AMY VILS	PHONE (with Area Code) (608) 209-6166	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 10078 COUNTY HIGHWAY Y		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) MAZOMANIE, WI 53560		(City, State, Zip)	
E-MAIL ADDRESS tom.vils@subzero.com		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	
South of 10078 County Highway Y					
TOWNSHIP MAZOMANIE	SECTION 22	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0906-224-9770-1					


REASON FOR REZONE
CREATE TWO RESIDENTIAL LOTS AND ONE AGRICULTURAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-4 Rural Residential District	10.7
FP-35 Farmland Preservation District	FP-1 Farmland Preservation District	10.9

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials_____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials_____	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials_____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent)
COMMENTS: SIGNIFICANT WETLANDS AND FLOODPLAIN ON PROPERTY. AREAS NEED TO BE PROPERLY IDENTIFIED FOR BUILDING ON THE CSM.				PRINT NAME:
				DATE:



Legend

-  Wetland
-  Floodplain



0 200 400 800 Feet

Petition 12137
Vils



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:	Thomas Vils	Agent Name:	
Address (Number & Street):	10078 County Y	Address (Number & Street):	
Address (City, State, Zip):	Mazomanie WI 53560	Address (City, State, Zip):	
Email Address:	Tom.Vils@subzero.com	Email Address:	
Phone#:	608-209-6166	Phone#:	

PROPERTY INFORMATION	
Township:	Mazomanie
Parcel Number(s):	034/0906-224-9770-1
Section:	
Property Address or Location:	10078 County Rd Y mazomanie WI

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 type="checkbox"/>

Create two residential lots and one ag lot

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP35	RR 4	10.7
FP35	FP-1	10.9

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
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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 Thomas Vils

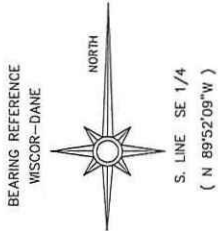
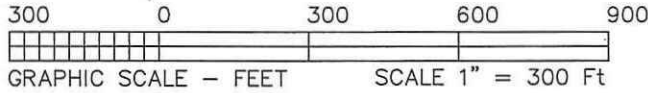
Date 12-6-24

CERTIFIED SURVEY MAP

WALKER SURVEYING INC.

5964 LINDA CT. MAZOMANIE, WI. 53560

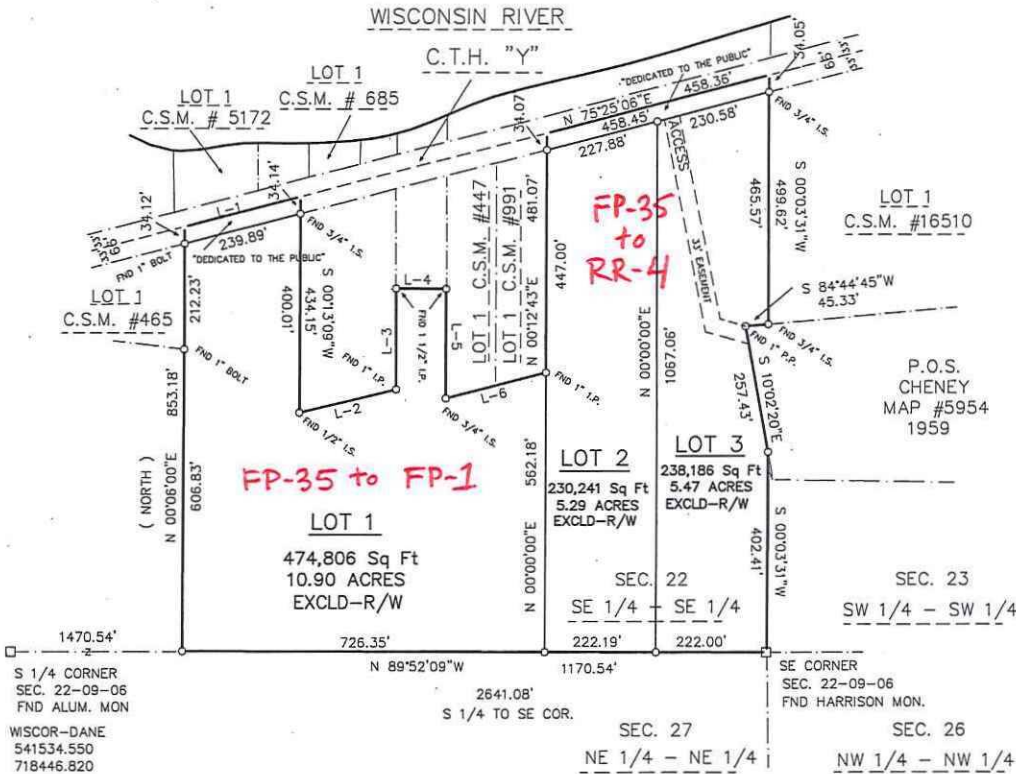
PART OF THE SE 1/4 OF THE SE 1/4, SECTION 22, T09N R06E, TOWN OF MAZOMANIE, DANE COUNTY, WISCONSIN.



LEGEND

- O = 3/4" * 24" SOLID IRON ROD SET
1.50 LBS./FT. MINIMUM WEIGHT
UNLESS OTHERWISE STATED
- () = RECORDED INFORMATION
- I.P. = IRON PIPE
- I.S. = IRON STAKE
- P.P. = PINCHED PIPE

SURVEYED FOR:
TOM & AMY VILS
10086 HWY Y
MAZOMANIE, WI 53560



COURSE	BEARING	DISTANCE
L-1	N 75°28'18\"E	239.96'
L-2	N 78°20'46\"E	199.97'
L-3	N 00°00'50\"W	203.00'
L-4	S 89°45'08\"E	100.11'
L-5	S 00°08'37\"W	220.37'
L-6	N 75°29'01\"E	207.02'

(NORTH)
(EAST 100.00\")
(SOUTH)
(N 75°18'00\"W 206.71\")

NOTES:
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.

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

ALL PLSS WITNESS MONUMENTS HAVE BEEN FOUND AND VERIFIED
PER THE MOST CURRENT MONUMENT RECORD ON FILE

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

VOLUME _____ PAGE _____

August 14, 2023

Mazomanie Town Board and Land Plan Commission

A density study was performed on 5/18/2023 by Curt Kodl of Dane County Zoning for the original Farm of William Hankel.

This study shows two density units or splits remaining for this property.

This property consists of the following three parcels:

090623396603

090623390609

090622497701

As current owners of this original Hankel farm we have agreed that these two density units will be allocated to parcel# 090622497701 currently owned by Thomas and Amy Vils.

Sincerely

Thomas Vils

Signature




Date

8-14-23

Amy Vils

Signature



Date

8/14/23

Mike Kindschi

Signature



Date

8/14-23

Yvette Kindschi

Signature



Date

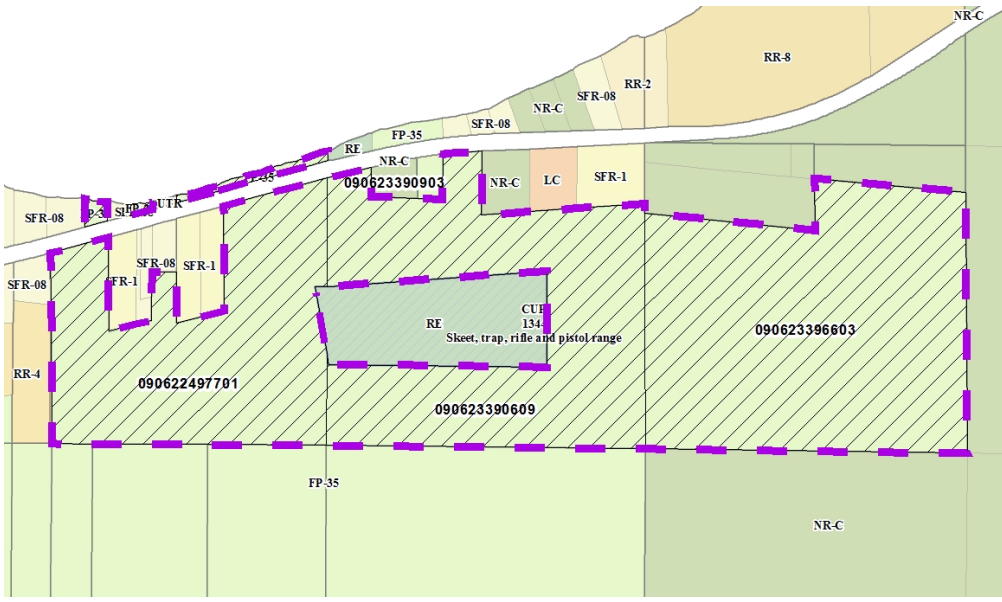
8/14/23

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: Thomas Vils

Town	Mazomanie	A-1EX Adoption	3/29/1979	Orig Farm Owner	William Hankel
Section:	22, 23	Density Number	40	Original Farm Acres	79.1
Density Study Date	5/18/2023	Original Splits	1.98	Available Density Unit(s)	2



Reasons/Notes:

[2] Original Splits
None Taken to date.

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
090623396603	32.18	RUBY CARPENTER	
090623390609	24.83	RUBY CARPENTER	
090622497701	22.09	RUBY CARPENTER	

WALKER SURVEYING INC.
5964 LINDA CT. MAZOMANIE, WI. 53560

LOT 1

LEGAL DESCRIPTION

Part of the SE 1/4 of the SE 1/4, Section 22, T09N, R06E,
Town of Mazomanie, Dane County, Wisconsin more fully described as
follows;

Commencing at the SE corner of said Section 22

THENCE North 89 degrees 52 minutes 09 seconds West for a
distance of 444.19 feet along the south line said SE 1/4, to the
point of beginning

THENCE North 89 degrees 52 minutes 09 seconds West for a
distance of 726.35 feet along said south line

THENCE North 00 degrees 06 minutes 00 seconds East for a
distance of 853.18 feet to the center line of C.T.H. "Y"

THENCE North 75 degrees 28 minutes 18 seconds East for a
distance of 239.96 feet along said centerline

THENCE South 00 degrees 13 minutes 09 seconds West for a
distance of 434.15 feet

THENCE North 76 degrees 20 minutes 46 seconds East for a
distance of 199.97 feet

THENCE North 00 degrees 00 minutes 50 seconds West for a
distance of 203.00 feet

THENCE South 89 degrees 45 minutes 08 seconds East for a
distance of 100.11 feet

THENCE South 00 degrees 08 minutes 37 seconds West for a
distance of 220.37 feet to the SW corner C.S.M. #447

THENCE North 75 degrees 29 minutes 01 seconds East for a
distance of 207.02 feet to the SE corner of C.S.M. #991

THENCE South 00 degrees 00 minutes 00 seconds East for a
distance of 562.18 feet to the point of beginning

LOT 2 & 3

LEGAL DESCRIPTION

Part of the SE 1/4 of the SE 1/4, Section 22, T09N, R06E,
Town of Mazomanie, Dane County, Wisconsin more fully described as
follows;

Beginning at the SE corner of said Section 22

THENCE North 89 degrees 52 minutes 09 seconds West for a
distance of 444.19 feet along the south line said SE 1/4

THENCE North 00 degrees 00 minutes 00 seconds East for a
distance of 562.18 feet to the SE corner of C.S.M. #991

THENCE North 00 degrees 12 minutes 43 seconds East for a
distance of 481.07 feet along the east line of said C.S.M. #991 to
the center line of C.T.H. "Y"

THENCE North 75 degrees 25 minutes 06 seconds East for a
distance of 458.36 feet along said center line

THENCE South 00 degrees 03 minutes 31 seconds West for a
distance of 499.62 feet to the SW corner of C.S.M. #16510

THENCE South 84 degrees 44 minutes 45 seconds West for a
distance of 45.33 feet

THENCE South 10 degrees 02 minutes 20 seconds East for a
distance of 257.45 feet

THENCE South 00 degrees 03 minutes 31 seconds West for a
distance of 402.41 feet along the east line said SE 1/4 to the
point of beginning