

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
04/06/2023	DCPREZ-2023-11947
<b>Public Hearing Date</b>	
06/27/2023	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME CHRISTOPHER ROHDE-SZUDY & LEONARD SZUDY	PHONE (with Area Code) (608) 669-0165	AGENT NAME CHRISTOPHER ROHDE-SZUDY	PHONE (with Area Code) (608) 669-0165
BILLING ADDRESS (Number & Street) 402 BROADHEAD ST		ADDRESS (Number & Street) 402 BROADHEAD ST	
(City, State, Zip) MAZOMANIE, WI 53560		(City, State, Zip) MAZOMANIE, WI 53560	
E-MAIL ADDRESS szudyz@charter.net		E-MAIL ADDRESS robrohdeszudy@gmail.com	

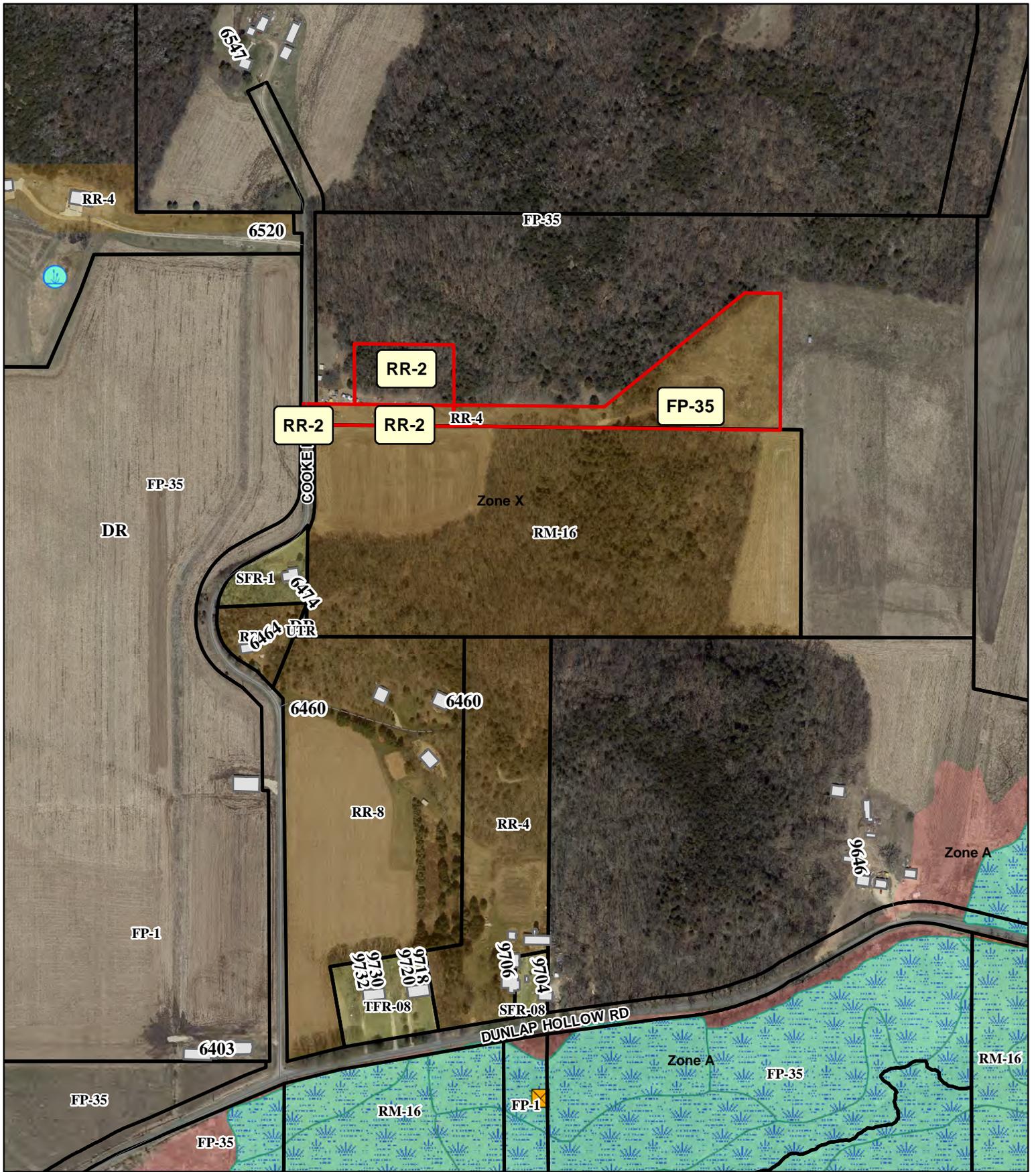
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
North of 6474 Cooke Rd					
TOWNSHIP MAZOMANIE	SECTION 36	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0906-363-8625-0		0906-363-8600-0			

## REASON FOR REZONE

REDUCE THE SIZE OF A RESIDENTIAL LOT

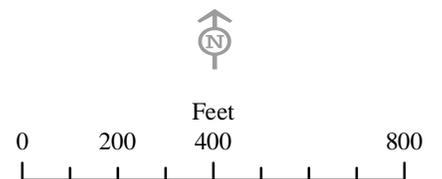
FROM DISTRICT:	TO DISTRICT:	ACRES
RR-4 Rural Residential District	FP-35 Farmland Preservation District	4.29
RR-4 Rural Residential District	RR-2 Rural Residential District	0.71
FP-35 Farmland Preservation District	RR-2 Rural Residential District	1.34

<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>INSPECTOR'S INITIALS</b>  RUH1	<b>SIGNATURE:(Owner or Agent)</b>  
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		<b>PRINT NAME:</b>  
				<b>DATE:</b>  



# REZONE 11947

-  Wetland
-  Floodway Areas in Zone AE
-  Floodplain





**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:	Christopher Robin Rohde-Szudy	Agent Name:	Same
Address (Number & Street):	402 Brodhead Street	Address (Number & Street):	
Address (City, State, Zip):	Mazomanie, WI 53560	Address (City, State, Zip):	
Email Address:	robrohdeszudy@gmail.com	Email Address:	
Phone#:	608-669-0165	Phone#:	

PROPERTY INFORMATION	
Township: Mazomanie	Parcel Number(s): 034/0906-363-8600-0, 034/0906-363-8625-0
Section: 36	Property Address or Location: Cooke Road

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>

To mitigate construction cost, changing the flag parcel to a smaller one, closer to the public road. This eliminates parcel 034/0906-363-8625-0 and cuts out a new RR-2 flag parcel, making use of the density building right currently assigned to 034/0906-363-8625-0. The remaining ~38 acres is to remain in FP-35 zoning.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	FP-35	35.27 net
FP-35	RR-4	4.95 net

**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 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 \_\_\_\_\_

Date \_\_\_\_\_

3/14/23

## 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.

<input type="checkbox"/> <b>SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:</b>
<input type="checkbox"/> Scale and north arrow
<input type="checkbox"/> Date the site plan was created
<input type="checkbox"/> Existing subject property lot lines and dimensions
<input type="checkbox"/> Existing and proposed wastewater treatment systems and wells
<input type="checkbox"/> All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
<input type="checkbox"/> All dimension and required setbacks, side yards and rear yards
<input type="checkbox"/> Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
<input type="checkbox"/> Location and dimensions of any existing utilities, easements or rights-of-way
<input type="checkbox"/> Parking lot layout in compliance with s. 10.102(8)
<input type="checkbox"/> Proposed loading/unloading areas
<input type="checkbox"/> Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
<input type="checkbox"/> 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
<input type="checkbox"/> Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area
<input type="checkbox"/> Any lighting, signs, refuse dumpsters, and possible future expansion areas.

<input type="checkbox"/> <b>NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties.</b>
<input type="checkbox"/> Provide a brief written statement explaining the current use(s) of the property on which the rezone is proposed.
<input type="checkbox"/> Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

<input type="checkbox"/> <b>OPERATIONAL NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:</b>
<input type="checkbox"/> Hours of operation
<input type="checkbox"/> Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at anytime
<input type="checkbox"/> Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
<input type="checkbox"/> Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building
<input type="checkbox"/> Compliance with county stormwater and erosion control standards under <u>Chapter 11</u> of <u>Chapter 14</u> , Dane County Code
<input type="checkbox"/> 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.
<input type="checkbox"/> Facilities for managing and removal of trash, solid waste and recyclable materials.
<input type="checkbox"/> Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
<input type="checkbox"/> A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken
<input type="checkbox"/> Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties
<input type="checkbox"/> Signage, consistent with section <u>10.800</u>

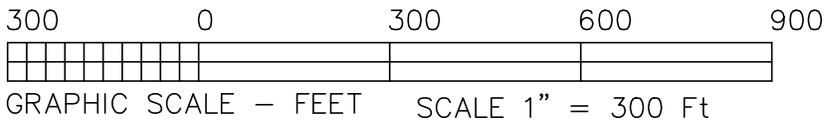
<input checked="" type="checkbox"/> <b>ADDITIONAL PROPERTY OWNERS. Provide contact information for additional property owners, if applicable.</b>	
Additional Property Owner Name(s):	L.G. Szudy
Address (Number & Street):	509 W Hudson St
Address (City, State, Zip):	Mazomanie, WI 53560
Email Address:	szudyz@charter.net
Phone Number:	608-795-4785

# CERTIFIED SURVEY MAP

WALKER SURVEYING INC.

5964 LINDA CT. MAZOMANIE, WI. 53560

LOT 1 AND LOT 2, CERTIFIED SURVEY MAP #15571, LOCATED IN PART OF THE NE 1/4 OF THE SW 1/4, AND PART OF THE NW 1/4 OF THE SW 1/4, SECTION 36, TOWN OF MAZOMANIE, DANE COUNTY, WISCONSIN.



CENTER  
SECTION 36-09-06  
FND 1 1/4" I.S.

U.P.L.

2653.42'

S 00°01'51"W

1326.71'

LOT 1

C.S.M. #15571

LOT 1

1,684,172 Sq Ft 38.66 ACRES  
GROSS

1,664,402 Sq Ft 38.21 ACRES  
NET

N 89°49'16"W  
545.54'

S 1/4 CORNER  
SECTION 36-09-06  
FND 2" I.P.

SE 1/4 SW 1/4

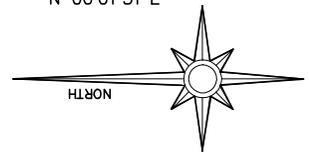
U.P.L.

FND 3/4" I.S. 650.04'

N 00°01'51"E

BEARINGS REFERENCED TO  
GPS OBSERVATIONS  
WISCOR-DANE  
EAST LINE SW 1/4 SECTION 36  
N 00°01'51"E

SURVEYED FOR:  
CHRISTOPHER RHODE-SZUDY  
402 BRODHEAD ST  
MAZOMANIE, WI 53560



### LEGEND

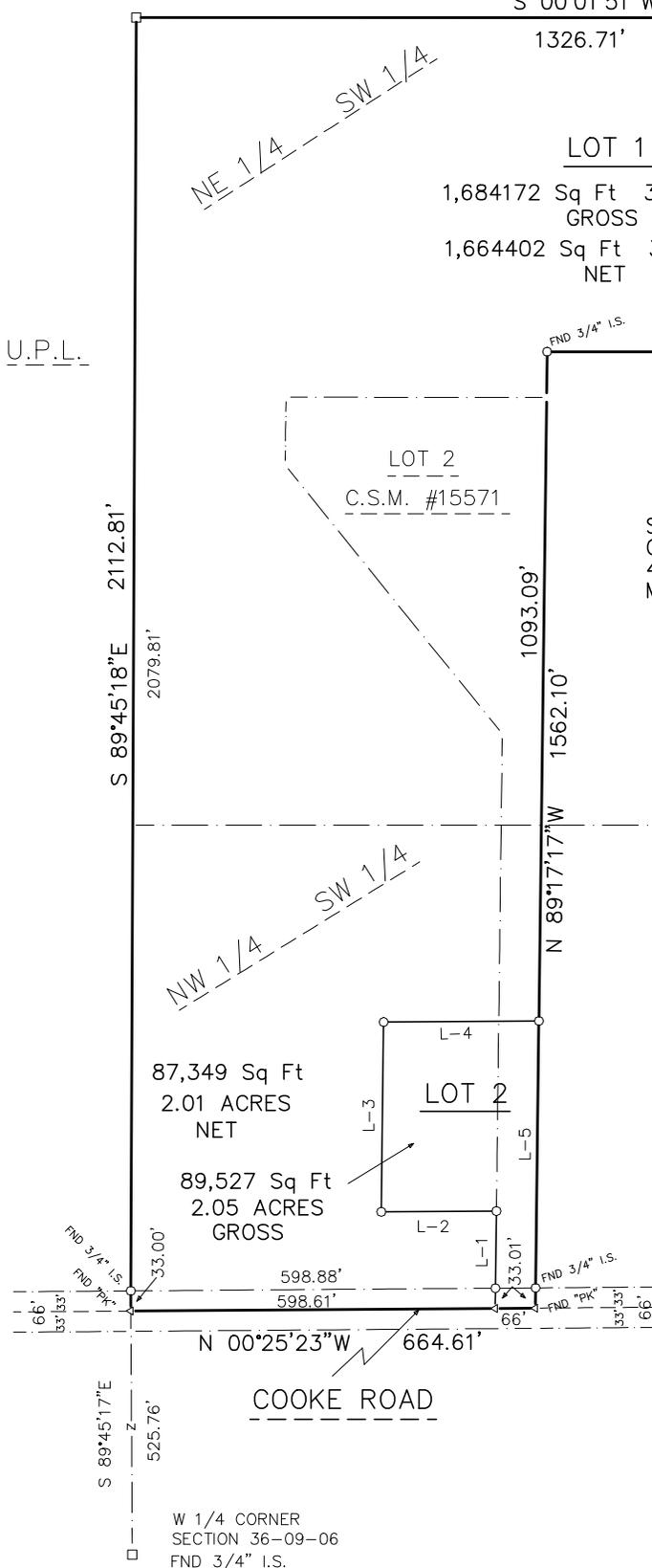
- = 3/4" \* 24" SOLID IRON ROD SET
- = 1.50 LBS./FT. MINIMUM WEIGHT UNLESS OTHERWISE STATED
- ( ) = RECORDED INFORMATION
- I.P. = IRON PIPE
- I.S. = IRON STAKE
- P.P. = PINCHED PIPE

### 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.



S 89°45'18"E 2112.81'

2079.81'

87,349 Sq Ft  
2.01 ACRES  
NET

89,527 Sq Ft  
2.05 ACRES  
GROSS

LOT 2  
C.S.M. #15571

1093.09'  
1562.10'

N 89°17'17"W

LOT 1

FND 3/4" I.S.

FND "PK"

S 89°45'17"E 525.76'

W 1/4 CORNER  
SECTION 36-09-06  
FND 3/4" I.S.

COURSE	BEARING	DISTANCE
L-1	S 89°17'18"E	126.00'
L-2	N 00°25'24"W	189.00'
L-3	S 89°17'17"E	310.00'
L-4	S 00°25'24"E	255.00'
L-5	N 89°17'17"W	436.00'

DOCUMENT NO. \_\_\_\_\_  
CERTIFIED SURVEY MAP NO. \_\_\_\_\_  
VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

# CERTIFIED SURVEY MAP

WALKER SURVEYING INC.

5964 LINDA CT. MAZOMANIE, WI. 53560

LOT 1 AND 2, CERTIFIED SURVEY MAP #15571, LOCATED IN THE NE 1/4 OF THE SW 1/4, AND PART OF THE NW 1/4 OF THE SW 1/4, SECTION 36, TOWN OF MAZOMANIE, DANE COUNTY, WISCONSIN.

## SURVEYOR'S CERTIFICATE

I, Anthony J. Walker, hereby certify that this survey is in compliance with Chapter 236.34 of Wisconsin Statutes. I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation of all exterior boundaries of the land surveyed and the division of that land in accordance with the information provided. I also certify that this survey was done under the direction of Christopher R. Rhode-Szudy and Leonard G. Szudy

-----  
Anthony J. Walker, Registered Land Surveyor No. S-1957

## LEGAL DESCRIPTION

Lot 1 and Lot 2, Certified Survey Map #15571, recorded in volume 112, pages 255-257, as document #5680531, Dane County Register of Deeds, located in part of the NE 1/4 of the SW 1/4, and part of the NW 1/4 of the SW 1/4, Section 36, T09N, R06E, Town of Mazomanie, Dane County, Wisconsin.

CERTIFIED SURVEY MAP

WALKER SURVEYING INC.

5964 LINDA CT. MAZOMANIE, WI. 53560

LOT 1 AND LOT 2, CERTIFIED SURVEY MAP #15571, LOCATED IN PART OF THE NE 1/4 OF THE SW 1/4, AND PART OF THE NW 1/4 OF THE SW 1/4, SECTION 36, TOWN OF

OWNER'S CERTIFICATE

As owner, I hereby certify that we have caused the lands described on this Certified Survey Map to be surveyed, divided, dedicated and mapped as shown on this Certified Survey Map, I also certify that this Certified Survey Map is required by S 75.17 (1) (a) of Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

Christopher R. Rohde-Szudy Leonard G. Szudy

STATE OF WISCONSIN )
DANE COUNTY )SS

Personally came before me this \_\_\_\_ day \_\_\_\_ of \_\_\_\_\_
20\_\_\_\_, the above named \_\_\_\_\_
to me known to be the person who executed the foregoing instrument and acknowledge the same.

Notary Public \_\_\_\_\_
My Commission expires \_\_\_\_\_

DANE COUNTY

Approved for recording per Dane County Zoning and Land Regulation Committe action
of this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Daniel Everson

Town of Mazomanie

REPRESENTATIVE

RECEIVED FOR RECORDING THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,
AT \_\_\_\_ O'CLOCK \_\_ .M. IN VOLUME \_\_\_\_\_ OF CERTIFIED SURVEY MAPS ON
PAGES \_\_\_\_\_.

KRISTI CHLEBOWSKI, DANE COUNTY REGISTER OF DEEDS

DOCUMENT NO. \_\_\_\_\_
CERTIFIED SURVEY MAP NO. \_\_\_\_\_
VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

RR-4 FP-35

L E G A L D E S C R I P T I O N

Part of Lot 2, C.S.M. #15571, located in part of the NE 1/4 of the SW 1/4, and part of the NW 1/4 of the SW 1/4, Section 36, T09N, R06E, Town of Mazomanie, Dane County, Wisconsin more fully described as follows;

Commencing at the SW corner said Lot 2, C.S.M. #15571

THENCE South 89 degrees 17 minutes 17 seconds East for a distance of 469.01 feet along the south line said Lot 2 to the point of beginning

THENCE North 00 degrees 25 minutes 24 seconds West for a distance of 66.00 feet

THENCE South 89 degrees 17 minutes 18 seconds East for a distance of 469.34 feet

THENCE North 50 degrees 54 minutes 19 seconds East for a distance of 565.47 feet

THENCE South 89 degrees 17 minutes 17 seconds East for a distance of 111.00 feet

THENCE South 00 degrees 01 minutes 51 seconds West for a distance of 428.03 feet to the south line said lot 2

THENCE North 89 degrees 17 minutes 17 seconds West for a distance of 1018.52 feet along said line to the point of beginning  
186,822 Sq Ft 4.29 ACRES

RR-4 RR-2

L E G A L D E S C R I P T I O N

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Beginning at the SW corner of said Lot 2

THENCE North 00 degrees 25 minutes 31 seconds West for a distance of 66.00 feet along the center line of Cooke Road

THENCE South 89 degrees 17 minutes 18 seconds East for a distance of 469.01 feet

THENCE South 00 degrees 25 minutes 24 seconds East for a distance of 66.00 feet to the south line said Lot 2

THENCE North 89 degrees 17 minutes 17 seconds West for a distance of 469.01 feet along said line to the point of beginning

30,950 Sq Ft 0.71 ACRES

FP-35 RR-2

L E G A L D E S C R I P T I O N

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Commencing at the SW corner of said Lot 1

THENCE South 89 degrees 17 minutes 18 seconds East for a distance of 159.01 feet to the point of beginning

THENCE North 00 degrees 25 minutes 24 seconds West for a distance of 189.00 feet

THENCE South 89 degrees 17 minutes 17 seconds East for a distance of 310.00 feet

THENCE South 00 degrees 25 minutes 24 seconds East for a distance of 189.00 feet

THENCE North 89 degrees 17 minutes 18 seconds West for a distance of 310.00 feet to the point of beginning

58,578 Sq Ft 1.34 ACRES

### **RR-4 to FP-35**

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30,950 Sq Ft 0.71 Acres

### **FP-35 to RR-2**

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58,578 Sq Ft 1.34 Acres