

Dane County Rezone Petition

Application Date	Petition Number
06/27/2025	DCPREZ-2025-12192
Public Hearing Date	
09/16/2025	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME WILL AND MELANY SADEK	PHONE (with Area Code) (608) 516-0282	AGENT NAME ISTHMUS SURVEYING LLC (PAUL SPETZ)	PHONE (with Area Code) (608) 209-0302
BILLING ADDRESS (Number & Street) 7791 COUNTY HIGHWAY Y		ADDRESS (Number & Street) 450 N. BALDWIN ST.	
(City, State, Zip) LODI, WI 53555		(City, State, Zip) Madison, WI 53703	
E-MAIL ADDRESS		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	
7791 County Highway Y					
TOWNSHIP DANE	SECTION 7	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0908-073-8390-2		0908-073-8280-5			

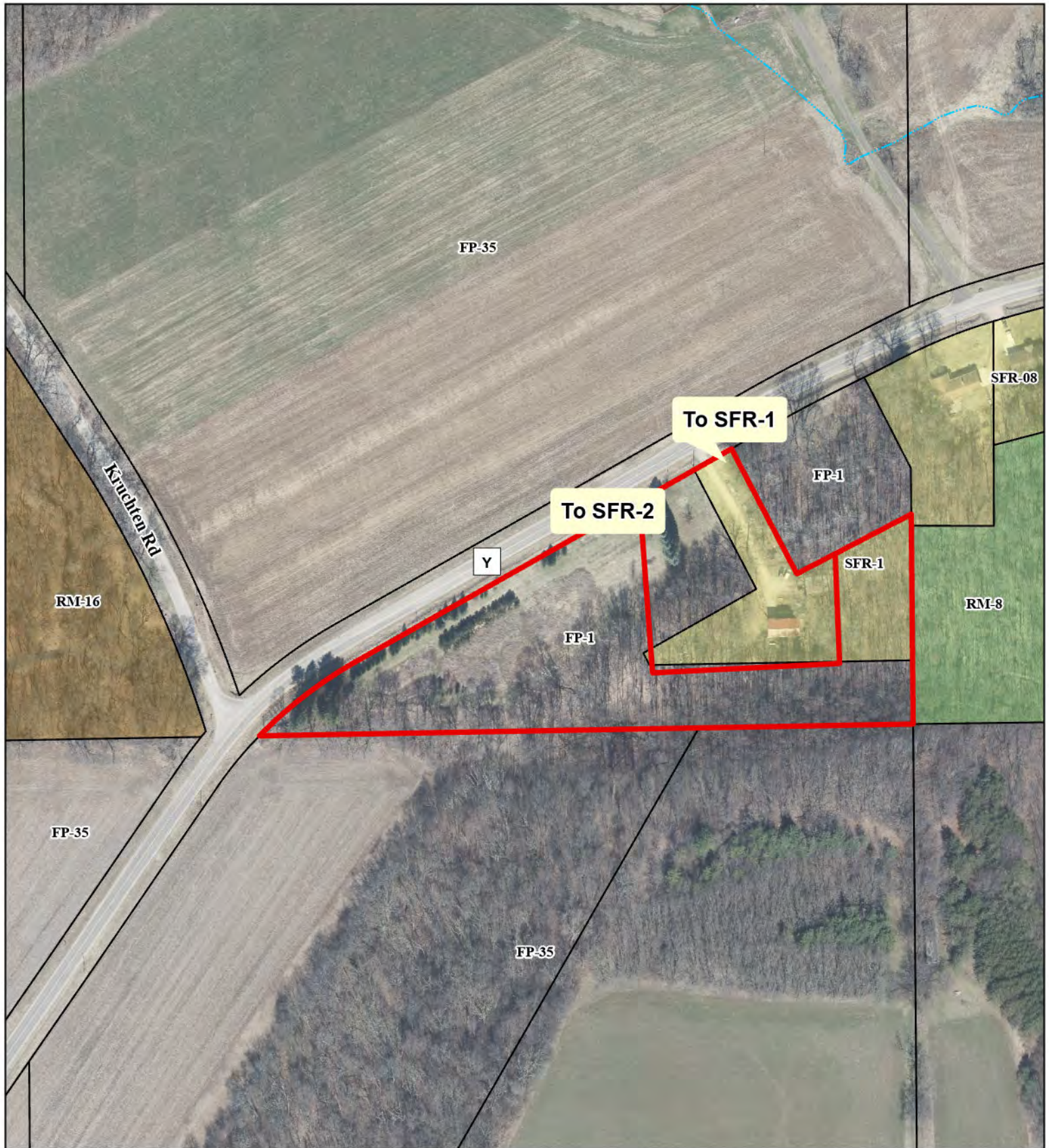
REASON FOR REZONE

CREATE ONE RESIDENTIAL LOT AND RECONFIGURE AN EXISTING RESIDENTIAL LOT



FROM DISTRICT:	TO DISTRICT:	ACRES
FP-1 Farmland Preservation District	SFR-1 Single Family Residential District	0.7
FP-1 Farmland Preservation District	SFR-2 Single Family Residential District	4.0

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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: THE NEW LOT REQUIRES AN ACCESS PERMIT FROM COUNTY HIGHWAY DEPT, AND A SANITARY PERMIT FROM PUBLIC HEALTH DEPT.



Rezone 12192
WILL AND MELANY SADEK-AGENT,
ISTHMUS SURVEYING LLC

-  Proposed Zoning Boundary
-  Tax Parcel Boundary



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:		Agent Name:	
Address (Number & Street):		Address (Number & Street):	
Address (City, State, Zip):		Address (City, State, Zip):	
Email Address:		Email Address:	
Phone#:		Phone#:	

PROPERTY INFORMATION

Township:		Parcel Number(s):	
Section:		Property Address or Location:	

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"/>	
Existing Zoning District(s)	Proposed Zoning District(s)	Acres

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.

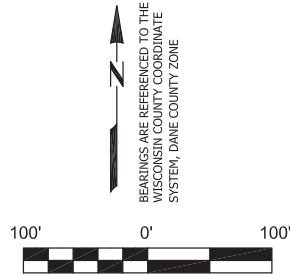
Owner/Agent Signature _____

Date _____

Rezone Map

Located in:

Lots 1 and 2 of Certified Survey Map Number 2018, as recorded in Volume 8 of Dane County C.S.M.'s, page 181, as Document Number 1469322, in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 7, T9N, R8E, Town of Dane, Dane County, Wisconsin

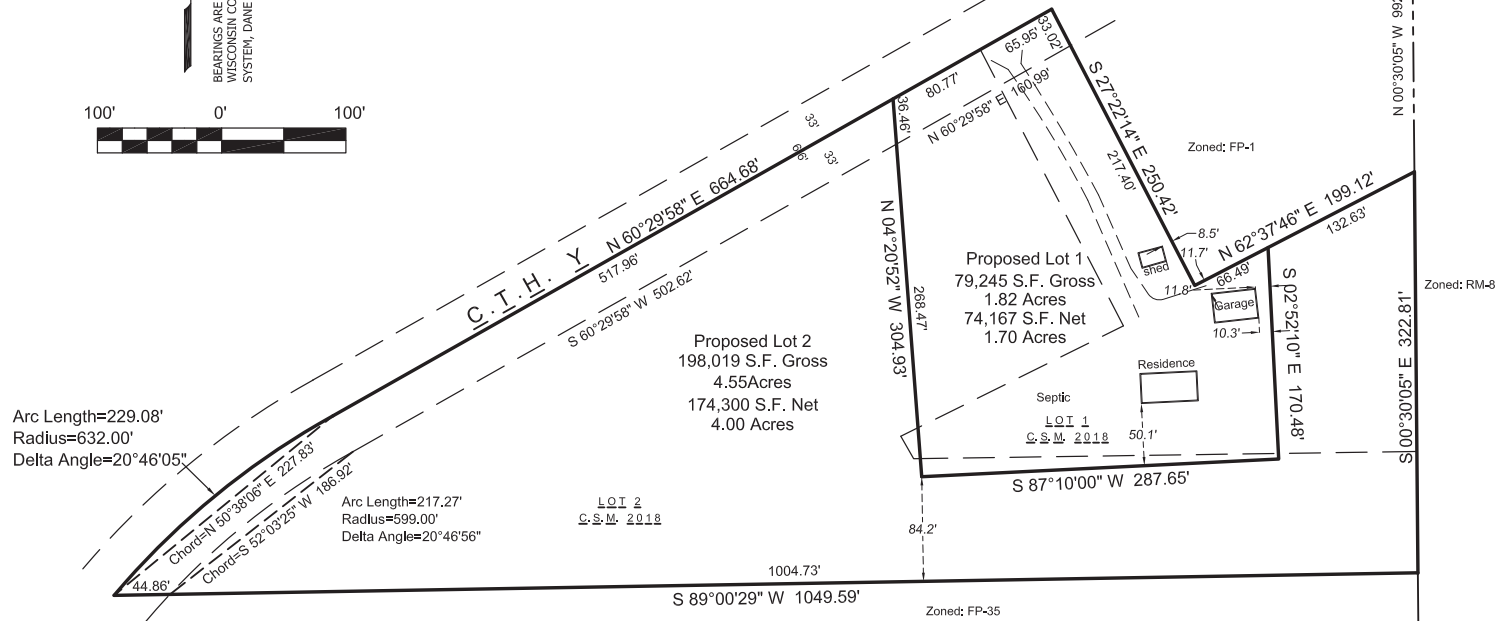


PREPARED FOR:

WILL SADEK
COUNTY HIGHWAY Y
LODI, WI 53555

PREPARED BY:

ISTHMUS SURVEYING, LLC
450 NORTH BALDWIN STREET
MADISON, WI 53703
(608) 244.1090
www.isthmussurveying.com



12192 Legal Description

Proposed New Lot 1: SFR-1 and FP-1 to SFR-1

Located in Lots 1 and 2 of Certified Survey Map Number 2018, as recorded in Volume 8 of Dane County C.S.M.'s, page 181, as Document Number 1469322, in the NE 1/4 of the SW 1/4 of Section 7, T9N, R8E, Town of Dane, Dane County, Wisconsin, more particularly described as follows:

Commencing at the South 1/4 of Section 7, T9N, R9E, thence N 00°30'05" W, along the East line of the SW 1/4 of said Section 7, 1643.74 feet to the Northeasterly most corner of Lot 1, C.S.M. No. 2018; thence S 62°37'46" W, along a Northerly platted boundary line of said Lot 1, 132.63 feet to the point of beginning of this description; thence S 02°52'10" E, 170.48 feet; thence S 87°10'00" W, 287.65 feet; thence N 04°20'52" W, 304.93 feet to a point on the Centerline of County Highway Y; thence N 60°29'58" E, along said centerline, 146.72 feet; thence S 27°22'14" E, along a Northeasterly platted boundary line of said Lot 1, 250.42 feet; thence N 62°37'46" E, along a northeasterly boundary line of said Lot 1, 66.49 feet to the point of beginning. This description contains an area of 79,245 Square Feet 1.82 Acres, excepting therefrom the northwesterly 33 feet for the Right-of-way of County Highway Y, 74,167 Square feet or 1.70 acres Net.

Proposed Lot 2: Rezone from FP-1 and SFR-1 to SFR-2

Located in Lots 1 and 2 of Certified Survey Map Number 2018, as recorded in Volume 8 of Dane County C.S.M.'s, page 181, as Document Number 1469322, in the NE 1/4 of the SW 1/4 of Section 7, T9N, R8E, Town of Dane, Dane County, Wisconsin, more particularly described as follows:

Commencing at the South 1/4 of Section 7, T9N, R9E, thence N 00°30'05" W, along the East line of the SW 1/4 of said Section 7, 1320.93 feet to the Southeasterly most corner of Lot 2, C.S.M. No. 2018, said point is the point of beginning; thence S 89°00'29" W, along the south line of C.S.M. No. 2018, 1049.59 feet to a point on the Centerline of County Highway Y and a point of curvature; thence 229.08 feet along said centerline, along the arc of 632.00 feet radius curve to the right, a chord bearing of N 50°38'06" E, 227.83 feet, and a delta angle of 20°46'05"; thence N 60°29'58" E, 517.96 feet; thence S 04°20'52" E, 304.93 feet; thence N 87°10'00" E, 287.65 feet; thence N 02°52'10" W, 170.48 feet; thence N 62°37'46" E, 132.63 feet; thence S 00°30'05" E, 322.81 feet to the point of beginning.

This description contains an area of 198,019 Square Feet 4.55 Acres, excepting therefrom the northwesterly 33 feet for the Right-of-way of County Highway Y, 174,300 Square feet or 4.00 acres Net.