



# Dane County Planning & Development

## Land Division Review

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Date: April 14, 2026

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: SCHAFFER (11015)  
MAZOMANIE, S 16  
LOT 1 – 2.58 acres  
Zoning District: RR-2, *Rural Residential*  
Public Health: *N/A*  
Sensitive environmental features: *Shoreland Zone*

### **RULES AND PROCEDURES OF THE DANE COUNTY ZONING AND LAND REGULATION COMMITTEE**

#### d. Certified Survey Map and Subdivision Plat Applications

##### i. Certified Survey Maps:

##### ii. Re-division of existing lots.

Any CSM application not associated with a rezoning or conditional use permit petition that proposes to divide an existing parcel to create a new parcel, shall be reviewed and acted upon by the Zoning Committee. The purpose of this provision is to ensure compliance with town / county density standards.

The property owner has submitted a One-lot Certified Survey Map in order to create a lot for residential purposes.

#### Staff has reviewed the proposal and prepared the following conditions:

1. This review is specifically for the preliminary Certified Survey Map that was submitted for review. Any alteration, modification and/or revisions made after this review may be subject to a new submittal. County staff reserves the right to require a new application based on the nature and extent of the changes. Lastly, this conditional approval is valid for one year from the date of issuance.
2. Compliance with the Dane County Comprehensive Plan is to be established.
  - *See attached memo from Curt Kodl, Senior Planner dated March 23, 2026.*
3. The document is to be completed in accordance with Chapter 75 of the Dane County Code of Ordinances, S.236.34, Wisconsin State Statutes and any local land division policies set forth by the township.

4. All owners of record are to be included in the owner's certificate. Spouse's signature, middle initials and a certificate of consent by all mortgagees/vendors shall be included and satisfied if relevant.

County records indicate the following owners:

- *DENNIS L SCHAFER & KLOVER J SCHAFER*

5. The required approval certificates are to be executed.

- *Town of Mazomanie*
- *Village of Mazomanie*
- *Dane County*

6. Comments from the County Highway department are to be recognized:

- *CTH KP is not a controlled access highway.*
- *No access to be designated (visually shown) across the frontage of CTH KP.*
- *Right of Way along Lot 1 to be dedicated for highway use a minimum 40 feet from centerline of CTH KP.*

7. Comments with regards to the technical review of the survey map are to be satisfied:

- *Add dedication language to the Owner's Certificate to facilitate the road dedication. 236.34(1m)(e)*
- *Add language to the Town approval certificate that accepts the additional lands for dedication purposes.*
- *The cul-de-sac right-of-way is to be dimensioned. Also, dimension the radius.*
- *Label the lot area excluding the right-of-way portion of the lot. 236.20(2)(j). The net acreage between the two versions of the map state 2.58 acres.*
- *With the requested dedication of additional lands, please be sure to update the boundary description and ensure closure is less than 0.01 feet. 236.34(1m)(d)(2)*

8. Informational comments with regards to the lot in proximity to the shoreland zoning district:

- *The proposed lot satisfies the minimum lot width and area for a shoreland lot.*
- *Portions of the lot fall within the primary shoreland zone as they are within 300 feet of Lake Marion.*
- *Development within 300 feet of the lake will require a shoreland zoning permit.*
- *The primary shoreland portion of the lot will be regulated for impervious surfaces.*
- *If impervious surfaces within the primary shoreland zone exceed 15%, shoreland mitigation will be required.*

9. The recordable document is to be submitted for review and approval.

