

Dane County Rezone Petition

Application Date	Petition Number
04/20/2026	DCPREZ-2026-12294
Public Hearing Date	
06/23/2026	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME EILEEN MEIXELSPERGER-VAN ACKER	PHONE (with Area Code)	AGENT NAME KEVIN AND DIANE FISHER	PHONE (with Area Code) (608) 279-0640
BILLING ADDRESS (Number & Street) 10359 COUNTY HIGHWAY KP		ADDRESS (Number & Street) 10354 COUNTY HIGHWAY KP	
(City, State, Zip) MAZOMANIE, WI 53560		(City, State, Zip) Mazomanie, WI 53560	
E-MAIL ADDRESS		E-MAIL ADDRESS	

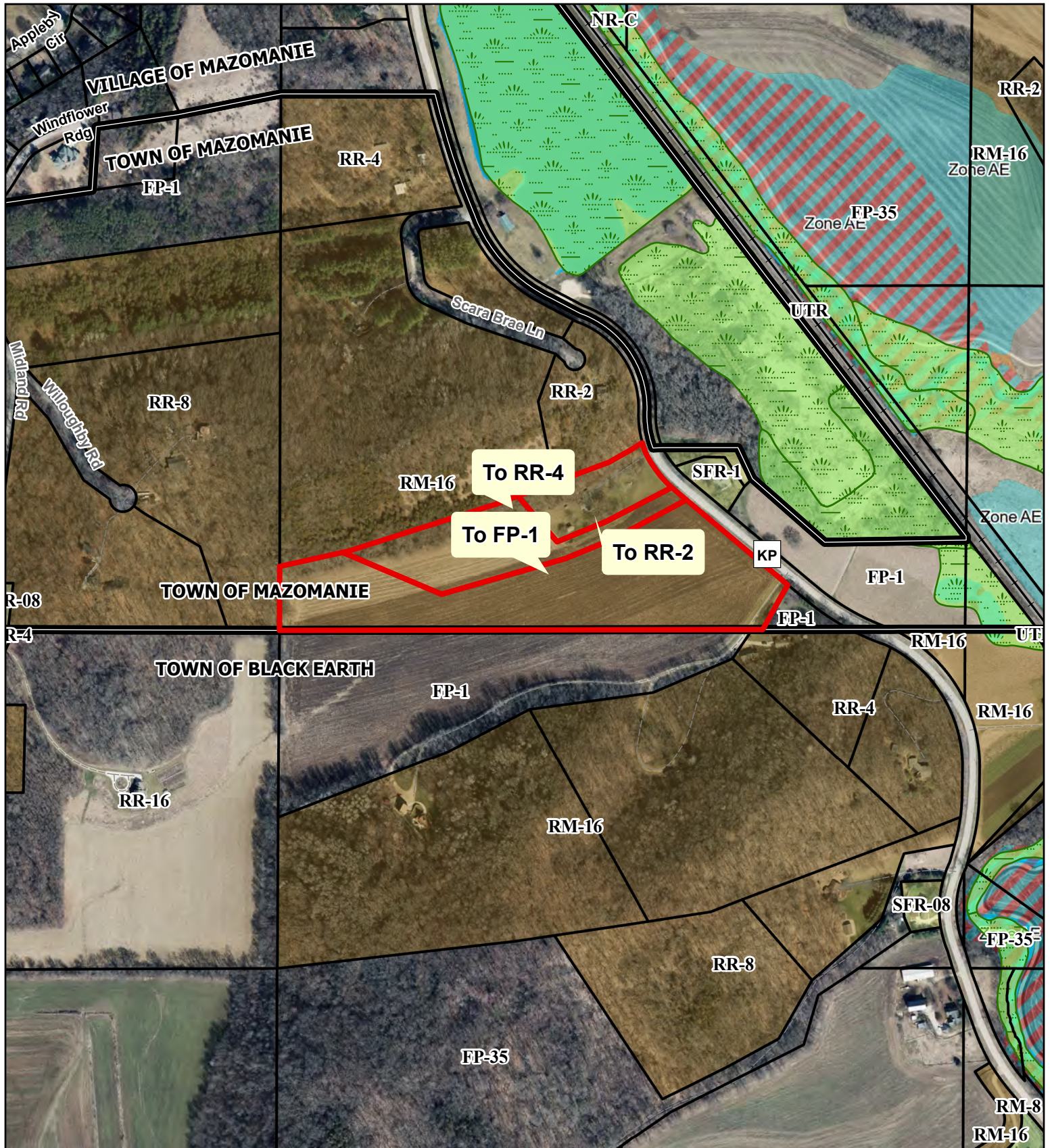
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
10359 County Highway KP					
TOWNSHIP MAZOMANIE	SECTION 16	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0806-164-9230-9					

REASON FOR REZONE

CREATING TWO RESIDENTIAL LOTS (ONE FOR EXISTING HOME) AND ONE AGRICULTURAL LOT

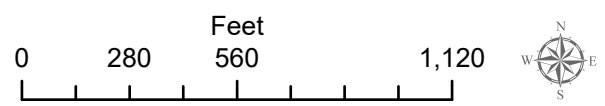
FROM DISTRICT:	TO DISTRICT:	ACRES
RM-16 Rural Mixed-Use District	RR-2 Rural Residential District	2.21
RM-16 Rural Mixed-Use District	RR-4 Rural Residential District	4.5
RM-16 Rural Mixed-Use District	FP-1 Farmland Preservation District	12.67

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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|-------------------------------|---------------------------------|---------------------------------------|
| Proposed Zoning | Regulatory Floodway | Residential |
| Parcels | 0.2% Annual Chance Flood Hazard | Rural Residential and Rural Mixed Use |
| Wetland Class Areas | Farmland Preservation | Special Use |
| Zone Type | Agricultural Transition | Municipal Boundary |
| 1% Annual Chance Flood Hazard | Natural Resource Conservancy | |

**PETITION 12294
EILEEN
MEIXELSPERGER-**





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:	EILEEN MEYERSBERGER-VANACKER	Agent Name:	KEVIN FISHER and Diane
Address (Number & Street):	10359 COUNTY HIGHWAY KP	Address (Number & Street):	10354 COUNTY HIGHWAY KP
Address (City, State, Zip):	MAZOMANIE WI 53560	Address (City, State, Zip):	MAZOMANIE WI 53560
Email Address:	DECEASED	Email Address:	m
Phone#:	DECEASED	Phone#:	

PROPERTY INFORMATION			
Township:	MAZOMANIE	Parcel Number(s):	034/0806-164-9230-9
Section:	16-8-6	Property Address or Location:	10359 COUNTY HIGHWAY KP MAZO WI 53560

REZONE DESCRIPTION		
<p>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.</p>	<p>Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	
<p>REQUESTING TO SPLIT THE ONE EXISTING PARCEL INTO A TOTAL OF THREE PARCELS. LOT 1 WOULD BE THE EXISTING HOUSE, HOBBY BARN AND SHED. LOT 2 WOULD BE ZONED RURAL RESIDENTIAL WITH THE INTENTION OF BUILDING ONE SINGLE FAMILY HOME ON IT AND LOT 3 WOULD BE ZONED TO KEEP IT AS TILLABLE LAND.</p>		
Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RM-16	"LOT 1" RR2	2.21
RM-16	"LOT 2" RR4	4.50
RM-16	"LOT 3" FP1	12.67

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 <i>NIA</i> commercial development (if applicable)	<input checked="" 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 Kevin Fisher

Date 4-16-2026

CERTIFIED SURVEY MAP

WALKER SURVEYING INC.

5964 LINDA CT. MAZOMANIE, WI. 53560

PART OF THE SE 1/4 OF THE SE 1/4, AND
PART OF THE SW 1/4 OF THE SE 1/4,
SECTION 16, T08N, R06E, TOWN OF
MAZOMANIE, DANE COUNTY, WISCONSIN.

COURSE	BEARING	DISTANCE
L-1	N 60°23'16"E	119.40'
L-2	N 57°18'16"E	69.45'
L-3	S 61°47'11"W	267.08'
L-4	S 67°19'30"W	195.29'
L-5	N 42°06'25"W	231.86'

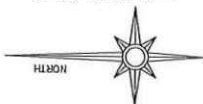
C-1
R = 361.87'
LENGTH = 191.91'
DELTA = 30°23'09"
TAN BEARING = S 50°24'24"E
CALL
S 35°12'49"E 189.67'

C-2
R = 401.87'
LENGTH = 204.15'
DELTA = 29°06'23"
CALL
S 35°51'12"E 201.96'

LEGEND

- = 3/4" x 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

SOUTH LINE
SE 1/4
S 89°45'18"W



BEARING REFERENCE
WISCONSIN-DANE

200 0 200 400 600

GRAPHIC SCALE - FEET SCALE 1" = 200 Ft

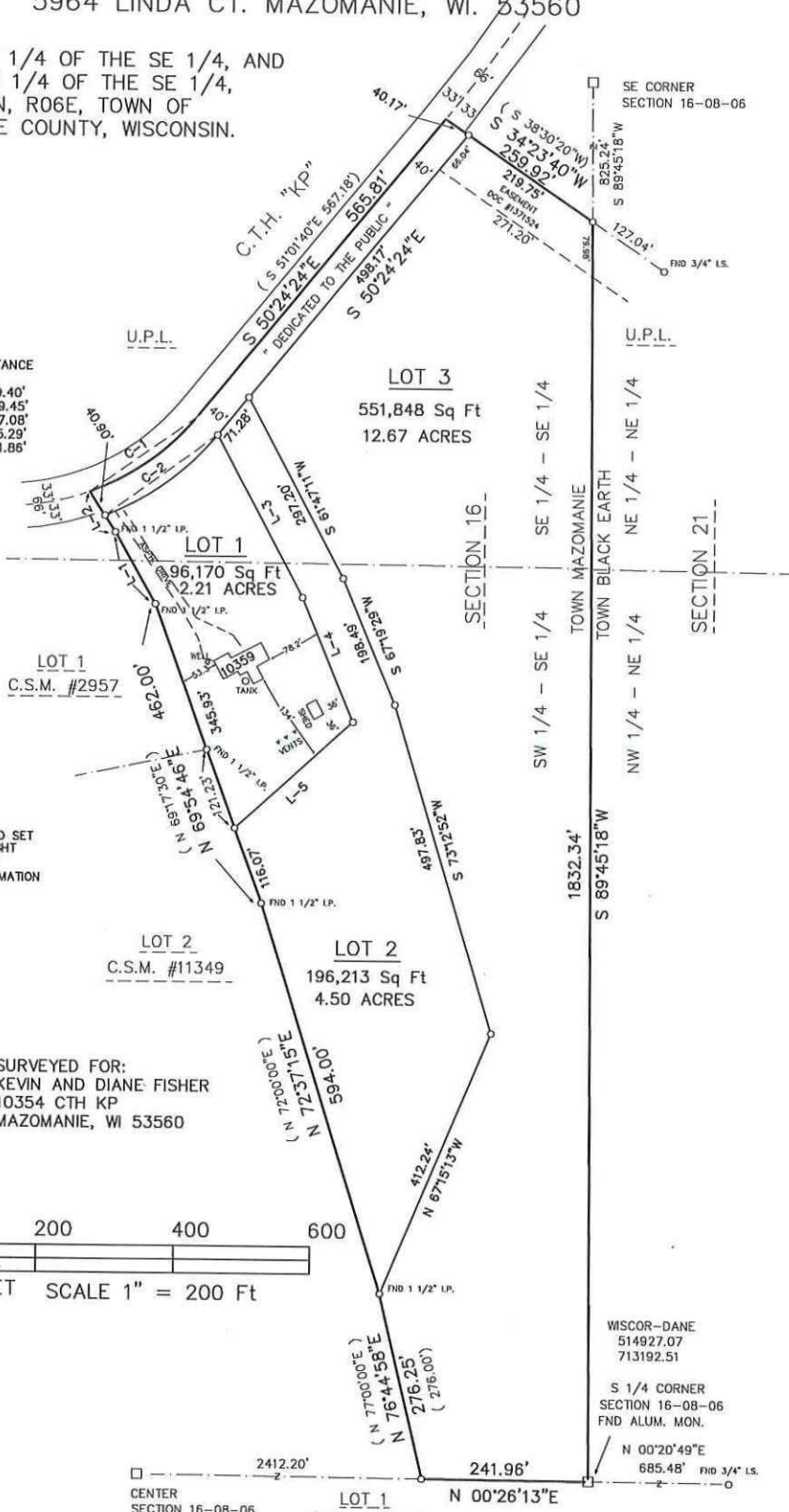
SURVEYED FOR:
KEVIN AND DIANE FISHER
10354 CTH KP
MAZOMANIE, WI 53560

LOT 1
C.S.M. #2957

LOT 2
C.S.M. #11349

LOT 2
196,213 Sq Ft
4.50 ACRES

LOT 3
551,848 Sq Ft
12.67 ACRES



CENTER
SECTION 16-08-06

LOT 1
C.S.M. #4894

DOCUMENT NO. _____
CERTIFIED SURVEY MAP NO. _____
VOLUME _____ PAGE _____

WISCONSIN-DANE
514927.07
713192.51

S 1/4 CORNER
SECTION 16-08-06
FND ALUM. MON.

N 00°20'49"E
685.48' FND 3/4" I.S.

CERTIFIED SURVEY MAP

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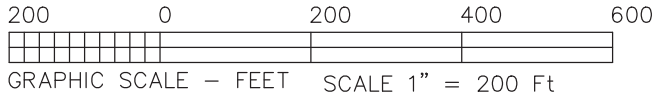
LEGEND

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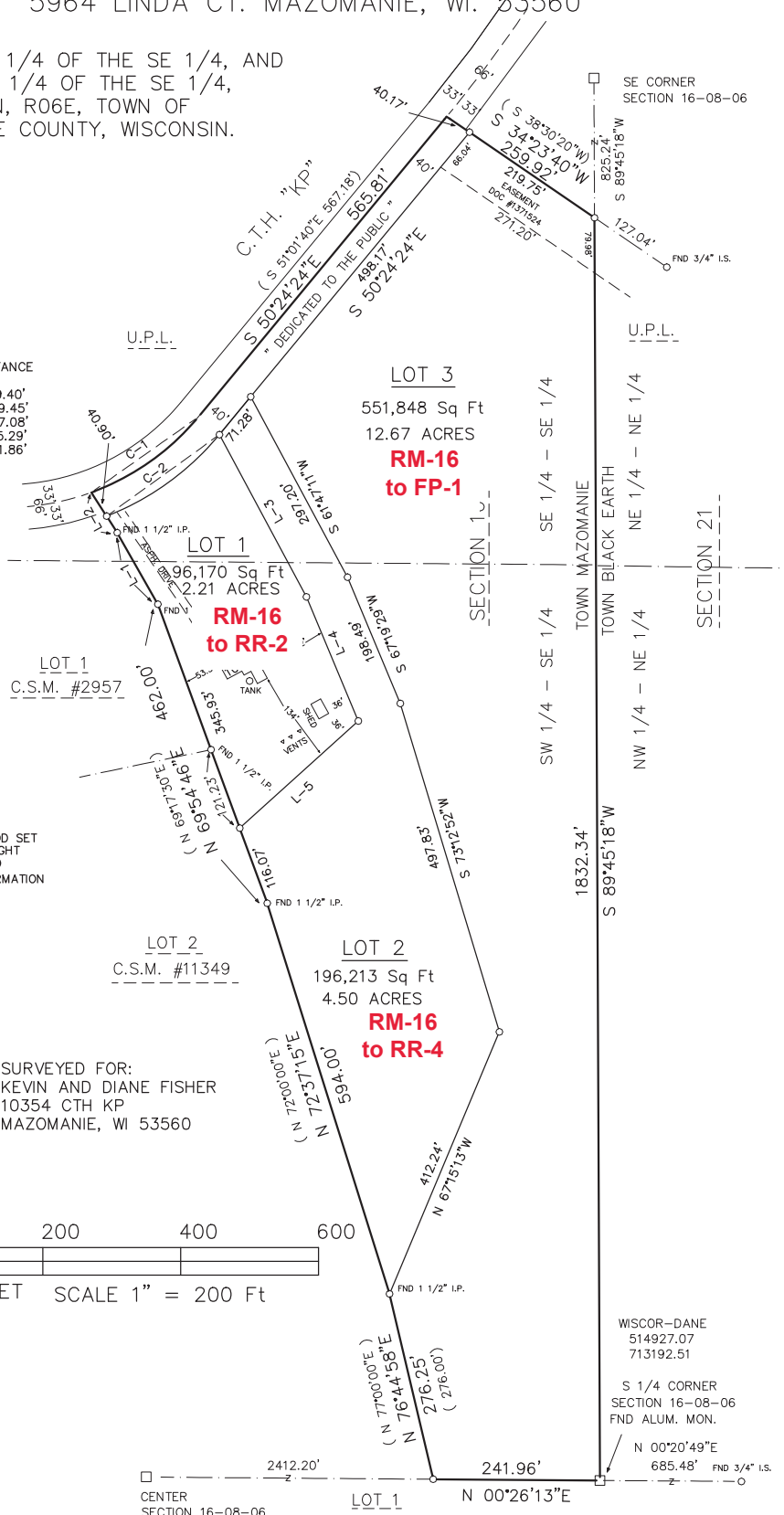
SOUTH LINE
SE 1/4
S 89°45'18"W



BEARING REFERENCE
WISCOR-DANE



SURVEYED FOR:
KEVIN AND DIANE FISHER
10354 CTH KP
MAZOMANIE, WI 53560



WISCOR-DANE
514927.07
713192.51

S 1/4 CORNER
SECTION 16-08-06
FND ALUM. MON.

N 00°20'49"E
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CENTER
SECTION 16-08-06

LOT 1
C.S.M. #4894

DOCUMENT NO. _____
CERTIFIED SURVEY MAP NO. _____
VOLUME _____ PAGE _____

FARMLAND PRESERVATION DENSITY STUDY

Note: Density policies vary by town. Farmstead ownership is based on the date farmland preservation zoning. This report is based on the best property information available to staff. Please contact staff with questions at (608) 266-4266. Learn about density studies at <https://danecountyplanning.com/Permits-Applications/Density-Study>

Applicant: Kevin Fisher

Farmstead Owner: E. Meixel Sperger

Accela ID: DCPDEN-2026-00020

Farmland Preservation Enacted: 3/28/1979

Density Study Date: 3/20/2026

Density Factor: 1:40acres

Town: Mazomanie

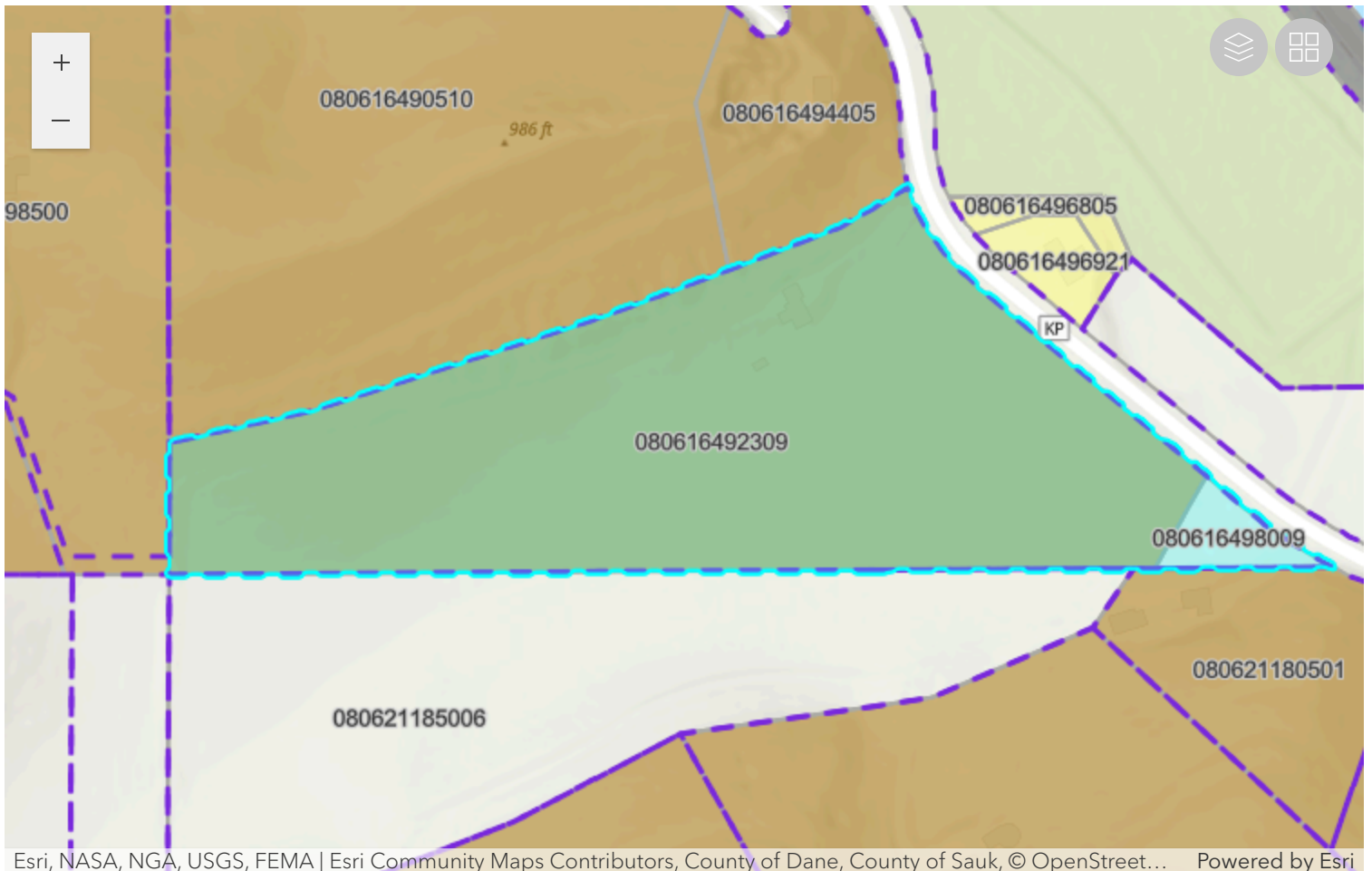
Farmstead Acres: 20.21

Section(s): 16, 21

Available Density Unit(s): 1

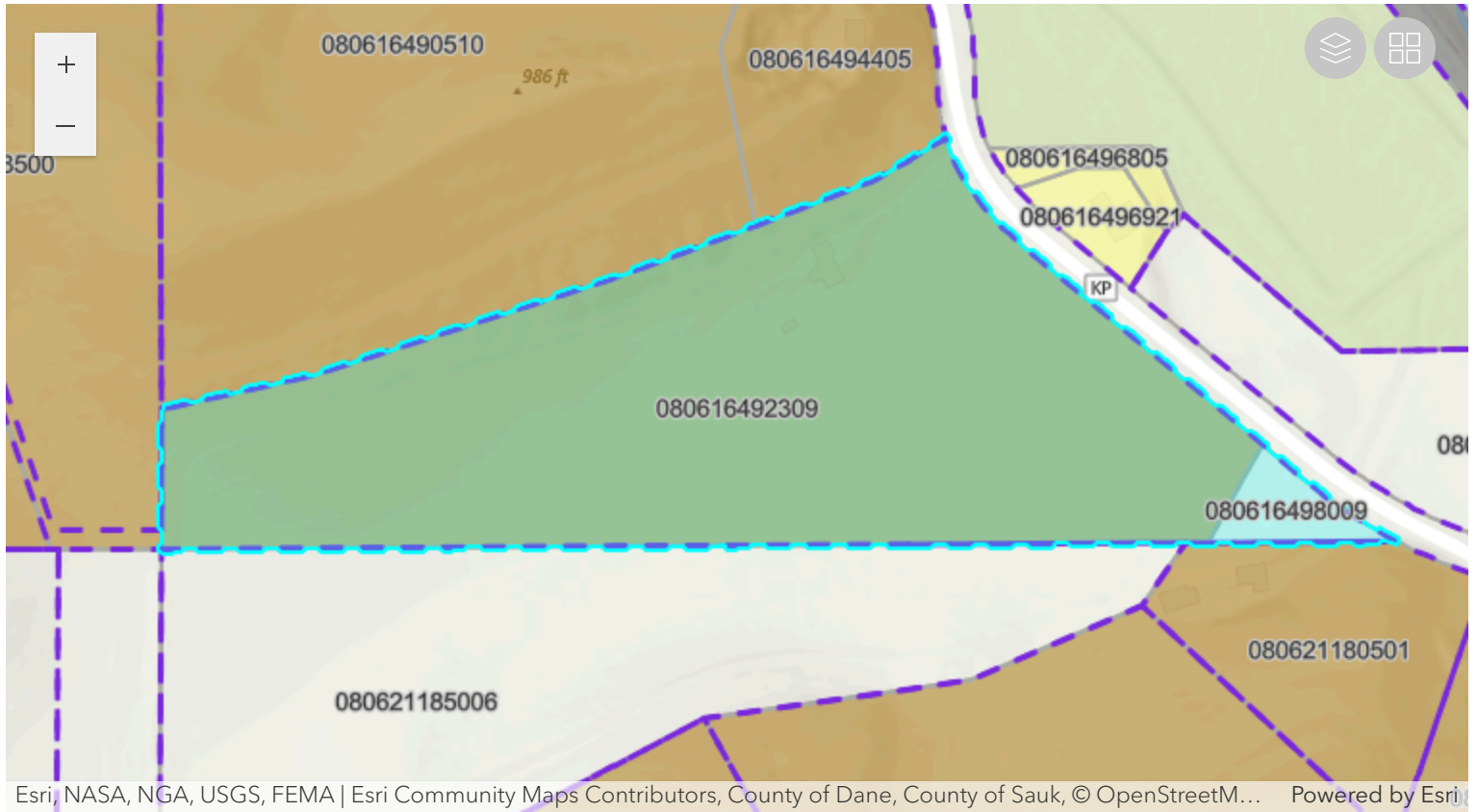
Original Density Units: 0.51

Justification: Mazomanie: If the parcel is greater than 4 acres, and has a residence from March 29, 1979 an additional dwelling unit is allowed.



FARMLAND PRESERVATION DENSITY STUDY

Applicant: Kevin Fisher



Esri, NASA, NGA, USGS, FEMA | Esri Community Maps Contributors, County of Dane, County of Sauk, © OpenStreetM... Powered by Esri

Parcel Number	Acres	Owner	CSM
080616492309	19.59	EILEEN MEIXELSPERGER-VAN ACKER	
080616498009	0.62	BRYAN J ADLER & CHRISTINE M SIPPOLA	

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

LOT 1

Part of the SE 1/4 of the SE 1/4 and part of the SW 1/4 of the SE 1/4, Section 16, T08N, R06E, Town of Mazomanie, Dane County, Wisconsin more fully described as follows;

Commencing at the SE corner of said Section 16

THENCE South 89 degrees 45 minutes 18 seconds West for a distance of 825.24 feet along the South line said SE 1/4
THENCE North 34 degrees 23 minutes 40 seconds East for a distance of 219.75 feet to the South Right-of-way C.T.H. "K.P."
THENCE North 50 degrees 24 minutes 24 seconds West for a distance of 569.45 feet along said Right-of-way to the point of beginning
THENCE South 61 degrees 47 minutes 11 seconds West for a distance of 267.08 feet
THENCE South 67 degrees 19 minutes 30 seconds West for a distance of 195.29 feet
THENCE North 42 degrees 06 minutes 25 seconds West for a distance of 231.86 feet
THENCE North 69 degrees 54 minutes 46 seconds East for a distance of 345.93 feet along the South line C.S.M. #2957
THENCE North 60 degrees 23 minutes 16 seconds East for a distance of 119.40 feet along said line
THENCE North 57 degrees 18 minutes 14 seconds East for a distance of 28.55 feet along said line to the South Right-of-way C.T.H. "K.P."
THENCE along a curve to the left having a radius of 401.87 feet and an arc length of 204.15 feet, being subtended by a chord of South 35 degrees 51 minutes 12 seconds East for a distance of 201.96 feet along said Right-of-way to the point of beginning

LOT 2

Part of the SE 1/4 of the SE 1/4, and part of the SW 1/4 of the SE 1/4, Section 16, T08N, R06E, Town of Mazomanie, Dane County, Wisconsin more fully described as follows;

Commencing at the S 1/4 corner of said Section 16

THENCE North 00 degrees 26 minutes 13 seconds East for a distance of 241.96 feet along the West line of said SE 1/4
THENCE North 76 degrees 44 minutes 58 seconds East for a distance of 276.25 feet along the South line of C.S.M. #11349 to the point of beginning
THENCE North 72 degrees 37 minutes 15 seconds East for a distance of 594.00 feet along said line
THENCE North 69 degrees 54 minutes 45 seconds East for a distance of 116.07 feet along said line
THENCE South 42 degrees 06 minutes 25 seconds East for a distance of 231.86 feet
THENCE North 67 degrees 19 minutes 30 seconds East for a distance of 195.29 feet
THENCE North 61 degrees 47 minutes 11 seconds East for a distance of 267.08 feet to the South Right-of-way C.T.H. "K.P."
THENCE South 50 degrees 24 minutes 24 seconds East for a distance of 71.28 feet along said Right-of-way
THENCE South 61 degrees 47 minutes 11 seconds West for a distance of 297.20 feet
THENCE South 67 degrees 19 minutes 29 seconds West for a distance of 198.49 feet
THENCE South 73 degrees 12 minutes 52 seconds West for a distance of 497.83 feet
THENCE North 67 degrees 15 minutes 13 seconds West for a distance of 412.24 feet to the point of beginning

LOT 3

Part of the SE 1/4 of the SE 1/4, and part of the SW 1/4 of the SE 1/4, Section 16, T08N, R06E, Town of Mazomanie, Dane County, Wisconsin more fully described as follows;

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THENCE North 67 degrees 19 minutes 29 seconds East for a distance of 198.49 feet
THENCE North 61 degrees 47 minutes 11 seconds East for a distance of 297.20 feet to the South Right-of-way C.T.H. "K.P."
THENCE South 50 degrees 24 minutes 24 seconds East for a distance of 498.17 feet along said Right-of-way
THENCE South 34 degrees 23 minutes 40 seconds West for a distance of 219.75 feet to the South line of said SE 1/4
THENCE South 89 degrees 45 minutes 18 seconds West for a distance of 1832.34 feet along said South line to the point of beginning

Rezone 12294 Legal Descriptions

RM-16 to RR-2 (proposed Lot 1)

Part of the SE 1/4 of the SE 1/4 and part of the SW 1/4 of the SE 1/4, Section 16, T08N, R06E, Town of Mazomanie, Dane County, Wisconsin more fully described as follows:

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THENCE along a curve to the left having a radius of 401.87 feet and an arc length of 204.15 feet, being subtended by a chord of South 35 degrees 51 minutes 12 seconds East for a distance of 201.96 feet along said Right-of-way to the point of beginning

RM-16 to RR-4 (proposed Lot 2)

Part of the SE 1/4 of the SE 1/4, and part of the SW 1/4 of the SE 1/4, Section 16, T08N, R06E, Town of Mazomanie, Dane County, Wisconsin more fully described as follows:

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RM-16 to FP-1 (proposed Lot 3)

Part of the SE 1/4 of the SE 1/4, and part of the SW 1/4 of the SE 1/4, Section 16, T08N, R06E, Town of Mazomanie, Dane County, Wisconsin more fully described as follows:

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