

Dane County Rezone Petition

Application Date	Petition Number
10/24/2025	DCPREZ-2025-12234
Public Hearing Date	
1/27/2026	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DUANE TRAGER FAMILY - TYLER	PHONE (with Area Code) (608) 438-2684	AGENT NAME WILLIAMSON SURVEYING AND ASSOCIATES	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 9874 STATE HIGHWAY 19		ADDRESS (Number & Street) 104A W MAIN STREET	
(City, State, Zip) MAZOMANIE, WI 53560		(City, State, Zip) Wuanakee, WI 53597	
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	
9874 State Hwy 19					
TOWNSHIP MAZOMANIE	SECTION 11	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0806-114-8840-0					

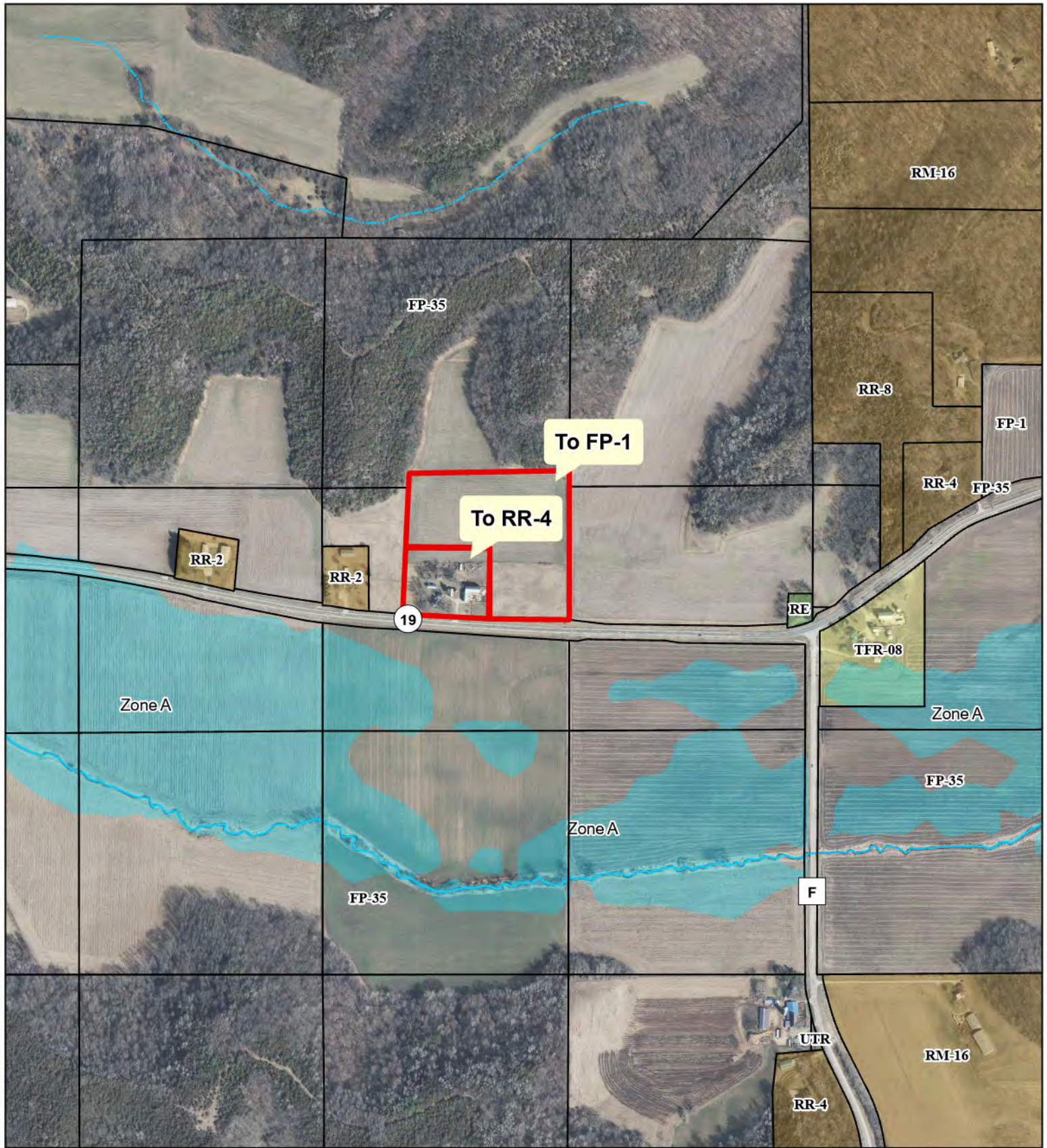
REASON FOR REZONE

SEPARATING EXISTING RESIDENCE FROM FARMLAND




FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	FP-1 Farmland Preservation District	11.99
FP-35 Farmland Preservation District	RR-4 Rural Residential District	4.01

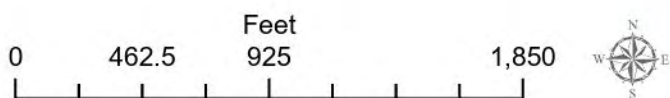
C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: A DOT ACCESS PERMIT FROM HWY 19 OR A SHARED ACCESS EASEMENT WILL BE NEEDED TO ALLOW ACCESS TO THE FARM FIELD.



PETITION 12234
DUAINE TRAGER FAMILY-TYLER

-  Proposed Zoning Boundary
-  Tax Parcel Boundary
-  1% Annual Chance Flood Hazard





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:	DUAINE TRAGER - family	Agent Name:	Williamson Surveying & Assoc. LLC
Address (Number & Street):	9874 STATE HWY 19	Address (Number & Street):	104A W. Main St
Address (City, State, Zip):	MAZOMANIE WI 53560	Address (City, State, Zip):	Waunakee, WI 53597
Email Address:	tdendres@gmail.com	Email Address:	chris@williamsonsurveying.com
Phone#:	608-438-2684 - Tyler	Phone#:	608-255-5705

PROPERTY INFORMATION

Township:	mazomanie	Parcel Number(s):	0806-114-8840-0
Section:	11	Property Address or Location:	9874 STATE HWY 19

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 ☐ No ☒

Duaine Trager's family is selling this property to Tyler Endres in November and they are signing off on this rezone process to proceed prior to this sale. Tyler is purchasing this parcel as a whole but just wants the farm land. He is proposing this rezone to separate the existing house and buildings off from the farm land.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	FP-1	11.99
FP-35	RR-4	4.01

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 commercial development (if applicable) | <input checked="" type="checkbox"/> Pre-application consultation with town and department staff | <input checked="" type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer |
|--|--|---|---|---|

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 Duane Trager

Date 10-16-25



NOA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

LANDS
SW 1/4
OF THE
NE 1/4

LANDS
SE 1/4
OF THE
NE 1/4

FP-35 TO FP-1

522,344 SQ. FT. OR 11.99 ACRES

FP-35 TO RR-4

174,640 SQ. FT. OR 4.01 ACRES

EAST 1/4 CORNER
SECTION 11, T8N, R6E
FD. 1 1/4" REBAR
ALL TIES VERIFIED

LANDS
NW 1/4
OF THE
SE 1/4

NW 1/4
OF THE
SE 1/4

LANDS
NE 1/4
OF THE
SE 1/4

N 02°51'45" E

WEST 454.03'

01°29'10" E 39718'

S 00°15'18" W 723.46'

19.99'
N 82°59'1

417.75'
 '15" W 424.97'

1,329.04'
N 82°59'17"

388,34'

1 775 131

S 00°04'36" W 2,663.47'

TYLER ENDRES
515 SKYVIEW DRIVE
WAUNAKEE, WI 53597

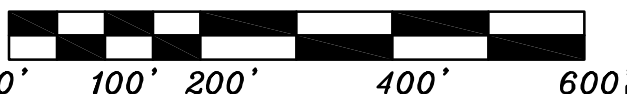
<i>L-#</i>	<i>BEARINGS</i>	<i>DIST.</i>
<i>L-1</i>	<i>N 85°59'56" W</i>	<i>349.55'</i>
<i>L-2</i>	<i>N 82°16'41" W</i>	<i>106.70'</i>
<i>L-3</i>	<i>S 00°23'47" W</i>	<i>73.99'</i>

○ = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
● = FOUND 3/4" REBAR
■ = FOUND 1" IRON PIPE
◐ = FOUND SECTION CORNER
Ⓜ = WELL
Ⓢ = SEPTIC TANK
H = HOUSE
G = GARAGE

W.C.C.S. - DANE ZONE
BEARINGS ARE REFERENCED TO THE EAST
LINE OF THE SE 1/4 OF SECTION 11.
LINE TO BEAR = S 00°04'36" W

SOUTHEAST CORNER
SECTION 11, T8N, R6E
FD. 1 1/4" IRON PIPE
ALL TIES VERIFIED

SCALE 1" = 200'



FP-35 TO FP-1

A parcel of land located in part of the Northwest 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 11, T8N, R6E, Town of Mazomanie, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the East 1/4 Corner of said Section 11; thence S 00°04'36" W along the east line of the Southeast 1/4, 888.34 feet; thence N 82°59'17" W, 1,329.04 feet to the north right of way of State Highway "19" also being the point of beginning.

Thence continue along said north right of way for the next 2 courses N 82°59'17" W, 19.99 feet; thence S 88°16'15" W, 417.75 feet; thence N 01°29'10" E, 397.18 feet; thence West, 454.03 feet; thence N 02°51'45" E, 398.60 feet; thence N 89°10'29" E, 865.04 feet; thence S 00°23'47" W, 73.99 feet; thence S 00°15'18" W, 723.46 feet to the point of beginning. This parcel contains 522,344 sq. ft. or 11.99 acres.

FP-35 TO RR-4

A parcel of land located in part of the Northwest 1/4 of the Southeast 1/4 of Section 11, T8N, R6E, Town of Mazomanie, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the East 1/4 Corner of said Section 11; thence S 00°04'36" W along the east line of the Southeast 1/4, 888.34 feet; thence N 82°59'17" W, 1,349.03 feet to the north right of way of State Highway "19"; thence along said north right of way for the next 4 courses thence S 88°16'15" W, 417.75 feet to the point of beginning.

Thence continue S 88°16'15" W, 7.22 feet; thence N 85°59'56" W, 349.55 feet; thence N 82°16'41" W, 106.70 feet; thence N 02°51'45" E, 358.98 feet; thence East, 454.03 feet; thence S 01°29'10" W, 397.18 feet to the point of beginning. This parcel contains 174,640 sq. ft. or 4.01 acres.

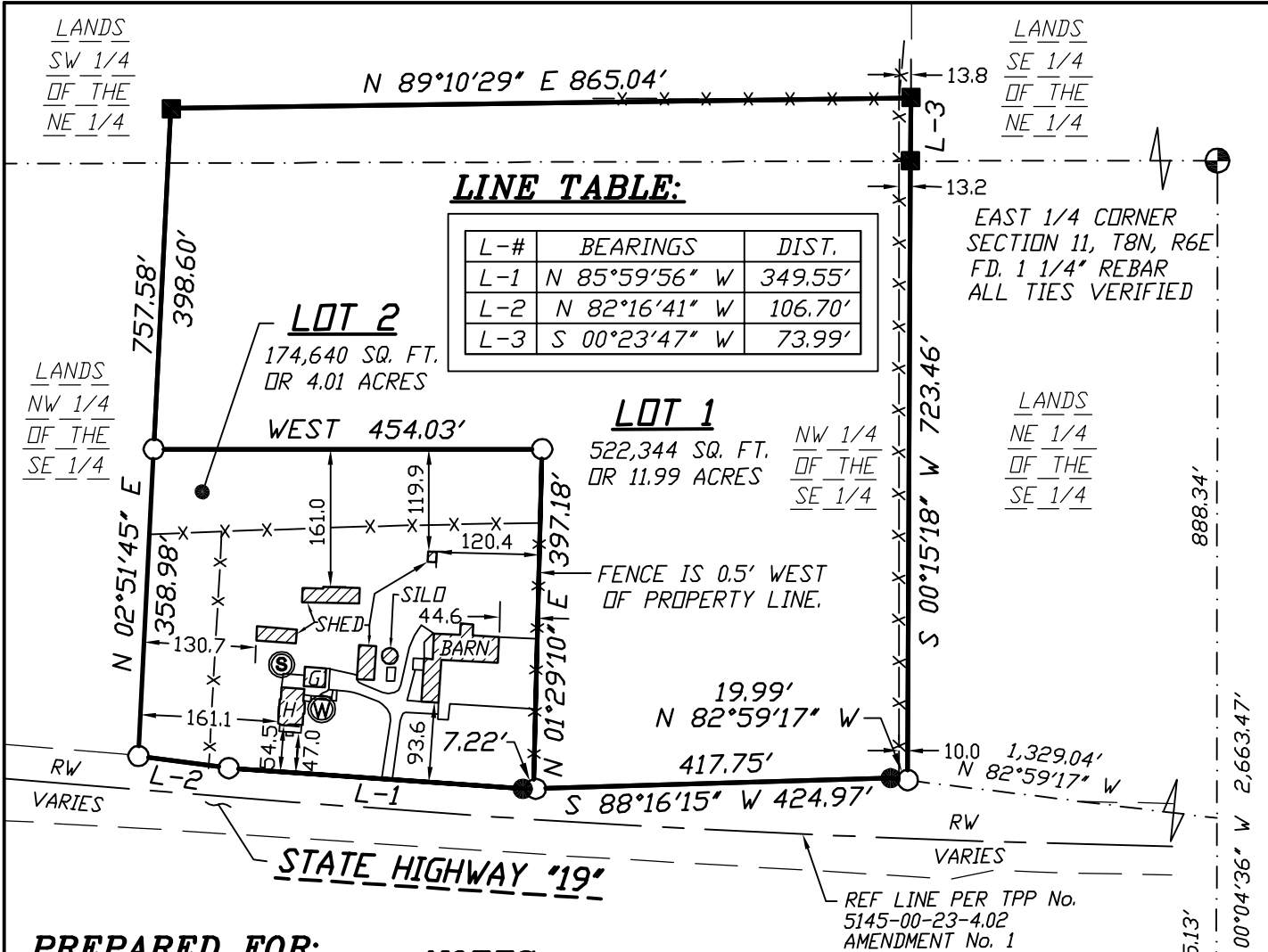


CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the part of the Northwest 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 11, T8N, R6E, Town of Mazomanie, Dane County, Wisconsin.



PREPARED FOR:

TYLER ENDRES
515 SKYVIEW DRIVE
WAUNAKEE, WI 53597

NOTES:

1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.

2.) WETLANDS AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.

LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- = FOUND 1" IRON PIPE
- ⊕ = FOUND SECTION CORNER
- ⊙ = WELL
- ⊙ = SEPTIC TANK
- H = HOUSE
- G = GARAGE

SCALE 1" = 200'



0' 100' 200' 400' 600'

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

Sheet 1 of 3

SURVEYORS SEAL

W.C.C.S. - DANE ZONE
BEARINGS ARE REFERENCED TO THE EAST
LINE OF THE SE 1/4 OF SECTION 11.
LINE TO BEAR = S 00°04'36" W

25W-369



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the part of the Northwest 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 11, T8N, R6E, Town of Mazomanie, Dane County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Noa T. Prieve, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Dane County, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being located in the part of the Northwest 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 11, T8N, R6E, Town of Mazomanie, Dane County, Wisconsin, more particularly described as follows:

Commencing at the East 1/4 Corner of said Section 11; thence S 00°04'36" W along the east line of the Southeast 1/4, 888.34 feet; thence N 82°59'17" W, 1,329.04 feet to the north right of way of State Highway "19" also being the point of beginning.

Thence continue along said north right of way for the next 4 courses N 82°59'17" W, 19.99 feet; thence S 88°16'15" W, 424.97 feet; thence N 85°59'56" W, 349.55 feet; thence N 82°16'41" W, 106.70 feet; thence N 02°51'45" E, 757.58 feet; thence N 89°10'29" E, 865.04 feet; thence S 00°23'47" W, 73.99 feet; thence S 00°15'18" W, 723.46 feet to the point of beginning. This parcel contains 696,984 sq. ft. or 16.00 acres.

Williamson Surveying and Associates, LLC
by Noa T. Prieve

Date _____

Noa T. Prieve S-2499
Professional Land Surveyor

SURVEYORS SEAL



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the part of the Northwest 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 11, T8N, R6E, Town of Mazomanie, Dane County, Wisconsin.

OWNERS' CERTIFICATE:

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. I also certify that this certified survey map is required by sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

WITNESS the hand seal of said owners this _____ day of _____, 20____.

Double E. Farms LLC

STATE OF WISCONSIN)
DANE COUNTY)

Authorized Representative

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.

_____ County, Wisconsin.

My commission expires _____

Notary Public

Print Name

TOWN BOARD RESOLUTION

Resolved that this certified survey map is hereby acknowledged and approved by the Town of Mazomanie on this _____ day of _____, 20____.

DANE COUNTY APPROVAL:

Courtney Beuthin
Town Clerk

Approved for recording per Dane County Zoning and Land Regulation Committee action on _____.

Daniel Everson
Assistant Zoning Administrator

REGISTER OF DEEDS:

Received for recording this ___ day of _____, 20__ at ___ o'clock ___.M. and recorded in Volume _____ of Dane County Certified Surveys on pages _____ through _____.

Kristi Chlebowski
Register of Deeds

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

Sheet 3 of 3

SURVEYORS SEAL

25W-369

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: Duane & Dorothy Trager

Town	Mazomanie	A-1EX Adoption	3/29/1979	Orig Farm Owner	Clifford Trager
Section:	11, 14	Density Number	40	Original Farm Acres	240.46
Density Study Date	7/27/2023	Original Splits	6.01	Available Density Unit(s)	5



Reasons/Notes:

[6] Original Splits
 [-1] RR-2 Lot
 [5] Housing Rights remain.
 In situations where there has been no formal recording of the allocation of potential development rights when land has been divided, it is up to the past and current owners of the land to reach agreement in writing before bringing a proposal before the Town Board. In the absence of a written agreement, the Town Board and Plan Commission allocate potential development

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
080611486601	1.93	DALE D TRAGER & TERESA K TRAGER	08293
080611486200	4.9	DALE D TRAGER & TERESA K TRAGER	
080611295004	40.65	DALE D TRAGER & TERESA K TRAGER	
080611190010	39.41	DALE D TRAGER & TERESA K TRAGER	
080611490007	40.14	DUAINE C TRAGER	
080611488400	15.95	DUAINE C TRAGER	
080611487600	16.25	DUAINE C TRAGER	
080614280005	40.28	ROY H MAIER & SHEILA K MAIER	
080614185001	40.14	ROY H MAIER & SHEILA K MAIER	