

Dane County Rezone Petition

Application Date	Petition Number
03/04/2025	DCPREZ-2025-12155
Public Hearing Date	
05/27/2025	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JAMES S SLATTERY	PHONE (with Area Code) (608) 370-4363	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 8848 KATZENBUECHEL RD		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) MAZOMANIE, WI 53560		(City, State, Zip)	
E-MAIL ADDRESS jslats@chorus.net		E-MAIL ADDRESS	

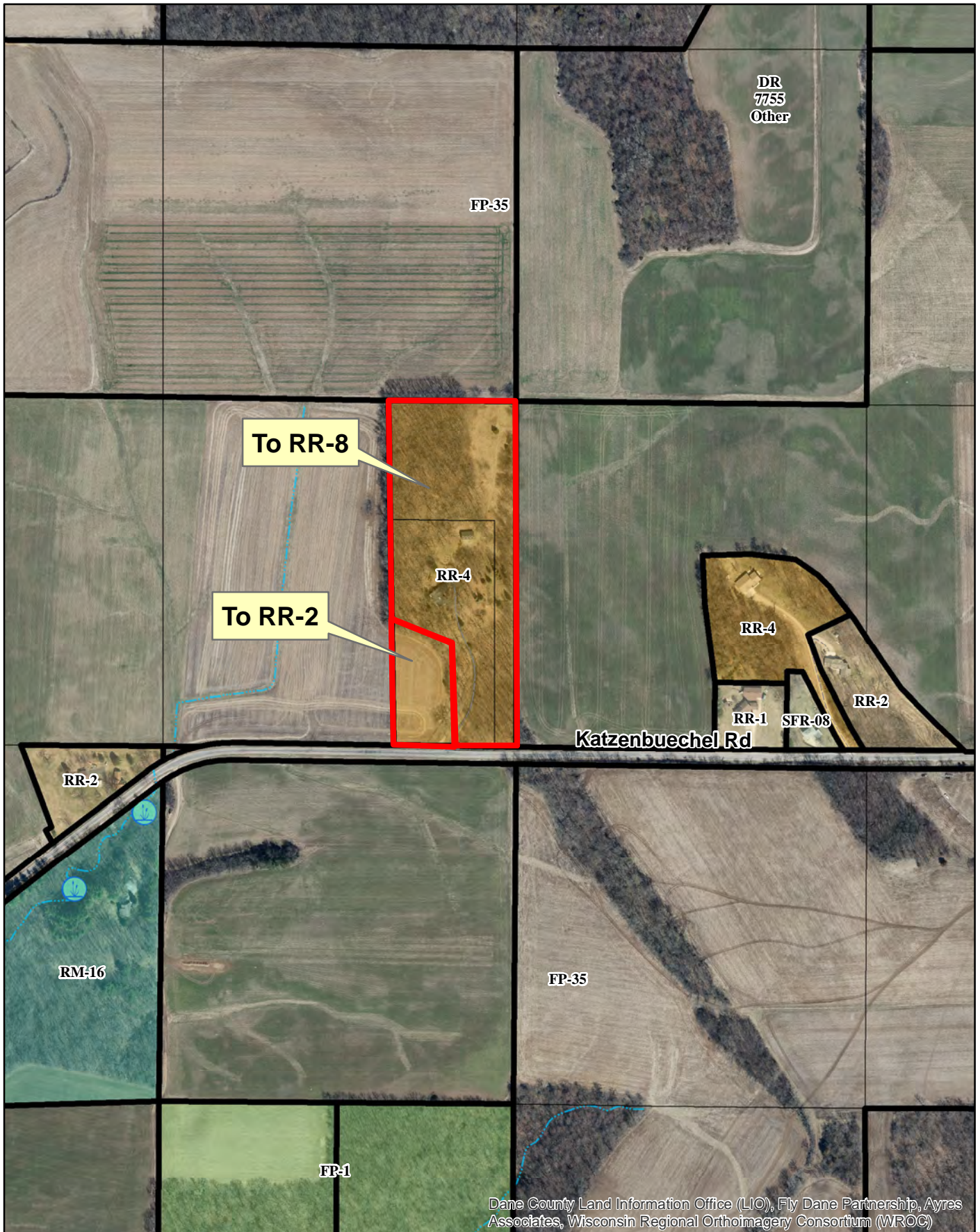
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
8848 Katzenbuechel Rd and lands east					
TOWNSHIP ROXBURY	SECTION 33	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0907-332-9851-0		0907-332-9500-4			

REASON FOR REZONE

SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS

FROM DISTRICT:	TO DISTRICT:	ACRES
RR-4 Rural Residential District	RR-2 Rural Residential District	2.03
RR-4 Rural Residential District	RR-8 Rural Residential District	12.2

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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Dane County Land Information Office (LIO), Fly Dane Partnership, Ayres Associates, Wisconsin Regional Orthimagery Consortium (WROC)

Legend

-  Wetland
-  Floodplain



0 250 500 1,000 Feet

Petition 12155 Slattery



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:	James Slattery	Agent Name:	
Address (Number & Street):	8848 Katzenbuechel RD	Address (Number & Street):	
Address (City, State, Zip):	Mazomanie, WI 53560	Address (City, State, Zip):	
Email Address:	jslats@chorus.net	Email Address:	
Phone#:	608 370 4363	Phone#:	

PROPERTY INFORMATION

Township:	Roxbury	Parcel Number(s):	050/0907-332-9851-0 050/0907-332-9500-4
Section:	33	Property Address or Location:	8848 Katzenbuechel RD Mazomanie, WI 53560

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 ☒

I own adjacent parcels 050/0907-332-9851-0, 7.78 acres, and 050/0907-332-9500-4, 6.46 acres, both zoned RR-4, at 8848 Katzenbuechel Rd, Section 33, Town of Roxbury. Each parcel has one development right. I propose to create a 2.03 acre parcel zoned RR-2 from the southwest corner of the first noted parcel, next to the road. The remainder of the existing parcel would then be combined with the second parcel to form one parcel of 12.21 acres zoned RR-8. My existing house and outbuilding would be on that larger parcel. I request that the second building right be assigned to the 2.03 acre parcel. This parcel would be a more appropriate building site than the original, being more accessible for utilities and emergency vehicles, and the driveway would be located further from the crest of the hill with improved visibility consistent with town guidelines.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RR-4 (2 parcels)		7.78 and 6.46
	RR-2	2.03
	RR-8	12.21

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
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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 James A. Slattery

Date 2.21.2025

NW¼, Section 33, T.9 N, R.7 E, Town of Roxbury, Dane County, Wisconsin

Existing Parcel
050/0907-332-9500-4
RR-4

Existing Parcel
050/0907-332-9851-0
RR-4

Katzenbuechel Rd

NW¼, Section 33, T.9 N, R.7 E, Town of Roxbury, Dane County, Wisconsin

485.66'

New Parcel
12.21 Acres
RR-8

851.32'

1302.66'

224.11'

New Parcel
2.03 Acres
RR-2

448.76'

384.3'

210.84'

Katzenbuechel Rd



Description of proposed parcel, RR-2, 2.03 acres exclusive of road right of way, labeled "Parcel A" on attached survey.

Part of the Southeast 1/4 of the Northwest 1/4 of Section 33, Township 9 North, Range 7 East, in the Town of Roxbury, DANE COUNTY, Wisconsin, described as follows: Commencing at the East quarter corner of said Section 33; thence North 89° 47' 55" West along the East - West quarter line of said Section 33, 2,897.90 feet to the Southwest corner of Lot 1, Certified Survey Map, No. 3064 and the point of beginning; thence continuing North 89° 47' 55" West along the East - West quarter line of said Section 33, 210.69 feet; thence North 00° 54' 14" West, 466.32 feet; thence South 72° 31' 44" East along the South line of said Lot 1, 224.11 feet; thence South 00° 36' 46" East along the West line of said Lot 1, 399.74 feet to the point of beginning.

PLAT OF SURVEY

GENERAL LOCATION
BEING A PART OF THE SE1/4 OF THE NW1/4, SECTION 33, T.9 N, R.7 E, TOWN OF ROXBURY,
DANE COUNTY, WISCONSIN.



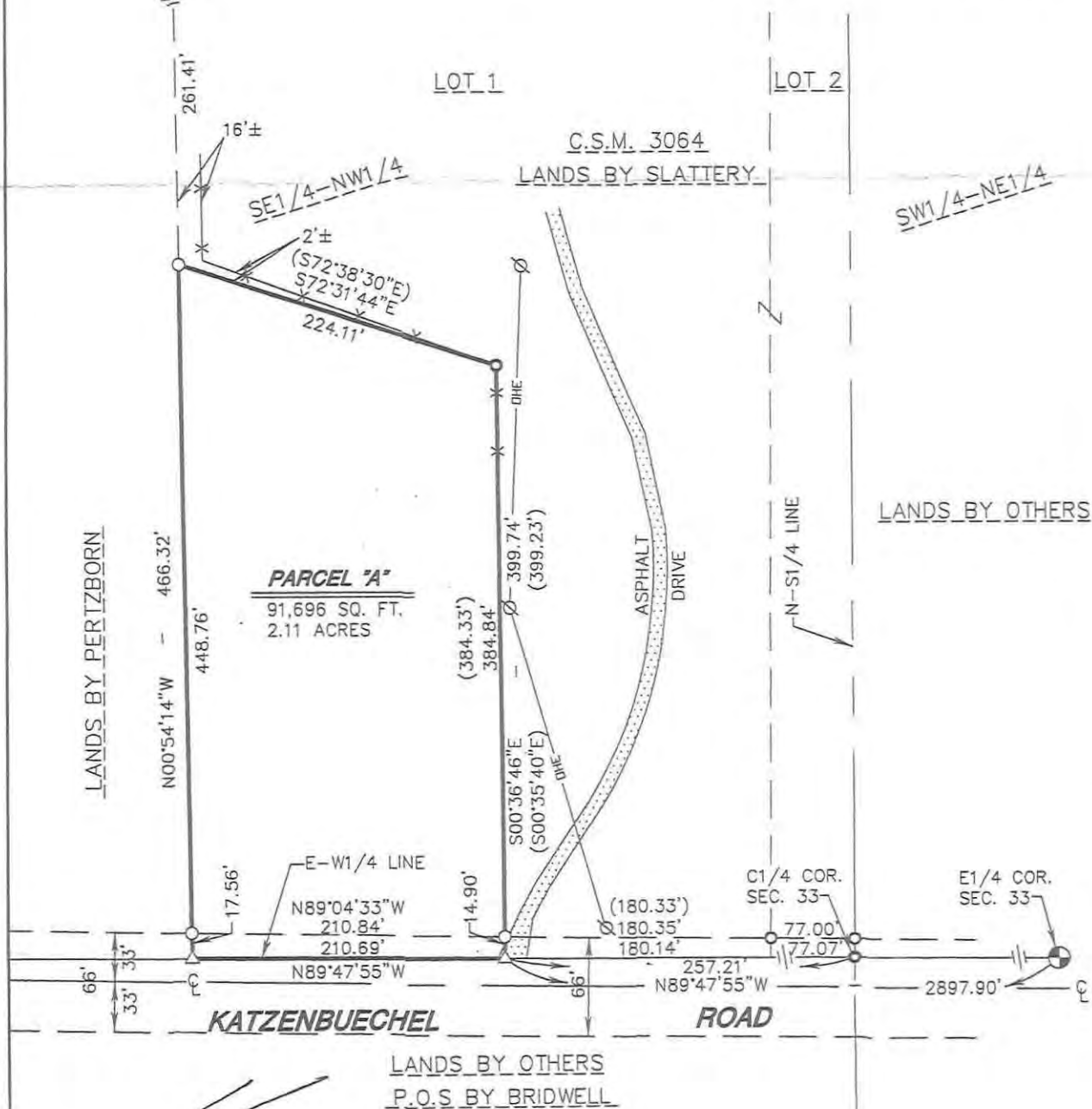
BASIS OF BEARINGS: IS THE
E-W1/4 LINE, OF SECTION 33, WHICH
IS RECORDED TO BEAR N89°47'55"W
PER C.S.M. 3064.

SCALE: 1" = 100'

NOTE: THE PURPOSE OF THIS SURVEY
IS TO COMBINE LANDS WITH ADJACENT
LANDOWNER (SLATTERY).

LEGEND

- 3/4" X 24" IRON ROD SET (WT.=1.5 LBS./L.F.)
- △ P.K. NAIL SET
- 1" IRON PIPE FND.
- ⊕ DANE CO. MON. FND.
- () PREVIOUS RECORDED OR SURVEY DATA
- O.H.E— OVERHEAD UTILITY LINES
- ⊗ POWER POLE
- * * * EXISTING FENCELINE



Description of proposed parcel, RR-8, 12.21 acres exclusive of road right of way, comprising Lot 1 and Lot 2 on attached C.S.M. 3064.

COUNTY OF DANE) ss.

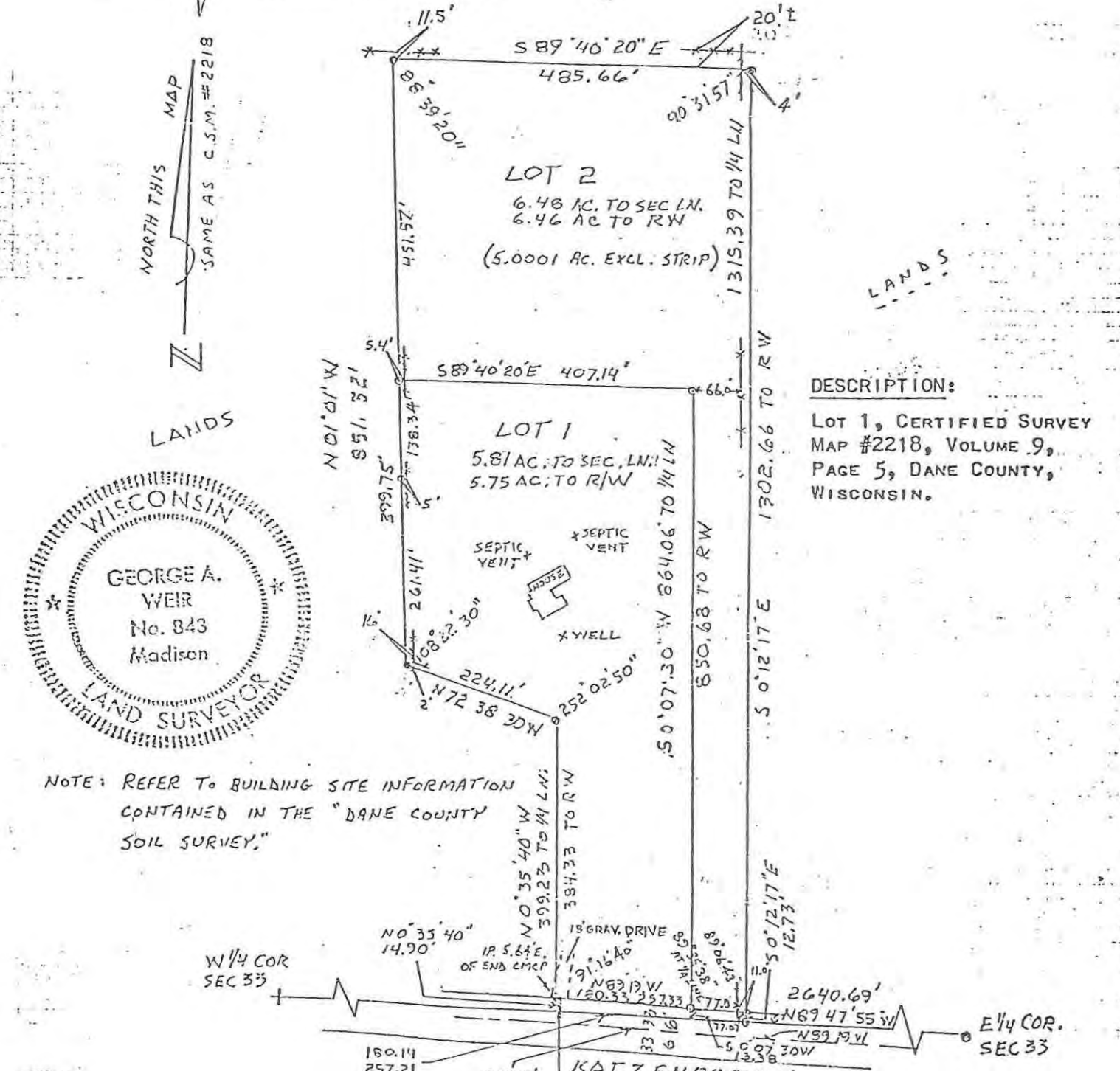
I HEREBY CERTIFY THAT THIS SURVEY IS IN COMPLIANCE WITH CHAPTER 236.31 OF THE WISCONSIN STATUTES.

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION FURNISHED.

George A. Weir
GEORGE A. WEIR, PROFESSIONAL LAND SURVEYOR



GEORGE A. WEIR, SURVEYOR
&
ROYAL OAK ENGINEERING, INC.
5610 MEDICAL CIRCLE
MADISON, WISCONSIN 53711
PHONE: (608) 274-0500



NOTE: REFER TO BUILDING SITE INFORMATION CONTAINED IN THE "DANE COUNTY SOIL SURVEY."

GEND
ALE: 1 INCH = 200 FEET
• IRON STAKES FOUND
• 1"x24" IRON PIPE DRIVEN
MIN. WT. - 1.13 #/LN FT
FENCE
RVEYED KCN, JWV
AVIN JWV
ECKED KCN
PROVED GAW
ILD BOOK 582 PAGE 75
IE OF SURVEY 18 OCT. 1978
E No. 4

SURVEYED FOR: MR. ROY MCCORMICK
213 DAROSE TERRACE MADISON, WISCONSIN
DESCRIPTION - LOCATION: LOT 1, C.S.M. # 2218,
V. 9, P. 5, (BEING IN NW 1/4 SECTION 33, T3N R7E,
TOWN OF ROSENDALE) DANE COUNTY WISCONSIN
APPROVED FOR RECORDING PER Dane County Agriculture, Zoning,
Planning & Water Resources Comm. ACTION OF Dec. 12, 1978

REGISTER OF DEEDS CERTIFICATE
RECEIVED FOR RECORD THIS 12 DAY OF Dec., 1978 AT
2:38 O'CLOCK, P.M. AND RECORDED IN VOLUME 12 OF
CERTIFIED SURVEY MAPS OF DANE COUNTY, ON PAGE 68.
Harold K. Hall
REGISTER OF DEEDS

DOCUMENT NO. 1603811
CERTIFIED SURVEY MAP NO. 3064, VOLUME 12 PAGE 68

RR-4 to RR-8

Lots 1 and 2 of Certified Survey Map No. 3064, recorded as Document No. 1603811 of Dane County Certified Survey Maps, Volume 12, Page 68, located in the SE ¼ of the NW ¼, Section 33, T.9N., R.7.E., Town of Roxbury, Dane County, Wisconsin.

Containing 12.2 acres exclusive of road right-of-way.

RR-4 to RR-2

Part of the Southeast 1/4 of the Northwest 1/4 of Section 33, Township 9 North, Range 7 East, in the Town of Roxbury, DANE COUNTY, Wisconsin, described as follows: Commencing at the East quarter corner of said Section 33; thence North 89°47'55" West along the East-West quarter line of said Section 33, 2,897.90 feet to the Southwest corner of Lot 1, Certified Survey Map, No. 3064 and the point of beginning; thence continuing North 89°47'55" West along the East-West quarter line of said Section 33, 210.69 feet; thence North 00°54'14" West, 466.32 feet; thence South 72°31'44" East along the South line of said Lot 1, 224.11 feet; thence South 00°36'46" East along the West line of said Lot 1, 399.74 feet to the point of beginning.

Containing 2.03 acres exclusive of road right-of-way.