

Dane County Rezone Petition

Application Date	Petition Number
11/13/2025	DCPREZ-2025-12239
Public Hearing Date	
01/27/2026	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME SAMUEL AND SHANIA OLSON	PHONE (with Area Code) (608) 370-9917	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 6301 STATE HIGHWAY 78		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) MAZOMANIE, WI 53560		(City, State, Zip)	
E-MAIL ADDRESS		E-MAIL ADDRESS	

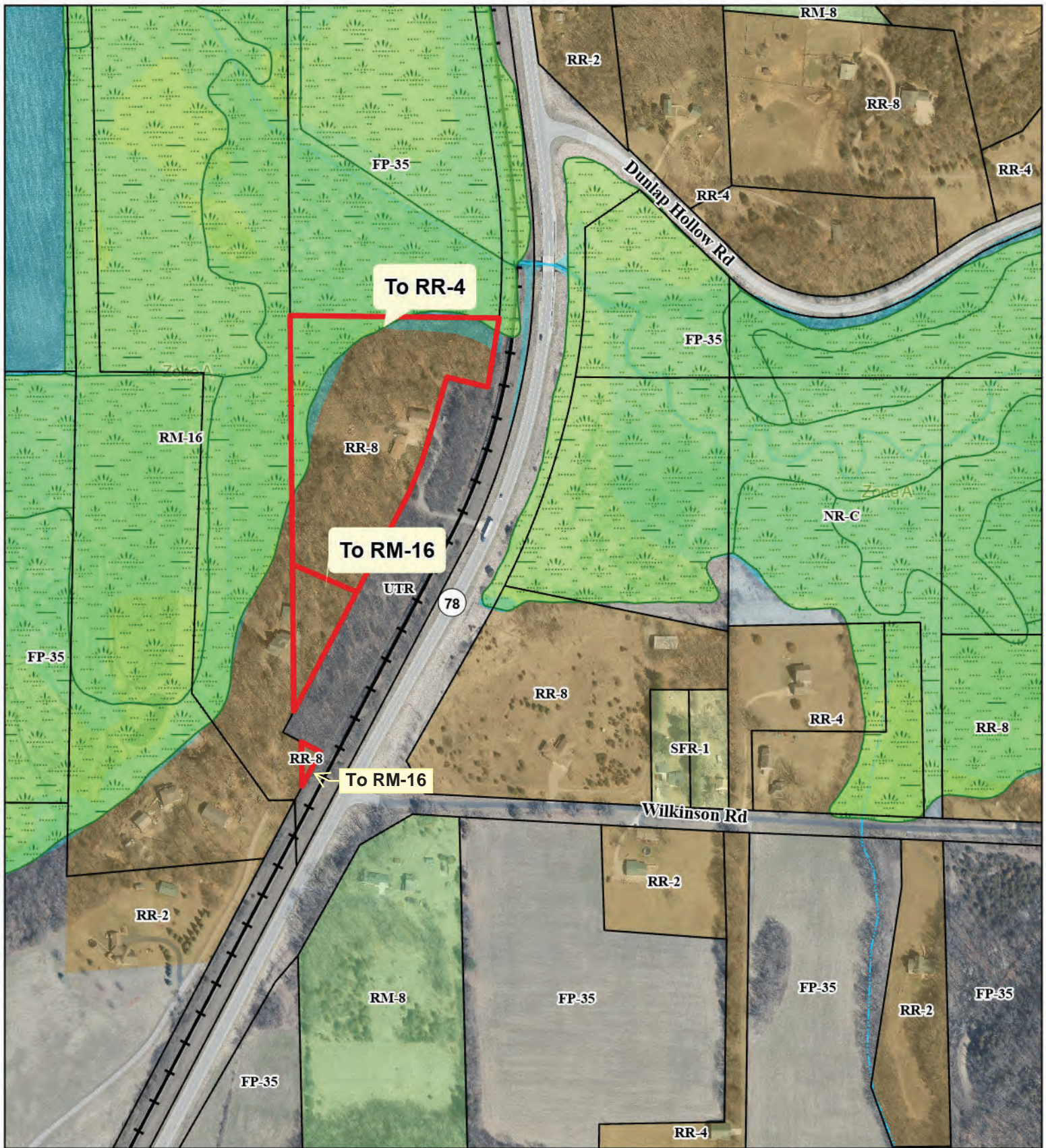
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
6301 State Highway 78					
TOWNSHIP MAZOMANIE	SECTION 2	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0806-022-9580-7		0806-022-8501-0			

REASON FOR REZONE

SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS

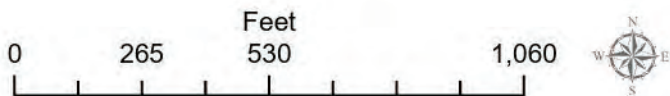
FROM DISTRICT:	TO DISTRICT:	ACRES
RR-8 Rural Residential District	RR-4 Rural Residential District	5.93
RR-8 Rural Residential District	RM-16 Rural Residential District	2.12

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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PETITION 12239
SAMUEL AND SHANIA OLSON

- Proposed Zoning Boundary
- Tax Parcel Boundary
- Wetland Class Areas
- 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
<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:	Samuel Olson	Agent Name:	
Address (Number & Street):	6301 State Highway 78	Address (Number & Street):	
Address (City, State, Zip):	Mazomanie, WI, 53560	Address (City, State, Zip):	
Email Address:	sam.olson.5973@gmail.com	Email Address:	
Phone#:	608-370-9917	Phone#:	

PROPERTY INFORMATION			
Township:	Mazomanie	Parcel Number(s):	034/0806-022-9580-7
Section:	2	Property Address or Location:	6301 State Highway 78, 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 <input type="checkbox"/> No <input checked="" type="checkbox"/>

We are looking to sell 1 acre of the property to our adjacent neighbor.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RR-8	RR-4	5.93
RR-8	RR-16 RM-16 (RWH)	2.12

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 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 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 [Signature]

Date 11-7-25

SUPPLEMENTAL INFORMATION FOR COMMERCIAL DEVELOPMENT

A scaled site plan and detailed operations plan must be submitted for commercial rezone applications. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach the relevant maps and plans listed below to your application form.

☐ **SCALED SITE PLAN.** Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:

- ☐ Scale and north arrow
- ☐ Date the site plan was created
- ☐ Existing subject property lot lines and dimensions
- ☐ Existing and proposed wastewater treatment systems and wells
- ☐ All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
- ☐ All dimension and required setbacks, side yards and rear yards
- ☐ Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
- ☐ Location and dimensions of any existing utilities, easements or rights-of-way
- ☐ Parking lot layout in compliance with s. [10.102\(8\)](#)
- ☐ Proposed loading/unloading areas
- ☐ Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
- ☐ All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade
- ☐ Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area
- ☐ Any lighting, signs, refuse dumpsters, and possible future expansion areas.

☐ **NEIGHBORHOOD CHARACTERISTICS.** Describe existing land uses on the subject and surrounding properties.

- ☐ Provide a brief written statement explaining the current use(s) of the property on which the rezone is proposed.
- ☐ Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

☐ **OPERATIONAL NARRATIVE.** Describe in detail the following characteristics of the operation, as applicable:

- ☐ Hours of operation
- ☐ Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time
- ☐ Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- ☐ Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building
- ☐ Compliance with county stormwater and erosion control standards under [Chapter 11](#) of [Chapter 14](#), Dane County Code
- ☐ Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
- ☐ Facilities for managing and removal of trash, solid waste and recyclable materials.
- ☐ Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- ☐ A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken
- ☐ Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties
- ☐ Signage, consistent with section [10.800](#)

☒ **ADDITIONAL PROPERTY OWNERS.** Provide contact information for additional property owners, if applicable.

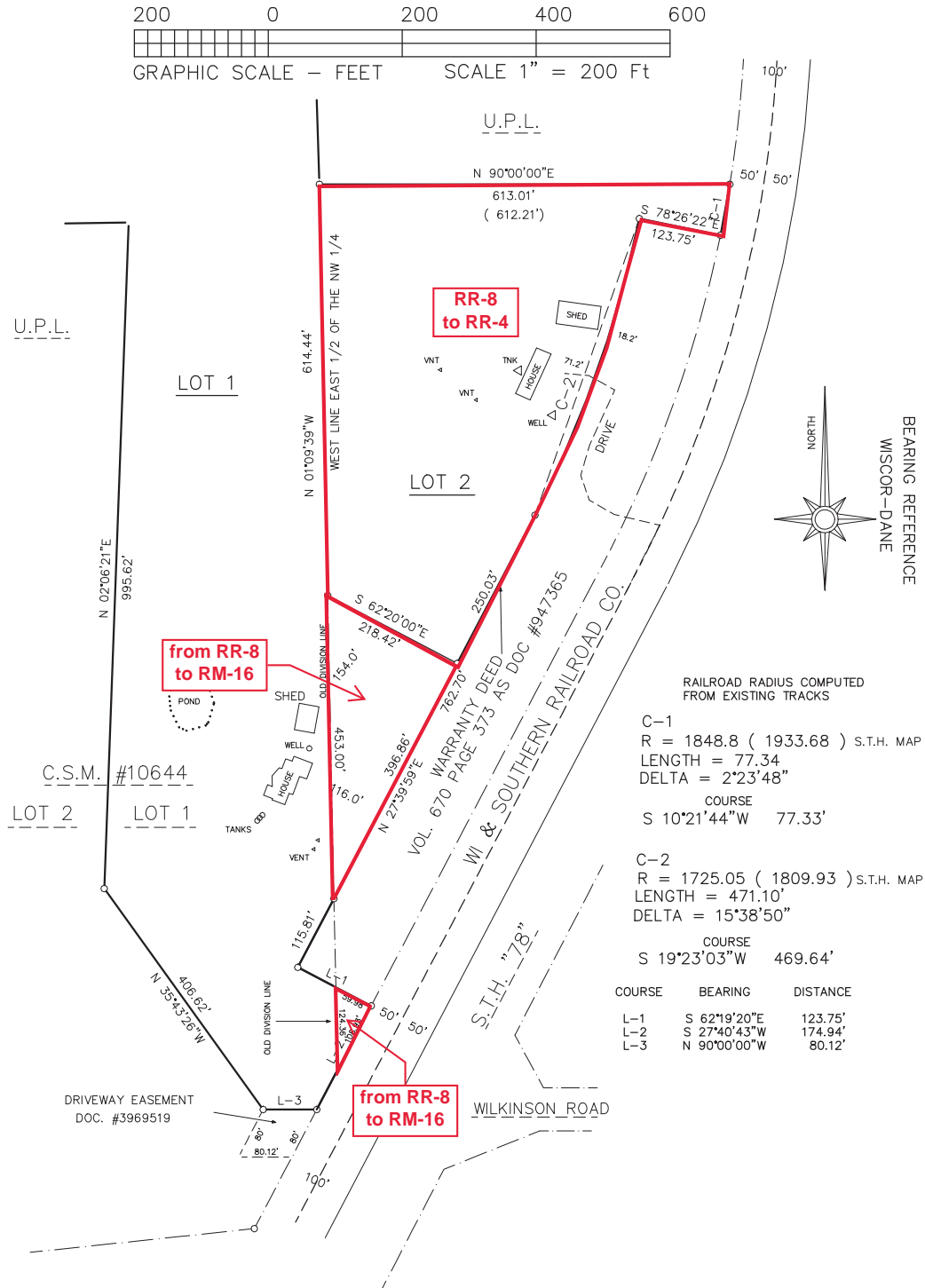
Additional Property Owner Name(s):	Shania Olson
Address (Number & Street):	6301 State Highway 78
Address (City, State, Zip):	Mazomanie, WI, 53560
Email Address:	shdobson2015@gmail.com
Phone Number:	608-822-5857

CERTIFIED SURVEY MAP

WALKER SURVEYING INC.

5964 LINDA CT. MAZOMANIE, WI. 53560

PART OF THE NW 1/4 OF THE NW 1/4, SW 1/4 OF THE NW 1/4, NW 1/4 OF THE SW 1/4, NE 1/4 OF THE NW 1/4 AND THE SE 1/4 OF THE NW 1/4, SECTION 2, T08N, R06E, TOWN OF MAZOMANIE, DANE COUNTY, WISCONSIN.



DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

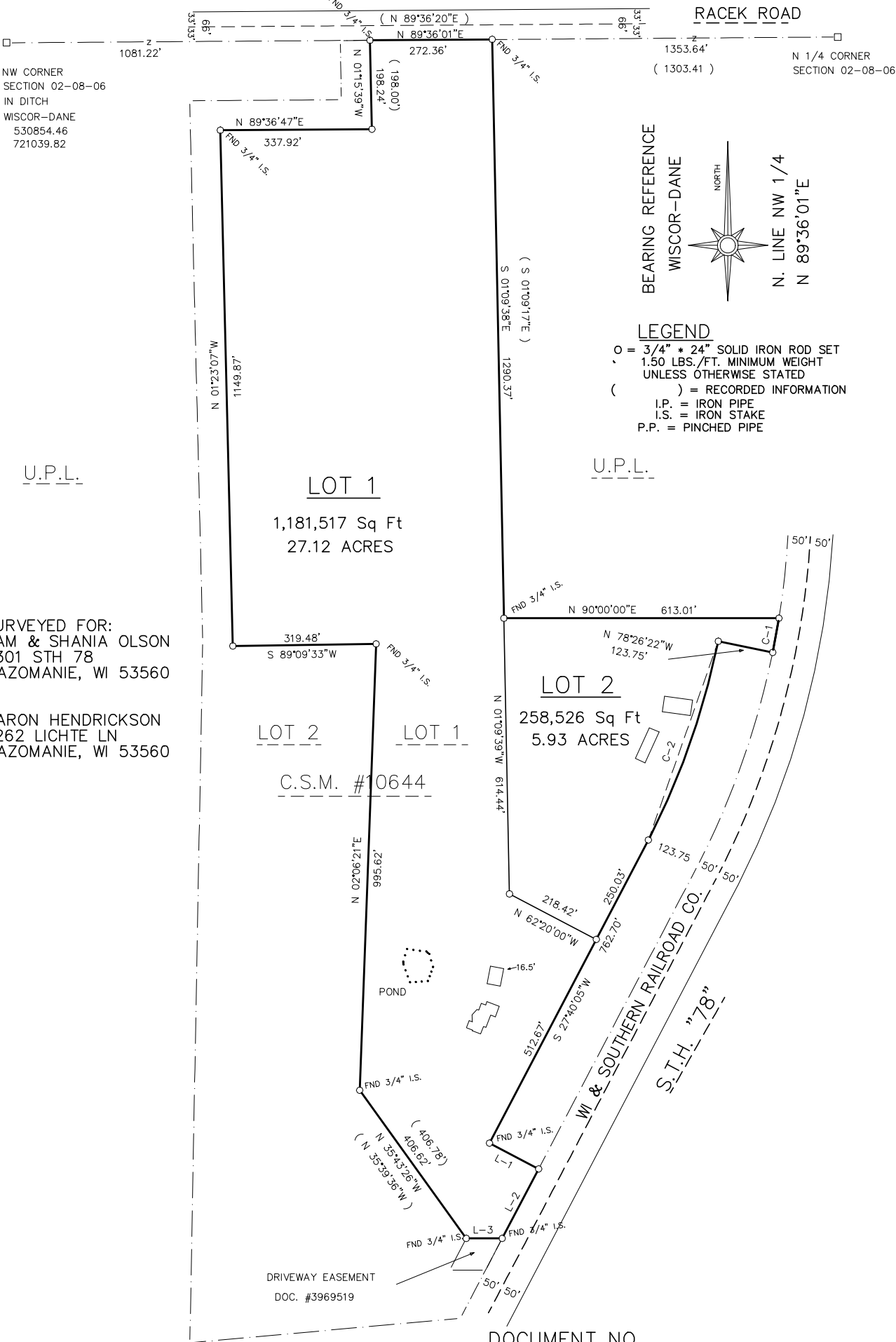
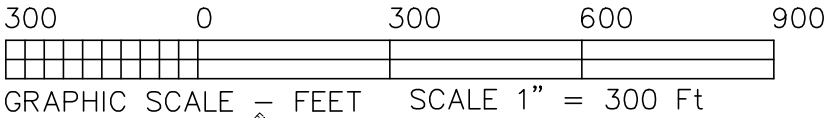
VOLUME _____ PAGE _____

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WALKER SURVEYING INC.

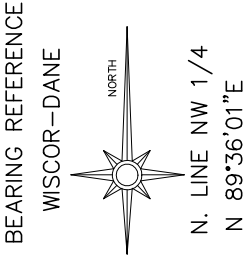
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PART OF THE NW 1/4 OF THE NW 1/4, SW 1/4 OF THE NW 1/4, NW 1/4 OF THE SW 1/4, NE 1/4 OF THE NW 1/4, AND THE SE 1/4 OF THE NW 1/4, SECTION 2, T08N, R06E, TOWN OF MAZOMANIE, DANE COUNTY, WISCONSIN.



NW CORNER
SECTION 02-08-06
IN DITCH
WISCOR-DANE
530854.46
721039.82

N 1/4 CORNER
SECTION 02-08-06



- LEGEND
- = 3/4" * 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

U.P.L.

U.P.L.

SURVEYED FOR:
SAM & SHANIA OLSON
6301 STH 78
MAZOMANIE, WI 53560

AARON HENDRICKSON
6262 LICHT LN
MAZOMANIE, WI 53560

LOT 2 LOT 1
C.S.M. #10644

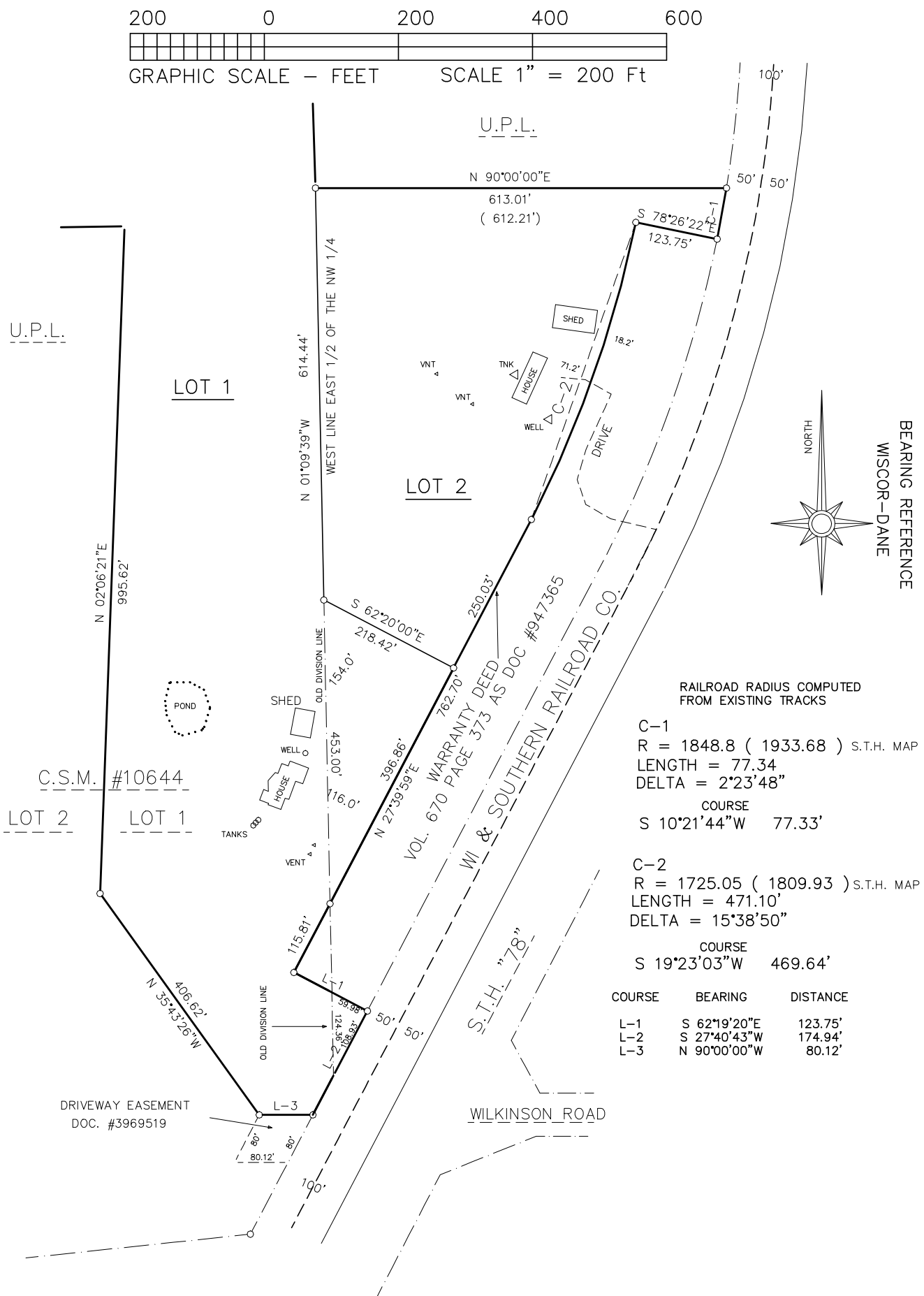
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VOLUME _____ PAGE _____

CERTIFIED SURVEY MAP

WALKER SURVEYING INC.

5964 LINDA CT. MAZOMANIE, WI. 53560

PART OF THE NW 1/4 OF THE NW 1/4, SW 1/4 OF THE NW 1/4, NW 1/4 OF THE SW 1/4, NE 1/4 OF THE NW 1/4 AND THE SE 1/4 OF THE NW 1/4, SECTION 2, T08N, R06E, TOWN OF MAZOMANIE, DANE COUNTY, WISCONSIN.



RAILROAD RADIUS COMPUTED FROM EXISTING TRACKS

C-1
R = 1848.8 (1933.68) S.T.H. MAP
LENGTH = 77.34
DELTA = 2°23'48"

COURSE
S 10°21'44"W 77.33'

C-2
R = 1725.05 (1809.93) S.T.H. MAP
LENGTH = 471.10'
DELTA = 15°38'50"

COURSE
S 19°23'03"W 469.64'

COURSE	BEARING	DISTANCE
L-1	S 62°19'20"E	123.75'
L-2	S 27°40'43"W	174.94'
L-3	N 90°00'00"W	80.12'

SMALL TRAINGLE
L E G A L D E S C R I P T I O N

Part of the SE 1/4 of the NW 1/4, Section 2, T08N, R06E, Town of Mazomanie, Dane County, Wisconsin more fully described as follows;

Commencing at the NW corner of said Section 2

THENCE North 89 degrees 36 minutes 47 seconds East for a distance of 1353.58 feet along the North line of said NW 1/4

THENCE South 01 degrees 09 minutes 38 seconds East for a distance of 2489.71 feet to the West Right-of-way Wisconsin & Southern Railroad Co. and the point of beginning

THENCE South 62 degrees 19 minutes 20 seconds East for a distance of 59.98 feet along said Right-of-way

THENCE South 27 degrees 40 minutes 43 seconds West for a distance of 108.93 feet along said Right-of-way

THENCE North 01 degrees 09 minutes 38 seconds West for a distance of 124.36 feet along the East line of Lot 1, C.S.M. #10644 to the point of beginning

LARGE TRAINGLE
L E G A L D E S C R I P T I O N

Part of the SE 1/4 of the NW 1/4, Section 2, T08N, R06E, Town of Mazomanie, Dane County, Wisconsin more fully described as follows;

Commencing at the NW corner of said Section 2

THENCE North 89 degrees 36 minutes 47 seconds East for a distance of 1353.58 feet along the North line of said NW 1/4

THENCE South 01 degrees 09 minutes 39 seconds East for a distance of 1904.51 feet to the point of beginning

THENCE South 62 degrees 20 minutes 00 seconds East for a distance of 218.42 feet to the West Right-of-way Wisconsin & Southern Railroad Co.

THENCE South 27 degrees 39 minutes 59 seconds West for a distance of 396.86 feet along said Right-of-way

THENCE North 01 degrees 09 minutes 38 seconds West for a distance of 453.00 feet along the East line of Lot 1, C.S.M. #10644 to the point of beginning

LOT 2
L E G A L D E S C R I P T I O N

Part of the SE 1/4 of the NW 1/4, Section 2, T08N, R06E, Town of Mazomanie, Dane County, Wisconsin more fully described as follows;

Commencing at the NW corner of said Section 2

THENCE North 89 degrees 36 minutes 47 seconds East for a distance of 1353.58 feet along the north line of the NW 1/4 said Section 2

THENCE South 01 degrees 09 minutes 39 seconds East for a distance of 1290.07 feet to the point of beginning

THENCE North 90 degrees 00 minutes 00 seconds East for a distance of 613.01 feet to the west Right-of-way Wisconsin Southern Railroad Co.

THENCE along a curve to the right having a radius of 1848.80 feet and an arc length of 77.34 feet, being subtended by a chord of South 10 degrees 21 minutes 44 seconds West for a distance of 77.33 feet along said Right-of-way

THENCE North 78 degrees 26 minutes 22 seconds West for a distance of 123.75 feet along said Right-of-way

THENCE along a curve to the right having a radius of 1725.05 feet and an arc length of 471.10 feet, being subtended by a chord of South 19 degrees 23 minutes 03 seconds West for a distance of 469.64 feet along said Right-of-way

THENCE South 27 degrees 39 minutes 59 seconds West for a distance of 250.03 feet along said Right-of-way

THENCE North 62 degrees 20 minutes 00 seconds West for a distance of 218.42 feet

THENCE North 01 degrees 09 minutes 39 seconds West for a distance of 614.44 feet along the east line of Lot 1, C.S.M. #10644 to the point of beginning

RR-8 to RR-4

(CSM Lot 2)

Part of the SE 1/4 of the NW 1/4, Section 2, T08N, R06E, Town of Mazomanie, Dane County, Wisconsin more fully described as follows:

Commencing at the NW corner of said Section 2; THENCE North 89 degrees 36 minutes 47 seconds East for a distance of 1353.58 feet along the north line of the NW 1/4 said Section 2 THENCE South 01 degrees 09 minutes 39 seconds East for a distance of 1290.07 feet to the point of beginning; THENCE North 90 degrees 00 minutes 00 seconds East for a distance of 613.01 feet to the west Right-of-way Wisconsin Southern Railroad Co.; THENCE along a curve to the right having a radius of 1848.80 feet and an arc length of 77.34 feet, being subtended by a chord of South 10 degrees 21 minutes 44 seconds West for a distance of 77.33 feet along said Right-of-way; THENCE North 78 degrees 26 minutes 22 seconds West for a distance of 123.75 feet along said Right-of-way; THENCE along a curve to the right having a radius of 1725.05 feet and an arc length of 471.10 feet, being subtended by a chord of South 19 degrees 23 minutes 03 seconds West for a distance of 469.64 feet along said Right-of-way; THENCE South 27 degrees 39 minutes 59 seconds West for a distance of 250.03 feet along said Right-of-way; THENCE North 62 degrees 20 minutes 00 seconds West for a distance of 218.42 feet; THENCE North 01 degrees 09 minutes 39 seconds West for a distance of 614.44 feet along the east line of Lot 1, C.S.M. #10644 to the point of beginning.

RR-8 to RM-16

Part of the SE 1/4 of the NW 1/4, Section 2, T08N, R06E, Town of Mazomanie, Dane County, Wisconsin more fully described as follows:

Commencing at the NW corner of said Section 2; THENCE North 89 degrees 36 minutes 47 seconds East for a distance of 1353.58 feet along the North line of said NW 1/4; THENCE South 01 degrees 09 minutes 39 seconds East for a distance of 1904.51 feet to the point of beginning; THENCE South 62 degrees 20 minutes 00 seconds East for a distance of 218.42 feet to the West Right-of-way Wisconsin & Southern Railroad Co.; THENCE South 27 degrees 39 minutes 59 seconds West for a distance of 396.86 feet along said Right-of-way; THENCE North 01 degrees 09 minutes 38 seconds West for a distance of 453.00 feet along the East line of Lot 1, C.S.M. #10644 to the point of beginning.

ALSO THE FOLLOWING:

Part of the SE 1/4 of the NW 1/4, Section 2, T08N, R06E, Town of Mazomanie, Dane County, Wisconsin more fully described as follows:

Commencing at the NW corner of said Section 2; THENCE North 89 degrees 36 minutes 47 seconds East for a distance of 1353.58 feet along the North line of said NW 1/4; THENCE South 01 degrees 09 minutes 38 seconds East for a distance of 2489.71 feet to the West Right-of-way Wisconsin & Southern Railroad Co. and the point of beginning; THENCE South 62 degrees 19

minutes 20 seconds East for a distance of 59.98 feet along said Right-of-way; THENCE South 27 degrees 40 minutes 43 seconds West for a distance of 108.93 feet along said Right-of-way; THENCE North 01 degrees 09 minutes 38 seconds West for a distance of 124.36 feet along the East line of Lot 1, C.S.M. #10644 to the point of beginning.