

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
07/19/2024	DCPREZ-2024-12097
<b>Public Hearing Date</b>	
09/24/2024	

<b>APPLICANT INFORMATION</b>	<b>AGENT INFORMATION</b>
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OWNER NAME TOWN OF MAZOMANIE	PHONE (with Area Code) (608) 795-2920	AGENT NAME DANE COUNTY PLANNING (CURT KODL)	PHONE (with Area Code) (608) 266-4183
BILLING ADDRESS (Number & Street) 711 West Hudson Street		ADDRESS (Number & Street) 210 MLK JR. BLVD RM 116	
(City, State, Zip) Mazomanie, WI 53560		(City, State, Zip) Madison, WI 53703	
E-MAIL ADDRESS twnmazo@gmail.com		E-MAIL ADDRESS kodl.curt@danecounty.gov	

<b>ADDRESS/LOCATION 1</b>	<b>ADDRESS/LOCATION 2</b>	<b>ADDRESS/LOCATION 3</b>
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ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
South of 10794 Hudson Rd					
TOWNSHIP MAZOMANIE	SECTION 17	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0806-172-8500-4		0806-172-9000-7			

<b>REASON FOR REZONE</b>
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TOWN-INITIATED BLANKET REZONE OF PROPERTIES FOR CONSISTENCY WITH THE DANE COUNTY FARMLAND PRESERVATION PLAN AND S. 91.38, WISCONSIN STATUTES.

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	AT-35 Agriculture Transition District	41.66

<b>C.S.M REQUIRED?</b>  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  Applicant Initials _____	<b>PLAT REQUIRED?</b>  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  Applicant Initials _____	<b>DEED RESTRICTION REQUIRED?</b>  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  RUH1	<b>SIGNATURE:(Owner or Agent)</b>    <b>PRINT NAME:</b>    <b>DATE:</b>    
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**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"> <li>• PERMIT FEES DOUBLE FOR VIOLATIONS.</li> <li>• ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.</li> </ul>	

## REZONE APPLICATION

### APPLICANT INFORMATION

Property Owner Name:		Agent Name:	
Address (Number & Street):		Address (Number & Street):	
Address (City, State, Zip):		Address (City, State, Zip):	
Email Address:		Email Address:	
Phone#:		Phone#:	

### PROPERTY INFORMATION

Township:		Parcel Number(s):	
Section:		Property Address or Location:	

### REZONE DESCRIPTION

<p><b>Reason for the request.</b> 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><b>Is this application being submitted to correct a violation?</b>          Yes <input type="checkbox"/> No <input type="checkbox"/></p>
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Existing Zoning District(s)	Proposed Zoning District(s)	Acres

**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 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 type="checkbox"/> Pre-application consultation with town and department staff	<input type="checkbox"/> Application fee ( <b>non-refundable</b> ), payable to the Dane County Treasurer
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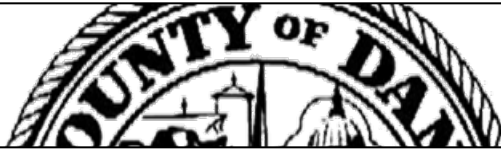
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary 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 \_\_\_\_\_

Date \_\_\_\_\_

# Planning Division

Dane County Planning & Development  
Room 116, City-County Building, Madison, WI 53703  
Phone (608) 266-4251 Fax (608) 267-1540

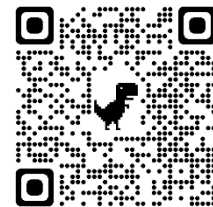


Dear Simeon & Heidi,

As part of Dane County's efforts to secure tax and other benefits for local farmers, the state Department of Agriculture, Trade and Consumer Protection has instructed the county to make certain amendments to its zoning map. Your property is one of those affected by the proposed rezone. This change should not impair the current uses of your property. As long as the current uses remain the same, this action should not affect your property taxes. The zoning on your property is proposed to be changed as follows:

<b><u>Parcel #</u></b>	<b><u>Current Zoning</u></b>	<b><u>Proposed Zoning</u></b>
080617285004	FP-35	AT-35
080617290007	FP-35	AT-35 (only north of the tracks)

You can find out more about ALL zoning district at <https://www.danecountyplanning.com/Zoning/Zoning-District-Fact-Sheets> or by using the QR code to the right.



In your case, FP-35 and AT-35 differ minimally only because one is state certified and one is not.

## **FP-35**

<https://www.danecountyplanning.com/documents/pdf/Zoning-District-Fact-Sheets/FP-35.pdf>

## **AT-35**

<https://www.danecountyplanning.com/documents/pdf/Zoning-District-Fact-Sheets/AT-35.pdf>

This zoning change will not cost you any fees, I have spoken with the Town Chair so the Town is aware of this.

If you do not have access to the internet, please contact us at (608) 266-4251 or [PlanningDivision@danecounty.gov](mailto:PlanningDivision@danecounty.gov) and we will send you more information.

Please contact me if you have questions.

Curt Kodl - Senior Planner

[Dane County Planning & Development](#)

Office: (608)266-4183

Cell: (608)720-0172



0.0 0.04 0.07 Miles  
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community

**12097 / MAZOMANIE / TOWN BLANKET REZONE**

**Parcels:** 080617285004, 080617290007 (North of Train Tracks)

**FP-35 to AT-35 (Proposed Lot 1)**

Being located in Section 17, Town 8 North, Range 6 East, Town of Mazomanie, Dane County, Wisconsin, described as follows:

The West 1/2 of the Northwest 1/4 of Section 17, Town 8 North, Range 6 East lying North of the Northerly Railroad ROW.

Excepting a parcel commencing 253 feet east of the Northwest corner of the Northwest ¼ of Section 17; thence West 253 feet; thence South 950 feet; thence Northeasterly along the Town Road ROW (Mahocker Rd) to the point of beginning.

Contains 41.6 Acres