

# Dane County Rezone Petition

Application Date	Petition Number
11/04/2025	DCPREZ-2025-12235
Public Hearing Date	
01/27/2026	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ANGELINE TURZENSKI SURVIVORS TR (C/O THERESE STEFFES)	PHONE (with Area Code) (414) 587-3679	AGENT NAME MATT FLEMING	PHONE (with Area Code) (608) 268-5606
BILLING ADDRESS (Number & Street) 1805 PERRY CT	ADDRESS (Number & Street) 33 E. MAIN ST. STE 500		
(City, State, Zip) WAUWATOSA, WI 53213	(City, State, Zip) Madison, WI 53703		
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			
east of 9760 Wilkinson Rd					
TOWNSHIP MAZOMANIE	SECTION 1	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED			
0806-012-8170-7	0806-012-9500-5				

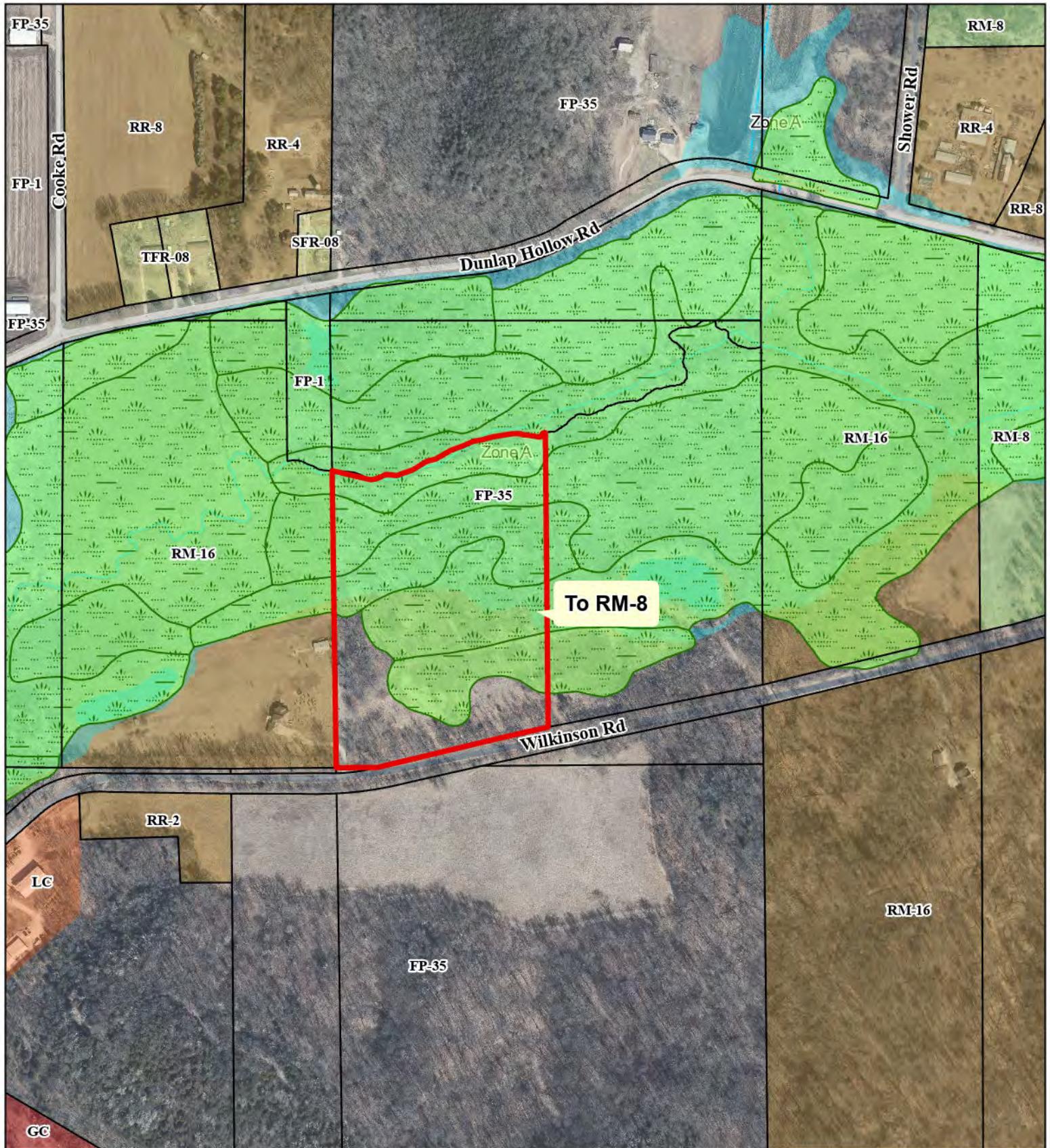
REASON FOR REZONE
CREATING ONE RESIDENTIAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RM-8 Rural Mixed-Use District	14

C.S.M REQUIRED?	PLAT REQUIRED?	DEED RESTRICTION REQUIRED?	INSPECTOR'S INITIALS	SIGNATURE:(Owner or Agent)
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	RUH1	
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		PRINT NAME: _____

COMMENTS: FUTURE DEVELOPMENT IS SUBJECT TO SHORELAND, WETLAND, AND FLOODPLAIN ZONING REGULATIONS.

DATE: _____
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**PETITION 12235  
ANGELINE TURZENSKI  
SURVIVORS TR**

0 265 530 1,060



- 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
• 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:	Andrew and Anne Murray	Agent Name:	Attorney Matthew J. Fleming, Murphy
Address (Number & Street):	9760 Wilkinson Rd	Address (Number & Street):	33 E. Main Street, Suite 500
Address (City, State, Zip):	Mazomanie, WI 53560	Address (City, State, Zip):	Madison, WI 53703
Email Address:	amm826@gmail.com	Email Address:	mfleming@murphydesmond.com
Phone#:	(608) 443-7039	Phone#:	(608) 268-5606

PROPERTY INFORMATION			
Township:	Mazomanie	Parcel Number(s):	Portions of 080601281707 and 080601295005
Section:	1	Property Address or Location:	9700 Block on Wilkinson Road

REZONE DESCRIPTION		
<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.		<b>Is this application being submitted to correct a violation?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Rezone of portions of parcel 080601281707 and small portion of 080601295002 both existing north of centerline of Wilkinson Road, to RM-8. See scale map provided and legal description included with letter from Terese Steffes, Trustee of Turzenski Survivor's Trust (excluding any portion of parcel no. 0806-012-9340-9 included in that description as reflected in map provided).		
Purpose is to rezone for a single lot for a single family dwelling.. Parcel is currently vacant.		

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RM-8	~14

<b>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.</b>				
<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 ( <b>non-refundable</b> ), 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

Date 11/4/25

(Reusing application dated 10/28/25)

## 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):	Angeline Turzenski Survivor's Trust, Terese Steffes, Trustee
Address (Number & Street):	1085 N. Perry Court
Address (City, State, Zip):	Wauwatosa, WI 53213
Email Address:	candtsteffes@aol.com
Phone Number:	414-587-3679

Terese B. Steffes  
1085 North Perry Court  
Wauwatosa, WI 53213

October 20, 2025

Town of Mazomanie  
Dane County, and Other Applicable Zoning Authorities

**Re: Letter of Support for Rezoning to Residential**

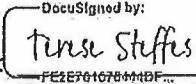
To Whom It May Concern:

The Turzenski Survivor's Trust ("*Turzenski Trust*") is the current owner of the property as legally described in Exhibit A ("*Property*"). The Turzenski Trust (as seller) and Andrew and Anne Murray's ("*Murrays*") (as buyers) are under contract to for the purchase and sale of the Property, with closing scheduled to be effective January 1, 2026. The Turzenski Trust, by its trustee Terese Steffes, writes this letter in support of the Murrays' application to rezone the Property, to a classification permitting single family residential construction.

Thank you for considering our residential rezoning support.

Sincerely,

The Turzenski Survivor's Trust

DocuSigned by:  
By:   
Terese Steffes, Trustee  
F22E901678M10P

**EXHIBIT A**

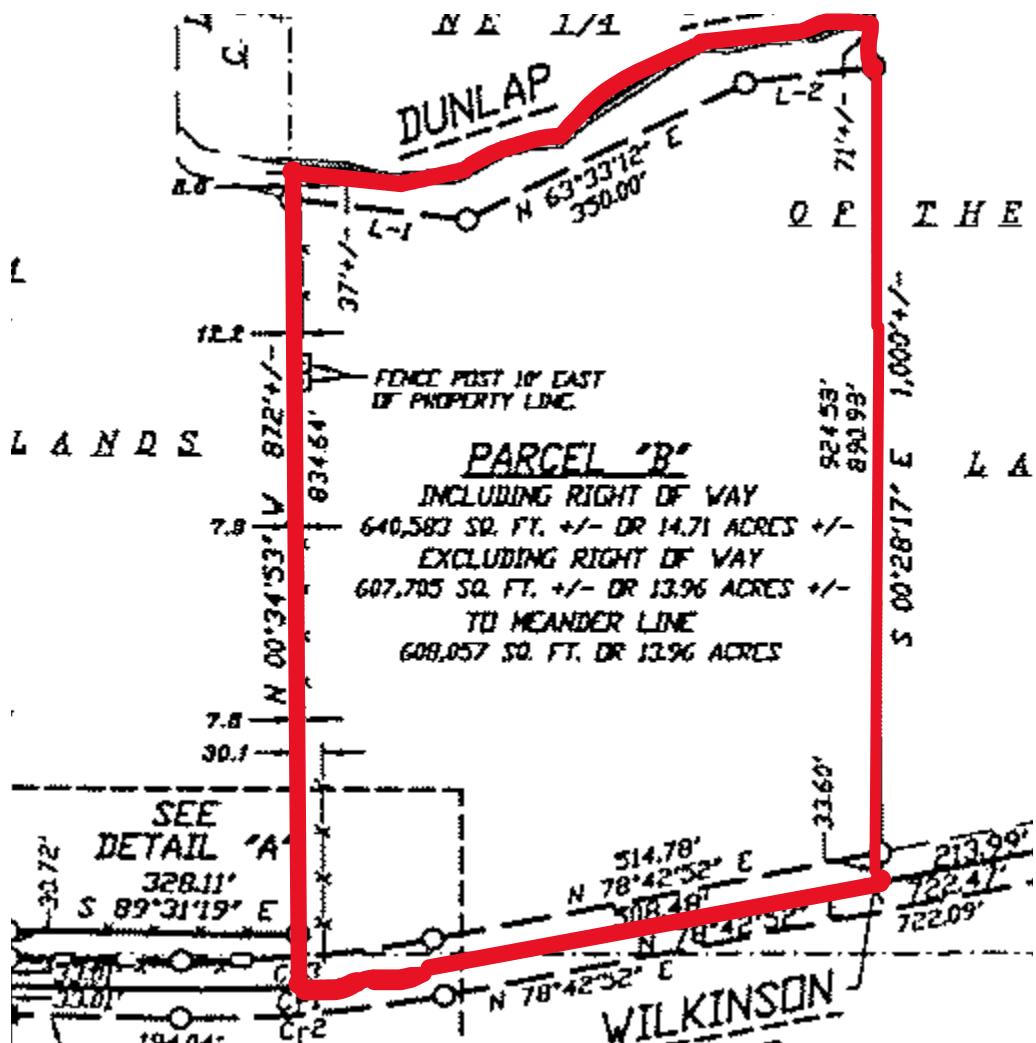
*Legal Description of the Property*

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

Commencing at the West 1/4 Corner of Said Section 1; thence N 00°51'22" W along the west line of said Southwest 1/4 of the Northwest 1/4, 1,311.76 feet to the Northwest Corner of said Southwest 1/4 of the Northwest 1/4; thence N 89°40;47" E along the north line of said Southwest 1/4 of the Northwest 1/4, 985.97 feet to the point of beginning.

Thence N 00°39'29" W, 26.78 feet to a line as described in Document No. 431800 per Circuit Court Judgment Case No. 1570961; thence S 89°31'19" E along said line described in Document No. 431800, 328.11 feet to the west line of the said Northeast 1/4 of the Northwest 1/4; thence N 00°34'53" W along said west line, 834.64 feet to the meander line of Dunlop Creek; thence along said meander line for the next 3 courses S 83°39'27" E, 200.00 feet; thence N 63°33;12" E, 350.00 feet; thence N 82°34'30" E, 147.18 feet; thence S 00°28'17" E, 924.58 feet to the centerline of Wilkinson Road; thence along said centerline for the next 3 courses S 78°42;52" W, 508.48 feet; thence along an arc of a curve concaved northerly having a radius of 1,395.20 feet and a long chord bearing and distance of S 84°43'42" W, 292.35 feet; thence N 89°15'27" W, 194.85 feet to the Northwest Corner of Lot 1, Certified Survey Map No. 5548; thence N 00°39'29" W 36.95 feet to the point of beginning. Including all the land lying between the meander line and the centerline of Dunlap Creek. This parcel contains 640,583 sq. feet +/- or 14.71 acres +/- and is subject to a public road right of way along the southerly side.

## **AREA TO BE REZONED IN PETITION #12235**



**AREA EXCLUDED FROM PETITION #12235**

