

Dane County Rezone Petition

Application Date	Petition Number
10/01/2025	DCPREZ-2025-12222
Public Hearing Date	
12/16/2025	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JOHN AND SUSAN STEEL (C/O ROMAN PUCETTI)	PHONE (with Area Code) (608) 843-8545	AGENT NAME WILLIAMSON SURVEYING & ASSOCIATES LLC	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 11190 COUNTY HIGHWAY Y		ADDRESS (Number & Street) 104A W. MAIN ST.	
(City, State, Zip) MAZOMANIE, WI 53560		(City, State, Zip) Waunakee, 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	
11190 County Highway Y					
TOWNSHIP MAZOMANIE	SECTION 9	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0806-092-8000-6		0806-043-9570-4			

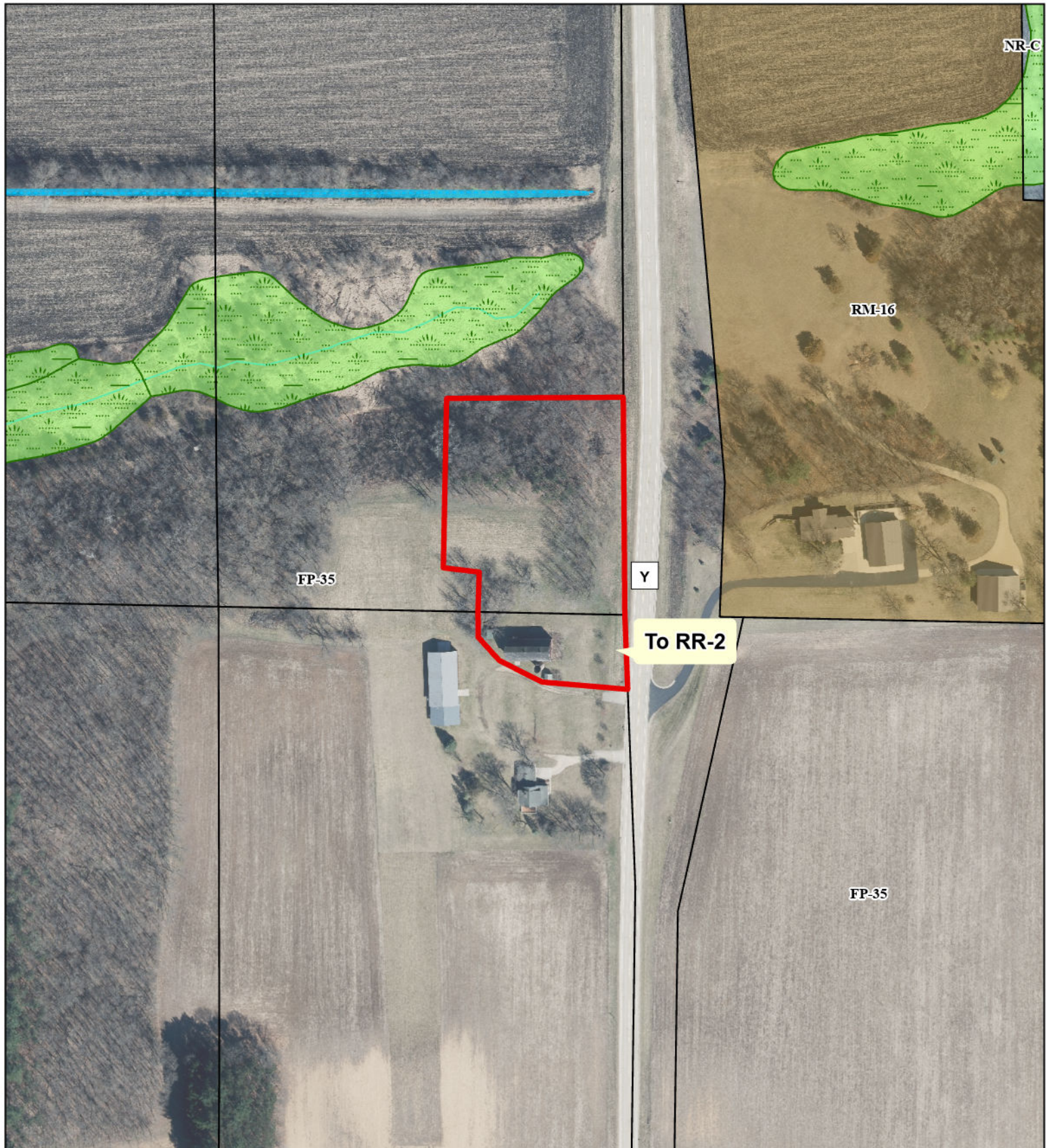
REASON FOR REZONE

CREATING ONE RESIDENTIAL LOT




FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-2 Rural Residential District	2.4

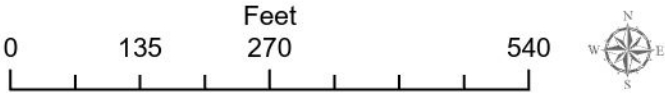
C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: HIGHWAY ACCESS PERMIT MAY BE NEEDED FROM DANE COUNTY HIGHWAY DEPT, TO SERVE ADDITIONAL RESIDENCE.



PETITION 12222
JOHN AND SUSAN STEEL
(C/O ROMAN PUCCETTI)

-  Proposed Zoning Boundary
-  Tax Parcel Boundary
-  Wetland Class Areas





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:	John & Susan Steel	Agent Name:	Williamson Surveying & Assoc. LLC
Address (Number & Street):	11190 County Hwy Y	Address (Number & Street):	104A W. Main St
Address (City, State, Zip):	Mazomanie, WI 53560	Address (City, State, Zip):	Waunakee, WI 53597
Email Address:	romanpucetti@gmail.com	Email Address:	chris@williamsonsurveying.com
Phone#:	608-843-8545 Roman (son in law)	Phone#:	608-255-5705

PROPERTY INFORMATION

Township:	Mazomanie	Parcel Number(s):	0806-092-8000-6
Section:	4 & 9	Property Address or Location:	11190 County Hwy Y

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 ☒

John & Susan would like to create a new lot off of their farm land that their daughter and son in law would be able to build a new home on. There are a few existing structures that they would like on the new lot (barn, coop, silo)

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-2	2.43

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 

Date 9-24-25

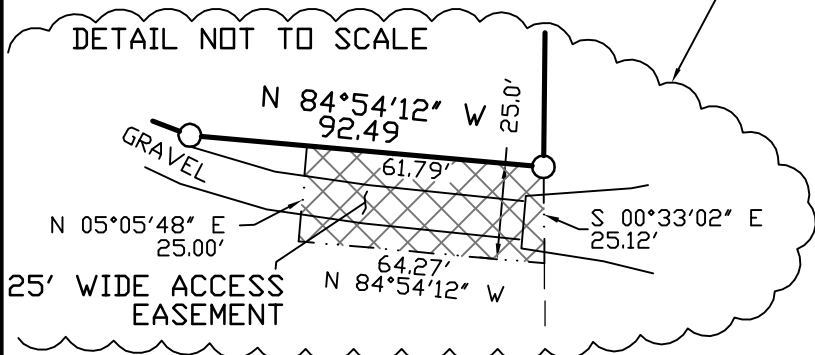
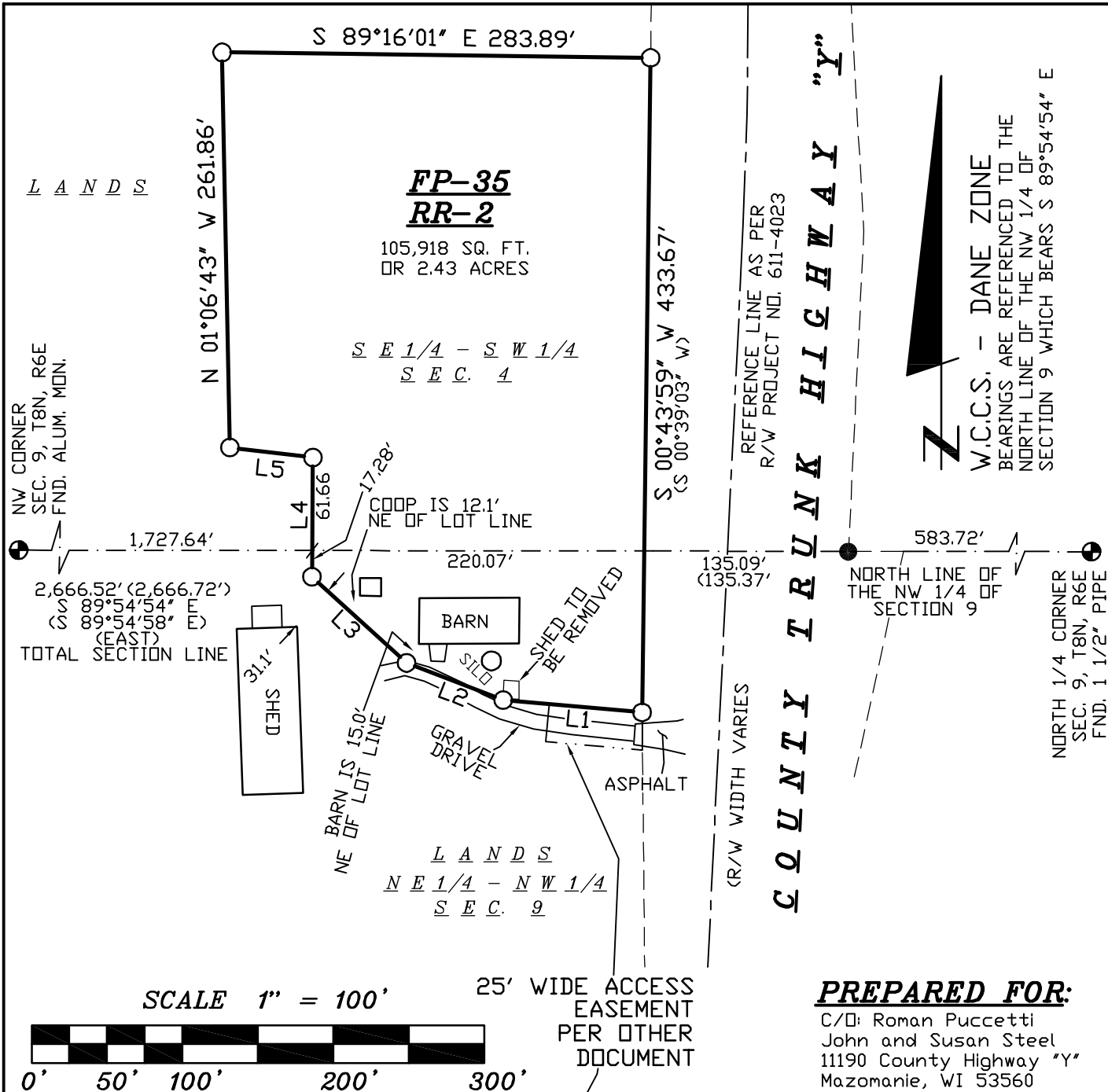


REZONE MAP

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 SE 1/4 of the SW 1/4 of Section 4 and the NE 1/4 of the NW 1/4 of Section 9, T8N, R6E, Town of Mazomanie, Dane County, Wisconsin.



LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- ⊕ = FOUND SECTION CORNER
- (##) = RECORDED AS

FP-35 to RR-2

A parcel of land being part of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 4 and the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 9, T8N, R6E, Town of Mazomanie, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Northwest Corner of said Section 9; thence S 89°54'54" E along the north line of the NW $\frac{1}{4}$ of said Section 9, 1,727.64 feet to the point of beginning.

Thence N 00°32'32" E, 61.66 feet; thence N 83°11'04" W, 55.50 feet; thence N 01°06'43" W, 261.86 feet; thence S 89°16'01" E, 283.89 feet to the west right of way line of County Trunk Highway "Y"; thence S 00°43'59" W along said west right of way line, 433.67 feet; thence N 84°54'12" W, 92.49 feet; thence N 69°02'02" W, 68.48 feet; thence N 47°39'40" W, 84.95 feet; thence N 00°32'32" E, 17.28 feet to the point of beginning. The above-described parcel contains 105,918 square feet or 2.43 acres.