

Dane County Rezone Petition

Application Date	Petition Number
03/03/2022	DCPREZ-2022-11823
Public Hearing Date	
05/10/2022	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME MICHAEL LEE SCHMITZ	PHONE (with Area Code) (608) 843-9090	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 8617 MESSERSCHMIDT DR		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip)	
E-MAIL ADDRESS schmitz6969@gmail.com		E-MAIL ADDRESS	

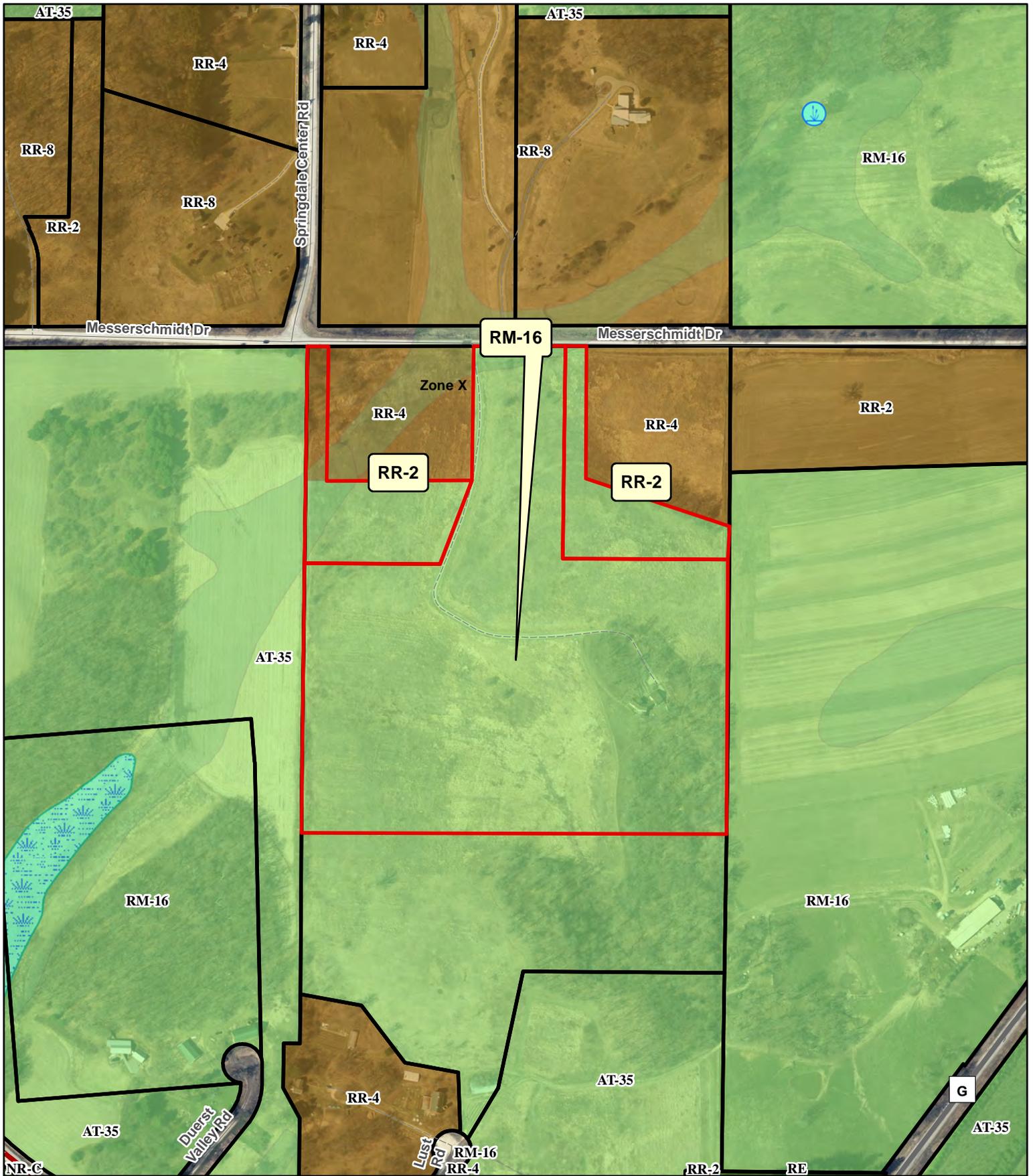
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
8617 Messerschmidt Road					
TOWNSHIP SPRINGDALE	SECTION 27	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0607-273-9170-2		0607-273-9075-8			

REASON FOR REZONE

CREATING TWO RESIDENTIAL LOTS

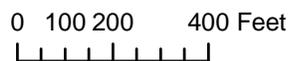
FROM DISTRICT:	TO DISTRICT:	ACRES
RR-4 Rural Residential District	RR-2 Rural Residential District	0.63
AT-35 Agriculture Transition District	RR-2 Rural Residential District	5.19
AT-35 Agriculture Transition District	RM-16 Rural Mixed-Use District	30.6

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent)
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		PRINT NAME:
				DATE:



Legend

-  Wetland
-  Floodplain
- Significant Soils**
-  Class 1
-  Class 2



Petition 11823
MICHAEL LEE SCHMITZ



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:	Michael Lee Schmitz	Agent Name:	
Address (Number & Street):	8617 Messerschmidt Dr	Address (Number & Street):	
Address (City, State, Zip):	Verona, WI 53593	Address (City, State, Zip):	
Email Address:	schmitz6969@gmail.com	Email Address:	
Phone#:	608-843-9090	Phone#:	

PROPERTY INFORMATION

Township: Springdale Parcel Number(s): 054/0607-273-9170-2 **3 - 9075-8**
 Section: 27 Property Address or Location: 8617 Messerschmidt Dr

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

Creating two new lots inside Lot 2 CSM 9420 for residential development. The first will be 3.0 acres. The second will be 2.82 acres. The remaining 30.6 acres of Lot CSM 9420 will need to change from AT-35 to RM-16 because Lot 2 will now be less than 35 acres.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
AT-35 RR-4	RR-2	0.63 3.0
AT-35	RR-2	5.19 2.82
AT-35	RM-16	30.6

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.

- Scaled drawing of proposed property boundaries
- Legal description of zoning boundaries
- Information for commercial development (if applicable)
- Pre-application consultation with town and department staff
- Application fee (**non-refundable**), 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

Michael Lee Schmitz

Date

3/31/22

REZONE MAP

LOT 2 AND PART OF LOT 1, CERTIFIED SURVEY MAP NUMBER 9420, AS RECORDED IN VOLUME 53 OF CERTIFIED SURVEY MAPS, ON PAGES 265-266, AS DOCUMENT NUMBER 3148367, DANE COUNTY REGISTRY, LOCATED IN THE SW1/4 OF THE SW1/4 OF SECTION 27 AND IN THE NW1/4 OF THE NW1/4 OF SECTION 34, ALL IN TOWNSHIP 06 NORTH, RANGE 07 EAST, TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN



SCALE : ONE INCH = THREE HUNDRED FEET



GRID NORTH
BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)



AREAS:
 PROPOSED LOT 2 (REZONE FROM AT-35 TO RR-2)
 130,680 sq. ft. or 3.00 Ac.
 PROPOSED LOT 3 (REZONE FROM AT-35 TO RM-16)
 1,322,533 sq. ft. or 30.6 Ac.
 PROPOSED LOT 4 (REZONE FROM AT-35 TO RR-2)
 123,085 sq. ft. or 2.82 Ac.

Date: March 02, 2022
 Plot View: CSM
 \BSE2519\dwg\Survey\BSE2519V2018rezone.dwg

PREPARED BY : **Burse**
 surveying & engineering Inc.
 2801 International Lane, Suite 101
 Madison, WI 53704 608.250.9263
 Fax: 608.250.9266
 email: mburse@bse-inc.net
 www.bursesurveyengr.com

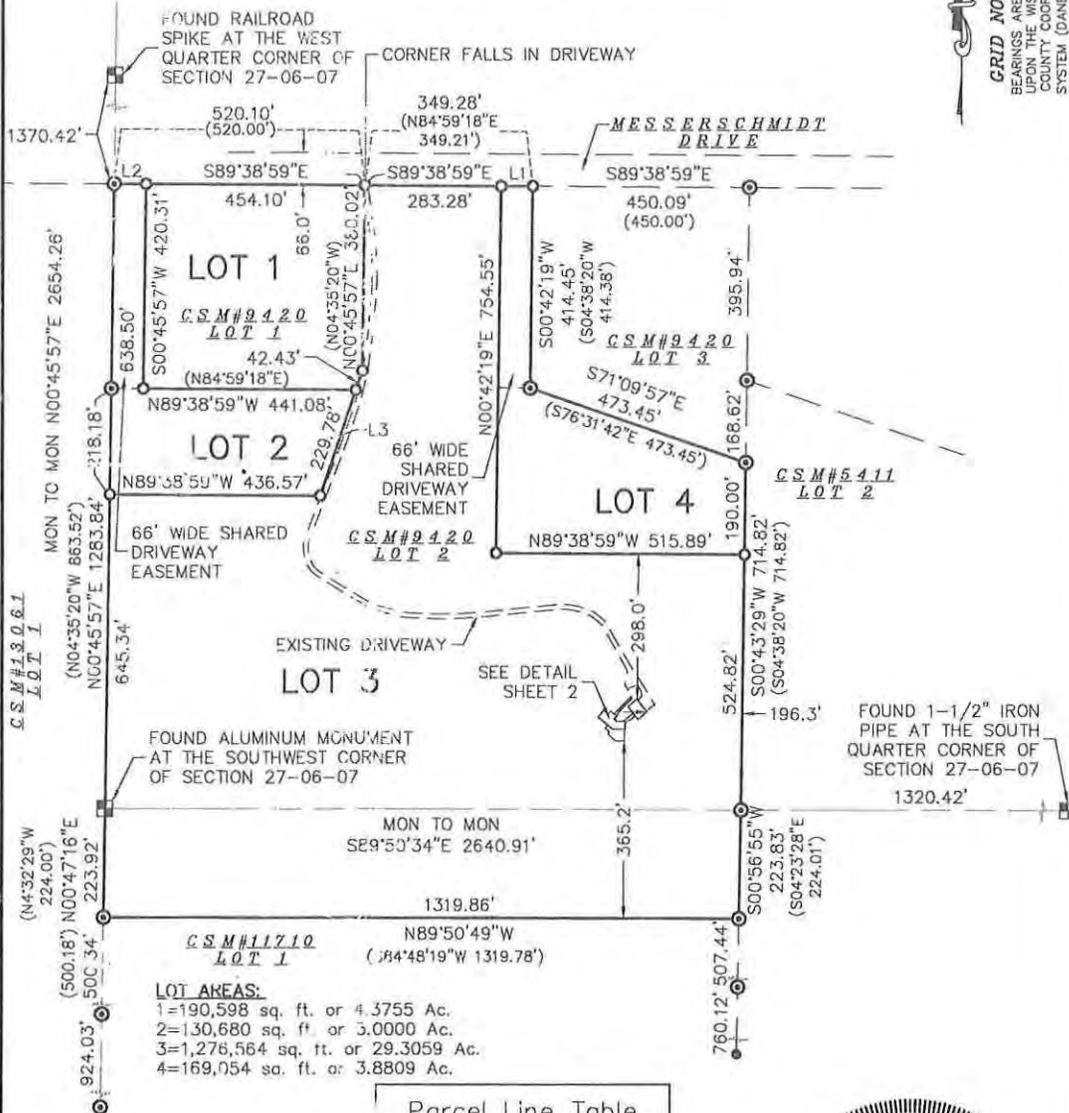
PREPARED FOR :
 Michael Lee Schmitz

CERTIFIED SURVEY MAP No. _____

LOTS 1-2, CERTIFIED SURVEY MAP NUMBER 9420, AS RECORDED IN VOLUME 53 OF CERTIFIED SURVEY MAPS, ON PAGES 265-266, AS DOCUMENT NUMBER 3148367, DANE COUNTY REGISTRY, LOCATED IN THE SW1/4 OF THE SW1/4 OF SECTION 27 AND IN THE NW1/4 OF THE NW1/4 OF SECTION 34, ALL IN TOWNSHIP 06 NORTH, RANGE 07 EAST, TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN



GRID NORTH
BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)



LOT AREAS:
 1=190,598 sq. ft. or 4.3755 Ac.
 2=130,680 sq. ft. or 3.0000 Ac.
 3=1,276,564 sq. ft. or 29.3059 Ac.
 4=169,054 sq. ft. or 3.8809 Ac.

Number	Direction	Length
L1	S89°38'59"E	66.00
L2	S89°38'59"E	66.00
L3	S18°38'14"W	272.21

SURVEYED FOR :
Michael Lee Schmitz

SURVEYED BY :
Burse
surveying & engineering, LLC

2801 International Lane, Suite 101
 Madison, WI 53704 608.250.9263
 Fax: 608.250.9266
 email: mburse@bse-inc.net
 www.bursesurveyeng.com



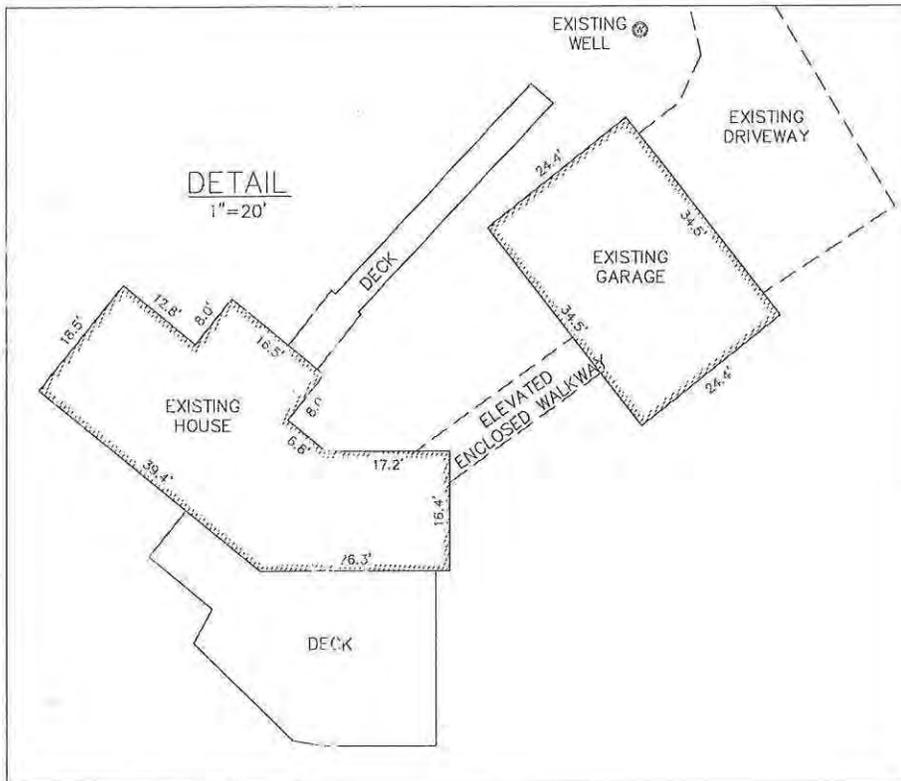
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LEGEND

- 3/4" SOLID IRON ROD FOUND
- ⊙ 1" IRON PIPE FOUND
- 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.



SURVEYED BY :

Burse

surveying & engineering llc

2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyeng.com

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: February 25, 2022

Plot View: CSM

\\BSE2519\dwg\Survey\BSE2519V2018.dwg



CERTIFIED SURVEY MAP No. _____

LOTS 1-2, CERTIFIED SURVEY MAP NUMBER 9420, AS RECORDED IN VOLUME 53 OF CERTIFIED SURVEY MAPS, ON PAGES 265-266, AS DOCUMENT NUMBER 3148367, DANE COUNTY REGISTRY, LOCATED IN THE SW1/4 OF THE SW1/4 OF SECTION 27 AND IN THE NW1/4 OF THE NW1/4 OF SECTION 34, ALL IN TOWNSHIP 06 NORTH, RANGE 07 EAST, TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN

CONSENT OF MORTGAGEE

Middleton Community Bank, a banking association duly organized and existing under and by virtue of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedication of the land described on this Certified Survey Map, and does hereby consent to the above owner's certificate.

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____, its _____, at _____, Wisconsin, this _____ day of 20____.

Authorized Representative

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this ____ day of _____, 20____, _____, its _____ of the above named banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.

Notary Public: _____

My commission expires/is permanent: _____

CONSENT OF MORTGAGEE

Monona Bank, a banking association duly organized and existing under and by virtue of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedication of the land described on this Certified Survey Map, and does hereby consent to the above owner's certificate.

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____, its _____, at _____, Wisconsin, this _____ day of 20____.

Authorized Representative

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this ____ day of _____, 20____, _____, its _____ of the above named banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.

Notary Public: _____

My commission expires/is permanent: _____

SURVEYED BY :

Burse

surveying & engineering inc

2801 International Lane, Suite 101
Madison, WI 53704 608 250.9253
Fax: 608 250.9261
email: mburse@bse-inc.net
www.purisesurveyeng.com

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGE _____

Date: February 25, 2012

Plot View: CSM

\\BSE2519\dwg\Survey\BSE2519V2018.dwg



CERTIFIED SURVEY MAP No. _____

LOTS 1-2, CERTIFIED SURVEY MAP NUMBER 9420, AS RECORDED IN VOLUME 53 OF CERTIFIED SURVEY MAPS, ON PAGES 265-266, AS DOCUMENT NUMBER 3148367, DANE COUNTY REGISTRY, LOCATED IN THE SW1/4 OF THE SW1/4 OF SECTION 27 AND IN THE NW1/4 OF THE NW1/4 OF SECTION 34, ALL IN TOWNSHIP 06 NORTH, RANGE 07 EAST, TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Michael Lee Schmitz, as owner, does hereby certify that I caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented on sheet 1. I also certify that this Certified Survey Map is required by s.236.34 to be submitted to the following for approval or objection.

Town of Springdale

WITNESS the hand and seal of said owners, this ____ day of _____, 202__.

Michael Lee Schmitz

State of Wisconsin)
)ss.
County of (Dane)

Personally came before me this ____ day of _____, 202__, the above named Michael Lee Schmitz, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public: _____

My commission expires/is permanent: _____

TOWN OF SPRINGDALE APPROVAL

Approved, per the Town Board of the Town of Springdale

Date: _____
Vicki Anderson, Town Clerk

SURVEYOR'S CERTIFICATE

I, Michelle L. Burse, Professional Land Surveyor No. 2020, hereby certify that I have surveyed, divided, and mapped LOTS 1-2, CERTIFIED SURVEY MAP NUMBER 9420, AS RECORDED IN VOLUME 53 OF CERTIFIED SURVEY MAPS, ON PAGES 265-266, AS DOCUMENT NUMBER 3148367, DANE COUNTY REGISTRY, LOCATED IN THE SW1/4 OF THE SW1/4 OF SECTION 27 AND IN THE NW1/4 OF THE NW1/4 OF SECTION 34, ALL IN TOWNSHIP 06 NORTH, RANGE 07 EAST TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN, under the direction of Michael Lee Schmitz, owner of said land. I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the lands surveyed, and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes, and the Land Division Ordinance of the Town of Springdale in surveying, dividing, and mapping the same.

Dated this ____ day of _____, 202__.

Signed: _____
Michelle L. Burse, P.L.S. No. 2020

SURVEYED BY :

Burse

surveying & engineering llc

2801 International Drive, Suite 101
Madison, WI 53704 (608) 250.9268
Fax: 608.250.9266
email: mburse@bse-llc.net
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MAP NO. _____

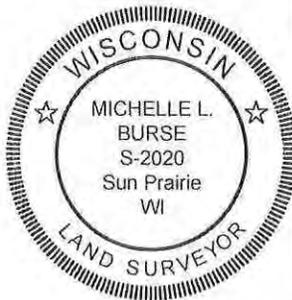
DOCUMENT NO. _____

VOLUME _____ PAGE 5

Date: February 25, 2022

Plot View: CSM

\\BSE2519\dwg\Survey\BSE2519V2013.dwg



Office of the Register of Deeds

_____ County, Wisconsin

Received for Record

_____ 20__ at

_____ o'clock __M as

Document No. _____

in _____

Register of Deeds

TO: Dane County Zoning Division
FROM: Michael L Schmitz
DATE: March 3, 2022
RE: Rezone Application for 8617 Messerschmidt Dr

Dear Dane County Zoning,

FYI, prior to submitting this application, I consulted with Springdale's town and department staff. On Monday, February 28th, 2022, I attended the Springdale Township Planning Commission and Town Board Meetings, to present a draft of my proposed Certified Survey Map and Re-zoning application.

Both the Planning Commission and Town Board voted, and approved that night, the Preliminary CSM and Re-zoning application.

Please contact me if you have any questions.

I can be reached at (608) 843-9090 or schmitz6969@gmail.com.

Thank you,

Michael L Schmitz

REZONE

Metes and Bounds Descriptions

Proposed Lot 2 – Rezone AT-35 to RR-2

Part of Lots 1 and 2, Certified Survey Map Number 9420, as recorded in Volume 53 of Certified Survey Maps, on pages 265-266, as Document Number 3148367, Dane County Registry, located in the Southwest Quarter of the Southwest Quarter of Section 27, Township 06 North, Range 07 East, Town of Springdale, Dane County, Wisconsin, more fully described as follows:

Commencing at the Southwest corner of said Section 27, also being the west line of said Lot 2; thence North 00 degrees 45 minutes 57 seconds East along said west line, 645.34 feet to the Point of Beginning; thence continuing North 00 degrees 45 minutes 57 seconds East along said west line, also along the west line of said Lot 1, 638.50 feet to the northwest corner of said Lot 1, also being the south right of way line of Messerschmidt Drive; thence South 89 degrees 38 minutes 59 seconds East along said south right of way line, 66.00 feet; thence South 00 degrees 45 minutes 57 seconds West, 420.51 feet; thence South 89 degrees 38 minutes 59 seconds East, 441.08 feet; thence South 18 degrees 38 minutes 14 seconds West, 229.78 feet; thence North 89 degrees 38 minutes 59 seconds West, 436.57 feet to the Point of Beginning. This description contains 130,680 square feet.

Proposed Lot 3 – Rezone AT-35 to RM-16

Part of Lot 2, Certified Survey Map Number 9420, as recorded in Volume 53 of Certified Survey Maps, on pages 265-266, as Document Number 3148367, Dane County Registry, located in the Southwest Quarter of the Southwest Quarter of Section 27 and in the Northwest Quarter of the Northwest Quarter of Section 34, all in Township 06 North, Range 07 East, Town of Springdale, Dane County, Wisconsin, more fully described as follows:

Beginning at the Southwest corner of said Section 27, also being the west line of said Lot 2; thence North 00 degrees 45 minutes 57 seconds East along said west line, 645.34 feet; thence South 89 degrees 38 minutes 59 seconds East, 436.57 feet; thence North 18 degrees 38 minutes 14 seconds East, 272.21 feet; thence North 00 degrees 45 minutes 57 seconds East, 380.02 feet to the south right of way line of Messerschmidt Drive; thence South 89 degrees 38 minutes 59 seconds East along said south right of way line, 283.28 feet; thence South 00 degrees 42 minutes 19 seconds West, 665.45 feet; thence South 89 degrees 38 minutes 59 seconds East, 515.89 feet to the east line of said Lot 2; thence South 00 degrees 43 minutes 29 seconds West along said east line, 613.93 feet; thence South 00 degrees 56 minutes 55 seconds West along said east line, 223.83 feet to the southeast corner of said Lot 2; thence North 89 degrees 50 minutes 49 seconds West along the south line of said Lot 2, 1319.86 feet to the southwest corner of said Lot 2; thence North 00 degrees 47 minutes 16 seconds East along the west line of said Lot 2, 223.92 feet to the Point of Beginning. This description contains 1,322,533 square feet.

Proposed Lot 4 – Rezone AT-35 to RR-2

Part of Lot 2, Certified Survey Map Number 9420, as recorded in Volume 53 of Certified Survey Maps, on pages 265-266, as Document Number 3148367, Dane County Registry, located in the Southwest Quarter of the Southwest Quarter of Section 27, Township 06 North, Range 07 East, Town of Springdale, Dane County, Wisconsin, more fully described as follows:

Commencing at the Southwest corner of said Section 27, also being the west line of said Lot 2; thence North 00 degrees 45 minutes 57 seconds East along said west line, 645.34 feet; thence South 89 degrees 38 minutes 59 seconds East, 436.57 feet; thence North 18 degrees 38 minutes 14 seconds East, 272.21 feet; thence North 00 degrees 45 minutes 57 seconds East, 380.02 feet to the south right of way line of Messerschmidt Drive; thence South 89 degrees 38 minutes 59 seconds East along said south right of way line, 283.28 feet to the Point of Beginning; thence continuing South 89 degrees 38 minutes 59 seconds East along said south right of way line, 66.00 feet to the northwest corner of Lot 3 of said Certified Survey Map Number 9420; thence South 00 degrees 42 minutes 19 seconds West along the east line of said Lot 2, also along the west line of said Lot 3, 414.45 feet to the southwest corner of said Lot 3; thence South 71 degrees 09 minutes 57 seconds East along said east line, also along said west line, 473.45 feet to the southeast corner of said Lot 3; thence South 00 degrees 43 minutes 29 seconds West along said east line, 100.90 feet; thence North 89 degrees 38 minutes 59 seconds West, 515.89 feet; thence North 00 degrees 42 minutes 19 seconds East, 665.45 feet to the Point of Beginning. This description contains 123,085 square feet.

Bearings are based upon the Wisconsin County Coordinate System (Dane Zone)

Prepared By:

Burse Surveying and Engineering, Inc.

2801 International Lane, Suite 101

Madison WI, 53704

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