

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
12/20/2022	DCPREZ-2022-11927
<b>Public Hearing Date</b>	
03/28/2023	

<b>OWNER INFORMATION</b>	<b>AGENT INFORMATION</b>
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OWNER NAME MPS ENTERPRISES INC	PHONE (with Area Code) (608) 719-8644	AGENT NAME BURSE SURVEYING AND ENGINEERING	PHONE (with Area Code) (608) 250-9263
BILLING ADDRESS (Number & Street) 538 WINDMILL RD		ADDRESS (Number & Street) 2801 INTERNATIONAL LANE, SUITE 101	
(City, State, Zip) BROOKLYN, WI 53521		(City, State, Zip) Madison, WI 53704	
E-MAIL ADDRESS mschmudlach@charter.net		E-MAIL ADDRESS mburse@bse-inc.net	

<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	
East of 615 Windmill Road					
TOWNSHIP RUTLAND	SECTION 19	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0510-193-8041-0					

### REASON FOR REZONE

CREATING TWO RESIDENTIAL LOTS

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-1 Farmland Preservation District	RR-2 Rural Residential District	6

<b>C.S.M REQUIRED?</b>  <input checked="" type="checkbox"/> Yes <input 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>  RWL1	<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  
 • PERMIT FEES DOUBLE FOR VIOLATIONS.  
 • ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.

## REZONE APPLICATION

### APPLICANT INFORMATION

<b>Property Owner Name:</b>	MPS Enterprises INC	<b>Agent Name:</b>	
<b>Address (Number &amp; Street):</b>	538 Windmill Road	<b>Address (Number &amp; Street):</b>	
<b>Address (City, State, Zip):</b>	Brooklym. WI 53521	<b>Address (City, State, Zip):</b>	
<b>Email Address:</b>	mschmudlach@charter.net	<b>Email Address:</b>	
<b>Phone#:</b>	608-719-8644	<b>Phone#:</b>	

### PROPERTY INFORMATION

**Township:** Rutland **Parcel Number(s):** 052/0510-193-8041-0  
**Section:** 19 **Property Address or Location:** SE corner of Rome Corners Road and Windmill Road

### 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

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-1	RR-2	3
FP-1	RR-2	3
FP-1	FP-1	15.2618

**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 P. Schumacher

Date Dec 19, 2022

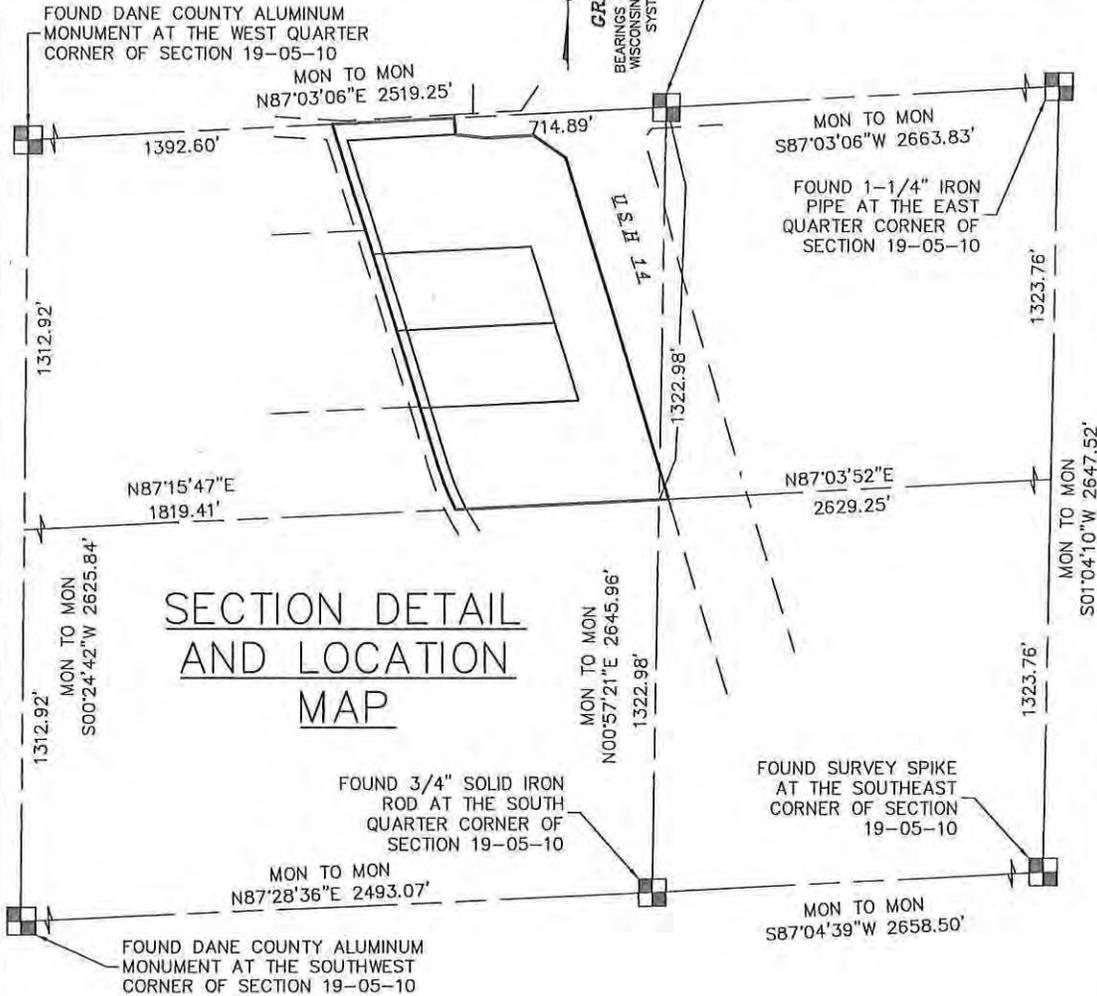
# CERTIFIED SURVEY MAP No. \_\_\_\_\_

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 05 NORTH, RANGE 10 EAST, TOWN OF RUTLAND, DANE COUNTY, WISCONSIN



SCALE : ONE INCH = FIVE HUNDRED FEET

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



SURVEYED FOR :  
MPS Enterprises Inc.

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.bursesurveyengr.com



MAP NO. \_\_\_\_\_

DOCUMENT NO. \_\_\_\_\_

VOLUME \_\_\_\_\_ PAGES \_\_\_\_\_

Date: December 08, 2022

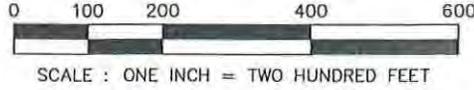
Plot View: csm

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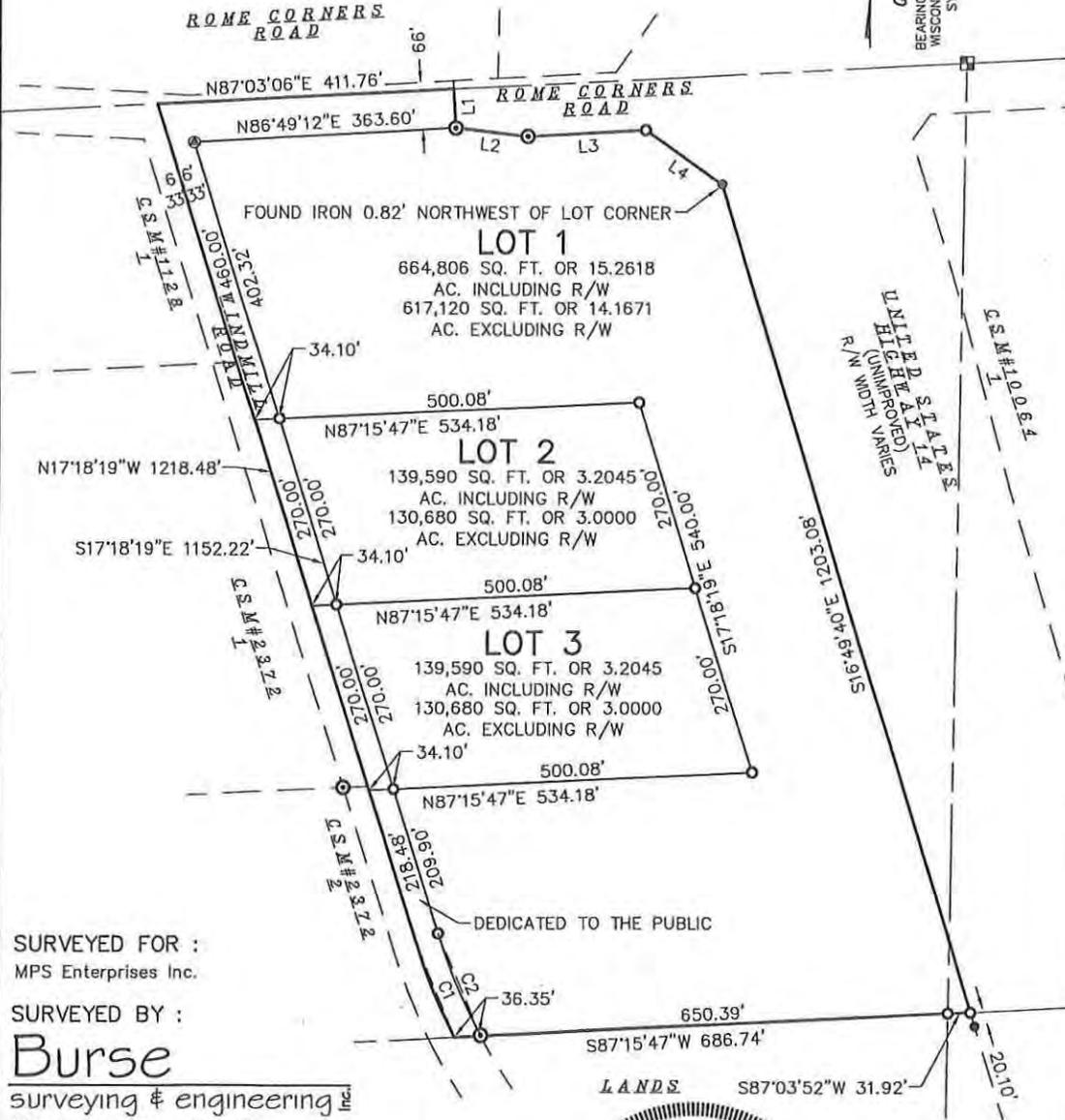
SHEET 1 OF 4

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 05 NORTH, RANGE 10 EAST, TOWN OF RUTLAND, DANE COUNTY, WISCONSIN



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



**SURVEYED FOR :**  
MPS Enterprises Inc.

**SURVEYED BY :**

**Burse**  
surveying & engineering, Inc.

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MAP NO. \_\_\_\_\_

DOCUMENT NO. \_\_\_\_\_

VOLUME \_\_\_\_\_ PAGES \_\_\_\_\_

Date: December 13, 2022

Plot View: csm

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PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 05 NORTH, RANGE 10 EAST, TOWN OF RUTLAND, DANE COUNTY, WISCONSIN

Number	Direction	Length
L1	S03°11'45"E	54.54
L2	S83°32'20"E	101.43
L3	N86°48'47"E	163.61
L4	S54°54'44"E	132.32

**LEGEND**

- ⊙ 1" IRON PIPE FOUND
- 3/4" SOLID IRON ROD FOUND
- ⊙ 1" SOLID IRON ROD 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.

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	145.19'	858.20'	9°41'37"	N22°09'08"W	145.02'
C2	154.55'	825.20'	10°43'50"	S22°40'14"E	154.32'

**SURVEYOR'S CERTIFICATE:**

I, Michelle L. Burse, Professional Land Surveyor No. 2020, hereby certify that I have surveyed, divided, and mapped part of the Northeast Quarter of the Southwest Quarter and part of the Northwest Quarter of the Southeast Quarter of Section 19, Township 05 North, Range 10 East, Town of Rutland, Dane County, Wisconsin, more fully described as follows; Commencing at the West Quarter corner of said Section 19; thence North 87 degrees 03 minutes 06 seconds East along the north line of said Southwest Quarter, 1392.60 feet to the Point of Beginning; thence continuing North 87 degrees 03 minutes 06 second East along said north line, 411.76 feet; thence South 03 degrees 11 minutes 45 seconds East, 54.54 feet to the south right of way of Rome Corners Road; thence South 83 degrees 32 minutes 20 seconds East along said south right of way, 101.43 feet; thence North 86 degrees 48 minutes 47 seconds East along said south right of way, 163.61 feet to the west right of way of United States Highway 14; thence South 54 degrees 54 minutes 44 seconds East along said west right of way, 132.32 feet; thence South 16 degrees 49 minutes 40 seconds East along said west right of way, 1203.08 feet; thence South 87 degrees 03 minutes 52 seconds West, 31.92 feet; thence South 87 degrees 15 minutes 47 seconds West, 686.74 feet to the centerline of Windmill Road, also to a point of non-tangential curvature; thence 145.19 feet along the arc of a curve to the right, having a radius of 858.20 feet, through a central angle of 09 degrees 41 minutes 37 seconds and a chord bearing North 22 degrees 09 minutes 08 seconds West, 145.02 feet; thence North 17 degrees 18 minutes 19 seconds West along said centerline, 1218.48 feet to the Point of Beginning, under the direction of MPS Enterprises Inc., owner of said land. I further certify that the map on sheets one (1) and (2) are 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 Rutland in surveying, dividing, and mapping the same.

Dated this 13 day of DECEMBER, 2022

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



SURVEYED BY :

**Burse**

surveying & engineering llc

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Madison, WI 53704 608.250.9263  
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DOCUMENT NO. \_\_\_\_\_  
VOLUME \_\_\_\_\_ PAGES \_\_\_\_\_

Date: December 13, 2022  
Plot View: csm

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PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 05 NORTH, RANGE 10 EAST, TOWN OF RUTLAND, DANE COUNTY, WISCONSIN

## OWNER'S CERTIFICATE

MPS Enterprises Inc., a Wisconsin Corporation, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this Certified Survey Map.

MPS Enterprises Inc. does further certify that this Certified Survey Map is required by S.236.34, Wisconsin Statutes and S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the following for approval or objection:

Dane County Zoning and Land Regulation Committee  
Town of Rutland

IN WITNESS WHEREOF, the said MPS Enterprises Inc. has caused these presents to be signed by \_\_\_\_\_, its managing member on this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

MPS Enterprises Inc.

By: \_\_\_\_\_  
managing member

STATE OF WISCONSIN )  
County of Dane ) ss

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_, \_\_\_\_\_, managing member of the above named Limited Liability Company to me known to be the person who executed the foregoing instrument, and to me known to be such managing member of said Limited Liability Company, and acknowledged that they executed the foregoing instrument as such officers and the deed of said corporation, by its authority.

Notary Public, Wisconsin  
My commission expires \_\_\_\_\_

## TOWN OF RUTLAND APPROVAL

Resolved that this Certified Survey, including any dedications shown thereon, which has been duly filed for approval of the Town Board of Rutland, Dane County, Wisconsin, be and the same is hereby approved.

I hereby certify that the above is a true and correct copy of a resolution adopted by the Town Board of the Town of Rutland on this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
Town Clerk

## DANE COUNTY ZONING AND LAND REGULATION COMMITTEE APPROVAL

This Certified Survey Map is hereby approved by the Dane County Zoning and Land Regulation Committee

this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
Daniel Everson, Authorized Representative

SURVEYED BY :

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Date: December 13, 2022

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Office of the Register of Deeds  
\_\_\_\_\_ County, Wisconsin  
Received for Record  
\_\_\_\_\_, 20\_\_ at \_\_\_\_\_  
\_\_\_\_\_ o'clock \_\_M as  
Document No. \_\_\_\_\_  
in \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Register of Deeds

## **FP-1 to RR-2**

Part of the Northeast Quarter of the Southwest Quarter of Section 19, Township 05 North, Range 10 East, Town of Rutland, Dane County, Wisconsin, more fully described as follows; Commencing at the West Quarter corner of said Section 19; thence North 87 degrees 03 minutes 06 seconds East along the north line of said Southwest Quarter, 1392.60 feet; thence South 17 degrees 18 minutes 19 seconds East along the centerline of Windmill Road, 730.00 feet; thence North 87 degrees 15 minutes 47 seconds East, 34.10 feet to the easterly right of way line of Windmill Road and the Point of Beginning; thence continuing North 87 degrees 15 minutes 47 seconds East, 500.08 feet; thence South 17 degrees 18 minutes 19 seconds East, 270.00 feet; thence South 87 degrees 15 minutes 47 seconds West, 500.08 feet to the aforementioned right of way line; thence North 17 degrees 18 minutes 19 seconds West, 270.00 feet to the Point of Beginning. This description contains 130,680 square feet or 3.0000 acres excluding the right of way.

And

Part of the Northeast Quarter of the Southwest Quarter of Section 19, Township 05 North, Range 10 East, Town of Rutland, Dane County, Wisconsin, more fully described as follows; Commencing at the West Quarter corner of said Section 19; thence North 87 degrees 03 minutes 06 seconds East along the north line of said Southwest Quarter, 1392.60 feet; thence South 17 degrees 18 minutes 19 seconds East along the centerline of Windmill Road, 460.00 feet; thence North 87 degrees 15 minutes 47 seconds East, 34.10 feet to the easterly right of way line of Windmill Road and the Point of Beginning; thence continuing North 87 degrees 15 minutes 47 seconds East, 500.08 feet; thence South 17 degrees 18 minutes 19 seconds East, 270.00 feet; thence South 87 degrees 15 minutes 47 seconds West, 500.08 feet to the aforementioned easterly right of way line; thence North 17 degrees 18 minutes 19 seconds West, 270.00 feet to the Point of Beginning. This description contains 130,680 square feet or 3.0000 acres excluding the right of way.