

Dane County Rezone Petition

Application Date	Petition Number
02/26/2026	DCPREZ-2026-12263
Public Hearing Date	
05/05/2026	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME R & J ACRES LLC (BILL SCHMID)	PHONE (with Area Code) (608) 209-8882	AGENT NAME ISTHMUS SURVEYING LLC (PAUL SPETZ)	PHONE (with Area Code) (608) 209-0302
BILLING ADDRESS (Number & Street) 2109 SCHMID LN		ADDRESS (Number & Street) 450 N BALDWIN ST	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) Madison, WI 53703	
E-MAIL ADDRESS		E-MAIL ADDRESS	

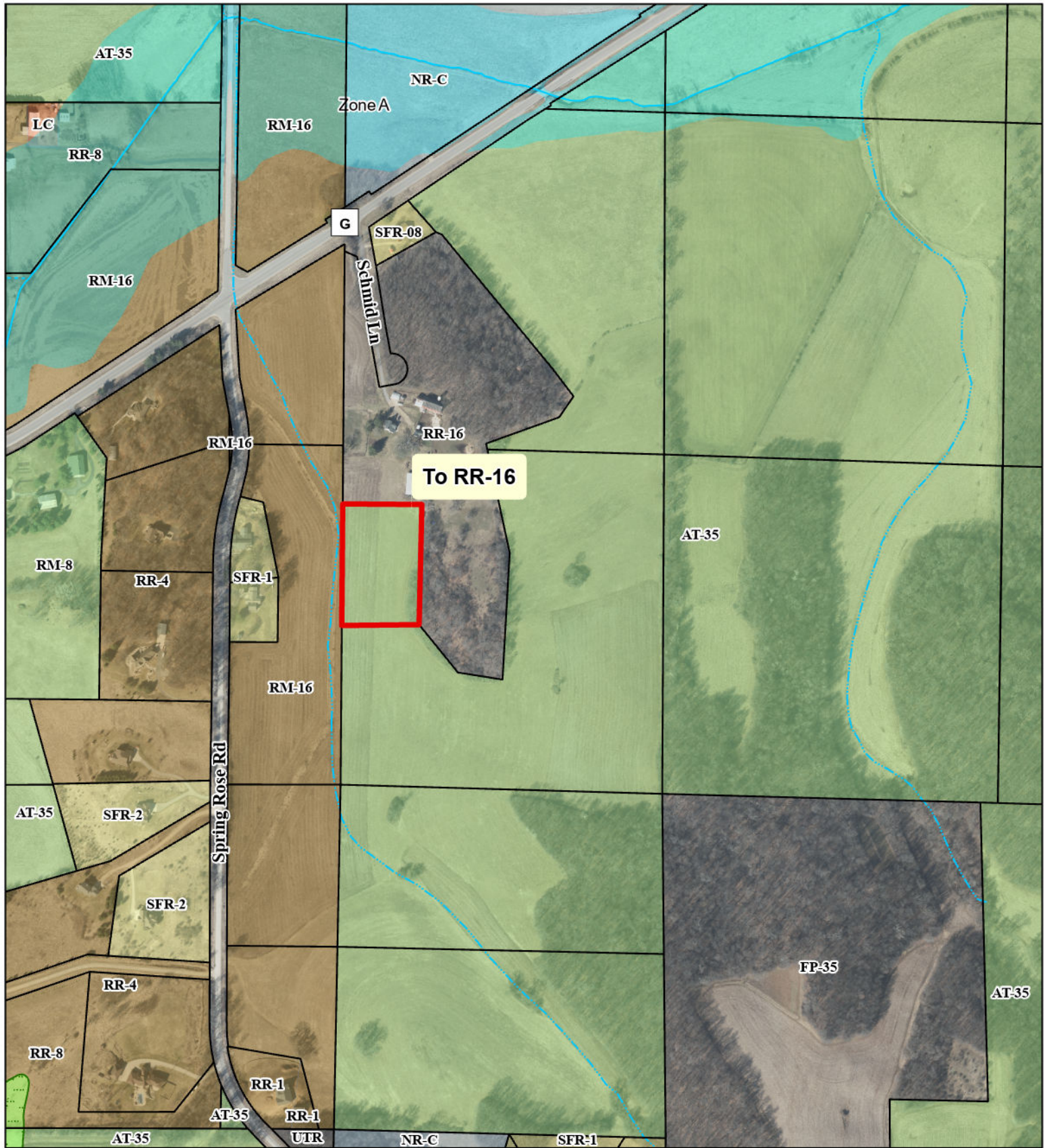
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
2109 Schmid Ln					
TOWNSHIP VERONA	SECTION 30	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-302-9001-0					

REASON FOR REZONE

SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS

FROM DISTRICT:	TO DISTRICT:	ACRES
AT-35 Agriculture Transition District	RR-16 Rural Residential District	3.21

C.S.M REQUIRED? ☒ Yes ☐ No Applicant Initials _____	PLAT REQUIRED? ☐ Yes ☒ No Applicant Initials _____	DEED RESTRICTION REQUIRED? ☐ Yes ☒ No Applicant Initials _____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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PETITION 12263
R & J ACRES LLC (BILL SCHMID)

- 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: R & J ACRES LLC c/o Bill Schmid
Address (Number & Street): 2109 Schmid Lane
Address (City, State, Zip): Verona, WI 53593
Email Address:
Phone#:

Agent Name: Paul Spetz/Isthmus Surveying LLC
Address (Number & Street): 450 N Baldwin Street
Address (City, State, Zip): Madison, WI 53703
Email Address:
Phone#:

PROPERTY INFORMATION

Township: Verona
Section: 30
Parcel Number(s): 062/0608-302-9001-0
Property Address or Location: No Address: next to 2109 Schmid Lane

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 ☒

Bill Schmid and his siblings own a large portion of land as a group known as R&J Acres LLC, and prior to selling the lands Bill wishes to purchase a 3.21 acre portion of the lands, west of and adjacent to his existing parcel, at 2109 Schmid Lane. The remaining lands owned by R&J acres are sufficient for the remainder to remain in AT-35;

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
AT35	RR-16	3.21

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

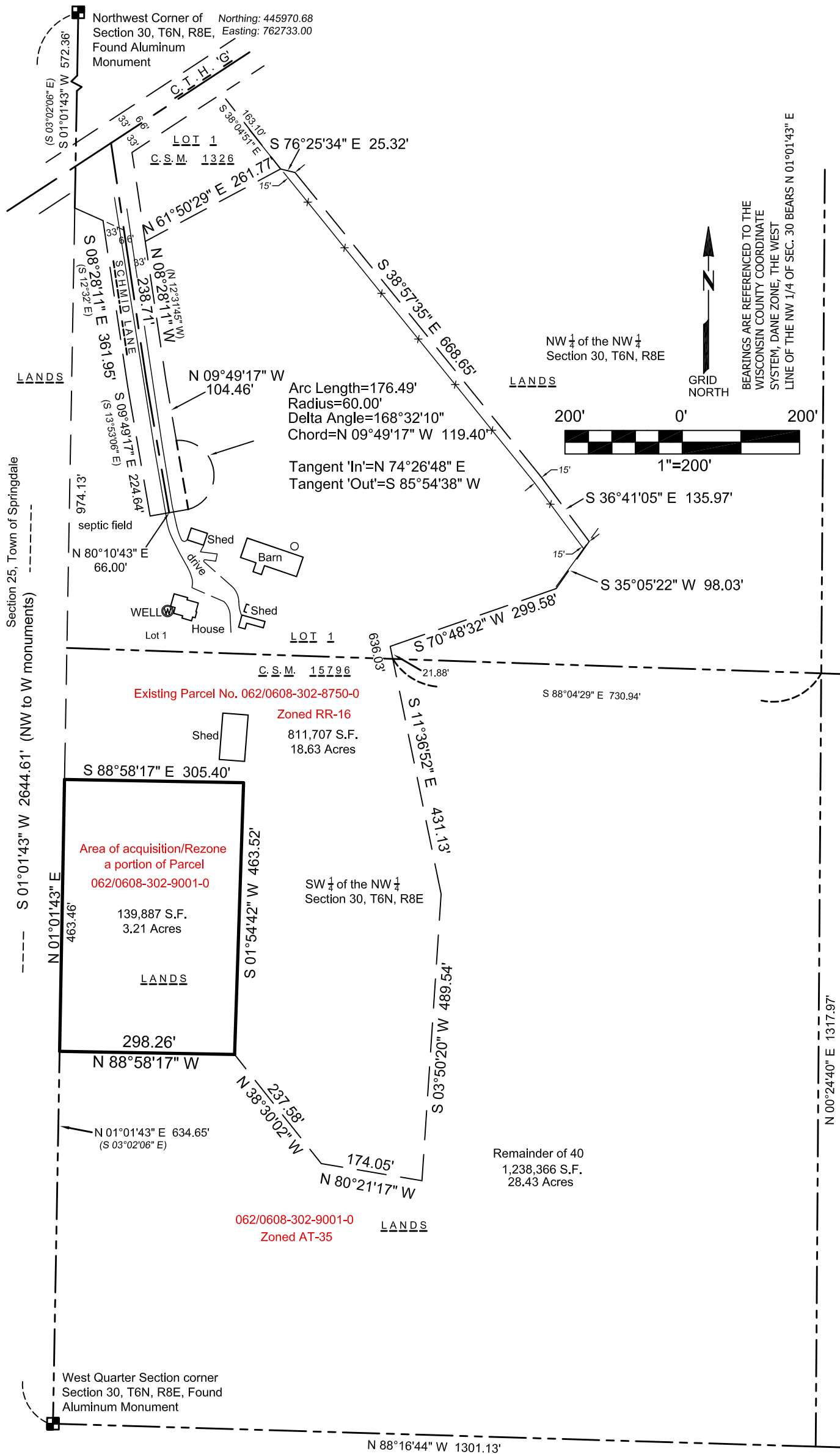
Date

2-16-2026

Rezone Map

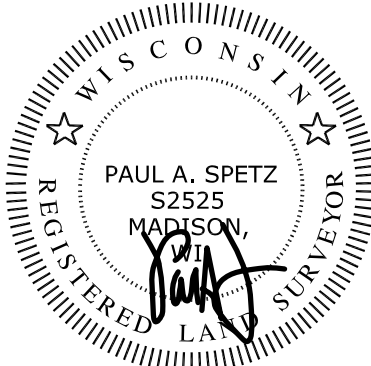
LOCATED IN:

THE SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 30, T6N, R8E, Town of Verona, Dane County, Wisconsin



I, Paul A. Spetz, Wisconsin Registered Land Surveyor No. 2525, of Isthmus Surveying LLC, hereby certify that, to the best of my knowledge and belief, this rezone map is a correct representation of the existing parcels of land.

Paul A. Spetz S. 2525 Dated: February 17, 2026



PREPARED BY:
ISTHMUS SURVEYING, LLC
450 NORTH BALDWIN STREET
MADISON, WI 53703
(608) 244.1090
www.isthmussurveying.com
isthmussurveying@sbcglobal.net

PREPARED FOR:
BILL AND SARAH SCHMID
2109 SCHMID LANE
VERONA, WI 53593
(608) 209.8882



Joe Parisi
Dane County Executive

Dane County Planning & Development

Division of Zoning

August 2, 2023

R & J ACRES LLC
8982 COUNTY HIGHWAY G
MT HOREB WI 53572

RE: Navigability Determination –Spring Rose Rd & Riverside Rd, Section 30, Town of Verona
Parcel: 0608-303-9000-8

The Dane County Zoning Division has processed your request for a navigability determination for an intermittent stream mapped on your property.

Before conducting the site inspection, the County G.I.S., aerial photography, and the Wisconsin Surface Water Data Viewer were used to determine the type and approximate location of the waterway. The map shows that there is an intermittent stream flowing north and northwest through the property. An intermittent stream is one that has a periodic or recurrent flow.

A site inspection was conducted on August 2, 2023. It was observed that no define bed or banks exist throughout the entire property.

After further review of the waterway, it has been determined is NOT navigable at any point up-stream of its intersection with County Highway G. Downstream evaluation from this point of intersection was out of scope with this determination and is therefore considered navigable. The enclosed map shows the portion determined to be non-navigable.

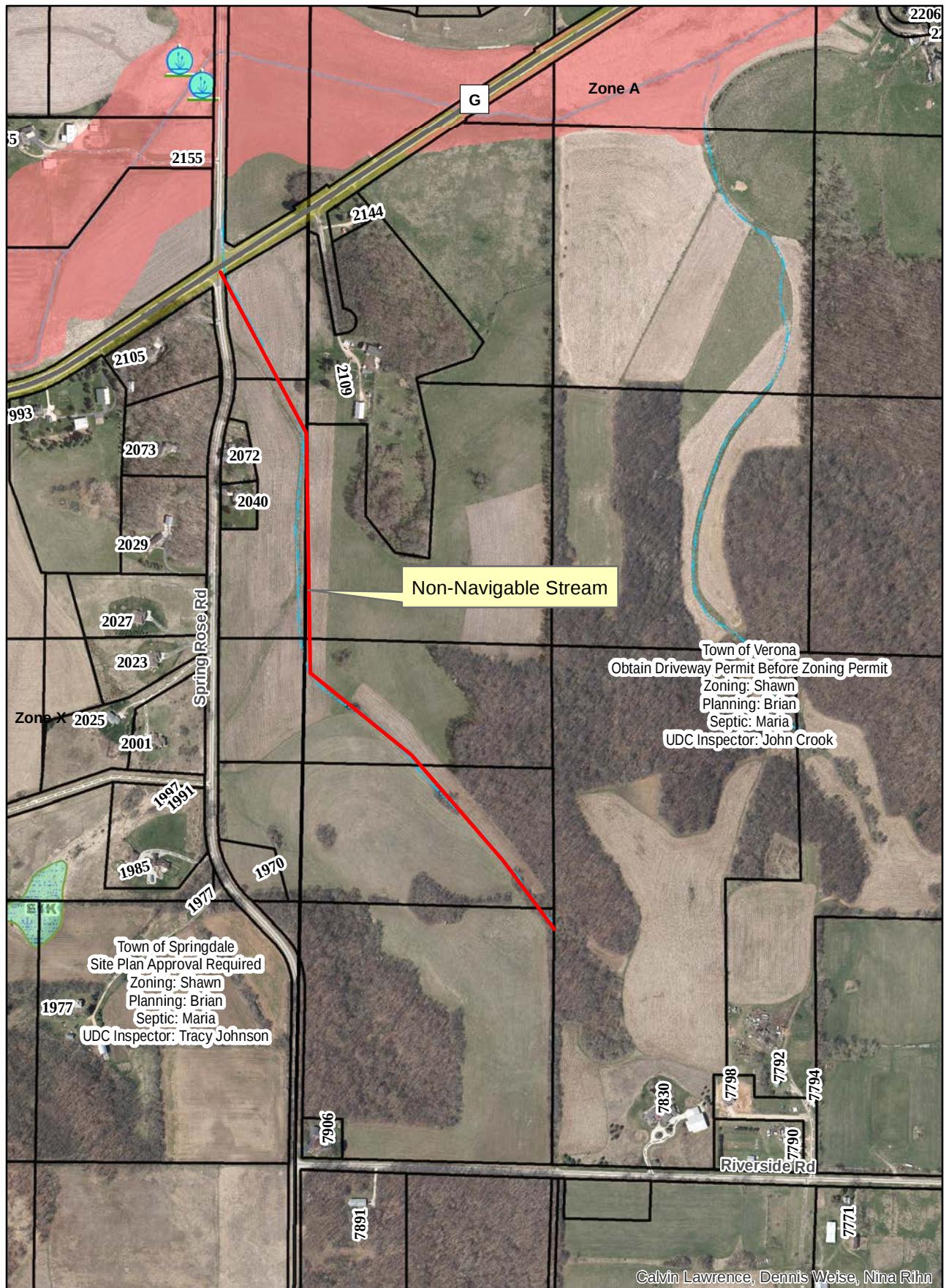
This letter serves as notice that the future development that will occur on the above-described parcel is not within the Shoreland Zoning District as defined under Chapter 11, Dane County Code of Ordinances.

I hope you find this information helpful. If you have any questions regarding this matter, or if I may be of further assistance, please feel free to contact me directly.

Sincerely,

Hans Hilbert
Assistant Zoning Administrator

Cc:
Land & Water Resources
Jim Coon, Coons Construction



AT-35 to RR-16:

A parcel of land being that part of the SW 1/4 of the NW 1/4 of Section 30, T6N, R8E, Town of Verona, Dane County, Wisconsin more particularly described as follows:

Commencing at the West 1/4 of Section corner of said Section 30, thence N 01°01'43" E, along the West line of said SW 1/4 of the NW 1/4 of said Section 30, 634.65 feet to the point of beginning of this description. Thence continue N 01°01'43" E, along said West line, 463.46 feet to a point being a southwesterly corner of Lot 1, C.S.M. No. 15796; thence S 88°58'17" E, along a southerly platted boundary line of said Lot 1, C.S.M. No. 15796, 305.40 feet; thence S 01°54'42" W, along a westerly platted boundary line of said Lot 1, C.S.M. No. 15796, 463.52 feet; thence N 88°58'17" W, 298.26 feet to the point of beginning. This description contains an area of 139,887 Square Feet or 3.21 Acres.