

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
08/15/2024	DCPREZ-2024-12110
<b>Public Hearing Date</b>	
10/22/2024	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME SKAAR JT REV LIVING TR, DUANE L & DOROTHY J	PHONE (with Area Code) (608) 807-8467	AGENT NAME DAVE DINKEL	PHONE (with Area Code) (608) 695-6262
BILLING ADDRESS (Number & Street) 11466 SCHADEL RD		ADDRESS (Number & Street) PO BOX103	
(City, State, Zip) DEERFIELD, WI 53531		(City, State, Zip) Deerfield, WI 53531	
E-MAIL ADDRESS skaardl11@gmail.com		E-MAIL ADDRESS dave@propertyshop-realtors.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
1384 Schadel Road					
TOWNSHIP DEERFIELD	SECTION 31	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0712-314-8220-0		0712-314-8500-1			

## REASON FOR REZONE

CREATING 3 RESIDENTIAL LOTS

FROM DISTRICT:	TO DISTRICT:	ACRES
RR-2 Rural Residential District	RR-8 Rural Residential District	0.1
FP-35 Farmland Preservation District	RR-8 Rural Residential District	33.5

<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 checked="" type="checkbox"/> Yes <input 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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COMMENTS: EXISTING SEPTIC SYSTEM IN CLOSE PROXIMITY TO PROPOSED LOT LINES. INFORMATION SHALL BE SUBMITTED TO SHOW COMPLIANCE.  
 PROPOSAL CONTAINS SLOPES EXCEEDING 30% GRADES. INFORMATION SHALL BE SUBMITTED TO SHOW COMPLIANCE WITH COMP PLAN POLICIES.  
 THE PROPOSED RESIDENTIAL LOTS LACK ADEQUATE ROAD FRONTAGE. INFORMATION SHALL BE PROVIDED TO SHOW COMPLIANCE WITH LAND DIVISION REGULATIONS.



**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"> <li>• PERMIT FEES DOUBLE FOR VIOLATIONS.</li> <li>• ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.</li> </ul>	

## REZONE APPLICATION

### APPLICANT INFORMATION

Property Owner Name:	Duane L & Dorothy J Skaar Jt Rev Trust	Agent Name:	Dave Dinkel
Address (Number & Street):	1466 Schadel Road	Address (Number & Street):	P.O. Box 103
Address (City, State, Zip):	Deerfield, WI 53531	Address (City, State, Zip):	Deerfield WI 53531
Email Address:	skaardl11@gmail.com	Email Address:	dave@propertyshop-realtors.com
Phone#:	608-807-8467	Phone#:	608-695-6262

### PROPERTY INFORMATION

Township:	Deerfield	Parcel Number(s):	0712-314-8500-1 0712-314-8220-0
Section:	31	Property Address or Location:	1384 Schadel Road, Deerfield, WI

### 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

Duane and Dorothy Skaar are very long-term farmers in the Town of Deerfield and other local areas. Duane passed away this last winter. This zoning application is to create three residential lots in a wooded area that they owned for many years. Only a minimal amount of crop land is used per lot. Access from Schadel Road is via the very southwest tip of a 3.8 acre parcel (Lot 1 of C.S.M. #7780) which is also owned by the applicant. The vision distance at the town road access point is excellent. There will be a common shared driveway for access to the three specific lots.

District(s)	Proposed Zoning District(s)	Acres
RR-2	RR-8	0.1
FP-35	RR-8	+33.5

**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 type="checkbox"/> Scaled drawing of proposed property boundaries | <input type="checkbox"/> Legal description of zoning boundaries | <input type="checkbox"/> Information for commercial development (if applicable) | <input type="checkbox"/> Pre-application consultation with town and department staff | <input type="checkbox"/> Application fee ( <b>non-refundable</b> ), payable to the Dane County Treasurer |
|---|---|---|--|--|

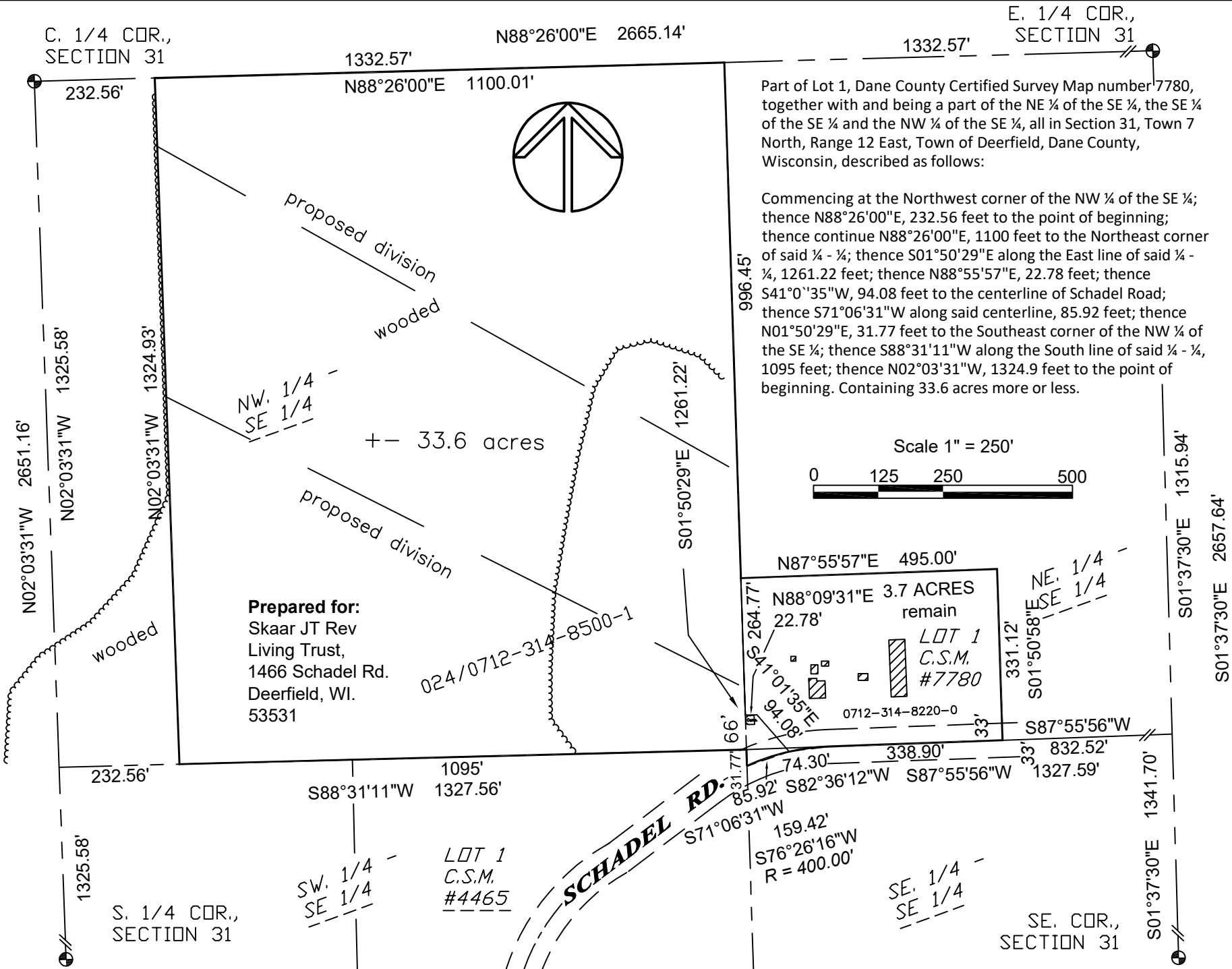
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary 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 Dorothy Skaar

Date Aug. 15, 2024

# Rezoning Map

LOT 1, DANE COUNTY CERTIFIED SURVEY MAP NUMBER 7780, TOGETHER WITH AND BEING PART OF THE NE 1/4 OF THE SE 1/4 AND PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 31, T.7N., R.12E., TOWN OF DEERFIELD, DANE COUNTY, WISCONSIN.



**Wisconsin Mapping, LLC**  
surveying and mapping services  
306 West Quarry Street, Deerfield, Wisconsin 53531  
(608) 764-5602

Dwg. No. 6267-24 Date 8/15/2024  
Sheet 1 of \_\_\_\_\_  
Document No. \_\_\_\_\_  
C. S. M. No. \_\_\_\_\_ V. \_\_\_\_\_ P. \_\_\_\_\_

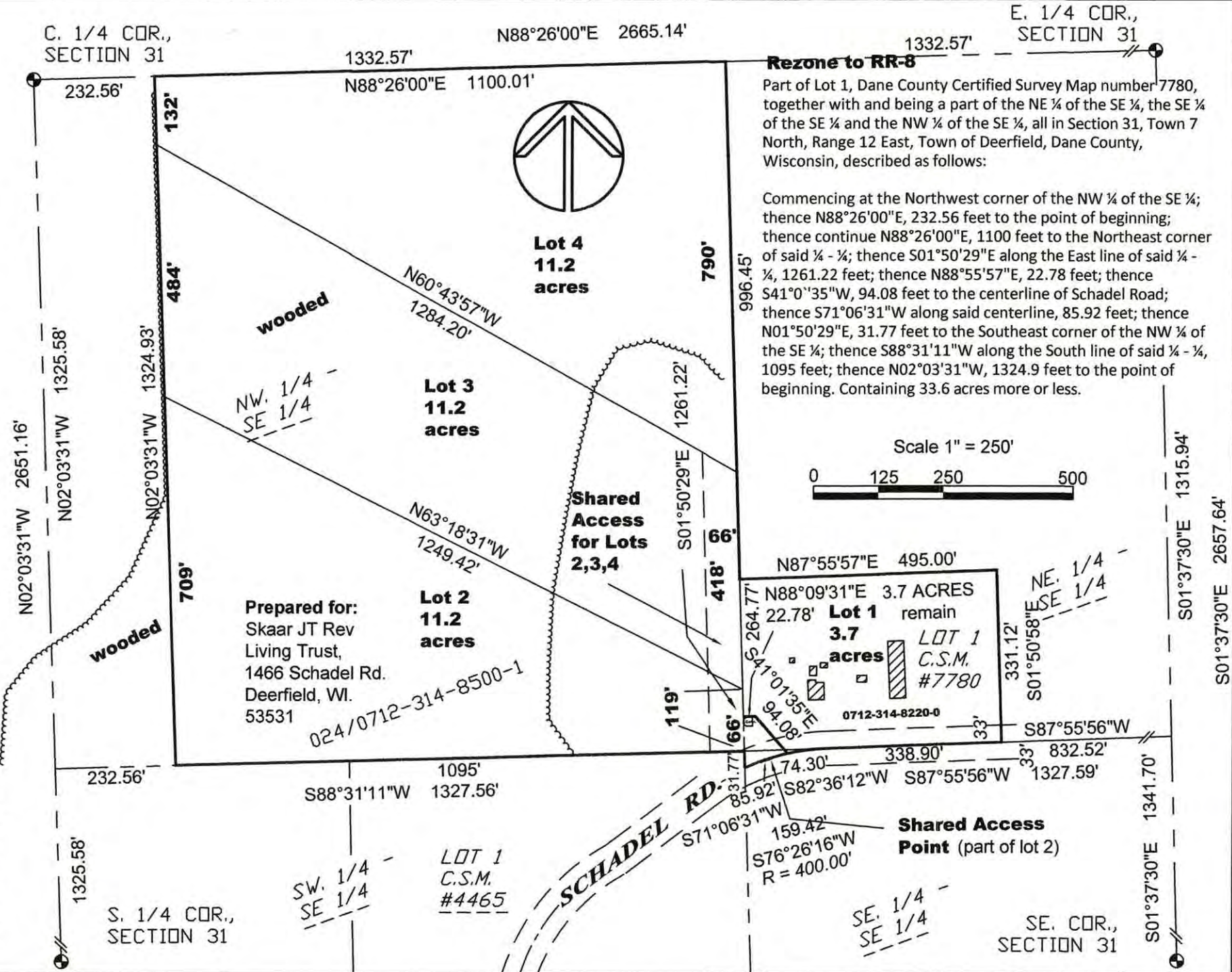
Lot 1, Dane County Certified Survey Map number 7780, together with and being a part of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  and the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , all in Section 31, Town 7 North, Range 12 East, Town of Deerfield, Dane County, Wisconsin, described as follows:

Commencing at the Northwest corner of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ ; thence N88°26'00"E, 232.56 feet to the point of beginning; thence continue N88°26'00"E, 1100 feet to the Northeast corner of said  $\frac{1}{4}$  -  $\frac{1}{4}$ ; thence S01°50'29"E along the East line of said  $\frac{1}{4}$  -  $\frac{1}{4}$ , 1261.22 feet; thence N88°55'57"E, 22.78 feet; thence S41°0'35"W, 94.08 feet to the centerline of Schadel Road; thence S71°06'31"W along said centerline, 85.92 feet; thence N01°50'29"E, 31.77 feet to the Southeast corner of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ ; thence S88°31'11"W along the South line of said  $\frac{1}{4}$  -  $\frac{1}{4}$ , 1095 feet; thence N02°03'31"W, 1324.9 feet to the point of beginning. Containing 33.6 acres more or less.



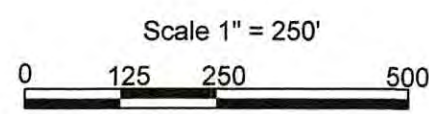
# Preliminary Certified Survey Map

LOT 1 DANE COUNTY CERTIFIED SURVEY MAP NUMBER 7780, TOGETHER WITH AND BEING PART OF THE NE 1/4 OF THE SE 1/4, THE SE 1/4 OF THE SE 1/4, AND PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 31, T.7N., R.12E., TOWN OF DEERFIELD, DANE COUNTY, WISCONSIN.



Prepared for:  
Skaar JT Rev  
Living Trust,  
1466 Schadel Rd.  
Deerfield, WI.  
53531  
024/0712-314-8500-1

**Rezone to RR-8**  
Part of Lot 1, Dane County Certified Survey Map number 7780, together with and being a part of the NE 1/4 of the SE 1/4, the SE 1/4 of the SE 1/4 and the NW 1/4 of the SE 1/4, all in Section 31, Town 7 North, Range 12 East, Town of Deerfield, Dane County, Wisconsin, described as follows:  
  
Commencing at the Northwest corner of the NW 1/4 of the SE 1/4; thence N88°26'00"E, 232.56 feet to the point of beginning; thence continue N88°26'00"E, 1100 feet to the Northeast corner of said 1/4 - 1/4; thence S01°50'29"E along the East line of said 1/4 - 1/4, 1261.22 feet; thence N88°55'57"E, 22.78 feet; thence S41°0'35"W, 94.08 feet to the centerline of Schadel Road; thence S71°06'31"W along said centerline, 85.92 feet; thence N01°50'29"E, 31.77 feet to the Southeast corner of the NW 1/4 of the SE 1/4; thence S88°31'11"W along the South line of said 1/4 - 1/4, 1095 feet; thence N02°03'31"W, 1324.9 feet to the point of beginning. Containing 33.6 acres more or less.



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# Slopes exceeding 30% grade

