

# Dane County Rezone Petition

Application Date	Petition Number
03/18/2021	DCPREZ-2021-11695
Public Hearing Date	
05/25/2021	


OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME WILLIAM R SCHMID	PHONE (with Area Code) (608) 209-8882	AGENT NAME ISTHMUS SURVEYING LLC	PHONE (with Area Code) (608) 209-0302
BILLING ADDRESS (Number & Street) 2109 SCHMID LN		ADDRESS (Number & Street) 450 N. BALDWIN STREET	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) MADISON, WI 53703	
E-MAIL ADDRESS SCHMIDLN@TDS.NET		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 LANE					
TOWNSHIP VERONA	SECTION 30	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-302-8700-0					

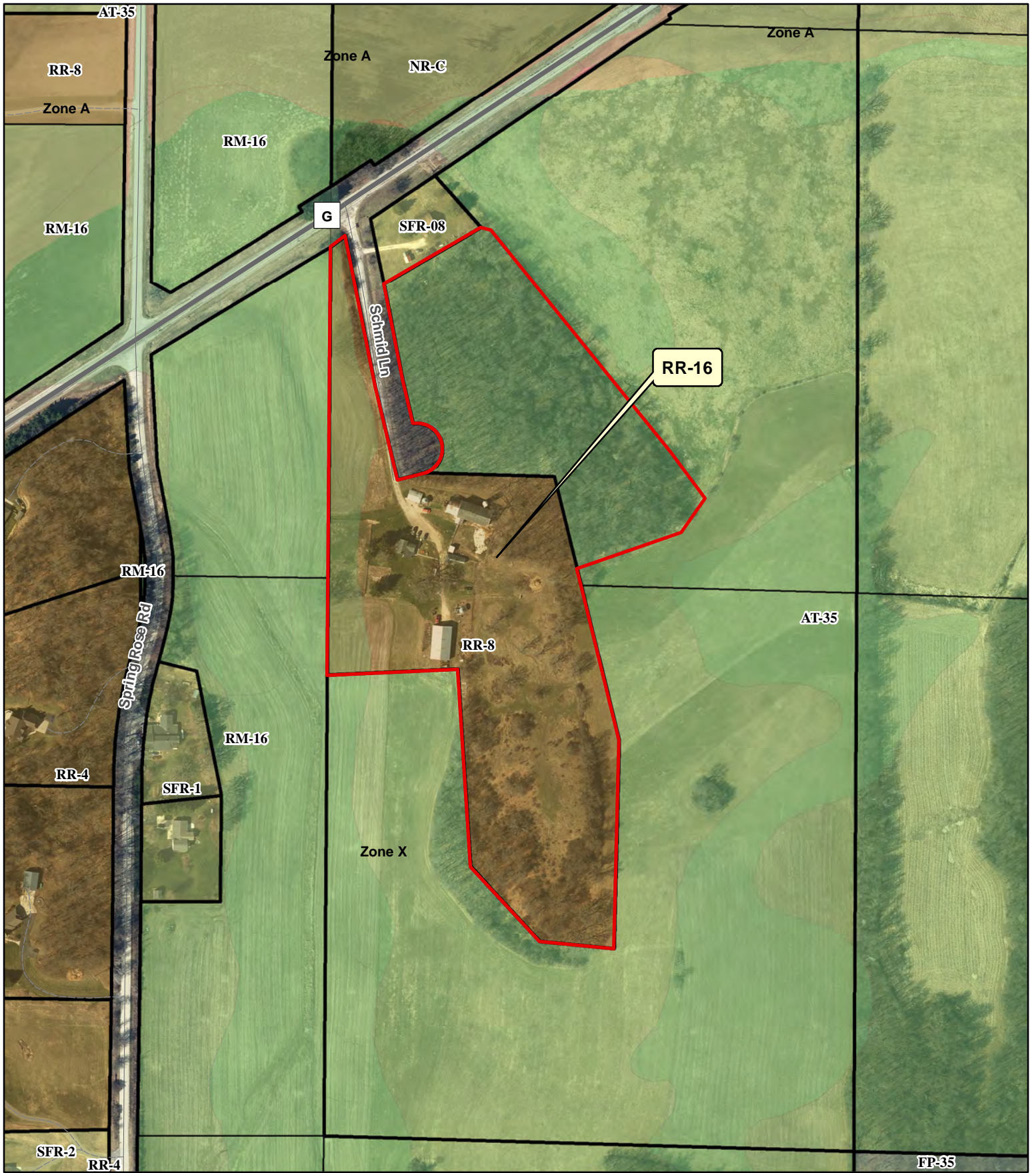
## REASON FOR REZONE

SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS





FROM DISTRICT:	TO DISTRICT:	ACRES
RR-8 Rural Residential District	RR-16 Rural Residential District	11.5
AT-35 Agriculture Transition District	RR-16 Rural Residential District	7.18

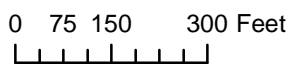
C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS  PMK2	SIGNATURE:(Owner or Agent) 
PRINT NAME:				
DATE:				

COMMENTS: EXPANDING THE SIZE OF A RESIDENTIAL LOT.



**Legend**

- |   |   |
|---|---|
|  Wetland    | <b>Significant Soils</b>  |
|  Floodplain |  Class 1 |
|   |  Class 2 |



Petition 11695  
WILLIAM R SCHMID



**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:	Bill and Sara Schmid	Agent Name:	Paul Spetz/Isthmus Surveying LLC
Address (Number & Street):	2109 Schmid Lane	Address (Number & Street):	450 N. Baldwin Street
Address (City, State, Zip):	Verona, WI 53583	Address (City, State, Zip):	Madison, WI 53703
Email Address:	schmidln@tds.net	Email Address:	isthmussurveying@sbcglobal.net
Phone#:	608-209-8882	Phone#:	608-209-0302

### PROPERTY INFORMATION

Township: Verona	Parcel Number(s): 062/0608-302-8700-0; 062/0608-302-8501-0
Section: 30	Property Address or Location: 2109 Schmid Lane, Verona, WI 53593

### 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 and Sara wish to purchase 7.18 acres of land from the adjacent land owner and Bill's mother, Justine Schmid; Justine Schmid owns approximately 58 acres of adjacent lands. They will submit a Certified Survey Map to combine the newly acquired lands to their existing 11.5 acre parcel, creating one new parcel of 18.69 acres.

We communicated with Brian Standing via email on December 16, 2020 and our proposal is based on this communication. The Town may be the determining factor on the final zoning classification.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RR-8	RR-16 or RM-16	18.68
AT-35		

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 |
|--|--|---|---|--|

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

*Paul Spetz*  
 Paul Spetz / Isthmus Surveying LLC  
 William Schmid  
 3-17-21

Date 3/16/21

# Preliminary CERTIFIED SURVEY MAP

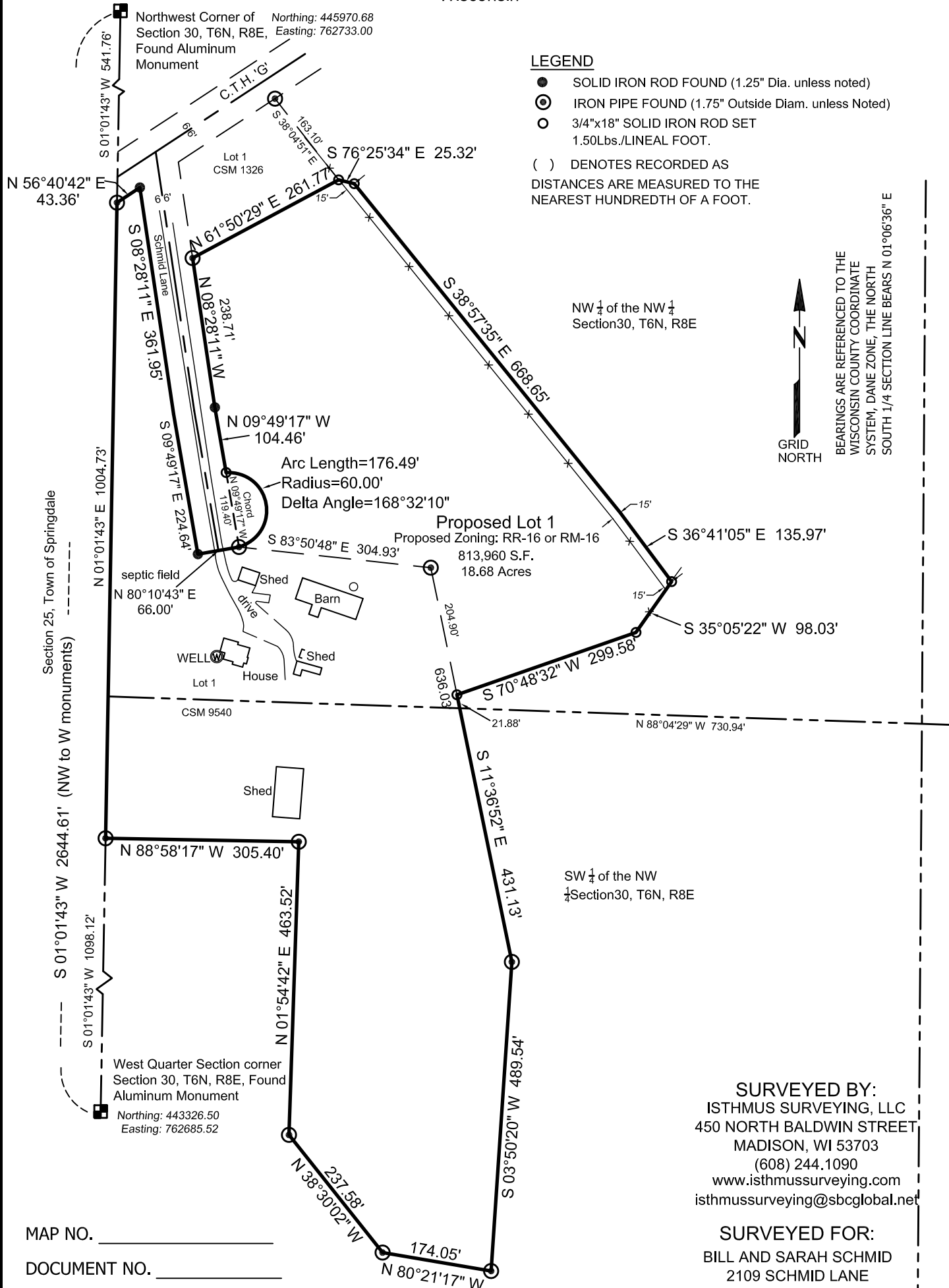
LOCATED IN:

Lot 1, of Certified Survey Map Number 9540, as recorded in Volume 54, pages 258-262 of Certified Survey Maps of Dane County, as Document Number 3177213, and that part of the NW 1/4 of the NW 1/4 of Section 30, all in the NW 1/4 of the NW 1/4 and the SW 1/4 of the NW 1/4 of Section 30, T6N, R8E, Town of Verona, Dane County, Wisconsin

### LEGEND

- SOLID IRON ROD FOUND (1.25" Dia. unless noted)
- ⊙ IRON PIPE FOUND (1.75" Outside Diam. unless Noted)
- 3/4"x18" SOLID IRON ROD SET 1.50Lbs./LINEAL FOOT.
- ( ) DENOTES RECORDED AS

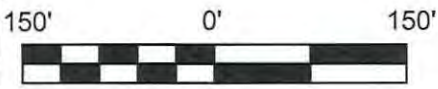
DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.



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

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

MAP NO. \_\_\_\_\_  
 DOCUMENT NO. \_\_\_\_\_  
 VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_



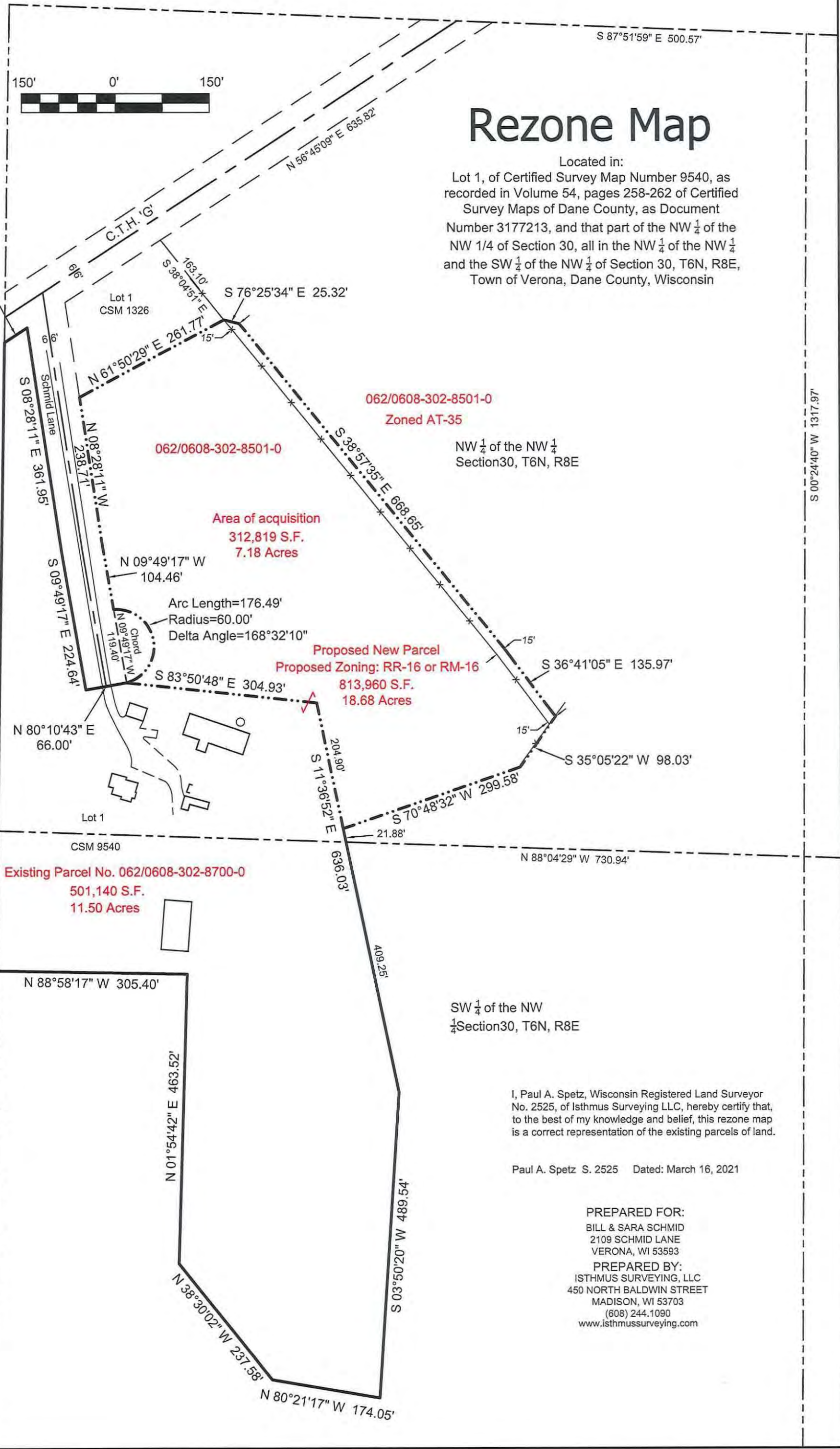
S 87°51'59" E 500.57'

# Rezone Map

Located in:

Lot 1, of Certified Survey Map Number 9540, as recorded in Volume 54, pages 258-262 of Certified Survey Maps of Dane County, as Document Number 3177213, and that part of the NW 1/4 of the NW 1/4 of Section 30, all in the NW 1/4 of the NW 1/4 and the SW 1/4 of the NW 1/4 of Section 30, T6N, R8E, Town of Verona, Dane County, Wisconsin

N 56°40'42" E 43.36'  
S 08°28'11" E 361.95'  
S 08°28'11" W 238.71'  
S 09°49'17" E 224.64'  
N 01°01'43" E 1004.73'  
Section 25, Town of Springdale



062/0608-302-8501-0  
Zoned AT-35

NW 1/4 of the NW 1/4  
Section 30, T6N, R8E

Area of acquisition  
312,819 S.F.  
7.18 Acres

Proposed New Parcel  
Proposed Zoning: RR-16 or RM-16  
813,960 S.F.  
18.68 Acres

Existing Parcel No. 062/0608-302-8700-0  
501,140 S.F.  
11.50 Acres

SW 1/4 of the NW  
1/4 Section 30, T6N, R8E

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: March 16, 2021

PREPARED FOR:  
BILL & SARA SCHMID  
2109 SCHMID LANE  
VERONA, WI 53593  
PREPARED BY:  
ISTHMUS SURVEYING, LLC  
450 NORTH BALDWIN STREET  
MADISON, WI 53703  
(608) 244.1090  
www.isthmussurveying.com

S 00°24'40" W 1317.97'

**Description of Total Area to be Rezoned to RR-16 or RM-16:**

A description containing Lot 1, of Certified Survey Map Number 9540, as recorded in Volume 54, pages 258-262 of Certified Survey Maps of Dane County, as Document Number 3177213, and that part of the NW 1/4 of the NW 1/4 of Section 30, all in the NW 1/4 of the NW 1/4 and 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 Northwest corner of Section 30, T6N, R8E, thence S 01°01'43" W, along the west line of the NW 1/4 of the NW 1/4 of said Section 30, 541.76 feet to a point on the southeasterly right-of-way line of County Highway G, said point being the northwesterly most boundary corner of said Lot 1 of C.S.M. No. 9540 and the point of beginning of this description;

thence N 56°40'42" E, along the northwesterly line of said Lot 1 and southeasterly right-of-way line, 43.36 feet;

thence S 08°28'11" E, along the northeasterly boundary line of said Lot 1 and southwesterly right-of-way line of Schmid Lane, 361.95 feet;

thence S 09°49'17" E, along the northeasterly boundary line of said Lot 1 and southwesterly right-of-way line of Schmid Lane, 224.64 feet;

thence N 80°10'43" E, along a northerly boundary line of said Lot 1 and southerly right-of-way line of Schmid Lane, 66.00 feet;

thence 176.49 feet along said right-of-way line along the arc of a 60.00 foot radius curve to the left, with a chord bearing of N 09°49'17" W, 119.40 feet, and a delta angle of 168°32'10";

thence N 09°49'17" W, along the northeasterly right-of-way line of Schmid Lane, 104.46 feet;

thence N 08°28'11" W, long the northeasterly right-of-way line of Schmid Lane, 238.71 feet;

thence N 61°50'29" E, along the southeasterly platted boundary line of Lot 1, Certified Survey Map No. 1326, 261.77 feet;

thence S 76°25'34" E, 25.32 feet;

thence S 38°57'35" E, 668.65 feet;

thence S 36°41'05" E, 135.97 feet;

thence S 35°05'22" W, 98.03 feet;

thence S 70°48'32" W, 299.58 feet to a point on a Easterly platted boundary line of said Lot 1, C.S.M. No. 9540;

thence S 11°36'52" E, along an easterly platted boundary line of said Lot 1, C.S.M. No. 9540, 431.13 feet;

thence S 03°50'20" W, along an easterly platted boundary line of said Lot 1, C.S.M. No. 9540, 489.54 feet;

thence N 80°21'17" W, along a southerly platted boundary line of said Lot 1, C.S.M. No. 9540, 174.05 feet;

thence N 38°30'02" W, along a southwesterly platted boundary line of said Lot 1, C.S.M. No. 9540, 237.58 feet;

thence N 01°54'42" E, along a westerly platted boundary line of said Lot 1, C.S.M. No. 9540, 463.52 feet;

thence N 88°58'17" W, along a southerly platted boundary line of said Lot 1, C.S.M. No. 9540, 305.40 feet;

thence N 01°01'43" E, along a westerly platted boundary line of said Lot 1, C.S.M. No. 9540, 1004.73 feet to the point of beginning.

This description contains an area of 813,960 Square Feet, or 18.68 Acres.

**Existing lands currently zoned RR-8 to be rezoned in a New Parcel as RR-16 or RM-16:**

Lot 1, of Certified Survey Map Number 9540, as recorded in Volume 54, pages 258-262 of Certified Survey Maps of Dane County, as Document Number 3177213, and that part of the NW 1/4 of the NW 1/4 of Section 30, all in the NW 1/4 of the NW 1/4 and the SW 1/4 of the NW 1/4 of Section 30, T6N, R8E, Town of Verona, Dane County, containing 501,140 Square feet or 11.50 acres

**Existing lands currently zoned AT-35 to be rezoned in a New Parcel as RR-16 or RM-16:**

Part of the NW 1/4 of the NW 1/4 of Section 30, T6N, R8E, Town of Verona, Dane County, Wisconsin more particularly described as follows:

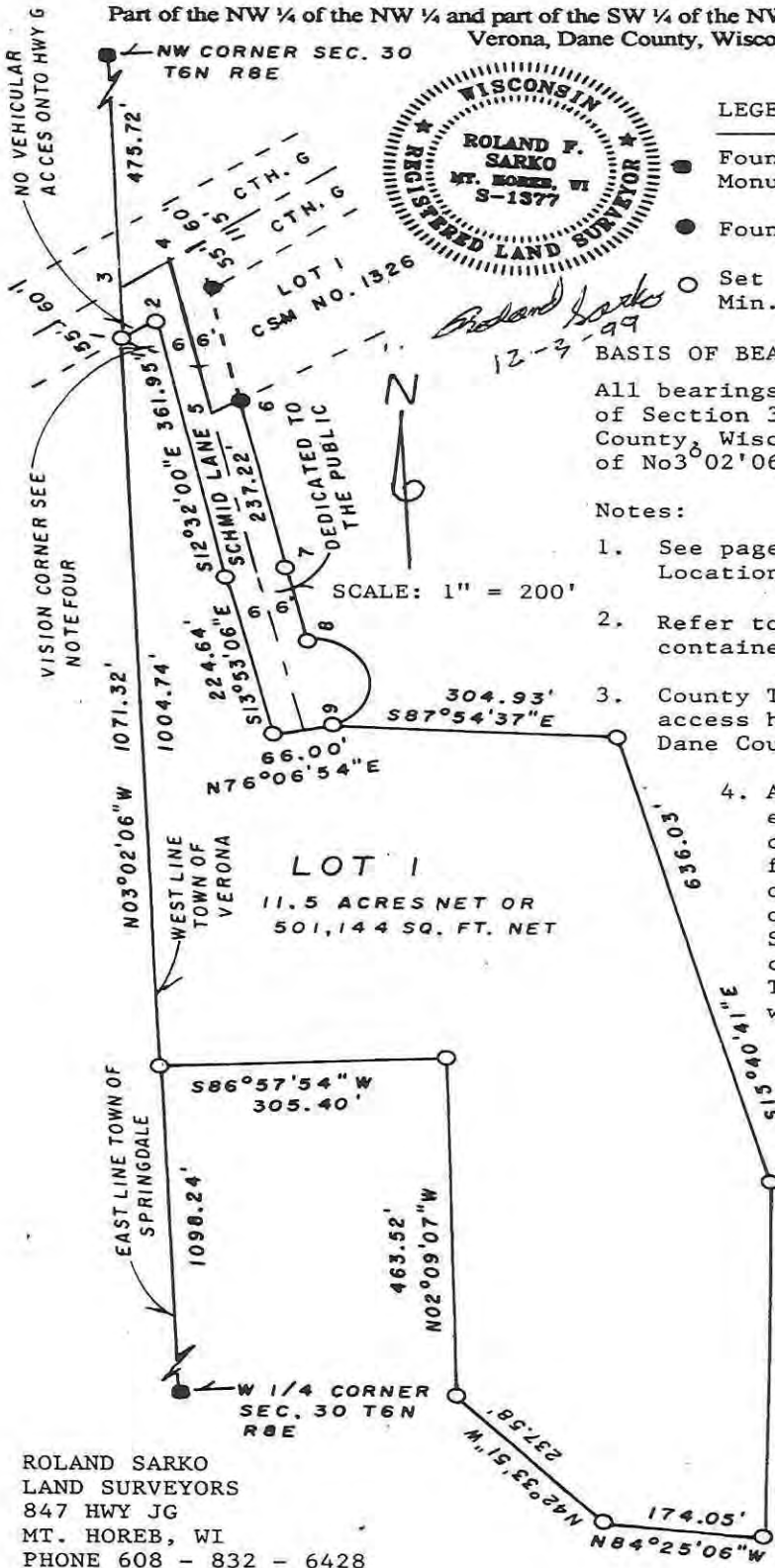
Commencing at a point on the northeasterly right-of-way line of Schmid Lane, at the Southwesterly corner of Lot 1, C.S.M. Number 1326, said point also being the point of beginning of this description, thence N 61°50'29" E, along the southeasterly platted boundary line said of Lot 1, Certified Survey Map No. 1326, 261.77 feet;  
thence S 76°25'34" E, 25.32 feet;  
thence S 38°57'35" E, 668.65 feet;  
thence S 36°41'05" E, 135.97 feet;  
thence S 35°05'22" W, 98.03 feet;  
thence S 70°48'32" W, 299.58 feet to a point on a Easterly platted boundary line of said Lot 1, C.S.M. No. 9540;  
thence N 11°36'52" W, along an easterly platted boundary line of said Lot 1, C.S.M. No. 9540, 204.90 feet;  
thence N 83°50'48" W, along a northerly platted boundary line of said Lot 1, C.S.M. No. 9540, 304.93 feet to a point of curvature;  
thence 176.49 feet along said right-of-way line along the arc of a 60.00 foot radius curve to the left, with a chord bearing of N 09°49'17" W, 119.40 feet, and a delta angle of 168°32'10";  
thence N 09°49'17" W, along the northeasterly right-of-way line of Schmid Lane, 104.46 feet;  
thence N 08°28'11" W, long the northeasterly right-of-way line of Schmid Lane, 238.71 feet to the point of beginning.

This description contains 312,820 Square Feet or 7.18 Acres.

# CERTIFIED SURVEY MAP

000495

Part of the NW ¼ of the NW ¼ and part of the SW ¼ of the NW ¼ of Section 30, T6N, R8E, Town of Verona, Dane County, Wisconsin.



- LEGEND:
- Found Dane County Cast Aluminum Monument
  - Found 1" Dia. Iron Pipe
  - Set 1 1/4" X 24" Iron Pipe, 1.13 lbs. Min./Ft.

BASIS OF BEARINGS:  
 All bearings are referenced to the West line of Section 30, T6N, R8E, Town of Verona, Dane County, Wisconsin having an assumed bearing of No3°02'06"W.

- Notes:
1. See page three of five for Building Locations.
  2. Refer to building site information contained in the Dane County Soil Survey.
  3. County Trunk Highway G is a controlled access highway pursuant to Chapter 79, Dane County Code of Ordinances.
  4. A vision corner is hereby established Northeast of a line connecting a point lying 150.00 feet Southwest of the Centerline of Schmidt Lane of the Centerline of HWY. G with a point 150.00 feet South of HWY G along the centerline of Schmidt Lane. There shall be no construction within this area

**LOT 1**  
 11.5 ACRES NET OR  
 501,144 SQ. FT. NET

ROLAND SARKO  
 LAND SURVEYORS  
 847 HWY JG  
 MT. HOREB, WI  
 PHONE 608 - 832 - 6428

Map No. 4 - 28324  
 Job No. 39032  
 Page One of Five  
 Document No. 3177213  
 Map Number 9540  
 Volume 54  
 Page 258