

Dane County Rezone Petition

Application Date	Petition Number
02/12/2024	DCPREZ-2024-12032
Public Hearing Date	
05/28/2024	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME TERRENCE AND LINDA SCHMITT	PHONE (with Area Code) (608) 345-7356	AGENT NAME LINDA SCHMITT	PHONE (with Area Code) (608) 345-7356
BILLING ADDRESS (Number & Street) 1207 FRITZ RD		ADDRESS (Number & Street) 1207 FRITZ RD	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) VERONA, WI 53593	
E-MAIL ADDRESS schmittl.schmitt@gmail.com		E-MAIL ADDRESS schmittl.schmitt@gmail.com	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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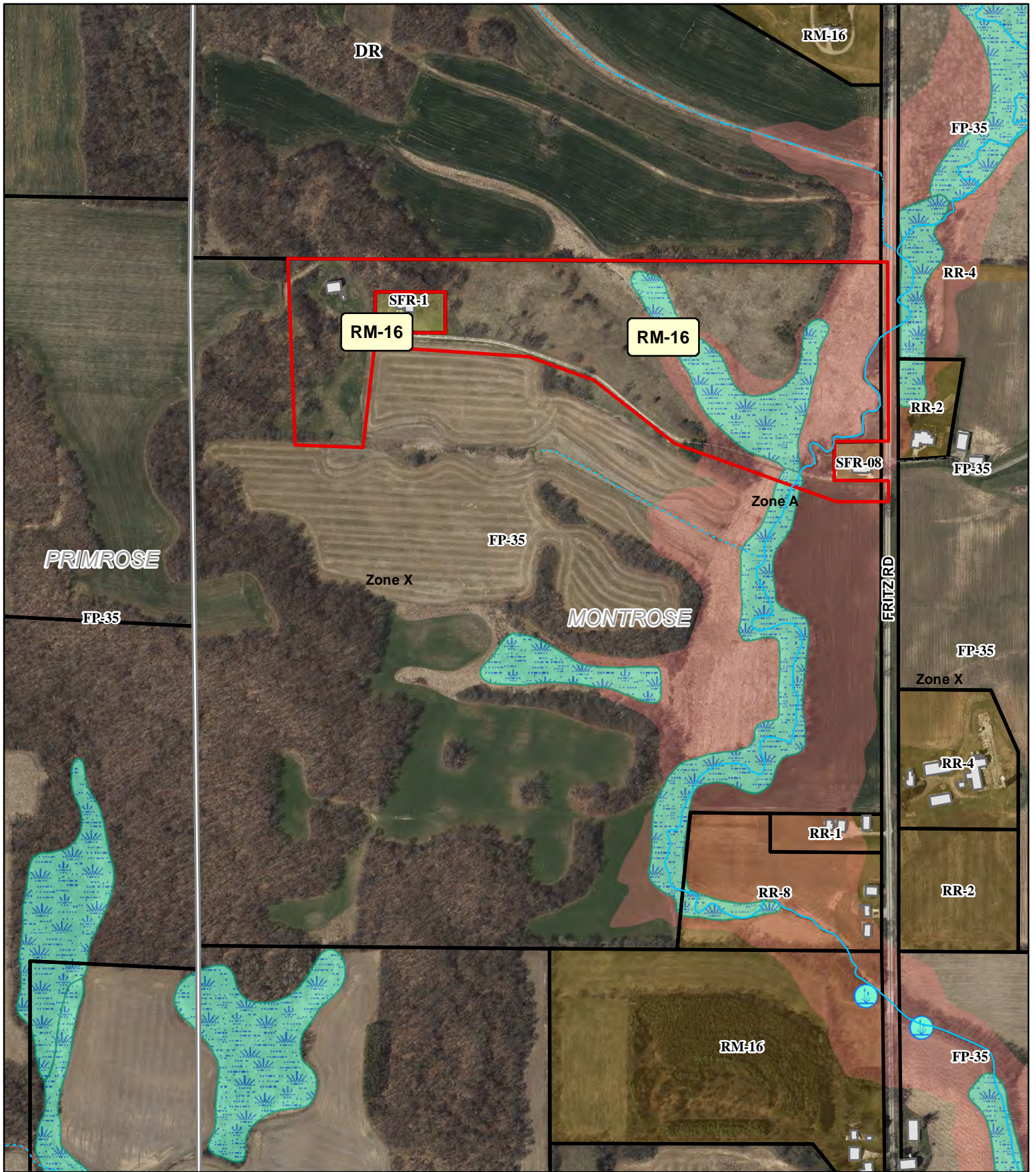
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
1207 Fritz Rd					
TOWNSHIP MONTROSE	SECTION 7	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0508-073-8535-5		0508-073-8500-6		0508-073-8060-9	

REASON FOR REZONE




EXPAND THE SIZE OF A RESIDENTIAL LOT TO FACILITATE AG LAND SALE

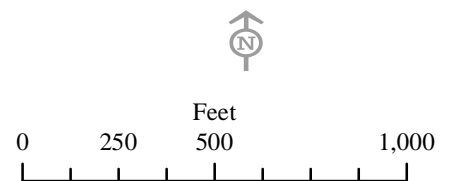
FROM DISTRICT:	TO DISTRICT:	ACRES
SFR-1 Single Family Residential District	RM-16 Rural Mixed-Use District	1.0
FP-35 Farmland Preservation District	RM-16 Rural Mixed-Use District	30

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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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REZONE 12032

-  Wetland
-  Floodway Areas in Zone AE
-  Floodplain





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:	Terrence J. Schmitt, Lind Schmitt		Agent Name:
Address (Number & Street):	Timothy M. Schmitt		Address (Number & Street):
Address (City, State, Zip):	1207 Fritz Rd, Verona WI 53593		Address (City, State, Zip):
Email Address:	schmittl.schmitt@gmail.com		Email Address:
Phone#:	608-345-7356		Phone#:

PROPERTY INFORMATION	
Township:	Montrose
Section:	7
Parcel Number(s):	0508-073-8535-5, 0508-073-8500-6, 0508-073-8060-9, 0508-073-8001-0
Property Address or Location:	1207 Fritz Rd, Verona WI 53593

REZONE DESCRIPTION	
<p>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.</p>	<p>Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>

We want to create one 30+ acre parcel zoned RM16 to separate it from the rest of the land, which we intend to sell. The land has historically been used as pasture. It is not being used at all now, and has not for years. No changes are anticipated.

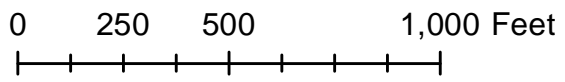
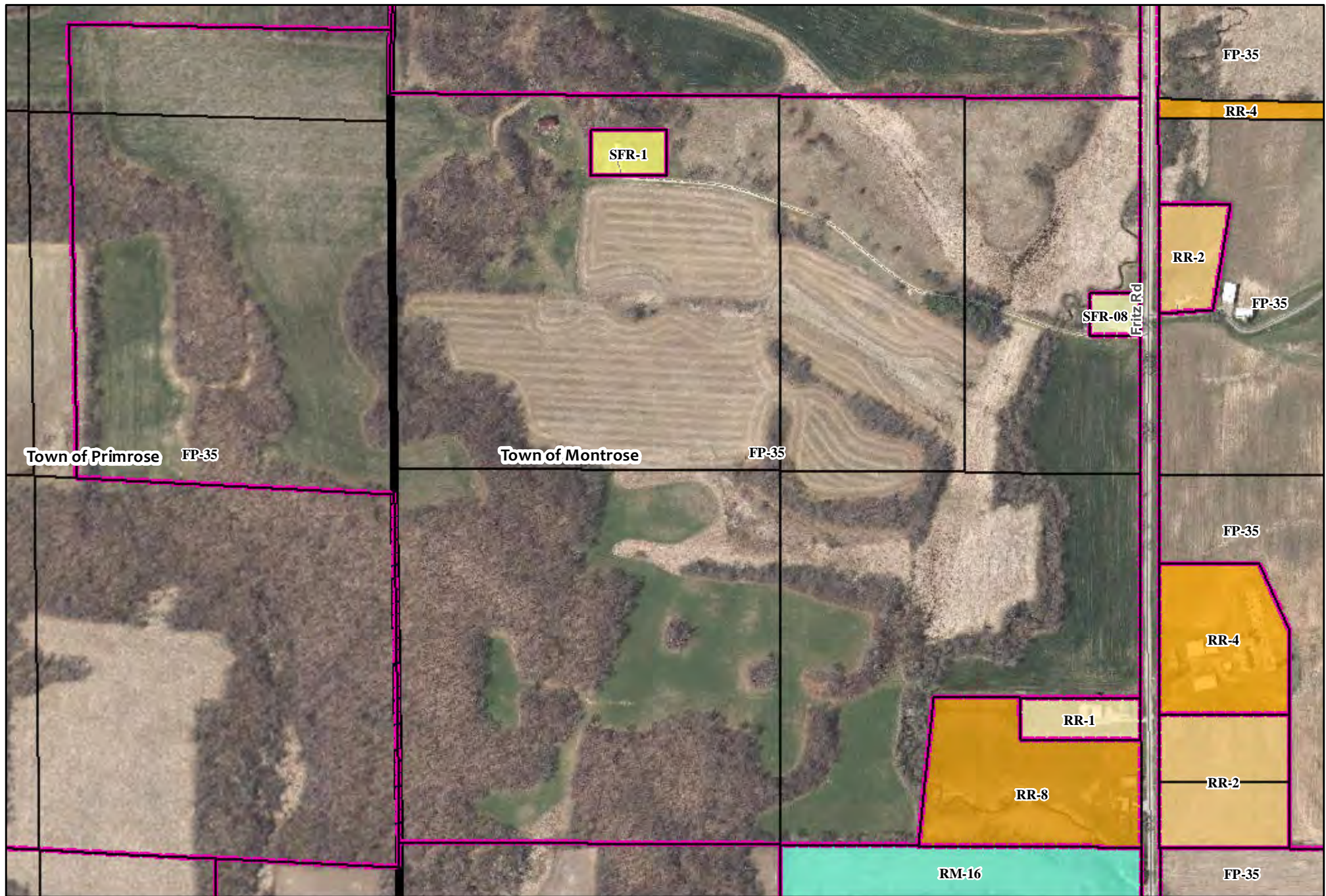
Existing Zoning District(s)	Proposed Zoning District(s)	Acres
SERL	RM16	1
FP-35	RM16	30.536

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
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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 Terrence J. Schmitt Date 2/9/24
Quada Schmitt 2/9/24 Timothy M. Schmitt 2-9-24



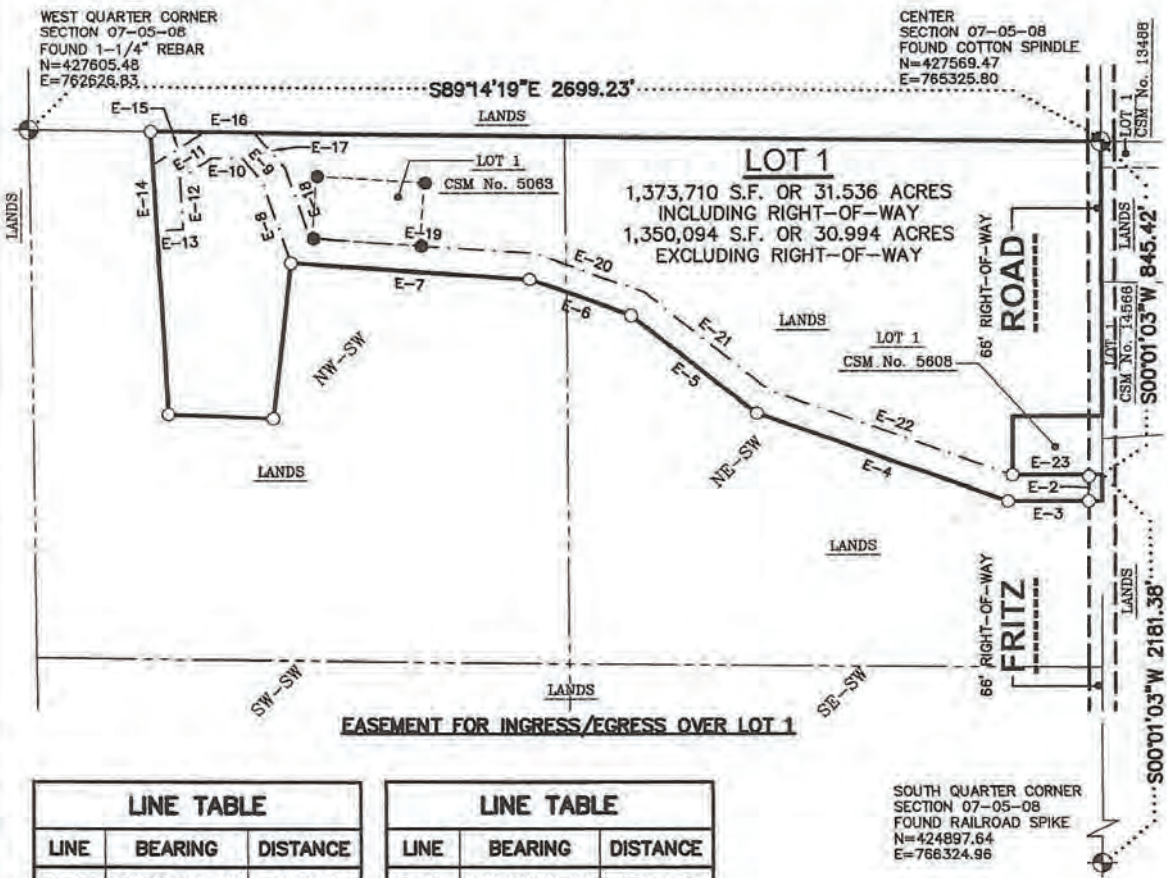
Legend

-  Tax Parcels
-  Ownership Boundaries

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 1, CERTIFIED SURVEY MAP No. 5063, RECORDED IN VOLUME 23, PAGE 11 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AS DOCUMENT No. 1969301, AND LANDS, BEING PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 07, TOWNSHIP 05 NORTH, RANGE 08 EAST, TOWN OF MONTROSE, DANE COUNTY, WISCONSIN



LINE TABLE		
LINE	BEARING	DISTANCE
E-2	S00°01'03"W	66.00'
E-3	N89°58'57"W	203.43'
E-4	N70°19'50"W	670.05'
E-5	N51°44'21"W	401.90'
E-6	N70°14'18"W	271.11'
E-7	N86°07'10"W	602.96'
E-8	N18°58'41"W	222.02'
E-9	N40°28'37"W	75.24'
E-10	N89°14'19"W	76.87'
E-11	S57°17'01"W	95.63'
E-12	S03°12'37"E	132.18'
E-13	S86°47'23"W	66.12'

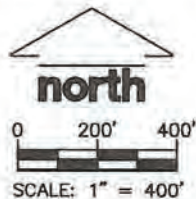
LINE TABLE		
LINE	BEARING	DISTANCE
E-14	N03°10'09"W	170.67'
E-15	N57°17'01"E	153.96'
E-16	S89°14'19"E	126.63'
E-17	S40°28'37"E	117.68'
E-18	S18°58'41"E	190.75'
E-19	S86°07'10"E	568.36'
E-20	S70°14'18"E	291.06'
E-21	S51°44'21"E	402.05'
E-22	S70°20'11"E	647.62'
E-23	S89°58'57"E	192.00'

LEGEND

- GOVERNMENT CORNER
-
-
- PLAT BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE

NOTES

- FIELD WORK PERFORMED ON OCTOBER 31, 2023.
- BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 07-05-08, BEARS S89°14'19"E.
- THIS PROPERTY IS PARTIALLY DESIGNATED ZONE A PER INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 55025C0565G, EFFECTIVE JANUARY 02, 2009.



File: I:\2023\2313634\DWG\Survey Sheets\2313634_P-CSM.dwg Layout: Sheet 2 User: colson Plotted: Feb 09, 2024 - 2:07pm

SURVEYED BY: MADISON REGIONAL OFFICE 507 W. VERONA AVENUE, SUITE 500 VERONA, WISCONSIN 53593 P. 608.948.5060	SURVEYED FOR: TERRENCE & LINDA SCHMITT 1207 FRITZ RD TOWN OF MONTROSE	PROJECT NO: 23-13634 FIELDBOOK/Pg: - SHEET NO: 2 OF 4	SURVEYED BY: ZHG DRAWN BY: BCK	VOL: _____ PAGE: _____ DOC. NO. _____ C.S.M. NO. _____
	1" = 400'			

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

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LEGAL DESCRIPTION

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5063 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN ON OCTOBER 07, 1986, IN VOLUME 23 OF CERTIFIED SURVEY MAPS, PAGE 11, AS DOCUMENT NO. 1969301, AND LANDS, BEING PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 07, TOWNSHIP 05 NORTH, RANGE 08 EAST, TOWN OF MONTROSE, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 07, AFORESAID; THENCE SOUTH 89 DEGREES 14 MINUTES 19 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 07 A DISTANCE OF 307.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 14 MINUTES 19 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 07 A DISTANCE OF 2391.34 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER AND THE CENTER OF SECTION 07 AFORESAID; THENCE SOUTH 00 DEGREES 01 MINUTES 03 SECONDS WEST ALONG SAID LINE, 695.42 FEET TO THE NORTH LINE OF CERTIFIED SURVEY MAP No. 5608, RECORDED IN VOLUME 26, PAGE 81, AS DOCUMENT No. 2097281; THENCE NORTH 89 DEGREES 58 MINUTES 57 SECONDS WEST ALONG SAID LINE, 225.00 FEET TO THE WEST LINE OF SAID CERTIFIED SURVEY MAP; THENCE SOUTH 00 DEGREES 01 MINUTES 03 SECONDS WEST ALONG SAID LINE, 150.00 FEET TO THE SOUTH LINE OF SAID CERTIFIED SURVEY MAP; THENCE SOUTH 89 DEGREES 58 MINUTES 57 SECONDS EAST ALONG SAID LINE, 225.00 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 07, AFORESAID; THENCE SOUTH 00 DEGREES 01 MINUTES 03 SECONDS WEST ALONG SAID LINE, 66.00 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 57 SECONDS WEST, 203.43 FEET; THENCE NORTH 70 DEGREES 19 MINUTES 50 SECONDS WEST, 670.05 FEET; THENCE NORTH 51 DEGREES 44 MINUTES 21 SECONDS WEST, 401.90 FEET; THENCE NORTH 70 DEGREES 14 MINUTES 18 SECONDS WEST, 271.11 FEET; THENCE NORTH 86 DEGREES 07 MINUTES 10 SECONDS WEST, 602.96 FEET; THENCE SOUTH 06 DEGREES 37 MINUTES 05 SECONDS WEST, 397.87 FEET; THENCE NORTH 87 DEGREES 46 MINUTES 25 SECONDS WEST, 265.07 FEET, THENCE NORTH 03 DEGREES 12 MINUTES 37 FEET WEST, 722.30 FEET TO THE POINT OF BEGINNING. SUBJECT TO ROAD RIGHT-OF-WAY OVER THE EASTERLY 33 FEET THEREOF.

SAID PARCEL CONTAINS 1,373,710 SQUARE FEET OR 31.536 ACRES.

SURVEYOR'S CERTIFICATE

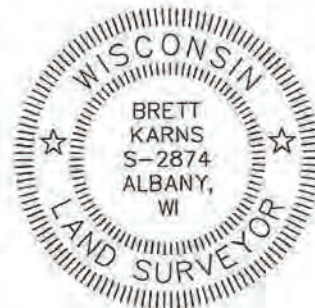
I, BRETT KARNS, PROFESSIONAL LAND SURVEYOR S-2874, DO HEREBY CERTIFY THAT BY DIRECTION OF TERRENCE AND LINDA SCHMITT, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON, AND THAT THE MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY OF THE LANDS SURVEYED AND THE DIVISION THEREOF, IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE TOWN OF MONTROSE, DANE COUNTY, WISCONSIN.

BRETT KARNS, S-2874
PROFESSIONAL LAND SURVEYOR

DATE

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S00°01'03"W	695.42'
L-2	N89°58'57"W	225.00'
L-3	S00°01'03"W	150.00'
L-4	S89°58'57"E	225.00'
L-5	S00°01'03"W	66.00'
L-6	N89°58'57"W	203.43'
L-7	N70°19'50"W	670.05'

LINE TABLE		
LINE	BEARING	DISTANCE
L-8	N51°44'21"W	401.90'
L-9	N70°14'18"W	271.11'
L-10	N86°07'10"W	602.96'
L-11	S06°37'05"W	397.87'
L-12	N87°46'25"W	265.07'
L-13	N00°01'03"E	695.85'



SURVEYED BY:
JSD
MADISON REGIONAL OFFICE
507 W. VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

SURVEYED FOR:
TERRENCE & LINDA SCHMITT
1207 FRITZ RD
TOWN OF MONTROSE

PROJECT NO: 23-13634
FIELDBOOK/PG: -
SHEET NO: 3 OF 4

SURVEYED BY: ZHG
DRAWN BY: BCK

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

SFR-01 to RM-16

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5063 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN ON OCTOBER 07, 1986, IN VOLUME 23 OF CERTIFIED SURVEY MAPS, PAGE 11, AS DOCUMENT NO. 1969301.

FP-35 to RM-16

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 07, TOWNSHIP 05 NORTH, RANGE 08 EAST, TOWN OF MONTROSE, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE WEST QUARTER CORNER OF SECTION 07, AFORESAID; THENCE SOUTH 89 DEGREES 14 MINUTES 19 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 07 A DISTANCE OF 307.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 14 MINUTES 19 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 07 A DISTANCE OF 2391.34 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER AND THE CENTER OF SECTION 07 AFORESAID; THENCE SOUTH 00 DEGREES 01 MINUTES 03 SECONDS WEST ALONG SAID LINE, 695.42 FEET TO THE NORTH LINE OF CERTIFIED SURVEY MAP NO. 5608, RECORDED IN VOLUME 26, PAGE 81, AS DOCUMENT NO. 2097261; THENCE NORTH 89 DEGREES 58 MINUTES 57 SECONDS WEST ALONG SAID LINE, 225.00 FEET TO THE WEST LINE OF SAID CERTIFIED SURVEY MAP; THENCE SOUTH 00 DEGREES 01 MINUTES 03 SECONDS WEST ALONG SAID LINE, 150.00 FEET TO THE SOUTH LINE OF SAID CERTIFIED SURVEY MAP; THENCE SOUTH 89 DEGREES 58 MINUTES 57 SECONDS EAST ALONG SAID LINE, 225.00 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 07, AFORESAID; THENCE SOUTH 00 DEGREES 01 MINUTES 03 SECONDS WEST ALONG SAID LINE, 66.00 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 57 SECONDS WEST, 203.43 FEET; THENCE NORTH 70 DEGREES 19 MINUTES 50 SECONDS WEST. 670.05 FEET; THENCE NORTH 51 DEGREES 44 MINUTES 21 SECONDS WEST, 401.90 FEET; THENCE NORTH 70 DEGREES 14 MINUTES 18 SECONDS WEST, 271.11 FEET; THENCE NORTH 86 DEGREES 07 MINUTES 10 SECONDS WEST. 602.96 FEET; THENCE SOUTH 06 DEGREES 37 MINUTES 05 SECONDS WEST, 397.87 FEET; THENCE NORTH 87 DEGREES 46 MINUTES 25 SECONDS WEST, 265.07 FEET, THENCE NORTH 03 DEGREES 12 MINUTES 37 FEET WEST, 722.30 FEET TO THE POINT OF BEGINNING.

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