


# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
02/13/2018	DCPREZ-2018-11271
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
04/24/2018	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME SCOTT F SCHALLER	PHONE (with Area Code) (608) 219-0826	AGENT NAME DANIEL PAULSON	PHONE (with Area Code) (608) 846-2523
BILLING ADDRESS (Number & Street) 3781 N FAIR OAK RD		ADDRESS (Number & Street) 136 WEST HOLUM ST.,	
(City, State, Zip) DEERFIELD, WI 53531		(City, State, Zip) Deforest, WI 53532	
E-MAIL ADDRESS schallspals@centruytel.net		E-MAIL ADDRESS dan@paulsonllc.net	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
north of 7757 Shaller Rd.,					
TOWNSHIP MONTROSE	SECTION 6	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0508-061-9000-3					

REASON FOR REZONE			CUP DESCRIPTION	
CREATING ONE RESIDENTIAL LOT				
<b>FROM DISTRICT:</b>	<b>TO DISTRICT:</b>	<b>ACRES</b>	<b>DANE COUNTY CODE OF ORDINANCE SECTION</b>	<b>ACRES</b>
A-1Ex Exclusive Ag District	A-2 (2) Agriculture District	2.17		









<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>P</u>	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>P</u>	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>P</u>	<b>INSPECTOR'S INITIALS</b>  SCW1	<b>SIGNATURE:(Owner or Agent)</b>  <b>PRINT NAME:</b> Timothy Paulson <b>DATE:</b> 2-13-18
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### Parcel Number - 040/0508-061-9000-3

Current

← Parcel Parents

Summary Report

Parcel Summary		More +
Municipality Name	TOWN OF MONTROSE	
Parcel Description	SEC 6-5-8 SW1/4 NE1/4 EXC TO CITY OF MAD...	
Owner Names	THOMAS L SCHALLER DEBRA H COLANTONE LYNDA S SCHALLER MARK A SCHALLER MICHAEL J SCHALLER ROBERT J SCHALLER SCOTT F SCHALLER 	      
Primary Address	<b>No parcel address available.</b>	
Billing Address	3781 N FAIR OAK RD DEERFIELD WI 53531	

Assessment Summary		More +
Assessment Year	2018	
Valuation Classification	G4 G5	
Assessment Acres	25.000	
Land Value	\$6,000.00	
Improved Value	\$0.00	
Total Value	\$6,000.00	

Show Valuation Breakout

Show Assessment Contact Information ▼

**Zoning Information**

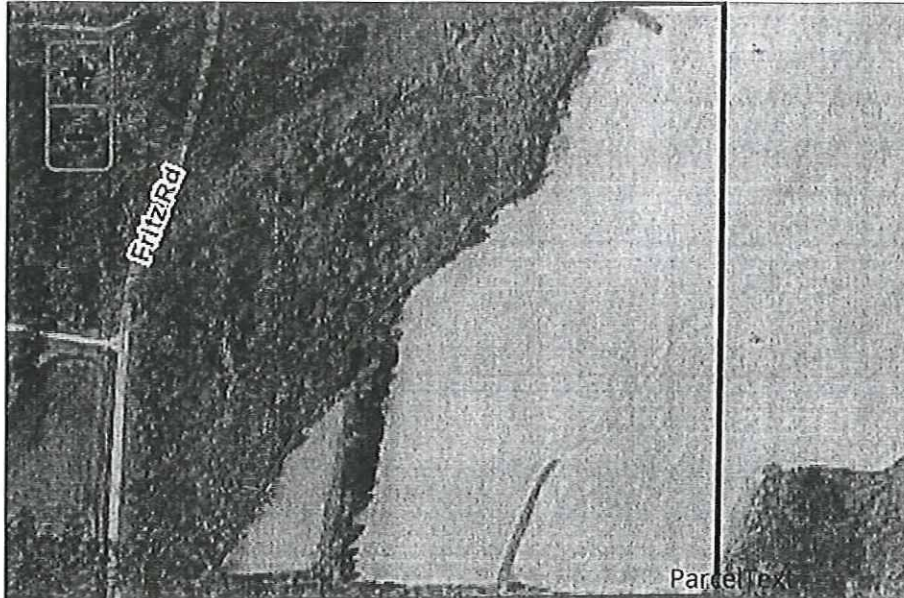
For the most current and complete zoning information, contact the Division of Zoning.

**Zoning**

A-1(EX)

Zoning District Fact Sheets

**Parcel Maps**



DCiMap

**Tax Summary (2017)** More +

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$6,000.00	\$0.00	\$6,000.00
<b>Taxes:</b>		\$108.40
<b>Lottery Credit(-):</b>		\$0.00
<b>First Dollar Credit(-):</b>		\$0.00
<b>Specials(+):</b>		\$0.00
<b>Amount:</b>		\$108.40



District Information		
Type	State Code	Description
REGULAR SCHOOL	5901	VERONA SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
QCD	10/08/2015	5189722		

Show More ▼



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210 Martin Luther King Jr. Blvd

City-County Bldg. Room 116

Madison, WI 53703



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DANE COUNTY  
**PLANNING DEVELOPMENT**

Zoning Division  
Room 116, City-County Building  
210 Martin Luther King Jr. Blvd.  
Madison, Wisconsin 53703-3342  
Phone: (608) 266-4266  
Fax: (608) 267-1540

**Zoning Change Application**

Items that must be submitted with your application:

- **Written Legal Description of the proposed Zoning Boundaries**  
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.
- **Scaled Drawing of the location of the proposed Zoning Boundaries**  
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

Owner's Name Scott Schaller and Family  
 Address 6644 Winding Way  
DeForest WI 53532  
 Phone (608) 219-0826  
 Email schallspals@centruytel.net

Agent's Name Daniel Paulson (Paulson and Associates)  
 Address 136 West Holum Street  
DeForest, WI 53532  
 Phone (608) 846-2523  
 Email dan@paulsonllc.net

Town: Montrose Parcel numbers affected: 0508-061-9000-3

Section: 6 Property address or location: on Shaller Road +/- 200' East of Fritz

Zoning District change: (To / From / # of acres) A-1 EX to A-2(2) 2.40 acres

Soil classifications of area (percentages) Class I soils:      % Class II soils:      % Other: 100 %

Narrative: (reason for change, intended land use, size of farm, time schedule)

- Separation of buildings from farmland
- Creation of a residential lot
- Compliance for existing structures and/or land uses
- Other:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

I authorize that I am the owner or have permission to act on behalf of the owner of the property.  
Submitted By: Daniel Paulson

Date: 2-13-18

# DRAFT: FOR DISCUSSION PURPOSES ONLY

IMPORTANT NOTE: ACREAGE VALUES AND OWNERSHIP HEREIN ARE DERIVED FROM HISTORICAL AND CURRENT RECORDS LOCATED AT THE DANE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT (EG. GIS, PLAT BOOKS, ZONING PERMIT DATA, CSM'S, ETC). DENSITY POLICIES VARY AMONG TOWNS AND MAY REQUIRE INTERPRETATION.

Applicant: Edward Schaller

Town	Montrose	A-1EX Adoption	9/11/1978	Orig Farm Owner	Schaller, Edw
Section:	06, 07	Density Number	35	Original Farm Acres	177.3
Density Study Date	2/23/2010	Original Splits	5.07	Available Density Unit(s)	5



Reasons/Notes:

Homesites created to date:  
NONE

Note: Parcels included in the density study reflect farm ownership and acreage as of the date of town plan adoption, or other date specified. Density study is based on the original farm acreage, NOT acreage currently owned.

Parcel #	Acres	Owner Name	CSM
050806480002	39.49	EDWARD F SCHALLER	
050806190003	20.83	EDWARD F SCHALLER	
050806182101	12.88	EDWARD F SCHALLER	
050807185008	26.13	EDWARD F SCHALLER	
050806490000	37.69	EDWARD F SCHALLER	
050806195204	38.68	EDWARD F SCHALLER	
050806188507	1.59	EDWARD F SCHALLER	







# LEGAL DESCRIPTION FOR ZONING CHANGE

## A-1 EX TO A-2(2)

Located in the SW ¼ of the NE ¼, Section 6, Town 5 North, Range 8 East, Town of Montrose, Dane County, Wisconsin, described as follows:

**COMMENCING** at the Center Quarter Corner of Section 6;  
thence N89°25'02"E, 134.27 feet along the south line of the NE ¼ of Section 6 to the  
**POINT OF BEGINNING**;  
thence continuing N89°25'02"E, 321.19 feet and along the south line of the NE ¼ of  
Section 6;  
thence N08°45'18"E, 660.54 feet to the south line of lands described in Document No.  
2846334;  
thence S32°43'51"W (recorded as S32°46"W), 779.95 feet along the south line of lands  
described in Document No. 2846334 to the **POINT OF BEGINNING**.

Containing +/-104,670 square feet (+/-2.40 acres), +/-94,340 square feet (+/-2.17 acres),  
excluding road right-of-way.

Subject to all recorded or unrecorded easements.



Daniel A. Paulson

S-1699

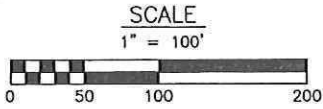
**SEE EXHIBIT "A" (ZONING CHANGE MAP)**



# EXHIBIT "A"

## ZONING CHANGE MAP

PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 6,  
T5N, R8E, TOWN OF MONTROSE, DANE COUNTY, WISCONSIN



**PAULSON & ASSOCIATES, LLC**  
  
**LAND SURVEYING**  
 DEFOREST, WI  
 608-846-2523

LANDS BY OTHERS  
(DOCUMENT NO. 2846334)

BASIS OF BEARINGS  
 THE SOUTH LINE OF THE NE 1/4  
 IS ASSUMED TO BEAR N89°25'02"E.

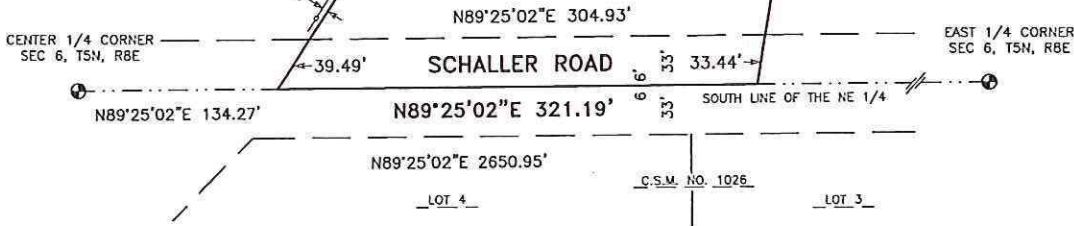


SURVEYOR  
**PAULSON & ASSOCIATES, LLC**  
 Daniel A. Paulson  
 136 W. Halum Street  
 DeForest, WI 53532

LANDS BY OTHERS  
(DOCUMENT NO. 2846334)

OWNER'S  
 Thomas L. Schaller  
 Debra H. Colantone  
 Lynda S. Schaller  
 Mark A. Schaller  
 Michael J. Schaller  
 Robert J. Schaller  
 Scott F. Schaller  
 Richard P. Schaller  
 3781 North Fair Oak Drive  
 Deerfield, WI 53531

**A-1 EX TO A-2(2)**  
 104,670 SQUARE FEET  
 2.40 ACRES  
 (94,340 SQUARE FEET)  
 (2.17 ACRES)  
 (EXCLUDING R/W)

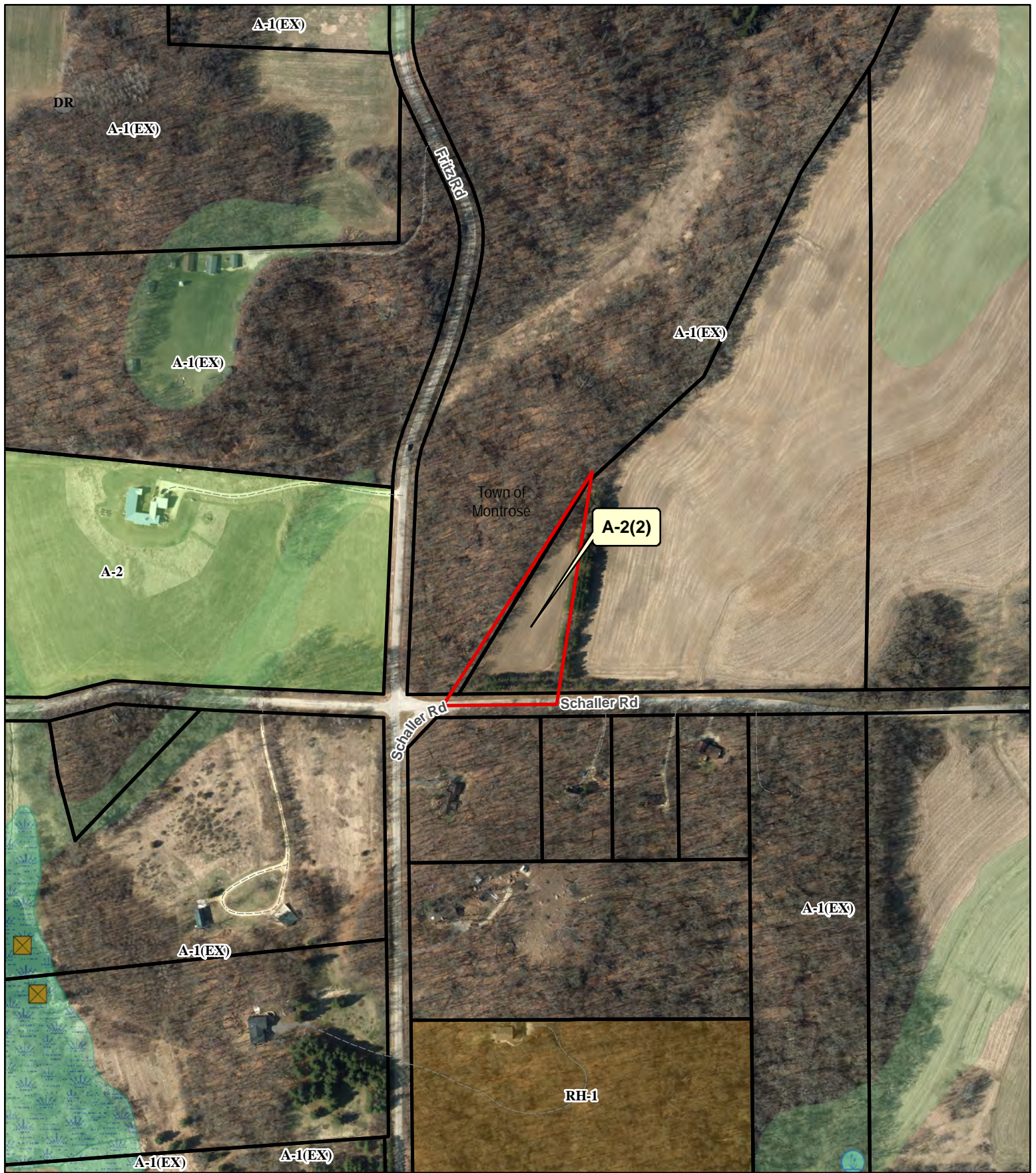


### LEGEND

⊕ DANE COUNTY SECTION CORNER

( ) "RECORDED AS" INFORMATION





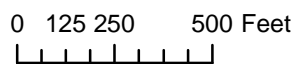
**Legend**

**Significant Soils**    Floodplain

**Class**    Wetland

Class 1

Class 2



Petition 11271  
SCOTT F SCHALLER