Dane County Rezone Petition

Application Date	Petition Number
02/13/2023	DCPREZ-2023-11937
Public Hearing Date	
04/25/2023	

OWNER INFORMATION		*AGENT INFORMATION*	
OWNER NAME KIMBERLY AND TIMOTHY SCHMITT	PHONE (with Area Code) (608) 445-3429	AGENT NAME WISCONSIN MAPPING LLC	PHONE (with Area Code) (608) 764-5602
BILLING ADDRESS (Number & Street) 4355 KRUEGER RD		ADDRESS (Number & Street) 306 WEST QUARRY ST	
(City, State, Zip) MARSHALL, WI 53559		(City, State, Zip) Deerfield, WI 53531	
E-MAIL ADDRESS kimschmitt9@gmail.com		E-MAIL ADDRESS wismapping@charter.net	

ADDRESS/LOCATION 1		*ADDRESS/LOCATION 2*		*ADDRESS/LOCATION 3*	
ADDRESS OR LOCATION OF REZONE		**ADDRESS OR LOCATION OF REZONE**		**ADDRESS OR LOCATION OF REZONE**	
4355 Krueger Rd					
TOWNSHIP DEERFIELD	SECTION 11	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		**PARCEL NUMBERS INVOLVED**		**PARCEL NUMBERS INVOLVED**	
0712-112-9210-0					

REASON FOR REZONE

CREATING ONE RESIDENTIAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
RM-16 Rural Mixed-Use District	RR-2 Rural Residential District	2.5

C.S.M REQUIRED?	PLAT REQUIRED?	DEED RESTRICTION REQUIRED?	INSPECTOR'S INITIALS
☑ Yes ☐ No	☐ Yes ☑ No	☑ Yes ☐ No	RUH1
Applicant Initials_____	Applicant Initials_____	Applicant Initials_____	

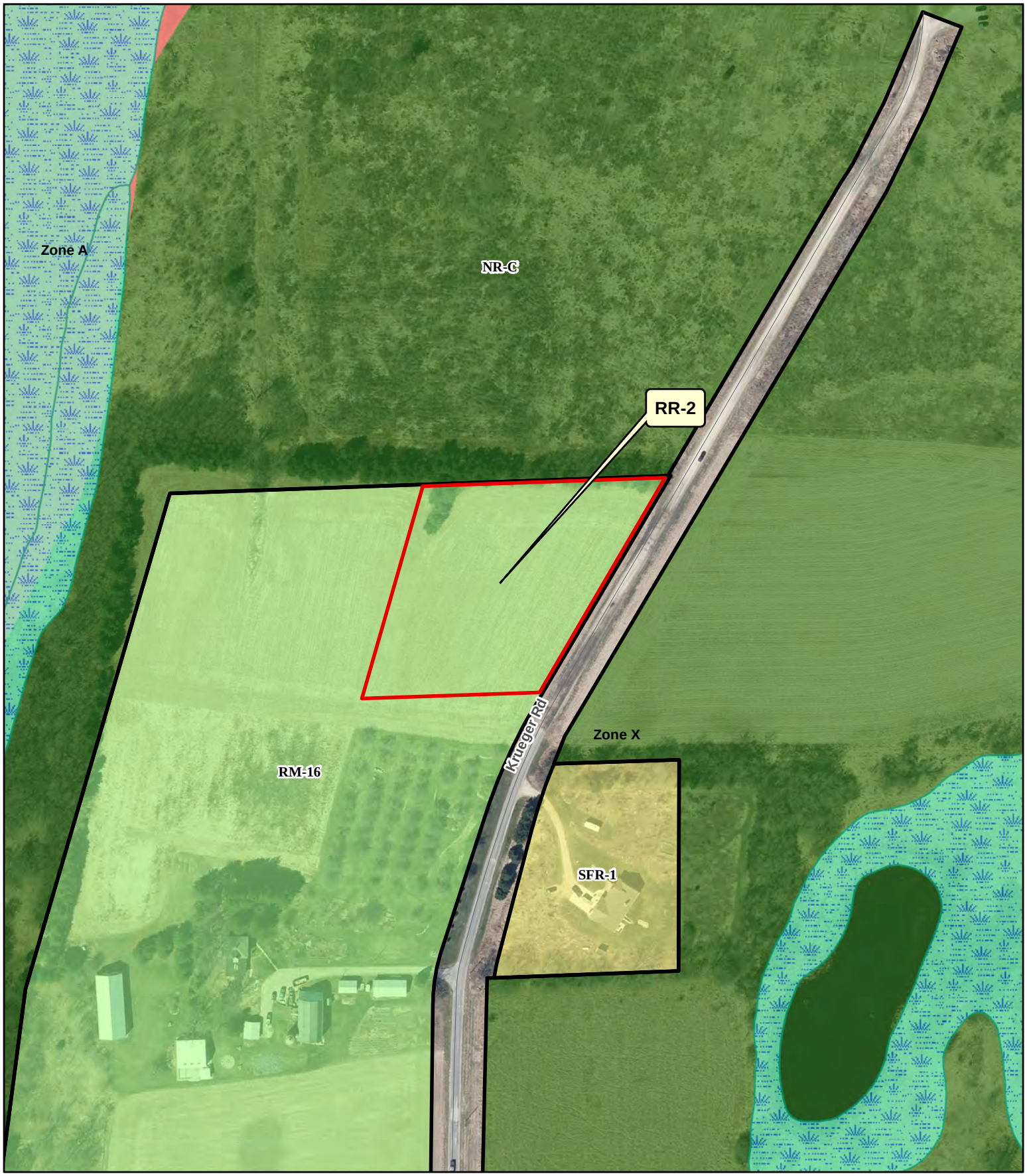
COMMENTS: PROPOSED LOT USING TRANSFER OF DEVELOPMENT RIGHTS (TDR)

SIGNATURE:(Owner or Agent)

PRINT NAME:

DATE:

Form Version 04.00.00



Petition 11937
KIMBERLY AND TIMOTHY SCHMITT

Legend

- Wetland
- Floodplain

N

0 50 100 200 Feet

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:	Tim & Kim Schmitt	Agent Name:	Wisconsin Mapping LLC
Address (Number & Street):	4355 Krueger Rd.	Address (Number & Street):	306 West Quarry St.
Address (City, State, Zip):	Marshall, WI., 53559	Address (City, State, Zip):	Deerfield, WI., 53531
Email Address:	kimschmitt9@gmail.com	Email Address:	wismapping@charter.net
Phone#:	608-445-3429	Phone#:	608-764-5602

PROPERTY INFORMATION

Township: Deerfield

Parcel Number(s): 024/0712-112-9210-0

Section: 10 & 11

Property Address or Location: 4355 Krueger Rd., Marshall, WI., 53559

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 ☒

DEVELOPMENT RIGHT TO BE TRANSFERED TO CREATE BUILDING SITE FOR BROTHER OF OWNER.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
~~RH-16~~ RM-16	RR-2	2.5

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.

- ☐ 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: [signature]

Date 2 Feb 23

Preliminary Certified Survey Map

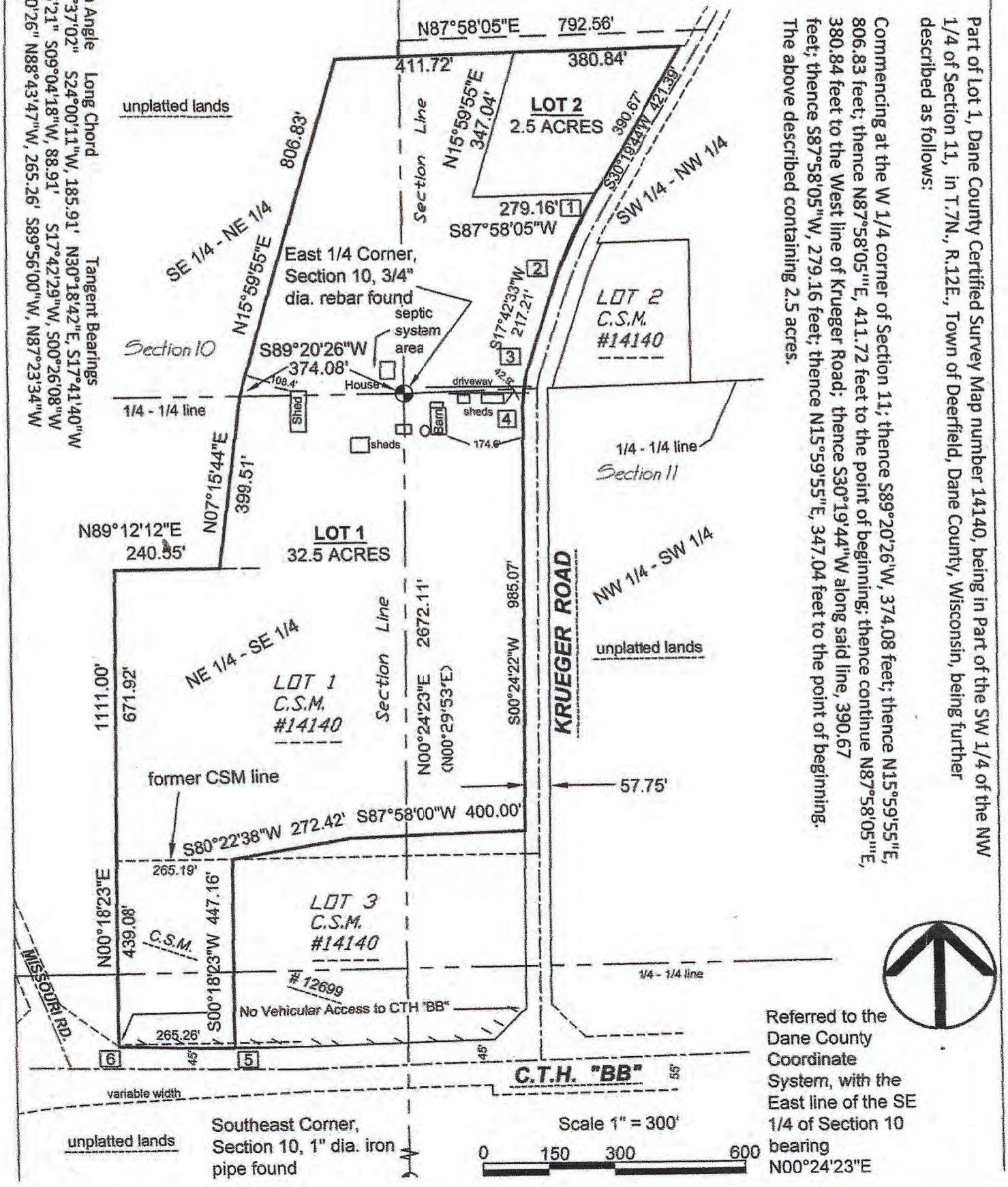
Prepared for:
Timothy & Kimberly Schmitt
4355 Krueger Rd.
Marshall, Wi.
53559

LOT 1,DANE COUNTY CERTIFIED SURVEY MAP NUMBER 14140 BEING PART OF THE NE 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE NE OF SECTION 10, AND PARTS OF THE NW 1/4 OF THE SW 1/4 OF AND THE SW OF THE NW 1/4 OF SECTION 11, ALL IN T.7N., R.12E., TOWN OF DEERFIELD, DANE COUNTY, WISCONSIN.

Part of Lot 1, Dane County Certified Survey Map number 14140, being in Part of the SW 1/4 of the NW 1/4 of Section 11, in T.7N., R.12E., Town of Deerfield, Dane County, Wisconsin, being further described as follows:

Commencing at the W 1/4 corner of Section 11; thence S89°20'26"W, 374.08 feet; thence N15°59'55"E, 806.83 feet; thence N87°58'05"E, 411.72 feet to the point of beginning; thence continue N87°58'05"E, 380.84 feet to the West line of Krueger Road; thence S30°19'44"W along said line, 390.67 feet; thence S87°58'05"W, 279.16 feet; thence N15°59'55"E, 347.04 feet to the point of beginning. The above described containing 2.5 acres.

Curve	Radius	Arc	Delta Angle	Long Chord	Tangent Bearings
1-2	845.92'	186.28'	12°37'02"	S24°00'11"W,	185.91' N30°18'42"E, S17°41'40"W
3-4	296.05'	89.25'	17°16'21"	S09°04'18"W,	88.91' S17°42'29"W, S00°26'08"W
5-6	5684.58'	265.29'	02°40'26"	N88°43'47"W,	265.26' S89°56'00"W, N87°23'34"W



Agreement to Sell TDR Rights

From: Thomas L Schaller

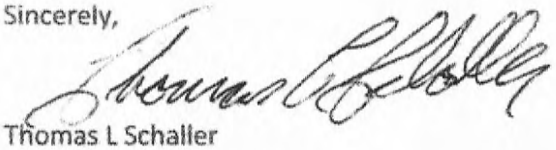
7676 Schaller Rd

Verona, WI 53593

Date: Oct 27, 2022

I, Thomas L Schaller, agree to sell my Transfer of Development Rights (TDR) to Kim Schmitt, 4355 Krueger Rd, Deerfield WI, from parcel # 0712-232-9500-8 located in the Town of Deerfield WI for an agreed upon price. I understand that this may take a little time to get approval from all entities involved, but this agreement will only carry through to the year of Jan 2024 unless mutually agreed upon by said parties.

Sincerely,



Thomas L Schaller

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: Thomas Schaller

Town	Deerfield	**A-1EX Adoption**	10/26/1978	**Orig Farm Owner**	Harold Febock
Section:	23	**Density Number**	35	**Original Farm Acres**	39.59
Density Study Date	11/3/2022	**Original Splits**	1.13	**Available Density Unit(s)**	1

Reasons/Notes:

The ~40 acre 1978 Harold Febock property remains eligible for one possible density unit.

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
071223295008	40.15	THOMAS L SCHALLER	

RM-16 to RR-2

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