



# Dane County Planning & Development

## Land Division Review

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Date: June 9, 2026

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: SCHMUDLACH (11030)  
RUTLAND, S 19  
LOT 1 – 7.39 acres  
LOT 2 – 6.78 acres  
ZONING DISTRICT: FP-1; *Farmland Preservation*  
Public Health: *N/A*  
Sensitive environmental features: *None*

### **RULES AND PROCEDURES OF THE DANE COUNTY ZONING AND LAND REGULATION COMMITTEE**

d. Certified Survey Map and Subdivision Plat Applications

1. Certified Survey Maps:

ii. Re-division of existing lots.

Any CSM application not associated with a rezoning or conditional use permit petition that proposes to divide an existing parcel to create a new parcel, shall be reviewed and acted upon by the Zoning Committee. The purpose of this provision is to ensure compliance with town / county density standards.

The owner submitted a 2-lot Certified Survey Map in order to divide Lot 1 Certified Survey Map #16332. The intent is to sell the lots individually together with the adjacent RR-2; *Rural Residential* lots. Currently, the FP-1 lot is Deed Restricted prohibiting further residential development and no change in zoning is required.

Staff has reviewed the proposed land division and prepared the following conditions:

1. This review is specifically for the preliminary Certified Survey Map that was submitted for review. Any alteration, modification and/or revisions made after this review may be subject to a new submittal. County staff reserves the right to require a new application based on the nature and extent of the changes. Lastly, this conditional approval is valid for one year from the date of issuance.
2. Compliance with the Dane County Comprehensive Plan is to be established.
  - *No concerns. No net change in density and currently Deed Restricted prohibiting further residential development. ~ Planner Majid Allan.*

3. The document is to be completed in accordance with Chapter 75 of the Dane County Code of Ordinances, S.236.34, Wisconsin State Statutes and any local land division policies set forth by the township.
4. All owners of record are to be included in the owner's certificate. Middle initials and a certificate of consent by all mortgagees/vendors shall be included and satisfied if relevant.  
County records indicate the following owners:
  - *LINDA G SCHMUDLACH*
5. The Owner's Certificate shall include the following language:
  - *I also certify that this certified survey map is required by sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee.*
6. The required approval certificates are to be executed.
  - *Town of Rutland*
  - *Village of Brooklyn*
  - *Dane County*
7. Comments from WIS DOT are to be recognized:
  - *No comments.*
8. Comments with regards to the technical review of the survey map are to be satisfied:
  - *Revise Outlot 1 to Lot 2.*
  - *Please work with the town on whether or not Windmill Road should be dedicated to the centerline. The very recent proposed 2-lot Schmudlach Certified Survey Map directly to the south shows a public dedication to centerline.*
  - *To avoid ambiguity, remove the metes and bounds description and describe by Lot Number and CSM as all lands are previously platted.*
9. The recordable document is to be submitted for review and approval.

