

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
03/02/2026	DCPREZ-2026-12264
<b>Public Hearing Date</b>	
05/05/2026	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DAWN M SCHROEDER	PHONE (with Area Code) (608) 323-0990	AGENT NAME WILLIAMSON SURVEYING & ASSOC. LLC	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 31664 CAMP DR		ADDRESS (Number & Street) 104A W. MAIN ST.	
(City, State, Zip) WINONA, MN 55987		(City, State, Zip) Waunakee, WI 53597	
E-MAIL ADDRESS		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	
4923 Meek Rd					
TOWNSHIP VIENNA	SECTION 1	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0909-012-8020-0					

## REASON FOR REZONE

CREATE ONE RESIDENTIAL LOT AND ONE AGRICULTURAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-2 Rural Residential District	2.11
FP-35 Farmland Preservation District	FP-1 Farmland Preservation District	11.47

<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>DEED RESTRICTION REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>INSPECTOR'S INITIALS</b>  RUH1	<b>SIGNATURE:(Owner or Agent)</b>  
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		<b>PRINT NAME:</b>  
<b>COMMENTS: PROPOSED RESIDENTIAL LOT MAY BE SUBJECT TO SHORELAND ZONING AND DRIVEWAY SETBACKS FROM WETLANDS, WETLAND DELINEATION MAY BE NEEDED.</b>				<b>DATE:</b>  





**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:	Dawn Schroeder	Agent Name:	Williamson Surveying & Assoc. LLC
Address (Number & Street):	331664 Camp Rd	Address (Number & Street):	104A W. Main St
Address (City, State, Zip):	Winona, MN 55987	Address (City, State, Zip):	Wauwaukee, WI 53597
Email Address:		Email Address:	
Phone#:		Phone#:	

PROPERTY INFORMATION	
Township: Vienna	Parcel Number(s): 090901280200, 090901186401, 090901190601, 090901295007
Section: 1	Property Address or Location: 4923 Meek Rd, Arlington

**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

Dawn is looking to create 1 new building sight (Lot 1) for a sale of lands. She has a buyer that will purchase the existing farm house and buildings along with 71.89 acres of land and they would like an additional lot for a relative to build on. The proposed Lot 2 is simply remnant farm land that will be sold separately from this transaction.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	<del>RR-1</del> RR-2	2.11
FP-35	FP-1	11.47

**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 ( <b>non-refundable</b> ), 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

Date 2-19-26

# LETTER OF INTENT

Dawn Schroeder currently owns roughly 129.9 acres of land with an existing home and farm buildings at 4973 Meek Road. She has a buyer that wants to purchase the house and buildings along with all of the lower waste land that is not farmed. This parcel is shown on our Plat of Survey as Parcel B and would be a total of 71.89 acres. This buyer also would like an additional building site for a relative to build a new home on next to the farm. The proposed Lot 1 (RR-2 zoned) lot is that location. Parcel A from the plat of survey is the remaining tillable land at 41.49 acres and Lot 2 is a remnant tillable lands that was carved out and needs to be rezoned to FP-1 and part of the CSM. The tillable lands will be sold as a separate transaction later.



# CERTIFIED SURVEY MAP

## WILLIAMSON SURVEYING AND ASSOCIATES, LLC

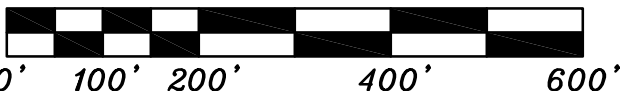
NOA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the NE 1/4 of the NW 1/4 and the NW 1/4 of the NE 1/4 of Section 1, T9N, R9E, Town of Vienna, Dane County, Wisconsin.

**PREPARED FOR:**

DAWN SCHROEDER  
4923 MEEK RD.  
ARLINGTON WI, 53911

SCALE 1" = 200'



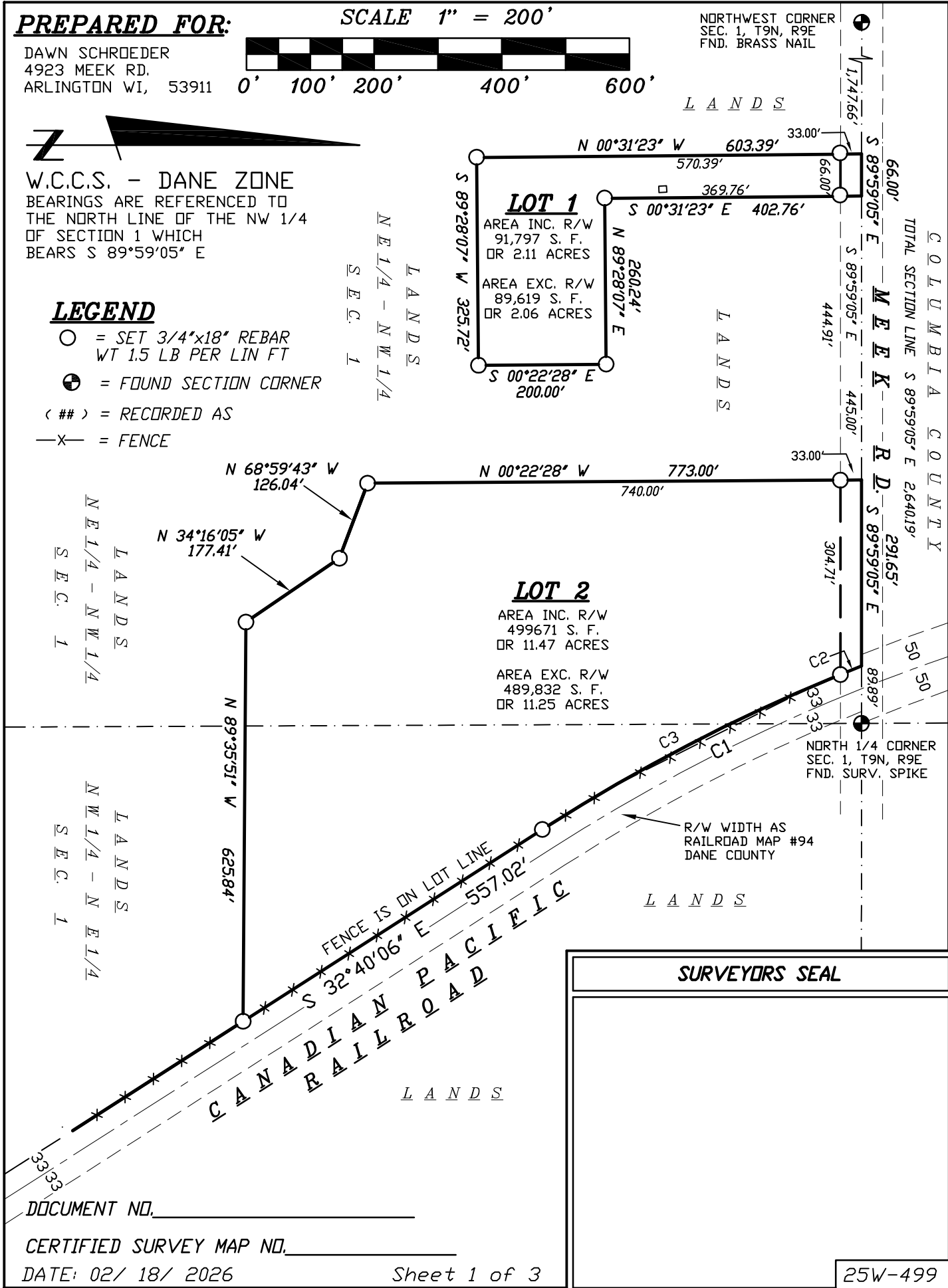
NORTHWEST CORNER  
SEC. 1, T9N, R9E  
FND. BRASS NAIL



W.C.C.S. - DANE ZONE  
BEARINGS ARE REFERENCED TO  
THE NORTH LINE OF THE NW 1/4  
OF SECTION 1 WHICH  
BEARS S 89°59'05" E

### LEGEND

- = SET 3/4"x18" REBAR  
WT 1.5 LB PER LIN FT
- ⊕ = FOUND SECTION CORNER
- (##) = RECORDED AS
- X- = FENCE



**SURVEYORS SEAL**

DOCUMENT NO. \_\_\_\_\_

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

DATE: 02/18/2026

Sheet 1 of 3

25W-499



# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the NE 1/4 of the NW 1/4 and the NW 1/4 of the NE 1/4 of Section 1, T9N, R9E, Town of Vienna, Dane County, Wisconsin.

## SURVEYOR'S CERTIFICATE

I, Noa T. Prieve, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Dane County, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being part of the NE 1/4 of the NW 1/4 and the NW 1/4 of the NE 1/4 of Section 1, T9N, R9E, Town of Vienna, Dane County, Wisconsin, more particularly described as follows:

Commencing at the North 1/4 Corner of said Section 1; thence N 89°59'05" W along the north line of the NW 1/4 of said Section 1, 89.89 feet to the point of beginning.

Thence along the arc of a curve concaved northeasterly having a radius of 2903.35 feet and a long chord bearing S 27°06'53" E a distance of 561.95 feet; thence S 32°40'06" E, 557.02 feet; thence N 89°35'51" W, 625.84 feet; thence N 34°16'05" W, 177.41 feet; thence N68°59'43" W, 126.04 feet; thence N 00°22'28" W, 773.00 feet to the said north line of NW 1/4; thence N 89°59'05" W along said north line 445.00 feet; thence S00°31'23" E, 402.76 feet; thence N 89°28'07" E, 260.24 feet; thence S 00°22'28" E, 200.00 feet; thence S 89°28'07" W 325.72 feet; thence N 00°31'23" W, 603.39 feet to said north line; thence S 89°59'05" E, 66.00 feet; thence continue S 89°59'05" E, 445.00 feet; thence continue S 89°59'05" E, 291.65 feet to the point of beginning. The above described parcel contains 13.58 acres and is subject to a road right of way of 33.00 feet over the most northerly part thereof.

Williamson Surveying and Associates, LLC  
by Noa T. Prieve

Date \_\_\_\_\_

\_\_\_\_\_  
Noa T. Prieve S-2499  
Professional Land Surveyor

## CURVE TABLE

CURVE#	ARC	DELTA	RADIUS	CHORD BEARING & DISTANCE
C1	562.83	11°06'25"	2903.35	S 27°06'53" E 561.95
C2	35.57	00°42'07"	2903.35	S 21°54'44" E 35.57
C3	527.25	10°24'18"	2903.35	S 27°27'57" E 526.53

## NOTES:

- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2.) WETLANDS AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) ALL SECTION CORNER TIES FOR THE NORTHWEST CORNER AND THE NORTH 1/4 CORNER WERE CHECKED AND VERIFIED.

**SURVEYORS SEAL**



# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the NE 1/4 of the NW 1/4 and the NW 1/4 of the NE 1/4 of Section 1, T9N, R9E, Town of Vienna, Dane County, Wisconsin.

### **TOWN BOARD RESOLUTION**

Resolved that this certified survey map is hereby acknowledged and approved by the Town of Vienna on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Kathleen Clark  
Town Clerk

### **DANE COUNTY APPROVAL**

Approved for recording per Dane County Zoning and Land Regulation Committee action on \_\_\_\_\_.

\_\_\_\_\_  
Daniel Everson  
Assistant Zoning Administrator

### **OWNERS' CERTIFICATE:**

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. 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 for approval.

WITNESS the hand seal of said owners this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

STATE OF WISCONSIN)  
DANE COUNTY)

\_\_\_\_\_  
Dawn M. Schroeder

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ the above named Dawn M. Schroeder to me known to be the person who executed the foregoing instrument and acknowledge the same.

\_\_\_\_\_ County, Wisconsin.

My commission expires \_\_\_\_\_

\_\_\_\_\_  
Notary Public

Print Name

### **REGISTER OF DEEDS:**

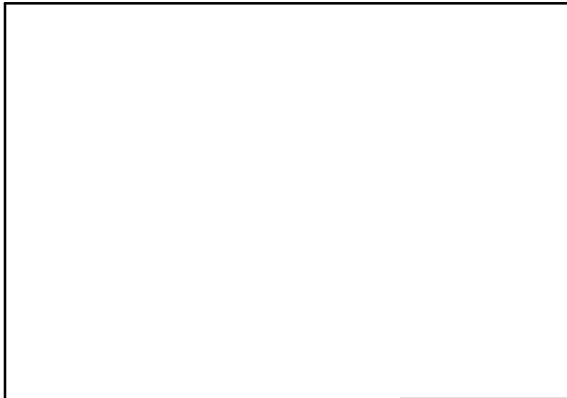
Received for recording this \_\_\_ day  
of \_\_\_\_\_, 20\_\_ at \_\_\_ o'clock  
\_\_\_M. and recorded in Volume \_\_\_\_\_  
of Dane County Certified Surveys on  
pages \_\_\_\_\_ through \_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowski  
Register of Deeds

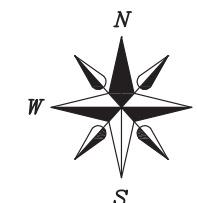
DOCUMENT NO. \_\_\_\_\_

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

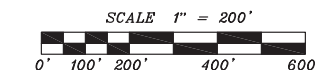
### **SURVEYORS SEAL**



**PREPARED FOR:**  
 DAWN SCHRÖDER  
 31664 CAMP DRIVE  
 WINDONA, MN 55967



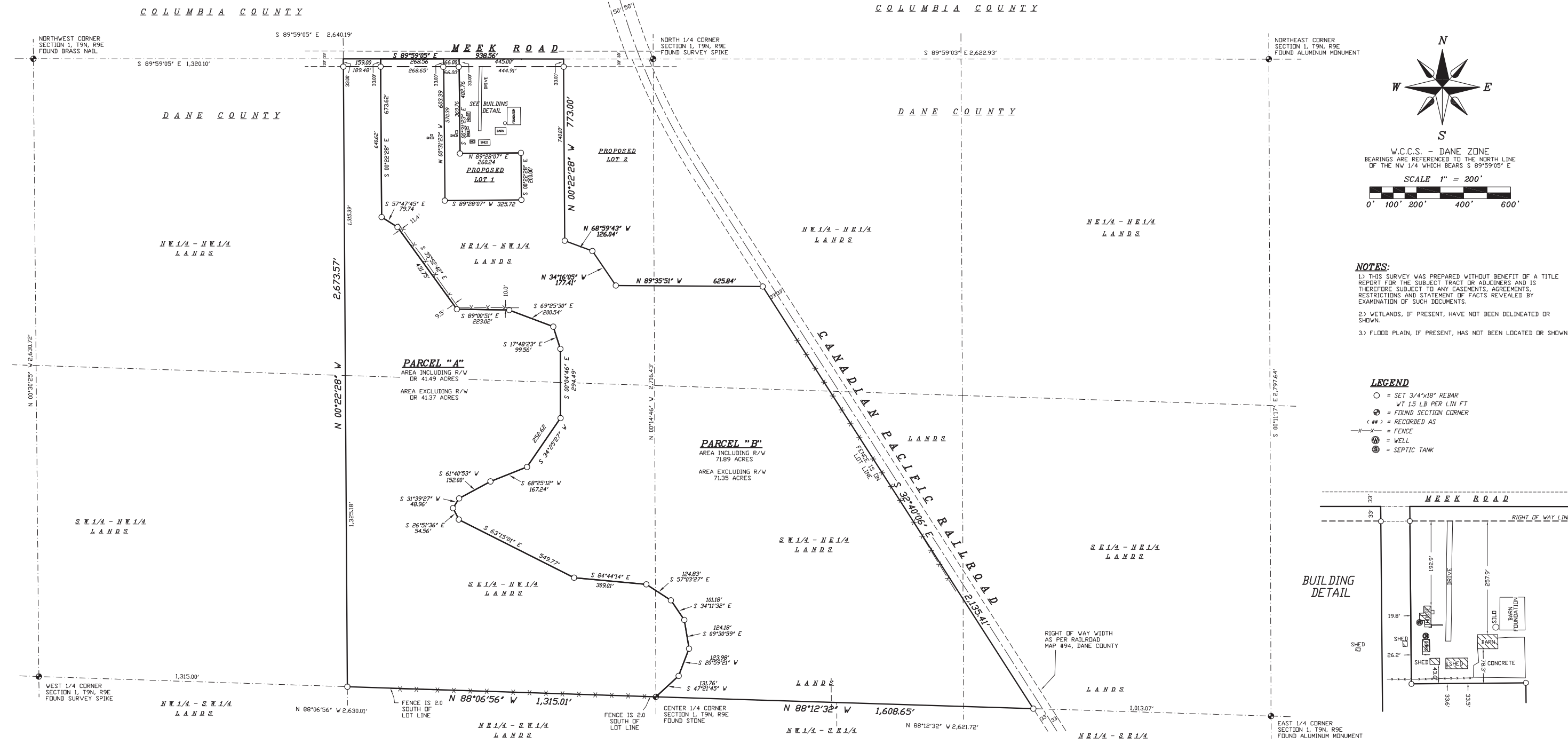
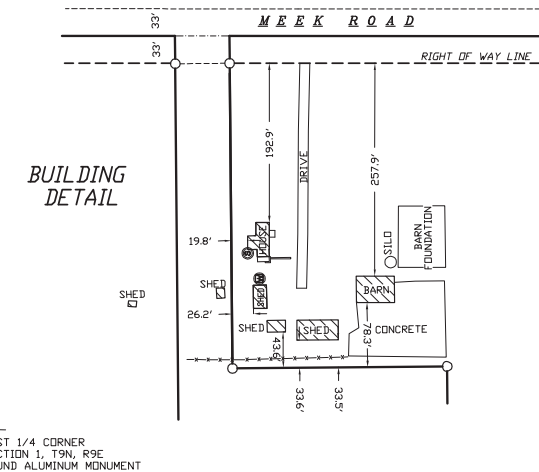
W.C.C.S. - DANE ZONE  
 BEARINGS ARE REFERENCED TO THE NORTH LINE  
 OF THE NW 1/4 WHICH BEARS S 89°59'05" E



- NOTES:**
- 1) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
  - 2) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
  - 3) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.

**LEGEND**

- = SET 3/4"x18" REBAR  
 WT 1.5 LB PER LIN FT
- = FOUND SECTION CORNER
- (##) = RECORDED AS
- X- = FENCE
- ⊕ = WELL
- ⊗ = SEPTIC TANK



**DESCRIPTION AS SURVEYED FOR PARCEL "A"**  
 A parcel of land located in part of the NE 1/4 and SE 1/4 of the NW 1/4 and also a part of the SW 1/4 of the NE 1/4 all within Section 1, T9N, R9E, Town of Vienna, Dane County, Wisconsin, more particularly described as follows:  
 Commencing at the Northwest Corner of said Section 1; thence S 89°59'05" E along the north line of the NW 1/4 of Section 1, 1,320.10 feet to the point of beginning.  
 Thence continue S 89°59'05" E along said north line, 159.00 feet; thence S 00°22'28" E, 673.62 feet; thence S 57°47'45" E, 79.74 feet; thence S 35°52'42" E, 431.75 feet; thence S 89°00'51" E, 223.02 feet; thence S 69°25'30" E, 200.54 feet; thence S 17°48'23" E, 99.56 feet; thence S 00°04'46" E, 294.49 feet; thence S 34°25'27" W, 252.62 feet; thence S 68°25'12" W, 167.24 feet; thence S 61°40'53" W, 152.00 feet; thence S 31°39'27" W, 48.96 feet; thence S 26°51'36" E, 54.56 feet; thence S 63°15'01" E, 549.77 feet; thence S 84°44'14" E, 309.01 feet; thence S 57°03'27" E, 124.83 feet; thence S 34°11'32" E, 101.18 feet; thence S 09°30'59" E, 124.18 feet; thence S 20°59'21" W, 123.98 feet; thence S 47°21'45" W, 131.76 feet to the Center 1/4 Corner of said Section 1; thence N 88°06'56" W along the south line of the SE 1/4 of the NW 1/4 of Section 1, 1,315.01 feet; thence N 00°22'28" W along the west line of the SE 1/4 and NE 1/4 of the NW 1/4 of said Section 1, 2,673.57 feet to the point of beginning. The above-described parcel contains 1,807,507 square feet or 41.49 acres and is subject to a 33 foot wide right of way over the most northerly portion thereof.

**DESCRIPTION AS SURVEYED FOR PARCEL "B"**  
 A parcel of land located in part of the NE 1/4 and SE 1/4 of the NW 1/4; also in part of the NW 1/4, SW 1/4 and SE 1/4 of the NE 1/4 all within Section 1, T9N, R9E, Town of Vienna, Dane County, Wisconsin, more particularly described as follows:  
 Commencing at the Northwest Corner of said Section 1; thence S 89°59'05" E along the north line of the NW 1/4 and NE 1/4 the NW 1/4 of Section 1, 1,479.10 feet to the point of beginning.  
 Thence continue S 89°59'05" E along said north line, 268.56 feet; thence S 00°31'23" E, 603.39 feet; thence N 89°28'07" E, 325.72 feet; thence N 00°22'28" W, 200.00 feet; thence S 89°28'07" W, 260.24 feet; thence N 00°31'23" W, 402.76 feet to the north line of the NW 1/4; thence S 89°59'05" E, 445.00 feet; thence S 00°22'28" E, 773.00 feet; thence S 68°59'43" E, 126.04 feet; thence S 34°16'05" E, 177.41 feet; thence S 89°35'51" E, 625.84 feet to the westerly right of way line of the Canadian Pacific Railroad; thence S 32°40'06" E along said westerly right of way line, 2,135.41 feet to the south line of the SE 1/4 of the NE 1/4 of said Section 1; thence N 88°12'32" W along the south line of the SE 1/4 of the NE 1/4 and the SW 1/4 of the NE 1/4 of said Section 1, 1,608.65 feet to the Center 1/4 Corner of said Section 1; thence N 00°04'46" W, 294.49 feet; thence N 17°48'23" W, 99.56 feet; thence N 69°25'30" W, 200.54 feet; thence N 89°00'51" W, 223.02 feet; thence N 35°52'42" W, 431.75 feet; thence N 57°47'45" W, 79.74 feet; thence N 00°22'28" W, 673.62 feet to the point of beginning. The above-described parcel contains 3,131,353 square feet or 71.89 acres and is subject to a 33 foot wide right of way over the most northerly portion thereof.

**SURVEYOR'S CERTIFICATE:**

I certify that this survey is correct to the best of my knowledge and belief and is in full compliance with the provisions of Chapter A-7 of the Wisconsin Statutes. Field work was completed on December 22, 2025.

Williamson Surveying and Associates, LLC  
 by Noa T. Prieve

Date \_\_\_\_\_  
 Noa T. Prieve S-2499  
 Professional Land Surveyor

**SURVEYORS SEAL**

**WILLIAMSON SURVEYING & ASSOCIATES, LLC**  
 104-A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597  
 NOA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ  
 PROFESSIONAL LAND SURVEYORS  
 PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

**PLAT OF SURVEY**

A parcel of land located in part of the NE 1/4 and SE 1/4 of the NW 1/4; the NW 1/4, SW 1/4 and SE 1/4 of the NE 1/4 of the NW 1/4 all within Section 1, T9N, R9E, Town of Vienna, Dane County, Wisconsin.

DATE	FEBRUARY 19, 2026	REVISION DATE:	CHECK BY	N.T.P.
SCALE:	1" = 200'		DRAWING NO.	25V-499
DRAWN BY	BRAD ROOSMA		SHEET	1 OF 1

**FP-35 to FP-1**

Commencing at the North 1/4 Corner of said Section 1; thence N 89°59'05" W along the north line of the NW 1/4 of said Section 1, 89.89 feet to the point of beginning.

Thence along the arc of a curve concaved northeasterly having a radius of 2903.35 feet and a long chord bearing S 27°06'53" E a distance of 561.95 feet; thence S 32°40'06" E, 557.02 feet; thence N 89°35'51" W, 625.84 feet; thence N 34°16'05" W, 177.41 feet; thence N68°59'43" W, 126.04 feet; thence N 00°22'28" W, 773.00 feet to the said north line of NW 1/4; thence S 89°59'05" E along said north line 291.65 feet to the point of beginning. Said parcel contains 11.47 acres including right of way and 11.25 acres excluding road right of way.

**FP-35 to RR-2**

Commencing at the North 1/4 Corner of said Section 1; thence N 89°59'05" W along the north line of the NW 1/4 of said Section 1, 89.89 feet; thence continue along said north line N89°59'05" W, 445.00 feet to the point of beginning.

Thence S00°31'23" E, 402.76 feet; thence N 89°28'07" E, 260.24 feet; thence S 00°22'28" E, 200.00 feet; thence S 89°28'07" W 325.72 feet; thence N 00°31'23" W, 603.39 feet to said north line of NW 1/4; thence S 89°59'05" E, 66.00 feet to the point of beginning. Said parcel contains 2.11 acres including road right of way and 2.01 acres excluding road right of way.