

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
11/20/2025	DCPREZ-2025-12241
<b>Public Hearing Date</b>	
01/27/2026	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME SCHMITT TRUST - ROMIE SCHMITT	PHONE (with Area Code) (608) 575-3489	AGENT NAME WILLIAMSON SURVEYING AND ASSOCIATES	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 6887 COUNTY HIGHWAY V		ADDRESS (Number & Street) 104A W MAIN STREET	
(City, State, Zip) LODI, WI 53555		(City, State, Zip) Waunakee, WI 53597	
E-MAIL ADDRESS		E-MAIL ADDRESS	

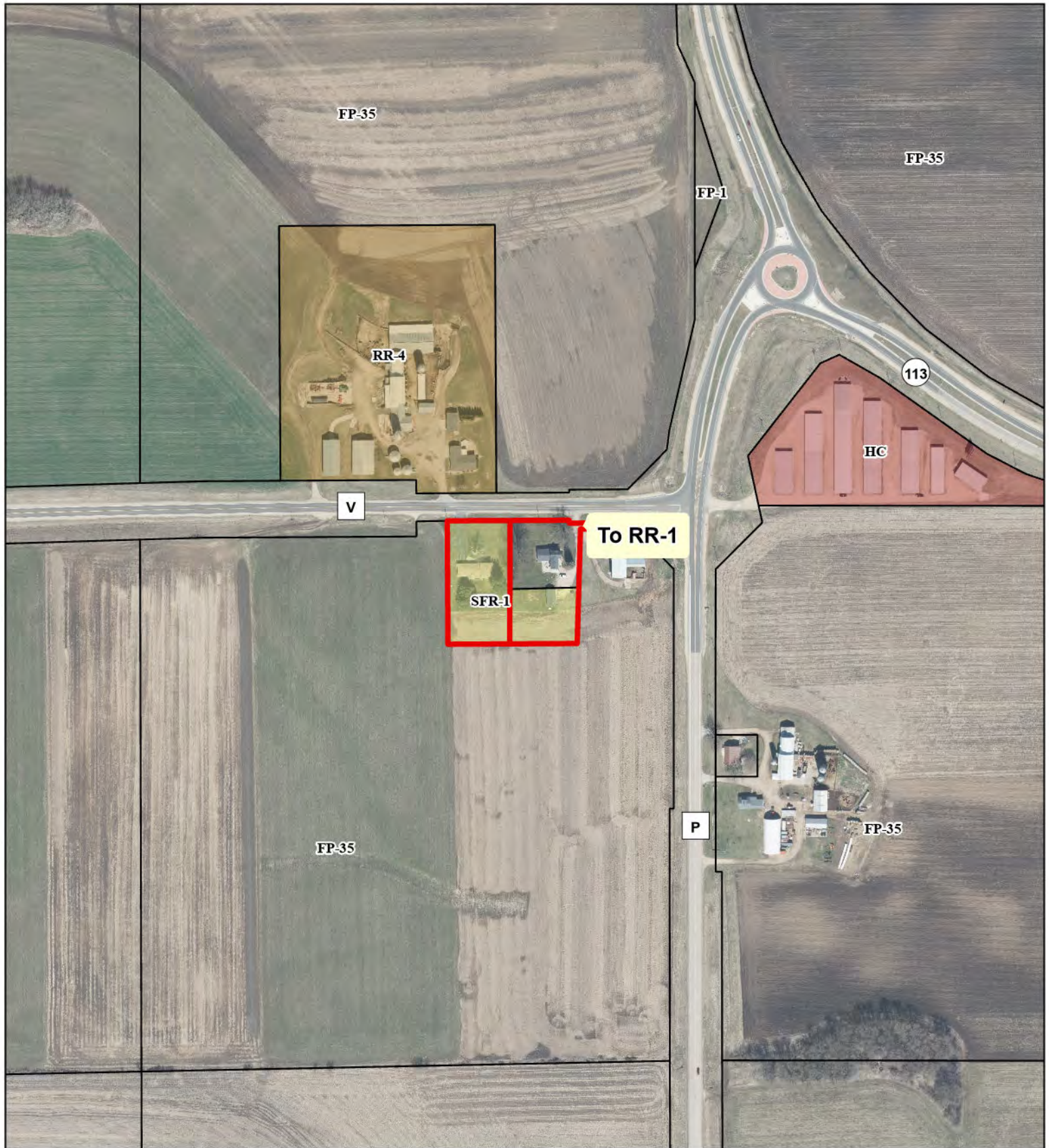
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
6877 / 6887 County Hwy V					
TOWNSHIP DANE	SECTION 22	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0908-221-8040-5		0908-221-8030-7			

## REASON FOR REZONE



SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS

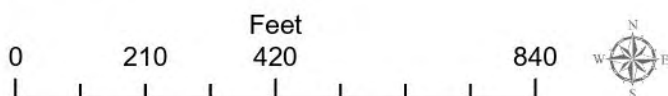
FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-1 Rural Residential District	1.11
SFR-1 Single Family Residential District	RR-1 Rural Residential District	1.01

<b>C.S.M REQUIRED?</b>  <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  Applicant Initials _____	<b>PLAT REQUIRED?</b>  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  Applicant Initials _____	<b>DEED RESTRICTION REQUIRED?</b>  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  RWL1	<b>SIGNATURE:(Owner or Agent)</b>   <b>PRINT NAME:</b>   <b>DATE:</b>  
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**PETITION 12241**  
**SCHMITT TRUST - ROMIE**  
**SCHMITT**

-  Proposed Zoning Boundary
-  Tax Parcel Boundary







**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
<ul style="list-style-type: none"><li>• PERMIT FEES DOUBLE FOR VIOLATIONS.</li><li>• ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.</li></ul>	

## REZONE APPLICATION

APPLICANT INFORMATION			
Property Owner Name:	Schmitt Trust - Romie Schmitt	Agent Name:	Williamson Surveying & Assoc. LLC
Address (Number & Street):	6887 CTH V	Address (Number & Street):	104A W. Main St
Address (City, State, Zip):	Lodi, WI 53555	Address (City, State, Zip):	Waunakee, WI 53597
Email Address:	romieschmitt@gmail.com	Email Address:	noa@williamsonsurveying.com
Phone#:	608-575-3489	Phone#:	608-255-5705

### PROPERTY INFORMATION

Township:	Dane	Parcel Number(s):	0908-221-8040-5 & 0908-221-8030-7
Section:	22	Property Address or Location:	6877 and 6887 County Highway V, Lodi WI 53555

### 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 ☒

The Schmitt Trust owns both lots and would like to adjust property lines to match current use on the properties. There are no new development or use changes being proposed and this is just a lot line adjustment survey.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-1	1.11
SFR-1	RR-1	1.01

**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 Noa Prieve

Date 11/18/25



# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

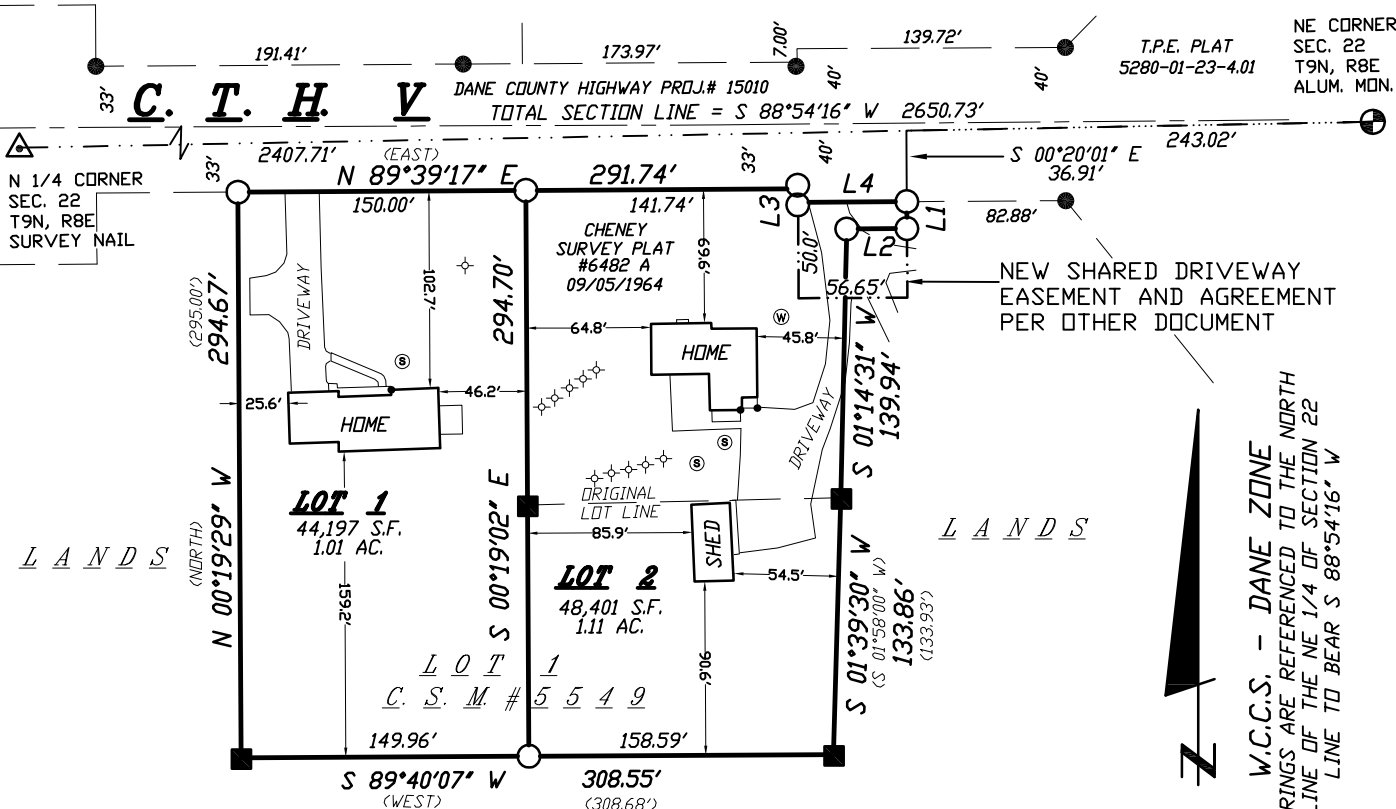
Located in the NE 1/4 of the NE 1/4 of Section 22, T9N, R8E, Town of Dane, Dane County, Wisconsin. Including all of Lot 1, C.S.M. No. 5549.

SCALE 1" = 100'



LOT 1  
C.S.M. # 13668

LANDS



## LEGEND

- = SET 3/4"x24" REBAR  
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR (UNLESS NOTED)
- = FOUND 1" PIPE (UNLESS NOTED)
- ⊕ = FOUND ALUMINIUM MONUMENT
- △ = FOUND SURVEY NAIL
- (##) = RECORDED AS
- ⊙ = WELL
- ⊙ = SEPTIC TANK
- ✦ = SEPTIC VENT

## NOTES:

- 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.
- WETLANDS OR FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- ALL SECTION TIES HAVE BEEN CHECKED FOR THE LATEST TIE SHEET ON RECORD FOR THE NORTH 1/4 AND A NEW TIE SHEET HAS BEEN PREPARED AND FILED FOR THE NE CORNER.

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

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

Sheet 1 of 3

## PREPARED FOR:

SCHMITT TRUST  
6887 C.T.H. V  
LODI, WI 53555

LINE	BEARING	DISTANCE
L1	S 00°20'01" E	14.06
L2	S 89°39'59" W	31.40
L3	S 00°20'43" E	7.00
L4	N 89°40'43" E	56.66

SURVEYORS SEAL

25W-440



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104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the NE 1/4 of the NE 1/4 of Section 22, T9N, R8E, Town of Dane, Dane County, Wisconsin. Including all of Lot 1, C.S.M. No. 5549.

## **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 NE 1/4 of Section 22, T9N, R8E also being Lot 1, C.S.M. No. 5549, in volume 25 pages 199 and 200 being more particularly described as follows:

Commencing at the Northeast corner of said Section 22; thence S88°54'16" W, 243.02 feet; thence S 00°20'01" E, 36.91 to the south right of way of county highway v and the point of beginning.

thence continue S 00°20'01" E, 14.06 feet; thence S 89°39'59" W, 31.40 feet; thence S 01°39'30" W, 139.94 feet; thence S 01°39'30" W, 133.86 feet; thence S 89°40'07" W, 308.55 feet; thence N 00°19'29" W, 294.67 feet to said right of way line; thence N 89°39'17" E, 291.74 feet; thence continue along said right of way S 00°20'43" E, 7.00 feet; thence continue along said right of way line N 89°40'43" E, 56.66 feet to the point of beginning. Said parcel contains 2.12 acres.

Williamson Surveying and Associates, LLC  
by Noa T. Prieve

Date \_\_\_\_\_

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

## **OWNERS' CERTIFICATE:**

As Trustee, 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)

\_\_\_\_\_  
Trustee

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ the  
above named trustee for the Schitt Trust to me known to  
be the person who executed the foregoing  
instrument and acknowledge the same.

Dane County, Wisconsin.

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

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

\_\_\_\_\_  
Print Name

**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 NE 1/4 of Section 22, T9N, R8E, Town of Dane, Dane County, Wisconsin. Including all of Lot 1, C.S.M. No. 5549.

## **TOWN BOARD RESOLUTION**

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

\_\_\_\_\_  
Town Clerk

## **VILLAGE OF DANE APPROVAL**

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

\_\_\_\_\_  
Village Clerk

## **DANE COUNTY APPROVAL CERTIFICATE:**

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

### **NOTE:**

REFER TO BUILDING SITE  
INFORMATION CONTAINED IN THE  
DANE COUNTY SOIL SURVEY.

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

## **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**

### **FP-35 and SFR-1 to RR-1**

Being part of the NE ¼ of the NE ¼ of Section 22, T9N, R8E also being Lot 1, C.S.M. No. 5549, in volume 25 pages 199 and 200 being more particularly described as follows:

Commencing at the Northeast corner of said Section 22; thence S88°54'16" W, 243.02 feet; thence S 00°20'01" E, 36.91 to the south right of way of county highway v and the point of beginning.

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