



Dane County Planning & Development

Land Division Review

Date: May 26, 2026

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: SCHMUDLACH (11027)
RUTLAND, S 19
LOT 1 – 14.42 acres
LOT 2 – 24.41 acres
ZONING DISTRICT: RR-8; *Rural Residential* and FP-1; *Farmland Preservation*
Public Health: *No concerns*
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 perspective buyer submitted a 2-lot Certified Survey Map on behalf of the landowner. The purchaser desires to separate the lots. Both parcels are currently Deed Restricted in 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 required approval certificates are to be executed.
 - *Town of Rutland*
 - *Village of Brooklyn*
 - *Dane County*
6. Comments from WIS DOT are to be recognized:
 - *Currently, the unimproved USH 14 corridor is used as farmland along with Lot #2 in the attached CSM. In the future, if USH 14 is constructed in this corridor, Lot #2 will not be granted access to USH 14 (as shown on the CSM). The proposed easement through Lot #1 to access Lot #2 would also not be applicable if USH 14 is built.*
7. Comments with regards to the technical review of the survey map are to be satisfied:
 - *Revise the Village Approval certificate to reflect the Village of Brooklyn.*
 - *Add language to the Town approval certificate that accepts the additional lands for dedication purposes.*
 - *In line 5 of the boundary description, the distance of 552.27 feet is called out, but using the map distance of 555.27, closure is spot on.*
8. The recordable document is to be submitted for review and approval.

