

Dane County Rezone Petition

Application Date	Petition Number
11/20/2025	DCPREZ-2025-12242
Public Hearing Date	
01/27/2026	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME TERRY CHADWICK	PHONE (with Area Code) (608) 333-8387	AGENT NAME BIRRENKOTT SURVEYING	PHONE (with Area Code) (608) 837-7463
BILLING ADDRESS (Number & Street) 1406 SCHADEL RD		ADDRESS (Number & Street) PO BOX 237	
(City, State, Zip) DEERFIELD, WI 53531		(City, State, Zip) Sun Prairie, WI 53590	
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	
1406 Schadel Road					
TOWNSHIP DEERFIELD	SECTION 31	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0712-314-9000-4		0712-314-9080-8			

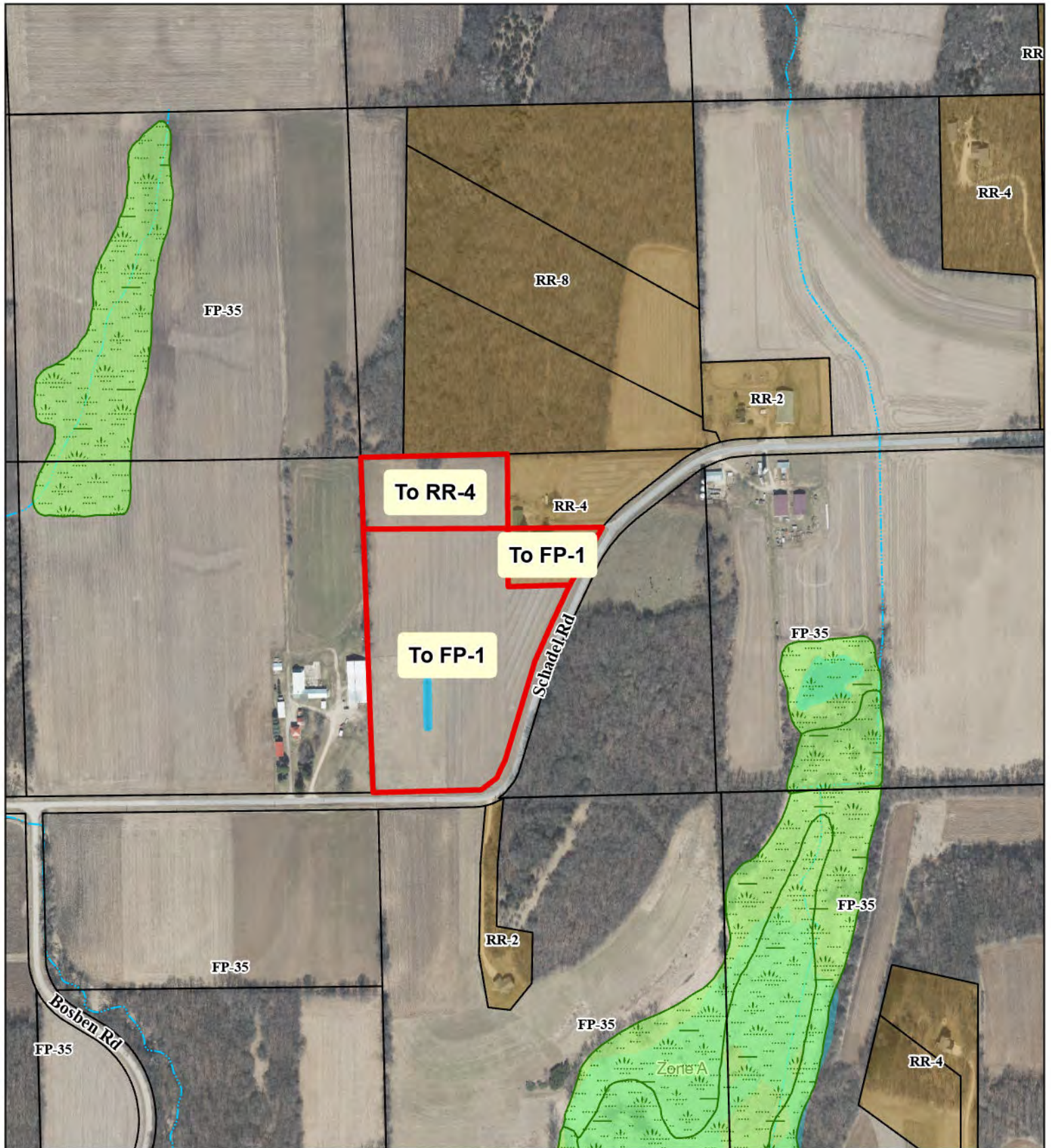
REASON FOR REZONE

RECONFIGURE EXISTING RESIDENTIAL LOT AND CREATE AN AGRICULTURAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-4 Rural Residential District	3.9
FP-35 Farmland Preservation District	FP-1 Farmland Preservation District	13.9
RR-4 Rural Residential District	FP-1 Farmland Preservation District	1.4

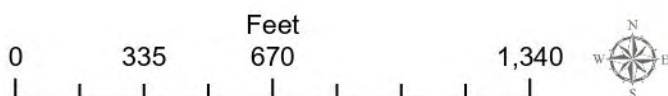
C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials_____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials_____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials_____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: THE EXISTING RESIDENCE, GARAGE, AND SEPTIC SYSTEM SHALL BE REMOVED PRIOR TO THE ZLR COMMITTEE ACTING ON THE PETITION.



PETITION 12242
TERRY CHADWICK

- Proposed Zoning Boundary
- Tax Parcel Boundary
- Wetland Class Areas
- 1% Annual Chance Flood Hazard





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">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:	Terry Chadwick	Agent Name:	Birrenkott Surveying
Address (Number & Street):	1406 Schadel Road	Address (Number & Street):	PO BOX 237
Address (City, State, Zip):	Deerfield, WI 53531	Address (City, State, Zip):	Sun Prairie, WI 53590
Email Address:	z28con@yahoo.com	Email Address:	bstueck@birrenkottsurveying.com
Phone#:	608-333-8387	Phone#:	608-837-7463

PROPERTY INFORMATION	
Township: Deerfield	Parcel Number(s): 024/0712-314-9000-4;024/0712-314-9080-8
Section: 31	Property Address or Location: 1406 Schadel Road

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 <input type="checkbox"/> No <input checked="" type="checkbox"/>

-Expand residential lot and reconfigure agricultural lot.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-4	3.947
FP-35	FP-1	13.9935
RR-4	FP-1	1.3718

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 type="checkbox"/> Scaled drawing of proposed property boundaries	<input type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input type="checkbox"/> Pre-application consultation with town and department staff	<input type="checkbox"/> Application fee (non-refundable), 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 Brynn Schaefer - AGENT FOR
BIRRENKOTT SURVEYING

Date 11/19/2025

Parcel A (FP-35 to RR-4):

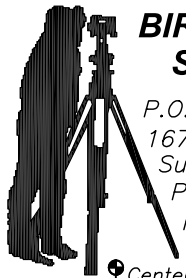
Part of the Southwest 1/4 of the Southeast 1/4, Section 31, T7N, R12E, Town of Deerfield, Dane County, Wisconsin more fully described as follows: Commencing at the South 1/4 Corner of Section 31, thence N02°03'31"W, 1019.93 feet along the West line of the Southeast 1/4 and the point of beginning; thence N02°03'31"W, 305.65 feet along said West line; thence N88°30'16"E, 566.56 feet along the South line of Lot 2, Certified Survey Map No. 16720 to the Northwest corner of Lot 1, Certified Survey Map No. 4465; thence S01°20'22"E, 303.40 feet along the West line of said Lot 1; thence S88°16'37"W, 562.73 feet to the point of beginning. Containing 171,943 square feet, or 3.947 acres.

Parcel B (RR-4 to FP-1):

Part of Lot 1, Certified Survey Map No. 4465 and also part of the Southwest 1/4 of the Southeast 1/4, Section 31, T7N, R12E, Town of Deerfield, Dane County, Wisconsin more fully described as follows: Commencing at the South 1/4 Corner of Section 31, thence N02°03'31"W, 986.93 feet along the West line of the Southeast 1/4; thence N88°16'37"E, 562.73 feet to the West line of Lot 1, Certified Survey Map No. 4465 and the point of beginning; thence N88°16'37"E, 357.88 feet to the Westerly right-of-way of Schadel Road; thence along a curve to the left with a radius of 648.00 feet with a long chord bearing of S30°28'57"W, 138.60 feet along said Westerly right-of-way; thence S24°20'19"W, 94.94 feet along said Westerly right-of-way and the Southeast corner of said Lot 1; thence S88°30'16"W, 243.65 feet along the South line of said Lot 1 to the Southwest corner of said Lot 1; thence N01°20'22"W, 201.60 feet along the west line of said Lot 1 to the point of beginning. Containing 59,757 square feet, or 1.3718 acres.

Parcel C (FP-35 to FP-1):

Part of the Southwest 1/4 of the Southeast 1/4, Section 31, T7N, R12E, Town of Deerfield, Dane County, Wisconsin more fully described as follows: Commencing at the South 1/4 Corner of Section 31, thence N02°03'31"W, 33.00 feet along the West line of the Southeast 1/4 and the Northerly right-of-way of Schadel Road and the point of beginning; thence N02°03'31"W, 986.93 feet along said West line; thence N88°16'37"E, 562.73 feet to the West line of Lot 1, Certified Survey Map No. 4465; thence S01°20'22"E, 201.60 feet along said West line of Lot 1 to the Southwest corner of said Lot 1; thence N88°30'16"E, 243.65 feet along the South line of said Lot 1 and to the Westerly right-of-way of Schadel Road; thence S24°20'19"W, 120.20 feet along said Westerly right-of-way; thence S22°22'53"W, 264.99 feet along said Westerly right-of-way; thence along a curve to the left with a radius of 1311.16 feet with a long chord bearing of S18°43'17"W, 167.55 feet along said Westerly right-of-way; thence S15°10'48"W, 187.24 feet along said Westerly right-of-way; thence along a curve to the right with a radius of 142.00 feet with a long chord bearing of S52°00'45"W, 169.68 feet along said Northwesterly right-of-way; thence S88°34'33"W, 388.45 feet along said Northerly right-of-way to the point of beginning. Containing 609,555 square feet, or 13.9935 acres.



BIRRENKOTT SURVEYING

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

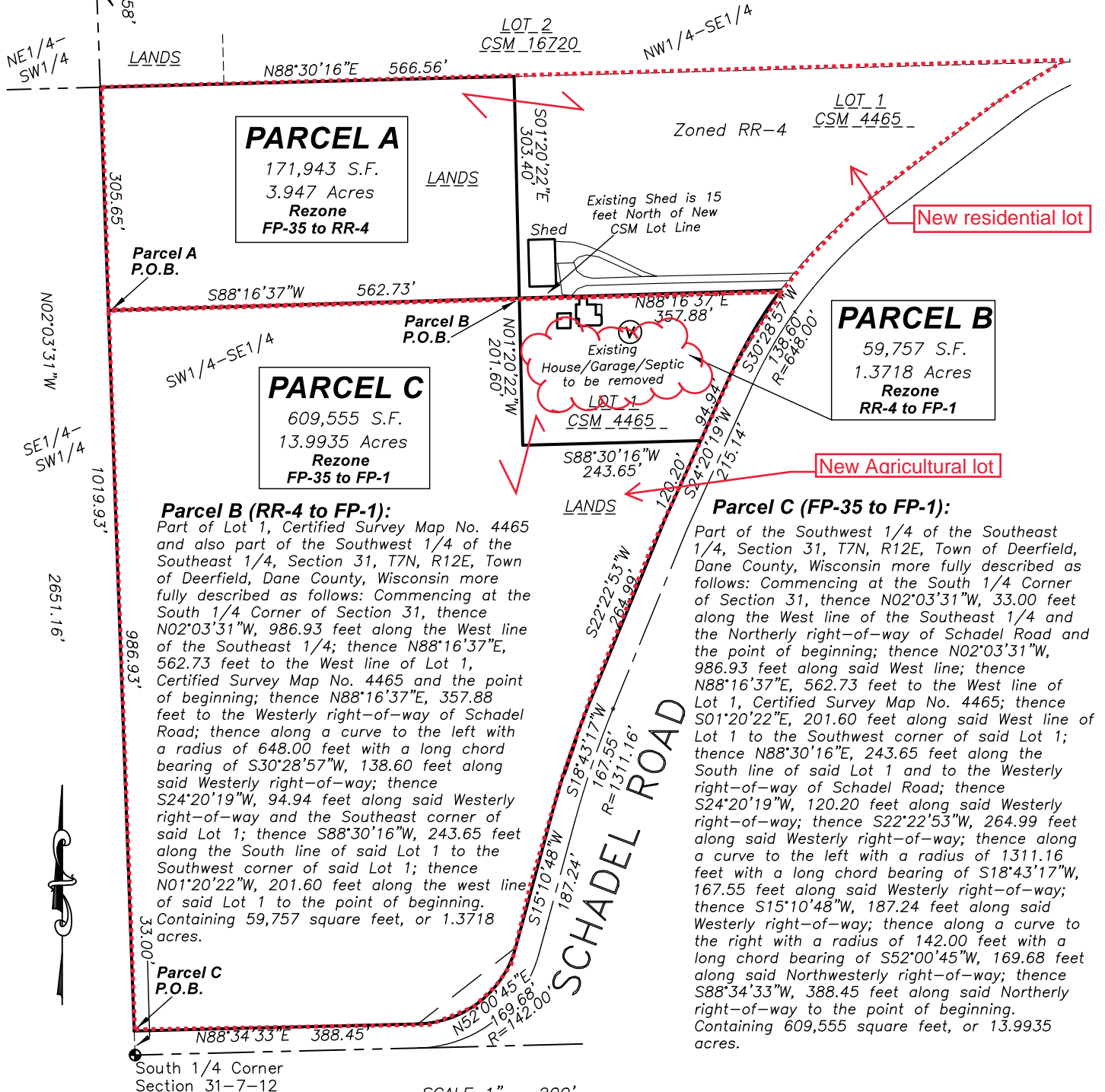
Center of Section
Section 31-7-12

ZONING MAP

Part of the Southwest 1/4 of the Southeast 1/4, Section 31, T7N,
R12E, Town of Deerfield, Dane County, Wisconsin.

Parcel A (FP-35 to RR-4):

Part of the Southwest 1/4 of the Southeast 1/4, Section 31, T7N, R12E, Town of Deerfield, Dane County, Wisconsin more fully described as follows: Commencing at the South 1/4 Corner of Section 31, thence N02°03'31"W, 1019.93 feet along the West line of the Southeast 1/4 and the point of beginning; thence N02°03'31"W, 305.65 feet along said West line; thence N88°30'16"E, 566.56 feet along the South line of Lot 2, Certified Survey Map No. 16720 to the Northwest corner of Lot 1, Certified Survey Map No. 4465; thence S01°20'22"E, 303.40 feet along the West line of said Lot 1; thence S88°16'37"W, 562.73 feet to the point of beginning. Containing 171,943 square feet, or 3.947 acres.



PARCEL A

171,943 S.F.
3.947 Acres
Rezone
FP-35 to RR-4

PARCEL C

609,555 S.F.
13.9935 Acres
Rezone
FP-35 to FP-1

PARCEL B

59,757 S.F.
1.3718 Acres
Rezone
RR-4 to FP-1

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SCALE 1" = 200'

November 19, 2025

Office Map No. 250941_ZoningMap

