

# Dane County Rezone Petition

|                            |                        |
|----------------------------|------------------------|
| <b>Application Date</b>    | <b>Petition Number</b> |
| 03/18/2024                 | DCPREZ-2024-12042      |
| <b>Public Hearing Date</b> |                        |
| 05/28/2024                 |                        |

| OWNER INFORMATION                                    |  | AGENT INFORMATION   |  |
|--|--|---|--|
| OWNER NAME<br>MOUNT VERNON HILLS II LLC              | PHONE (with Area Code)<br>(608) 235-5071 | AGENT NAME<br>D'ONOFRIO KOTTKE AND ASSOCIATES (RON KLAAS) | PHONE (with Area Code)<br>(608) 833-7530 |
| BILLING ADDRESS (Number & Street)<br>23 CAMBRIDGE CT |  | ADDRESS (Number & Street)<br>7530 WESTWARD WAY            |  |
| (City, State, Zip)<br>MADISON, WI 53704              |  | (City, State, Zip)<br>Madison, WI 53717                   |  |
| E-MAIL ADDRESS<br>louiehank@sbcglobal.net            |  | E-MAIL ADDRESS<br>rklaas@donofrio.cc                      |  |

| ADDRESS/LOCATION 1                                   |               | ADDRESS/LOCATION 2            |         | ADDRESS/LOCATION 3            |         |
|--|---------------|-------------------------------|---------|-------------------------------|---------|
| ADDRESS OR LOCATION OF REZONE                        |               | ADDRESS OR LOCATION OF REZONE |         | ADDRESS OR LOCATION OF REZONE |         |
| Lands east of County Hwy G and north of Davis Street |               |                               |         |                               |         |
| TOWNSHIP<br>SPRINGDALE                               | SECTION<br>34 | TOWNSHIP                      | SECTION | TOWNSHIP                      | SECTION |
| PARCEL NUMBERS INVOLVED                              |               | PARCEL NUMBERS INVOLVED       |         | PARCEL NUMBERS INVOLVED       |         |
| 0607-342-8311-9                                      |               | 0607-341-9061-1               |         | 0607-341-8750-9               |         |

**REASON FOR REZONE**

CREATE 7 RESIDENTIAL LOTS AND 1 RESIDENTIAL SPOT ZONE

Also involves parcels: 0607-344-8500-8, 0607-344-9002-0, 0607-343-9500-7, 0607-343-8002-2, 0607-343-8061-1, 0607-343-2620-6, 0607-343-2850-8, and 0607-342-9501-7

| FROM DISTRICT:                        | TO DISTRICT:                             | ACRES |
|---------------------------------------|--|-------|
| AT-35 Agriculture Transition District | RR-8 Rural Residential District          | 8.8   |
| AT-35 Agriculture Transition District | RR-2 Rural Residential District          | 2.04  |
| AT-35 Agriculture Transition District | SFR-2 Single Family Residential District | 4.7   |
| AT-35 Agriculture Transition District | SFR-1 Single Family Residential District | 7.8   |

|   |  |  |   |   |
|---|--|--|---|---|
| <b>C.S.M REQUIRED?</b><br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <b>PLAT REQUIRED?</b><br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <b>DEED RESTRICTION REQUIRED?</b><br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <b>INSPECTOR'S INITIALS</b><br><br>RUH1 | <b>SIGNATURE:(Owner or Agent)</b><br><br> |
| Applicant Initials _____  | Applicant Initials _____   | Applicant Initials _____   |   | <b>PRINT NAME:</b><br><br>                |
| <b>COMMENTS: LOTS ALONG CTH G ARE SUBJECT TO SHORELAND ZONING PERMIT REQUIREMENTS.</b>        |  |  |   | <b>DATE:</b><br><br>                      |



**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:        | Mount Vernon Hills II, LLC | Agent Name:                 | DKA--Ronald R Klaas |
| Address (Number & Street):  | 23 Cambridge Court         | Address (Number & Street):  | 7530 Westward Way   |
| Address (City, State, Zip): | Madison, WI 53704          | Address (City, State, Zip): | Madison, WI 53717   |
| Email Address:              | louiehank@sbcglobal.net    | Email Address:              | rklaas@donofrio.cc  |
| Phone#:                     | 608-235-5071               | Phone#:                     | 608-833-7530        |

### PROPERTY INFORMATION

|           |            |                               |                  |
|-----------|------------|-------------------------------|------------------|
| Township: | Springdale | Parcel Number(s):             | see below        |
| Section:  | 34         | Property Address or Location: | CTH G and STH 92 |

### 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

parcel numbers; 0607-342-9501-7; 0607-342-8311-9; 0607-341-8750-9; 0607-341-9061-1; 0607-343-8061-1; 0607-343-8002-2; 0607-344-8500-8; 0607-344-9002-0; 0607-343-9500-7; 0607-343-2850-8; 0607-343-2620-6

Owner is requesting a rezone of the property from AT-35 to SFR-1, SFR-2, RR-2, and RR-8 in order to create 7 single family home sites and a building site for the residual lands.

| Existing Zoning District(s) | Proposed Zoning District(s) | Acres           |
|-----------------------------|-----------------------------|-----------------|
| AT-35                       | RR-8 and RR-2               | 8.807 and 2.037 |
| AT-35                       | SFR-2                       | 4.719           |
| AT-35                       | SFR-1                       | 7.833           |

**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 |
|--|--|---|---|---|

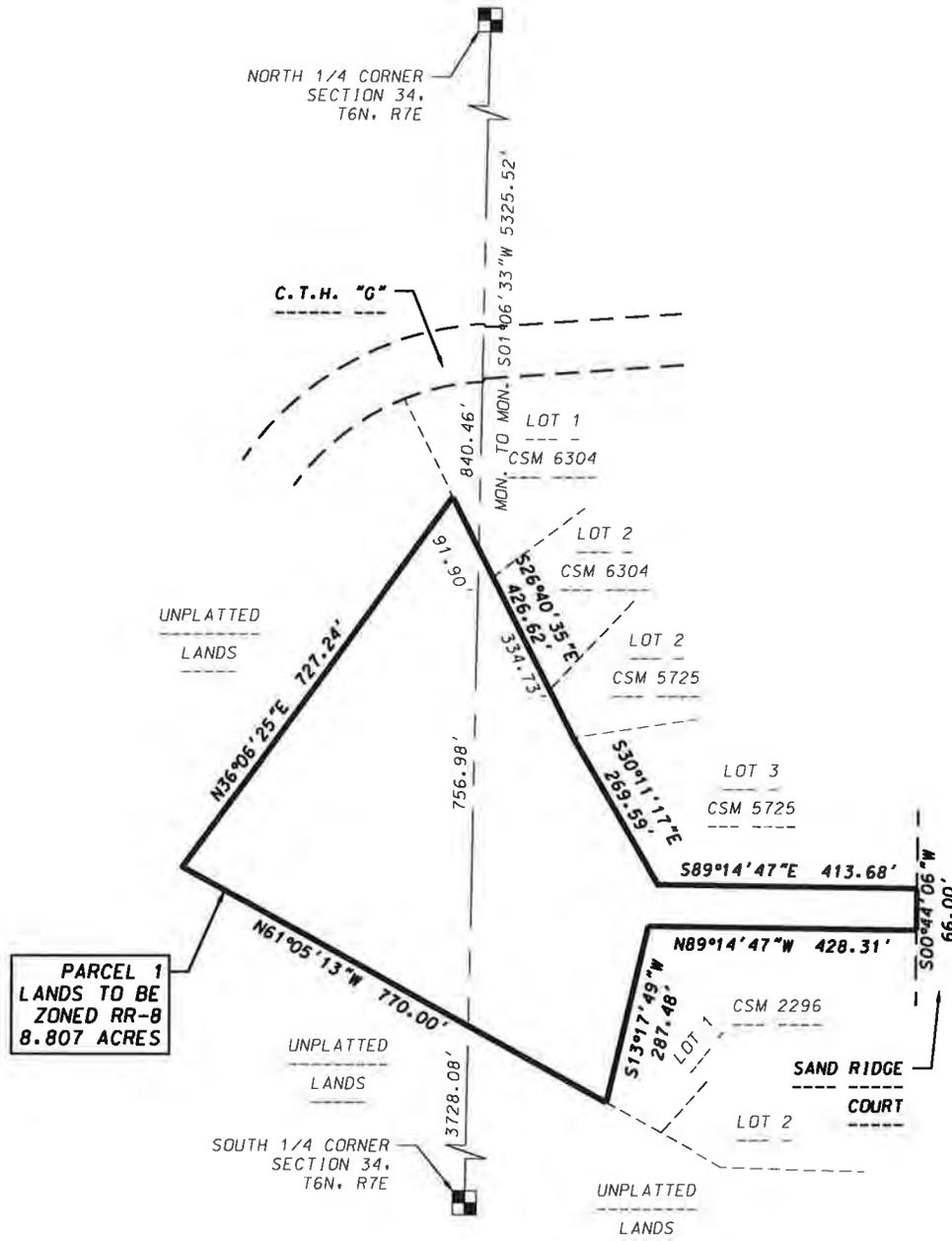
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary 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

2-15-24

# MOUNT VERNON HILLS II, LLC - ZONING MAP



**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**

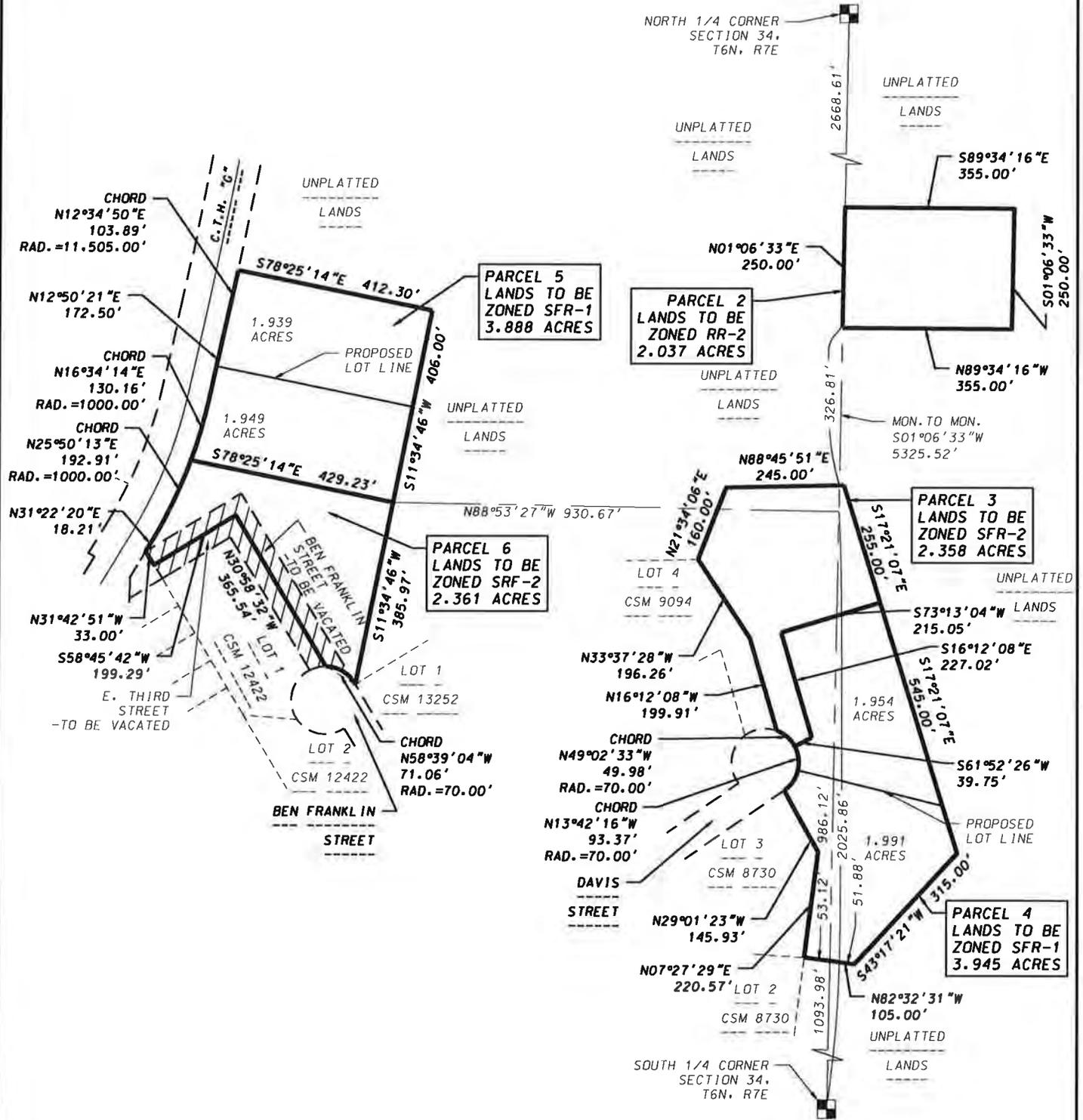
7530 Westward Way, Madison, WI 53717  
Phone: 608.833.7530 • Fax: 608.833.1089  
**YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT**



Scale 1" = 300'

DATE: 01-31-24  
F.N.: 23-07-105  
SHEET 1 OF 2

# MOUNT VERNON HILLS II, LLC - ZONING MAP



**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**  
 7530 Westward Way, Madison, WI 53717  
 Phone: 608.833.7530 • Fax: 608.833.1089  
**YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT**



0 300  
 Scale 1" = 300'

DATE: 01-31-24  
 F.N.: 23-07-105  
 SHEET 2 OF 2

## MOUNT VERNON LLC – ZONING LEGAL DESCRIPTIONS

### PARCEL 1 – LANDS TO BE ZONED RR-8

A parcel of land located in the SE1/4 of the NW1/4, NE1/4 of the NW1/4, NW1/4 of the NE1/4 and the SW1/4 of the NE1/4 of Section 34, T6N, R7E, Town of Springdale, Dane County, Wisconsin to-wit: Commencing at the North 1/4 corner of said Section 34; thence S01°06'33"W, 840.46 feet along the West line of said NE1/4 to a point on the Southwest line of Lot 1, Certified Survey Map No. 6304, also being the point of beginning; thence S26°40'35"E, 334.73 feet along the Southwest line of Lots 1 and 2, Certified Survey Map No. 6304 and Lot 2, Certified Survey Map No. 5725 to the Southwest corner of Lot 2, Certified Survey Map No. 5725; thence S30°10'49"E, 269.59 feet along the Southwest line of Lot 3, Certified Survey Map No. 5725 to the Southwest corner of said Lot 3; thence S89°14'47"E, 413.68 feet along the South line of said Lot 3 to the West right-of-way line of Sand Ridge Court; thence S00°44'06"W, 66.00 feet along said West right-of-way line to the Northeast corner of Lot 1, Certified Survey Map No. 2296; thence N89°14'47"W, 428.31 feet along the North line of said Lot 1 to the Northwest corner of said Lot 1; thence S13°17'49"W, 287.48 feet along the West line of said Lot 1 to the Southwest corner of said Lot 1; thence N61°05'13"W, 770.00 feet; thence N36°06'25"E, 727.24 feet to a point on the Southwest line of Lot 1, Certified Survey Map No. 6304; thence S26°40'35"E, 91.90 feet along the Southwest line of said Lot 1 to the point of beginning. Containing 8.807 acres.

### PARCEL 2 – LANDS TO BE ZONED RR-2

A parcel of land located in the NW1/4 of the SE1/4 of Section 34, T6N, R7E, Town of Springdale, Dane County, Wisconsin to-wit: Commencing at the North 1/4 corner of said Section 34; thence S01°06'33"W, 2668.61 feet along the North-South line of said Section 34 to the point of beginning; thence S89°34'16"E, 355.00 feet; thence S01°06'33"W, 250.00 feet; thence N89°34'16"W, 355.00 feet to a point on said North-South line; thence N01°06'33"E, 250.00 feet along said North-South line to the point of beginning. Containing 2.037 acres.

### PARCEL 3 – LANDS TO BE ZONED SFR-2

A parcel of land located in the NE1/4 of the SW1/4 and the NW1/4 of the SE1/4 of Section 34, T6N, R7E, Town of Springdale, Dane County, Wisconsin to-wit: Commencing at the South 1/4 corner of said Section 34; thence N01°06'33"E, 1093.98 feet along the North-South line of said Section 34; thence S82°32'31"E, 51.88 feet; thence N43°17'21"E, 315.00 feet; thence N17°21'07"W, 545.00 feet to the point of beginning; thence S73°13'04"W, 215.05 feet; thence S16°12'08"E, 227.02 feet; thence S61°52'26"W, 39.75 feet to a point on the Southeasterly right-of-way line of Davis Street; thence Northerly along the Easterly right-of-way line of Davis Street along a curve to the left which has a radius of 70.00 feet and a chord which bears N49°02'33"W, 49.98 feet to the Southeast corner of Lot 4, Certified Survey Map No. 9094; thence N16°12'08"W, 199.91 feet along the East line of said Lot 4; thence N33°37'28"W, 196.26 feet along said East line to the Northeast corner of said Lot 4; thence N21°34'06"E, 160.00 feet; thence N88°45'51"E, 245.00 feet; thence S17°21'07"E, 255.00 feet to the point of beginning. Containing 2.358 acres.

PARCEL 4 – LANDS TO BE ZONED SFR-1

A parcel of land located in the NE1/4 of the SW1/4, NW1/4 of the SE1/4 and the SW1/4 of the SE1/4 of Section 34, T6N, R7E, Town of Springdale, Dane County, Wisconsin to-wit:

Commencing at the South 1/4 corner of said Section 34; thence N01°06'33"E, 1093.98 feet along the North-South line of said Section 34 to the point of beginning; thence N82°32'32"W, 53.12 feet to the Southeast corner of Lot 3, Certified Survey Map No. 8730; thence N07°27'29"E, 220.57 feet along the East line of said Lot 3; thence N29°01'23"W, 145.93 feet along the East line of said Lot 1 to a point of curve on the Southeasterly right-of-way line of Davis Street; thence Northerly along the Easterly right-of-way line of Davis Street along a curve to the left which has a radius of 70.00 feet and a chord which bears N13°42'16"E, 93.37 feet; thence n61°52'26"E, 39.75 feet; thence N16°12'08"W, 227.02 feet; thence N73°13'04"E, 215.05 feet; thence S17°21'07"E, 545.00 feet; thence S43°17'21"W, 315.00 feet; thence N82°32'31"W, 51.88 feet to the point of beginning. Containing 3.945 acres.

PARCEL 5 – LANDS TO BE ZONED SFR-1

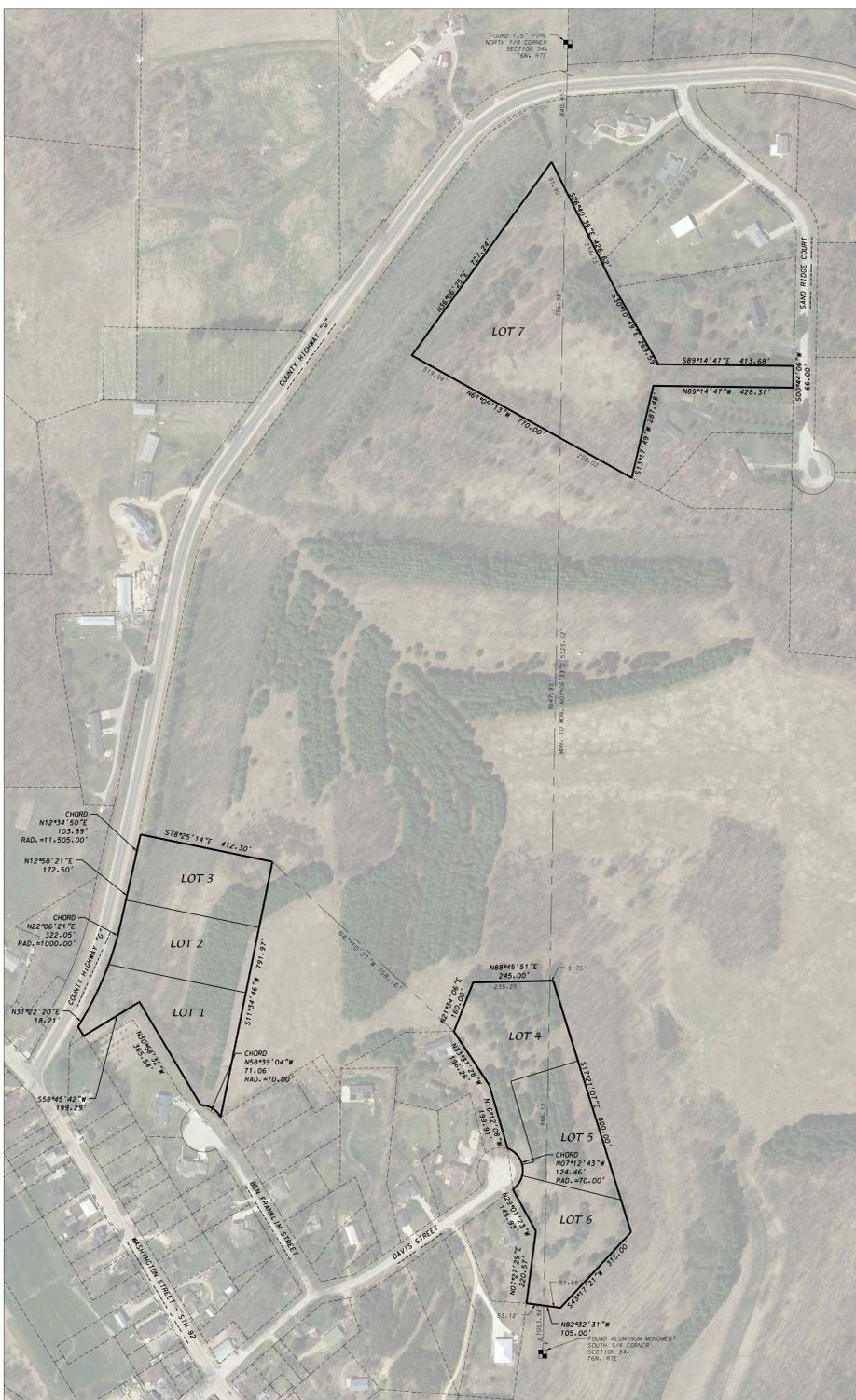
A parcel of land, located in the NW1/4 of the SW1/4 and the NE1/4 of the SW1/4 of Section 34, T6N, R7E, Town of Springdale, Dane County, Wisconsin to-wit:

Commencing at the South 1/4 corner of said Section 34; thence N01°06'33"E, 2025.86 feet along the North-South line of said Section 34; thence N88°53'27"W, 930.67 feet to the point of beginning; thence N78°25'14"W, 429.23 feet to a point of curve on the Southeast right-of-way line of County Highway "G"; thence Northeasterly along said Southeast right-of-way line along a curve to the left which has a radius of 1000.00 feet and a chord which bears N16°34'14"E, 130.16 feet; thence N12°50'21"E, 172.50 feet along said Southeast right-of-way line to a point of curve; thence Northeasterly along said Southeast right-of-way line along a curve to the left which has a radius of 11,505.00 feet and a chord which bears N12°34'50"E, 103.89 feet; thence S78°25'14"E, 412.30 feet; thence S11°34'46"W, 406.00 feet to the point of beginning. Containing 3.888 acres.

PARCEL 6 – LANDS TO BE ZONED SFR-2

A parcel of land, located in the NW1/4 of the SW1/4 and the NE1/4 of the SW1/4 of Section 34, T6N, R7E, Town of Springdale, Dane County, Wisconsin to-wit:

Commencing at the South 1/4 corner of said Section 34; thence N01°06'33"E, 2025.86 feet along the North-South line of said Section 34; thence N88°53'27"W, 930.67 feet to the point of beginning; thence S11°34'46"W, 385.97 feet to a point of curve on the Northeast right-of-way line of Ben Franklin Street; thence Northwesterly along said Northeast right-of-way line along a curve to the left which has a radius of 70.00 feet and a chord which bears N58°39'04"W, 71.06 feet; thence N30°58'32"W, 365.54 feet; thence S58°45'42"W, 199.29 feet; thence N31°42'51"W, 33.00 feet to a point on the Southeast right-of-way line of County Highway "G"; thence N31°22'20"E, 18.21 feet along said Southeast right-of-way line to a point of curve; thence Northeasterly along said Southeast right-of-way line along a curve to the left which has a radius of 1,000.00 feet and a chord which bears N25°50'13"E, 192.91 feet; thence S78°25'14"E, 429.23 feet to the point of beginning. Containing 2.361 acres.



**LEGAL DESCRIPTION**

Lands located in the NW1/4 of the NE1/4, SW1/4 of the NE1/4, NE1/4 of the NW1/4, SE1/4 of the NW1/4, NE1/4 of the SW1/4, SE1/4 of the SW1/4, NW1/4 of the SE1/4 and the SW1/4 of the SE1/4 of Section 34, T6N, R7E, Town of Springdale, Dane County, Wisconsin, to-wit: Commencing at the South 1/4 corner of said Section 34 thence N01°06'33"E, 1093.98 feet along the North-South line of said Section 34 to the point of beginning thence N89°29'23"W, 33.12 feet to a point on the East line of Lot 3, Certified Survey Map No. 8755; thence N07°21'29"E, 250.57 feet along said line thence N29°01'23"W, 145.93 feet along said East line to a point of curve on the Southeast right-of-way line of Davis Street thence Northerly along said Southeast right-of-way line along a curve to the left which has a radius of 70.00 feet and a chord which bears N07°12'43"W, 124.46 feet to the Southeast corner of Lot 4, Certified Survey Map No. 9094; thence N16°12'08"W, 199.91 feet along the East line of said Lot 4 thence N33°37'28"W, 196.26 feet along the East line of said Lot 4 to the Northeast corner of said Lot 4; thence N47°10'21"W, 758.16 feet thence S11°54'46"W, 791.37 feet to a point of curve on the Northeast right-of-way line of Ben Franklin Street thence Northerly along a curve to the left which has a radius of 70.00 feet and a chord which bears N8°59'04"W, 71.06 feet to a point on the center line of vacated Ben Franklin Street thence N89°29'23"W, 33.12 feet along said center line to the center line of vacated E. 3rd Street thence S58°45'42"W, 199.29 feet along the center line of vacated E. 3rd Street thence N31°42'51"W, 33.00 feet to a point on the Southeast right-of-way line of County Highway "D" thence N3°22'20"E, 18.21 feet along said Southeast right-of-way line to a point of curve thence Northerly along said Southeast right-of-way line along a curve to the left which has a radius of 3000.00 feet and a chord which bears N27°48'31"E, 322.00 feet thence N12°50'21"E, 172.50 feet along said Southeast right-of-way line to a point of curve thence Northerly along said Southeast right-of-way line along a curve to the left which has a radius of 11,000.00 feet and a chord which bears N12°50'21"E, 103.89 feet thence S78°25'14"E, 412.30 feet thence S47°10'21"E, 758.16 feet to the Northeast corner of said Lot 4, Certified Survey Map No. 9094; thence N21°54'06"E, 160.00 feet to the Northeast corner of Lot 1, Certified Survey Map No. 5251; thence S25°25'55"E, 235.25 feet to a point on the North-South line of said Section 34 thence N01°06'33"E, 1647.99 feet along said North-South line thence N61°05'13"W, 519.98 feet thence N36°06'25"E, 727.24 feet to a point on the Southwest line of Lot 1, Certified Survey Map No. 6304; thence S25°25'55"E, 426.62 feet along the Southwest line of Lot 1 and 2, Certified Survey Map No. 6304 and the Southwest line of Lot 2, Certified Survey Map No. 5725 to the Southwest corner of Lot 2, Certified Survey Map No. 5725; also being the Northwest corner of Lot 3, Certified Survey Map No. 5725; thence S30°10'49"E, 265.59 feet along the Southwest line of and to the Southwest corner of Lot 3, Certified Survey Map No. 5725; thence S89°14'47"E, 413.68 feet along the South line of said Lot 3 to the West right-of-way line of Sand Ridge Court thence S00°41'06"W, 66.00 feet along said West right-of-way line to the Northeast corner of Lot 1, Certified Survey Map No. 2284; thence N89°14'47"W, 426.31 feet along the North line of and to the Northeast corner of said Lot 1; thence S13°17'49"W, 287.48 feet along the West line of and to the Southwest corner of said Lot 1; thence N61°05'13"W, 250.02 feet to the North-South line of said Section 34; thence S01°06'33"W, 1647.99 feet along said North-South line thence N89°14'47"E, 9.75 feet thence S17°21'07"E, 800.00 feet thence S43°17'21"W, 315.00 feet thence N82°32'31"W, 51.88 feet to the point of beginning, containing 930,437 square feet (21.360 acres).

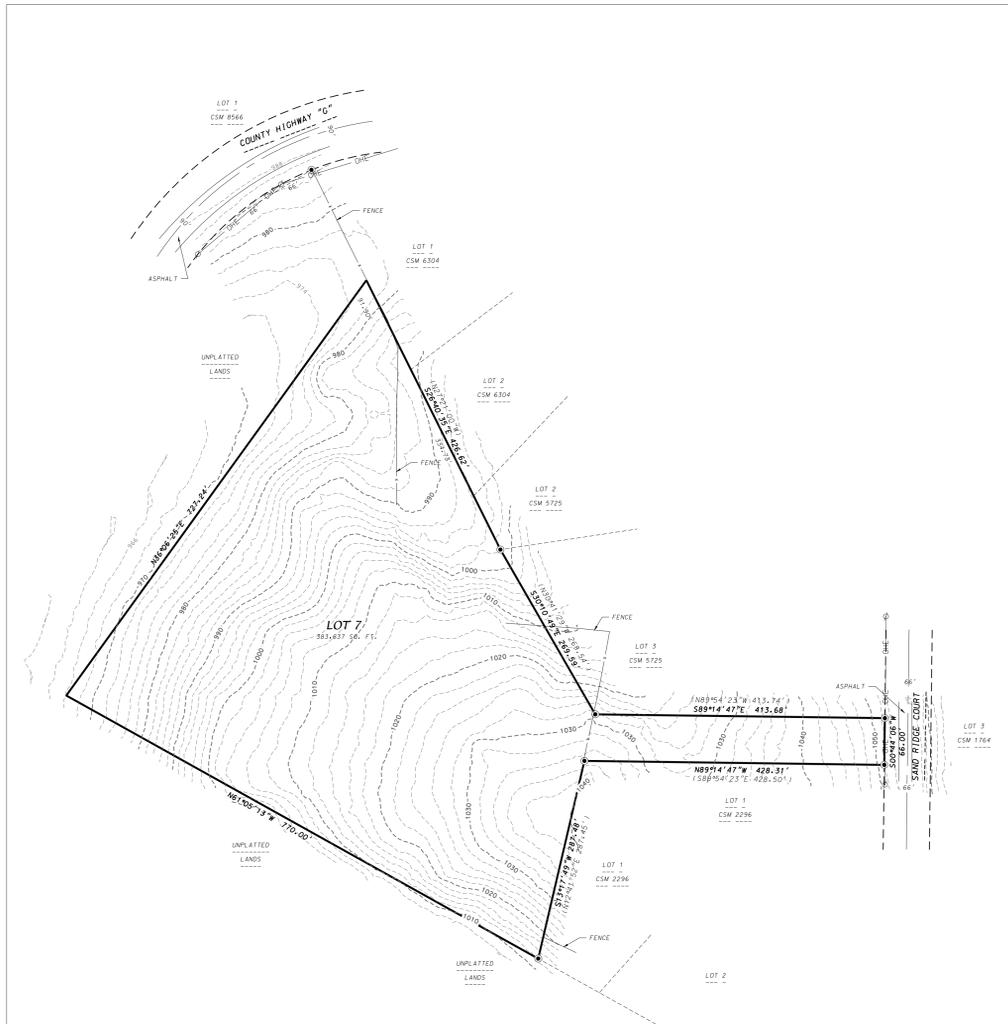
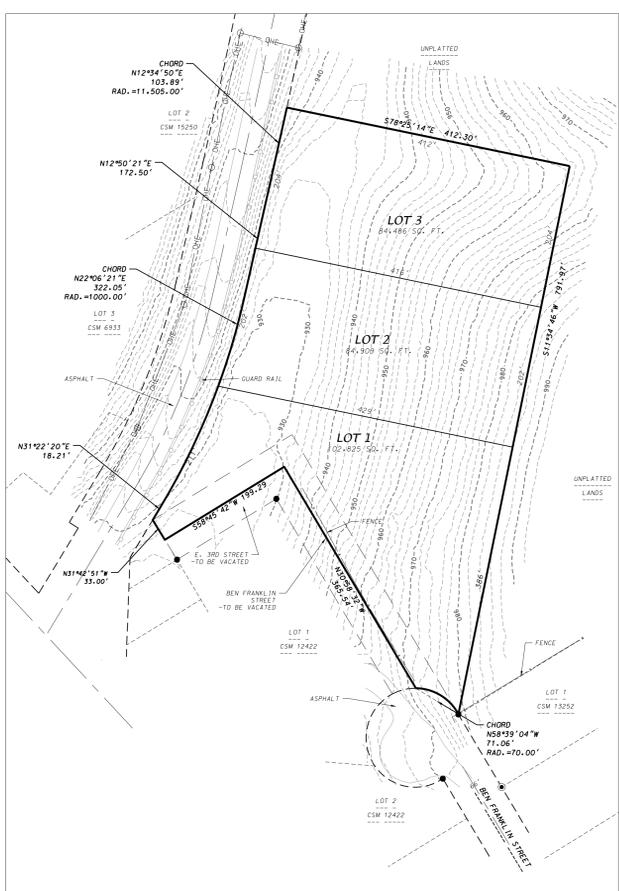
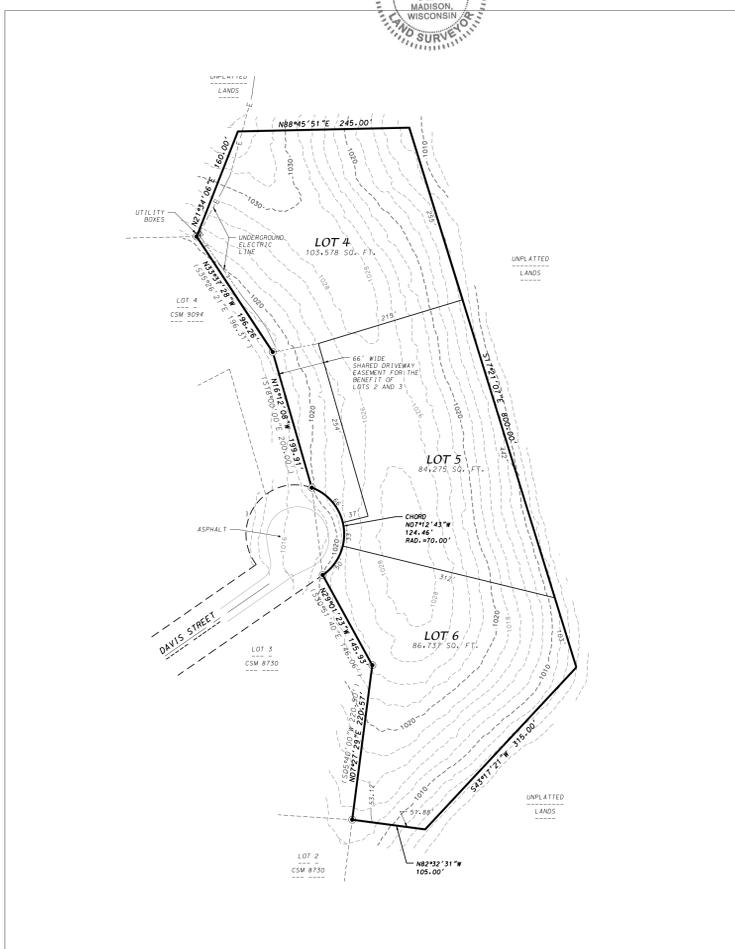
**NOTES**

- Zoning: Existing - AT-35  
Proposed - Lot 1, 4 - SRF-2  
Lot 2-3, 5-6 - SFR-1  
Lot 7 - R6-B
- Property Owner/Subscriber: Mount Vernon Hills II, LLC  
23 Cornelia Court  
Madison, WI 53704
- Distances shown along curves are chord lengths.

**SURVEYOR'S CERTIFICATE**

I, Brett T. Stoffregen, Professional Land Surveyor, S-2742, hereby certify that this preliminary plat is a true and correct representation of all the adjacent existing land divisions and of the boundary of the preliminary plat and features and that I have fully complied with the Town of Springdale and Dane County Subdivision Ordinances.  
Dated this 12th day of February, 2024.

*Brett T. Stoffregen*  
Brett T. Stoffregen, Professional Land Surveyor, S-2742



- LEGEND**
- FOUND 1" IRON PIPE
  - FOUND 3/4" REBAR
  - POWER POLE OVERHEAD UTILITIES
  - EXISTING CONTOUR LINE
  - ( ) "RECORDED AS" INFORMATION

DATE: 02-01-24  
REVISED:  
FN: 23-07-105  
Sheet Number:  
1 of 1

SCALE: 1" = 100'  
(PAGE SIZE: 30x42)

THE NORTH-SOUTH LINE OF SECTION 34, T6N, R7E IS ASSUMED TO BE 6648' N01°06'33"E

**PRELIMINARY PLAT**

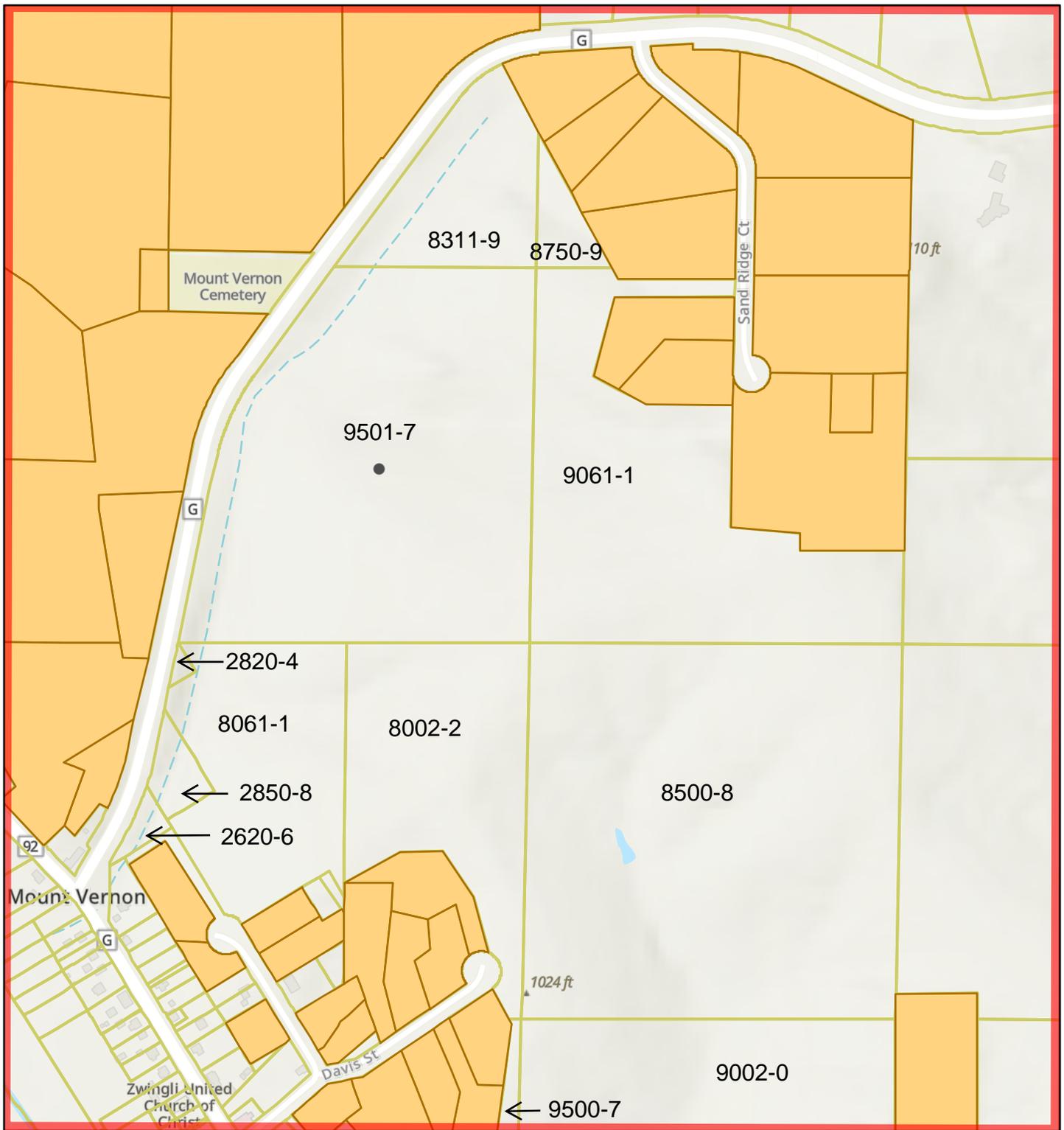
**MOUNT VERNON HILLS**

LOCATED IN THE NW1/4 OF THE NE1/4, SW1/4 OF THE NE1/4, NE1/4 OF THE NW1/4, SE1/4 OF THE NW1/4, NE1/4 OF THE SW1/4, SE1/4 OF THE SW1/4, NW1/4 OF THE SE1/4 AND THE SW1/4 OF THE SE1/4 OF SECTION 34, T6N, R7E, TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN

**D'ONOFRIO KOTTE AND ASSOCIATES, INC.**

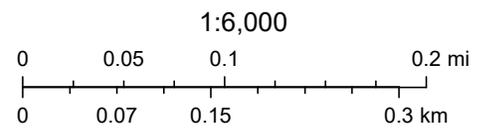
7530 Westward Way, Madison, WI 53717  
Phone: 608.833.7530 • Fax: 608.833.1089  
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

# Dane County Map



March 18, 2024

-  Certified Survey Map (CSM)
-  Parcels



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastatysrelen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community