

Dane County Rezone Petition

Application Date	Petition Number
06/13/2023	DCPREZ-2023-11962
Public Hearing Date	
07/25/2023	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME MOUNT VERNON HILLS II LLC	PHONE (with Area Code) (608) 235-5071	AGENT NAME D'ONOFRIO KOTTKE AND ASSOCIATES - BRETT STOFFREGAN	PHONE (with Area Code) (608) 833-7530
BILLING ADDRESS (Number & Street) 23 CAMBRIDGE CT		ADDRESS (Number & Street) 7530 WESTWARD WAY	
(City, State, Zip) MADISON, WI 53704		(City, State, Zip) Madison, WI 53717	
E-MAIL ADDRESS louiehank@sbcglobal.net		E-MAIL ADDRESS bstoffregan@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 SPRINGDALE	SECTION 34	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0607-342-9501-7		0607-343-8002-2			

REASON FOR REZONE

CREATE 7 RESIDENTIAL LOTS AND 1 RESIDENTIAL SPOT ZONE

Addition parcel numbers affected: 0607-342-8311-9, 0607-341-8750-9, 0607-341-9061-1, 0607-343-8061-1, 0607-344-8500-8, 0607-344-9002-0, and 0607-343-9500-7.

FROM DISTRICT:	TO DISTRICT:	ACRES
AT-35 Agriculture Transition District	SFR-1 Single Family Residential District	5.839
AT-35 Agriculture Transition District	SFR-2 Single Family Residential District	11.793
AT-35 Agriculture Transition District	RR-2 Rural Residential District	2.037

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

Application revised on June 13, 2023



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:		Agent Name:	
Address (Number & Street):		Address (Number & Street):	
Address (City, State, Zip):		Address (City, State, Zip):	
Email Address:		Email Address:	
Phone#:		Phone#:	

PROPERTY INFORMATION

Township:		Parcel Number(s):	
Section:		Property Address or Location:	

REZONE DESCRIPTION

<p>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.</p>	<p>Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input type="checkbox"/></p>
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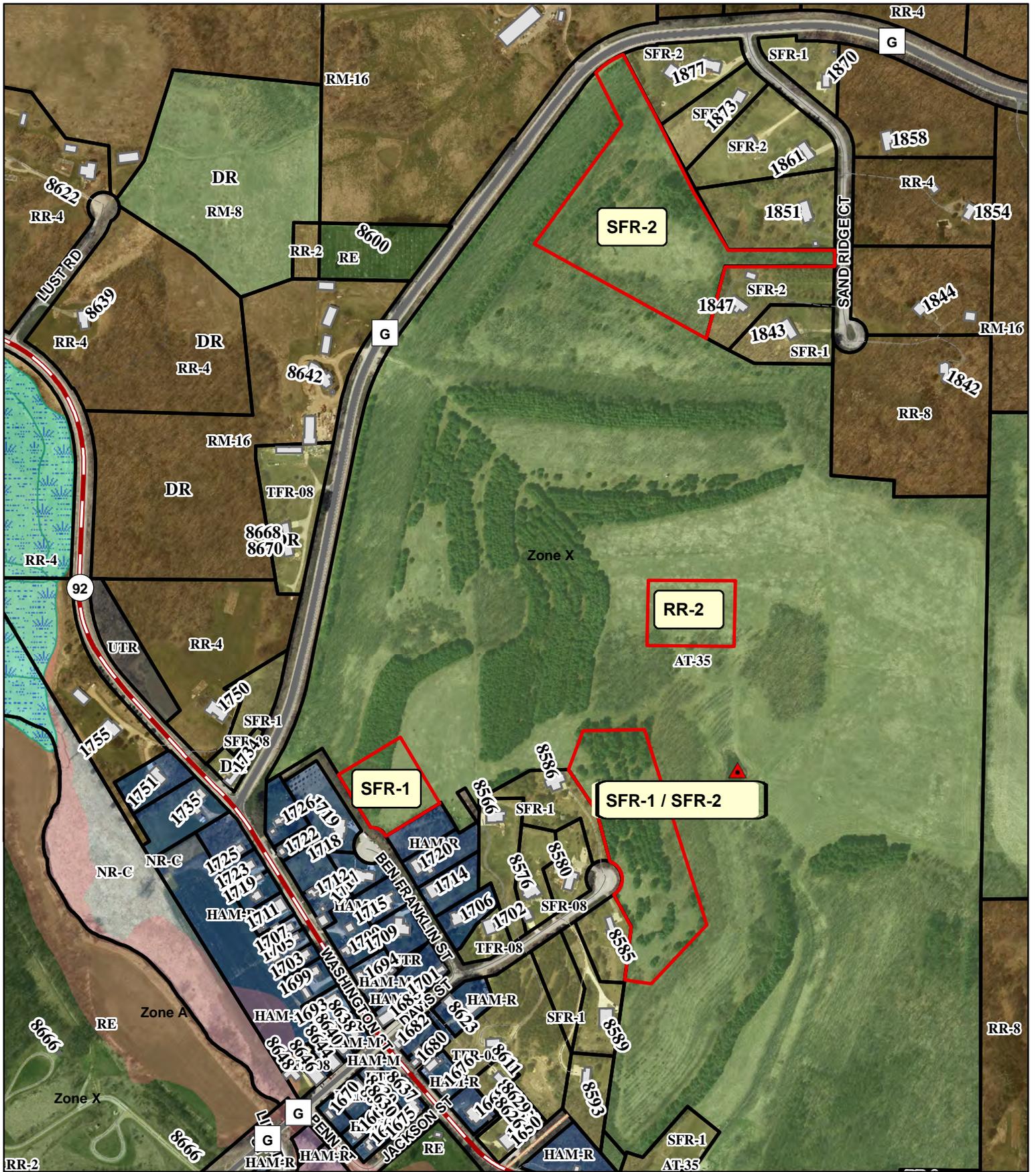
Existing Zoning District(s)	Proposed Zoning District(s)	Acres
See updated information		

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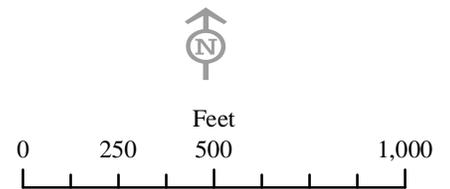
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary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

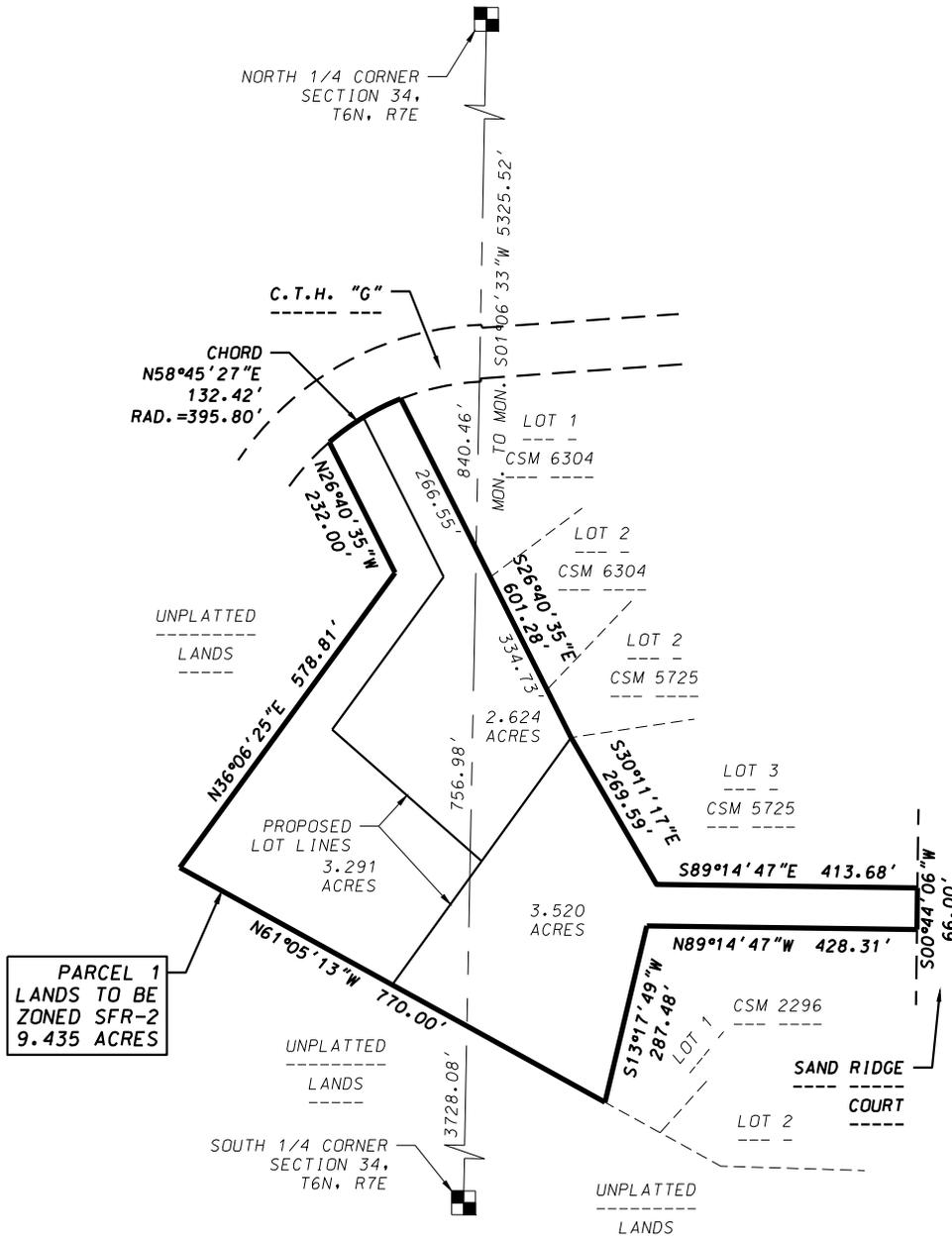


REZONE 11962

-  Wetland
-  Floodway Areas in Zone AE
-  Floodplain

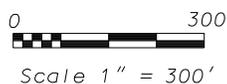


MOUNT VERNON HILLS II, LLC - ZONING MAP



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

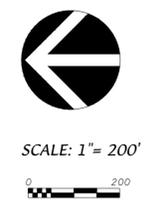
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT



DATE: 06-08-23
F.N.: 23-07-105
SHEET 1 OF 2



ZONING MAP
MOUNT VERNON HILLS II, LLC PROPERTY
 TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN



DATE: 06-08-23
 REVISED:

MOUNT VERNON LLC – ZONING LEGAL DESCRIPTIONS

PARCEL 1 – LANDS TO BE ZONED SFR-2

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, 578.81 feet; thence N26°40'35"W, 232.00 feet to a point of curve on the Southeasterly right-of-way line of County Highway "G"; thence Northeasterly along said Southeasterly right-of-way line on a curve to the right which has a radius of 395.80 feet and a chord which bears N58°45'27"E, 132.42 feet to the Northwest corner of Lot 1, Certified Survey Map No. 6304; thence S26°40'35"E, 266.55 feet along the Southwest line of said Lot 1 to the point of beginning. Containing 9.435 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:

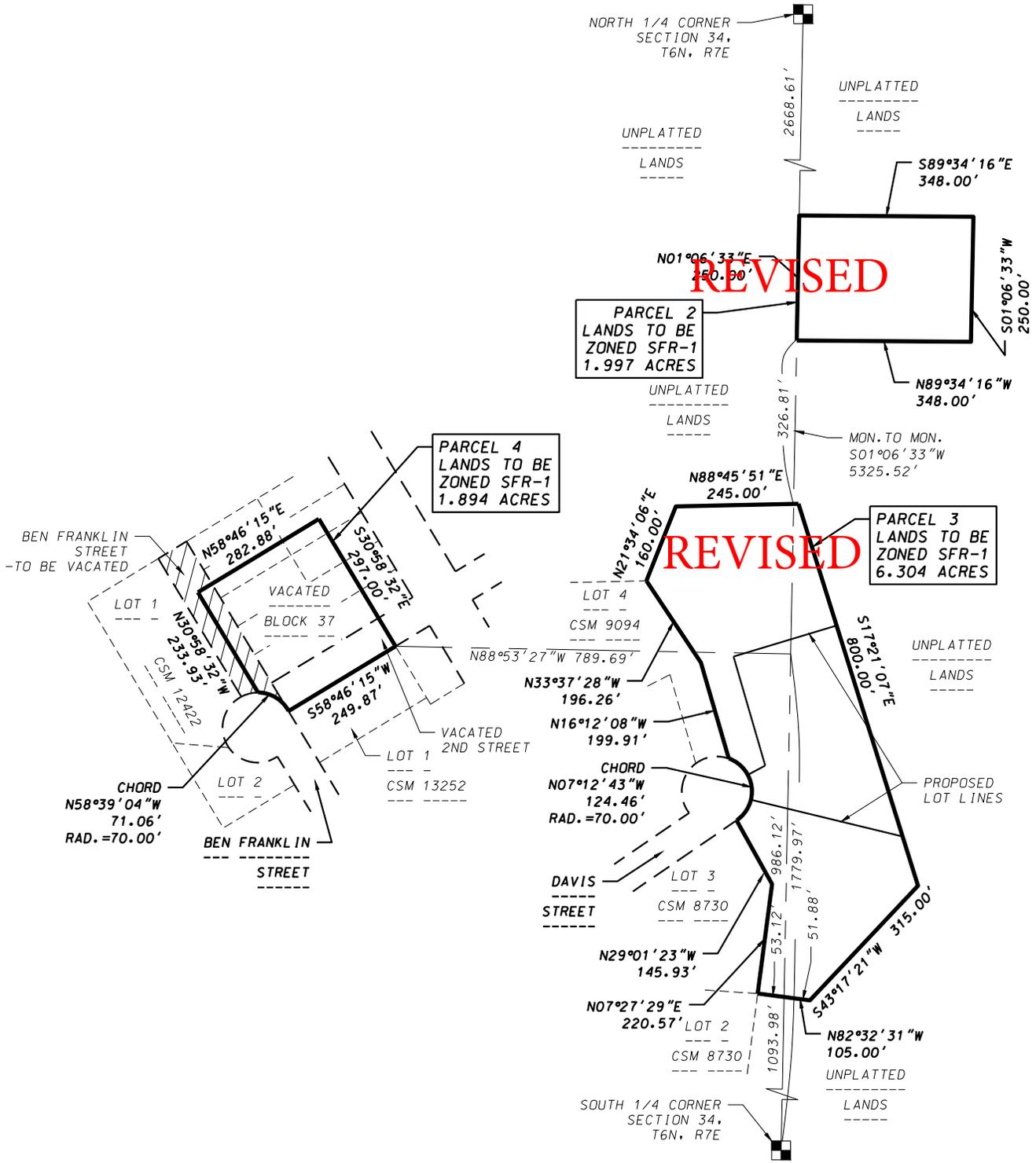
Commencing at the South 1/4 corner of said Section 34; thence N01°06'33"E, 1093.98 feet along the North-South line of said Section 34 to the point of beginning; thence N82°32'32"W, 53.12 feet to the Southeast corner of Lot 3, Certified Survey Map No. 8730; thence N07°27'29"E, 220.57 feet along the East 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

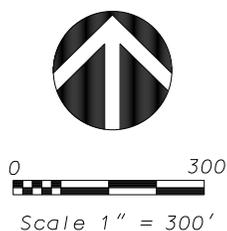
A parcel of land being a portion of vacated 2nd Street, a portion of unimproved Ben Franklin Street, and part of vacated Block 37, Byam's Addition to Mount Vernon, located in the NE1/4 of the SW1/4 of Section 34, T6N, R7E, Town of Springdale, Dane County, Wisconsin to-wit:

Commencing at the South 1/4 corner of said Section 34; thence N01°06'33"E, 1779.97 feet along the North-South line of said Section 34; thence N88°53'27"W, 789.69 feet to the North corner of Lot 1, Certified Survey Map No. 13252, also being the point of beginning; thence S58°46'15"W, 249.87 feet along the Southeast line of said Lot 1 to a point of curve on the Northeasterly right-of-way line of improved Ben Franklin Street; thence Northwesterly along said Northeasterly right-of-way line on 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 to a point on the centerline of unimproved Ben Franklin Street; thence N30°58'32"W, 233.93 feet along said centerline; thence N58°46'15"E, 282.88 feet; thence S30°58'32"E, 297.00 feet to the point of beginning. Containing 1.894 acres.

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

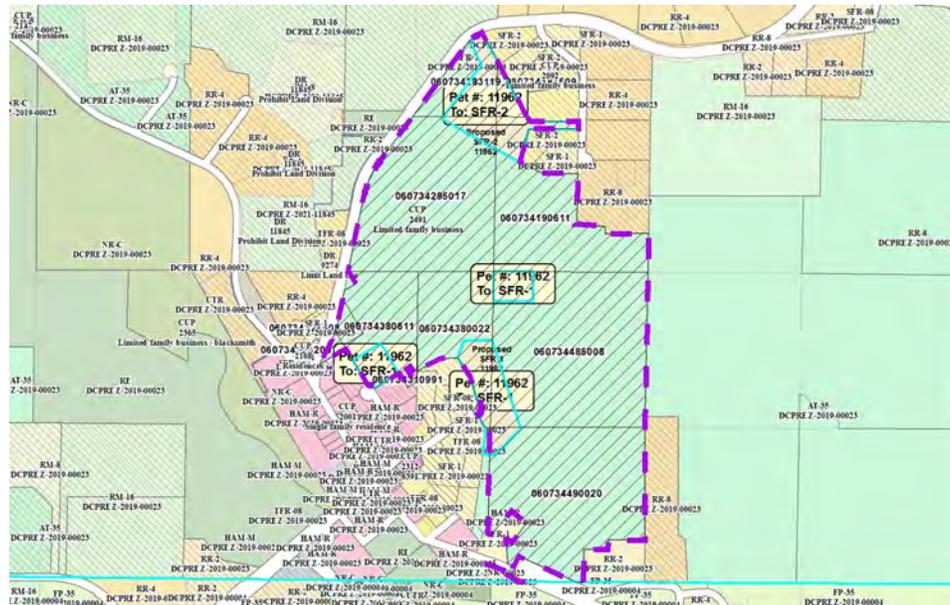


DATE: 5-17-23
 F.N.: 23-07-105
 SHEET 2 OF 2

DRAFT: FOR DISCUSSION PURPOSES ONLY

IMPORTANT NOTE: ACREAGE VALUES AND OWNERSHIP HEREIN ARE DERIVED FROM HISTORICAL AND CURRENT RECORDS LOCATED AT THE DANE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT (EG. GIS, PLAT BOOKS, ZONING PERMIT DATA, CSM'S, ETC). DENSITY POLICIES VARY AMONG TOWNS AND MAY REQUIRE INTERPRETATION.

Public Hearing Date	7/25/2023	Petition Number	11962	Applicant:	Mount Vernon Hills II LLC
Town	Springdale	A-1EX Adoption		Orig Farm Owner	Heitke, Louis H and Cynthia A
Section:	34	Density Number	25	Original Farm Acres	164.32
Density Study Date	6/6/2023	Original Splits	6.57	Available Density Unit(s)	8



Reasons/Notes:

Homesites created to date:
NONE.
If approved, Petition 11962 would exhaust the development potential on the property under Option 1.

Note: Parcels included in the density study reflect farm ownership and acreage as of the date of town plan adoption, or other date specified. Density study is based on the original farm acreage, NOT acreage currently owned.

Parcel #	Acres	Owner Name	CSM
060734490020	33.15	MOUNT VERNON HILLS II LLC	
060734485008	40.62	MOUNT VERNON HILLS II LLC	
060734380611	11.71	MOUNT VERNON HILLS II LLC	
060734380022	13.25	MOUNT VERNON HILLS II LLC	
060734328508	1.07	MOUNT VERNON HILLS II LLC	
060734326206	0.49	MOUNT VERNON HILLS II LLC	
060734310991	0.25	MOUNT VERNON HILLS II LLC	
060734295017	32.7	MOUNT VERNON HILLS II LLC	
060734283119	7.16	MOUNT VERNON HILLS II LLC	
060734190611	22.44	MOUNT VERNON HILLS II LLC	

Note: Parcels included in the density study reflect farm ownership and acreage as of the date of town plan adoption, or other date specified. Density study is based on the original farm acreage, NOT acreage currently owned.

060734187509

1.49

MOUNT VERNON HILLS II LLC
