

Dane County Rezone Petition

Application Date	Petition Number
08/21/2025	DCPREZ-2025-12210
Public Hearing Date	
10/28/2025	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ROBERT A HOFFMAN	PHONE (with Area Code) (608) 516-5522	AGENT NAME D'ONOFRIO KOTTKE AND ASSOCIATES, INC.	PHONE (with Area Code) (608) 206-6873
BILLING ADDRESS (Number & Street) 2608 WHITE CROSSING RD		ADDRESS (Number & Street) 7530 WESTWARD WAY	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) Madison, WI 53717	
E-MAIL ADDRESS		E-MAIL ADDRESS	

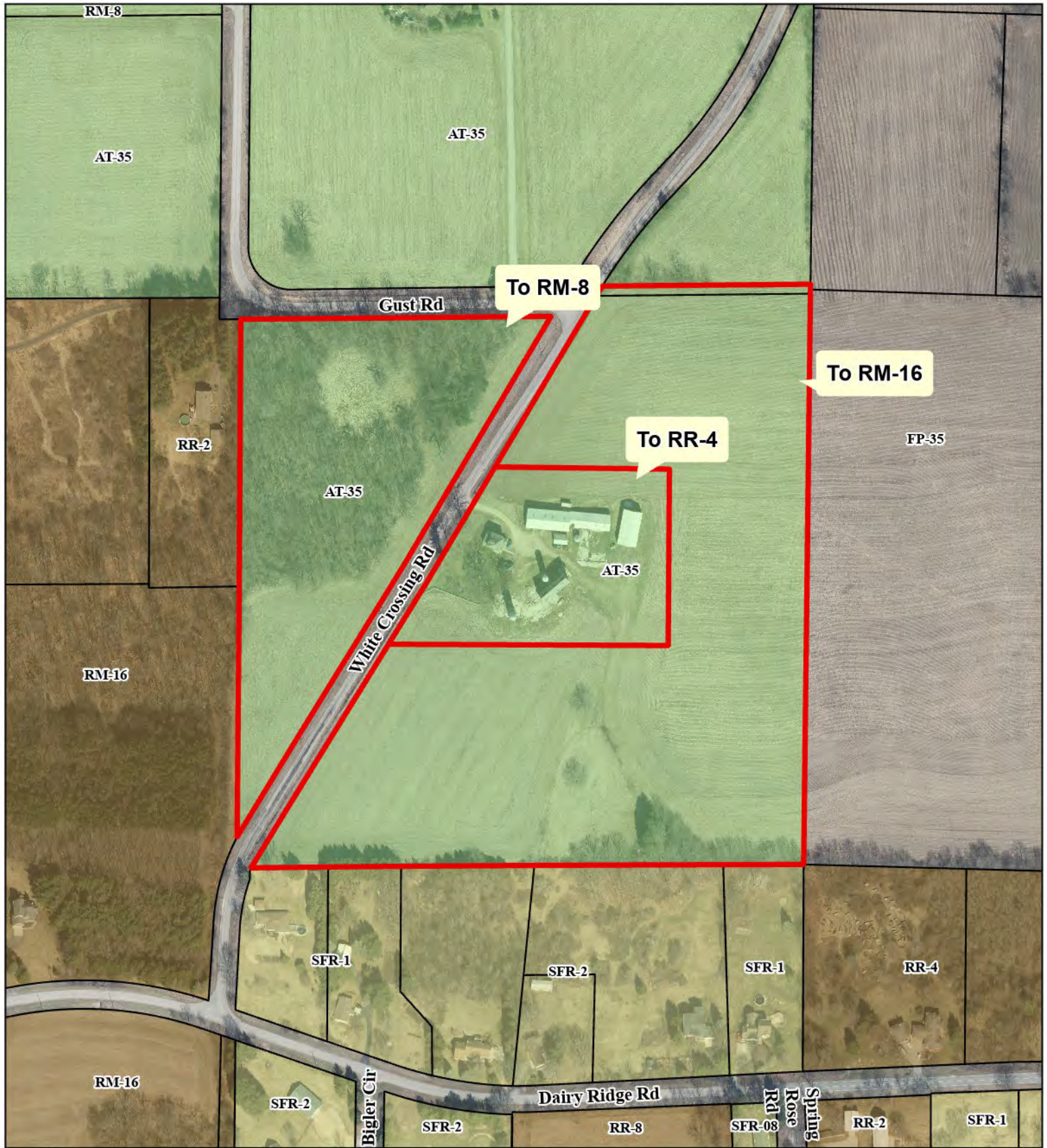
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
2608 White Crossing Road					
TOWNSHIP SPRINGDALE	SECTION 13	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0607-131-9500-3		0607-131-8330-1			

REASON FOR REZONE

CREATING 3 RESIDENTIAL LOTS

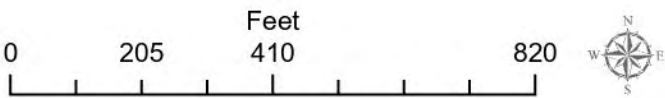
FROM DISTRICT:	TO DISTRICT:	ACRES
AT-35 Agriculture Transition District	RR-4 Rural Residential District	5.0
AT-35 Agriculture Transition District	RM-16 Rural Mixed-Use District	22.14
AT-35 Agriculture Transition District	RM-8 Rural Mixed-Use District	10.17

C.S.M REQUIRED? ☒ Yes ☐ No Applicant Initials _____	PLAT REQUIRED? ☐ Yes ☒ No Applicant Initials _____	DEED RESTRICTION REQUIRED? ☒ Yes ☐ No Applicant Initials _____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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REZONE 12210
ROBERT A HOFFMAN

-  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
• 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:	Robert A. Hoffman	Agent Name:	D'Onofrio Kottke and Associates, Inc.
Address (Number & Street):	2608 White Crossing Road	Address (Number & Street):	7530 Westward Way
Address (City, State, Zip):	Verona, WI 53593	Address (City, State, Zip):	Madison, WI 53717
Email Address:	zerosdad232@gmail.com	Email Address:	nlockwood@donofrio.cc
Phone#:	608-516-5522	Phone#:	608-206-6873

PROPERTY INFORMATION

Township:	Springdale T6N R7E	Parcel Number(s):	060713195003, 060713183301
Section:	13	Property Address or Location:	2608 White Crossing Road, Verona, WI 53593

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 ☒

Owner desires to create 5 acre parcel around existing residence and buildings (Lot 1 rezone to RR-4). The surrounding vacant lands will be a 22+ acre parcel east of White Crossing Rd (Lot 2 rezone to RM-16). and a 10+ acre parcel west of White Crossing Rd (Lot 3 rezone to RM-8).

NOTES: The CSM also includes Lot 4 north and west of Gust Rd (060713281900, 060713186906). This area is included on the CSM as directed by the Town. No rezone is proposed for this 39.47 acre area (to remain AT-35). The CSM proposes to officially dedicate to the public the right-of-way lands that are currently included in the parent parcels.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
AT-35	RR-4	5.00 (Lot 1)
AT-35	RM-16	22.14 (Lot 2)
AT-35	RM-8	10.17 (Lot 3)

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.

☒ Scaled drawing of proposed property boundaries	☒ Legal description of zoning boundaries	☐ Information for commercial development (if applicable)	☒ Pre-application consultation with town and department staff	☒ 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.

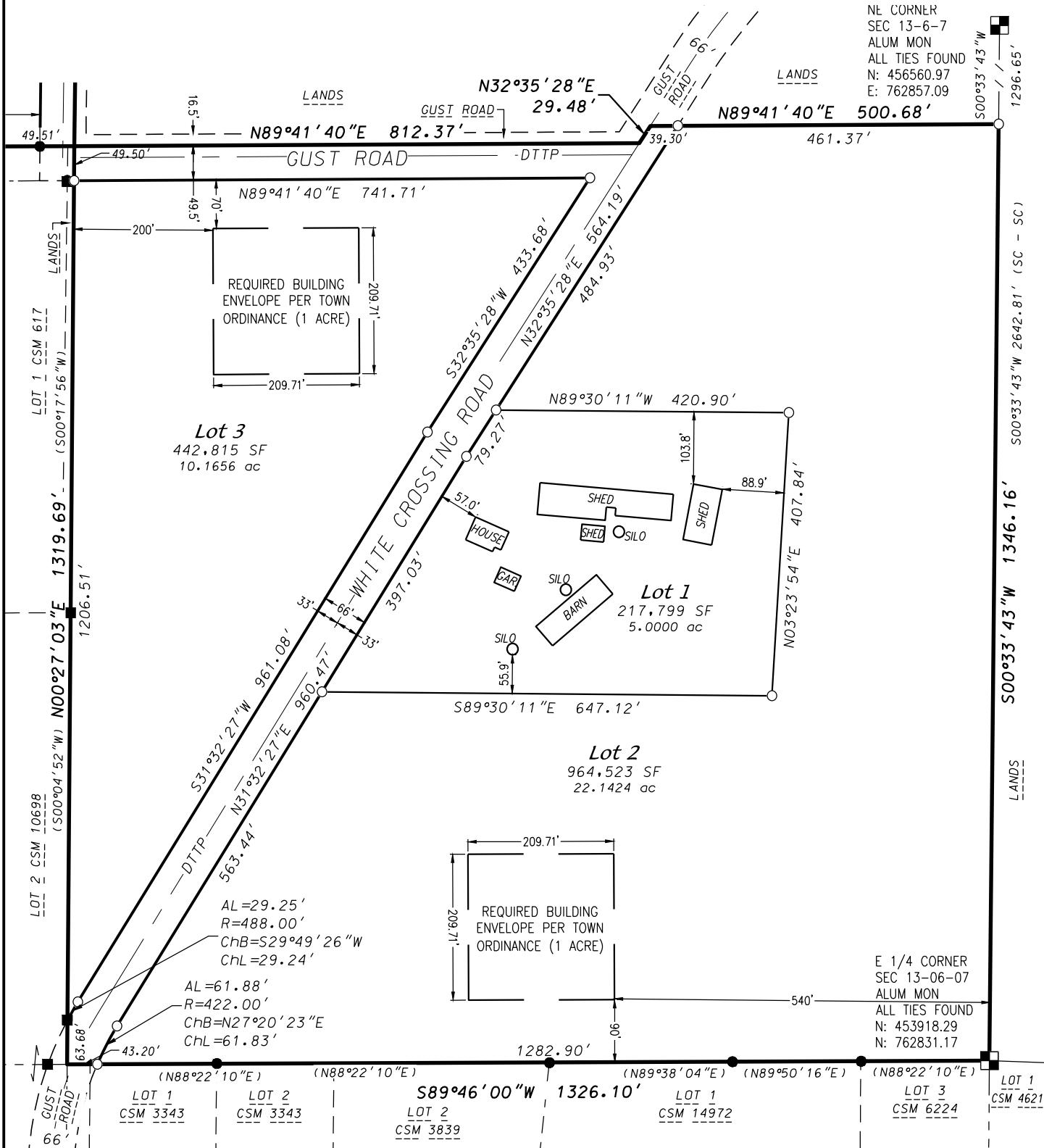
Owner/Agent Signature Will Kottler

Digitally signed by Will Kottler
DN: c=US, e=wkottler@donofrio.cc, o=D'Onofrio
Kottke and Associates, Inc., cn=Will Kottler
Date: 2025.08.14 17:47:46-05'00'

Date 8/14/25

PRELIMINARY CERTIFIED SURVEY MAP/ZONING MAP

PART OF THE NE 1/4 OF THE NE 1/4, ALL OF THE SE 1/4 OF THE NE 1/4, PART OF THE NW 1/4 OF THE NE 1/4, AND PART OF THE NE 1/4 OF THE NW 1/4, SECTION 13, TOWNSHIP 6 NORTH, RANGE 7 EAST, TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN



NOTES:

- Monument and ties for the Northeast corner of Section 13, T6N, R7E were found intact as shown on Chris Adams tie sheet dated August 17, 2016.
- Monument and ties for the East 1/4 of Section 13, T6N, R7E were found intact as shown on Chris Adams tie sheet dated July 19, 2016.



GRID NORTH
WISCONSIN COORDINATE
REFERENCE SYSTEM
DANE COUNTY NAD83 (2011)
THE EAST LINE OF THE NE1/4
OF SECTION 13, T6N, R8E
BEARS S00°33'43"W



Scale 1" = 200'

LEGEND

- DANE COUNTY PLSS MONUMENT
- 3/4"x18" REBAR@1.50#/LF SET
- 3/4" REBAR FOUND
- 1 1/4" REBAR FOUND
- 1" IRON PIPE FOUND
- 2" IRON PIPE FOUND
- RECORDED AS
- DTTP DEDICATED TO THE PUBLIC

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

OWNER/SUBDIVIDER:
ROBERT A. HOFFMAN
2608 WHITE CROSSING RD
VERONA, WI 53593

SHEET: 1 OF 1

DATE: August 21, 2025

F.N.: 23-05-101

C.S.M. NO.

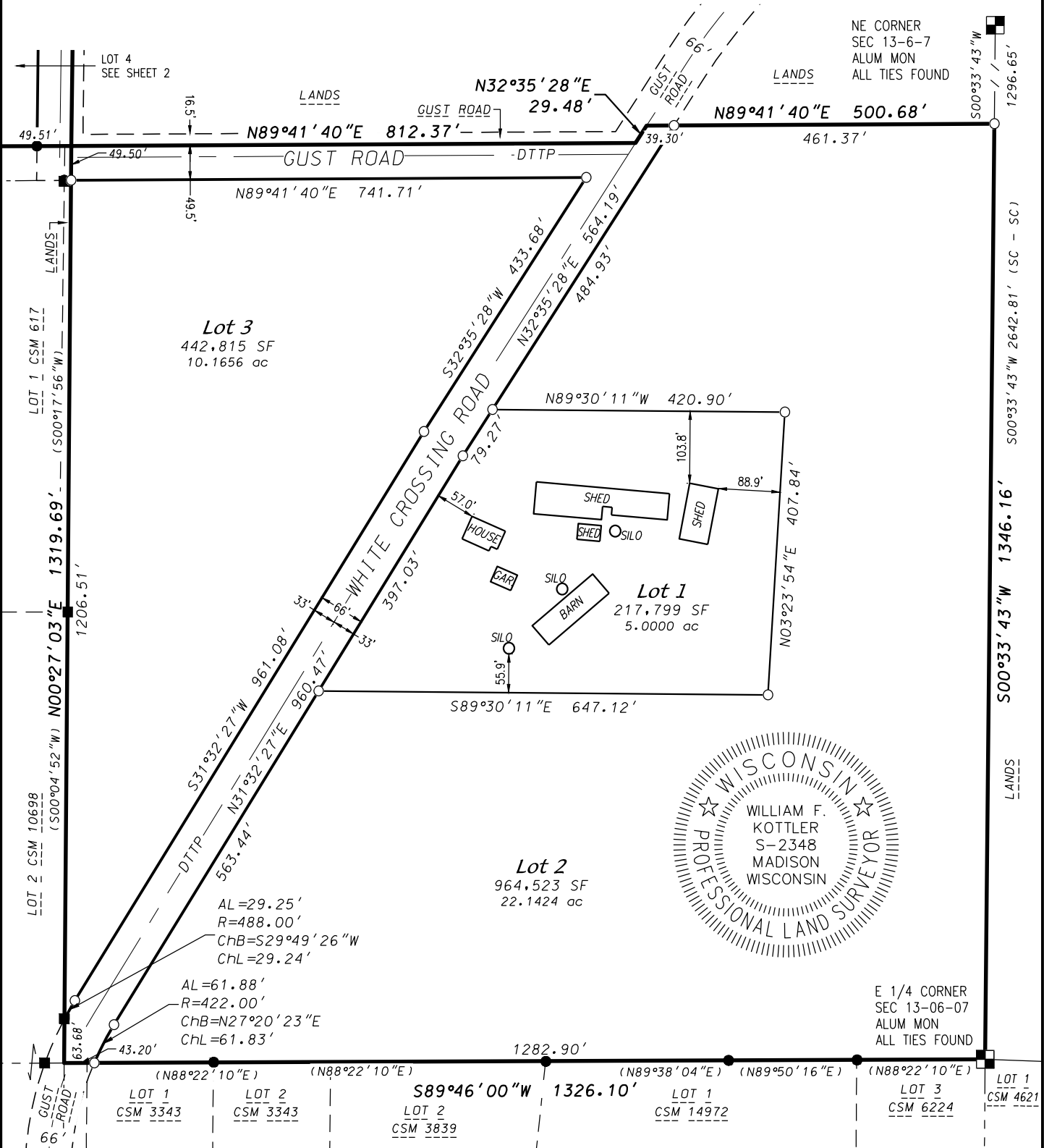
DOC. NO.

VOL. SHEET

PRELIMINARY

CERTIFIED SURVEY MAP

PART OF THE NE 1/4 OF THE NE 1/4, ALL OF THE SE 1/4 OF THE NE 1/4, PART OF THE NW 1/4 OF THE NE 1/4, AND PART OF THE NE 1/4 OF THE NW 1/4, SECTION 13, TOWNSHIP 6 NORTH, RANGE 7 EAST, TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN

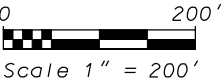


NOTES:

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- Monument and ties for the East 1/4 of Section 13, T6N, R7E were found intact as shown on Chris Adams tie sheet dated July 19, 2016.



GRID NORTH
WISCONSIN COORDINATE
REFERENCE SYSTEM
DANE COUNTY NAD83 (2011)
THE EAST LINE OF THE NE1/4
OF SECTION 13, T6N, R8E
BEARS S00°33'43"W



Scale 1" = 200'

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YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

OWNER/SUBDIVIDER:
ROBERT A. HOFFMAN
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VERONA, WI 53593

SHEET: 1 OF 4

DATE: August 14, 2025

F.N.: 23-05-101

C.S.M. NO.

DOC. NO.

VOL. SHEET

PRELIMINARY

CERTIFIED SURVEY MAP

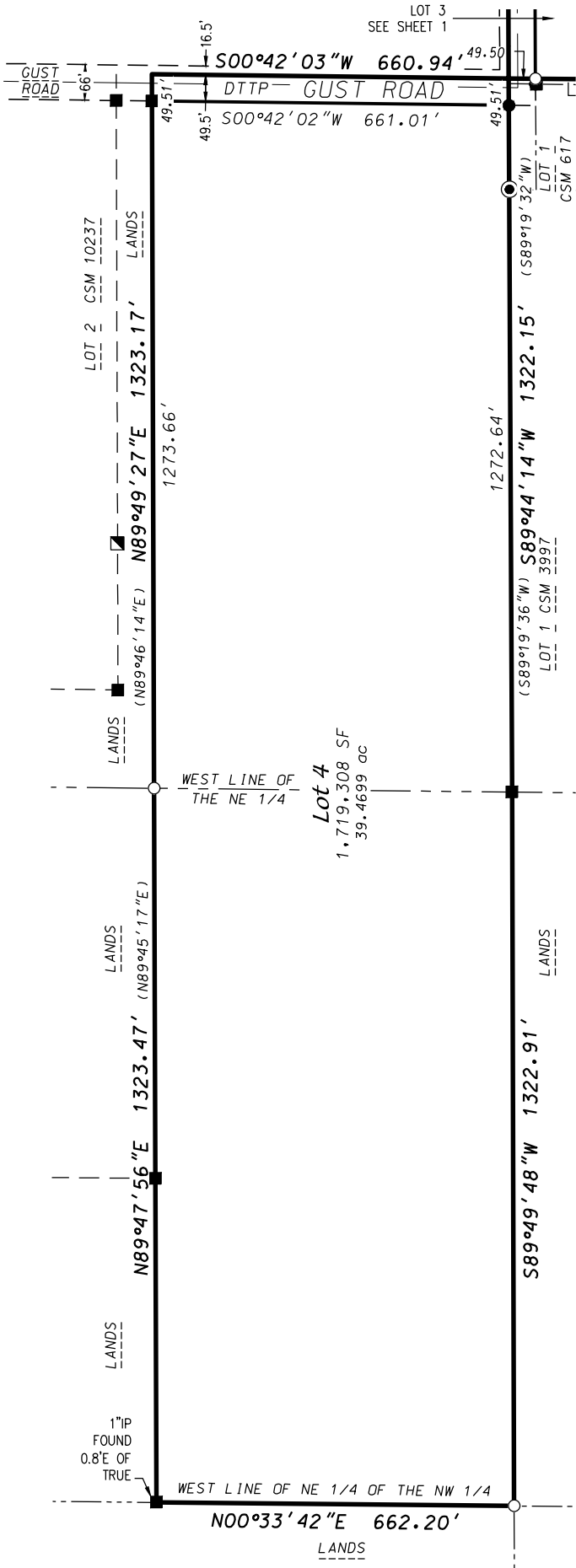
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GRID NORTH
WISCONSIN COORDINATE
REFERENCE SYSTEM
DANE COUNTY NAD83 (2011)
THE EAST LINE OF THE NE1/4
OF SECTION 13, T6N, R8E
BEARS S00°33'43"W
0 300'
Scale 1" = 300'

LEGEND

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7530 Westward Way, Madison, WI 53717
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YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

OWNER/SUBDIVIDER:
ROBERT A. HOFFMAN
2608 WHITE CROSSING RD
VERONA, WI 53593

SHEET: 2 OF 4

DATE: August 14, 2025

F.N.: 23-05-101

C.S.M. NO.

DOC. NO.

VOL. SHEET

PRELIMINARY

CERTIFIED SURVEY MAP

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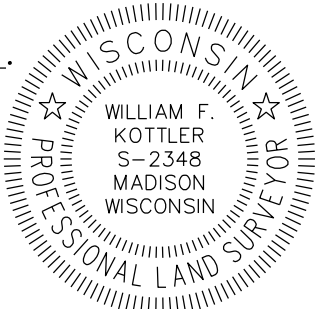
SURVEYOR'S CERTIFICATE

I, William F. Kottler, Professional Land Surveyor, S-2348, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the Town of Springdale, Dane County, Wisconsin and under the direction of the owner(s) listed below, I have surveyed, divided and mapped the land described herein and that said map is a correct representation of the exterior boundaries of the land surveyed and the division thereof. and that this land is located in Part of the NE 1/4 of the NE 1/4, All of the SE 1/4 of the NE 1/4, Part of the NW 1/4 of the NE 1/4, and Part of the NE 1/4 of the NW 1/4, Section 13, Township 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin, containing 3,517,335 square feet (80.7469 acres) described as follows:

BEGINNING at the East 1/4 Corner of said Section 13; thence along the North line of Lot 3 Certified Survey Map 6224 (CSM 6224) continued along the North line of Lot 1 CSM 14972 continued along the North line of Lot 2 CSM 38389 continued along the North line of Lot 2 CSM 3343 and continued along the North line of Lot 1 CSM 3343, S89°46'00"W, 1326.10 feet to the NW corner of said CSM 3343 and the East line of Lot 2 CSM 10698; thence along the East line of said Lot 2 CSM 10698 continued along the East line of the SW 1/4 of the NE 1/4 of said Section 13 as depicted on CSM 617, N00°27'03"E, 1319.69 feet to the NE corner of the SW 1/4 of the NE 1/4 of said Section 13; thence along the North line of the SW 1/4 of the NE 1/4 of said Section 13 continued along the North line of Lot 1 CSM 617 continued along the North line of Lot 1 CSM 3997, S89°44'14"W, 1322.15 feet to the NW corner of said Lot 1 CSM 3997; thence along the North line of the SE 1/4 of the NW 1/4 of the NW 1/4, S89°49'48"W, 1322.91 feet to the NW corner of the SE 1/4 of the NW 1/4 of said Section 13; thence along the West line of the NE 1/4 of the NW 1/4 of said Section 13, N00°33'42"E, 662.20 feet to the South line of the North 1/2 of the NE 1/4 of the NW 1/4 of said Section 13 as depicted on Plat of Survey Map No. 1354-LA filed in the Dane County Surveyor's Office; thence along said South line, N89°47'56"E, 1323.47 feet to the South line of the North 1/2 of the NW 1/4 of the NE 1/4 of said Section 13 as depicted on said Plat of Survey Map No. 1354-LA; thence along said South line, N89°49'27"E, 1323.17 feet to the East line of the NW 1/4 of the NE 1/4 of said Section 13 as depicted on CSM 8186, CSM 9513, and CSM 10237; thence along the said East line of the NW 1/4 of the NE 1/4 of said Section 13, S00°42'03"W, 660.94 feet to the NE corner of the SW 1/4 of the NE 1/4 of said Section 13; thence along the South line of the NE 1/4 of the NE 1/4 of said Section 13, N89°41'40"E, 812.37 feet to the centerline of White Crossing Road right-of-way; thence along said centerline of White Crossing Road right-of-way, N32°35'28"E, 29.48 feet; thence N89°41'40"E, 500.68 feet to the East line of the NE 1/4 of said Section 13; thence along the East line of the NE 1/4 of said Section 13, S00°33'43"W, 1346.16 feet to the POINT OF BEGINNING.

Dated this _____ day of _____, _____.

William F. Kottler, Professional Land Surveyor, S-2348



OWNER'S CERTIFICATE

As owner(s), we hereby certify that we caused the land described on this certified survey map to be surveyed, divided, and mapped, and dedicated as represented on this map.

We also certify that this map is required by s236.10 or s236.12 Wisconsin Statutes and S. 75.17 (1)(a), Dane County Code of Ordinances to be submitted to the Town of Springdale and the Dane County Zoning and Land Regulation Committee for approval.

WITNESS the hand and seal of said owner(s) Robert A Hoffman

This _____ day of _____, _____.

Robert A Hoffman, owner

STATE OF WISCONSIN)
COUNTY OF DANE)S.S.

Personally came before me this _____ day of _____, 20_____, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

_____. My commission expires:_____.
Notary Public, Dane County, Wisconsin


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

OWNER/SUBDIVIDER:
ROBERT A. HOFFMAN
2608 WHITE CROSSING RD
VERONA, WI 53593

SHEET: 3 OF 4

DATE: August 14, 2025
F.N.: 23-05-101
C.S.M. NO. _____
DOC. NO. _____
VOL. _____ SHEET _____

PRELIMINARY

CERTIFIED SURVEY MAP

PART OF THE NE 1/4 OF THE NE 1/4, ALL OF THE SE 1/4 OF THE NE 1/4, PART OF THE NW 1/4 OF THE NE 1/4, AND PART OF THE NE 1/4 OF THE NW 1/4, SECTION 13, TOWNSHIP 6 NORTH, RANGE 7 EAST, TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN

TOWN OF SPRINGDALE APPROVAL

This Certified Survey Map and the public roadway dedication herein is hereby acknowledged and accepted by the Town of Springdale for recording,

this _____ day of _____, 20____.

Jackie Arthur
Town of Springdale Clerk

CITY OF VERONA CERTIFICATE (EXTRATERRITORIAL REVIEW)

Approved for recording by Common Council action on _____, 20____.

Holly Licht, City of Verona Clerk

DANE COUNTY CERTIFICATE

Approved for recording by the Dane County Zoning and Land Regulation Committee

this _____ day of _____, 20____.

Daniel Everson, Authorized Representative

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 20____ at _____ M.
and recorded in Volume _____ of Certified Survey Maps
on Pages _____ as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds





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SHEET: 4 OF 4

DATE: August 14, 2025
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VOL. _____ SHEET _____

LEGAL DESCRIPTIONS – ROBERT A. HOFFMAN LANDS REZONE APPLICATION

LOT 1: AT-35 to RR-4

Part of the SE 1/4 of the NE 1/4 of Section 13, Township 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin, containing 217,799 square feet (5.0000 acres) described as follows:

Commencing at the East 1/4 Corner of said Section 13; thence along the South line of NE 1/4 of said Section 13, S89°46'00"W, 1282.90 feet; thence 61.88 feet along the arc of a curve to the right with a radius of 422.00 feet and chord of N27°20'23"E, 61.83 feet; thence N31°32'27"E, 563.44 feet to the POINT OF BEGINNING; thence N31°32'27"E, 397.03 feet; thence N32°35'28"E, 79.27 feet; thence S89°30'11"E, 420.90 feet; thence S03°23'54"W, 407.84 feet; thence N89°30'11"W, 647.12 feet to the POINT OF BEGINNING.

LOT 2: AT-35 to RM-16

Part of the NE 1/4 of the NE 1/4 and part of the SE 1/4 of the NE 1/4 of Section 13, Township 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin, containing 964,523 square feet (22.1424 acres) described as follows:

BEGINNING at East 1/4 corner of said Section 13; thence S89°46'00"W, 1282.90 feet; thence 61.88 feet along the arc of a curve to the right with a radius of 422.00 feet and chord of N27°20'23"E, 61.83 feet; thence N31°32'27"E, 563.44 feet; thence S89°30'11"E, 647.12 feet; thence N03°23'54"E, 407.84 feet; thence N89°30'11"W, 420.90 feet; thence N32°35'28"E, 484.93 feet; thence N89°41'40"E, 461.37 feet; thence S00°33'43"W, 1346.16 feet to the POINT OF BEGINNING.

LOT 3: AT-35 to RM-8

Part of the SE 1/4 of the NE 1/4 of Section 13, Township 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin, containing 442,815 square feet (10.1656 acres) described as follows:

Commencing at the East 1/4 Corner of said Section 13; thence along the South line of NE 1/4 of said Section 13, S89°46'00"W, 1326.10 feet; thence N00°27'03"E, 63.68 feet to the POINT OF BEGINNING; thence N00°27'03"E, 1206.51 feet; thence N89°41'40"E, 741.71 feet; thence S32°35'28"W, 433.68 feet; thence S31°32'27"W, 961.08 feet; thence 29.90 feet along the arc of a curve to the left with a radius of 498.85 feet and chord of S29°47'09"W, 29.89 feet to the POINT OF BEGINNING.