

# Dane County Rezone Petition

|                            |                        |
|----------------------------|------------------------|
| <b>Application Date</b>    | <b>Petition Number</b> |
| 09/24/2025                 | DCPREZ-2025-12220      |
| <b>Public Hearing Date</b> |                        |
| 11/25/2025                 |                        |

| 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  | 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                                       |                                          | E-MAIL ADDRESS                                 |                                          |

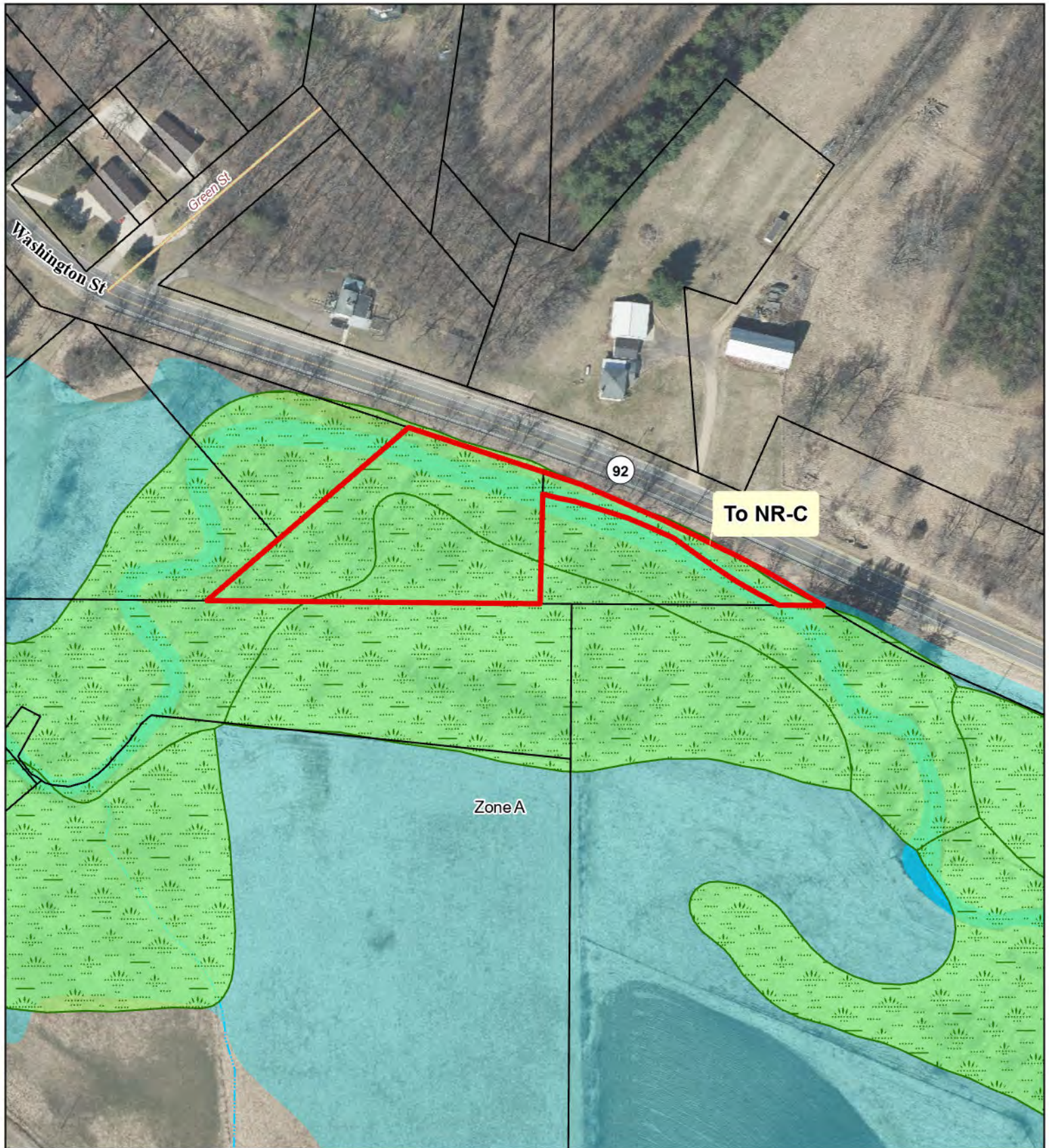
| ADDRESS/LOCATION 1             |               | ADDRESS/LOCATION 2            |         | ADDRESS/LOCATION 3            |         |
|--------------------------------|---------------|-------------------------------|---------|-------------------------------|---------|
| ADDRESS OR LOCATION OF REZONE  |               | ADDRESS OR LOCATION OF REZONE |         | ADDRESS OR LOCATION OF REZONE |         |
| south of 1638 State Highway 92 |               |                               |         |                               |         |
| TOWNSHIP<br>SPRINGDALE         | SECTION<br>34 | TOWNSHIP                      | SECTION | TOWNSHIP                      | SECTION |
| PARCEL NUMBERS INVOLVED        |               | PARCEL NUMBERS INVOLVED       |         | PARCEL NUMBERS INVOLVED       |         |
| 0607-343-9501-0                |               | 0607-344-9003-0               |         |                               |         |

| REASON FOR REZONE                              |
|------------------------------------------------|
| ZONING FOR CONSERVANCY USE TO ENABLE LAND SALE |

| FROM DISTRICT:                        | TO DISTRICT:                                | ACRES |
|---------------------------------------|---------------------------------------------|-------|
| AT-35 Agriculture Transition District | NR-C Natural Resource Conservation District | 1.5   |

|                                                                                                                               |                                                                                                                              |                                                                                                                                          |                                         |                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|-------------------------------------------------------------------------------------------------|
| <b>C.S.M REQUIRED?</b><br><br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No<br>Applicant Initials _____ | <b>PLAT REQUIRED?</b><br><br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Applicant Initials _____ | <b>DEED RESTRICTION REQUIRED?</b><br><br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Applicant Initials _____ | <b>INSPECTOR'S INITIALS</b><br><br>RUH1 | <b>SIGNATURE:(Owner or Agent)</b><br><br><br><b>PRINT NAME:</b><br><br><br><b>DATE:</b><br><br> |
|-------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|-------------------------------------------------------------------------------------------------|





**PETITION 12220**  
**MOUNT VERNON HILLS II LLC**

-  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"><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 - Brett Stoffregan  |
| 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:              | bstoffregan@donofrio.cc |
| Phone#:                     | (608) 235-5071             | Phone#:                     | (608) 833-7530          |

### PROPERTY INFORMATION

|           |            |                               |                            |
|-----------|------------|-------------------------------|----------------------------|
| Township: | Springdale | Parcel Number(s):             | 060734395010, 060734490030 |
| Section:  | 34         | Property Address or Location: | 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 ☒

The property owner is requesting that a portion of their land be rezoned from AT-35 to NR-C to facilitate the sale of property located south of STH 92. Following completion of the rezoning and sale, a one-lot CSM is proposed to consolidate the existing parcels into a single parcel zoned NR-C.

| Existing Zoning District(s) | Proposed Zoning District(s) | Acres |
|-----------------------------|-----------------------------|-------|
| AT-35                       | NR-C                        | 1.5   |
|                             |                             |       |
|                             |                             |       |

**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 Brett Stoffregan

Date 9/15/25

## UNPLATTED LANDS /



Sep 15, 2025-5:14pm U:\User\2507104\Drawings\2507104 Zoning Map.dwg ZONING MAP

## **AT-35 to NR-C**

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

Beginning at the South 1/4 corner of said Section 34; thence N89°17'11"W, 393.24 feet; thence N48°50'44"E, 312.82 feet to the Southwest right-of-way line of S.T.H. 92; thence S71°49'53"E, 85.05 feet along said Southwest right-of-way line to a point of curve; thence Southeasterly along said Southwest right-of-way line along a curve to the right which has a radius of 2259.00 feet and a chord which bears S68°52'23"E, 233.17 feet; thence S65°54'53"E, 248.66 feet along said Southwest right-of-way line to a point on the South line of said SE1/4; thence N89°45'52"W, 118.26 feet along said South line to the Southwest side of Mount Vernon Creek; thence N55°48'23"W, 99.97 feet along said Southwest side; thence N71°00'23"W, 173.98 feet along said Southwest side to the North-South line of said Section 34; thence S01°06'30"W, 112.04 feet along said North-South line to the point of beginning. Containing 66,997 square feet (1.538 acres).