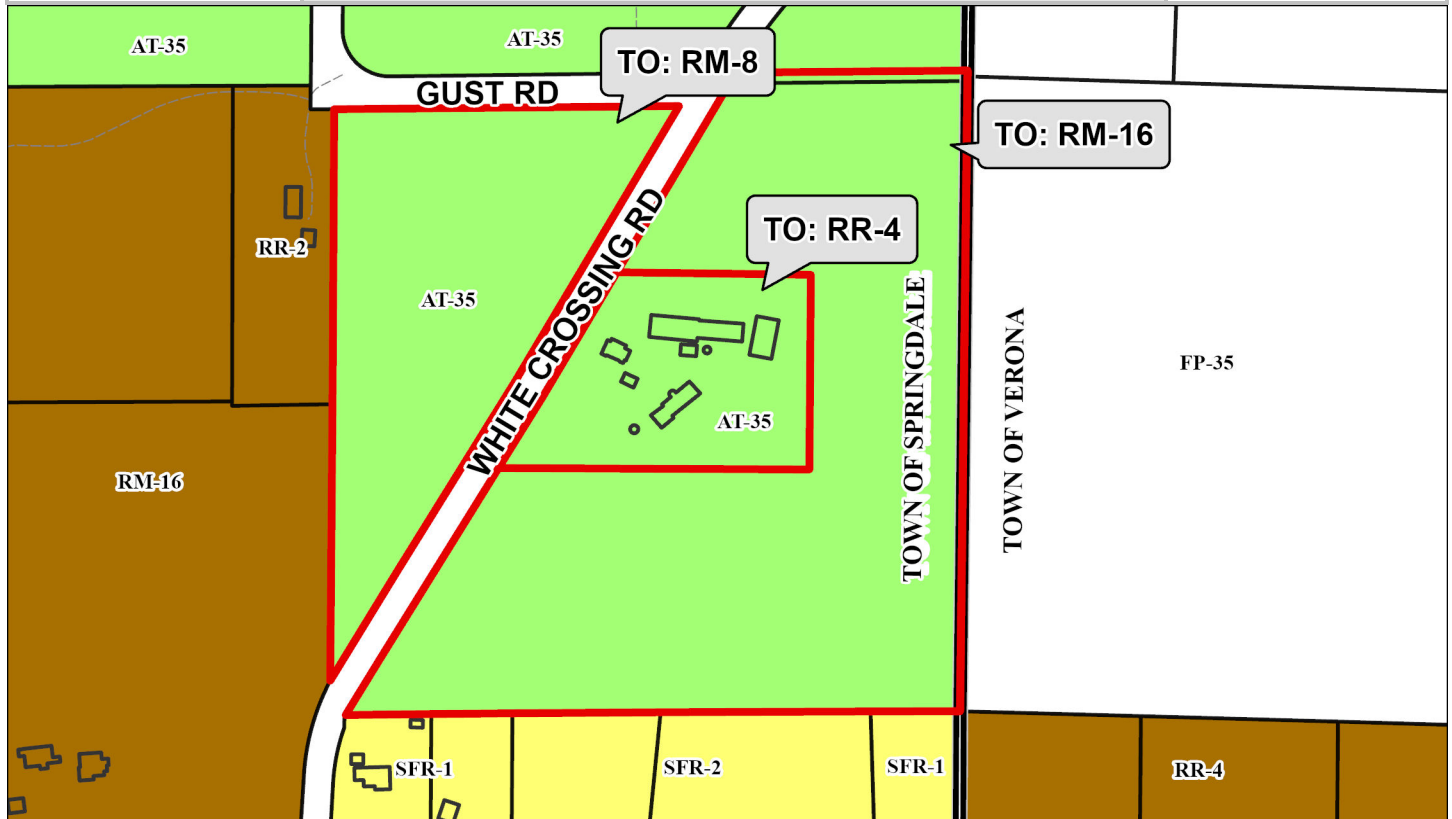


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> October 28, 2025		Petition 12210
	<u>Zoning Amendment Requested:</u> AT-35 Agriculture Transition District TO RR-4 Rural Residential District, RM-16 Rural Mixed-Use District, and RM-8 Rural Mixed-Use District		<u>Town, Section:</u> SPRINGDALE, Section 13
	<u>Size:</u> 5.0,22.14,10.17 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> ROBERT A HOFFMAN
	<u>Reason for the request:</u> creating 3 residential lots		<u>Address:</u> 2608 WHITE CROSSING ROAD



DESCRIPTION: Robert Hoffman requests a rezone in order to create 3 lots for a mix of residential and agricultural use. A certified survey map (CSM) will create a 5-acre lot for the existing farmstead with RR-4 zoning, a 22-acre lot with RM-16 zoning for the land surrounding it, and a 10-acre lot with RM-8 zoning across the road.

OBSERVATIONS: The proposed lots meet county ordinance requirements including lot size, public road frontage, building setbacks, and lot coverage by buildings. Lot 1 will be limited to 10% building coverage (is currently at 8.8%). To meet town land division requirements, the CSM will also include a fourth lot for other lands Hoffman owns immediately to the northwest. That lot is larger than 35 acres in size so does not need to be rezoned; it will remain AT-35 (see below).

The property is subject to the City of Verona's extraterritorial jurisdiction for the land division review, being 1.5 miles from the city limit. The property abuts Town of Verona to the east.

COMPREHENSIVE PLAN: Proposed uses consistent with Agricultural Transition Area. Adequate density units exist for this proposal under Town Option 1. Applicant filed approved concept plan with the town. If approved, all development rights will be exhausted for all parcels listed in the density study. For questions about the plan, contact Senior Planner Bridgit Van Belleghem at (608) 225-2043 or VanBelleghem.Bridgit@danecounty.gov.



RESOURCE PROTECTION: There are no sensitive environmental features on or within 300 feet of the land being rezoned.

TOWN ACTION: The Town Board recommends approval subject to no further divisions. The town-approved concept plan for the Hoffman property is also included in the ZLR meeting packet.

STAFF RECOMMENDATION: Pending any comments at the public hearing, Staff recommends approval with the following conditions:

1. A deed restriction shall be recorded on all four CSM lots (tax parcels (0607-131-9500-3, 0607-131-8330-1 0607-131-8690-6, and 0607-132-8190-0) stating the following:
 - a. Further residential/nonfarm development is prohibited on the remaining FP-35 zoned land. The housing density rights for the original Hoffman farm have been exhausted per the Town Comprehensive Plan density policies.

Please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@danecounty.gov if you have questions about this petition or staff report.