

**Dane County Board of Supervisors**  
**Amending Chapter 10 of the Dane County Code of Ordinances**  
**Zoning Map Amendment Petition #12210**

Dane County Board of Supervisors does ordain as follows:

The Zoning Districts Maps as referenced under Dane County Code of Ordinance Section 10.200(4) shall be amended as follows:

**Town Map:** Town of Springdale

**Location:** Section 13

**Zoning District Boundary Changes**

**AT-35 to RR-4 (proposed Lot 1)**

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.

**AT-35 to RM-16 (proposed Lot 2)**

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.

**AT-35 to RM-8 (proposed Lot 3)**

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.

## CONDITIONAL ZONING

Conditional zoning is hereby imposed pursuant to Section 10.101(8)(d) of the Dane County Code of Ordinances. The rezoned area shall be subject to the following conditions.

### DEED RESTRICTION REQUIRED

This amendment will be effective if within 90 days of its adoption by Dane County the owner or owners of the land record the following restriction(s) on said land:

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:

Further residential/nonfarm development is prohibited on the remaining AT-35 zoned land. The housing density rights for the original Hoffman farm have been exhausted per the Town Comprehensive Plan density policies.

Said restriction(s) shall run in favor of Dane County and the pertinent Town Board(s). Failure to record the restriction(s) will cause the rezone to be null and void. A copy of the recorded document shall be submitted to Dane County Zoning.

### CERTIFIED SURVEY REQUIRED

The above listed description/s is/are intended to describe land for which a certified survey map will be prepared for approval and recorded. Within 90 days of rezoning approval by Dane County, a *final* certified survey map that describes the land to be rezoned shall be prepared in accordance with all applicable provisions of Chapter 236 Wisconsin Statutes and Chapter 75 Dane County Code of Ordinances, and submitted to the Dane County Zoning Division. Upon submission of the final certified survey map, the Zoning and Land Regulation Committee, or its authorized representative, shall, within 30 days, approve, approve conditionally, or reject the certified survey map. **Failure to submit the final certified survey within the 90 day period and/or failure to record the survey with the Dane County Register of Deeds will cause the rezone to be null and void. Two copies of the recorded survey shall be submitted to Dane County Zoning.**