

**Dane County Board of Supervisors  
Amending Chapter 10 of the Dane County Code of Ordinances  
Zoning Map Amendment Petition #12209**

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 17

**Zoning District Boundary Changes**

**AT-35 to RM-8**

**(proposed Lots 1 and 2)**

That part of the Southeast 1/4 of the Northeast 1/4 of Section 17, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin, bounded and described as follows:

Commencing at the East 1/4 corner of said Section 17; thence N00°00'21"E, 396.90' to the point of beginning; thence N89°48'22"W, 529.81'; thence S50°27'24"W, 160.00'; thence N81°02'34"W, 408.75'; thence N00°22'49"E, 972.00' to the North line of the Southeast 1/4 of the Northeast 1/4 of Section 17; thence S89°48'22"E along the North line of the Southeast 1/4 of the Northeast 1/4 of Section 17, 1017.61' to the West right of way line of Lunde Lane; thence S18°24'37"E along said right of way line, 104.46' to the East line of Section 17; thence S00°00'21"W, 832.99' to the point of beginning.

**AT-35 to RR-4**

**(proposed Lot 3)**

That part of the Northeast 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 17, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin, bounded and described as follows:

Beginning at the East 1/4 corner of said Section 17; thence S00°05'28"W, 134.78'; thence S68°41'16"W, 33.45'; thence N80°05'11"W, 145.13'; thence N67°12'53"W, 68.63; thence N61°59'09"W, 316.00; thence N50°24'54"W, 130.00; thence N12°44'17"W, 165.00; thence N50°27'24"E, 160.00'; thence S89°48'22"E, 529.81'; thence S00°00'21"W, 396.90' to the point of beginning.

**AT-35 to RM-16**

**(proposed Lot 4)**

That part of the Northeast and Southeast 1/4s of the Southeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 17, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin, bounded and described as follows:

Commencing at the East 1/4 corner of said Section 17; thence S00°05'28"W, 134.78' to the point of beginning; thence S00°05'28"W, 2529.24' to the Southeast corner of Section 17; thence N89°38'29"W along the South line of Section 17, 52.80' to the centerline of Town Hall

Road; thence Northwesterly, 328.51' along said centerline and the arc of a curve to the right whose radius is 380.00' and whose chord bears N37°28'38"W, 318.38'; thence N12°42'40"W along said centerline, 567.98'; thence Northwesterly, 505.89' along said centerline and the arc of a curve to the left whose radius is 930.00' and whose chord bears N28°17'14"W, 499.67'; thence N43°52'39"W along said centerline, 244.89'; thence N43°52'47"W, 102.63'; thence N47°39'40"W along said centerline, 344.80'; thence Northwesterly, 79.41' along said centerline and the arc of a curve to the right whose radius is 790.00' and whose chord bears N44°46'53"W, 79.38'; thence N28°07'22"E, 678.65'; thence S81°36'31"E, 507.50'; thence N22°03'56"E, 248.45'; thence S67°12'53"E, 68.63'; thence S80°05'11"E, 145.13'; thence S68°41'16"E, 33.45' to the point of beginning.

#### **RR-4 to RM-8**

##### **(existing LOT 1 of CSM 14273)**

Lot 1 of Certified Survey Map 14273 (Volume 97, Pages 111-112) in the Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 17, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of said Section 17; thence S00°00'21"W, 1328.71' to the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 17; thence N89°48'22"W along the North line of the Southeast 1/4 of the Northeast 1/4 of Section 17, 1050.61'; thence S00°22'49"W, 972.00' to the point of beginning; thence S81°02'34"E, 408.75'; thence S12°44'17"E, 451.82'; thence S87°52'26"E, 292.07'; thence S22°03'56"W, 214.42'; thence N81°36'31"W, 507.50'; thence S28°07'22"W, 678.65' to the centerline of Town Hall Road; thence Northwesterly, 46.70' along said centerline and the arc of a curve to the right whose radius is 790.00' and whose chord bears N40°12'29.5"W, 46.69'; thence N38°30'53"W along said centerline, 24.62'; thence N28°07'22"E, 714.27'; thence N18°23'01"W, 583.26' to the point of beginning.

#### **AT-35 to RM-8**

##### **(land being added to LOT 1 of CSM 14273)**

That part of the Northeast 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 17, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin, bounded and described as follows:

Commencing at the East 1/4 corner of said Section 17; thence S00°05'28"W, 134.78'; thence S68°41'16"W, 33.45'; thence N80°05'11"W, 145.13'; thence N67°12'53"W, 68.63' to the point of beginning; thence N61°59'09"W, 316.00'; thence N50°24'54"W, 130.00'; thence S12°44'17"E, 286.82'; thence S87°52'26"E, 292.01'; thence N22°03'56"E, 64.03' 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 the CSM lots that states the following:
  - a. Further land divisions for development are prohibited. The housing density rights for the original Beth Elver and Alan Bilse 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.**