

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
02/12/2021	DCPCUP-2021-02516
Public Hearing Date	
04/27/2021	




OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME CAROLYN J BRADT	Phone with Area Code (608) 692-1614	AGENT NAME MARCA ANDRIESSE	Phone with Area Code (608) 692-8453
BILLING ADDRESS (Number, Street) 5338 LIGHTHOUSE BAY DRIVE		ADDRESS (Number, Street) 8283 N. RILEY ROAD	
(City, State, Zip) MADISON, WI 53704		(City, State, Zip) VERONA, WI 53593	
E-MAIL ADDRESS MBK@CHORUS.NET		E-MAIL ADDRESS MARCAANDRIESSE@GMAIL.COM	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
8283 N. RILEY ROAD					
TOWNSHIP SPRINGDALE	SECTION 2	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0607-021-8670-0		---		---	

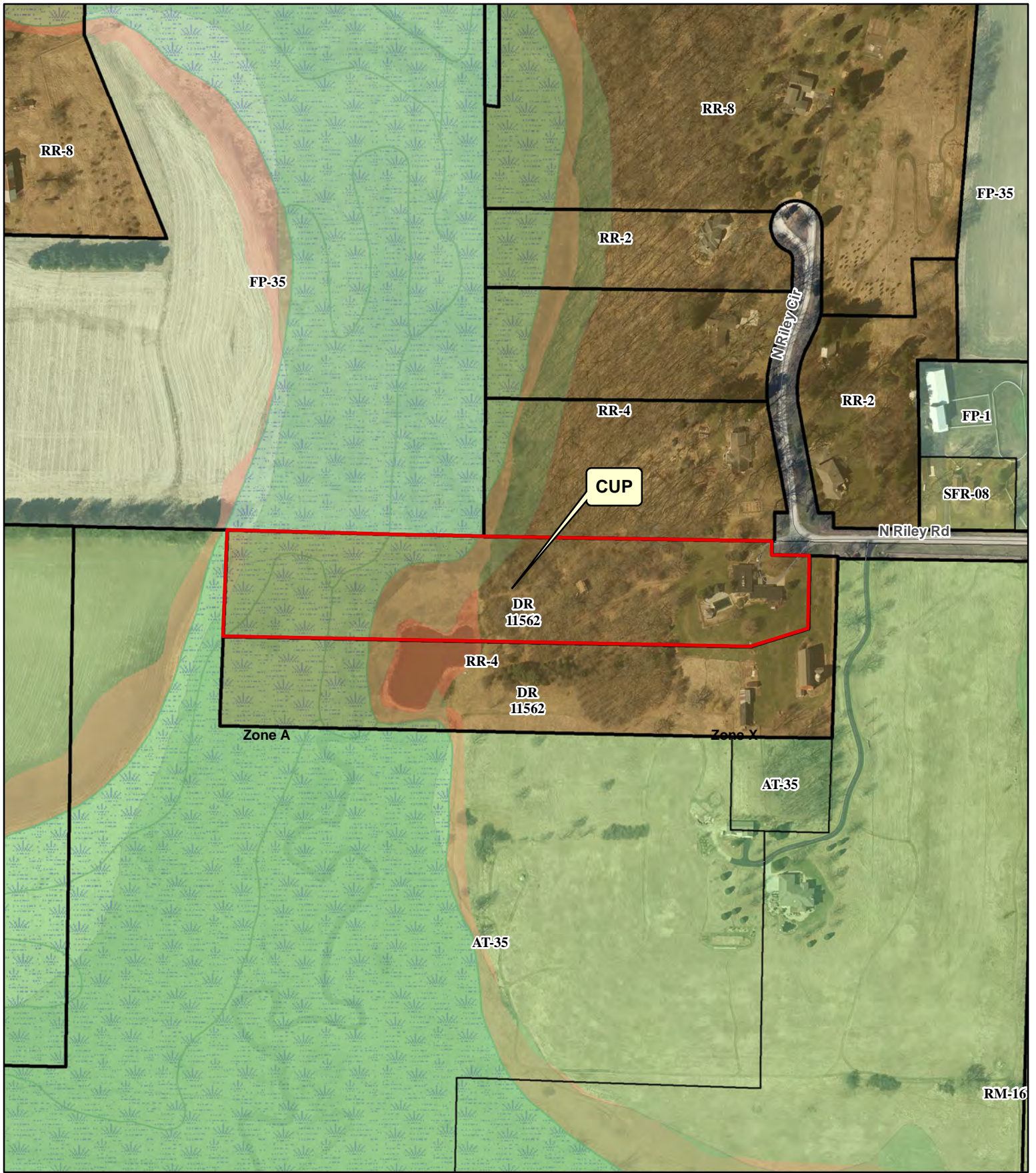
CUP DESCRIPTION

ACCESSORY DWELLING UNIT-ATTACHED




DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.243(3)(a)	7.71

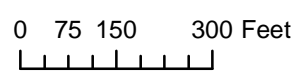
DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials PMK2	SIGNATURE:(Owner or Agent) 
		PRINT NAME: 
		DATE: 

COMMENTS: ACCESSORY DWELLING UNIT-ATTACHED



Legend

- | | |
|---|---|
|  Wetland | Significant Soils |
|  Floodplain |  Class 1 |
| |  Class 2 |



CUP 02516
CAROLYN J BRADT



Dane County Planning and Development Department Zoning Division

Room 116, City-County Building, 210 MLK Jr Boulevard, Madison, Wisconsin 53703
(608) 266-4266 Fax (608) 267-1540

ZONING MAP AMENDMENT (Rezoning Petition) & CONDITIONAL USE PERMIT PROCESS

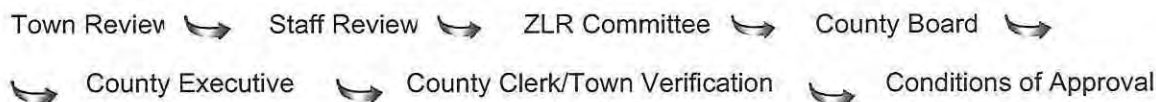
Zoning Petition No: **DCPCUP-2021-02516** Conditional Use Permit No: NONE

Public Hearing Date: 04/27/2021 Time: **6:30 PM**

Committee: Dane County Zoning and Land Regulation Committee

Location: City-County Building, Room 354, 210 Martin Luther King, Jr., Blvd.

Please follow these steps to ensure your application is processed in a timely manner.



1. TOWN REVIEW

All petitions require a formal review by the town's Plan Commission and Board. Please contact the town as soon as possible to notify them that you have submitted a CUP and/or Rezone Petition with Dane County Zoning. A copy of your application will be sent to the Town, approximately one week after the deadline date as noted on the ZLR meeting schedule.

Please note that the town may have specific procedures or fees to process your proposal. In order for the Dane County Zoning and Land Regulation (ZLR) Committee to act on your petition, the Town Clerk must submit a formal Town Action Report by the Thursday prior to the public hearing date. The ZLR Committee will not take action until it has received a Town Action Report.

2. STAFF REVIEW

Dane County staff will begin a review of your application approximately one month prior to the public hearing. Your proposal will be reviewed for consistency against the Town Land Use/Comprehensive Plan and the Dane County Comprehensive Plan. If your proposal involves the creation of new residential lot, a housing density study will be performed to determine the housing density rights associated with the original farm. In addition, the property will be reviewed

for environmentally sensitive areas. You will be contacted if any conflicts arise with your petition. A staff report will be prepared for the ZLR Committee and you will be provided with a copy of this report approximately one week prior to the meeting. All proposed land use changes, rezones, and land divisions must be consistent with the Dane County Comprehensive Plan.

3. ZONING AND LAND REGULATION COMMITTEE PUBLIC HEARING

A public hearing will be held in front of the ZLR Committee. The staff will publish notices in the Wisconsin State Journal approximately two weeks prior to the ZLR public hearing. In addition, all property owners within 300 feet of the property will be notified by mail of your request.

An agenda will be sent to you and your agent approximately one week prior to the meeting. This meeting is an opportunity for individuals to speak in support, opposition, or raise concerns about your proposal.

At the public hearing, the ZLR Chairperson will announce your petition and request that you or your agent speak on behalf of your petition. You will need to approach the podium and state your name, location of your property, the current zoning district of the property, the change request, and reason for the change of zoning. After hearing testimony, The ZLR Committee may recommend approval, postponement, or denial of your petition.

Actions by the Zoning and Land Regulation Committee

Approval: If the Committee received a timely Town Action Report, a favorable Staff report, no public opposition, and no unresolved issues/questions by the committee, the ZLR Committee may recommend approval of your petition to the County Board. See ZLR schedule sheet.

Postponement: If the Committee did not receive a Town Action Report, or if concerns are raised, the petition will be postponed until the next ZLR work meeting. This meeting (called the work meeting) will be held 2 weeks after the public hearing. The delay provides an opportunity for the applicant and staff to address concerns. Staff will contact you to review your options.

Denial: If the Committee recommends denial of your petition, the petition will be sent to the County Board. See ZLR schedule sheet. Proposals which are not consistent with adopted Town or County Comprehensive Plans may be denied.

4. COUNTY BOARD

After the ZLR Committee acts on your petition, it is then placed on the next County Board agenda. At the Board meeting, all zoning petitions on the agenda are generally acted upon in one action. Your attendance is generally not needed. However, if your petition was controversial or if the ZLR Committee did not pass the petition unanimously, you should plan to attend the

County Board meeting in case questions arise. Conditional Use Permits do not require approval of the County Board.

5. COUNTY EXECUTIVE

All zoning petitions approved by the ZLR Committee and County Board are sent to the County Executive for approval. The Executive may approve or veto your petition and are generally acted upon within 10 days of County Board action. Conditional Use Permits do not require approval by the County Executive.

6. COUNTY CLERK / TOWN CONFIRMATION

If your petition was amended or conditions placed on it, such as the recording a Certified Survey Map or a Deed Restrictions, the County is required to send the petition back to the town to confirm the set conditions. The town is given 40 days to act. Please contact the Town

Clerk to see if any additional town meetings require your attendance. Final approval may begin when County receives the town confirmation or the 40 days expires.

7. FINAL APPROVAL

The final step in the process is to meet the conditions imposed on the petition. A letter will be sent to you and your surveyor informing you of all actions that are needed to make the zoning change effective. **You are generally given a 90-day period in which to complete the actions (called the "Delayed Effective Date")**. Failure to complete the actions in the designated time frame will render the petition **VOID**.

Contact your Surveyor as soon as possible to submit any required Certified Survey Map (CSM). Please note that the Town or a neighboring municipality may need to approve the CSM as a separate action. Further, signatures may be needed from the owners, mortgage holder, Town Official, neighboring municipality, Dane County Highway Department, and Dane County Land Division Officer, in order to record the CSM.

If a deed restriction is required, a form will be provided to you by Dane County Staff. Please note that your surveyor may need to provide a suitable property description for the deed restriction document.

When all conditions are satisfied, the Zoning Division will notify you by mail that the zoning change or Conditional Use Permit has become effective. Once the zoning becomes effective, a zoning permit for construction may be issued for the property.



Dane County Planning and Development Department Zoning Division

Room 116, City-County Building, 210 MLK Jr Boulevard, Madison, Wisconsin 53703
(608) 266-4266 Fax (608) 267-1540

NOTICE

REZONE / CUP DIGITAL LEGAL DESCRIPTIONS REQUIRED

Effective immediately, legal descriptions for Rezone and/or Conditional Use Permit (CUP) applications must be submitted electronically via email to Dane County Zoning in text or word format. If email submission is not possible, legal descriptions can be submitted on CD-ROM. When making application for a Rezone or CUP, please provide zoning staff with a hardcopy of the legal description(s). **Email submissions of legal descriptions must be made within two (2) weeks of the date you applied for the rezone / CUP with Dane County.** Failure to provide the digital copy in a timely manner may result in delays processing your rezone or CUP.

The email submission should contain:

- Applicant's name & Petition/CUP Number in the subject heading.
- Attached legal descriptions in MS Word compatible format.

The legal description should include:

- Proposed new zoning district(s) followed by description(s).
- The total acreage or square footage in each description.

Please email the legal description to zonelegals@countyofdane.com. Please contact Roger Lane at (608) 266-9078 if you have any questions regarding this procedure.

report version: 01.03.00

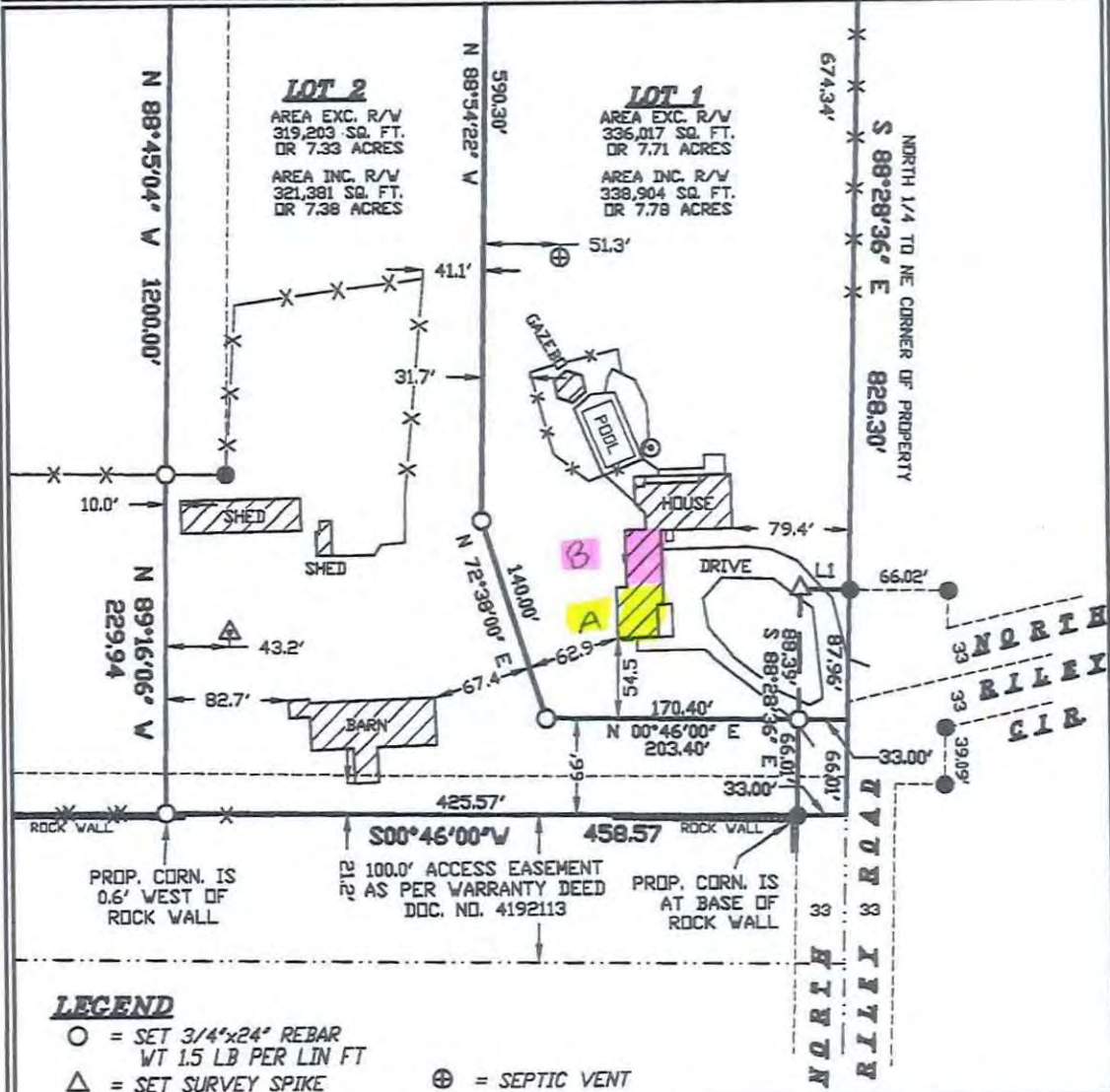


CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

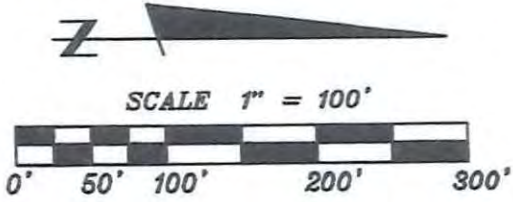
Located in the NW 1/4 of the NE 1/4 and the NE 1/4 of the NW 1/4 of Section 2, T6N, R7E, Town of Springdale, Dane County, Wisconsin.



A = CUP site
 B = Garage

LEGEND

- = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
- △ = SET SURVEY SPIKE IN ASPHALT
- ⊕ = FOUND SECTION CORNER (TYPE NOTED)
- = FOUND 1" PIPE
- (##) = RECORDED AS
- ⊕ = SEPTIC VENT
- ⊙ = SEPTIC TANK
- △ = WELL
- X- = FENCE



SURVEYORS SEAL

19W-432



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS V. ADAMS, PROFESSIONAL LAND SURVEYORS

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the NW 1/4 of the NE 1/4 and the NE 1/4 of the NW 1/4 of Section 2, T6N, R7E, Town of Springdale, Dane County, Wisconsin.

PREPARED FOR:

MARCA ANDRIESSE
8283 N. RILEY RD.
VERONA, WI 53593



WCCS - DANE COUNTY ZONE
BEARINGS ARE REFERENCED TO THE NORTH
LINE OF THE NE 1/4 OF SECTION 2 WHICH
BEARS S 88°28'35" E

NE 1/4
NW 1/4
SEC. 2
LANDS

C. 1/4
SEC. 2-6-7
FND. 1" PIPE

2,603.18'
N 00°50'39" E
TOTAL SECTION LINE

NW 1/4
NE 1/4
SEC. 2
LANDS

SEE OTHER DOCUMENT
238.35'
(238.00')
LANDS
201.61'

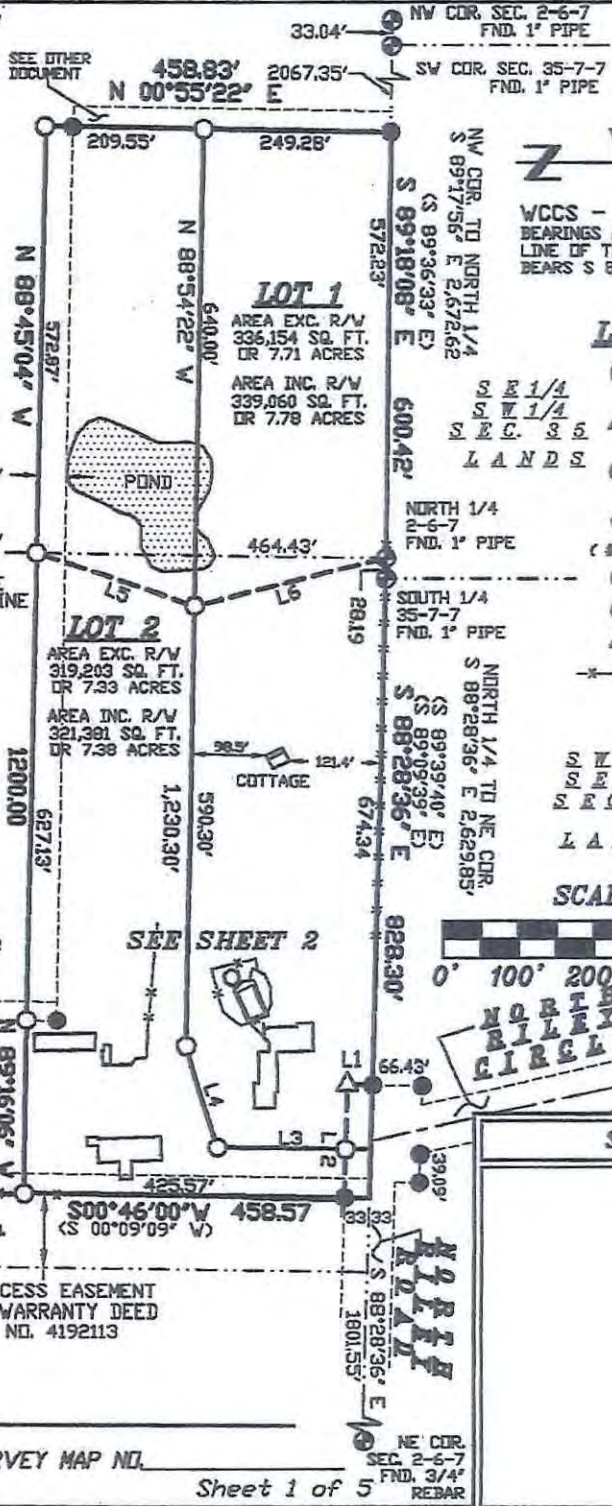
100.0' ACCESS EASEMENT
AS PER WARRANTY DEED
DOC. NO. 4192113

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

Sheet 1 of 5

NE COR.
SEC. 2-6-7
FND. 3/4"
REBAR



LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- △ = SET SURVEY SPIKE
IN ASPHALT
- = FOUND SECTION CORNER
(TYPE NOTED)
- = FOUND 1" PIPE
- (##) = RECORDED AS
- ⊕ = SEPTIC VENT
- ⊗ = SEPTIC TANK
- △ = WELL
- = FENCE

SE 1/4
SW 1/4
SEC. 35
LANDS

SCALE 1" = 200'



NORTH
RILEY
FIRELLE

SURVEYORS SEAL

19W-432



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:	\$495
Mineral Extraction:	\$1145
Communication Tower:	\$1145 (+\$3000 Rf eng review fee)
PERMIT FEES DOUBLE FOR VIOLATIONS OR WHEN WORK HAS STARTED PRIOR TO ISSUANCE OF PERMIT	

CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION

Property Owner Name:	Carolyn Bradt
Agent Name:	Maraa Andriess (daughter/renter)
Address (Number & Street):	538 Lighthouse Bay Dr.
Address (City, State, Zip):	Madison, WI 53704
Email Address:	mk@chorus.net
Phone#:	(608) 692-1614

SITE INFORMATION

Legal Description:	Lot 1 CSM of #15461
Parcel Number(s):	Lot 1 CSM 15461 CS 111/145 + 149
Township:	Springdale
Section:	2
Existing Zoning:	R2-4
Proposed Zoning:	Ø
CUP Code Section(s):	10, 243 (3) (a)
Property Address or Location:	8283 N. Riley Rd. Verona, WI 53593

DESCRIPTION OF PROPOSED CONDITIONAL USE

Type of conditional use permit (for example: limited family business, animal boarding, mineral extraction, or any other listed conditional use):	Accessory Dwelling Unit - Attached
Is this application being submitted to correct a violation?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Provide a short but detailed description of the proposed conditional use:
 Use of an attached (former office) as an accessory dwelling unit apartment.

GENERAL APPLICATION REQUIREMENTS

Applications will not be accepted until the applicant has met with department staff to review the application and information from the checklist below must be included. Note that additional application submittal requirements apply for particular uses or as may be required by the Zoning Administrator. Applicants for significant and/or potentially controversial conditional uses are strongly encouraged to meet with staff prior to submittal.	<input checked="" type="checkbox"/> Complete attached information sheet for standards
	<input checked="" type="checkbox"/> Site Plan drawn to scale
	<input checked="" type="checkbox"/> Detailed operational plan
	<input checked="" type="checkbox"/> Written legal description of boundaries
	<input checked="" type="checkbox"/> Detailed written statement of intent
	<input type="checkbox"/> Application fee (non-refundable), payable to Dane County Treasurer

I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I hereby give permission for staff of the Dane County Department of Planning and Development to enter my property for the purpose of collecting information to be used as part of the review of this application. I acknowledge that submittal of false or incorrect information may be grounds for denial of this application.

Owner/Agent Signature: Maraa Andriess

Date: 2/10/2021

STANDARDS FOR CONDITIONAL USE PERMITS

Applicants must provide adequate evidence demonstrating to the Town and Dane County Zoning & Land Regulation Committee that the proposed conditional use satisfies the following 8 standards for approval, along with any additional standards specific to the applicable zoning district or particular use found in sections 10.220(1) and 10.103 of the code.

Please explain how the proposed land use will meet the following standards (attach additional pages, if necessary):

1. The establishment maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare. <i>Correct - the use of the attached dwelling as an apartment will have no ill-effect on public health, safety, comfort or general welfare. It is currently being used by a COVID travelling nurse who works most of the time + who is also in school.</i>
2. The uses, values, and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use. <i>Correct - the uses, values and enjoyment of other property in the neighborhood will not be affected negatively. As property managers, this is very important to us as we also want <u>our</u> enjoyment to not be affected.</i>
3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. <i>Establishing the C.U. will not impede normal orderly development/improvement of the surrounding property as it is already in place and in no way impedes permitted projects + usages in the area.</i>
4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use. <i>Yes - these were made decades ago when my parents built the attached space for their office.</i>
5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets. <i>Yes - there is one parking space adjacent to the site for tenant parking off by our circular driveway (off of Riley Rd.)</i>
6. That the conditional use shall conform to all applicable regulations of the district in which it is located. <i>Yes - it is my utmost goal to comply w/ zoning regulations - township + county. + we are committed to doing so.</i>
7. The conditional use is consistent with the adopted town and county comprehensive plans. <i>Yes it is and has has been advised at both levels.</i>
8. If the conditional use is located in a Farmland Preservation (FP) Zoning district, the conditional use is subject to the following additional standards found in section 10.220(1). Attach additional pages, if necessary: <ul style="list-style-type: none">• Explain how the use and its location in the Farmland Preservation Zoning District are consistent with the purposes of the district: <i>N/A</i>• Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations: <i>↓</i>• Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use: <i>↓</i>• Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use: <i>↓</i>• Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible:

WRITTEN STATEMENT OF INTENT AND OPERATIONS PLAN

Applicants must provide a detailed written statement of intent describing the proposed conditional use along with an operational plan that explains how the conditional use will be operated. Please use the form below and provide responses, as applicable, to your proposed conditional use. Attach additional pages, if necessary.

Describe in detail the proposed conditional use. Provide the specific location of the use(s), type of equipment used, planned property improvements, including description / size of existing or proposed new buildings to be used, and any other relevant information. For existing or proposed commercial operations, provide the name of the business and describe the nature and type of business activity.

My parents built an attached office over 20 years ago. Since my father passed and my mom moved out the space has been used for short term + longer term rentals. We'd like to bring this activity into compliance and apply for the CUP. We currently have a month-to-month Covid travelling nurse who is also on school staying there. The dwelling sits on the other side of the garage on the east side of the house. Our home is on the other side of the garage (also attached) The space is about 700 square Ft. w/ 2 rooms + 1 bath.

List the proposed days and hours of operation.

Housing - Full time 24/7, 365

List the number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.

0

List any anticipated noise, odors, dust, soot, runoff or pollution associated with the conditional use, along with any proposed measures that will be taken to mitigate impacts to neighboring properties.

Nothing beyond what one regularly contributes as an occupant of a residence.

Describe any materials proposed to be stored outside and any activities, processing or other operations taking place outside an enclosed building.

Nothing will be stored outside, besides 1 vehicle. No activities taking place outside the building.

For proposals involving construction of new facilities and/or infrastructure, describe, as applicable, any measures being taken to ensure compliance with county stormwater and erosion control standards under [Chapter 11](#) of [Chapter 14](#), Dane County Code.

N/A

List and describe existing or proposed sanitary facilities, including adequate private onsite wastewater treatment systems, associated with the proposed conditional use. For uses involving domestic pets or livestock, list and describe measures taken to address manure storage or management.

1 bathroom, we have a septic system

List and describe any existing or proposed facilities for managing and removal of trash, solid waste and recyclable materials.

Once a week pickup of trash/recycling for our address.

Describe anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.

Just one personal vehicle for our tenant.

Provide a listing of any hazardous, toxic or explosive materials to be stored on site, and any spill containment, safety or pollution prevention measures.

N/A

Describe any existing or proposed outdoor lighting along with any measures that will be taken to mitigate light-pollution impacts to neighboring properties. The Zoning Administrator may require submittal of a photometric plan for outdoor lighting if deemed necessary to determine potential impacts to neighbors.

Just one light for the front entrance

Describe any existing or proposed signage, including size, location, and materials, consistent with the county's sign ordinance found in s. [10.800](#).

No signage

Briefly describe the current use(s) of the property on which the conditional use is proposed.

our home which includes 1 airbnb guest room and the proposed accessory dwelling unit - attached.

Briefly describe the current uses of surrounding properties in the neighborhood.

single family homes as far as I know

APPLICATION CHECKLIST FOR A CONDITIONAL USE PERMIT

A scaled site plan and detailed operations plan must be submitted with your Conditional Use Permit application. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach to your application form the required maps and plans listed below, along with any additional pages.

SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:

- Scale and north arrow.
- Date the site plan was created.
- Existing subject property lot lines and dimensions.
- Existing and proposed wastewater treatment systems and wells.
- All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
- All dimension and required setbacks, side yards and rear yards.
- Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
- Location and dimensions of any existing utilities, easements or rights-of-way.
- Parking lot layout in compliance with s. [10.102\(8\)](#).
- Proposed loading/unloading areas.
- Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
- All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade.
- Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area.
- Any lighting, signs, refuse dumpsters, and possible future expansion areas.

NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties:

- Provide a brief written statement describing the current use(s) of the property on which the conditional use is proposed.
- Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

OPERATIONS PLAN AND NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:

- Hours of operation.
- Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.
- Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building.
- Compliance with county stormwater and erosion control standards under [Chapter 11](#) of [Chapter 14](#), Dane County Code.
- Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
- Facilities for managing and removal of trash, solid waste and recyclable materials.
- Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken.
- Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties.
- Signage, consistent with section [10.800](#).

ADDITIONAL MATERIALS. Additional information is required for certain conditional uses listed in s. [10.103](#):

- Agricultural entertainment, special events, or outdoor assembly activities anticipating over 200 attendees must file an [event plan](#).
- [Domestic pet](#) or [large animal boarding](#) must provide additional information in site and operations plans.
- Communication towers must submit additional information as required in s. [10.103\(9\)](#).
- Farm residences proposed in the FP-35 district must submit additional information as required in s. [10.103\(11\)](#).
- Mineral extraction proposals must submit additional information as required in s. [10.103\(15\)](#).

EFFECTIVE AUGUST 3, 2020

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 11562**

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 2

Zoning District Boundary Changes

AT-35 to RR-4

A parcel of land located in the NE ¼ of Section 2, T6N, R7E, Town of Springdale, Dane County, Wisconsin, more particularly described as follows: Commencing at the North ¼ of said Section 2; thence S89°18'08"E along the north line of the NE ¼ of said Section 2, 28.19 feet; thence continue along said line S88°28'36"E, 828.30 feet to the east line of a parcel of land described in Warranty Deed Document Number 2089066; thence S00°46'00"W along said east line, 458.57 feet; thence N89°16'06"W, 229.94 feet to the point of beginning. Thence N88°45'04"W, 1,200.00 feet; thence N00°55'22"E, 36.71 feet; thence S88°54'22"E, 1,199.91 feet; thence S00°47'22"W, 39.96 feet to the point of beginning. The above described parcel contains 45,997 square feet or 1.06 acres.

RR-8 to RR-4

A parcel of land located in the NE ¼ of Section 2, T6N, R7E, Town of Springdale, Dane County, Wisconsin, more particularly described as follows: Beginning at the North ¼ of said Section 2; thence S89°18'08"E along the north line of the NE ¼ of said Section 2, 28.19 feet; thence continue along said line S88°28'36"E, 828.30 feet to the east line of a parcel of land described in Warranty Deed Document Number 2089066; thence S00°46'00"W along said east line, 458.57 feet; thence N89°16'06"W, 229.94 feet; thence N00°47'22"E, 39.96 feet; thence N88°54'22"W, 1,199.91 feet; thence N00°55'22"E, 422.12 feet to the north line of the NW ¼ of said Section 2; thence S89°18'08"E, 572.23 feet to the point of beginning. The above described parcel contains 614,444 square feet or 14.11 acres.

RR-8 to AT-35

A parcel of land located in the NE ¼ of Section 2, T6N, R7E, Town of Springdale, Dane County, Wisconsin, more particularly described as follows: Commencing at the North ¼ of said Section 2; thence S89°18'08"E along the north line of the NE ¼ of said Section 2, 28.19 feet; thence continue along said line S88°28'36"E, 828.30 feet to the east line of a parcel of land described in Warranty Deed Document Number 2089066; thence

S00°46'00"W along said east line, 458.57 feet to the point of beginning. Thence continuing S00°46'00"W along said east line, 201.61 feet; thence N88°28'07"W, 230.04 feet; thence N00°47'22"E, 198.40 feet; thence N89°16'06"W, 229.94 feet to the point of beginning. The above described parcel contains 45,997 square feet or 1.06 acres.

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.

1. A note shall be placed on the Certified Survey Map noting that Lot 2 is subject to Town-approved building envelope, location of the home site is on file at the Town Hall.

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 two RR-4 lots prohibiting further land division of the properties.

Said restriction(s) shall run in favor of Dane County and the pertinent Town Board(s) as well as the owners of land within 300 feet of the site. 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.**

Parcel Number - 054/0607-021-8670-0

Current

[← Parcel Parents](#)[Summary Report](#)

Parcel Detail		Less -
Municipality Name	TOWN OF SPRINGDALE	
State Municipality Code	054	
Township & Range	Section	Quarter/Quarter & Quarter
T06NR07E	02	NW of the NE
Plat Name	CSM 15461	
Block/Building		
Lot/Unit	1	
Plat Name	CSM 15461 (Click link above to access images for Plat)	
Parcel Description	LOT 1 CSM 15461 CS111/145&149-8/3/2020 DESCR AS SEC 2-6-7 PRT NW1/4NE1/4 & PRT NE1/4NW1/4 (7.78 ACRES INCL R/W) This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	CAROLYN J BRADT	
Primary Address	8283 N RILEY RD	
Billing Address	8283 N RILEY RD VERONA WI 53593	

Assessment Summary

More +

No current year assessment information available.

Show Valuation Breakout

Show Assessment Contact Information ▼

Zoning Information

For the most current and complete zoning information, contact the Division of Zoning.

Zoning

RR-4

Zoning District Fact Sheets

District Information

Type	State Code	Description
REGULAR SCHOOL	3794	MOUNT HOREB SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	27MH	MT HOREB FIRE

Parcel Maps



DCiMap

Google Map

Bing Map

Tax Information

⚠ No tax information available.

- [E-Statement](#)
- [E-Bill](#)
- [E-Receipt](#)
- [Pay Taxes Online](#)

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
QCD	10/02/2020	5644369		

Show More ▼

DocLink

DocLink is a feature that connects this property to recorded documents listed above. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. Click here for instructions.

NOTE: Searching by the documents listed above will only result in that recorded document. For a more comprehensive search, please try searching by legal description and/or Parcel Number: 0607-021-8670-0. Tapestry searches by PIN or legal description are more comprehensive back through approximately 1995.

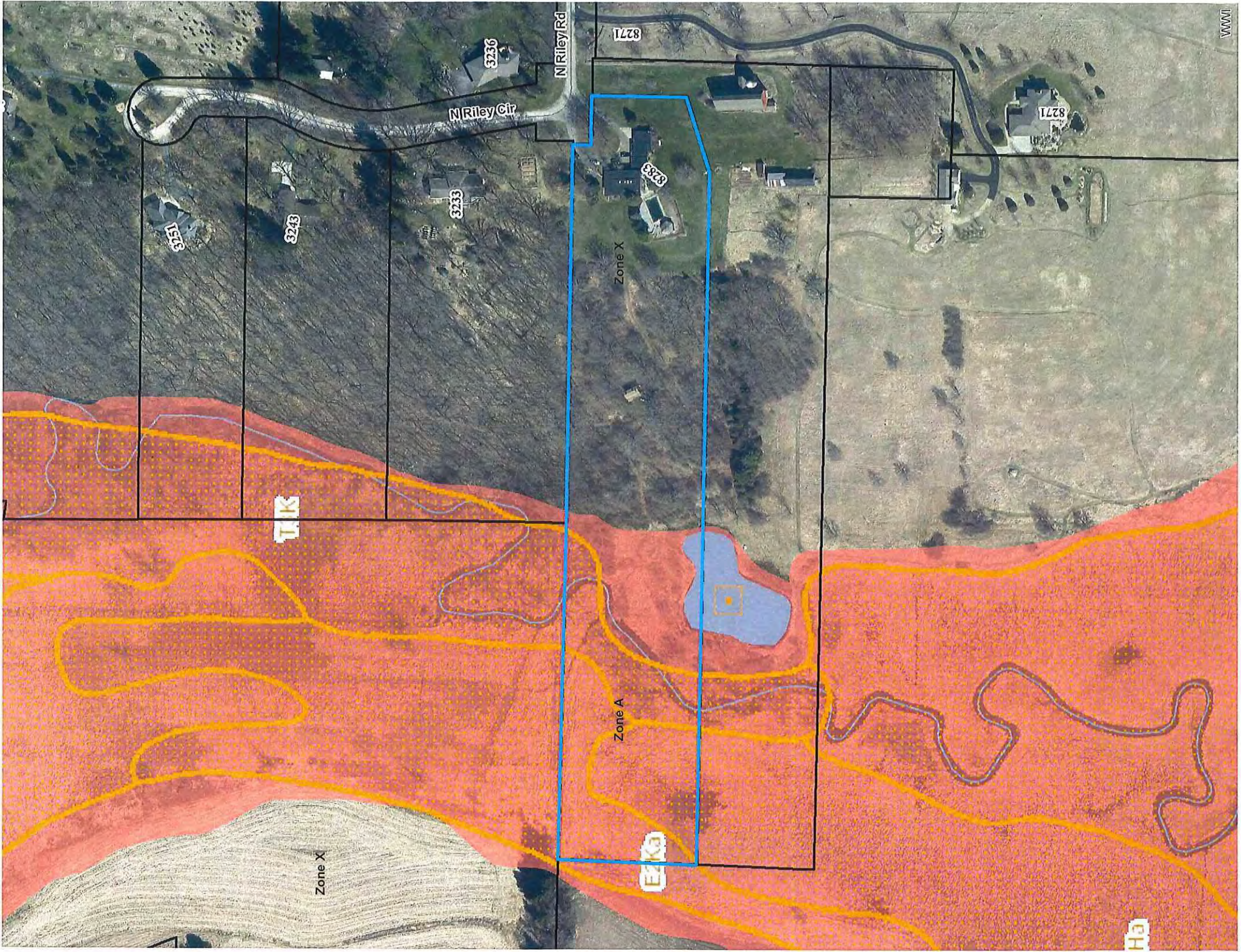
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 Madison, WI 53703



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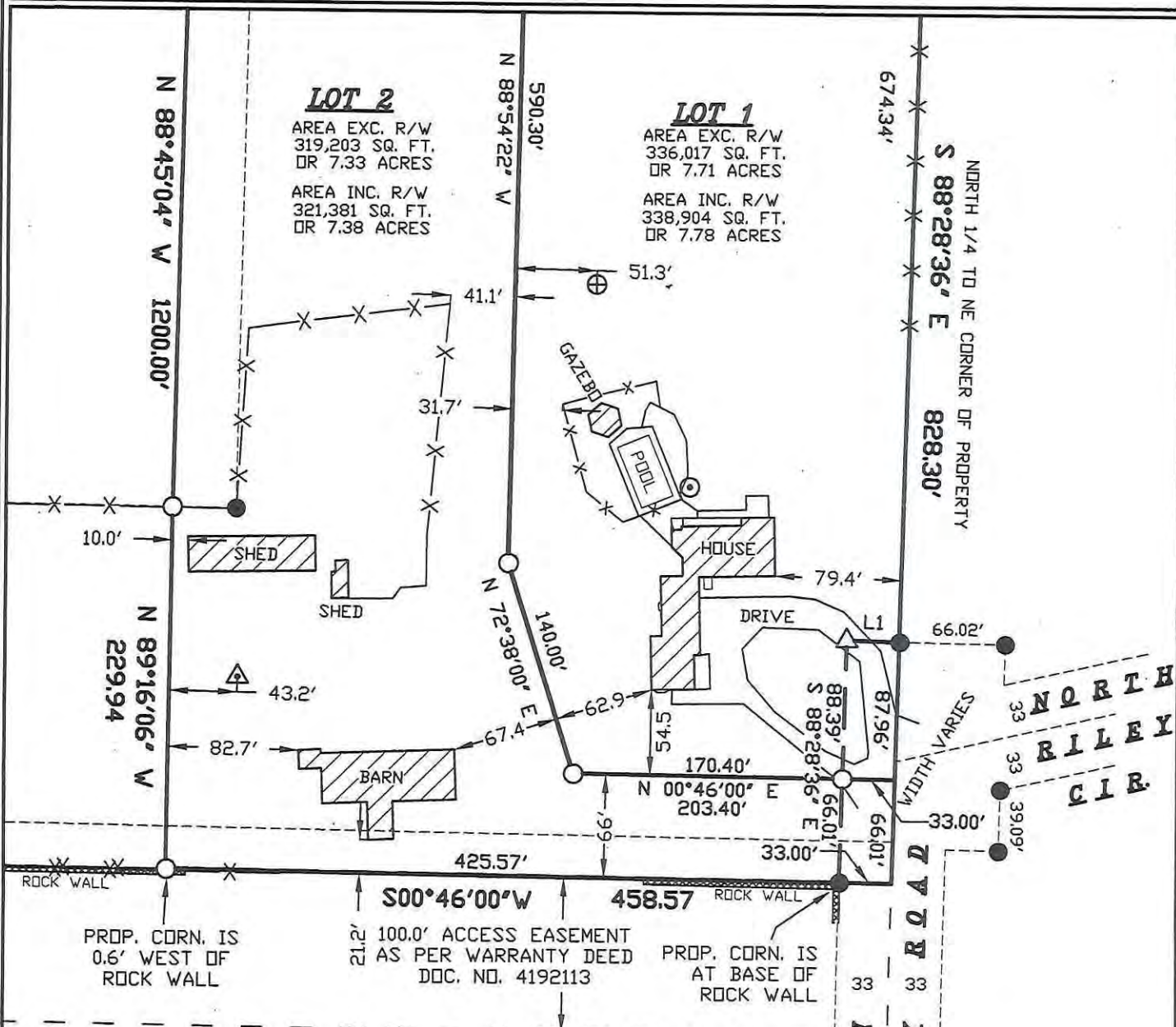


CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the NW 1/4 of the NE 1/4 and the NE 1/4 of the NW 1/4 of Section 2, T6N, R7E, Town of Springdale, Dane County, Wisconsin.



LEGEND

- = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
- △ = SET SURVEY SPIKE IN ASPHALT
- ⊕ = FOUND SECTION CORNER (TYPE NOTED)
- = FOUND 1" PIPE
- (##) = RECORDED AS
- ⊕ = SEPTIC VENT
- ⊙ = SEPTIC TANK
- △ = WELL
- X- = FENCE



SCALE 1" = 100'



SURVEYORS SEAL





CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the NW 1/4 of the NE 1/4 and the NE 1/4 of the NW 1/4 of Section 2, T6N, R7E, Town of Springdale, Dane County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Noa T. Prieve, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Dane County, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being part of the NW 1/4 of the NE 1/4 and the NE 1/4 of the NW 1/4 of Section 2, T6N, R7E, Town of Springdale, Dane County, Wisconsin, more particularly described as follows:

Beginning at the North 1/4 of said Section 2, thence S 89°18'08" E along the north line of the NW 1/4 of the NE 1/4 of said Section 2, 28.19 feet; thence continue along said north line S 88°28'36" E, 828.30 feet; thence S 00°46'00" W, 458.57 feet; thence N 89°16'06" W, 229.94 feet; thence N 88°45'04" W, 1,200.00 feet; thence N 00°55'22" E, 458.83 feet to the north line of the NE 1/4 of the NW 1/4 of said Section 2; thence S 89°18'08" E, 572.23 feet to the point of beginning. The above described parcel contains 660,441 square feet or 15.16 acres and is subject to a public road right of way as shown.

Williamson Surveying and Associates, LLC
by Noa T. Prieve & Chris W. Adams

Date July 23RD, 2020

Noa T. Prieve S-2499
Professional Land Surveyor

OWNERS' CERTIFICATE:

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. I also certify that this certified survey map is required by sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

WITNESS the hand seal of said owners this 30 day of July, 2020.

Carolyn J. Bradt

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this 30 day of July, 2020 the above named Carolyn J. Bradt to me known to be the person who executed the foregoing instrument and acknowledge the same.

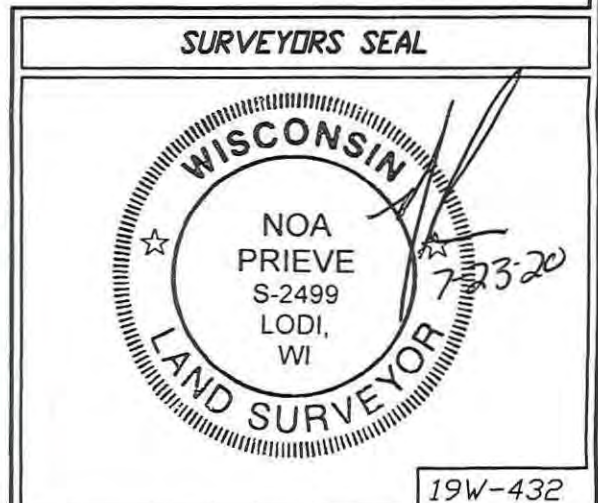
DANE County, Wisconsin.

My commission expires 02-22-2021

Notary Public

NOA T. PRIEVE

Print Name





CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the NW 1/4 of the NE 1/4 and the NE 1/4 of the NW 1/4 of Section 2, T6N, R7E, Town of Springdale, Dane County, Wisconsin.

NOTES:

- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2.) WETLANDS AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) SECTION CORNER TIES FOR THE NW CORNER, NORTH 1/4, AND THE NE CORNER WERE CHECKED AND VERIFIED.
- 4.) LOT 2 IS SUBJECT TO TOWN-APPROVED BUILDING ENVELOPE, LOCATION OF THE HOME SITE IS ON FILE AT THE TOWN HALL.
- 5.) ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1 OF THE STATE CONSTITUTION.

LINE LEGEND

LINE #	BEARING	DISTANCE
L1	S 01°30'40" W	33.00'
L2	S 88°28'36" E	154.40'
L3	N 00°46'00" E	203.40'
L4	N 72°38'00" E	140.00'

OWNERS' CERTIFICATE:

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. I also certify that this certified survey map is required by sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

WITNESS the hand seal of said owners this 30 day of July, 2020

W. H. Weber

Weber JT Revocable Trust
Authorized Representative

STATE OF WISCONSIN
DANE COUNTY

Personally came before me this 30 day of July, 2020 the above named WILLIAM WEBER to me known to be the person who executed the foregoing instrument and acknowledge the same.

DANE County, Wisconsin.

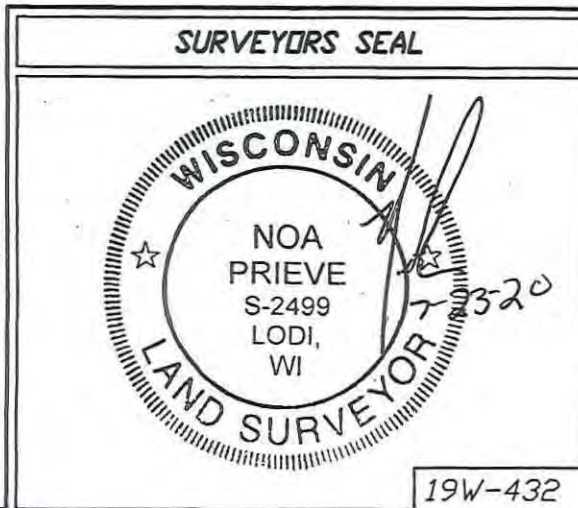
My commission expires 02-22-2021

[Signature]

Notary Public

NOA T. PRIEVE

Print Name





CERTIFIED SURVEY MAP

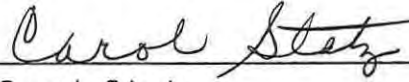
WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the NW 1/4 of the NE 1/4 and the NE 1/4 of the NW 1/4 of Section 2, T6N, R7E, Town of Springdale, Dane County, Wisconsin.

TOWN BOARD RESOLUTION

Resolved that this certified survey map is hereby acknowledged and approved by the Town of Springdale on this 30 day of July, 2020.




Carol Statz
Deputy Town Clerk

NOTE:

REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.

DANE COUNTY APPROVAL:

Approved for recording per Dane County Zoning and Land Regulation Committee action on AUGUST 3, 2020.



Daniel Everson # 10404
Assistant Zoning Administrator

REGISTER OF DEEDS:

Received for recording this 3rd day of August, 2020 at 2:13 o'clock P.M. and recorded in Volume 111 of Dane County Certified Surveys on pages 145 through 149.

Kristi Chlebowski by:
Lisa Stafford Lehy, Deputy

Kristi Chlebowski
Register of Deeds

Received 8-3-20 10:06 am

DOCUMENT NO. 5620482

CERTIFIED SURVEY MAP NO. 15461

