

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 11962**

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 34

Zoning District Boundary Changes

AT-35 TO SFR-2

A parcel of land located in the SE1/4 of the NW1/4, NE1/4 of the NW1/4, NW1/4 of the NE1/4 and the SW1/4 of the NE1/4 of Section 34, T6N, R7E, Town of Springdale, Dane County, Wisconsin to-wit: Commencing at the North 1/4 corner of said Section 34; thence S01°06'33"W, 840.46 feet along the West line of said NE1/4 to a point on the Southwest line of Lot 1, Certified Survey Map No. 6304, also being the point of beginning; thence S26°40'35"E, 334.73 feet along the Southwest line of Lots 1 and 2, Certified Survey Map No. 6304 and Lot 2, Certified Survey Map No. 5725 to the Southwest corner of Lot 2, Certified Survey Map No. 5725; thence S30°10'49"E, 269.59 feet along the Southwest line of Lot 3, Certified Survey Map No. 5725 to the Southwest corner of said Lot 3; thence S89°14'47"E, 413.68 feet along the South line of said Lot 3 to the West right-of-way line of Sand Ridge Court; thence S00°44'06"W, 66.00 feet along said West right-of-way line to the Northeast corner of Lot 1, Certified Survey Map No. 2296; thence N89°14'47"W, 428.31 feet along the North line of said Lot 1 to the Northwest corner of said Lot 1; thence S13°17'49"W, 287.48 feet along the West line of said Lot 1 to the Southwest corner of said Lot 1; thence N61°05'13"W, 770.00 feet; thence N36°06'25"E, 578.81 feet; thence N26°40'35"W, 232.00 feet to a point of curve on the Southeasterly right-of-way line of County Highway "G"; thence Northeasterly along said Southeasterly right-of-way line on a curve to the right which has a radius of 395.80 feet and a chord which bears N58°45'27"E, 132.42 feet to the Northwest corner of Lot 1, Certified Survey Map No. 6304; thence S26°40'35"E, 266.55 feet along the Southwest line of said Lot 1 to the point of beginning. Containing 9.435 acres.

AT-35 TO RR-2

A parcel of land located in the NW1/4 of the SE1/4 of Section 34, T6N, R7E, Town of Springdale, Dane County, Wisconsin to-wit: Commencing at the North 1/4 corner of said Section 34; thence S01°06'33"W, 2668.61 feet along the North-South line of said Section 34 to the point of beginning; thence S89°34'16"E, 355.00 feet; thence S01°06'33"W, 250.00 feet; thence N89°34'16"W, 355.00 feet to a point on said North-South line; thence N01°06'33"E, 250.00 feet along said North-South line to the point of beginning. Containing 2.037 acres.

AT-35 TO SFR-2

A parcel of land located in the NE1/4 of the SW1/4 and the NW1/4 of the SE1/4 of Section 34, T6N, R7E, Town of Springdale, Dane County, Wisconsin to-wit: Commencing at the South 1/4 corner of said Section 34; thence N01°06'33"E, 1093.98

feet along the North-South line of said Section 34; thence S82°32'31"E, 51.88 feet; thence N43°17'21"E, 315.00 feet; thence N17°21'07"W, 545.00 feet to the point of beginning; thence S73°13'04"W, 215.05 feet; thence S16°12'08"E, 227.02 feet; thence S61°52'26"W, 39.75 feet to a point on the Southeasterly right-of-way line of Davis Street; thence Northerly along the Easterly right-of-way line of Davis Street along a curve to the left which has a radius of 70.00 feet and a chord which bears N49°02'33"W, 49.98 feet to the Southeast corner of Lot 4, Certified Survey Map No. 9094; thence N16°12'08"W, 199.91 feet along the East line of said Lot 4; thence N33°37'28"W, 196.26 feet along said East line to the Northeast corner of said Lot 4; thence N21°34'06"E, 160.00 feet; thence N88°45'51"E, 245.00 feet; thence S17°21'07"E, 255.00 feet to the point of beginning. Containing 2.358 acres.

AT-35 TO SFR-1

A parcel of land located in the NE1/4 of the SW1/4, NW1/4 of the SE1/4 and the SW1/4 of the SE1/4 of Section 34, T6N, R7E, Town of Springdale, Dane County, Wisconsin to-wit: Commencing at the South 1/4 corner of said Section 34; thence N01°06'33"E, 1093.98 feet along the North-South line of said Section 34 to the point of beginning; thence N82°32'32"W, 53.12 feet to the Southeast corner of Lot 3, Certified Survey Map No. 8730; thence N07°27'29"E, 220.57 feet along the East line of said Lot 3; thence N29°01'23"W, 145.93 feet along the East line of said Lot 1 to a point of curve on the Southeasterly right-of-way line of Davis Street; thence Northerly along the Easterly right-of-way line of Davis Street along a curve to the left which has a radius of 70.00 feet and a chord which bears N13°42'16"E, 93.37 feet; thence n61°52'26"E, 39.75 feet; thence N16°12'08"W, 227.02 feet; thence N73°13'04"E, 215.05 feet; thence S17°21'07"E, 545.00 feet; thence S43°17'21"W, 315.00 feet; thence N82°32'31"W, 51.88 feet to the point of beginning. Containing 3.945 acres.

AT-35 TO SFR-1

A parcel of land being a portion of vacated 2nd Street, a portion of unimproved Ben Franklin Street, and part of vacated Block 37, Byam's Addition to Mount Vernon, located in the NE1/4 of the SW1/4 of Section 34, T6N, R7E, Town of Springdale, Dane County, Wisconsin to-wit: Commencing at the South 1/4 corner of said Section 34; thence N01°06'33"E, 1779.97 feet along the North-South line of said Section 34; thence N88°53'27"W, 789.69 feet to the North corner of Lot 1, Certified Survey Map No. 13252, also being the point of beginning; thence S58°46'15"W, 249.87 feet along the Southeast line of said Lot 1 to a point of curve on the Northeasterly right-of-way line of improved Ben Franklin Street; thence Northwesterly along said Northeasterly right-of-way line on a curve to the left which has a radius of 70.00 feet and a chord which bears N58°39'04"W, 71.06 feet to a point on the centerline of unimproved Ben Franklin Street; thence N30°58'32"W, 233.93 feet along said centerline; thence N58°46'15"E, 282.88 feet; thence S30°58'32"E, 297.00 feet to the point of beginning. Containing 1.894 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. The rezone will not become effective until a final plat is approved and fully executed by the Town of Springdale.

2. The subdivision plat shall restrict access onto County Highway G subject to Dane County Highway requirements.

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 balance of the property remaining in AT-35 (tax parcels 060734490020, 060734485008, 060734380611, 060734380022, 060734328508, 060734326206, 060734310991, 060734295017, 060734283119, and 060734190611) stating the following:
 - a. Further residential/nonfarm development is prohibited on the remaining AT-35 zoned land. The housing density rights for the former Louis H. and Cynthia A. Heitke 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) 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.

RECORDING OF AN APPROVED PLAT REQUIRED

The above listed description(s) is/are intended to describe land for which a subdivision plat conforming to all applicable provisions of Chapter 236 of Wisconsin Statutes and Chapter 75, Dane County Code of Ordinances will be prepared for approval and recorded. This amendment will become effective, if within two years of its approval by Dane County, a plat that described the land to be rezoned is recorded in the office of the Dane County Register of Deeds. **Failure to record the plat will cause this amendment to be null and void. A copy of the recorded plat shall be submitted to Dane County Zoning.**