



# Dane County Planning & Development

## Land Division Review

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Date: July 9, 2024

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: Mount Vernon Hills (FINAL PLAT)  
Town of Springdale, Section 34

- *Rezone Petition: 12042; AT-35 (Ag Transition) to SFR-1/SFR-2 (Single Family) and RR-8 (Rural Residential)*
- *7 lots, 21.360 acres*
- *Average lot size: 3.05 acres*
- *No sensitive environmental features*
- *Public Health: No concerns*
- *Review deadline: August 19, 2024*

Staff recommends the following conditions that will be applicable in conditionally approving the final plat.

1. The final plat is to be completed in accordance with S.236.34, Wisconsin State Statutes.
2. Rezone Petition #12042 is to become effective and all conditions are to be satisfied prior to the recording of the CSM. (*County Board approved the Petition on June 20, 2024*)
  - *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:*
    1. *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.*
  - *The applicant shall submit a preliminary plat and final plat for the proposed lots to Dane County for review and approval, and shall record the final plat with the Dane County Register of Deeds.*
  - *The rezone will not become effective until a final plat is approved and fully executed by the Town of Springdale.*
  - *The subdivision plat shall restrict access onto County Highway G subject to Dane County Highway requirements.*

3. Comments from the Highway department are to be recognized:
  - *CTH G is a controlled access highway.*
  - *No access to be designated (visually shown) across the frontage of CTH G along Lot 1, 2, and 3.*
  - *Access easement required through Lot 1 and 2 to access Lot 2 and 3.*
  - *Right of way appears to be correct.*
4. Label the right-of-way width, each side of centerline.
  - *CTH G*
  - *Sand Court*
  - *Davis Street*
  - *Ben Franklin Street*
5. All owners of record are to be included in the owner's certificate. A certificate of consent by all mortgagees/vendors shall be included and satisfied if relevant.  
County records indicate the following owners:
  - *MOUNT VERNON HILLS II LLC*
6. The required approval certificates are to be executed.
  - *Town of Springdale*
  - *Dane County Treasurer*
  - *Dane County Zoning and Land Regulation Committee*
7. The public right-of-way vacation shall be satisfied and the recorded document number added to the final plat prior to recording.
8. The recordable document is to be submitted for review and approval once the conditions have been satisfied. The Dane County Zoning and Land Regulation Committee chair will sign the plat at a future meeting.

