

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition # 12042**

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

PARCEL 1 – AT-35 to RR-8

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, 727.24 feet to a point on the Southwest line of Lot 1, Certified Survey Map No. 6304; thence S26°40'35"E, 91.90 feet along the Southwest line of said Lot 1 to the point of beginning. Containing 8.807 acres.

PARCEL 2 – 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.

PARCEL 3 – 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.

PARCEL 4 (2 lots) – 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.

PARCEL 5 (2 lots) – AT-35 to SFR-1

A parcel of land, located in the NW1/4 of the SW1/4 and 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, 2025.86 feet along the North-South line of said Section 34; thence N88°53'27"W, 930.67 feet to the point of beginning; thence N78°25'14"W, 429.23 feet to a point of curve on the Southeast right-of-way line of County Highway "G"; thence Northeasterly along said Southeast right-of-way line along a curve to the left which has a radius of 1000.00 feet and a chord which bears N16°34'14"E, 130.16 feet; thence N12°50'21"E, 172.50 feet along said Southeast right-of-way line to a point of curve; thence Northeasterly along said Southeast right-of-way line along a curve to the left which has a radius of 11,505.00 feet and a chord which bears N12°34'50"E, 103.89 feet; thence S78°25'14"E, 412.30 feet; thence S11°34'46"W, 406.00 feet to the point of beginning. Containing 3.888 acres.

PARCEL 6 – AT-35 to SFR-2

A parcel of land, located in the NW1/4 of the SW1/4 and 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, 2025.86 feet along the North-South line of said Section 34; thence N88°53'27"W, 930.67 feet to the point of beginning; thence S11°34'46"W, 385.97 feet to a point of curve on the Northeast right-of-way line of Ben Franklin Street; thence Northwesterly along said Northeast right-of-way line along 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; thence N30°58'32"W, 365.54 feet; thence S58°45'42"W, 199.29 feet; thence N31°42'51"W, 33.00 feet to a point on the Southeast right-of-way line of County Highway "G"; thence N31°22'20"E, 18.21 feet along said Southeast right-of-way line to a point of curve; thence Northeasterly along said Southeast right-of-way line along a curve to the left which has a radius of 1,000.00 feet and a chord which bears N25°50'13"E, 192.91 feet; thence S78°25'14"E, 429.23 feet to the point of beginning. Containing 2.361 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 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). 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.**