

**DANE COUNTY ORDINANCE AMENDMENT NO: 10082**

Internal Tracking Number: RECU25585

Amending Section 10.03 relating to Zoning Districts in the Town of Springfield.

The Dane County Board of Supervisors does ordain as follows: That the Zoning District Maps of the Town of Springfield be amended to include in the CO-1 Conservancy, RH-1 Rural Homes, RH-2 Rural Homes and R-1A Residential district(s) following described land:

**PETITION NUMBER:** 10082

Part of Section 05, Town of Springfield described as follows:

**A-1 EX to CO-1**

A parcel of land located in the NE 1/4 of the SE 1/4 of Section 5, T8N, R8E, Town of Springfield, Dane County, Wisconsin, being more particularly described as follows:

Beginning at the East Quarter Corner of said Section 5; thence S 00°00'32" E along the east line of said SE 1/4, 58.41 feet; thence S 80°28'18" W, 285.18 feet; thence S 52°46'25" W, 1308.02 feet to the west line of said NE 1/4 of the SE 1/4; thence N 00°18'31" W along said west line, 899.74 feet to the north line of said NE 1/4 of the SE 1/4; thence S 89°52'44" E along said north line, 1327.60 feet to the point of beginning. This parcel contains 12.61 acres.

**A-1 EX to RH-1**

A parcel of land located in the NE 1/4 of the SE 1/4 of Section 5, T8N, R8E, Town of Springfield, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the East Quarter Corner of said Section 5; thence S 00°00'32" E along the east line of said SE 1/4, 58.41 feet; thence S 80°28'18" W, 285.18 feet to the point of beginning. Thence S 06°03'53" E, 724.77 feet to a point of curvature; thence along the arc of a curve concaved southerly having a radius of 233.00 feet and a long chord bearing S 75°10'13" W, a distance of 176.55 feet; thence S 52°54'24" W, 611.01 feet to a point of curvature; thence along the arc of a curve concaved southerly having a radius of 60.00 feet and a long chord bearing S 52°54'24" W, a distance of 100.22 feet; thence S 52°54'24" W, 53.28 feet to the south line of said NE 1/4 of the SE 1/4; thence N 89°50'26" W along said south line, 335.25 feet to the west line of said NE 1/4 of the SE 1/4; thence N 00°18'31" W along said west line, 434.76 feet; thence N 52°46'25" E, 1308.02 feet to the point of beginning. This parcel contains 16.17 acres.

**A-1 EX to RH-2**

A parcel of land located in the NE 1/4 of the SE 1/4 of Section 5, T8N, R8E, Town of Springfield, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the East Quarter Corner of said Section 5; thence S 00°00'32" E along the east line of said SE 1/4, 58.41 feet to the point of beginning; Thence continuing S 00°00'32" E along said east line, 794.55 feet to a point of curvature also being a point of the northerly right of way line of Springhelt Drive; thence along said northerly right of way line also being along the arc of curve concaved northerly having a radius of 155.96 feet and a long chord bearing N 70°09'18" W, a distance of 41.95 feet to a point on the westerly right of way line of Springhelt Drive; thence S 00°00'24" W along said westerly right of way line, 9.18 feet; thence N 82°33'59" W, 166.74 feet; thence N 06°03'53" W, 724.77 feet; thence N 80°28'18" E, 285.18 feet to the point of beginning. This parcel contains 4.23 acres.

**A-1 EX to R-1A**

A parcel of land located in the NE 1/4 and SE 1/4 all in the SE 1/4 of Section 5, T8N, R8E, Town of Springfield, Dane County, Wisconsin, being more particularly described as follows: Commencing at the East Quarter Corner of said Section 5; thence S 00°00'32" E along the east line of said SE 1/4, 852.96 feet to a point of curvature also being a point of the northerly right of way line of Springhelt Drive; thence along said northerly right of way line also being along the arc of curve concaved northerly having a radius of 155.96 feet and a long chord bearing N 70°09'18" W, a distance of 41.95 feet to a point on the westerly right of way line of Springhelt Drive; thence S 00°00'24" W along said westerly right of way line, 75.74 feet to the point of beginning. Thence continuing S 00°00'24" W along said westerly right of way line, 128.46 feet; thence S 49°53'47" W, 886.97 feet; thence N 37°05'36" W, 319.94 feet; thence N 52°54'24" E, 9.89 feet to a point of curvature; thence along the arc of a curve concaved northerly having a radius of 60.00 feet and a long chord

bearing N 52°54'24" E, a distance of 100.22 feet; thence N 52°54'24" E, 611.01 feet to a point of curvature; thence along the arc of a curve concaved southerly having a radius of 167.00 feet and a long chord bearing N 75°10'13" E, a distance of 126.54 feet; thence S 82°33'59" E, 175.34 feet to the point of beginning. This parcel contains 6.03 acres.

### **CONDITIONAL ZONING**

Conditional zoning is hereby imposed pursuant to Section 10.255(3)(a)2.(b) of the Dane County Code of Ordinances. The rezoned area shall be subject to the following conditions.

1. The owner shall be responsible for highway improvements as requested by Dane County Highway Department in the memo from Pamela Dunphy dated August 18, 2009.
2. A 60-foot radius cul-de-sac shall be placed at the west end of the road labeled "street A".
3. A Conservation Easement shall be created for the northwest portion of the property that is located north of the delineated hydric soil line. The easement shall permit the area to be used for agricultural uses, conservation uses, fencing, growing of crops, and pasturing of limited livestock. The easement shall prohibit any buildings or filling or grading of the area except for the installation of the required storm water management structures (detention basin and berms). The easement shall state that the area shall maintain a vegetative cover. The Town of Springfield and the County shall be parties to the Conservation easement.
4. The developer shall agree to allow the Town to construct a neighborhood trail system in the conservancy area if desired.
5. The developer agrees to work with the Town Engineer on the future road costs.
6. A restriction shall be placed on the lots requiring that the elevation of the basement floor cannot be lower than 959 feet above sea level or must be 2 feet above the high ground watermark of 959 feet.
7. The owner shall agree to allow a Town district/community ditch easement to be included on the plat for maintenance of the drainage ditch if the Town deems necessary.

### **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.**

**GRANT AS MODIFIED**

**DELAYED EFFECTIVE DATE**