

TOWN OF SPRINGDALE
DANE COUNTY, WISCONSIN
ORDINANCE 2026-5-1

AMENDING THE LAND USE PLAN AND LAND DIVISION AND SUBDIVISION CODE

WHEREAS, the Springdale Plan Commission proposed the following changes to the Town Board and the Town board held the required public hearing on the changes on April 21, 2026, and

WHEREAS, the changes include: updates to definitions in Section 2 of the Land Use Plan and Section 3.9 of the Code; updates and reordering of the concept plan, building envelope and lot line subpoints in Land Use Plan sections 5, 6, 10 and Code Sections 3.20. 3.21; adding language referencing the driveway ordinance and sign ordinance; and two changes that are in the land division code only, relating to proposed lots and location of building envelopes, and

WHEREAS, the Springdale Town Board wishes to incorporate these changes by amending the Springdale Land Use Plan and Land Division and Subdivision Code as detailed below:

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centered around interaction with farm animals, fee based fishing and hunting, horseback riding, nature trails, haunted barns, farm breakfasts and luncheons, and similar activities which are related to agriculture.

Agricultural land. (A) Consists of land that has since 1981 been plowed intermittently or consistently tilled or used as open pasture. (B) Consists of plowed-tilled or open pasture land that since 1981 has been placed in federal programs, in return for payments in kind or that has been enrolled in the conservation reserve program.

Agricultural use. Includes beekeeping; dairying; egg production; floriculture; fish or fur farming; forest and game management; grazing; livestock raising; orchards; plant greenhouses and nurseries; poultry raising; raising of grain, grass, mint and seed crops; raising of fruits, nuts and berries; sod farming; vegetable raising; land placed in federal programs in return for payments in kind; land that is enrolled in the conservation reserve program. Means any of the following activities conducted for the purpose of producing an income or livelihood: (a) Crop or forage production. (b) Keeping livestock. (c) Beekeeping. (d) Nursery, sod, or Christmas tree production. (e) Floriculture. (f) Aquaculture. (g) Fur farming. (h) Forest management. (i) Enrolling land in a federal agricultural commodity payment program or a federal or state agricultural land conservation payment program.

Agriculture-related use. A facility, whether or not located on a farm, that has at least one of the following as a primary, and not merely incidental purpose:

- (a) Providing agricultural supplies, agricultural equipment, agricultural inputs, or agricultural services directly to farms, including farms in the farmland preservation zoning district.
- (b) Storing, processing, or handling raw agricultural commodities obtained directly from farms, including farms in the farmland preservation zoning district.
- (c) Processing agricultural by-products or wastes received directly from farms, including farms in the farmland preservation district.

Animal Boarding, domestic pet. Any premises that accommodates six (6) or more domestic pets during the daytime hours or overnight, including both indoor and outdoor facilities. May also include accessory retail sales of pet food, pet supplies, and related items; limited to 250 square feet of floor space.

- (a) Examples of these land uses include: commercial kennels, pet breeding operations, and pet day-care operations.
- (b) Domestic pet animal boarding does not include:
 - 1. The keeping of six (6) or more domesticated songbirds, aquarium fish, or reptiles that are kept indoors and owned by a resident of the property;
 - 2. Temporary foster care not to exceed a residence of six (6) weeks per

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animal; 3. overnight or observational care for patients of a veterinary clinic;

4. Large animal boarding, domestic fowl or beekeeping, colony houses, small-scale farming, or agricultural livestock operations.

Animal Boarding, large animal. Any premises that accommodates six or more of any animals, not owned by the owner of the property, not including domestic pets, domestic fowl, or domestic bees. Exercise yards, fields, training areas, and trails associated with such land uses are considered accessory to such land uses and do not require separate consideration.

(a) Examples of these land uses include commercial stables, livestock boarding, wildlife rehabilitation centers, and game farms.

(b) Large animal boarding does not include temporary foster care not to exceed a residence of six (6) weeks per animal, overnight or observational care for patients of a veterinary clinic, domestic pet boarding, domestic fowl or beekeeping, colony houses, small-scale farming, or agricultural livestock operations.

Animal unit. One animal unit shall be defined as being the equivalent of 1 cow, 4 hogs, 10 sheep, 10 goats, 100 poultry, 1 horse, 1 pony, 1 mule, or 100 rabbits, or an equivalent combination thereof. The WI DNR Animal Unit Worksheet shall be used to determine animal unit if not defined above.

Bed and breakfast. See Transient or tourist lodging.

Building. Any structure erected or constructed of wood, metal, stone, plastic, or other materials, which is intended to be used by human beings or animals for occupancy, livery, commerce, education, cultural activities, or other purposes. The term does not include children's play structures and portable agricultural structures.

Building envelope. The area on a ~~certified survey map, plat, or concept plan~~ within which a *dwelling unit* and accessory *buildings* shall be contained.

Building height.

(a) The vertical distance, measured from the mean elevation of the finished grade along the front of the building to the highest point on the roof for flat roofs; to the mean height level between the highest ridge and its associated eave for gable and hip roofs; to the deck line for mansard roofs.

(b) The front of the building shall be the side directly facing the public or private thoroughfare which affords primary means of access to the property, excluding the driveway.

Building lot. See Lot.

Campground. Any parcel of land which is designed, maintained, intended or used for
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the purpose of providing sites for nonpermanent overnight use by 2 or more camping units, or which is advertised or represented as a camping area.

~~Campgrounds~~ may include buildings to provide services to patrons, such as restrooms, bathing, laundry, and commissary facilities.

Caretaker's residence. A dwelling on a nonresidential property occupied by the person who oversees the nonresidential property 24 hours a day, and his or her family.

Cemetery.

(a) Any land that is used, or intended to be used for the burial of human remains

(b) Examples of cemeteries include, but are not limited to, cemeteries, mausoleums, columbarians and burial chapels.

Certified survey map (CSM). A map of *land division*, not a *subdivision*, prepared in accordance with Sec. 236.34, Wis. Stats. and in full compliance with the applicable provisions both of Chapter 75, Dane County Code and of Town of Springdale Land Division and Subdivision Code, except that a *certified survey map* shall not be required if all of the *lots*, *parcels*, or *building sites* created by a *land division* are more than 80 acres in area, however the land divider shall comply with Section 4 (F) of this Plan and Section 3.19(6) of the Town of Springdale Land Division and Subdivision Code. A *certified survey map* shall be required if any of the *lots*, *parcels* or *building sites* created by *land division* are 80 acres or less.

Clustering. *Dwelling units* grouped on only a portion of a parcel of land.

~~Commercial development.~~ Development for retail sales and services.

Communications tower. Refer to Dane County Zoning Department.

Community living arrangements. Refer to Dane County Zoning Department.

Community Garden. A private or public facility for cultivation of fruits, flowers, vegetables, or ornamental plants by more than one person or family.

Concept plan. A plan for future development for a particular area of land, submitted by a landowner to be used by the Plan Commission to determine whether the ~~development area(s), building envelope(s), and proposed lot(s)~~ for property that will be divided will comply with the applicable Town regulations, ordinances and plans, including the goals and objectives of the Plan. The *concept plan* shall consist of (1) An aerial photograph showing all of the *contiguous* acres owned by the landowner on the *Plan effective date*; (2) the identified *development areas*

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considered domestic fowl for the purposes of this plan.

Domestic pets.

- (a) Any animal that:
1. Has been bred or raised to live in or near the habitations of humans;
 2. Is not kept for slaughter, milk, eggs or the harvesting of fur, wool or plumage, and;
 3. Is dependent on humans for food and shelter.
- (b) Domestic pets include, but are not limited to: dogs, cats, and domestic ferrets.
- (c) Domestic pets do not include: horses, sheep, any animal equivalent to one-half animal unit or larger, endangered species, wildlife, livestock, domestic fowl, or bees.

Duplex dwelling unit. A building designed for and to be occupied by two families or two households living independently of each other not having a shared entrance.

Dwelling unit. A building, or part of a building, fixed to the ground, containing living, sleeping, housekeeping accommodations, and sanitary facilities for occupancy by one or two families.

Environmental corridors. Continuous systems of open space that include environmentally sensitive lands and natural resources requiring protection from disturbance and development, and lands needed for open space and recreational use.

Existing dwelling unit. (1) A building occupied before the Plan effective date. (2) A dwelling unit to be constructed or already under construction for which the building permit has been issued before the Plan effective date.

Family. A single housekeeping unit, with occupants living together on the premises comprised of either:

- (a) Any number of individuals related by blood, adoption, foster care, domestic partnership, marriage, or
- (b) No more than five (5) unrelated individuals.

Farm. All land under common ownership that is primarily devoted to agricultural use. For the purposes of this land use plan, "primarily devoted" means that a majority of the usable land is in agricultural use.

Farm residence Refer to Dane County Zoning Department.

Floodplain. The land adjacent to a body of water that has been or may be hereafter covered by water. Floodplains provide areas where floodwaters are stored and thus reduce flood velocities and flood sedimentation. Floodplains filter nutrients

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and impurities from run-off, process organic wastes, and help to moderate temperature fluctuations, ground-water recharge and fish and wildlife habitat. A floodplain is generally defined as land where there a one percent chance of flooding in any year (100-year floodplain).

Full-time equivalent employees. For purposes of this definition, a "full-time" employee is considered one who works 40 hours weekly. When calculating the number of full-time equivalent employees, the number of hours worked by all employees will be added together and divided by 40. For example:

- A. Assume three (3) people work for a particular employer.
- B. Person A regular works 40 hours weekly.
- C. Persons B and C both regularly work 20 hours weekly.
- D. For purposes of this Plan, the employer is considered to have two full-time equivalent employees.

Hours worked off-site by employees will not count towards the calculation above.

-GIS. Geographical information system

Hamlet. Name of a zoning district with small-scale businesses and compact commercial and residential development in close proximity to rural and agricultural land.

Heavy industrial. Refer to Dane County Zoning Department.

Home occupation. A home occupation is any activity carried on by a member of the family residing on the premises, which meets all of the following conditions:

- (a) The occupation is conducted within a dwelling and not in an accessory building;
- (b) Only members of the family residing on the premises may be employed on the premises, plus a maximum of one other unrelated person;
- (c) No stock-in-trade is kept or commodities sold, other than those made on the premises;
- (d) Samples may be kept but not sold on the premises;
- (e) No mechanical equipment is used except such as may be used for purely domestic or household purposes;
- (f) Such occupation shall not require internal or external alterations, or involve construction features not customary in a dwelling;
- (g) No more than 25 percent (25%) of the floor area of one (1) story of the dwelling is devoted to the occupation;
- (h) The entrance to the space devoted to the occupation is from within the building;
- (i) There is no evidence, other than the sign referred to in subsection (j) below, that shall indicate from the exterior that the building is being utilized in

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- part for any purpose other than that of a dwelling; and
- (j) One (1) sign shall be permitted, which sign shall be attached to the building, shall not exceed two (2) square feet in area and shall not be lighted at night.

Incidental room rental. Rental or leasing of rooms within a single-family residence, provided all of the following are met:

- (a) All rooms offered for rent are within, and share a main building entrance with, the landowner's primary residence.
- (b) No more than two bedrooms are offered for rent.
- (c) One off-street parking space is provided for each rental room.

Indoor entertainment or assembly.

- (a) All land uses which provide entertainment services 10 or more days per calendar year, entirely within an enclosed building. Such activities often have:
1. operating hours which extend significantly later than other commercial land uses and;
 2. event-driven attendance of 50 or more people, who typically arrive and leave the premises as a group, and may congregate outside before and after an event.
- (b) Examples of such land uses include, but are not limited to: restaurants, taverns, theaters, dance clubs, music or performance venues, and auditoriums.

Indoor sales.

Includes all principal land uses that conduct or display sales or rental merchandise or equipment completely or nearly completely within an enclosed building. Indoor sales operations may provide incidental service and indoor repair as an accessory use.

- (a) Indoor sales include, but are not limited to: general merchandise stores, grocery stores, bait shops, sporting goods stores, antique stores, gift shops, laundromats, artisan studios, and bakeries.
- (b) Indoor sales do not include adult bookstores, personal or professional services, or automotive sales.

Indoor storage and repair. Uses that are primarily oriented to the receiving, holding and shipping of materials for a single business. Such uses are not for retail sales, storage of personal belongings of others, or warehousing of materials for others. With the exception of loading facilities, such uses are contained entirely within an enclosed building.

Institutional residential.

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- (a) A congregate residential use that provides some level of human, health or social service to non-transient residents, in addition to basic housing.
- (b) Institutional residential uses include, but are not limited to: group homes, convents, monasteries, nursing homes, convalescent homes, rehabilitation centers, assisted living facilities, congregate care facilities, and retirement communities.
- (c) Institutional residential uses do not include: community living arrangements, day care centers, duplexes, multi-family residences, rooming houses, adult family homes, foster homes, or treatment foster homes.

Intensive livestock operation. An intensive livestock facility means a feedlot, dairy farm or other operation where livestock are or will be fed, confined, maintained or stabled for a total of 45 days or more in any 12-month period. A "livestock facility" includes all of the tax parcels of land on which the facility is located, but does not include a pasture or winter grazing area. Related livestock facilities are collectively treated as a single "livestock facility" for purposes of this chapter, except that an operation may elect to treat a separate species facility as a separate "livestock facility". This applies to the state minimum threshold of 500 animal units or more. (Animal unit has the meaning that was given in s. NR 243.03(3) as of April 27, 2004 (the date on which the livestock facility siting law, 2003 Wis. Act 235, was published).

Kennel. See *Animal boarding, domestic pet*

Land disturbing activity. Any alteration or disturbance that may result in soil erosion, sedimentation or change in runoff including, but not limited to, removal of ground cover, grading, excavating, or filling of land.

Land division. A division of a lot or parcel of land which is not a subdivision for the purpose of transfer of ownership, where the act of division creates fewer than five (5) lots, parcels or building sites. A land division shall not create more than four (4) lots in any five (5) year period.

Landowner. See *Owner*

Light industrial. Refer to Dane County Zoning Department.

Limited family business. A small family-run commercial operation, accessory to a permitted principal use, that takes place entirely within an accessory building. All employees, except up to one or one full-time equivalent, must be a member of the family residing on the premises.

Limited farm business. An agricultural accessory use that meets all of the following criteria:

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Master Plan and this chapter along with required supporting data, prior to the final plat, and when required, prior to a *land division*.

- Property maintenance shed.** A small utility structure, no larger than 600 square feet, used exclusively for storage of materials or equipment in conjunction with the maintenance of the property. Property maintenance sheds may be allowed on properties without a principal residence. Property maintenance sheds have no plumbing fixtures and cannot be used for living or sleeping purposes.
- Racetrack.** An outdoor entertainment activity consisting of any location hosting a gathering of more than three people for the purpose of repetitive motor vehicular activity over a fixed course or area, which persists for periods in excess of 30 minutes in any one 24 hour period.
- Recreational racetrack.** A defined or fixed course for the driving of a motorcycle, automobile, ATV, snowmobile, go-cart, or any other similar motorized craft used for personal use.
- Residence.** See *Dwelling unit*.
- Residential use.** Land use for a *dwelling unit*. Single-family detached dwelling units and duplex dwelling units are permitted *residential uses*. Residential uses do not include multiple family dwelling units because they are prohibited in the *Plan*.
- Roof height.** See *Building height*.
- Rooming house.** Refer to Dane County Zoning Department.
- Rural character.** *Agricultural land*, natural habitats, open spaces, and scenic vistas relatively unaffected by a low density of residential and other development.
- Rural town.** The low density population, infrastructure, services, and tax base that distinguishes a rural community from a suburban or urban community.
- Sanitary fixture.** Any plumbing fixture that requires discharge to a private onsite wastewater treatment system or public sanitary sewer system pursuant to state or county plumbing code.
- Small-scale farming.** Any agricultural use operated for recreational, hobby or supplementary income purposes on a site with a non-agricultural principal use. Animal use is limited to one animal unit per acre.
- Screening.** The use of natural vegetation or plantings to render development sites inconspicuous from surrounding roadways and countryside.

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Site plan. An aerial photograph or drawing provided or approved by the Town of Springdale that indicates all existing and proposed *buildings*, parking areas, waste disposal areas, storage areas, and any existing and proposed fencing and *screenings*.

Shorelands. Refer to Dane County Zoning Department.

Single family dwelling unit. A building, or part of a building, fixed to the ground, containing living, sleeping, housekeeping accommodations, and sanitary facilities for occupancy by one family.

Strip development. A series of commercial or residential land uses generally one lot deep along a road or highway, with each use usually requiring an access to the road. Residential or non-residential development in which three or more building envelopes are arranged in a linear sequence along a public road or highway in a manner that diminishes the rural character of the town.

Structure.

- (a) Any human-made object with form, shape and utility, either permanently or temporarily attached to, placed upon or set into the ground, stream bed or lake bed.
- (b) Structures include, but are not limited to, any building, dwelling, manufactured building, manufactured home, mobile home, house trailer, recreational vehicle, boathouse, boat shelter, advertising sign, deck, patio, driveway, fence, retaining wall, or other improvement or any part of such structure.
- (c) A structure includes any permanent or temporary attachments, including but not limited to awnings, extensions, porches or decks.

Subdivision. A division of a parcel of land where the act of division creates either: five (5) or more lots, parcels or *building sites*; or five (5) or more lots, parcels or *building sites* by successive divisions within a period of five (5) years whether by the original *owner* or a subsequent *owner*. All area calculations shall be exclusive of any dedications, rights-of-way, easements or reservations.

Temporary or portable building. Refer to Dane County Zoning Department.

Transient or tourist.

- (a) A person who travels to a location away from his or her permanent or legal address for a short period of time, not to exceed twenty-nine (29) days, for vacation, pleasure, recreation, culture, business, or employment.
- (b) For the purposes of this Plan, transients or tourists do not include:
 1. Nonpaying guests of the family occupying a dwelling unit;

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amendment.) without prior approval of a *concept plan*.

- (G) **Retiring Density Units.** The town acknowledges that there may be situations in which a property owner may wish to utilize only a portion of available density units, or to *not* utilize any of the aforementioned density options and instead seek to retire the possibility of any current or future development potential on their property. Retiring density units requires approval of the town board and recording of a restrictive covenant on the property which grants the town enforcement rights.
- (H) **Annexed Land.** Should any parcels of land or portion(s) thereof from the *contiguous acres owned on the Plan effective date* be annexed out of the Town, only those acres remaining in the Town shall be considered when calculating currently available land divisions.
- (I) The intention of this Land Use Plan is to generate cooperative decision making between an applicant for *land division or subdivision* and the Town of Springdale Plan Commission, so that the creation of *lots for residential and/or non-residential uses* optimizes the proposal to best meet the criteria under each residential density option or Section 10 criteria for *non-residential uses*. When the Town of Springdale Plan Commission determines that a *land division or subdivision* proposal does not satisfy the criteria under the applicant's chosen option, then the applicant can submit another proposal or request that the Town of Springdale Plan Commission present a proposal that does meet the criteria or the applicant can choose to switch to a lower numbered option.
- (J) It is recommended that anyone buying or selling real estate with a specified number of density units verify that a town-approved concept plan is on file in the town hall which documents the allocation.

SECTION 5

RESIDENTIAL DENSITY OPTION 1

(A) Calculation of Density Units

- 1. *Contiguous acres owned* shall be determined on the *Plan effective date* and be based on *GIS Data* [see note 1 in Land Use Plan Section 15(B)].
- 2. One new *lot for residential use* may be created for each twenty-five (25) *contiguous acres owned*. See Table 1 for calculations of *density unit(s)* [see note 2 in Land Use Plan Section 15(B)].
- 3. An *existing dwelling unit on the Plan effective date* shall not affect the number

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of new *lots* which can be created as calculated from Table 1 "Quick Guide to Town of Springdale Land Use Options."

(B) Land Division(s) and Building Envelope(s) for Residential Use

- 1. Prior to the submission of an application for the approval of a *certified survey map or plat*, the *landowner* shall submit a *concept plan* to the Town of Springdale Plan Commission for the approval of ~~review and action on the location and suitability of the development area(s); and building envelope(s); and proposed lot(s).~~
- 2. When considering requests for *land division or subdivision*, the Town of Springdale Plan Commission shall take into account prior *conveyances* of land designated as *development area(s)* in a *concept plan*.
 - (a) If all or part of the approved *development area(s)* is sold by a landowner, before the *lot(s)* are created by *certified survey map or plat*, the Town of Springdale Plan Commission is not compelled to approve new *development area(s)*.
- ~~3. Lot lines shall be located and lot sizes shall be configured to best satisfy the following:
 - (a) Lot lines shall be located so as to minimize the breakup of contiguous tracts of agricultural lands. Similarly, lots shall be sized to minimize the breakup of contiguous tracts of agricultural lands. To the extent possible, lot lines shall be located to follow previously existing natural or man-made boundaries, such as roads, fence rows, woods, waterways, streams, or similar boundaries. If lot lines must cross agricultural fields because other boundaries are not possible, it is desirable to locate them in such a way so as to maintain the maximum-size agricultural fields in one contiguous parcel.~~
- ~~4.3. Building envelope(s) shall be located to best satisfy the following:
 - (a) Building envelope(s) shall not be located in the middle portion of an agricultural field unless the middle portion of the field is not suitable for productive agricultural fieldwork.
 - (b) If building envelope(s) must be located on agricultural land because other locations are not possible, it is desirable to locate them near the edges of agricultural fields and/or to use the least productive soil as determined by soil types.
 - (c)~~

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- (e) The largest building envelope(s) that can meet the criteria in Land Use Plan Section 5 shall be defined on the concept plan. However, if a building envelope must be located on agricultural land because other locations are not possible, it is advised to limit the building envelope size to a maximum of two acres.
- (b)(d) Strip development shall be avoided whenever possible. If several building envelope(s) must be located along the roadway, it is desirable to mitigate their impact by requiring screenings and/or varying the driveway lengths, lot sizes, and setbacks.
- (e) When adherence to criteria in Land Use Plan Section 5 creates a conflict with public safety, then the Town of Springdale Plan Commission shall give precedence to public safety.
- (d) All criteria in Land Use Plan Section 5 shall apply whenever possible.
- (e) Any changes in the location of a building envelope(s) as defined on a concept plan shall require a public hearing by the Town of Springdale Plan Commission and approval by the Town of Springdale Town Board [see note 7 in Land Use Plan Section 15(B)].
- (f) The largest building envelope(s) that can meet the criteria in Land Use Plan Section 5 shall be defined on the concept plan.

Any changes in the concept plan shall require approval of the Town of Springdale Plan Commission.

- 4. Lot lines shall be located and lot sizes shall be configured to best satisfy the following:

- (a) Lot lines shall be located so as to minimize the breakup of contiguous tracts of agricultural lands.
- (b) Similarly, lots shall be sized to minimize the breakup of contiguous tracts of agricultural lands.
- (c) To the extent possible, lot lines shall be located to follow previously existing boundaries, such as roads, fence rows, woods, waterways, streams, or similar boundaries.
- (d) If lot lines must cross agricultural fields because other boundaries are not possible, it is desirable to locate them in such a way so as to maintain the maximum size agricultural fields in one contiguous parcel.

- 5. When adherence to criteria in Land Use Plan Section 5 creates a conflict with public safety, then the Town of Springdale Plan Commission shall give precedence to public safety.

- 6. All criteria in Land Use Plan Section 5 shall apply whenever possible.
- 7. Changes to concept plans and/or building envelopes
 - (a) Any changes to a concept plan shall require review and action by the Town of Springdale Plan Commission.
 - (b) Any changes in the location of a building envelope(s) on an area of a concept plan that has been divided by a Town Board approved CSM or Plat shall require a public hearing by the Town of Springdale Plan Commission and approval by the Town of Springdale Town Board. [see note 6 in Land Use Plan Section 15(B)].

(C) **Residential Driveways**

1. Residential driveways shall be sited and constructed in a manner which best minimizes their impact on agricultural land.
2. Up to three (3) single-family detached dwelling units may share one driveway, or one (1) single-family detached dwelling unit and one (1) duplex dwelling unit may share one (1) driveway [see note 3 in Land Use Plan Section 15(B)].
 - (a) Exception: If an otherwise allowed dwelling unit would better meet the goals and policies of the Town of Springdale Land Use Plan with an exception to the shared driveway limit, the Town Board may consider an additional dwelling unit to a shared driveway, i.e., four (4) dwelling units on a shared drive. This exception is not to allow development that could not occur if required access and frontage were not available elsewhere.
 - (b) The Town Board may approve, upon recommendation of the Town Plan Commission, exceptions to the 65-foot frontage requirements of County Ordinance section 236.75.19(6)(b), where the Board and Plan Commission find that the exception preserves agricultural land, is consistent with the goals of the land use plan, and protects the public's health, safety, and welfare, provided the approved exceptions meet the requirements of Dane Co. Ordinance 75.19(8)."
3. When adherence to criteria in Land Use Plan Section 5 creates a conflict with public safety, the Town of Springdale Plan Commission shall give precedence to public safety.
4. Driveways shall meet the requirements of the Town of Springdale Driveway Ordinance.

(D) **General Procedures**

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DANE COUNTY, WISCONSIN
ORDINANCE 2026-5-1

1. The creation of *lots* for residential development shall be by *certified survey map (CSM)* or by *plat*.
 - (a) All *lot(s)* on the *certified survey map* or *plat* shall be created in a manner that is consistent with Chapter 75, Dane County Code and the Town of Springdale Land Division and Subdivision Code.
 - (b) Developers of preliminary and final *plats* will be required to fulfill conditions of approval in a reasonable period of time. For each application a date will be specified by the Town Board.
2. Not more than four (4) *lots* shall be permitted in each five (5) year period by *certified survey map* [see note 4 in Land Use Plan Section 15(B)].
3. All applicable requirements of the state, the county, and the town shall apply.
4. The minimum *lot* size shall be one (1) acre, exclusive of road right-of-way.
5. Additional guidelines for the calculation of *density unit(s)* and for *notice documents*:
 - (a) A tracking sheet shall be maintained by the Town of Springdale Clerk for each *land division* or *subdivision* that is approved after the *Plan effective date*; the approved *concept plan* shall be filed with the tracking sheet.
 - (b) The *density unit(s)* shall run with the land, not with the *landowner*.
 - (c) When *lot(s)* are created, a *notice document* shall specify the apportionment of the remaining *density unit(s)* [see note 5 in Land Use Plan Section 15(B)].
 - (d) When *lot(s)* are sold without a *notice document* specifying the apportionment of *density units*, it shall be assumed that any *density unit* stays with the seller's property when consistent with the approved *concept plan* on file in the Town Hall.
 - (e) When the *density unit(s)* are exhausted on a property, that fact shall be recorded by the Town of Springdale Clerk on the town's tracking sheet and by the *landowner* in the Dane County Register of Deeds as a *notice document* [see note 5 in Land Use Plan Section 15(B)].
 - (f) All *lot line adjustments* in the town must be approved by the Town Board, taking into account the review and recommendation of the Town

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Adopted March 11, 2002, by the Plan Commission and Town Board. Amended November 10, 2003;
April 10, 2006; May 21, 2007; September 17, 2007; May 19, 2008; May 18, 2009; Aug. 22, 2012;
May 20, 2013; October 17, 2016; November 14, 2019; June 22, 2020; May 19, 2026

Plan Commission. The town requires notification of any *lot line adjustment* between adjacent *landowners*. [see An Ordinance Regulating *Lot Line Adjustments* adopted by the town on Oct. 17, 2016].

SECTION 6

RESIDENTIAL DENSITY OPTION 2

(A) Calculation of Density Units

1. *Contiguous* acres owned shall be determined on the *Plan effective date* and be based on *GIS Data* [see note 1 in Land Use Plan Section 15(C)].
2. One new (1) *lot* for residential use may be created for each seventeen (17) *contiguous* acres owned. See Table 1 for calculations of *density unit(s)* [see note 2 in Land Use Plan Section 15(C)].
3. An *existing dwelling unit* on the *Plan effective date* shall not affect the number of new *lots* which can be created as calculated from Table 1 "Quick Guide to Town of Springdale Land Use Options."
4. For *contiguous* acres of at least fourteen (14) acres and less than seventeen (17) acres in size on the *Plan effective date*, one (1) new *lot* for residential use shall be allowed [see notes 3 and 4 in Land Use Plan Section 15(C)].

(B) Land Division(s) and Building Envelope(s) for Residential Use

1. Prior to the submission of an application for the approval of a *certified survey map*, the *landowner* shall submit a *concept plan* to the Town of Springdale Plan Commission for the approval of review and action on the location and suitability of the *development area(s)* and *building envelope(s)*, and proposed *lot(s)*.
2. When considering requests for *land division*, the Town of Springdale Plan Commission shall take into account prior conveyances of land designated as *development area(s)* in a *concept plan*.
 - (a) If all or part of the approved *development area(s)* is sold by a *landowner*, before the *lot(s)* are created by *certified survey map*, the Town of Springdale Plan Commission is not compelled to approve new *development area(s)*.

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April 10, 2006; May 21, 2007; September 17, 2007; May 19, 2008; May 18, 2009; Aug. 22, 2012;
May 20, 2013; October 17, 2016; November 14, 2019; June 22, 2020; May 19, 2026

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3. ~~Lot lines shall be located and lot sizes shall be configured to best satisfy the following:~~

- (a) ~~Lot lines shall be located so as to minimize the breakup of contiguous tracts of agricultural lands. Similarly, lots shall be sized to minimize the breakup of contiguous tracts of agricultural lands. To the extent possible, lot lines shall be located to follow previously existing natural or man-made boundaries, such as roads, fence rows, woods, waterways, streams, or similar boundaries. If lot lines must cross agricultural fields because other boundaries are not possible, it is desirable to locate them in such a way so as to maintain the maximum size agricultural fields in one contiguous parcel.~~

4.3. Building envelope(s) shall be located to best satisfy the following:

- (a) All of the building envelope criteria from Option 1:
- (1) The location of the building envelope(s) shall demonstrate that the disturbance of agricultural land has been minimized.
- (2) If building envelope(s) must be located on agricultural land because other locations are not possible, it is desirable to mitigate their impact by clustering them, locating them near the edges of agricultural fields, and/or using the least productive soil as determined by soil types.
- (3) The largest building envelope(s) that can meet the criteria in Land Use Plan Section 6 shall be defined on the concept plan. However, if a building envelope must be located on agricultural land because other locations are not possible, it is advised to limit the building envelope size to a maximum of two acres.
- (4) Strip development shall be avoided whenever possible. If several building envelope(s) must be located along the roadway, it is desirable to mitigate their impact by requiring screenings and/or varying the driveway lengths, lot sizes, and setbacks.
- (b) Additionally, The location of the building envelope(s) under option 2 shall demonstrate that the impact on the town's rural character has been minimized.
- (1) If building envelope(s) must be located on agricultural land because other locations are not possible, it is desirable to mitigate their impact by clustering them. Clustering is desirable and may be required.

- (2) In addition to the approaches listed in option 1 to avoid Strip development, shall be avoided whenever possible. If several building envelope(s) must be located along the roadway, it is desirable to the town may mitigate their impact by requiring, clustering, screening, shared driveways, and/or varying the driveway lengths, lot sizes, and setbacks.
- (3) Building envelope(s) shall be designed to minimize a building's visual impact when viewed from public roads, the Military Ridge Bike Trail, and from the surrounding countryside. On properties with prominent, exposed hilltops or ridges, it is desirable for roof tops not to extend above the hilltop or ridgeline, and screenings may be required to minimize the visual impact of rooftops extending above the hilltops or ridgelines. [see note 9 in Land Use Plan Section 15(C)].
- (4) The proximity of environmentally sensitive areas and culturally significant sites on the property or on adjacent/nearby properties shall be considered in the location of building envelope(s) within a property.
- (5) Screenings may be required to mitigate the impact of residential development and may consist of either a buffer of natural vegetation left in place for this purpose during site development or landscaping and planting to achieve the same result. The type of screening most suitable to the site shall be suggested by the landowner and shall require approval by the Town of Springdale Plan Commission. When such screenings are required, a letter of credit or other financial instrument acceptable to the Town Board shall be required from the landowner in an amount adequate to cover the costs.

4. Lot lines shall be located and lot sizes shall be configured to best satisfy the following:

- (a) Lot lines shall be located so as to minimize the breakup of contiguous tracts of agricultural lands.
- (b) Similarly, lots shall be sized to minimize the breakup of contiguous tracts of agricultural lands.
- (c) To the extent possible, lot lines shall be located to follow previously existing boundaries, roads, fence rows, woods, waterways, streams, or similar boundaries.
- (d) If lot lines must cross agricultural fields because other boundaries are not possible, it is desirable to locate them in such a way so as to

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maintain the maximum size agricultural fields in one contiguous parcel.

5. When adherence to criteria in Land Use Plan Section 6 creates a conflict with public safety, then the Town of Springdale Plan Commission shall give precedence to public safety.

6. All criteria in Land Use Plan Section 6 shall apply whenever possible.

7.

(3)8.

~~(e) When adherence to criteria in Land Use Plan Section 6 creates a conflict with public safety, then the Town of Springdale Plan Commission shall give precedence to public safety.~~

~~(d) All criteria in Land Use Plan Section 6 shall apply whenever possible.~~

~~(a) Any changes in the concept plan shall require review and action by the Town of Springdale Plan Commission.~~

~~(e)(b) Any changes in the location of a building envelope(s) on an area of as defined on the concept plan that has been divided by a Town Board approved CSM or Plat shall require a public hearing by the Town of Springdale Plan Commission and approval by the Town of Springdale Town Board. [see note 78 in Land Use Plan Section 15(C)].~~

~~(f) The largest building envelope(s) that can meet the criteria in Land Use Plan Section 6 shall be defined on the concept plan.~~

~~(g) Any changes in the concept plan shall require approval of the Town of Springdale Plan Commission.~~

(C) Residential Driveways

1. Residential driveways shall be sited and constructed in a manner which best minimizes their impact on agricultural land.

2. Residential driveways shall be sited and constructed in a manner which best minimizes their impact on the town's rural character.

3. Up to three (3) single-family detached dwelling units may share one (1) driveway, or one (1) single-family detached dwelling unit and one (1) duplex dwelling unit may share one (1) driveway [see note 5 in Land Use Plan Section 15(C)].

(a) Exception: If an otherwise allowed dwelling unit would better meet the goals and policies of the Town of Springdale Land Use Plan with

an exception to the shared driveway limit, the Town Board may consider an additional dwelling unit to a shared driveway, i.e., four (4) dwelling units on a shared drive. This exception is not to allow development that could not occur if required access and frontage were not available elsewhere.

3.(b) The Town Board may approve, upon recommendation of the Town Plan Commission, exceptions to the 66-foot frontage requirements of County Ordinance section 236.75.19(6)(b), where the Board and Plan Commission find that the exception preserves agricultural land, is consistent with the goals of the land use plan, and protects the public's health, safety, and welfare, provided the approved exceptions meet the requirements of Dane Co. Ordinance 75.19(8)."

4. When adherence to the criteria in Land Use Plan Section 6 creates a conflict with public safety, the Town of Springdale Plan Commission shall give precedence to public safety.

5. Driveways shall meet the requirements of the Town of Springdale Driveway Ordinance.

(D) General Procedures

1. The creation of lots for residential development shall be by certified survey map (CSM).

(a) All lot(s) on the certified survey map shall be created in a manner that is consistent with the Chapter 75, Dane County Code and the Town of Springdale Land Division and Subdivision Code.

2. Not more than four (4) lots shall be permitted in each five (5) year period by certified survey map [see note 6 in Land Use Plan Section 15(C)].

3. All applicable requirements of the state, the county, and the town shall apply.

4. The minimum lot size shall be one (1) acre, exclusive of road right-of-way.

5. Additional guidelines for the calculation of density unit(s) and for notice documents:

(a) A tracking sheet shall be maintained by the Town of Springdale Clerk for each land division that is approved after the Plan effective date, the approved concept plan shall be filed with the tracking sheet.

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- (b) The *density unit(s)* shall run with the land, not with the *landowner*.
- (c) When *lot(s)* are created, a *notice document* shall specify the apportionment of the remaining *density unit(s)* [see note 7 in Land Use Plan Section 15(C)].
- (d) When *lot(s)* are sold without a *notice document* specifying the apportionment of *density units*, it shall be assumed that any *density unit* stays with the seller's property when consistent with the approved *concept plan* on file in the Town Hall.
- (e) When the *density unit(s)* are exhausted on a property, that shall be recorded by the Town of Springdale Clerk on the town's tracking sheet and by the *landowner* in the Dane County Register of Deeds as a *notice document* [see note 7 in Land Use Plan Section 15(C)].
- (f) All *lot line adjustments* in the town must be approved by the Town Board, taking into account the review and recommendation of the Town Plan Commission. The town requires notification of any *lot line adjustment* between adjacent *landowners*. [see *An Ordinance Regulating Lot Line Adjustments* adopted by the town on Oct. 17, 2016].

SECTION 7

RESIDENTIAL DENSITY OPTION 3

(A) Calculation of Density Unit(s)

- 1. *Contiguous* acres owned shall be determined on the *Plan effective date* and based on *GIS Data* [see note 1 in Land Use Plan Section 15(D)].
- 2. One new *lot* for residential use may be created for each fourteen (14) *contiguous* acres owned. See Table 1 for calculations of *density unit(s)* [see note 2 in Land Use Plan Section 15(D)].
- 3. An *existing dwelling unit* on the *Plan effective date* shall not affect the number of new *lots* which can be created as calculated from Table 1 "Quick Guide to Town of Springdale Land Use Options".
- 4. A minimum of seventy (70) *contiguous* acres shall be required [see note 3 in Land Use Plan Section 15(D)].

(B) Building Envelope(s) for Residential Use

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April 10, 2006; May 21, 2007; September 17, 2007; May 19, 2008; May 18, 2009; Aug. 22, 2012;
May 20, 2013; October 17, 2016; November 14, 2019; June 22, 2020; May 19, 2026

- 1. Prior to the submission of an application for the approval of a *plat*, the *landowner* shall submit a *concept plan* to the Town of Springdale Plan Commission for the approval of ~~review and action on~~ the location and suitability of the *development area(s)* ~~and building envelope(s)~~ and proposed ~~lot(s)~~.
- 2. When considering requests for *subdivision*, the Town of Springdale Plan Commission shall take into account prior conveyances of land designated as *development area(s)* in a *concept plan*.
 - (a) If all or part of the approved *development area(s)* is sold by a *landowner*, before the *lot(s)* are created by *plat*, the Town of Springdale Plan Commission is not compelled to approve new *development area(s)*.

(C) Clustering

- 1. Residential development shall be clustered on twenty-five (25) percent of the *contiguous* acres owned [see note 4 in Land Use Plan Section 15(D)].
- 2. Seventy-five (75) percent of the property shall have a *deed restriction* to maintain it as *contiguous* agricultural and/or open space [see note 5 in Land Use Plan Section 15(D)].
 - (a) The seventy-five (75) percent deed restricted land shall be one *contiguous* area whenever possible; shall include the best *agricultural land* and/or environmentally sensitive areas; may include *buildings* for *agricultural uses*, may be included with the *lot(s)* and may be sold. With *residential use* clustered on twenty-five (25) percent of the *contiguous* property, quarries, *intensive livestock operations*, or uses inconsistent with the goals and policies of this Land Use Plan shall not qualify as *agricultural* and/or open space (see definition of *Agricultural use* and *Intensive livestock operations*, Section 2, Definitions).
 - (b) The *existing dwelling unit* or one of the permitted *lot(s)* may be associated with the seventy-five (75) percent area.
 - (c) If a *dwelling unit* does not exist on a property larger than seventy (70) acres on the *Plan effective date*, then one new *dwelling unit* may be associated with the seventy-five (75) percent area and shall not be counted in the calculation of *density unit(s)*.

(D) Residential Driveways

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April 10, 2006; May 21, 2007; September 17, 2007; May 19, 2008; May 18, 2009; Aug. 22, 2012;
May 20, 2013; October 17, 2016; November 14, 2019; June 22, 2020; May 19, 2026

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1. Residential driveways shall be sited and constructed in a manner which best minimizes their impact on *agricultural land*.
 2. Residential driveways shall be sited and constructed in a manner which best minimizes their impact on the town's *rural character*.
 3. Up to three (3) *single-family detached dwelling units* may share one (1) driveway, or one (1) *single-family detached dwelling unit* and one(1) *duplex dwelling unit* may share one (1) driveway [see note 6 in Land Use Plan Section 15(C)(D)].
 - (a) Exception: If an otherwise allowed dwelling unit would better meet the goals and policies of the Town of Springdale Land Use Plan with an exception to the shared driveway limit, the Town Board may consider an additional dwelling unit to a shared driveway, i.e., four (4) dwelling units on a shared drive. This exception is not to allow development that could not occur if required access and frontage were not available elsewhere....
 - 3-(b) The Town Board may approve, upon recommendation of the Town Plan Commission, exceptions to the 66-foot frontage requirements of County Ordinance section 236.75.19(6)(b), where the Board and Plan Commission find that the exception preserves agricultural land, is consistent with the goals of the land use plan, and protects the public's health, safety, and welfare, provided the approved exceptions meet the requirements of Dane Co. Ordinance 75.19(8)."
 4. When adherence to criteria in Land Use Plan Section 7 creates a conflict with public safety, the Town of Springdale Plan Commission shall give precedence to public safety.
 5. Driveways shall meet the requirements of the Town of Springdale Driveway Ordinance.
- (E) General Procedures
1. *Land division* shall be by *subdivision plat*.
 - (a) All *lot(s)* on the *subdivision plat* shall be created in a manner that is consistent with Chapter 75, Dane County Code and the Town of Springdale Land Division and Subdivision Code.
 - (b) Developers of preliminary and final *plats* will be required to fulfill conditions of approval in a reasonable period of time. For each

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application a date will be specified by the Town Board.

2. All applicable requirements of the state, the county, and the town shall apply.
3. The minimum *lot* size shall be one (1) acre.
4. Additional guidelines for the calculation of *density unit(s)* and for *notice documents*:
 - (a) A tracking sheet shall be maintained by the Town of Springdale Clerk for each *subdivision* that is approved after the *Plan effective date*; the approved *concept plan* shall be filed with the tracking sheet.
 - (b) The *density unit(s)* shall run with the land, not with the *landowner*.
 - (c) When *lot(s)* are created, a *notice document* shall specify the apportionment of the remaining *density unit(s)* [see note 7 in Land Use Plan Section 15(D)].
 - (d) When *lot(s)* are sold without a *notice document* specifying the apportionment of *density units*, it shall be assumed that any *density unit* stays with the seller's property when consistent with the approved *concept plan* on file in the Town Hall.
 - (e) When the *density unit(s)* are exhausted on a property, it shall be recorded by the Town of Springdale Clerk on the town's tracking sheet and by the *landowner* in the Dane County Register of Deeds as a *notice document* [see note 7 in Land Use Plan Section 15(D)].
 - (f) All *lot line adjustments* in the town must be approved by the Town Board, ~~taking into account~~ the review and recommendation of the Town Plan Commission. The town requires notification of any *lot line adjustment* between adjacent *landowners*. [see *An Ordinance Regulating Lot Line Adjustments* adopted by the town on Oct. 17, 2016].

SECTION 8

AGRICULTURAL USES

- (A) Farming in the Town of Springdale has undergone a transition away from family-owned dairy operations to increased cash crop production, and alternative *agricultural uses*. *Agricultural land* is an irreplaceable natural resource to be protected. The continuation of farming opportunities for future generations requires availability of *tillable land*. Traditional and alternative agriculture as an economic

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- (6)
 - (g) Storage of no more than 12 total vehicles and pieces of construction equipment
 - (h) A transportation, utility, communication, or other use that is: 1. required under state or federal law to be located in a specific place, or, 2. is authorized to be located in a specific place under a state or federal law that specifically preempts the requirement of a conditional use permit.
 - (i) Undeveloped natural resource and open space areas
 - (j) Utility services associated with, and accessory to a permitted or conditional use
7. The Town shall consider supporting rezoning requests for the following kinds of non-residential uses that are conditional uses in the LC Limited Commercial District that meet the requirements of this Land Use Plan in Section 10 E.
- (a) Caretaker's residence
 - (b) Cemeteries
 - (c) Communication towers
 - (d) Governmental, institutional, religious, or nonprofit community uses
 - (e) Outdoor storage
 - (f) Storage of more than 12 total vehicles and pieces of construction equipment
 - (g) Transportation, communications, pipelines, electric transmission, utility, or drainage uses
- (J) Because heavy commercial and industrial uses are incompatible with the goals and policies of this Land Use Plan, the Town of Springdale shall not support rezoning to the GC - General Commercial [see note 4 in Land Use Plan Section 15(G)], HC - Heavy Commercial District, RI - Rural Industrial and MI - Manufacturing Industrial District (see Dane County Code, Chapter 10).
- (K) A lot(s) created for non-residential uses under Section 10 of this Land Use Plan shall follow these requirements:
1. Calculation of Density Units in Residential Density Option 1, for the contiguous acres owned on the Plan effective date.
 - (a) Contiguous acres owned shall be determined on the Plan effective date and be based on GIS Data [see note 1 in Land Use Plan Section 15(B)].
 - (b) One lot for non-residential use may be created for each twenty-

- five (25) contiguous acres owned. See Table 1 for calculations of density unit(s) [see note 2 in Land Use Plan Section 15(B)].
 - (c) An existing dwelling unit on the Plan effective date shall not affect the number of new lots which can be created as calculated from Table 1 "Quick Guide to Town of Springdale Land Use Options."
2. The requirements for (B) Land Division and Building Envelope(s) in Residential Option 2, for the contiguous acres owned on the Plan effective date.
- (a) Prior to the submission of an application for the approval of a certified survey map, the landowner shall submit a concept plan to the Town of Springdale Plan Commission for the approval of review and action on the location and suitability of the development area(s) and building envelope(s) and proposed lot(s).
 - (b) When considering requests for land division, the Town of Springdale Plan Commission shall take into account prior conveyances of land designated as development area(s) in a concept plan.
 - (i) If all or part of the approved development area(s) is sold by a landowner, before the lot(s) are created by certified survey map, the Town of Springdale Plan Commission is not compelled to approve new development area(s).
 - (c) Lot lines shall be located and lot sizes shall be configured to best satisfy the following:
 - (i) Lot lines shall be located so as to minimize the breakup of contiguous tracts of agricultural lands.
 - (ii) Similarly, lots shall be sized to minimize the breakup of contiguous tracts of agricultural lands.
 - (iii) To the extent possible, lot lines shall be located to follow previously existing natural or man-made boundaries, such as roads, fence rows, woods, waterways, streams, or similar boundaries.
 - (iv) If lot lines must cross agricultural fields because other boundaries are not possible, it is desirable to locate them in such a way so as to maintain the maximum size agricultural fields in one contiguous parcel.
 - (d) When adherence to criteria in Land Use Plan Section 10 creates a conflict with public safety, then the Town of Springdale Plan Commission shall give precedence to public safety.
 - (e) All criteria in Land Use Plan Section 10 shall apply whenever possible.

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- (f) Any changes to a *concept plan* shall require review and action from the Town of Springdale Plan Commission.
- (g) Any changes in the location of a *building envelope(s)* as defined on the *area of a concept plan that has been divided by a town Board approved CSM or Plat* shall require a public hearing by the Town of Springdale Plan Commission and approval by the Town of Springdale Town Board. [see note 6 in Land Use Plan Section 15(E)].
- (b) The largest *building envelope(s)* that can meet the criteria in Land Use Plan Section 10 shall be defined on the *concept plan*.
- (c) Any changes in the *concept plan* shall require approval of the Town of Springdale Plan Commission.
3. The requirements for (C) Driveways in Residential Option 2.
- (a) All driveways shall be sited and constructed in a manner which best minimizes their impact on *agricultural land*.
- (b) All driveways shall be sited and constructed in a manner which best minimizes their impact on the town's *rural character*.
- (c) Up to three (3) properties may share one (1) driveway. A duplex is considered two (2) properties for the purposes of a shared driveway. [See note 5 in Land Use Plan Section 15(C)].
- (d) When adherence to the criteria in Land Use Plan Section 10 creates a conflict with public safety, the Town of Springdale Plan Commission shall give precedence to public safety.
- (e) Driveways shall meet the requirements of the Town of Springdale Driveway Ordinance.
4. General Procedures in Residential Density Option 2.
- (a) The creation of *lots for non-residential uses* shall be by *certified survey map (CSM)*.
- (i) All *lot(s)* on the *certified survey map* shall be created in a manner that is consistent with the Chapter 75, Dane County Code and the Town of Springdale Land Division and Subdivision Code.
- (b) Not more than four (4) *lots* shall be permitted in each five (5) year period by *certified survey map* [see note 6 in Land Use Plan Section 15(C)].

- (c) All applicable requirements of the state, the county, and the town shall apply.
- (d) The minimum *lot size* shall be one (1) acre, exclusive of road right-of-way.
5. Additional guidelines for the calculation of *density unit(s)* and for *notice documents*:
- (a) A tracking sheet shall be maintained by the Town of Springdale Clerk for each *land division* that is approved after the *plan effective date*; the approved *concept plan* shall be filed with the tracking sheet.
- (b) The *density unit(s)* shall run with the land, not with the *landowner*.
- (c) When *lot(s)* are created, a *notice document* shall specify the apportionment of the remaining *density unit(s)* [see note 7 in Land Use Plan Section 15(C)].
- (d) When *lot(s)* are sold without a *notice document* specifying the apportionment of *density units*, it shall be assumed that any *density unit* stays with the seller's property when consistent with the approved *concept plan* on file in the Town Hall.
- (e) When the *density unit(s)* are exhausted on a property, it shall be recorded by the Town of Springdale Clerk on the town's tracking sheet and by the *landowner* in the Dane County Register of Deeds as a *notice document* [see note 7 in Land Use Plan Section 15(C)].
- (f) All *lot line adjustments* in the town must be approved by the Town Board, taking into account the review and recommendation of the Town Plan Commission. The town requires notification of any *lot line adjustment* between adjacent *landowners*. [see *An Ordinance Regulating Lot Line Adjustments* adopted by the town on Oct. 17, 2016].
- (L) In many circumstances signage is incompatible with the goals and policies of this Land Use Plan. The Town shall has developed a signage ordinance that promotes rural, *non-residential uses* primarily related to agriculture and that ensures signage will not negatively affect the *rural character* of the Town. See Ordinance 2022-07-01 Sign Ordinance.
- (M) Section 10 shall apply to all *non-residential uses*.

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LAND DIVISION AND SUBDIVISION CODE

LAND DIVISION AND SUBDIVISION CODE

186 private agreement or restriction impose duties and obligations more restrictive
187 than these regulations, and the private provisions are not inconsistent with the
188 provisions of this chapter, then the private provisions shall be operative and
189 supplemental to these regulations and any determinations made under these
190 regulations.
191

192
193 **3.4 Interpretation.** In their interpretation and application, the regulations
194 contained in this chapter shall be held to be the minimum requirements for the
195 promotion of the public health, safety and general welfare. These regulations shall
196 be construed broadly in favor of the Town of Springdale to promote the purposes
197 for which they are adopted.
198

199
200 **3.5 Severability.** If any part or provision of this chapter or the application of
201 these regulations to any person or circumstance is adjudged invalid by any court
202 of competent jurisdiction, the judgment shall be confined in its operation to the
203 part, provision or application directly involved in the controversy in which the
204 judgment shall be rendered. It shall not affect or impair the validity of the
205 remainder of these regulations or the application of them to other persons or
206 circumstances. The Town Board hereby declares that it would have enacted the
207 remainder of these regulations even without any such part, provision or
208 application that is judged to be invalid.
209

210
211 **3.6 Repeal.** All other chapters or ordinances or parts thereof of the Town of
212 Springdale inconsistent with or in conflict with the provisions of this chapter are
213 hereby repealed.
214

215
216 **3.7 Fees.** The Town Board may, by resolution, establish reasonable fees for the
217 administration of this ordinance.
218

219
220 **3.8 Effective date.** This chapter shall become effective after a public hearing,
221 adoption by the Town Board, and publication or posting as provided by law.
222

SUBCHAPTER 2 DEFINITIONS

223
224
225
226
227 **3.9 Definitions.** The following definitions shall be observed and applied in this
228 chapter, except where the context clearly indicates otherwise.
229

230 **Accessory building.** Any structure which cannot be occupied as a residence and
231 includes an addition or an additional story to an existing accessory building. An

232 accessory building is a subordinate or supplemental building or structure, the use
233 of which is incidental to that of the main building on the same lot or parcel, or the
234 use of the premises on which it is located. The use is accessory if it is subordinate
235 to the primary use and cannot exist independently of the primary use.
236

237 **Accessory dwelling unit - attached.** (1) A second dwelling unit, limited in size,
238 which is physically attached to an existing principal dwelling. (2) Accessory
239 dwelling units have their own entrance, and do not share a main entrance with the
240 principal residence on the lot.
241

242 **Accessory dwelling unit - detached.** (1) A second dwelling unit, limited in size,
243 which is in a freestanding accessory building, located on the same lot as a
244 principal dwelling. (2) This definition includes accessory buildings constructed in
245 connection with a private garage, or a private garage converted into a dwelling
246 unit. (3) A detached accessory dwelling requires an additional density unit per this
247 Land Use Plan.
248

249 **Accessory structure.** A structure associated with an accessory use.
250

251 **Accessory use.** A land use incidental to, and customarily associated with a
252 specific principal use. Accessory uses must be located on the same lot or parcel
253 and in the same zoning district as the principal use.
254

255 **Agricultural entertainment.** (1) An agricultural accessory use, taking place on a
256 farm, that combines the elements and characteristics of agriculture and tourism.
257 (2) Examples of agricultural entertainment include, but are not limited to: corn
258 mazes, pick your-own operations, hay rides, sleigh rides, petting farms, on-farm
259 tours, agricultural related museums, demonstrations of farming practices,
260 techniques and methods, educational activities about farm animals and camps
261 centered around interaction with farm animals, fee based fishing and hunting,
262 horseback riding, nature trails, haunted barns, farm breakfasts and luncheons, and
263 similar activities which are related to agriculture.
264

265 **Agricultural land.** (1) Consists of land that has since 1981 been plowed
266 intermittently or consistently tilled or used
as open pasture. (2) Consists of plowed tilled or open pastureland that since 1981
has

267 been placed in federal programs, in return for payments in kind or that has been
268 enrolled in the conservation reserve program.
269

270 **Agricultural use.** Any of the following activities conducted for the purpose of producing
an income or livelihood: (a) Crop or forage production. (b) Keeping livestock. (c)
Beekeeping. (d) Nursery, sod, or Christmas tree production. (e) Floriculture.
(f) Aquaculture. (g) Fur farming. (h) Forest management. (i) Enrolling land in a federal
agricultural commodity payment program or a federal or state agricultural land
conservation payment program. ~~Includes beekeeping, dairying, egg production,~~

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271 horticulture;
272 fish or fur farming; forest and game management; grazing; livestock raising;
273 orchards; plant greenhouses and nurseries; poultry raising; raising of grain, grass,
274 nut and seed crops; raising of fruits, nuts and berries; sod farming; vegetable
275 raising; land placed in federal programs in return for payments in kind; land that
276 is enrolled in the conservation reserve program.

277 **Agriculture-related use.** A facility, whether or not located on a farm, that has at
278 least one of the following as a primary, and not merely incidental purpose: (1)
279 Providing agricultural supplies, agricultural equipment, agricultural inputs, or
280 agricultural services directly to farms, including farms in the farmland
281 preservation zoning district. (2) Storing, processing, or handling raw agricultural
282 commodities obtained directly from farms, including farms in the farmland
283 preservation zoning district. (3) Processing agricultural by-products or wastes
284 received directly from farms, including
285
286 **Alley.** A public right-of-way that normally affords a secondary means of
287 vehicular access to abutting property.
288
289 **Animal Boarding, domestic pet.** Any premises that accommodates six (6) or
290 more domestic pets during the daytime hours or overnight, including both indoor
291 and outdoor facilities. May also include accessory retail sales of pet food, pet
292 supplies, and related items, limited to 250 square feet of floor space. (1) Examples
293 of these land uses include: commercial kennels, pet breeding operations, and pet
294 day-care operations. (2) Domestic pet animal boarding does not include:
295 (a.) The keeping of six (6) or more domesticated songbirds, aquarium fish, or
296 reptiles that are kept indoors and owned by a resident of the property;
297 (b.) Temporary foster care not to exceed a residence of six (6) weeks per animal;
298 (c.) overnight or observational care for patients of a veterinary clinic;
299 (d.) Large animal boarding, domestic fowl or beekeeping, colony houses, small-
300 scale farming, or agricultural livestock operations.
301
302 **Animal Boarding, large animal.** Any premises that accommodates six or more
303 of any animals, not owned by the owner of the property, not including domestic
304 pets, domestic fowl, or domestic bees. Exercise yards, fields, training areas, and
305 trails associated with such land uses are considered accessory to such land uses
306 and do not require separate consideration. (1) Examples of these land uses
307 include commercial stables, livestock boarding, wildlife rehabilitation centers,
308 and game farms. (2) Large animal boarding does not include: temporary foster
309 care not to exceed a residence of six (6) weeks per animal, overnight or
310 observational care for patients of a veterinary clinic, domestic pet boarding,
311 domestic fowl or beekeeping, colony houses, small-scale farming, or agricultural
312 livestock operations.
313
314 **Animal unit.** One animal unit shall be defined as being the equivalent of 1 cow,
315 4 hogs, 10 sheep, 10 goats, 100 poultry, 1 horse, 1 pony, 1 mule, or 100 rabbits, or
316 an equivalent combination thereof. The WI DNR Animal Unit Worksheet shall be
317 used to determine animal unit if not defined above.
318
319 **Arterial Street.** A street that provides for rapid movement of concentrated
320 volumes of traffic over relatively long distances between areas.
321
322

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323 **Bed and breakfast.** See Transient or tourist lodging
324
325 **Block.** An area of land within a subdivision that is entirely bounded by a
326 combination of streets, exterior boundary lines of the subdivision, and streams or
327 bodies of water.
328
329 **Building.** Any structure erected or constructed of wood, metal, stone, plastic, or
330 other materials, which is intended to be used by human beings or animals for
331 occupancy, livery, commerce, education, cultural activities, or other purposes.
332 The term does not include children's play structures and portable agricultural
333 structures. Any structure having a roof supported by posts, columns or walls and
334 its appendages including, but not limited to balconies, porches, decks, stoops,
335 fireplaces and chimneys. Also included for permit and locational purposes are
336 swimming pools, both above and below ground, and towers, except
337 communication towers. Not included within the definition, for permit purposes or
338 otherwise, are poles, towers and posts for lines carrying telephone messages or
339 electricity and recreational structures of open construction and without walls, such
340 as swing sets, slides, yard gyms, climbers, sand boxes and teeter totters.
341
342 **Building envelope.** The area on a ~~certified survey map, or plat, or concept plan~~
343 within which a dwelling unit and accessory buildings shall be contained.
344
345 **Building height.** (1) The vertical distance, measured from the mean elevation of the
346 finished grade along the front of the building to the highest point on the roof for flat
347 roofs, to the mean height level between the highest ridge and its associated eave for
348 gable and hip roofs, to the deck line for mansard roofs. (2) The front of the building
349 shall be the side directly facing the public or private thoroughfare which affords
350 primary means of access to the property, excluding the driveway.
351
352 **Building lot.** See *Lot*.
353
354 **Campground.** Any parcel of land which is designed, maintained, intended or
355 used for the purpose of providing sites for nonpermanent overnight use by 2 or
356 more camping units, or which is advertised or represented as a camping area.
357 Campgrounds may include buildings to provide services to patrons, such as
358 restrooms, bathing, laundry, and commissary facilities.
359
360 **Caretaker's residence.** A dwelling on a nonresidential property occupied by the
361 person who oversees the nonresidential property 24 hours a day, and his or her
362 family.
363
364 **Cemetery.** (1) Any land that is used, or intended to be used for the burial of
365 human remains. (2) Examples of cemeteries include, but are not limited to,
366 cemeteries, mausoleums, ~~columbaria~~, and burial chapels.
367
368 **Certified survey map (CSM).** A map of land division, not a subdivision, prepared
369 in accordance with Sec. 236.34, Wis. Stats. and in full compliance with the

370 applicable provisions both of Chapter 75, Dane County Code and of Town of
371 Springdale Land Division and Subdivision Code, except that a certified survey
372 map shall not be required if all of the lots, parcels, or building sites created by a
373 land division are more than 80 acres in area, however the land divider shall
374 comply with Section 4 (F) of this Plan and Section 3.19(6) of the Town of
375 Springdale Land Division and Subdivision Code. A certified survey map shall be
376 required if any of the lots, parcels or building sites created by land division are 80
377 acres or less.
378
379 **Clustering.** Dwelling units grouped on only a portion of a parcel of land.
380
381 **Collector street.** A street that provides for moderate speed movement within
382 large areas. They are basically local streets, which usually, because of more
383 directness of routing and higher capacity than other local streets, receive higher
384 volumes of traffic to be distributed from or collected toward nearby arterial
385 streets.
386
387 ~~Commercial development.~~ Development for retail sales and services.
388
389 **Common open space.** Undeveloped land within a conservation subdivision that
390 has been designated, dedicated, reserved, or restricted in perpetuity from further
391 development and is set aside for the use and enjoyment by residents of the
392 development. Common open space shall not be part of individual residential lots.
393 It shall be substantially free of structures, but may contain historic structures and
394 archeological sites including Indian mounds, and/or such recreational facilities for
395 residents as indicated on the approved subdivision plat.
396
397 **Communications tower.** Refer to Dane County Zoning Department.
398
399 **Community living arrangements.** Refer to Dane County Zoning Department.
400
401 **Community Garden.** A private or public facility for cultivation of fruits, flowers,
402 vegetables, or ornamental plants by more than one person or family.
403
404 ~~Concept plan.~~ A plan for future development for a particular area of land,
405 submitted by a landowner to be used by the Plan
406 Commission to determine whether the proposed lot(s), building envelope(s) and
407 development area(s) for property that will be divided will comply with the
408 applicable Town regulations, ordinances and plans, including the goals and
409 objectives of the Plan. The concept plan shall consist of
410 (1) An aerial ~~photograph~~,
411 showing all of the contiguous acres owned by the landowner on the effective date
412 of the Plan effective date;
413 (2) the identified development areas that meet the goals of the Land use plan with either:
414 A. An enumeration of can accommodate the the potential number of building

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envelopes that can be accommodated within each development area, or
406 B. defined building envelope locations when necessary to meet the goals of the plan;
414 potential number of building envelopes; (3) consideration of access for
all
41407 building envelopes; and (4) any current proposals for lots, building envelopes,
and
41408 development areas and driveway and utility access to them.
414

415 **Condominium.** A community association combining individual unit ownership
416 with shared use or ownership of common property or facilities, established in
417 accordance with the requirements of the Condominium Ownership Act, Chapter
418 703, Wis. Stats. A condominium is a legal form of ownership of real estate and
419 not a specific building type or style.
420
421 **Conservation subdivision.** A housing development in a rural setting that is
422 characterized by compact lots and common open space, and where the natural
423 features of the land are maintained to the greatest extent possible.
424
425 **Contiguous.** Lots or parcels shall be considered as contiguous for the purpose of
426 this chapter, if they share a common boundary for a distance of at least 66 feet.
427 For the purpose of calculating density units, a real estate parcel that is divided by
428 a public road, whether an easement road or a fee title road, or by a navigable
429 water body, or by a private drive owned by an entity other than the entity that
430 owns the abutting lands, shall be treated as contiguous.
431
432 **Cul-de-sac road.** A local street less than 1000 feet in length that has one end
433 open to traffic and the other end being permanently closed with a vehicular
434 turnaround.
435
436 **Daycare centers.** A place or home which provides care for eight (8) or more
437 children under the age of seven (7) years for less than 24 hours a day and is
438 licensed as provided for in s. 48.65 of the Wisconsin Statutes.
439
440 **Dead-end road.** A local street that has one end open to traffic and the other end
441 being permanently closed without a vehicular turnaround.
442
443 **Deed restriction.** Legal restriction documents that serve to limit the uses of real
444 property usually to maintain or enhance the value and quality of the land and
445 surroundings. (1) To limit the range of permitted uses on a property. (2) To
446 inform landowners and potential buyers when a property's development potential
447 has been exhausted based on current Town land use policies.
448
449 **Density unit(s).** The number of dwelling unit(s) per acre of land ownership
450 allowed in the residential density options in this Plan.
451
452 **Development area.** An area of land indicated or defined on a concept plan as
453 being suitable for building envelopes.
454
455 **Domestic beekeeping.** The keeping of honeybees in a residential zoning district.
456
457 **Domestic fowl.** Female chickens, ducks, and quail. Geese, turkeys, and pea fowl
458 are not considered domestic fowl for the purposes of this plan.
459

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460 **Domestic pets.** (1) Any animal that: (a) Has been bred or raised to live in or near
461 the habitations of humans; (b) Is not kept for slaughter, milk, eggs or the
462 harvesting of fur, wool or plumage, and; (c) Is dependent on humans for food and
463 shelter. (2) Domestic pets include, but are not limited to: dogs, cats, and domestic
464 ferrets. (3) Domestic pets do not include: horses, sheep, any animal equivalent to
465 one-half animal unit or larger, endangered species, wildlife, livestock, domestic
466 fowl, or bees.
467
468 **Driveway.** A private driveway, road, land, field road or other avenue of travel
469 that runs through any part of a private lot or parcel of land, or that connects with
470 or will connect with any public highway.
471
472 **Dwelling unit.** A building, or part of a building, fixed to the ground, containing
473 living, sleeping, housekeeping accommodations, and sanitary facilities for
474 occupancy by one or two families. Any structure fixed to the ground that is
475 occupied or intended to be occupied as a residence, consisting of the following:
476
477 **Single-family dwelling unit.** A building designed for and occupied
478 exclusively as a residence for one family or household.
479
480 **Duplex dwelling unit.** A building designed for and to be occupied by two
481 families or two households living independently of each other not having a shared
482 entrance.
483
484 **Easement.** The area of land set aside or over which or through which a liberty,
485 privilege, or advantage in land, distinct from ownership of the land, is granted to
486 the public or some particular person or part of the public.
487
488 **Environmental corridors.** Continuous systems of open space that include
489 environmentally sensitive lands and natural resources requiring protection from
490 disturbance and development, and lands needed for open space and recreational
491 use.
492
493 **Existing dwelling unit.** (1) A dwelling unit occupied before the Plan effective date.
494 (2) A dwelling unit to be constructed or already under construction for which the
495 building permit has been issued before the Plan effective date.
496
497 **Extraterritorial plat approval jurisdiction.** The unincorporated area within 3
498 miles of the city limits of a city of the first, second or third class, if the city has a
499 subdivision ordinance or official map, or within one and one-half (1-1/2) miles of
500 the corporate limits of a city of the fourth class or a village, if the city or village
501 has a subdivision ordinance or official map.
502
503 **Family.** A single housekeeping unit, with occupants living together on the
504 premises comprised of either: (1) Any number of individuals related by blood,

505 adoption, foster care, domestic partnership, marriage, or (2) (b) No more than five
506 (5) unrelated individuals.
507
508 **Farm.** All land under common ownership that is primarily devoted to agricultural
509 use. For the purposes of this Plan, "primarily devoted" means that a majority of
510 the usable land is in agricultural use.
511
512 **Farm residence** Refer to Dane County Zoning Department.
513
514 **Final plat.** The final map, drawing, or chart on which the subdivider's plan of
515 subdivision is presented for approval and which, if approved, will be submitted to
516 the county register of deeds.
517
518 **Floodplain.** The land adjacent to a body of water that has been or may be
519 hereafter covered by water. *Floodplains* provide areas where floodwaters are
520 stored and thus reduce flood velocities and flood sedimentation. *Floodplains* filter
521 nutrients and impurities from run-off, process organic wastes, and help to
522 moderate temperature fluctuations, ground-water recharge and fish and wildlife
523 habitat. A *floodplain* is generally defined as land where there a one percent
524 chance of flooding in any year (100-year *floodplain*).
525
526 **Full-time equivalent employees.** For purposes of this definition, a "full-time"
527 employee is considered one who works 40 hours weekly. When calculating the
528 number of full-time equivalent employees, the number of hours worked by all
529 employees will be added together and divided by 40. For example: (1) Assume
530 three (3) people work for a particular employer. (2) Person A regular works 40
531 hours weekly. (3) Persons B and C both regularly work 20 hours weekly. (D) For
532 purposes of this Plan, the employer is considered to have two full-time equivalent
533 employees. Hours worked off-site by employees will not count towards the
534 calculation above.
535
536 **GIS.** Geographical information system.
537
538 **Gross acreage.** The total area of a lot or parcel of land as specified in the
539 assessor's record.
540
541 **Hamlet.** Name of a zoning district with small-scale businesses and compact
542 commercial and residential development in close proximity to rural and
543 agricultural land.
544
545 ~~Heavy industrial. Refer to Dane County Zoning Department.~~
546
547 **Home occupation.** A home occupation is any activity carried on by a member of
548 the family residing on the premises, which meets all of the following conditions:

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549 (1) The occupation is conducted within a dwelling and not in an accessory
550 building; (2) Only members of the family residing on the premises may be
551 employed on the premises, plus a maximum of one other unrelated person;
552 (3) No stock-in-trade is kept or commodities sold, other than those made on the
553 premises; (4) Samples may be kept but not sold on the premises; (5) No
554 mechanical equipment is used except such as may be used for purely domestic or
555 household purposes; (6) Such occupation shall not require internal or external
556 alterations, or involve construction features not customary in a dwelling,
557 (7) No more than 25 percent (25%) of the floor area of one (1) story of the
558 dwelling is devoted to the occupation; (8) The entrance to the space devoted to the
559 occupation is from within the building; (9) There is no evidence, other than the
560 sign referred to in subsection (10) below, that shall indicate from the exterior that
561 the building is being utilized in part for any purpose other than that of a dwelling;
562 and (10) One (1) sign shall be permitted, which sign shall be attached to the
563 building, shall not exceed two (2) square feet in area and shall not be lighted at
564 night.
565
566 **Incidental room rental.** Rental or leasing of rooms within a single-family
567 residence, provided all of the following are met: (1) All rooms offered for rent are
568 within, and share a main building entrance with, the landowner's primary
569 residence. (2) No more than two bedrooms are offered for rent. (3) One off-street
570 parking space is provided for each rental room.
571
572 **Indoor entertainment or assembly.** (1) All land uses which provide entertainment
573 services 10 or more days per calendar year, entirely within an enclosed building.
574 Such activities often have: (a) operating hours which extend significantly later
575 than other commercial land uses and; (b) event-driven attendance of 50 or more
576 people, who typically arrive and leave the premises as a group, and may
577 congregate outside before and after an event. (2) Examples of such land uses
578 include, but are not limited to: restaurants, taverns, theaters, dance clubs, music or
579 performance venues, and auditoriums.
580
581 **Indoor sales.** Includes all principal land uses that conduct or display sales or
582 rental merchandise or equipment completely or nearly completely within an
583 enclosed building. Indoor sales operations may provide incidental service and
584 indoor repair as an accessory use. (1) Indoor sales include, but are not limited to:
585 general merchandise stores, grocery stores, bait shops, sporting goods stores,
586 antique stores, gift shops, laundromats, artisan studios, and bakeries. (2) Indoor
587 sales do not include adult bookstores, personal or professional services, or
588 automotive sales.
589
590 **Indoor storage and repair.** Uses that are primarily oriented to the receiving,
591 holding and shipping of materials for a single business. Such uses are not for
592 retail sales, storage of personal belongings of others, or warehousing of materials
593 for others. With the exception of loading facilities, such uses are contained
594 entirely within an enclosed building.

LAND DIVISION AND SUBDIVISION CODE

595
596 **Institutional residential.** (1) A congregate residential use that provides some level
597 of human, health or social service to non-transient residents, in addition to basic
598 housing. (2) Institutional residential uses include, but are not limited to: group
599 homes, convents, monasteries, nursing homes, convalescent homes, rehabilitation
600 centers, assisted living facilities, congregate care facilities, and retirement
601 communities. (3) Institutional residential uses do not include: community living
602 arrangements, day care centers, duplexes, multi-family residences, rooming
603 houses, adult family homes, foster homes, or treatment foster homes.
604
605 **Intensive livestock operation.** An intensive livestock facility means a feedlot,
606 dairy farm or other operation where livestock are or will be fed, confined,
607 maintained or stabled for a total of 45 days or more in any 12-month period. A
608 "livestock facility" includes all of the tax parcels of land on which the facility is
609 located, but does not include a pasture or winter grazing area. Related livestock
610 facilities are collectively treated as a single "livestock facility" for purposes of
611 this chapter, except that an operation may elect to treat a separate species facility
612 as a separate "livestock facility". This applies to the state minimum threshold of
613 500 animal units or more. (Animal unit has the meaning that was given in s. NR
614 243.03(3) as of April 27, 2004, the date on which the livestock facility siting law,
615 2003 Wis. Act 235, was published).
616
617 **Kennel.** See *Animal boarding, domestic pet*
618
619 **Land disturbing activity.** Any alteration or disturbance that may result in soil
620 erosion, sedimentation or change in runoff including, but not limited to, removal
621 of ground cover, grading, excavating, or filling of land.
622
623 **Land divider.** Any person, corporation, partnership, association, individual, firm,
624 trust, agent or any other legal entity requesting review or action on a land
625 division.
626
627 **Land division.** A division of a lot or parcel of land which is not a subdivision for
628 the purpose of transfer of ownership, where the act of division creates fewer than
629 five (5) lots, parcels or building sites. A land division shall not create more than
630 four (4) lots in any five (5) year period.
631
632 **Landowner.** See *Owner*
633
634 **Land Use Plan.** A plan for guiding and shaping the growth and development of
635 the land in the Town of Springdale that has been adopted by the Plan Commission
636 and Town Board. For the purposes of this chapter, it is the intent of the Town
637 Board that the Land Use Plan is a "Master Plan" pursuant to Sec. 62.23(3), Wis.
638 Stats., for the purposes of regulating land division decisions.
639
640 **Light industrial.** Refer to Dane County Zoning Department.

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917 **Strip development.** A series of commercial or residential land uses generally one
918 lot deep along a road or highway, with each use usually requiring an access to the
919 road. Residential or nonresidential development in which three or more building envelopes are
arranged in a linear sequence along a public road or highway in a manner that diminishes the rural
character of the town.

920
921 **Structure.** (1) Any human-made object with form, shape and utility, either
922 permanently or temporarily attached to, placed upon or set into the ground, stream
923 bed or lakebed. (2) Structures include, but are not limited to, any building,
924 dwelling, manufactured building, manufactured home, mobile home, house
925 trailer, recreational vehicle, boathouse, boat shelter, advertising sign, deck, patio,
926 driveway, fence, retaining wall, or other improvement or any part of such
927 structure. (3) A structure includes any permanent or temporary attachments,
928 including but not limited to awnings, extensions, porches or decks.

929
930 **Subdivider.** Any person, firm, partnership, corporation, association, estate, trust,
931 or other legal entity, or any agent thereof, dividing or proposing to divide land
932 resulting in a subdivision or replat, or which requests the review of the same.

933
934 **Subdivision.** A division of a parcel of land where the act of division creates
935 either: five (5) or more lots, parcels or building sites; or five (5) or more lots,
936 parcels or building sites by successive divisions within a period of five (5) years
937 whether by the original owner or a subsequent owner.

938
939 **Temporary or portable building.** Refer to Dane County Zoning Department.

940
941 **Transient or tourist.** (1) A person who travels to a location away from his or her
942 permanent or legal address for a short period of time, not to exceed twenty-nine
943 (29) days, for vacation, pleasure, recreation, culture, business, or employment.
944 (2) For the purposes of this Plan, transients or tourists do not include:
945 (a) Nonpaying guests of the family occupying a dwelling unit; (b) Patients,
946 clients, or residents of permitted indoor institutional, institutional residential, or
947 community living arrangement land uses; (c) Employees who receive room and/or
948 board as part of their salary or compensation.

949
950 **Transient or tourist lodging.** (1) A residence that rents more than two (2), but not
951 more than eight (8) bedrooms to transient guests or tourists, where all of the
952 following apply: (a) Rooms are rented to no more than a total of 20 individuals
953 who are not members of the landowner's family. (b) Length of stay does not
954 exceed twenty-nine (29) consecutive days for each registered guest. (2) Transient
955 lodging houses may include, but are not limited to: bed and breakfasts, hostels,
956 and recreational cabins. (3) Transient lodging does not include: incidental room
957 rental, campgrounds, duplexes, multi-family housing, institutional residential,
958 indoor institutional, community living arrangements, rooming houses, or indoor
959 commercial lodging.

961 **Urban service area.** Refer to Dane County Zoning Department.

962

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1328 (6) **Creation of Parcels Greater than Eighty (80) Acres.** A certified survey map
1329 or plat shall not be required if all of the lots, parcels, or building sites being
1330 created are more than 80 acres in area, however prior to dividing the land, the
1331 land divider or subdivider shall submit a concept plan to the Plan Commission.
1332 Prior to dividing or subdividing the land, the land divider or subdivider shall also
1333 provide the Plan Commission with a notice document that specifies the
1334 apportionment of the density units among the property and the lots, parcels, and
1335 building sites being created. The Plan Commission shall confirm that the
1336 apportionment of density units conforms to the goals and policies of the Land Use
1337 Plan. The notice document shall be in a form and substance acceptable to the Plan
1338 Commission and shall be recorded with the Dane County Register of Deeds. The
1339 Plan Commission may require that the notice document notify land owners that
1340 special assessments for public improvements may be imposed by the Town
1341 against the benefiting property. Approval of development areas/building shall be
1342 contingent upon review by the Plan Commission of the total contiguous acres
1343 owned on the Plan effective date, and the determination that the proposed
1344 development areas/building envelopes satisfy the goals and policies of the Land
1345 Use Plan. Prior conveyances or construction of improvements may affect the land
1346 division options available. A certified survey map or plat shall be required if any
1347 of the lots, parcels, or building sites are 80 acres in area or less. (See note 5 in
1348 Land Use Plan Section 15(A).) The Town is not obligated to approve driveway
1349 permits and/or building permits for lots, parcels or building sites created after
1350 May, 20, 2013, (date of adoption of this Plan amendment.) without prior approval
1351 of a concept plan.
1352
1353 (7) **Retiring Density Units.** The town acknowledges that there may be situations
1354 in which a property owner may wish to utilize only a portion of available density
1355 units, or to not utilize any of the aforementioned density options and instead seek
1356 to retire the possibility of any current or future development potential on their
1357 property. Retiring density units requires approval of the town board and recording
1358 of a restrictive covenant on the property which grants the town enforcement
1359 rights.
1360
1361 (8) **Annexed Land.** Should any parcels of land or portion(s) thereof from the
1362 contiguous acres owned on the Plan effective date be annexed out of the Town,
1363 only those acres remaining in the Town shall be considered when calculating
1364 currently available land divisions.
1365
1366 (9) The intention of the Land Use Plan is to generate cooperative decision making
1367 between an applicant for land division or subdivision and the Town of Springdale
1368 Plan Commission, so that the creation of lots for residential and/or non-residential
1369 uses optimizes the proposal to best meet the criteria under each residential density
1370 option or Section 10 criteria for non-residential uses. When the Town of
1371 Springdale Plan Commission determines that a land division or subdivision
1372 proposal does not satisfy the criteria under the applicant's chosen option, then the
1373 applicant can submit another proposal or request that the Town of Springdale Plan

1374 Commission present a proposal that does meet the criteria or the applicant can
1375 choose to switch to a lower numbered option.
1376
1377 (10) It is recommended that anyone buying or selling real estate with a specified
1378 number of density units verify that a town-approved concept plan is on file in the
1379 town hall which documents the allocation.
1380
1381
1382 **3.20 Residential Density Option 1**
1383
1384 **(1) Calculation of Density Units**
1385
1386 (a) Contiguous acres owned shall be determined on the Plan effective
1387 date and be based on GIS Data [see note 1 in Land Use Plan Section 15(B)].
1388
1389 (b) One new lot for residential use may be created for each twenty-five (25)
1390 contiguous acres owned. See Table 1 for calculations of density unit(s) [see note 2
1391 in Land Use Plan Section 15(B)].
1392
1393 (c) An existing dwelling unit on the Plan effective date shall not affect the number
1394 of new lots which can be created as calculated from Table 1 "Quick Guide to
1395 Town of Springdale Land Use Options."
1396
1397 **(2) Land Division(s) and Building Envelope(s) for Residential Use**
1398
1399 (a) Prior to the submission of an application for the approval of a certified survey
1400 map or plat, the landowner shall submit a concept plan to the Town of Springdale
1401 Plan Commission for the approval of review and action on the location and
1402 suitability of the development area(s) and building envelope(s) and proposed
1403 lot(s).
1404
1405 (b) When considering requests for land division or subdivision, the Town of
1406 Springdale Plan Commission shall take into account prior conveyances of land
1407 designated as development area(s) in a concept plan.
1408
1409 (1) If all or part of the approved development area(s) is sold by a landowner,
1410 before the lot(s) are created by certified survey map or plat, the Town of
1411 Springdale Plan Commission is not compelled to approve new development
1412 area(s).
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(c) Building envelope(s) shall be located to best satisfy the following:

- (1) Building envelope(s) shall not be located in the middle portion of an agricultural field unless the middle portion of the field is not suitable for productive agricultural fieldwork.
- (2) If building envelope(s) must be located on agricultural land because other locations are not possible, it is desirable to locate them near the edges of agricultural fields and/or to use the least productive soil as determined by soil types.
- (3) The largest building envelope(s) that can meet the criteria in Land Use Plan Section 5 shall be defined on the concept plan. However, if a building envelope must be located on agricultural land because other locations are not possible, it is advised to limit the building envelope size to a maximum of two acres.
- (4) Strip development shall be avoided whenever possible. If several building envelope(s) must be located along the roadway, it is desirable to mitigate their impact by requiring screenings and/or varying the driveway lengths, lot sizes, and setbacks.

d) Lot lines shall be located and lot sizes shall be configured to best satisfy the following:

- (1) Lot lines shall be located so as to minimize the breakup of contiguous tracts of agricultural lands.
- (2) Similarly, lots shall be sized to minimize the breakup of contiguous tracts of agricultural lands.
- (4)(3) To the extent possible, lot lines shall be located to follow previously existing ~~natural or man-made~~ boundaries, such as

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1420 roads, fence rows, woods, waterways, streams, or similar boundaries. If lot lines
1421 must cross agricultural fields because other boundaries are not possible, it is
1422 desirable to locate them in such a way so as to maintain the maximum size
1423 agricultural fields in one contiguous parcel.
1424
1425 (d) Building envelope(s) shall be located to best satisfy the following:
1426
1427 (1) Building envelope(s) shall not be located in the middle portion of an
1428 agricultural field unless the middle portion of the field is not suitable for
1429 productive agricultural fieldwork. If building envelope(s) must be located on
1430 agricultural land because other locations are not possible, it is desirable to locate
1431 them near the edges of agricultural fields and/or to use the least productive soil as
1432 determined by soil types.
1433
1434 (2) Strip development shall be avoided whenever possible. If several building
1435 envelope(s) must be located along the roadway, it is desirable to mitigate their
1436 impact by requiring screenings and/or varying the driveway lengths, lot sizes, and
1437 setbacks.
1438
1439 (4) If lot lines must cross agricultural fields because other boundaries are
1440 not possible, it is desirable to locate them in such a way so as to maintain
1441 the maximum size agricultural fields in one contiguous parcel.
1442
1443 a) When adherence to criteria in Land Use Plan Section 5 creates a conflict
1444 with public safety, then the Town of Springdale Plan Commission shall give
1445 precedence to public safety.
1446
1447 (3) When adherence to criteria in Land Use Plan Section 5 creates a conflict with
1448 public safety, then the Town of Springdale Plan Commission shall give
1449 precedence to public safety.
1450
1451 f) All criteria in Land Use Plan Section 5 shall apply whenever possible.
1452 g) Changes to concept plans and/or building envelopes.
1453 1) Any changes to a concept plan shall require review and action by the Town
1454 of Springdale Plan Commission.
1455 2) Any changes in the location of a building envelope(s) on an area of a
1456 concept plan that has been divided by a Town Board approved CSM or Plat
1457 shall require a public hearing and recommendation by the Town of
1458 Springdale Plan Commission and approval by the Town of Springdale Town
1459 Board. [see note 7 in Land Use Plan Section 15(B)]
1460
1461 (4) All criteria in Land Use Plan Section 5 shall apply whenever possible.
1462
1463 (5) Any changes in the location of a building envelope(s) as defined on a concept
1464 plan shall require a public hearing by the Town of Springdale Plan Commission
and approval by the Town of Springdale Town Board. [See note 7 in Land Use
Plan Section 15(B)].

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(7) Any changes in the concept plan shall require approval of the Town of
Springdale Plan Commission.
(3) Residential Driveways
(a) Residential driveways shall be sited and constructed in a manner which best
minimizes their impact on agricultural land.
(b) Up to three (3) single family detached dwelling units may share one driveway,
or one (1) single family detached dwelling unit and one (1) duplex dwelling unit
may share one (1) driveway [see note 3 in Land Use Plan Section 15(B)].
1. Exception: If an otherwise allowed dwelling unit would better meet the
goals and policies of the Town of Springdale Land Use Plan with an
exception to the shared driveway limit, the Town Board may consider an
additional dwelling unit to a shared driveway, i.e. four (4) dwelling units
on a shared drive. This exception is not to allow development that could
not occur if required access and frontage were not available elsewhere.
(b)2. The Town Board may approve, upon recommendation of the Town
Plan Commission, exceptions to the 66-foot frontage requirements of
County Ordinance section 236.75.19(6)(b), where the Board and Plan
Commission find that the exception preserves agricultural land, is
consistent with the goals of the land use plan, and protects the public's
health, safety, and welfare, provided the approved exceptions meet the
requirements of Dane Co. Ordinance 75.19(8).

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1465 (c) When adherence to criteria in Land Use Plan Section 5 creates a conflict with
1466 public safety, the Town of Springdale Plan Commission shall give precedence to
1467 public safety.
1468
1469 (d) Driveways shall meet the requirements of the Town of Springdale Driveway
1470 Ordinance.
1471
1472 **(4) General Procedures**
1473
1474 (a) The creation of lots for residential development shall be by certified survey
1475 map (CSM) or by plat.
1476
1477 (1) All lot(s) on the certified survey map or plat shall be created in a manner that
1478 is consistent with Chapter 75, Dane County Code and the Town of Springdale
1479 Land Division and Subdivision Code.
1480
1481 (2) Developers of preliminary and final plats will be required to fulfill conditions
1482 of approval in a reasonable period of time. For each application a date will be
1483 specified by the Town Board.
1484
1485 (b) Not more than four (4) lots shall be permitted in each five (5) year period by
1486 certified survey map [see note 4 in Land Use Plan Section 15(B)].
1487
1488 (c) All applicable requirements of the state, the county, and the town shall apply.
1489
1490 (d) The minimum lot size shall be one (1) acre, exclusive of road right-of-way.
1491
1492 (e) Additional guidelines for the calculation of density unit(s) and for notice
1493 documents:
1494
1495 (1) A tracking sheet shall be maintained by the Town of Springdale Clerk for each
1496 land division or subdivision that is approved after the plan effective date; the
1497 approved concept plan shall be filed with the tracking sheet.
1498
1499 (2) The density unit(s) shall run with the land, not with the landowner.
1500
1501 (3) When lot(s) are created, a notice document shall specify the apportionment of
1502 the remaining density unit(s) [see note 5 in Land Use Plan Section 15(B)].
1503
1504 (4) When lot(s) are sold without a notice document specifying the apportionment
1505 of density units, it shall be assumed that any density unit stays with the seller's
1506 property when consistent with the approved concept plan on file in the Town Hall.
1507
1508 (5) When the density unit(s) are exhausted on a property, that fact shall be
1509 recorded by the Town of Springdale Clerk on the town's tracking sheet and by the

1510 landowner in the Dane County Register of Deeds as a notice document [see note 5 in
1511 Land Use Plan Section 14(B)].
1512
1513 (6) All lot line adjustments in the town must be approved by the Town Board,
1514 taking into account the review and recommendation of the Town Plan
1515 Commission. The town requires notification of any lot line adjustment between
1516 adjacent landowners. [see *An Ordinance Regulating Lot Line Adjustments* adopted
1517 by the town on Oct. 17, 2016.]
1518
1519
1520 **3.21 Residential Density Option 2**
1521
1522 **(1) Calculation of Density Units**
1523
1524 (a) Contiguous acres owned shall be determined on the Plan effective date and be
1525 based on GIS Data [see note 1 in Land Use Plan Section 15(C)].
1526
1527 (b) One new (1) lot for residential use may be created for each seventeen (17)
1528 contiguous acres owned. See Table 1 in the Land Use Plan for calculations of
1529 density unit(s) [see note 2 in Land Use Plan Section 15(C)].
1530
1531 (c) An existing dwelling unit on the Plan effective date shall not affect the number
1532 of new lots which can be created as calculated from Table 1 "Quick Guide to
1533 Town of Springdale Land Use Options".
1534
1535 (d) For contiguous acres of at least fourteen (14) acres and less than seventeen
1536 (17) acres in size on the Plan effective date, one (1) new lot for residential use
1537 shall be allowed [see notes 3 and 4 in Land Use Plan Section 15(C)].
1538
1539 **(2) Land Division(s) and Building Envelope(s) for Residential Use**
1540
1541 (a) Prior to the submission of an application for the approval of a certified survey
1542 map, the landowner shall submit a concept plan to the Town of Springdale Plan
1543 Commission for the approval of review and action on the location and suitability
1544 of the development area(s), building envelope(s), and proposed lot(s).
1545
1546 (b) When considering requests for land division, the Town of Springdale Plan
1547 Commission shall take into account prior conveyances of land designated as
1548 development area(s) in a concept plan.
1549
1550 (1) If all or part of the approved development area(s) is sold by a landowner,
1551 before the lot(s) are created by certified survey map, the Town of Springdale Plan
1552 Commission is not compelled to approve new development area(s).
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(c) Building envelope(s) shall be located to best satisfy the following:

(1) All of the building envelope criteria from Option 1:

- (a) Building envelope(s) shall not be located in the middle portion of an agricultural field unless the middle portion of the field is not suitable for productive agricultural fieldwork.
- (b) If building envelope(s) must be located on agricultural land because other locations are not possible, it is desirable to locate them near the edges of agricultural fields, and/or to use the least productive soil as determined by soil types.
- (c) The largest building envelope(s) that can meet the criteria in Land Use Plan Section 5 shall be defined on the concept plan. However, if a building envelope must be located on agricultural land because other locations are not possible, it is advised to limit the building envelope size to a maximum of two acres.
- (d) Strip development shall be avoided whenever possible. If several building envelope(s) must be located along the roadway, it is desirable to mitigate their impact by requiring screenings and/or varying the driveway lengths, lot sizes, and setbacks.

(2) Additionally, the location of the building envelope(s) under option 2 shall demonstrate that the impact on the town's rural character has been minimized.

- (a) If building envelope(s) must be located on agricultural land because other locations are not possible, it is desirable to mitigate their impact by: clustering them, locating them near the edges of agricultural fields, and/or using the least productive soil as determined by soil types. Clustering is desirable and may be required.
- (b) In addition to the approaches listed in option 1 to avoid strip development, if several building envelope(s) must be located along the roadway, it is desirable to the town may mitigate their impact by requiring clustering, screening, shared driveways, and/or varying the driveway lengths, lot sizes or setbacks.
- (c) Building envelope(s) shall be designed to minimize a building's visual impact when viewed from public roads, the Military Ridge Bike Trail, and from the surrounding countryside. On properties with prominent, exposed hilltops or ridges, it is desirable for roof tops not to extend above the hilltop or ridgelines, and screenings may be required to minimize the visual impact of rooftops extending above the hilltops or ridgelines. [See note 9 in Land Use Plan Section 13(C)].
- (d) The proximity of environmentally sensitive areas and culturally significant sites on the property or on adjacent nearby properties shall be considered in the location of building envelope(s) within a property.
- (e) Screenings may be required to mitigate the impact of residential development and may consist of either a buffer of natural vegetation left in place for this purpose during site development or landscaping and planting to achieve the same result. The type of screening most suitable to the site shall be suggested by the landowner and shall require approval by the Town of Springdale Plan Commission. When such screenings are required, a letter of credit or other financial instrument acceptable to the Town Board shall be required from the landowner in an amount adequate to cover the costs.

(d) Lot lines shall be located and lot sizes shall be configured to best satisfy the following:

- (1) Lot lines shall be located so as to minimize the breakup of contiguous tracts of agricultural lands.
- (2) Similarly, lots shall be sized to minimize the breakup of contiguous tracts of agricultural lands.
- (3) To the extent possible, lot lines shall be located to follow previously existing natural or man-made boundaries, such as roads, fence rows, woods, waterways, streams, or similar boundaries.
- (4) If lot lines must cross agricultural fields because other boundaries are not possible, it is

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desirable to locate them in such a way so as to maintain the maximum size agricultural fields in one contiguous parcel.

(a) When adherence to criteria in Land Use Plan Section 5 creates a conflict with public safety, then the Town of Springdale Plan Commission shall give precedence to public safety.

(d) All criteria in Land Use Plan Section 5 shall apply whenever possible.

(e) Changes to concept plans and/or building envelopes

(1) Any changes to a in the concept plan shall require review and action approval by the Town of Springdale Plan Commission.

(2) Any changes in the location of a building envelope(s) on an area of as defined on a concept plan that has been divided by a Town Board approved CSM or Plat shall require a public hearing and recommendation by the Town of Springdale Plan Commission and approval by the Town of Springdale Town Board [see note 7 in Land Use Plan Section 13(B)].

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1602 **(3) Residential Driveways**

1603 (a) Residential driveways shall be sited and constructed in a manner which best
1604 minimizes their impact on agricultural land.

1605 (b) Residential driveways shall be sited and constructed in a manner which best
1606 minimizes their impact on the town's rural character.

1607 (c) Up to three (3) single family detached dwelling units may share one (1)
1608 driveway, or one (1) single family detached dwelling unit and one (1) duplex
1609 dwelling unit may share one (1) driveway [see note 5 in Land Use Plan Section
1610 15(C)].

1611 (1) Exception: If an otherwise allowed dwelling unit would better meet the
1612 goals and policies of the Town of Springdale Land Use Plan with an
1613 exception to the shared driveway limit, the Town Board may consider an
1614 additional dwelling unit to a shared driveway, i.e., four (4) dwelling
1615 units on a shared drive. This exception is not to allow development that
1616 could not occur if required access and frontage were not available
1617 elsewhere.

1618 (2) The Town Board may approve, upon recommendation of the
1619 Town Plan Commission, exceptions to the 66-foot frontage requirements
1620 of County Ordinance section 236 75.19(6)(b), where the Board and Plan
1621 Commission find that the exception preserves agricultural land, is
1622 consistent with the goals of the land use plan, and protects the public's
1623 health, safety, and welfare, provided the approved exceptions meet the
1624 requirements of Dane Co. Ordinance 75.19(8)."

1625 (d) When adherence to the criteria in Land Use Plan Section 6 creates a conflict
1626 with public safety, the Town of Springdale Plan Commission shall give
1627 precedence to public safety.

1628 (e) Driveways shall meet the requirements of the Town of Springdale Driveway
1629 Ordinance.

1630 **(4) General Procedures**

1631 (a) The creation of lots for residential development shall be by certified survey
1632 map (CSM).

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1648 (1) All lot(s) on the certified survey map shall be created in a manner that is
1649 consistent with the Chapter 75, Dane County Code and the Town of Springdale
1650 Land Division and Subdivision Code.

1651 (b) Not more than four (4) lots shall be permitted in each five (5) year period by
1652 certified survey map [see note 6 in Land Use Plan Section 15(C)].

1653 (c) All applicable requirements of the state, the county, and the town shall apply.

1654 (d) The minimum lot size shall be one (1) acre, exclusive or road right-of-way.

1655 (e) Additional guidelines for the calculation of density unit(s) and for notice
1656 documents.

1657 (1) A tracking sheet shall be maintained by the Town of Springdale Clerk for
1658 each land division that is approved after the plan effective date; the approved
1659 concept plan shall be filed with the tracking sheet.

1660 (2) The density unit(s) shall run with the land, not with the landowner.

1661 (3) When lot(s) are created, a notice document shall specify the apportionment of
1662 the remaining density unit(s) [see note 7 in Land Use Plan Section 15(C)].

1663 (4) When lot(s) are sold without a notice document specifying the apportionment
1664 of density units, it shall be assumed that any density unit stays with the seller's
1665 property when consistent with the approved concept plan on file in the Town Hall.

1666 (5) When the density unit(s) are exhausted on a property, that shall be recorded by
1667 the Town of Springdale Clerk on the town's tracking sheet and by the landowner
1668 in the Dane County Register of Deeds as a notice document [see note 7 in Land
1669 Use Plan Section 15(C)].

1670 (6) All lot line adjustments in the town must be approved by the Town Board,
1671 making into account the review and recommendation of the Town Plan
1672 Commission. The Town requires notification of any lot line adjustment between
1673 adjacent landowners. [see *An Ordinance Regulating Lot Line Adjustments* adopted
1674 by the town on Oct. 17, 2016.]

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1677 **3.22 Residential Density Option 3**

1678 **(1) Calculation of Density Unit(s)**

1679 (a) Contiguous acres owned shall be determined on the Plan effective date and
1680 based on GIS Data [see note 1 in Land Use Plan Section 15(D)].

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1694 (b) One new lot for residential use may be created for each 14 contiguous acres
1695 owned. See Table 1 in the Land Use Plan for calculations of density unit(s) [see
1696 note 2 in Land Use Plan Section 15(D)].
1697
1698 (c) An existing dwelling unit on the Plan effective date shall not affect the number
1699 of new lots which can be created as calculated from Table 1 "Quick Guide to
1700 Town of Springdale Land Use Options".
1701
1702 (d) A minimum of seventy (70) contiguous acres shall be required [see note 3 in
1703 Land Use Plan Section 15(D)].
1704
1705 **(2) Building Envelope(s) for Residential Use**
1706
1707 (a) Prior to the submission of an application for the approval of a plat, the
1708 landowner shall submit a concept plan to the Town of Springdale Plan
1709 Commission for the approval of review and action on the location and
1710 suitability of the development area(s), building envelope(s), and proposed
1711 lot(s).
1712
1713 (b) When considering requests for subdivision, the Town of Springdale Plan
1714 Commission shall take into account prior conveyances of land designated as
1715 development area(s) in a concept plan.
1716
1717 (1) If all or part of the approved development area(s) is sold by a landowner,
1718 before the lot(s) are created by plat, the Town of Springdale Plan Commission is
1719 not compelled to approve new development area(s).
1720
1721 **(3) Clustering**
1722
1723 (a) Residential development shall be clustered on twenty-five (25) percent of the
1724 contiguous acres owned [see note 4 in Land Use Plan Section 15(D)].
1725
1726 (b) Seventy-five (75) percent of the property shall have a deed restriction to
1727 maintain it as contiguous agricultural and/or open space [see note 5 in Land Use
1728 Plan Section 15(D)].
1729
1730 (1) The seventy-five (75) percent deed restricted land shall be one contiguous area
1731 whenever possible; shall include the best agricultural land and/or environmentally
1732 sensitive areas; may include buildings for agricultural uses; may be included with
1733 the lot(s) and may be sold. With residential use clustered on twenty-five (25)
1734 percent of the contiguous property, quarries, intensive livestock operations, or
1735 uses inconsistent with the goals and policies of this Land use Plan shall not
1736 qualify as agricultural and/or open space (see definition of Agricultural use and
1737 intensive livestock operations, Section 2, Definitions).
1738
1739 (2) The existing dwelling unit or one of the permitted lot(s) may be associated
with the seventy-five (75) percent area.

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1740
1741 (3) If a dwelling unit does not exist on a property larger than seventy (70) acres on
1742 the plan effective date, then one new dwelling unit may be associated with the
1743 seventy-five (75) percent area and shall not be counted in the calculation of
1744 density unit(s).
1745
1746 **(4) Residential Driveways**
1747
1748 (a) Residential driveways shall be sited and constructed in a manner which best
1749 minimizes their impact on agricultural land.
1750
1751 (b) Residential driveways shall be sited and constructed in a manner which best
1752 minimizes their impact on the town's rural character.
1753
1754 (c) Up to three (3) single family detached dwelling units may share one (1)
1755 driveway, or one (1) single family detached dwelling unit and one(1) duplex
1756 dwelling unit may share one (1) driveway [see note 6 in Land Use Plan Section
1757 15(D)].
1758
1759 1) Exception: If an otherwise allowed dwelling unit would better meet the goals
1760 and policies of the Town of Springdale Land Use Plan with an exception to the
1761 shared driveway limit, the Town Board may consider an additional dwelling
1762 unit to a shared driveway, i.e., four (4) dwelling units on a shared drive. This
1763 exception is not to allow development that could not occur if required access
1764 and frontage were not available elsewhere.
1765 e)(2) The Town Board may approve, upon recommendation of the Town Plan
1766 Commission, exceptions to the 66-foot frontage requirements of County
1767 Ordinance section 236.75.19(6)(b), where the Board and Plan Commission
1768 find that the exception preserves agricultural land, is consistent with the goals
1769 of the land use plan, and protects the public's health, safety, and welfare,
1770 provided the approved exceptions meet the requirements of Dane Co.
1771 Ordinance 75.19(8)."
1772
1773 (d) When adherence to criteria in Land Use Plan Section 7 creates a conflict with
1774 public safety, the Town of Springdale Plan Commission shall give precedence to
1775 public safety.
1776
1777 (e) Driveways shall meet the requirements of the Town of Springdale Driveway
1778 Ordinance.
1779
1780 **(5) General Procedures**
1781
1782 (a) Land division shall be by subdivision plat.
1783
1784 (1) All lot(s) on the subdivision plat shall be created in a manner that is consistent
with Chapter 75, Dane County Code and the Town of Springdale Land Division
and Subdivision Code.

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Amended: 11/10/2003, 4/10/2006, 5/21/2007, 9/17/2007, 5/19/2008, 5/18/2009, 12/20/2010, 8/22/2012, 5/20/2013,

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1877 (3) The Plan Commission, shall, within 30 days from the date of filing of the
1878 preliminary survey map, meet to consider the proposed land division. At its
1879 meeting, the Plan Commission shall allow for public comment on the application.
1880 In considering the application for land division, the Plan Commission shall
1881 consider the goals and policies incorporated in the adopted Town of Springdale
1882 Land Use Plan in effect at the time of the application and shall consider the report
1883 of the site visit team. It shall then by motion recommend approval, conditional
1884 approval, or rejection of the map and shall transmit the preliminary survey along
1885 with its recommendation to the Town Board.
1886
1887 (4) The Town Board, after receiving the recommendation of the Plan
1888 Commission, shall schedule a public hearing on the proposed land division at its
1889 next regularly scheduled meeting. The Town Clerk shall provide notice of the
1890 public hearing as required by law. The notice shall include the name of the
1891 applicant, the address of the property in question and the requested action.
1892 Property owners of land abutting the proposed land division shall receive written
1893 notice of the public hearing at least ten (10) days prior to the meeting.
1894
1895 (5) Following the public hearing and based on the recommendation of the Plan
1896 Commission, the Town Board shall approve, approve conditionally, or reject the
1897 certified survey map within 90 days from the date of filing, unless the time is
1898 extended by mutual agreement with the applicant. If the map is approved, the
1899 Town Board shall cause the Town Clerk to so certify on the face of the original
1900 map and return same to the applicant. If the certified survey map is conditionally
1901 approved, a corrected version shall be filed with the Town Clerk within 30 days,
1902 or the application for land division shall be null and void. If the certified survey
1903 map is rejected, the reasons shall be stated in the minutes of the Town Board
1904 meeting and a written statement forwarded to the applicant.
1905
1906 (6) The land divider shall record the map with the county register of deeds within
1907 6 months of last approval and within 24 months of the first approval. Failure to do
1908 so shall necessitate a new review and reapproval of the map by the Town Board.
1909 The land divider shall file five (5) copies of the approved and recorded certified
1910 survey map with the Town Clerk for distribution to appropriate departments for
1911 their files.
1912
1913
1914 **3.26 Technical Requirements for Certified Survey Maps.** A certified survey
1915 map prepared by a registered land surveyor shall be required for all land divisions
1916 created by certified survey maps. It shall comply in all respects with the
1917 requirements of Sec. 236.34, Wis. Stats., Chapter 75, Dane County Code, and of
1918 this chapter. No certified survey map shall be recorded at the Dane County
1919 Register of Deeds unless such certified map contains a certificate of the Town
1920 Clerk.
1921
1922

LAND DIVISION AND SUBDIVISION CODE

1922 (l) **Additional Information.** In addition to the information required by Sec.
1923 236.34, Wis. Stats., the certified survey map shall show correctly on its face the
1924 following additional information:
1925
1926 (a) All existing buildings, watercourses, drainage ditches, and other features
1927 pertinent to proper land division
1928
1929 (b) Setbacks or building lines required by applicable regulations and ordinances
1930
1931 (c) All lands reserved for future acquisition
1932
1933 (d) Date of map creation
1934
1935 (e) Graphic scale
1936
1937 (f) Name, address and phone number of the land divider
1938
1939 (g) Name, address, phone number and license number of the surveyor
1940
1941 (h) Square footage for each lot, parcel or building site
1942
1943 (i) Present zoning of each lot, parcel or building site
1944
1945 (j) The identification and location of all utility and drainage easements
1946
1947 (k) Existing and proposed contours at vertical intervals of not more than two feet
1948 where the slope of the surface is less than ten percent and of not more than five
1949 feet where the slope of the ground surface is ten percent or more. Elevations shall
1950 be marked on such contours based on National Geodetic Vertical Datum of 1929
1951 (mean sea level). This requirement may be waived if the parcel created is fully
1952 developed.
1953
1954 (l) Entire area contiguous to the proposed certified survey map owned or
1955 controlled by the subdivider shall be included on the certified survey map, even
1956 though only a portion of such area is proposed for immediate development. The
1957 plan commission may waive this requirement where it is unnecessary to fulfill the
1958 purposes and intent of this chapter and severe hardship would result from strict
1959 application thereof.
1960
1961 (m) The location of the land division with respect to the nearest collector or
1962 arterial streets prepared on either an insert map or a separate map sheet at a scale
1963 of one inch equals 1,000 feet.
1964
1965 (n) The location of building envelopes.
1966
1967

NOW, THEREFORE, the Town Board of the Town of Springdale, Dane County, Wisconsin, adopts the above changes to be incorporated into the Town Land Use Plan and Land Division and Subdivision Ordinance. These changes shall be effective upon adoption and after this Ordinance has been duly noticed and published pursuant to the applicable Wisconsin Statutes.

Dated this 19th Day of May, 2026.


John Rosenbam, Chair

ATTEST: 
Jackie Arthur, Administrator/Clerk