

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 11823**

Dane County Board of Supervisors does ordain as follows:

The Zoning Districts Maps as referenced under Dane County Code of Ordinance Section 10.200(4) shall be amended as follows:

Town Map: Town of Springdale

Location: Section 27

Zoning District Boundary Changes

Proposed Lot 2 – Rezone AT-35 to RR-2

Part of Lots 1 and 2, Certified Survey Map Number 9420, as recorded in Volume 53 of Certified Survey Maps, on pages 265-266, as Document Number 3148367, Dane County Registry, located in the Southwest Quarter of the Southwest Quarter of Section 27, Township 06 North, Range 07 East, Town of Springdale, Dane County, Wisconsin, more fully described as follows:

Commencing at the Southwest corner of said Section 27, also being the west line of said Lot 2; thence North 00 degrees 45 minutes 57 seconds East along said west line, 645.34 feet to the Point of Beginning; thence continuing North 00 degrees 45 minutes 57 seconds East along said west line, also along the west line of said Lot 1, 638.50 feet to the northwest corner of said Lot 1, also being the south right of way line of Messerschmidt Drive; thence South 89 degrees 38 minutes 59 seconds East along said south right of way line, 66.00 feet; thence South 00 degrees 45 minutes 57 seconds West, 420.31 feet; thence South 89 degrees 38 minutes 59 seconds East, 441.08 feet; thence South 18 degrees 38 minutes 14 seconds West, 229.78 feet; thence North 89 degrees 38 minutes 59 seconds West, 436.57 feet to the Point of Beginning. This description contains 130,680 square feet.

Proposed Lot 3 – Rezone AT-35 to RM-16

Part of Lot 2, Certified Survey Map Number 9420, as recorded in Volume 53 of Certified Survey Maps, on pages 265-266, as Document Number 3148367, Dane County Registry, located in the Southwest Quarter of the Southwest Quarter of Section 27 and in the Northwest Quarter of the Northwest Quarter of Section 34, all in Township 06 North, Range 07 East, Town of Springdale, Dane County, Wisconsin, more fully described as follows:

Beginning at the Southwest corner of said Section 27, also being the west line of said Lot 2; thence North 00 degrees 45 minutes 57 seconds East along said west line, 645.34 feet; thence South 89 degrees 38 minutes 59 seconds East, 436.57 feet; thence North 18 degrees 38 minutes 14 seconds East, 272.21 feet; thence North 00 degrees 45 minutes 57 seconds East, 380.02 feet to the south right of way line of Messerschmidt Drive; thence

South 89 degrees 38 minutes 59 seconds East along said south right of way line, 283.28 feet; thence South 00 degrees 42 minutes 19 seconds West, 665.45 feet; thence South 89 degrees 38 minutes 59 seconds East, 515.89 feet to the east line of said Lot 2; thence South 00 degrees 43 minutes 29 seconds West along said east line, 613.93 feet; thence South 00 degrees 56 minutes 55 seconds West along said east line, 223.83 feet to the southeast corner of said Lot 2; thence North 89 degrees 50 minutes 49 seconds West along the south line of said Lot 2, 1319.86 feet to the southwest corner of said Lot 2; thence North 00 degrees 47 minutes 16 seconds East along the west line of said Lot 2, 223.92 feet to the Point of Beginning. This description contains 1,322,533 square feet.

Proposed Lot 4 – Rezone AT-35 to RR-2

Part of Lot 2, Certified Survey Map Number 9420, as recorded in Volume 53 of Certified Survey Maps, on pages 265-266, as Document Number 3148367, Dane County Registry, located in the Southwest Quarter of the Southwest Quarter of Section 27, Township 06 North, Range 07 East, Town of Springdale, Dane County, Wisconsin, more fully described as follows:

Commencing at the Southwest corner of said Section 27, also being the west line of said Lot 2; thence North 00 degrees 45 minutes 57 seconds East along said west line, 645.34 feet; thence South 89 degrees 38 minutes 59 seconds East, 436.57 feet; thence North 18 degrees 38 minutes 14 seconds East, 272.21 feet; thence North 00 degrees 45 minutes 57 seconds East, 380.02 feet to the south right of way line of Messerschmidt Drive; thence South 89 degrees 38 minutes 59 seconds East along said south right of way line, 283.28 feet to the Point of Beginning; thence continuing South 89 degrees 38 minutes 59 seconds East along said south right of way line, 66.00 feet to the northwest corner of Lot 3 of said Certified Survey Map Number 9420; thence South 00 degrees 42 minutes 19 seconds West along the east line of said Lot 2, also along the west line of said Lot 3, 414.45 feet to the southwest corner of said Lot 3; thence South 71 degrees 09 minutes 57 seconds East along said east line, also along said west line, 473.45 feet to the southeast corner of said Lot 3; thence South 00 degrees 43 minutes 29 seconds West along said east line, 100.90 feet; thence North 89 degrees 38 minutes 59 seconds West, 515.89 feet; thence North 00 degrees 42 minutes 19 seconds East, 665.45 feet to the Point of Beginning. This description contains 123,085 square feet.

CONDITIONAL ZONING

Conditional zoning is hereby imposed pursuant to Section 10.101(8)(d) of the Dane County Code of Ordinances. The rezoned area shall be subject to the following conditions.

1. Development of Lot 4 shall comply with the building envelope requirements on file at the Springdale Town Hall.

2. A deed notice shall be recorded on the lots (1-4) stating the following: The lot development has exhausted the housing density rights for the property. Further development is prohibited per the Town and County Land Use Planning Policies.

DEED RESTRICTION REQUIRED

This amendment will be effective, if within 90 days of its adoption by Dane County, the owner or owners of the land record the following restriction on said land:

- A deed restriction shall be recorded on all of the lots (1-4) stating the following: Further land division of the property is prohibited.

Said restriction(s) shall run in favor of Dane County and the pertinent Town Board(s) as well as the owners of land within 300 feet of the site. Failure to record the restriction(s) will cause the rezone to be null and void. A copy of the recorded document shall be submitted to Dane County Zoning.

CERTIFIED SURVEY REQUIRED

The above listed description/s is/are intended to describe land for which a certified survey map will be prepared for approval and recorded. Within 90 days of rezoning approval by Dane County, a *final* certified survey map that describes the land to be rezoned shall be prepared in accordance with all applicable provisions of Chapter 236 Wisconsin Statutes and Chapter 75 Dane County Code of Ordinances, and submitted to the Dane County Zoning Division. Upon submission of the final certified survey map, the Zoning and Land Regulation Committee, or its authorized representative, shall, within 30 days, approve, approve conditionally, or reject the certified survey map. **Failure to submit the final certified survey within the 90 day period and/or failure to record the survey with the Dane County Register of Deeds will cause the rezone to be null and void. Two copies of the recorded survey shall be submitted to Dane County Zoning.**