

Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 11492

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 Pleasant Springs

Location: Section 20

Zoning District Boundary Changes

B-1 to RH-4

Part of the Northeast 1/4 of the Northwest 1/4, Section 20, T6N, R11E, Town of Pleasant Springs, Dane County, Wisconsin, described as follows: Commencing at the North 1/4 Corner of said Section 20; Thence S01°31'38"W along the East line of said Northwest 1/4, 582.55 feet, Thence N45°11'21"W, 136.94 feet, Thence S88°04'06"W, 532.47 feet to the point of beginning; Thence S12°23'30"E, 566.81' feet, thence S81°56'05"W, 542.22 feet, Thence N12°23'30"W along the Easterly right of way line of Wisconsin & Southern Railroad, 252.79 feet: Thence N78°39'22"E along the South line of Certified Survey Map No. 7466, 393.86, Thence N01°48'54"W along the East line of Certified Survey Map No. 7466, 300.00 feet; Thence along the Southerly right of way of Williams Point Drive along a curve to the right having a radius of 1,859.86 feet and a long chord bearing and distance of N86°38'14"E. 93.02 feet to the point of beginning; Containing 179,785 square feet, or 4.13 acres.

RE-1 to RH-4

Part of the Northeast 1/4 of the Northwest 1/4 and part of the Southeast 1/4 of the Northwest 1/4, Section 20, T6N, R11E, Town of Pleasant Springs, Dane County, Wisconsin, described as follows: Commencing at the North 1/4 Corner of said Section 20; Thence S01°31'38"W along the East line of said Northwest 1/4, 582.55 feet, Thence N45°11'21"W, 45.34 feet to the point of beginning; Thence S01°31'38"W, 459.08 feet to the Northeast corner of Certified Survey Map No. 3538; Thence S82°52'57"W, 301.60 feet, along the North line of said Certified Survey Map; Thence S17°08'58"E, 423.90 feet, along the Westerly line of said Certified Survey Map to a Northerly right of way line of Williams Drive; Thence S81°56'05"E, 740.47 feet, along said Northerly right of way line, Thence N12°23'30"W, 432.23 feet along the Easterly right of way line of Wisconsin & Southern Railroad, Thence N81°56'05"E, 542.22 feet, Thence N12°28'30"W, 566.81' feet, Thence N88°04'06"E, 532.47 feet to the Southerly right of way line of Williams Drive; Thence S45°11'21"E, 136.94 feet to the East line of said Northwest 1/4 of Section 20 and point of beginning; Containing 598,033 square feet, or 13.73 acres.

RE-1 to CO-1 (amended)

Part of the Southeast 1/4 of the Northwest 1/4, Section 20, T6N, R11E, Town of Pleasant Springs, Dane County, Wisconsin, described as follows: Commencing at the South 1/4 Corner of said Section 20; Thence N01°31'38"E, 3,184.94 feet

to the point of beginning, Thence S87°28'05"W, 697.01 feet; Thence N12°23'30"W, 619.87 feet along the Easterly right of way of Williams Drive; Thence N81°56'05"E, 707.45 feet along said Southerly right of way line to a point of curvature; Thence continuing along said Southerly right of way line along a curve to the right having a radius of 216.00 feet and a long chord bearing and distance of N57°49'26"E; 176.47 feet to said East line of the Northwest 1/4; Thence S01°31'38"W, 768.14 feet along said East line to the point of beginning. Containing 509,398 square feet, or 11.69 acres.

CONDITIONAL ZONING

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

1. The existing residence shall be removed from the property in accordance with applicable township regulations and within 90 days of county issuance of a certificate of compliance for the new residence

DEED NOTICE REQUIRED

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

1. A deed notice document shall be recorded on each of the 2 lots in the Certified Survey Map that states: "All residential development units / splits have been exhausted on the property."

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.**