

Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition #12078

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 25

Zoning District Boundary Changes

RR-2 TO SFR-2

All of Lot 1, Certified Survey Map No. 15770 recorded in Vol. 115, pages 21-23 as Doc. 5753811 being located in part of the NW ¼ of the SW ¼ of Section 25, T6N, R7E, Town of Springdale, Dane County, Wisconsin, containing 3.99 acres

AT-35 TO SFR-2

A parcel of land located part of the NW 1/4 of the SW 1/4 of Section 25, T6N, R7E, Town of Springdale, Dane County, Wisconsin., more particularly described as follows:

Commencing at the Southwest Corner of said Section 25; thence N 00°53'32" E along the west line of the said Southwest ¼, 1,594.90 feet to the southerly corner of Lot 1, CSM 15770; thence N 47°43'40" W along the south line of said Lot 1, 450.36 feet to the point of beginning.

Thence N 00°53'32" E along the east line of said Lot 1, 104.57 feet to the south line of Lot 2 of said CSM; thence N 67°59'06" E along said south line, 61.88 feet; thence S 00°53'32" W, 75.20 feet; thence S 47°43'40" W, 78.15 feet to the point of beginning. This parcel contains 0.12 acres

AT-35, SFR-2, and RR-2 to RM-16

Part of the SW ¼ of the SW ¼, the NW ¼ of the SW ¼ and the SW ¼ of the NW ¼, including part of Lot 2, Certified Survey Map No. 15770 recorded in Vol. 115, pages 21-23 as Doc. No. 5753811, in Section 25, T6N, R7E, Town of Springdale, Dane County, Wisconsin, more particularly described as follows: Beginning at the Southwest Corner of said Section 25; thence N 00°53'32" E along the west line of the said Southwest ¼ and Northwest ¼ of the Southwest ¼, 1594.90 feet to the southerly line of said Lot 1; thence N 47°43'40" E along said south line and the extension of it, 528.51 feet; thence N 00°53'32" E, 387.05 feet to the south right-of-way of County Highway "G" per Highway Conveyance in Volume 233, Page 172; thence along said south right-of-way for the next 3 courses, and along the arc of a curve concaved northwesterly having a radius of 1477.50 and a long chord bearing N 68°35'16" E, a distance of 24.17 feet; thence N 67°59'06" E, 885.47 feet; thence along an arc of a curve concaved northwesterly having

a radius of 1318.30 feet and a long chord bearing N 65°38'34" E, a distance of 103.30 feet to the extension of the west line of Lot 1, Certified Survey Map No. 9275; thence along said west line for the next 2 course, S 00°36'34" W, 78.15 feet to the Northeast Corner of said Northwest ¼ of the Southwest ¼; thence S 00°48'01" W along the east line of said Northwest ¼ and Southwest ¼ of the Southwest ¼, 2632.71 feet to the northeast corner of Lot 2, Certified Survey Map No. 15131; thence S 89°34'04" W along the north line of said Lot 2, 1321.88 feet to the point of beginning. This parcel contains 69.72 acres thereof.

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.

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.**

DEED RESTRICTION REQUIRED

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

1. A deed restriction shall be recorded on CSM Lots 1, 2, and 3 stating the following:
 - a. Further land divisions are prohibited.

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