

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 11568**

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 14

Zoning District Boundary Changes

AT-35 to RR-2

A PARCEL OF LAND LOCATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 14, T6N, R7E, TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF SAID SECTION 14; THENCE WEST ALONG THE NORTH LINE OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 14, 1289.87 FEET TO THE EASTERLY R/W LINE OF C.T.H." J "; THENCE SOUTH ALONG THE EASTERLY R/W LINE, 387.00 FEET; THENCE EAST, 7.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH, 270.00 FEET; THENCE EAST, 66.00 FEET; THENCE SOUTH, 66.00 FEET; THENCE N85°00'00"E, 289.19 FEET; THENCE N20°02'53"E, 437.29 FEET; THENCE WEST, 438.00 FEET; THENCE SOUTH, 100.00 FEET; THENCE WEST, 66.00 FEET TO THE POINT OF BEGINNING.

AT-35 to RR-2

A PARCEL OF LAND LOCATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 14, T6N, R7E, TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF THE NE 1/4 OF THE NE 1/4; THENCE EAST ALONG THE SOUTH LINE OF THE SAID NE 1/4 OF THE NE 1/4, 40.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EAST ALONG THE SOUTH LINE OF THE NE 1/4 OF THE NE 1/4, 598.00 FEET; THENCE N20°00'00"E, 239.85 FEET; THENCE WEST, 468.47 FEET; THENCE S27°05'22"W, 103.00 FEET; THENCE S55°00'00"W, 118.00 FEET; THENCE WEST, 68.00 FEET; THENCE SOUTH, 66.00 FEET TO THE POINT OF BEGINNING.

AT-35 to RR-2

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 11, T6N, 7E, TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF SAID SECTION 11; THENCE WEST ALONG THE SOUTH LINE OF THE SE 1/4 OF THE SE 1/4, 1289.87 FEET TO THE EASTERLY R/W LINE OF C.T.H. " J "; THENCE NORTH ALONG THE SAID R/W LINE, 783.06 FEET; THENCE S81°00'00"E, 7.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S81°00'00"E, 772.00 FEET; THENCE N9°00'00"E, 370.65 FEET; THENCE N73°41'23"W, 393.32 FEET; THENCE S87°45'56"W, 377.28 FEET; THENCE SOUTH, 136.00 FEET; THENCE WEST, 66.00 FEET; THENCE SOUTH, 205.07 FEET TO THE POINT OF BEGINNING.

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.

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. The landowner shall record a deed restriction on parcel #0607-114-9735-0 (CSM 14264, Lot 1) prohibiting the RR-1 zoned parcel from being sold separately from the balance of the property remaining in the AT-35 zoning district (parcels 0607-114-9516-0, 0607-123-9000-8, 0607-141-8000-8, and 0607-132-8500-4).
2. The landowner shall record a deed restriction on the four proposed RR -2 zoned lots prohibiting further division for development.
3. The landowner shall record a deed restriction on the balance of the property remaining in the AT-35 zoning district, prohibiting further division or residential development (parcels 0607-114-9516-0, 0607-123-9000-8, 0607-141-8000-8, and 0607-132-8500-4).

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.**