Dane County Board of Supervisors Amending Chapter 10 of the Dane County Code of Ordinances Zoning Map Amendment Petition 11387

Dane County Board of Supervisors does ordain as follows:

The Zoning Districts Maps as referenced under Dane County Code of Ordinance Section 10.03 shall be amended as follows:

Town Map: Town of Pleasant Springs Location: Section 2

Zoning District Boundary Changes

A-1EX to RH-1

Part of the NW 1/4 of the SW 1/4, Section 2, T.06N., R.11 E., Town of Pleasant Springs, Dane County, Wisconsin.

Beginning at the W 1/4 of said Section 2; thence S89°13'48"E along the North line of the SW 1/4, 355 feet; thence S01 °11 '42"W, 430 feet; thence N89 13'48"W, 355 feet to the West line of the SW 1/4; thence N01 °11 '42"E along the said West 1/4 line, 430 feet to the point of beginning. The above area described containing 3.5 acres.

CONDITIONAL ZONING

Conditional zoning is hereby imposed pursuant to Section 10.255(3)(a)2.(b) of the Dane County Code of Ordinances. The rezoned area shall be subject to the following conditions.

- 1. The CSM shall show the designated area of home placement.
- 2. Development shall meet RH-1 zoning district conditions.
- 3. Development shall follow grading plan as listed on site plan drawing dated 12/19/2018, drawing # 5196e-18 to include drainage and proposed location of the home.

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 the remaining A-1EX zoned lands of the sending farm property in sections 3 and 10 of the town prohibiting non-farm development (tax parcels 061103392300 and 061110285001).

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.

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 notice document shall be recorded on the proposed RH-1 property indicating that the lot was created as a result of a Transfer of Development Rights from the sending 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 <u>and/or</u> 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.