

**Dane County Board of Supervisors  
Amending Chapter 10 of the Dane County Code of Ordinances  
Zoning Map Amendment Petition 10649**

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 Windsor

**Location:** Section 30, 31

**Zoning District Boundary Changes**

**RE-1 to R-1 (Lots 7, 8, 9, 10):**

Commencing at the Southeast Corner of Section 30; thence N01°13'02"W (recorded as North) along the east line of the SE 1/4 of Section 30, 903.75 feet; thence N89°49'45"W, 364.65 feet to the southeast corner of Lot 3, CSM No. 13005 and the **POINT OF BEGINNING**; thence continuing N89°49'45"W, 380.12 feet; thence S01°13'32"E, 36.27 feet thence S89°19'32"W, 233.88 feet; thence S00°18'31"W, 190.22 feet; thence N88°52'40"E, 179.73 feet to a point of curvature; thence along the arc of a non tangent curve to the left with a radius of 1616.22 feet, a central angle of 12°47'58" and a long chord of N84°45'53"E, 360.30 to a non-tangent point of compound curvature; thence along the arc of said non-tangent curve to the left with a radius of 92.20 feet, a central angle of 82°17'08" and a long chord of N39°54'02"E, 121.32 feet to a point of non-tangency; thence N01°15'46"W, 99.79 feet to the **POINT OF BEGINNING**.  
Containing 122,720 square feet, 2.82 acres.

**RE-1 to R-1 (Lots 1, 2, 3, 4, 11, 12, 13):**

Commencing at the Southeast Corner of Section 30; thence N01°13'02"W (recorded as North) along the east line of the SE 1/4 of Section 30, 903.75 feet; thence N89°49'45"W, 364.65 feet to the southeast corner of Lot 3, CSM No. 13005; thence continuing N89°49'45"W, 380.12 feet; thence S01°13'32"E, 36.27 feet thence S89°19'32"W, 233.88 feet; thence S00°18'31"W, 190.22 feet; thence S88°52'40"W, 12.00 feet to the **POINT OF BEGINNING**; thence N00°18'31"E, 190.31 feet; thence S89°19'32"W, 427.84 feet; thence N01°13'32"W, 196.03 feet; thence N89°49'45"W, 170.48 feet; thence S61°31'53"W, 83.91 feet; thence S36°21'46"W, 345.48 feet; thence S53°38'14"E, 150.00 feet; thence N45°19'35"E, 297.58 feet; thence N89°19'32"E, 72.02 feet; thence S00°18'31"W, 235.37 feet to the north line of Lot 1, Block 10, Third Addition to Lake Windsor; thence N88°51'12"E (recorded as N88°32'E), 177.01 feet along the north line of Lot 1, Block 10, Third Addition to Lake Windsor; thence continuing along the north line of Lot 1, Block 10, Third Addition to Lake Windsor, S71°31'59"E, 63.02 feet to a point on a curve; thence along the arc of said curve to the left with a radius of 213.00 feet , a central angle of 45°07'44", and a long chord of N66°27'10"E, 163.47 feet; thence N88°52'40"E, 90.34 feet to the **POINT OF**

**BEGINNING.** Containing 197,920 square feet, 4.54 acres. Total area to be changed from RE-1 to R-1: **320,640 square feet, 7.35 ac.**

**RE-1 to R-3A (Lots 5 & 6):**

Commencing at the Southeast Corner of Section 30; thence N01°13'02"W (recorded as North) along the east line of the SE 1/4 of Section 30, 903.75 feet; thence N89°49'45"W, 364.65 feet to the southeast corner of Lot 3, CSM No. 13005; thence continuing N89°49'45"W, 380.12 feet; thence N01°13'32"W, 149.84 feet; thence N89°49'45"W, 433.82 feet to the **POINT OF BEGINNING**; thence continuing N89°49'45"W, 240.08 feet; thence S01°13'32"E, 196.03 feet; thence N89°19'32"E, 240.02 feet; thence N01°13'32"W, 192.50 feet to the **POINT OF BEGINNING**. Containing 46,630 square feet, 1.07 ac.

**RE-1 TO R-1 (Lot 1 of proposed CSM)**

Being part of the SW ¼ of the SE ¼ the SE ¼ of the SE ¼ of Section 30 and the NE ¼ of the NE ¼ of Section 31, Town 9 North, Range 10 East, Town of Windsor, Dane County, Wisconsin, described as follows: **COMMENCING** at the Southeast Corner of Section 30; thence N88°00'12"W, 1080.92 feet to the southwest right-of-way of Oak Lane and the **POINT OF BEGINNING**; thence S59°55'19"W, 165.44 feet; thence N67°20'07"W, 125.64 feet to the southeast line of Lot 5, Block 10, Third Addition to Lake Windsor; thence N59°55'19"E, 208.93 feet (recorded as N59°43'E, 208.80 feet) along the southeast line of Lot 5, Block 10, Third Addition to Lake Windsor to the east corner of said Lot 5; thence S48°07'12"E (recorded as S48°28'E), 105.17 feet along the southwest right-of-way of Oak Lane to the **POINT OF BEGINNING**. Containing 18,720 square feet, 0.43 acres. Subject to all recorded and unrecorded easements.

**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 petitioner shall comply with the conditions listed in the Town of Windsor resolutions 2014-16 and 2014-17.

**DEED RESTRICTION REQUIRED**

This amendment will be effective if within 2 years 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 Lots 1 through 6 to require that the basement slab be positioned no lower than 871 feet NAVD. The requirement shall also be noted on the subdivision plat.

2. A deed restriction shall be recorded on Lots 11 through 13 to require that the basement slab be positioned no lower than 873 feet NAVD. The requirement shall also be noted on the subdivision plat.
3. A deed restriction shall be placed on Lot 1 of the proposed CSM to require that the basement slab be positioned no lower than 872 feet NAVD. The requirement shall also be noted on the certified survey map.

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 2 years 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 shall be recorded on Lots 1 through 6, 12, and 13 to identify that the properties are subject to Shoreland Regulations. Additional individual permits will be required to be obtained from Dane County for erosion control and stormwater management features.

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.**

#### **RECORDING OF AN APPROVED PLAT REQUIRED**

The above listed description(s) is/are intended to describe land for which a subdivision plat conforming to all applicable provisions of Chapter 236 of Wisconsin Statutes and Chapter 75, Dane County Code of Ordinances will be prepared for approval and recorded. This amendment will become effective, if within two years of its approval by Dane County, a plat that described the land to be rezoned is