

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 11715**

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 5

Zoning District Boundary Changes

AT-35 TO RR-4

A parcel of land being part of the NE¼ of the NE¼ of Section 5, T6N, R7E in the Town of Springdale, Dane County, Wisconsin, more particularly described as follows:

Beginning at the Northeast corner of said Section 5; thence S 01 °10'20" W along the east line of said Section 5, 1161.24 feet; thence S 76°36'52" W, 309.68 feet; thence N 89°37'55" W, 314.17 feet; thence N 42°40'20" W, 246.75 feet; thence N 24°37'17" W, 138.31 feet; thence N 51°55'46" W, 210.00 feet to the centerline of County Highway "S"; thence N 38°38'37" E along said centerline, 1021.26 feet to the north line of said NE¼ of the NE¼ of Section 5; thence S 89°28'07" E along said north line, 391.64 feet to the point of beginning. This parcel contains; 20.65 acres and is subject to a road right of way dedication as shown over the northwesterly part 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.

1. Within 90 days of the effective date of this petition, the landowner must record shared driveway access easements and maintenance agreements that conform to all requirements of s. 75.19(8)(f), Dane County Code.
2. The recorded CSM must show all recorded easement boundaries.

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 owner shall record a deed restriction on the four proposed lots prohibiting further division.

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.**