

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 11902**

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 27

Zoning District Boundary Changes

AT-35 to RR-2:

Part of the Northwest Quarter of the Northwest Quarter of Section 27, Township 06 North, Range 07 East, Town of Springdale, Dane County, Wisconsin, more particularly described as follows: Commencing at the Northwest Corner of Section 27, aforesaid; thence South 89 degrees 31 minutes 00 seconds East along the North line of the Northwest Quarter, aforesaid, 33.00 feet to the Easterly right-of-way line of Springdale Center Road and the Point of Beginning; thence continuing South 89 degrees 31 minutes 00 seconds East along said line, 408.42 feet to a point on the curving Northerly right-of-way line of Zahler Drive; thence Southwesterly 342.73 feet along an arc of a curve to the left, having a radius of 333.00 feet, the chord bears South 42 degrees 38 minutes 30 seconds West, 327.80 feet; thence South 13 degrees 09 minutes 24 seconds West, 81.91 feet to a point of curve; thence Southwesterly 130.77 feet along an arc of a curve to the right, having a radius of 97.00 feet; the chord bears South 51 degrees 46 minutes 36 seconds West, 121.09 feet; thence North 89 degrees 36 minutes 12 seconds West, 75.34 feet to the Easterly right-of-way line of Springdale Center Road; thence North 00 degrees 23 minutes 48 seconds East along said line, 398.74 feet to the Point of Beginning.

Said parcel contains 88,261 square feet or 2.026 acres.

AT-35 to RR-1:

Part of the Northwest Quarter of the Northwest Quarter of Section 27, Township 06 North, Range 07 East, Town of Springdale, Dane County, Wisconsin, more particularly described as follows: Commencing at the Northwest Corner of Section 27, aforesaid; thence South 89 degrees 31 minutes 00 seconds East along the North line of the Northwest Quarter, aforesaid, 549.21 feet; thence South 00 degrees 29 minutes 00 seconds West, 49.07 feet to a point of curve on the Southerly right-of-way line of Zahler Drive, being the Point of Beginning; thence South 44 degrees 18 minutes 01 seconds East, 358.19 feet; thence South 45 degrees 41 minutes 59 seconds West, 207.17 feet; thence North 44 degrees 18 minutes 01 seconds West, 437.21 feet to a point on the curving Southerly right-of-way line of Zahler Drive; thence Northeasterly 228.65 feet along an arc of a curve to the right, having a radius of 267.00 feet; the chord bears North 66 degrees 34 minutes 35 seconds East, 221.73 feet to the Point of Beginning.

Said parcel contains 85,990 square feet or 1.974 acres.

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:

A deed restriction shall be recorded on the lots (Lots 1 & 2) stating the following:

Division of the lots is prohibited.

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.**