

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 11935**

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 26

Zoning District Boundary Changes:

AT-35 to RR-1 (1.50 Acres)

That part of the NE ¼ of the NE ¼ of Section 26, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of said Section 26; thence N89°15'43"W, 791.48'; thence S00°38'14"W, 390.43'; thence N89°14'57"W, 488.87'; thence S00°26'02"W, 198.00' to the point of beginning; thence S00°26'02"W, 350.68'; thence S81°21'00"E, 166.07'; thence N05°12'36"E, 374.64'; thence N89°14'57"W, 195.56' to the point of beginning.

AT-35 to RR-4 (15.10 Acres)

That part of the NE ¼ of the NE ¼ of Section 26, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of said Section 26; thence N89°15'43"W, 320.84' to the point of beginning; thence N89°15'43"W, 470.64'; thence S00°38'14"W, 390.43'; thence N89°14'57"W, 488.87'; thence S00°26'02"W, 198.00'; thence S89°14'57"E, 195.56'; S05°12'36"W, 374.64'; thence S70°04'31"E, 358.46'; thence N86°01'17"E, 165.14'; thence N57°23'58"E, 167.55'; thence N13°23'36"E, 530.36'; thence N04°45'51"E, 457.66' 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.

1. A shared driveway access easement shall be recorded on the properties to allow joint access. The agreement shall be approved by the Town.

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.**

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 balance of parcel 060726180020, 060726195030, and 060726480010 stating the following:
 - a. Further nonfarm development is prohibited on the remaining AT-35 zoned lands per the Town land use plan. The housing density rights on the original farm have been exhausted.
2. A deed restriction shall be recorded on proposed Lot 2 stating the following:
 - a. Commercial use of the accessory building is prohibited.
3. A deed restriction shall be recorded on proposed Lots 1 – 4 stating the following:
 - a. Further division of the property 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.