Dane County Board of Supervisors Amending Chapter 10 of the Dane County Code of Ordinances Zoning Map Amendment Petition 11084

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 16

Zoning District Boundary Changes

A-2 to A-2(2)

A part of Lot 1, Certified Survey Map No. 8695, recorded as Document No. 2888627 in Volume 48, Page 57 of Dane County Certified Survey Maps located in Section 16, T6N, R11E. in the Town of Pleasant Springs, Dane County, Wisconsin being more fully described as follows: commencing at the Northeast Corner of said Section 16; thence S88°35'46"W, 319.20 feet along the North line of the Northeast 1/4 of the Northeast 1/4 of said Section 16 to the Northwest corner of Lot 2 of Certified Survey Map No. 8695; thence S03°50'00"W, 546.00 feet along the West line of said Lot 2 to the Southwest corner of said Lot 2 and the point of beginning; thence S89°00'43"E, 304.00 feet along the South line of said Lot 2 to a point on the West right of way line of South Hill Street; thence continuing along said West right of way line S00°17'20"E, 225.52 feet to a point on a South line of said Lot 1; thence S88°26'14"W, 450.00 feet along said South line; thence N17°52'33"E, 256.55 feet; thence S89°00'43"E, 66.00 feet to the Southwest corner of said Lot 2 and the point of beginning, containing 2.21 acres.

A-2 to A-4

A part of Lot 1, Certified Survey Map No. 8695, recorded as Document No. 2888627 in Volume 48, Page 57 of Dane County Certified Survey Maps located in Section 16, T6N, R11E. in the Town of Pleasant Springs, Dane County, Wisconsin being more fully described as follows: commencing at the Northeast Corner of said Section 16; thence S88°35'46"W, 319.20 feet along the North line of the Northeast 1/4 of the Northeast 1/4 of said Section 16 to the Northwest corner of Lot 2 of Certified Survey Map No. 8695 and the point of beginning; thence \$03°50'00"W, 546.00 feet along the West line of said Lot 2 to the Southwest corner of said Lot 2; thence N89°00'43"W, 66.00 feet; thence \$17°52'33"W, 256.55 feet to a point on a South line of said Lot 1; thence \$88°26'14"W, 359.72 feet along said South line to a corner od said Lot 1; thence S00°57'12"W, 533.30 feet to a corner of said Lot 1; thence S88°33'07"W, 54.86 feet along a South line of said Lot 1 to a corner; thence S24°24'48"W, 3.95 feet to a point on the South line of said 1/4 1/4; thence S88°27'10"W, 428.49 feet along said South line to the Southwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 16 also being the Southwest corner of said Lot 1; thence N00°57'47"E, 1289.75 feet along the West line of said 1/4 1/4 to a point on the South right of Koshkonong Road; thence continuing along said South right of way line N88°35'46"E, 56.43 feet; thence with along a curve to the left with a radius of 6033.00 feet, with a chord bearing and length of N86°06'08"E, 525.03

feet along said South right of way line; thence N83°36'30"E, 116.82 feet along said South right of way line to a point on the North line of said 1/4 1/4; thence N88°35'46"E, 316.62 feet along said North line to the point of beginning, containing 22.93 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 deed restriction on parcel # 0611-161-8001-4 prohibiting development on the A-2 parcel shall be removed.

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 sending farm prohibiting residential development on a minimum of 35 acres.
- 2. A deed restriction shall be recorded on the A-4 parcel to prohibit further development.

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 deed notice document shall be recorded on the sending farm indicating that one of the available two housing density rights has been transferred to the receiving 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.