

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition # 12034**

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 RM-16

Part of Lot 1, Certified Survey Map Number (CSM) 4223, as recorded in Volume 18 of Certified Survey Maps, on page 45, as Document Number 1807917 and part of Lot I, Certified Survey Map Number 7852, as recorded in Volume 41 of Certified Survey Maps, on pages 216-217, as Document Number 2679653, all in Dane County Registry, located in the Southwest Quarter of the Northwest Quarter and in the Northwest Quarter of the Southwest Quarter of Section 27 and in the Southeast Quarter of the Northeast Quarter of Section 28, all in Township 06 North, Range 07 East, Town of Springdale, Dane County, Wisconsin, more fully described as follows:

Commencing at the Northwest corner of said Section 27, thence South 00 degrees 23 minutes 51 seconds West along the west line of said Northwest Quarter, 1322.03 feet; thence South 89 degrees 31 minutes 04 seconds East, 561.84 feet to the Point of Beginning; thence continuing South 89 degrees 31 minutes 04 seconds East along the north line of said Lot 1, 759.65 feet to the northeast corner of said Lot 1; thence South 00 degrees 37 minutes 22 seconds West along the east line of said Lot 1, 782.69 feet to the southeast corner of said Lot 1, also to the northeast corner of said Lot 1, CSM Number 7852; thence South 00 degrees 26 minutes 53 seconds West along the east line of said Lot 1, 539.89 feet; thence South 00 degrees 46 minutes 58 seconds West along said east line, 321.58 feet to the southeast corner of said Lot 1; thence South 89 degrees 22 minutes 08 seconds West along the south line of said Lot 1, 680.02 feet to a southwest corner of said Lot 1; thence North 00 degrees 43 minutes 36 seconds East along a west line of said Lot 1, 349.89 feet to an interior corner of said Lot 1; thence North 66 degrees 06 minutes 42 seconds West along the southwest line of said Lot 1, 695.52 feet to the centerline of Springdale Center Road; thence North 00 degrees 23 minutes 51 seconds East along said centerline, 249.10 feet; thence South 89 degrees 29 minutes 30 seconds East along the north line of said Lot 1, 1,558.77 feet; thence North 00 degrees 37 minutes 22 seconds East, 782.35 feet to the Point of Beginning. This description contains 1,431,911 square feet or 32.8722 acres.

AT-35 to RM-8

Part of Lot 1, Certified Survey Map (CSM) Number 4223, as recorded in Volume 18 of Certified Survey Maps, on page 45, as Document Number 1807917, Dane County Registry, located in the Southwest Quarter of the Northwest Quarter of Section 27 and in the Southeast Quarter of the Northeast Quarter of Section 28, all in Township 06 North, Range 07 East, Town of Springdale,

Dane County, Wisconsin, more fully described as follows: Commencing at the Northwest corner of said Section 27, thence South 00 degrees 23 minutes 51 seconds West along the west line of said Northwest Quarter, 1322.03 feet; thence South 89 degrees 31 minutes 04 seconds East, 175.84 feet to the Point of Beginning, also to the northwest corner of said Lot 1; thence continuing South 89 degrees 31 minutes 04 seconds East along the north line of said Lot 1, 386.00 feet; thence South 00 degrees 37 minutes 22 seconds West, 782.35 feet to the north line of Lot 1, CSM Number 7852, as recorded in Volume 41 of Certified Survey Maps, on pages 216-217, as Document Number 2679653, Dane County Registry; thence South 89 degrees 29 minutes 30 seconds West along said north line, 558.77 feet to the centerline of Springdale Center Road, also to a point of non-tangential curvature; thence 64.76 feet along the arc of a curve to the left, also along said centerline, having a radius of 1500.00 feet, through a central angle of 02 degrees 28 minutes 25 seconds and a chord bearing South 07 degrees 12 minutes 30 seconds East, 64.75 feet; thence North 08 degrees 26 minutes 42 seconds West along said centerline, 358.16 feet to a point of curvature; thence 199.63 feet along the arc of a curve to the right, also along said centerline, having a radius of 750.00 feet, through a central angle of 15 degrees 15 minutes 02 seconds and a chord bearing North 00 degrees 49 minutes 11 seconds West, 199.04 feet; thence South 89 degrees 29 minutes 51 seconds East along a north line of aforementioned Lot 1, CSM Number 4223, 243.91 feet to an interior corner of said Lot 1; thence North 00 degrees 19 minutes 24 seconds East along a west line of said Lot 1, 165.20 feet to the Point of Beginning. This description contains 436,215 square feet or 10.0141 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:

1. A deed restriction shall be recorded on both CSM lots stating the following:
 - a. Further land division is prohibited on the property

Said restriction(s) shall run in favor of Dane County and the pertinent Town Board(s). 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.