

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition #12133**

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 17

Zoning District Boundary Changes

AT-35 to RR-4

UNPLATTED LANDS BEING PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, OF SECTION 17, AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, OF SECTION 20, ALL IN TOWN 6 NORTH, RANGE 7 EAST, TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN. DESCRIBED MORE PARTICULARLY AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF AFORESAID SECTION 17; THENCE, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, NORTH 89 DEGREES 05 MINUTES 39 SECONDS WEST, 1335.64 FEET, TO THE POINT OF BEGINNING; THENCE, SOUTH 00 DEGREES 31 MINUTES 30 SECONDS WEST, 56.79 FEET; THENCE NORTH 89 DEGREES 05 MINUTES 38 SECONDS WEST, 290.78 FEET; THENCE, SOUTH 67 DEGREES 53 MINUTES 34 SECONDS WEST, 188.88 FEET TO A POINT ON THE CURVING NORTHERLY RIGHT-OF-WAY OF GEM VIEW LANE; THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY, 29.39 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 70 FEET, THE CHORD BEARS SOUTH 81 DEGREES 15 MINUTES 42 SECONDS WEST, FOR 29.17 FEET; THENCE, NORTH 00 DEGREES 38 MINUTES 04 SECONDS WEST, 760.61 FEET; THENCE, SOUTH 89 DEGREES 05 MINUTES 38 SECONDS EAST, 505.77 FEET; THENCE, SOUTH 00 DEGREES 12 MINUTES 03 SECONDS WEST, 624.87 FEET, BACK TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 350,008 SQUARE FEET, OR 8.04 ACRES

AT-35 to RM-8

A CONSOLIDATION OF CERTIFIED SURVEY MAP NO. 11864 RECORDED IN VOLUME 72 OF CERTIFIED SURVEY MAPS ON PAGES 334-335 AS DOCUMENT NO. 4216586, & UNPLATTED LANDS BEING PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, ALL IN TOWN 6 NORTH, RANGE 7 EAST, TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN. DESCRIBED MORE PARTICULARLY AS FOLLOWS: BEGINNING AT THE NORTH QUARTER CORNER OF AFORESAID SECTION 20, ALSO BEING THE NORTHEAST CORNER OF AFORESAID CSM NO. 11864; THENCE, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 20, ALSO BEING THE EAST LINE OF SAID CSM. NO 11864, SOUTH 00 DEGREES 34 MINUTES 32 SECONDS WEST, 363.61 FEET TO THE SOUTHEAST CORNER OF SAID CSM NO. 11864; THENCE, ALONG THE SOUTH LINE OF SAID CSM NO. 11864, NORTH 89 DEGREES 03 MINUTES 54 SECONDS WEST, 1272.69 FEET; THENCE, ALONG A WESTERLY LINE OF SAID CSM NO. 11864, NORTH 00 DEGREES 24 MINUTES 18 SECONDS EAST, 240.18 FEET; THENCE, ALONG A SOUTHERLY LINE OF SAID CSM NO. 11864, NORTH 89 DEGREES 05 MINUTES 38 SECONDS WEST, 340.00 FEET; THENCE, ALONG A SOUTHERLY LINE OF SAID CSM NO. 11864, SOUTH 67 DEGREES 53 MINUTES 34 SECONDS WEST, 135.44 FEET, TO A POINT ON THE CURVING NORTHERLY RIGHT-OF-WAY OF GEM VIEW LANE; THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY, 81.66 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 70 FEET, THE CHORD BEARS NORTH 53 DEGREES 17 MINUTES 27 SECONDS WEST, FOR 77.11 FEET; THENCE, ALONG A NORTHERLY LINE OF SAID CSM NO. 11864, NORTH 67 DEGREES 53 MINUTES 34 SECONDS EAST, 188.88 FEET; THENCE, ALONG A NORTHERLY LINE OF SAID CSM NO. 11864, SOUTH 89 DEGREES 05 MINUTES 38 SECONDS EAST, 290.78 FEET; THENCE, ALONG A WESTERLY LINE OF SAID CSM NO. 11864, NORTH 00 DEGREES 31 MINUTES 30 SECONDS EAST, 56.79 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 20; THENCE, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, ALSO BEING THE NORTH LINE OF SAID CSM NO. 11864, SOUTH 89 DEGREES 05 MINUTES 39 SECONDS EAST, 1335.64 FEET BACK TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 499,012 SQUARE FEET, OR 11.45 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.

1. The layout of the lots shall meet the Shared Access easement requirements in s.75.19(8) of Dane County Land Division Ordinance.

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 proposed CSM Lot 4 (current tax parcel 0607-173-9051-0) stating the following:
 - a. Lot 4 (zoned AT-35) shall have no further buildings or further land divisions.

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.

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 document(s) on said land:

1. A deed notice shall be recorded on Lots 1-3 of the proposed CSM (current tax parcel 0607-202-8485-0 and part of tax parcel 0607-173-9051-0) stating the following:
 - a. Further land divisions are prohibited. The housing density rights for the original Ginther Family Limited Partnership farm have been exhausted per the Town Comprehensive Plan density policies.

Failure to record the notice(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.**