

**Dane County Board of Supervisors  
Amending Chapter 10 of the Dane County Code of Ordinances  
Zoning Map Amendment Petition # 12304**

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 Pleasant Springs

**Location:** Section 26

**Zoning District Boundary Changes**

**FP-35 to RR-16**

Part of the SE 1/4 of the NE 1/4, part of the NW 1/4 of the SE 1/4 and part of the NE 1/4 of the SE 1/4, all in Section 26, T.6N., R.11E., Town of Pleasant Springs. Dane County, Wisconsin.

Commencing at the East 1/4 corner of Section 26; thence S89°15'17"W along the South line of the SE 1/4 of said Section 26, 1024.70 feet to the Southwest corner of Lot 1 of Dane County Certified Survey Map Number 8966 and also the point of beginning; thence N02°21'31"E, 39.80 feet; thence N12°37'57"E, 145.74 feet; thence N54°00'51"E, 37.47 feet; thence S89°15'32"W, 339.01 feet; thence S00°44'27"E, 203.15 feet; thence S89°15'17"W, 717.62 feet; thence S00°34'01"W, 336.88 feet; thence S78°50'05"E, 377.01 feet; thence S03°47'44"E, 490.14 feet; thence N81°13'32"E, 362.28 feet; thence N03°57'06"E, 332.89 feet; thence N71°37'12"E, 335.74 feet; thence along the arc of a 60.00 foot radius curve to the right whose long chord bears N19°36'46"E, 120.00 feet; thence N20°37'40"E, 237.12 feet; thence N70°10'54"W, 246.93 feet to the point of beginning. The above described containing 16.4 acres more or less.

**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 the balance of FP-35 zoned land (tax parcels 061126485006, 061126480654, 061126490009, and 061126495004) stating the following:

Further residential/nonfarm development is prohibited on the remaining FP-35 zoned land. The housing density rights for the original Harvey Erdahl farm have been exhausted per the Town Comprehensive Plan density policies.

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

The Dane County Board of Supervisors does ordain that this amendment, based upon their findings, to be consistent with the provisions of section 91.48(1) of the Wisconsin Statutes and section 10.220(1)(b) of the Dane County Code of Ordinances.