

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition # 12214**

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 14

Zoning District Boundary Changes

AT-35 to SFR-1

A parcel located in the Northeast ¼-Southeast ¼ of Section 14, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin, more particularly described as follows:
Commencing at the South ¼ corner of said Section 14; thence S 89°08'51" E, 1327.95 feet along the South line of the SE ¼ of said Section 14; thence N 00°29'03" E, 1274.35 feet along the West line of the SE ¼-SE ¼ of said Section 14; thence East, 68.32 feet; thence N 49°00'00" E, 159.61 feet; thence N 84°11'16" E, 69.21 feet to the point of beginning; thence N 18°10'58" E, 290.76 feet; thence N 71°57'26" E, 417.08 feet; thence S 00°39'00" E, 310.83 feet; thence S 74°08'00" W, 254.43 feet; thence S 84°11'16" W, 247.37 feet to the point of beginning, containing 3.00 acres, more or less.

AT-35 to SFR-2

A parcel located in the Southeast ¼-Southeast ¼ and the Northeast ¼-Southeast ¼ of Section 14, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin, more particularly described as follows:

Commencing at the South ¼ corner of said Section 14; thence S 89°08'51" E, 1327.95 feet along the South line of the SE ¼ of said Section 14; thence N 00°29'03" E, 1208.35 feet along the West line of the SE ¼-SE ¼ of said Section 14 to the point of beginning; thence N 00°29'03" E, 66.00 feet along the West line of the SE ¼-SE ¼ of said Section 14; thence East, 68.32 feet; thence N 49°00'00" E, 159.61 feet; thence N 84°11'16" E, 316.58 feet; thence N 74°08'00" E, 254.43 feet; thence N 00°39'00" W, 310.83 feet; thence N 71°57'26" E, 209.66 feet; thence S 03°35'25" E, 263.00 feet; thence S 46°00'00" W, 247.92 feet; thence S 74°08'00" W, 276.78 feet; thence S 84°11'16" W, 301.45 feet; thence S 49°00'00" W, 163.36 feet; thence West, 93.56 feet to the point of beginning, containing 2.75 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.

1. A shared driveway access agreement shall be recorded the meets the provisions found under Dane County Land Division Ordinance Section 75.19(8).

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 CSM lots stating the following:
 - a. Further land division is prohibited, per the Town of Springdale land use plan.

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.**