

**DANE COUNTY ORDINANCE AMENDMENT NO: 10271**

Internal Tracking Number: RECU25795

Amending Section 10.03 relating to Zoning Districts in the Town of Albion.

The Dane County Board of Supervisors does ordain as follows: That the Zoning District Maps of the Town of Albion be amended to include in the LC-1 Limited Commercial district(s) following described land:

**PETITION NUMBER:** 10271

Part of Section 34, Town of Albion described as follows:

**RH-2 TO LC-1**

Part of Lot 2, Certified Survey Map No. 9880, said lot being located in the SW1/4 of the NW1/4, the SE1/4 of the NW1/4, and Government Lot 1 (fractional N1/2 of the SW1/4), Section 34, T5N, R12E, Town of Albion, Dane County, Wisconsin, more particularly described by metes-and-bounds description as follows: Commencing at the S 1/4-corner of said Section 34, marked by an existing concrete monument of record; thence S88°56'21"W (Grid North bearing, State Plane System, South Zone), 1279.68'; thence N07°14'30"W, 2145.38'; thence N04°26'27"E, 298.89'; thence N14°57'27"E, 89.86' to the SW corner of said Certified Survey Map No. 9880; thence continuing N14°57'27"E, 11.02'; thence N17°42'30"E, 138.15' to a point of curve, tangent bearing N16°35'39"E; thence NORTHEASTERLY, 457.04' along the arc of a 1910' radius curve to the right, chord bearing N23°26'57.5"E, 455.95' to a point of compound curve, tangent bearing N53°11'34"E; thence NORTHEASTERLY, 80.38' along the arc of a 271' radius curve to the right, chord bearing N61°41'23"E, 80.08'; thence N70°11'12"E, 3.04' to the POINT OF BEGINNING; thence continuing N70°11'12"E, 125.00'; thence S14°34'49"E, 200.00'; thence S70°11'12"W, 125.00'; thence N14°34'49"W, 200.00' to the POINT OF BEGINNING, containing 0.57 acre to the centerline of West Albion Road as described and subject to a public road easement over the north 33' for said West Albion Road.

**GRANT**

## DANE COUNTY ORDINANCE AMENDMENT NO: 10284

Internal Tracking Number: RECU25812

Amending Section 10.03 relating to Zoning Districts in the Town of Pleasant Springs.

The Dane County Board of Supervisors does ordain as follows: That the Zoning District Maps of the Town of Pleasant Springs be amended to include in the A-2(4) Agricultural district(s) following described land:

**PETITION NUMBER:** 10284

Part of Section 23, Town of Pleasant Springs described as follows:

### **A-1EX TO A-2(4)\***

Parts of the SW 1/4 of the NE 1/4 and the SE 1/4 of the NE 1/4 of Section 23, T.6N., R.11E., Town of Pleasant Springs, Dane County, Wisconsin, described as follows:

Beginning at the E 1/4 corner of Section 23; thence S89°15'29"W, 2622.4 feet to the Southwest corner of the SW 1/4 of the NE 1/4 ; thence N01°00'04"E along the West line of said 1/4 - 1/4, 805 feet; thence N87°13'44"E, 350 feet; thence S01°00'04"W, 160 feet; thence S87°13'44"W, 284 feet; thence S01°00'04"W, 580 feet; thence N89°15'29"E, 2557.4 feet to the East line of the SE 1/4 of the NE 1/4; thence S01°53'32"W, 66 feet to the point of beginning. Containing 6.1 acres more or less.

### **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 zoning district boundary shall be amended to create an approximate 6-acre lot. The A-2(4) parcel shall include the barn/residence, but will not include the stone house.
2. The A-2(4) parcel will be a flag lot with a minimum of 66 feet of frontage on Tower Drive.
3. A CSM shall be recorded with the Dane County Register of Deeds showing the boundaries of the A-2(4) parcel, acreage, driveway easement, and all structures.
4. Additional land shall be acquired from the adjacent property owner to keep the remaining A-1 Exclusive land acreage above aggregate 35 acres. Evidence of this purchase shall be recorded with the Dane County Register of Deeds within 90 days of the A-2(4) zoning becoming effective. The zoning shall be rendered null and void if the transaction is not accomplished.
5. Deed restrict parent parcel number 0611-231-9125-0 to prohibit residential development on the remaining A-1 Exclusive land. The housing density rights have been exhausted for the original farm.
6. There shall be a 6-month delayed effective date to record the Certified Survey Map.

### **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. This amendment will become effective, if within 6 months of its approval by Dane County, a certified survey map that describes the land to be rezoned is recorded in the office of the Dane County Register of Deeds. **Failure to record the survey will cause the rezone to be null and void. Two copies of the recorded survey shall be submitted to Dane County Zoning.**

**DEED RESTRICTION REQUIRED**

This amendment will be effective if within 6 months of its adoption by Dane County the owner or owners of the land record the following restriction(s) on said land:

1. Deed restrict parcel number 0611-231-9125-0 to prohibit residential development on the remaining A-1 Exclusive land.

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.**

**\*STATE OF WISCONSIN REZONING CONVERSION FEE REQUIRED**

Pursuant to Section 91.48(1)(b) of Wisconsin Statutes, the above described land(s) being rezoned out of a certified farmland preservation zoning district is/are subject to a conversion fee equal to three times the per acre value, for the year in which the land is rezoned, of the highest value category of tillable cropland in the town in which the rezoned land is located, as specified by the Wisconsin department of revenue under Section 73.03 (2a) Wisconsin Statutes. This amendment will become effective, if within 6 months of its approval by Dane County, the applicant provides payment of the conversion fee to the Dane County Treasurer in the amount specified under the applicable state statutes. **Failure to pay the rezoning conversion fee in the allotted time period will cause the rezone to be null and void.**

**\*DANE COUNTY REZONING CONVERSION FEE REQUIRED**

Pursuant to Section 12.05(1)(e) Dane County Code of Ordinances, the above described land(s) being rezoned out of the A-1EX Exclusive Agriculture District or A-3 Agriculture District is/are subject to a Farmland Preservation Zoning conversion fee equal to \$55 per acre. This amendment will become effective, if within 6 months of its approval by Dane County, the applicant provides payment of the conversion fee to the Dane County Treasurer in the amount specified in Section 12.05(1)(e) Dane County Code of Ordinances. **Failure to pay the rezoning conversion fee in the allotted time period will cause the rezone to be null and void.**

**GRANT AS MODIFIED**

**DELAYED EFFECTIVE DATE**