

# CITY OF MADISON, WISCONSIN

A SUBSTITUTE ORDINANCE \_\_\_\_\_

PRESENTED October 6, 2015  
REFERRED Plan Commission

Creating Section 28.022 - 00195 of the Madison General Ordinances to assign zoning to properties located on the south side of CTH T/ Commercial Avenue west of Sprecher Road, 3rd Aldermanic District, as A (Agricultural) District, hereinafter referred to as "Area A"; creating Section 28.022 – 00196 to assign zoning to properties located along and south of CTH T and Seminary Springs Road east to the eastern town line, 3rd Aldermanic District, as A (Agricultural) District and CN (Conservancy) District, hereinafter referred to as "Area B"; creating Section 28.022 – 00197 to assign zoning to properties addressed as 6211 Milwaukee Street, 3rd Aldermanic District, as A (Agricultural) District, CN (Conservancy) District, PD (Planned Development) District and SR-C1 (Suburban Residential – Consistent District 1) District, hereinafter referred to as "Area C"; creating Section 28.022 – 00198 to assign zoning to properties located along the east side of S. Sprecher Road from Cottage Grove Road (CTH BB) north, 3rd Aldermanic District, as PD (Planned Development) District, CN (Conservancy) District, A (Agricultural) District, and SR-C2 (Suburban Residential – Consistent District 2) District, hereinafter referred to as "Area D"; creating Section 28.022 – 00199 to assign zoning to properties addressed as 3382 CTH BB, 3rd Aldermanic District, as A (Agricultural) District, hereinafter referred to as "Area E"; creating Section 28.022 – 00200 to assign zoning to properties addressed as 4324 and 4330 Sprecher Road, 16th Aldermanic District, as SR-C1 (Suburban Residential – Consistent District 1) District, hereinafter referred to as "Area F"; creating Section 28.022 – 00201 to assign zoning to properties addressed as 3445, 3449, 3453, 3458 and 3461 CTH BB, 16th Aldermanic District, as SR-C1 (Suburban Residential – Consistent District 1) District and CC-T (Commercial Corridor-Transitional) District, hereinafter referred to as "Area G"; creating Section 28.022 – 00202 to assign zoning to properties addressed as 3311 CTH BB, 16th Aldermanic District, as A (Agricultural) District, hereinafter referred to as "Area H"; creating Section 28.022 – 00203 to assign zoning to properties located on the both sides of CTH AB/ E. Buckeye Road east of Sprecher Road and extending north to Cottage Grove Road and south to the Union Pacific Railroad, 16th Aldermanic District, as A (Agricultural) District, CN (Conservancy) District, and SR-C1 (Suburban Residential – Consistent District 1) District, hereinafter referred to as "Area I."

**LEGISTAR #40269**

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Drafted by: John Strange  
Date: November 10, 2015  
SPONSORS: Mayor Soglin

**Approved as to form:**

DRAFTER'S ANALYSIS: On June 16, 2015, the Common Council adopted ordinance number ORD-15-00065, accomplishing the North Phased Attachment Area of the Town of Blooming Grove, which includes 915.6 acres (1.43 square miles) of land located north of the Chicago & Northwestern/Union Pacific Railroad right of way and east of Interstate 39/90. The North Phased Attachment Area will accrue to the City effective 12:01 AM on December 28, 2015.

The attachment ordinance did not assign zoning to the properties located in the North Phased Attachment Area. This ordinance assigns zoning to the North Phased Attachment Area by taking each subarea identified in the attachment ordinance (Areas A through I) and creating zoning maps indicating the zoning designation(s) that apply to the specific properties within each area. The zoning designations created by this ordinance will take effect at 12:01 AM on December 28, 2015.

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The Common Council of the City of Madison do hereby ordain as follows:

1. Map Amendment 00195 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

28.022-00195. The following described property is hereby zoned as reflected in Attachment A (map).

(Area A – 3<sup>rd</sup> Aldermanic District)

Part of the NE ¼ of the NE ¼ of Section 2, T7N, R10E, Town of Blooming Grove, Dane County, Wisconsin, the area also including parts of the right-of-ways of Commercial Avenue/County Trunk Highway "T" and N. Sprecher Road right-of-ways, as well as, Lot 1, Dane County Certified Survey Map No. 2080, recorded in Volume 8 of Certified Surveys, pages 270-271 as Document No. 1476484 and Lots 1 and 2, Dane County Certified Survey Map No. 4493, recorded in Volume 19 of Certified Surveys, pages 224-226 as Document No. 1853460, more particularly described as follows:

Beginning at the NE Corner of said Section 2, thence S00°21'07"E, 477.5 feet, more or less along the East line of said Section 2, also being the centerline of Sprecher Road, to the point of intersection with the Easterly extension of the most Northerly line of Lot 3, said C.S.M. 4493, as recorded in Volume 19 of Certified Surveys on Pages 224-226; thence S89°46'00"W, along said most Northerly line and Easterly extension thereof, 547 feet, more or less, to the East line of said Lot 1, C.S.M. 4493; thence S00°42'00"E, along said East line, 185.24 feet to the Southeast corner of said Lot 1; thence S88°59'47"W, along the South line of said Lot 1, 338.24 feet to the Southwest corner thereof, also being the Southeast corner of said Lot 1, C.S.M. 2080, as recorded in Volume 8 of Certified Surveys on Pages 270-271; thence continue S88°59'47"W, along the South line of Lot 1, C.S.M. 2080, 430.64 feet to the West line of the East 1/2 of the NE 1/4 of said Section 2; thence North on said West line, 655 feet, more or less, to the North line of said Section 2; thence easterly, along the North line of said Section 2, 1,314 feet, more or less, to the point of beginning. Said Area contains 17.5 acres, 762,300 square feet and 0.0273 square miles.

2. Map Amendment 00196 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

28.022-00196. The following described property is hereby zoned as reflected in Attachment B (map).

(Area B - 3<sup>rd</sup> Aldermanic District)

Part of the NE ¼ and also part of the N ½ of the NW ¼ of Section 1, T7N, R10E, Town of Blooming Grove, Dane County, Wisconsin, also including parts of the right-of-ways of Interstate 94, County Trunk Highway "T", Seminary Springs Road and Gaston Road, more particularly described as follows:

Beginning at a point on the East line of the said NE ¼ of Section 1, that is Northerly, 777.01 feet, as measured along said East line, from the East ¼ Corner of said Section 1, also being the Northeast Corner of Outlot 9, The Meadowlands; thence S87°51'21"W, 1320.50 feet along the north lines of said Outlot 9 and also Outlot 15 of Second Addition to the Meadowlands; thence N00°34'06"W, 977.25 feet along the east line of said Outlot 15 and its northerly extension to the North right-of-way line of Interstate Highway 94, also being a point on a curve; thence Westerly along said North right-of-way line on a curve concave to the North, having a radius of 11,319.19 feet and a long chord which bears S81°25'58"W, 1060.32 feet; thence along said right-of-way line S80°44'45"W, 496.34 feet; thence Westerly along said right-of-way line on a curve concave to the North, having a radius of 11,359.19 feet and a long chord which bears S88°30'53"W, 752.24 feet; thence Northerly 170 feet, more or less, parallel with the North-South Quarter line to a point which is 1,000.10 feet Southerly, on the same line, from the North line of said Section 1; thence Westerly, parallel with said North line, 717.50 feet; thence Northerly, parallel with the West

line of the NW 1/4 of said Section 1, 1,009 feet, more or less, to the North line of the NW 1/4 of said Section 1; thence easterly, along said North line, 1692 feet, more or less, to the North ¼ Corner of said Section 1; thence Easterly, along the North line of said NE ¼ of Section 1, 2635 feet, more or less, to the NE Corner of said Section 1; thence southerly, along the East line of the said NE ¼, 1980.75 feet, more or less, to the point of beginning. Said Area contains 136.8 acres, 5,959,008 square feet and 0.214 square miles.

3. Map Amendment 00197 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

28.022-00197. The following described property is hereby zoned as reflected in Attachment C (map).

(Area C - 3<sup>rd</sup> Aldermanic District)

Part of the N ½ of the SE ¼ of Section 2, T7N, R10E, Town of Blooming Grove, Dane County, Wisconsin, including part of the Milwaukee Street right-of-way, Driscoll Drive right-of-way per Document No. 4585706 and also Lot 2, Dane County Certified Survey Map No 814, recorded in Volume 4 of Certified Surveys, pages 27 - 28 as Document No. 1325022, more particularly described as follows:

Commencing at the East ¼ Corner of said Section 2; thence S87°19'46"W, along the East-West ¼ line, 466.80 feet, to the point of beginning; thence S00°27'33"E, 33.02 feet, to a point on the southerly right-of-way line of Milwaukee St, also being the northeasterly corner of Parcel A of an unrecorded plat produced by George Weir, the Dane Co. Surveyor, dated April 1973, also being the northeast corner of lands described in Document No. 3834683; thence S87°19'46"W, along said southerly right-of-way line, and its westerly extension thereof, being a line 33 feet south of and parallel with the North line of the said SE ¼ of Section 2, 853 feet more or less, to a point on the east line of the Northwest ¼ of the Southeast ¼ of said Section 2; thence S00°05'45"W, along the said east line, and the easterly line of said Lot 2, Certified Survey Map Number 814, 207 feet, more or less, to the southeast corner of said Lot 2; thence S87°19'46"W, along the south line of said Lot 2, 200.00 feet to the Southwest corner thereof; thence N00°05'45"E, 240.04 feet, to a point on the north line of the said SE ¼ of Section 2; thence N87°19'46"E, along said north line, 1052 feet, more or less, to the point of beginning. Said Area contains 1.7 acres, 74,052 square feet and 0.00266 square miles.

4. Map Amendment 00198 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

28.022-00198. The following described property is hereby zoned as reflected in Attachment D (map).

(Area D - 3<sup>rd</sup> Aldermanic District)

Part of the NE1/4 of the NE1/4 of Section 11, being part of S. Sprecher Road right-of-way acquired in Document No. 3143977, and also part of the West ½ of the NW1/4 of Section 12, including part of S. Sprecher Road right-of-way, part of Lot 2, Dane County Certified Survey Map No. 582, recorded on Volume 3 of Certified Surveys, pages 89-91 as Document No. 1296483, all being in Town 7 North, Range 10 East, Town of Blooming Grove, Dane County, Wisconsin, more particularly described as follows:

Commencing at the East 1/4 corner of Section 11, Township 7 North, Range 10 East; thence N87°36'14"E, along an Easterly extension of the East-West 1/4-line of Section 11 to the southerly extension of the East right-of-way line of that part of Sprecher Road lying north of said East-West 1/4 line, said right-of-way line being parallel to and 33 feet easterly of, measured at right angles to, the East line of Section 11; thence Northerly along said extension and parallel line, 118 feet, more or less, to said East right-of-way line and the point of beginning of this description; thence continuing northerly along said East right-of-way line and parallel line, 2,330 feet, more or less, to a point which is 208.80 feet South of, measured at right angles from, the North line of said Section 11; thence Westerly parallel with the North line of said Section 11, 33 feet, more or less, to a point on the East line of the Northeast 1/4 of Section 11; thence N00°52'52"W, along said East line, 198.80 feet; thence S87°21'03"W, parallel with and 10.00 feet South of, measured at right angles to, the North line of the Northeast 1/4 of said Section 11, 10.00 feet; thence N00°52'52"W, parallel with and 10.00 feet West of, measured at right angles to, the East line of the NE 1/4 of said Section 11, 10.00 feet to the North line of said Northeast 1/4; thence N 87°21'03"E, along the North line of said NE ¼, 10.00 feet, to the NE Corner of said Section 11; thence N89°02'23"E, along the South line of the SW ¼ of said Section 1, 43.00 feet; thence S00°55'20"E, parallel with and 43.00 feet East of, measured at right angles to, the West line of the NW 1/4 of Section 12, 723.59 feet; thence N89°54'45"E, along the North line of said Lot 2, Certified Survey Map Number 582, 167 feet more or less, to a point 90.00 feet West of perpendicular measure to the East line of said Lot 2; thence S00°53'15"E, parallel to the East line of said Lot 2, 100.00 feet to a point on the South line of said Lot 2; thence S89°54'45"W, along the South line of said Lot 2, 167 feet more or less to a point which is 43.00 feet East of, measured at right angles to, the West line of the NW 1/4 of Section 12; thence

S00°55'20"E, parallel with and 43.00 feet East of, measured at right angles to, the West line of the NW 1/4 of Section 12, 696.84 feet to a point of curve; thence Southeasterly 153.95 feet along the arc of a 600.00 feet radius curve to the left whose long chord bears S30°03'43"E, 153.53 feet; thence S37°24'45"E, 628.44 feet to a point of curve; thence Southerly 453.56 feet along the arc of a 800.00 feet radius curve to the right whose long chord bears S21°10'14"E, 447.51 feet, to the North right-of-way line of County Trunk Highway BB, also referred to as Cottage Grove Road, as presently located (1998); thence S88°25'17"W, 323.81 feet along said North right-of-way line; thence S01°34'43"E, 20.00 feet along said right-of-way line; thence S88°25'17"W along said right-of-way line, 223.30 feet; thence N46°10'18"W, 93.98 feet to the Easterly right-of-way line of Sprecher Road and the point of beginning. Said Area contains area 9.7 acres, 422,532 square feet, and 0.0152 square miles.

5. Map Amendment 00199 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

28.022-00199. The following described property is hereby zoned as reflected in Attachment E (map).

(Area E - 3<sup>rd</sup> Aldermanic District)

Lands described in Warranty Deed recorded in Vol. 8245 of Records, Page 27 as Document No. 1940147, Dane County Registry, except for that part within the right-of-way of Cottage Grove Road (County Trunk Highway BB), located in the SW 1/4 of the NW 1/4 of Section 12, T7N, R10E, Town of Blooming Grove, Dane County, Wisconsin, more particularly described as follows:

Commencing at the West 1/4 corner of Section 12, T7N R10E; thence N88°25'19"E along the East-West 1/4-line of Section 12 and center line of Cottage Grove Road (County Trunk Highway BB), 740 feet, more or less, to the west line of lands described in said Document No. 1940147; thence N01°02'05"W, 60 feet along said west line to the north right-of-way of Cottage Grove Road and the point of beginning of this description; thence continuing N01°02'05"W, 10.00 feet along said east line and an existing (2005) jog in said north right-of-way, to the southeast corner of Outlot 26, First Addition to Reston Heights; thence along the exterior boundary of First Addition to Reston Heights for the next four courses: (1) N01°02'05"W, 276.52 feet; (2) N88°11'00"E, 230.60 feet; (3) N00°51'32"W, 622.48 feet; and (4) N88°08'49"E, 350.12 feet to the southeast corner of Lot 214, First Addition to Reston Heights and the east line of the SW 1/4 of the NW 1/4 of Section 12, being also the west line of Door Creek Subdivision; thence S00°54'15"E along said line, and along the west line of Lot 1, Certified Survey Map No. 8851, 907.3 feet to the north right-of-way of Cottage Grove Road; thence S88°25'19"W, 580.56 feet along said north right-of-way, being 60 feet northerly of, as measured parallel to, the East-West 1/4-line of Section 12, to the point of beginning. Said Area contains 8.8 acres, 422,532 square feet, and 0.0152 square miles.

6. Map Amendment 00200 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

28.022-00200. The following described property is hereby zoned as reflected in Attachment F (map).

(Area F – 16th Aldermanic District)

Part of the NE 1/4 of the SE 1/4 of Section 11, being part of the S. Sprecher Road right-of-way and also part of the NW 1/4 of the SW 1/4 of Section 12, all in T7N, R10E, Town of Blooming Grove, Dane County, Wisconsin, more particularly described as follows:

Commencing at the West 1/4 Corner of said Section 12; thence Southerly, 423 feet along the west line of the said NW1/4 of the SW1/4 of Section 12 to the northwest corner of lands described in Document No. 3414983 Dane County Registry and the point of beginning; thence N88°05'20"E, 193.65 ft along said north line, to the northeast corner thereof; thence S00°40'26"E, 250 ft along the east line of said lands and the east line of lands described in Document No. 2308586, Vol. 17364 Pg. 46, Dane County Registry, to the southeast corner of said lands in Document No. 2308586; thence S88°17'52"W, 194.5 ft along the south line of last mentioned lands to the East right-of-way line of South Sprecher Road, also being the said west line of the NW1/4 of the SW1/4 of Section 12; thence continuing S88°17'52"W, 73.01 ft to the West right-of-way line of South Sprecher Road; thence N00°26'34"W, along said West right-of-way line, 129.5 ft, more or less, to the Northeast corner of Lot 76, Rambling Acres (a recorded plat in Section 11, T7N, R10E), thence N89°21'47"E along a Northerly line of said Rambling Acres and its Easterly extension thereof, 73 feet, more or less, to the East right-of-way line of South Sprecher Road also being the said west line of the NW 1/4 of the SW 1/4 of Section 12; thence N00°26'34"W (N00°28'37"E per 2005 WL Holdings Annexation map, City Engineering Project No. 53W0136) along said Easterly right-of-way line also being the said west line of the NW 1/4 of the SW 1/4 of Section 12, 120 feet, more or less, to the north line of said lands described in Document No. 3414983 and the point of beginning. Said Area contains 1.3 acres, 56,628 square feet, and 0.002 square miles.

7. Map Amendment 00201 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

28.022-00201. The following described property is hereby zoned as reflected Attachment G (map).

(Area G – 16th Aldermanic District)

Part of the SE 1/4 of the NE 1/4 and also part of the NE 1/4 of the SE 1/4, including Lot 2, Certified Survey Map No. 353, recorded in Volume 2 of Certified Surveys, page 116 as Document No. 1268304 and part of the right-of-way of Cottage Grove Road, all within Section 11, T7N R10E, Town of Blooming Grove, Dane County, Wisconsin, more particularly described as follows:

Commencing at the East quarter-corner of Section 11, T7N R10E; thence Westerly along the East-West 1/4 line of said Section 11, 33.02 feet; thence Southerly along the centerline of Sprecher Road, 45.02 feet; thence Westerly, 153.58 feet, more or less, to the east line of lands described in warranty deed Document No. 3722487, and the point of beginning of this description; thence S02°21'43"E, 15 feet, more or less, along said east line to the northwest corner of Lot 8, Maywick Estates; thence S00°02'54"W, 140.13 feet along the west line of said Lot 8 to the southwest corner of said Lot 8; thence S87°23'24"W, 276.10 feet along the north lines of Lots 7, 6 and 5, Maywick Estates, to the Northwest corner of said Lot 5 and an Easterly line of Lot 2, Certified Survey Map No. 353; thence S02°20'14"E along said Easterly line, 58.75 feet to the Southeast corner of said Lot 2, CSM 353; thence S87°36'14"W along the South line of said Lot 2, 226.90 feet to the Southwest corner of said Lot 2; thence N02°23'46"W along the West line of said Lot 2, 200.00 feet to the Southerly right-of-way line of County Trunk Highway BB; thence Easterly along said South right-of-way line, 30 feet, more or less, to the point of intersection with the extension of the West line of a parcel of land described in Volume 787 of Deeds, Page 207, and Volume 83 of Records, Page 53, Dane County Registry; thence N01°01'48"W, along said extension, 352.79 feet to the Northwest corner of said parcel; thence N87°36'14"E, 300.09 feet; thence S01°01'48"E, 337.79 feet to a point on the South right-of-way line of said County Trunk Highway BB, which is 45.00 feet South of, measured at right angles to, the East-West 1/4-line of Section 11; thence Easterly on said right-of-way line, parallel with said East-West 1/4-line, 180 feet, more or less, to the point of beginning. Said Area contains 4.5 acres, 196,020 square feet and 0.007 square miles.

8. Map Amendment 00202 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

28.022-00202. The following described property is hereby zoned as reflected in Attachment H (map).

(Area H – 16th Aldermanic District)

Part of Lot 1, Certified Survey Map No. 6371, recorded in Volume 31 of Certified Surveys, pages 39-40 as Document No. 2254639, said part located in the SE1/4 of the SW1/4 of Section 12, T7N R10E, Town of Blooming Grove, Dane County, Wisconsin, more particularly described as follows:

Commencing at the South 1/4 corner of Section 12; thence S88°42'38"W along the south line of the SW 1/4, 841.50 feet to the southeast corner of said Certified Survey Map No. 6371; thence S88°42'38"W, 154.73 feet along the south line of said Certified Survey Map No. 6371; thence N88°25'28"W, 83.11 feet along said south line to the point of beginning; thence N88°25'28"W along said south line, 247.10 feet to the southwest corner of said Certified Survey Map No. 6371; thence N00°34'27"W, 1302.61 feet along the westerly line of said Certified Survey Map No. 6371; thence N88°33'52"E, 829.63 feet along said westerly line; thence continuing N88°33'52"E, 253.44 feet; thence S31°37'04" W, 1569.42 feet to the point of beginning. Said Area contains 20.1 acres, 875,556 square feet, and 0.0314 square miles.

9. Map Amendment 00203 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

28.022-00203. The following described property is hereby zoned as reflected in Attachment I (map).

(Area I – 16th Aldermanic District)

Part of the SE ¼ of the SE ¼ of Section 11 (including part of Sprecher Road right-of-way), and also part of the SW ¼ of the SW ¼ of Section 12, (being part of Sprecher Road right-of-way), and also part of the SE ¼ of the SW ¼ of Section 12, and also part of the NW ¼, SW ¼ and SE ¼ of the NE ¼ of Section 12 (including part of Cottage Grove Road/C.T.H. "BB" right-of-way and Lots 1 and 2, Dane County Certified Survey Map No. 4845), and also all of the SE ¼ of Section 12, and also part of the NE ¼, NW ¼, SW ¼, SE ¼ of the NE ¼ and part the NE ¼, NW ¼, SW ¼,

SE ¼ of the NW ¼ and part of the NE ¼ and NW ¼ of the SW ¼ and part of the NW ¼ of the SE ¼, all of Section 13, (all portions within Section 13 including part of the right-of-ways of E. Buckeye Road/County Trunk Highway "AB", Fankhauser Road and Underdahl Road; as well as, Lots 1 and 2, Dane County Certified Survey Map No. 4907; Lot 1, Dane County Certified Survey Map No. 5166; Lot 1, Dane County Certified Survey Map No. 3487; Lot 1, Dane County Certified Survey Map No. 8577 and Lots 1 and 2, Dane County Certified Survey Map Number 12779), and also part of the NE ¼ of the SE ¼ of Section 14 (including part of Underdahl Road right-of-way), and also part of the SE ¼ of the NW ¼ of Section 14 and also part of the NE ¼, NW ¼, SW ¼ and SE ¼ of the NE ¼ of Section 14 (including part of the right-of-ways of E. Buckeye Road/C.T.H. "AB", Sprecher Road and part of Underdahl Road), all in T7N R10E, Township of Blooming Grove, Dane County, Wisconsin, more particularly described as follows:

Beginning at the intersection of the former Northerly Railroad right-of-way line of the Chicago & Northwestern Railway Company, now owned by the Wisconsin Department of Transportation (WDOT) and the West line of the NE ¼ of the SE ¼ of said Section 14; thence North along said West line, 1,040 feet, more or less, to the North line of the South 1/2 of said Section 14; thence West along said North line, 1320 feet, more or less, to the center of said Section 14; thence S87°32'35"W along the south line of the NW 1/4 of said Section 14, 352.25 feet to a point located N87°32'55"E, 165.71 feet, as measured along said south line, from the easterly right-of-way line of Interstate Highway 90; thence N00°48'15"W, 1103.04 feet; thence N88°01'52"E, 479.89 feet; thence N00°58'41"W, 621.84 feet to the southerly right-of-way line of Buckeye Road (C.T.H. "AB"); thence Northeasterly along said southerly right-of-way line 1,200 feet, more or less, to the East line of the NW 1/4 of the NE 1/4 of said Section 14; thence N00°48'34"W, 865.11 feet along the last mentioned East line to the Southeast corner of the SW 1/4 of the SE 1/4 of Section 11, T7N, R10E, also being the SW corner of Rambling Acres (a recorded plat in Section 11, T 7 N, R 10 E); thence Easterly, along the South line of Rambling Acres, 554.32, feet; thence Northerly, along said South line of Rambling Acres, 100.00, feet; thence Easterly, along said South line of Rambling Acres, 406.33, feet, to the Westerly right-of-way line of Sprecher Road; thence northeasterly and northerly, along the said Westerly right-of-way of Sprecher Road, as platted in Rambling Acres, to the westerly extension of the North line of the SW ¼ of the SW ¼ of said Section 12; thence easterly, along said westerly extension, 73 feet, more or less, to the existing Easterly right-of-way line of Sprecher Road; thence Southerly, along said existing Easterly right-of-way, 132 feet, more or less, to the NW corner of Dane County Certified Survey Map No. (CSM) 1807; thence Easterly, along the said Easterly right-of-way as defined and dedicated on said CSM 1807, 47 feet, to the NW corner of Lot 1, said CSM 1807; thence Southerly, along the said Easterly right-of-way as defined and dedicated on said CSM 1807, 325.46 feet, to the SW corner of Lot 2, said CSM 1807; thence Northwesterly, along the said Easterly right-of-way as defined and dedicated on said CSM 1807, 47.19 feet, to the SW corner of said CSM 1807; thence Southerly, along the existing Easterly right-of-way of Sprecher Road, 263 feet, more or less, to the northerly line of CSM 8525; thence Northwesterly, along the said Easterly right-of-way as defined and dedicated on said CSM 8525, 19.32 feet, to the Northerly corner of Lot 1, said CSM 8525; thence Southwesterly, along the said Easterly right-of-way as defined and dedicated on said CSM 8525, being an arc of a curve to the right, having a radius of 613.70 feet, and a long chord of 66.41 feet; thence Southwesterly, along the said Easterly right-of-way as defined and dedicated on said CSM 8525, 618.16 feet, to the most Westerly corner of Lot 4, said CSM 8525; thence Westerly, along the said Easterly right-of-way as defined and dedicated on said CSM 8525, 7.99 feet, to the most Westerly corner of said CSM 8525; thence Southwesterly, along the existing Easterly right-of-way, 127 feet, more or less, to the northerly line of CSM 11282; thence Southeasterly, along the said Easterly right-of-way as defined and dedicated on said CSM 11282, 7 feet, more or less, to the Northerly corner of Lot 1, said CSM 11282; thence Southwesterly, along the said Easterly right-of-way as defined and dedicated on said CSM 11282, 110.00 feet; thence continuing Southwesterly, along the Easterly right-of-way as defined and dedicated on the plat of Weather Oak Hills, 698.25 feet, to the corner radius between Sprecher Road and E Buckeye Road; thence Southeasterly, along the said corner radius as defined and dedicated on said Weather Oak Hills, being an arc of a curve to the left and having a radius of 15.0 feet, to a point of tangency on the Northerly right-of-way of E Buckeye Road; thence Southeasterly, along said Northerly right-of-way as defined and dedicated on said Weather Oak Hills, 146.41 feet, to the Southerly line of Weather Oak Hills; thence Northeasterly, along said Southerly line of Weather Oak Hills, 36.94, feet; thence Southeasterly, along said South line of said Weather Oak Hills, 133.17, feet; thence Northeasterly, along said South line of said Weather Oak Hills, 136.20 feet; thence Southeasterly, along said South line of said Weather Oak Hills, 259.63, feet, to the Westerly right-of-way of Karmichael Court; thence Southerly, along said Westerly right-of-way of Karmichael Court, 198.39, feet; thence Northeasterly, to the point of curve in the south line of Lot 18, Weather Oak Hills, also being a point on the Northerly right-of-way of E Buckeye Road; thence Easterly, along said Northerly right-of-way and the southerly line of said Lot 18, 103.42 feet, to the Westerly line of CSM 11086; thence Southerly, along the said Westerly line of CSM 11086, 7 feet, to the SW corner thereof; thence S88°21'45"E, 268.27 feet along the southerly line of said CSM 11086; thence southeasterly along said southerly line, on the arc of a curve concave to the south, having a radius of 1465.70 feet, an arc length of 1157.34 feet, the

long chord of which bears S65°44'30"E, 1127.51 feet; thence S46°52'45"W, 33.00 feet along the southerly line of said CSM 11086; thence S43°07'15" E, 95.88 feet along the southerly line of said CSM 11086 to the southeasterly corner thereof; thence N07°37'02"E, 1650.55 feet along the easterly line of said CSM 11086; thence N88°42'38"E, 84.25 feet along the easterly line of said CSM 11086 to the south line of CSM 6371; thence N89°42'38"E along said southerly line, 154.84 feet; thence N31°37'04"E, 1575.10 feet along the easterly line of CSM 6371 to an angle point in said line; thence N00°40'12"W (previously recorded as N00°40'24"W), 1322.45 feet along said easterly line to the center of Section 12, T7N R10E; thence N00°53'34"W along the East line of the NW¼ of said Section 12, 27.31 feet, (recorded as 26.21 feet) to the southerly right-of-way line of C.T.H. BB/Cottage Grove Road; thence N00°53'34"W along said east line, 123.36 feet to the southeast corner of Door Creek Subdivision (a replat of CSM 9067), thence N00°53'29"W, along the East line of Door Creek Subdivision, 8 feet more or less to a point on the Northerly right-of-way line of Cottage Grove Road (C.T.H. BB) and the easterly right-of-way line of Harrington Drive; thence Easterly along the present North right-of-way of Cottage Grove Road (C.T.H. BB) on the arc of a 5,655.00 feet radius curve to the left whose long chord bears N76°20'47"E, 429.66 feet to the Southwest corner of CSM 4845; thence N04°29'00"E, along the West line of said CSM 4845, 161.59 feet (previously recorded as 161.05 feet); thence N85°31'00"W, along said West line, 47.00 feet; thence N04°29'00"E, along said West line, 501.50 feet; thence S89°28'00"W (previously recorded as S89°29'00"W) along said West line, 50.00 feet; thence N00°31'00"W, along said West line, 1714.55 feet to a point which is N88°26'03"E, 395.60 feet from the N 1/4 Corner of Section 12, T7N R10E, as measured along the North line of the NE 1/4 of said Section 12; thence N88°25'58"E, along the North line of the NE 1/4, 881.98 feet to the Easterly North-South sixteenth line; thence S00°30'21"E along the East line of Certified Survey Map No. 4845, 2174.03 feet to the centerline of County Highway "BB", (Cottage Grove Road) as presently located (1996); thence Northeasterly, along said centerline, 1,496 feet, more or less, to the East line of the NE 1/4 of Section 12, T7N R10E; thence Southerly, along the East lines of Sections 12 and 13, to the former Northerly Railroad right-of-way line of the Chicago & Northwestern Railway Company (now owned by the WDOT); thence Southwesterly, along the said former Northerly Railroad right-of-way line, to the point of beginning. This parcel contains 715.2 acres, 31,154,112 square feet and 1.118 square miles."

10. This ordinance shall be effective at 12:01 a.m. on December 28, 2015.