

**Dane County Board of Supervisors  
Amending Chapter 10 of the Dane County Code of Ordinances  
Zoning Map Amendment Petition 11730**

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 Black Earth

**Location:** Section 21

**Zoning District Boundary Changes**

**LOT 1 - FP-35 TO RM-16**

A part of the SW  $\frac{1}{4}$ -NE  $\frac{1}{4}$ , the SE  $\frac{1}{4}$ -NE  $\frac{1}{4}$ , the NW  $\frac{1}{4}$ -SE  $\frac{1}{4}$  and the NE  $\frac{1}{4}$ -SE  $\frac{1}{4}$  of Section 21 and the SW  $\frac{1}{4}$ -NW  $\frac{1}{4}$  of Section 22, Town 8 North, Range 6 East, Town of Black Earth, Dane County, Wisconsin, described as follows: Commencing at the East  $\frac{1}{4}$  corner of said Section 21; thence N 89°58'18" W, 277.81 feet; thence S 58°55'21" W, 439.33 feet to the point of beginning; thence S 30°21'13" W, 759.00 feet; thence N 89°38'47" W, 297.00 feet; thence S 00°21'07" W, 6.07 feet; thence N 89°53'53" W, 1329.05 feet; N 00°21'35" E, 525.47 feet; thence S 89°28'32" E, 680.58 feet; thence N 40°00'00" E, 334.15 feet; thence S 90°00'00" E, 175.00 feet; thence N 57°25'00" E, 320.00 feet; thence N 51°00'00" E, 275.00 feet; thence N 71°40'00" E, 221.00 feet; thence N 84°00'00" E, 244.19 feet; thence N 75°00'00" E, 435.64 feet; thence N 58°14'52" E, 416.28 feet; thence Northeasterly along the arc of a curve to the left a distance of 135.81 feet, said curve having a central angle of 98°30'00" and a radius of 79.00 feet, the long chord of which bears N 08°59'52" E, 119.70 feet; thence Northwesterly along the arc of a curve to the right a distance of 162.52 feet, said curve having a central angle of 08°46'38" and a radius of 1060.93 feet, the long chord of which bears N 35°51'49" W, 162.37 feet; thence N 58°31'30" E, 66.00 feet; thence Southeasterly along the arc of a curve to the left a distance of 152.42 feet, said curve being the Westerly r/w line of C.T.H. "KP" and having a central angle of 08°46'38" and a radius of 994.93 feet, the long chord of which bears S 35°51'49" E, 152.27 feet; thence Southwesterly along the arc of a curve to the right a distance of 249.28 feet, said curve having a central angle of 98°30'00" and a radius of 145.00 feet, the long chord of which bears S 08°59'52" W, 219.69 feet; thence S 58°14'52" W, 426.00 feet; thence S 75°00'00" W, 450.55 feet; thence S 00°00'00" E, 492.45 feet to the point of beginning, containing 36.13 acres, more or less, or 34.28 acres, more or less, excluding a 66 foot access easement.

## **LOT 2 - FP-35 TO RM-8**

A part of the SE ¼-NE ¼ and the NE ¼-SE ¼ of Section 21 and the SW ¼-NW ¼ of Section 22, Town 8 North, Range 6 East, Town of Black Earth, Dane County, Wisconsin, described as follows: Beginning at the East ¼ corner of said Section 21; thence N 89°59'44" E, 566.01 feet to a point on the Westerly r/w line of C.T.H. "KP"; thence N 03°29'08" W, 131.04 feet along the Westerly r/w line of C.T.H. "KP"; thence Northwesterly along the arc of a curve to the left a distance of 539.97 feet, said curve being the Westerly r/w line of C.T.H. "KP" and having a central angle of 36°46'00" and a radius of 841.47 feet, the long chord of which bears N 21°52'08" W, 530.75 feet; thence N 40°15'08" W, 263.96 feet along the Westerly r/w line of C.T.H. "KP"; thence Southwesterly along the arc of a curve to the right a distance of 249.28 feet, said curve having a central angle of 98°30'00" and a radius of 145.00 feet, the long chord of which bears S 08°59'52" W, 219.69 feet; thence S 58°14'52" W, 426.00 feet; thence S 75°00'00" W, 450.55 feet; thence S 00°00'00" E, 492.45 feet; thence N 58°55'21" E, 439.33 feet; thence S 89°58'18" E, 277.81 feet to the point of beginning, containing 13.72 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. Deed restricting the FP-35 balance of the farm against further residential development.
2. Deed restricting the RM-16 lot against further land divisions, as it is more than 2 times the minimum lot size.

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.

#### 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.**