

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition # 12222**

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 Mazomanie

Location: Section 9

Zoning District Boundary Changes

FP-35 to RR-2

A parcel of land being part of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 4 and the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 9, T8N, R6E, Town of Mazomanie, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Northwest Corner of said Section 9; thence S 89°54'54" E along the north line of the NW $\frac{1}{4}$ of said Section 9, 1,727.64 feet to the point of beginning. Thence N 00°32'32" E, 61.66 feet; thence N 83°11'04" W, 55.50 feet; thence N 01°06'43" W, 261.86 feet; thence S 89°16'01" E, 283.89 feet to the west right of way line of County Trunk Highway "Y"; thence S 00°43'59" W along said west right of way line, 433.67 feet; thence N 84°54'12" W, 92.49 feet; thence N 69°02'02" W, 68.48 feet; thence N 47°39'40" W, 84.95 feet; thence N 00°32'32" E, 17.28 feet to the point of beginning. The above-described parcel contains 105,918 square feet or 2.43 acres.

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 highway access permit shall be obtained from Dane County Highway Department for the residential lot.

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 lot stating the following:
 - a. Commercial use of the property is prohibited prior to a home being constructed on site.

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.**