

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 11247**

Dane County Board of Supervisors does ordain as follows:

The Zoning Districts Maps as referenced under Dane County Code of Ordinance Section 10.03 shall be amended as follows:

Town Map: Town of Rutland **Location:** Section 7

Zoning District Boundary Changes

LC-1 to R-1A

That part of Lot 1 of Certified Survey Map 4281 (Vol. 18, Pages 153-154) in the Northeast 1/4 of the Northwest 1/4 of Section 7, Town 5 North, Range 10 East, Town of Rutland, Dane County, Wisconsin, bounded and described as follows: Commencing at the Northwest corner of said Section 7; thence N87°07'41"E along the North line of Section 7, 1189.20'; thence S02°52'19"E, 1094.83'; thence N85°11'36"E, 328.24'; thence S63°54'54"E, 155.74' to the point of beginning; thence S63°54'54"E, 59.98'; thence S24°04'40"W, 275.17' to the Northerly right of way line of U.S.H. 14; thence N63°53'49"W along said right of way line, 20.17'; thence N57°36'21"W along said right of way line, 202.99'; thence N26°17'14"E along said right of way line, 11.84'; thence N29°16'10"E, 153.49'; thence S63°54'54"E, 141.29'; thence N27°41'28"E, 87.63' to the point of beginning; containing 1.00 acre.

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.

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 be recorded on parcel #0510-104-8500-3 (part of sending property) prohibiting residential development.

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.

DEED NOTICE 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 notice document be recorded on the "sending property - parcels 0510-104-8500-3, 0510-101-9000-9, and 0510-101-8501-5 - indicating that one split was transferred from the property leaving only 2 possible splits remaining.
- 2) A notice document be recorded on the subject "receiving" property indicating that the property was established as a new residential lot pursuant to a transfer of development rights.

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.**