

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition # 12266**

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 Vermont

Location: Section 36

Zoning District Boundary Changes

FP-35 TO RR-2

A parcel of land located in the NW ¼ of the SW ¼ and in the SW ¼ of the NW ¼, all in Section 36, T7N, R6E, Town of Vermont, Dane County, Wisconsin being more particularly described as follows:

Commencing at the West ¼ corner of said Section 36; thence N 01°08'59" E along the west line of said SW ¼ of the NW ¼, 213.94 feet; thence S 89°52'04" E, 336.20 feet to the point of beginning. Thence continue S 89°52'04" E, 330.00 feet; thence S 00°07'56" W, 397.00 feet; thence N 89°52'04" W, 330.00 feet; thence N 00°07'56" E, 397.00 feet to the point of beginning. This description contains 3.01 acres or 131,010 sq. ft.

FP-35 TO RR-4

A parcel of land located in the SW ¼ of the NW ¼, all in Section 36, T7N, R6E, Town of Vermont, Dane County, Wisconsin being more particularly described as follows:
Commencing at the West ¼ corner of said Section 36; thence N 01°08'59" E along the west line of said SW ¼ of the NW ¼, 213.94 feet to the point of beginning. Thence continue N 01°08'59" E along said west line, 569.54 feet to the southerly right of way line of County Highway J; thence along said southerly right of way and the arc of a curve concaved northeasterly having a radius of 510.50 feet and a long chord bearing S 73°41'13" E, a distance of 286.70 feet; thence S 89°45'40" E continuing along said southerly right of way, 391.53 feet; thence S 01°23'48" W, 488.97 feet; thence N 89°52'04" W, 666.20 feet to the point of beginning. This description contains 7.66 acres or 333,646 sq. ft.

FP-35 TO RR-8

A parcel of land located in the SW & NW ¼'s of the NW ¼, all in Section 36, T7N, R6E, Town of Vermont, Dane County, Wisconsin being more particularly described as follows:
Commencing at the West ¼ corner of said Section 36; thence N 01°08'59" E along the west line of said SW ¼ of the NW ¼, 865.69 feet to the northerly right of way line of County Highway J and the point of beginning. Thence continue N 01°08'59" E along said west line and the east right of way line of Bluto Blvd., 462.14 feet to the south line of CSM 15167; thence N 89°41'50" E along said south line, 1313.13 feet to the east line of said NW ¼ of the NW ¼; thence S 00°55'37" W along said east line and the east line of said SW ¼ of the NW ¼, 567.93 feet to the northerly right of way line of County Highway

J; thence along said northerly right of way line for the next 3 courses: S 89°55'43" W, 399.71 feet; thence N 89°45'40" W, 491.82 feet; thence N 77°00'15" W, 432.75 feet to the point of beginning. This description contains 16.53 acres or 720,218 sq. ft.

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. Building heights shall comply with the town's ridgetop protection policies for any development located within the NR-I overlay zoning area.

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 Lot 4 stating the following:
 - a. Additional nonfarm development is prohibited on the remaining FP-35 zoned land. The housing density rights for the original Leon R. Sherven farm have been exhausted per the Town Comprehensive Plan density policies. (Note that this prohibition would not affect residential development of the RR-2 zoned area).

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.**