

**Dane County Board of Supervisors**  
**Amending Chapter 10 of the Dane County Code of Ordinances**  
**Zoning Map Amendment Petition # 12046**

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 5, 6, 7, 8

**Zoning District Boundary Changes**

**FP-35 to FP-1 (Lot 1)**

A parcel of land located in the SW 1/4 of the SW 1/4 of Section 5, NE 1/4 of the NE 1/4 of Section 7 and NW 1/4 of the NW 1/4 of Section 8, All in T7N, R6E, Town of Vermont, Dane County, Wisconsin more particularly described as follows: Commencing at a 1 1/2" inside diameter iron pipe at the east 1/4 corner of said Section 7; thence N02°31'46"E along the east line of the SE 1/4 of the NE 1/4 of said Section 7, 1,320.81 ft. to a 3/4" solid round iron rod at the southeast corner of the NE 1/4 of the NE 1/4 of said Section 7 at the point of beginning; thence S89°24'21"W along the south line of said NE 1/4 of the NE 1/4, 229.94 ft. to a 3/4" solid round iron rod on the east right of way line of County Highway F"; thence N38°01'14"E along said east right of way, 90.55 ft. to a 3/4" solid round iron rod at the point of curvature of a curve to the right having a radius of 328.00 ft. and a central angle of 04°28'48"; thence northeasterly along said east right of way and the arc of said curve, 25.65 ft. to a 3/4" solid round iron rod at the point of tangency thereof, said curve having a long chord bearing N40°15'38"E, 25.64 ft.; thence N42°30'02"E along said east right of way, 237.26 ft. to a 3/4" solid round iron rod at the point of curvature of a curve to the left having a radius of 1,313.30 ft. and a central angle of 46°26'18"; thence northeasterly along said east right of way and said the arc of said curve, 1,064.42 ft. to a 3/4" solid round iron rod at the end of said curve, said curve having a long chord bearing N23°36'29"E, 1,035.53 ft.; thence N02°05'54"W along said east right of way, 80.18 ft. to a 3/4" solid round iron rod at the point of curvature of a curve to the left having a radius of 3,860.00 ft. and a central angle of 15°52'00"; thence northerly along said east right of way and the arc of said curve, 1,068.93 ft. to a 3/4" solid round iron rod at the point of tangency thereof, said curve having a long chord bearing N10°01'54"W, 1,065.52 ft.; thence N17°57'54"W along said east right of way, 34.34 ft. to a 3/4" solid round iron rod on the south line of Lot 1 of Dane County Certified Survey Map No. 5026; thence N84°10'06"E (recorded as S83°38'W) along the south line of said Lot 1, 366.97 ft. to a 3/4" solid round iron rod hereinafter referred to as Point A" at the beginning of a meander line along Blue Mounds Creek, said point A" being located S84°10'06"W, 122 ft. more or less from the center of said creek; thence S26°21'23"E along said meander line, 1,335.45 ft. to a 3/4" solid round iron rod; thence S45°56'05"W along said meander line, 1,632.05 ft. to a 3/4" solid round iron rod on the east line of the NE 1/4 of the

NE 1/4 of said Section 7 herein after referred to as Point B" at the end of the meander line along the creek being located N02°31'46"E, 44.5 ft. more or less from the center of the creek; thence S02°31'46"W along the east line of the NE 1/4 of the NE 1/4 of said Section 7, 80.00 ft. to the point of beginning ... INCLUDING all lands lying between the meander line described above and the centerline of the creek lying south of an extension of the line from POINT "A", N84°10'06"E, 122 ft. more or less to centerline of the creek and north and east of an extension of the line from POINT "B", S02°31'46"W, 44.5 ft. more or less to the centerline of the creek.

### **FP-35 to FP-1 (Lot 2)**

A parcel of land located in the SW 1/4 of the SW 1/4 of Section 5, SE 1/4 of the SE 1/4 of Section 6, NE 1/4 of the NE 1/4 of Section 7 and NW 1/4 of the NW 1/4 of Section 8, All in T7N, R6E, Town of Vermont, Dane County, Wisconsin more particularly described as follows: Commencing at a 1 1/2" inside diameter iron pipe at the east 1/4 corner of said Section 7; thence N02°31'46"E along the east line of the SE 1/4 of the NE 1/4 of said Section 7, 1,320.81 ft. to a 3/4" solid round iron rod at the southeast corner of the NE 1/4 of the NE 1/4 of said Section 7; thence S89°24'21"W along the south line of said NE 1/4 of the NE 1/4, 281.14 ft. to the centerline of County Highway F"; thence N38°01'14"E along said centerline, 94.21 ft. to the northeast corner of Lot 1 of Dane County Certified Survey Map No. 1631; thence N78°02'07"W (recorded as N76°42'W) along the north line of said Lot 1, 55.65 ft. to a 3/4" solid round iron rod at the point of beginning; thence continuing N78°02'07"W (recorded as N76°42'W) along the north line of said Lot 1, 158.89 ft. to a 1" inside diameter iron pipe at the northwest corner of said Lot 1; thence S35°18'54"W along the west line of said Lot 1, 121.90 ft. (recorded as S36°34'W, 122.3 ft.) to a 1" inside diameter iron pipe; thence S19°19'59"E (recorded as S18°05'E) along the west line of said Lot 1, 22.74 ft. to a 3/4" solid round iron rod on the south line of the NE 1/4 of the NE 1/4 of said Section 7; thence S89°24'21"W along said south line, 295.65 ft. to a 3/4" solid round iron rod; thence N35°07'26"E, 972.38 ft. to a 3/4" solid round iron rod; thence N16°39'31"E, 322.51 ft. to a 3/4" solid round iron rod; thence N00°24'37"E, 252.12 ft. to a 3/4" solid round iron rod; thence N21 °22'51"W, 658.78 ft. to a 3/4" solid round iron rod; thence N35°59'33"E, 424.62 ft. to a 3/4" solid round iron rod; thence N52°59'55"E (recorded as S52°40'W), 109.00 ft. to a 1" inside diameter iron pipe; thence N71 °32'55"E (recorded as N71 °13'E), 158.14 ft. to a 3/4" solid round iron rod on the west right of way line of County Highway F"; thence S17°57'54"E along said west right of way, 112.43 ft. to a 3/4" solid round iron rod at the point of curvature of a curve to the right having a radius of 3,770.00 ft. and a central angle of 15°52'00"; thence southerly along said west right of way and the arc of said curve, 1,044.01 ft. to a 3/4" solid round iron rod at the point of tangency thereof, said curve having a long chord bearing S10°01'54"E, 1,040.68 ft.; thence S02°05'54"E along said west right of way, 78.19 ft. to a 3/4" solid round iron rod at the point of curvature of a curve to the right having a radius of 1,223.30 ft. and a central angle of 46°30'16"; thence southwesterly along said west right of way and the arc of said curve, 992.90 ft. to a 3/4" solid round iron rod at the end of said curve, said curve having a long chord bearing S23°43'53"W, 965.87 ft.; thence S42°30'02"W along said west right of way, 240.72 ft. to a 3/4" solid round iron rod at the point of tangency of a curve to the left having a radius of 418.00 ft. and a central angle of 04°28'48"; thence southwesterly along said west right of way and the

arc of said curve, 32.68 ft. to a 3/4" solid round iron rod at the point of tangency thereof, said curve having a long chord bearing S40°15'38"W, 32.68 ft.; thence S38°01'14"W along said west right of way, 52.73 ft. to the point of beginning.

### **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. The landowner shall obtain a revised access permit from the County Highway Department to allow access from County Hwy F for the proposed lots.
2. The CSM shall designate "no access" along County Highway F for both lots, except for any access point approved by the Highway Department.

### **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.**