

**Dane County Board of Supervisors  
Amending Chapter 10 of the Dane County Code of Ordinances  
Zoning Map Amendment Petition 11534**

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 34, 35

**Zoning District Boundary Changes**

**RM-16 to FP-1**

A Part of Southeast Quarter of the Southeast Quarter of Section 34 and the Southwest Quarter of the Southwest Quarter of Section 35, all in Town 7 North, Range 6 East, Town of Vermont, Dane County, Wisconsin, more particularly described as follows: Beginning at the Southwest Corner of aforesaid Section 35, thence along the South line of the Southeast Quarter of the Southeast Quarter of said Section 34, North 89 degrees 39 minutes 53 seconds West, 656.58 feet to the Southwest Corner of said Lot 1 of Certified Survey Map No. 5925 (CSM 5925); thence North 03 degrees 44 minutes 09 seconds West, 254.71 feet; thence South 78 degrees 20 minutes 25 seconds East, 604.51 feet; thence North 02 degrees 15 minutes 22 seconds West, 550.24 feet; Thence South 89 degrees 58 minutes 01 seconds East, 718.69 feet to a point in the centerline of Bergum Road and the start of a non-tangent curve; thence along said centerline southwesterly 124.15 on the arc of a curve to the right having a radius of 700.00 feet, the long chord bears South 19 degrees 18 minutes 42 seconds West, 124.01 feet to a tangent line; thence continuing along said centerline South 24 degrees 23 minutes 33 seconds West, 184.48 feet to the start of a curve; thence continuing southerly along said centerline 236.53 feet on the arc of a curve to the left having a radius of 450.00 feet, the long chord bears South 09 degrees 20 minutes 03 seconds West, 233.82 feet to a tangent line; thence continuing along said centerline South 05 degrees 43 minutes 26 seconds East, 169.26 feet to a point on the South line of the Southwest Quarter of said Section 35; thence along said South line of the Southwest Quarter of Section 35, South 89 degrees 52 minutes 17 seconds West 477.67 feet to the Point of Beginning.

**RM-16 and FP-35 to RR-4**

A lot being located in Southeast Quarter of the Southeast Quarter of Section 34 and the Southwest Quarter of the Southwest Quarter of Section 35, all in Town 7 North, Range 6 East, Town of Vermont, Dane County, Wisconsin, more particularly described as follows: Commencing at the South Quarter Corner of aforesaid Section 35, thence along the East line of the Southwest Quarter of said Section 35, North 00 degrees 47 minutes 14 seconds East, 1316.32 feet to the Northeast Corner of the Southeast Quarter of the Southwest Quarter of said Section 35; thence along the North line of the South Half of the Southwest Quarter of Section 35, North 89 degrees 58 minutes 01 seconds West, 1949.16 feet to the Northeast Corner of the West 21 acres of the Southwest Quarter of the Southwest Quarter of said Section 35, being the Point of Beginning; thence along the East line of said West

21 acres, South 00 degrees 38 minutes 07 seconds East, 144.17 feet to a point on the centerline of Bergum Road; thence along said centerline of Bergum Road, South 26 degrees 15 minutes 19 seconds West, 110.65 feet to the start of a non-tangent curve, also being the Northeast Corner of said Lot 1 of Certified Survey Map No. 5925; thence continuing southerly along said centerline 88.38 feet on the arc of a curve to the left having a radius of 300.00 feet, the long chord bears South 09 degrees 51 minutes 36 seconds West, 88.06 feet to a tangent line; thence continuing along said centerline South 01 degrees 25 minutes 13 seconds West, 153.16 feet to the start of a curve; thence continuing southerly along said centerline 156.51 feet on the arc of a curve to the right having a radius of 700.00 feet, the long chord bears South 07 degrees 49 minutes 32 seconds West, 156.20 feet to a non-tangent line; thence North 89 degrees 58 minutes 01 seconds West, 894.15 feet; thence North 00 degrees 34 minutes 53 seconds East 639.26 feet to a point on the North line of the Southeast Quarter of the Southeast Quarter of said Section 34; thence along said North line of the Southeast Quarter of the Southeast Quarter of Section 34, South 89 degrees 43 minutes 49 seconds East, 285.19 feet to the Northeast Corner of the Southeast Quarter of Southeast Quarter of said Section 34; thence along the North line of the Southwest Quarter of the Southwest Quarter of said Section 35, South 89 degrees 58 minutes 01 seconds East, 693.17 feet to the Point of Beginning. Said parcel contains 596,279 square feet or 13.69 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. Landowner will identify a building envelope for proposed Lot 1 in a site plan reviewed by the Town of Vermont and approved by the zoning administrator.
2. Any development proposed in a Ridgetop Protection Area must meet all applicable siting, tree removal and construction standards of the *Town of Vermont / Dane Comprehensive Plan*.
3. Driveway easements and appropriate shared driveway agreements shall be recorded to allow shared access to the existing driveway for the two RR-4 lots (Lots 1 and 2).

### **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. The FP-1 lot shall be prohibited from being divided into smaller lots.

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.**