

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 11901**

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 15

Zoning District Boundary Changes

FP-35 and UTR to RR-4:

Part of the NE 1/4 of the SW 1/4 the SE 1/4 of the SW 1/4 the NW 1/4 of the SE 1/4 and the SW 1/4 of the SE 1/4, Section 15, T08N, R06E, Town of Mazomanie, Dane County, Wisconsin more fully described as follows: Commencing at the E 1 / 4 corner of said Section 15; THENCE South 89 degrees 48 minutes 07 seconds West for a distance of 3036.52 feet along the North line of said SE 1/4 to the East Right-of-way of Old Hwy 78; THENCE South 01 degrees 39 minutes 22 seconds West for a distance of 763.29 feet along said Right-of-way to the point of beginning; THENCE North 90 degrees 00 minutes 00 seconds East for a distance of 286.22 feet; THENCE South 00 degrees 00 minutes 00 seconds East for a distance of 219.46 feet; THENCE South 34 degrees 24 minutes 16 seconds East for a distance of 737.07 feet; THENCE South 70 degrees 52 minutes 41 seconds West for a distance of 136.96 feet to the North Right-of-way of S.T.H. 14; THENCE North 43 degrees 01 minutes 17 seconds West for a distance of 112.03 feet along said Right-of-way; THENCE North 47 degrees 48 minutes 18 seconds West for a distance of 218.98 feet along said Right-of-way; THENCE North 47 degrees 24 minutes 27 seconds West for a distance of 119.11 feet along said Right-of-way; THENCE North 47 degrees 24 minutes 23 seconds West for a distance of 74.42 feet along said Right-of-way; THENCE North 44 degrees 06 minutes 51 seconds West for a distance of 124.53 feet along said Right-of-way; THENCE North 4 7 degrees 32 minutes 18 seconds West for a distance of 70.81 feet along said Right-of-way; THENCE North 29 degrees 07 minutes 47 seconds West for a distance of 33.44 feet along said Right-of-way; THENCE North 38 degrees 57 minutes 41 seconds West for a distance of 72.09 feet along said Right-of-way; THENCE North 01 degrees 39 minutes 22 seconds East for a distance of 290.14 feet along the east Right-of-way of said Old Hwy 78 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.

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:

A deed restriction shall be recorded on parcels 0806-153-8415-0, 0806-154-9001-0, 0806-154-8502-4, and 0806-154-9560-2 stating the following:

Further residential development on the remaining FP-35 zoned land is prohibited. The housing density rights for the original farm have been exhausted per the Town Comprehensive Plan density policies.

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.**