

**Dane County Board of Supervisors  
Amending Chapter 10 of the Dane County Code of Ordinances  
Zoning Map Amendment Petition 11150**

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 with the approval of the General Development Plan:

**Town Map:** Town of Dunn

**Location:** Section 26

**Zoning District Boundary Changes**

**RE-1 to PUD**

Part of Government Lot 2, Section 26, T6N, R10E, Town of Dunn, Dane County, Wisconsin, described as follows:

Commencing at the West ¼ Corner of said Section 26; thence N89°27'59"E (recorded as N89°06'25"E), 2125.86 feet along the South line of said Government Lot 2; thence N09°55'10"W, 99.54 feet (recorded as N10°15'24"W, 99.70 feet); thence N01°07'37"E (recorded as N00°43'04"E), 84.51 feet to the South line of vacated Charles Lane as defined in Town of Dunn Resolution No. 2007-09 and recorded in Document No. 4354235 and the point of beginning; thence continuing N01°07'37"E (recorded as N00°43'04"E), 132.40 feet; thence N00°46'50"W, 234.02 feet; thence S88°13'43"E, 153.29 feet (recorded as S88°05'E, 158.97 feet) to the Westerly right-of-way line of Barber Drive; thence along said right-of-way line along a curve to the left having a radius of 1942.86 feet and a chord bearing and length of S06°05'54"E, 57.60 feet (recorded as S05°46'50"E, 57.60 feet); thence continuing along said right-of-way line S83°03'09"W (recorded as S81°21'50"W), 15.00 feet; thence continuing along said right-of-way line along a curve to the left having a radius of 1957.86 feet and a chord bearing and length of S11°23'52"E, 303.83 feet; to the said South line of vacated Charles Lane; thence S88°40'41"W, 203.96 feet (recorded as S88°15'46"W, 203.89 feet) along said South line to the point of beginning; Containing 60,208 square feet, or 1.382 acres.

**B-1 to PUD**

Part of Government Lot 2, Section 26, T6N, R10E, Town of Dunn, Dane County, Wisconsin, described as follows:

Commencing at the West ¼ Corner of said Section 26; thence N89°27'59"E (recorded as N89°06'25"E), 2125.86 feet along the South line of said Government Lot 2 to the point of beginning; thence N09°55'10"W, 99.54 feet (recorded as N10°15'24"W, 99.70 feet); thence N01°07'37"E (recorded as N00°43'04"E), 84.51 feet to the South line of vacated Charles Lane as defined in Town of Dunn Resolution No. 2007-09 and recorded in Document No. 4354235 and the point of beginning; thence N88°40'41"E, 203.96 feet (recorded as N88°15'46"E, 203.89 feet) along said South line to the Westerly right-of-way line of Barber Drive; thence along said right-of-way line along a curve to the left

having a radius of 1957.86 feet and a chord bearing and length of S18°42'20"E, 195.22 feet to the said South line of Government Lot 2; thence S89°27'59"W, 251.04 feet (recorded as S89°06'25"W, 255.78 feet) along said South line to the point of beginning; Containing 42,419 square feet, or 0.974 acres.

### **R-3 to PUD**

Lots 2 and 3, Certified Survey Map No. 14274 as recorded in Volume 97 of Certified Survey Maps of Dane County on Pages 113-116, located in Government Lot 2, Section 26, T6N, R10E, Town of Dunn, Dane County, Wisconsin; Containing 46,053 square feet, or 1.057 acres, to the meander line, and 60,111 square feet, more or less, or 1.380 acres, more or less, to the Ordinary High Water Line of Lake Kegonsa.

### **CONDITIONAL ZONING**

This amendment will be effective if within one (1) year of its adoption by Dane County the owner or owners of the land file a Specific Implementation Plan (SIP) in order to effectuate the rezoning and establish the PUD on the zoning district map. The SIP shall be reviewed and approved by the Town Board and the County pursuant to Dane County Code of Ordinance Section 10.153(5)(a)6. Failure to file the SIP within one (1) year of the approval of the General Development Plan shall cause the zoning map amendment to become null and void.

The Specific Implementation Plan shall address the following conditions:

- 1) The approval of the General Development Plan is contingent upon approximately 6503 square feet of wetland being reclassified (removed) from the official wetland maps.
- 2) The applicant shall obtain a variance from the Town of Dunn 100-foot wetland setback policy.
- 3) A Certified Survey Maps shall be recorded with the Register of Deeds to consolidate lands on both sides of Barber Drive.
- 4) The applicant shall be responsible for the removal of asphalt within the Barber Drive right-of-way and vegetate the area as shown on the approved plan.
- 5) The "possible future parking area" located north of the commercial building shall be prohibited and notations shall be removed from all maps.
- 6) A Specific Implementation Plan shall be submitted no later than one (1) year after the date of adoption of the General Development Plan by the County Board.