

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 11599**

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 28

Zoning District Boundary Changes

FP-35 to RR-4

A parcel of land being part of the Southeast Quarter of the Northwest Quarter, and a part of the Northeast Quarter of the Southwest Quarter of Section 28, Town 9 North, Range 6 East, all in the Town of Mazomanie, Dane County, Wisconsin being more particularly described as follows: Commencing at the West Quarter Corner of aforesaid Section 28; thence along the North line of the Southwest Quarter of said Section 28, South 89 degrees 47 minutes 47 seconds East, 1332.06 feet to the Northwest Corner of the Northeast Quarter of the Southwest Quarter of said Section 28, being the Point of Beginning; thence continuing along said North line of the Southwest Quarter of Section 28, South 89 degrees 47 minutes 47 seconds East, 369.71 feet; thence North 00 degrees 00 minutes 15 seconds West, 340.45 feet to a point on the southwesterly line of Lot 4 of Certified Survey Map No. 8046, recorded in Volume 43 of Certified Surveys on pages 38-39 as Document No. 2725785 (CSM 8046); thence along the southwesterly line of said Lot 4, South 52 degrees 10 minutes 58 seconds East, 299.18 feet to the southernmost corner of said Lot 4; thence South 30 degrees 47 minutes 21 seconds West, 458.17 feet; thence South 11 degrees 24 minutes 26 seconds West, 285.31 feet; thence North 89 degrees 19 minutes 54 seconds West, 20.30 feet to the Northeast corner of Lot 1 of Certified Survey Map No. 4251, recorded in Volume 18 of Certified Surveys on pages 96-97 as Document No. 1813337 (CSM 4251); thence along the North line of said Lot 1, North 89 degrees 19 minutes 54 seconds West, 141.42 feet to the Southeast corner of Lot 2 of CSM 4251; thence along the East line of said Lot 2, North 00 degrees 36 minutes 01 seconds East, 164.98 feet to the Northeast corner of said Lot 2; thence along the North line of said Lot 2, North 89 degrees 32 minutes 26 seconds West, 155.03 feet to a point on the West line of the Northeast Quarter of the Southwest Quarter of said Section 28; thence along said West line, North 00 degrees 00 minutes 38 seconds West, 349.47 feet to the Point of Beginning. Contains 213,639 square feet or 4.90 acres excluding said Right-of-Ways.

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.

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.**

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 parcels 0906-284-9000-0, 0906-284-8500-7, 0906-283-9500-6, 0906-283-8000-3, 0906-282-9791-6, and 0906-281-9200-1 to prohibit further residential development on the remaining FP-35 Farmland Preservation zoned land. The housing density rights for the original farm have been exhausted.

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