

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 11025**

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:

Town Map: Town of Rutland

Location: Sections 13 and 24

Zoning District Boundary Changes

A-1EX to RH-3

Part of the SW1/4 of the SE1/4 and SE1/4 of the SE1/4, Section 13, together with part of the NW1/4 of the NE1/4 of Section 24, all in T5N, R10E, Town of Rutland, Dane County, Wisconsin, described by metes-and-bounds description as follows:

Commencing at the aluminum monument at the SE corner of said Section 13 (NE corner Section 24); thence S88°42'26"W on section line between Sections 13 and 24, 1318.76' to the 1-1/4" dia rod at the NW corner of NE1/4 of NE1/4 of Section 24; thence N01°18'05"W along the 1/4-1/4 line, 453.21' to a point in the C/L of Bass Lake Road and the POINT OF BEGINNING of this description; thence Southeasterly 267.14' along said C/L of Bass Lake Road along a 235.6' radius curve to the left, concave to the NE and having a chord bearing S33°47'08"E, 253.06'; thence S66°16'11"E on said C/L, 37.29' to the most northerly NW corner of Lot 1 of Certified Survey Map No. 11209; thence S63°33'19"W on north line of said Lot 1, 707.02' to the NW corner of said Lot 1; thence S01°01'49"E along west line of said Lot 1, 397.06' to a 3/4" dia rod at lake shore meander line point "A" 94' more or less N01°01'49"W from the north shore of Bass Lake; S57°13'29"W along a survey meander line, 727.31' to a 3/4" dia rod from meander point "B", being N65°00'W, 150' more or less from said north shore of Bass Lake; thence from said meander line point "B" go N38°00'00"W, 85.00'; thence N18°33'34"W, 217.69'; thence N06°24'29"W, 58.34'; thence N20°00'00"E, 100.00'; thence N77°17'08"E, 327.78'; thence N55°00'58"E, 330.00'; thence N05°23'51"E, 214.00'; thence N50°00'00"E, 670.00' to a 1" iron pipe at the west right-of-way line of Bass Lake Road; thence N89°02'00"E, 33.00' to the POINT OF BEGINNING, containing 9.755 acres to the C/L of Bass Lake Road and to the afore-described meander line "A" to "B" and 11.334 acres more or less to the present north shore of Bass Lake and being subject to a 33' right-of-way for Bass Lake Road along the easterly 33' thereof.

CONDITIONAL ZONING

Conditional zoning is hereby imposed pursuant to Section 10.255(3)(a)2.(b) 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:

1. A deed restriction shall be recorded on parcels 0510-134-9191-0 and 0510-241-8550-0 to prohibit further residential development on the remaining A-1 Ex Exclusive zoned lands. The housing density rights have be exhaust on this portion of the original farm.

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.**