

**Dane County Board of Supervisors  
Amending Chapter 10 of the Dane County Code of Ordinances  
Zoning Map Amendment Petition # 12158**

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 Rutland

**Location:** Section 15

**Zoning District Boundary Changes**

**FP-35 to RR-8**

Part of the Southeast 1/4 of the Northwest 1/4 and part of the Northeast 1/4 of the Southwest 1/4, of Section 15, T5N, R10E, Town of Rutland, Dane County, Wisconsin, described as follows: Commencing at the South 1/4 corner of said Section 15, thence N01°10'30"W, 1368.93 feet along the East line of the Southwest 1/4 to the North right-of-way of County Highway "A"; thence N88°58'10"W, 671.54 feet along said North right-of-way line to the point of beginning; thence N88°58'10"W, 373.27 feet along said North right-of-way line; thence S88°41'54"W, 89.37 feet along said North right-of-way line; thence N00°08'09"E, 758.76 feet; thence S89°51'51"E, 493.69 feet; thence S16°14'59"W, 44.48 feet; thence along a curve to the left with a radius of 441.00 feet and a long chord and bearing of S08°11'34"W, 123.62 feet; thence S00°08'09"W, 597.21 to the point of beginning; Containing 352,836 square feet or 8.100 acres.

**FP-35 to FP-1**

Part of the Northeast 1/4 of the Southwest 1/4, of Section 15, T5N, R10E, Town of Rutland, Dane County, Wisconsin, described as follows: Commencing at the South 1/4 corner of said Section 15, thence N01°10'30"W, 1368.93 feet along the East line of the Southwest 1/4 to the North right-of-way of County Highway "A" to the point of beginning; thence N88°58'10"W, 671.54 feet along said North right-of-way line; thence N00°08'09"E, 597.21; thence along a curve to the right with a radius of 441.00 feet and a long chord and bearing of N08°11'34"E, 123.62 feet; thence N16°14'59"E, 44.48 feet; thence N89°51'51"W, 493.69 feet; S00°08'09"W, 758.76 feet to the North right-of-way of County Highway "A"; thence S89°41'54"W, 218.51 feet along the North line County Highway "A" to the West line of the Northeast 1/4 of the Southwest 1/4; thence N00°19'13"W, 1251.55 feet along said West line to the Northwest corner of said Northeast 1/4 of the Southwest 1/4; thence N01°16'36"W, 132.10 along West line of said Southeast 1/4 of the Northwest 1/4; thence S87°21'23"E, 507.43 feet; thence S54°49'56"E, 673.30 feet; thence S86°23'01"E, 285.96 feet to the East line of the Southwest 1/4; thence S01°10'30"E, 966.36 feet along said East line to the point of beginning; Containing 1,261,832 square feet or 28.967 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.

#### DEED NOTICE 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 document(s) on said land:

1. A deed notice shall be recorded on proposed Lot 2 (FP-1 lot) of the CSM stating the following:
  - a. Two density units ("splits") from the original 1978 Hvam farm remain available to the property. This allocation reflects a written agreement between Hvam and Woodstock associated with the 2018 deed recorded under document #5398949 assigning all remaining density units to Woodstock.

**Failure to record the notice(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.**