

**Dane County Board of Supervisors  
Amending Chapter 10 of the Dane County Code of Ordinances  
Zoning Map Amendment Petition 11831**

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 Dunn

**Location:** Section 19

**Zoning District Boundary Changes**

**RR-8 TO RR-4**

A parcel of land being part of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  and the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 19, T6N, R10E, Town of Dunn, Dane County, Wisconsin, more particularly described as follows:

Commencing at the South  $\frac{1}{4}$  Corner of said Section 19; thence N 01°00'15" E along the west line of the SE  $\frac{1}{4}$  of said Section 19, 2,065.71 feet; thence S 74°06'22" E, 627.43 feet to the point of beginning. Thence N 01°20'51" E, 420.52 feet; thence N 88°38'14" E, 115.33 feet; thence N 01°20'51" E, 540.11 feet to the south right of way line of County Highway "B"; thence S 74°06'22" E along said south right of way line, 171.36 feet; thence S 00°42'05" W, 998.97 feet; thence N 74°06'22" W, 302.02 feet to the point of beginning. The above described parcel contains 5.08 acres.

**RR-8 TO FP-35**

A parcel of land being part of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  and the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 19, T6N, R10E, Town of Dunn, Dane County, Wisconsin, more particularly described as follows:

Commencing at the South  $\frac{1}{4}$  Corner of said Section 19; thence N 01°00'15" E along the west line of the SE  $\frac{1}{4}$  of said Section 19, 2,065.71 feet; thence S 74°06'22" E, 453.85 feet to the point of beginning. Thence N 00°55'35" E, 368.85 feet; thence N 88°38'14" E, 170.92 feet; thence S 01°20'51" W, 420.52 feet; thence S 74°06'22" E, 302.02 feet; thence S 00°42'05" W, 474.72 feet; thence S 88°39'12" W, 461.69 feet; thence N 00°55'35" E, 615.86 feet to the point of beginning. The above described parcel contains 7.30 acres.

## **FP-35 TO RR-4**

A parcel of land being part of the SE ¼ of the NE ¼ and the NW ¼ of the SE ¼ of Section 19, T6N, R10E, Town of Dunn, Dane County, Wisconsin, more particularly described as follows:

Commencing at the South ¼ Corner of said Section 19; thence N 01°00'15" E along the west line of the SE 1/4 of said Section 19, 2,065.71 feet; thence S 74°06'22" E, 453.85 feet; thence N 00°55'35" E, 368.85 feet; thence N 88°38'14" E, 170.92 feet to the point of beginning. thence N 01°20'51" E, 84.00 feet; thence S 74°42'55" E, 50.65 feet; thence N 01°20'51" E, 490.90 feet to the southwesterly right of way line of County Highway "B"; thence S 74°06'22" E along said right of way, 68.23 feet; thence S 01°20'51" W, 540.11 feet; thence S 88°38'14" W, 115.33 feet to the point of beginning. The above described parcel contains 0.92 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.

1. The property must be in compliance with Town of Dunn Ordinance 11-15 within 90 days of Dane County approval of the rezone petition. The petitioner must prove compliance with the Town's ordinance to Dane County Zoning. Items to be cleaned up include at least three motor vehicles with grass growing around them, two boats on trailers, several jugs with what appears to be used motor oil, two lawn mowers, and other debris.
2. The unpermitted structures / enclosures housing roosters and various other materials documented during the June 3, 2022 zoning division inspection of the property must be dismantled and removed from the property within 90 days of Dane County approval of the rezone petition and prior to recording of the Certified Survey Map. The petitioner must prove compliance with this condition to Dane County Zoning.
3. In order to complete this lot line adjustment, within 90 days of Dane County approval of the rezone petition, all of the newly zoned FP-35 land and the existing land zoned FP-35 at Parcel 0610-194-8560-0 shall be added to Parcel 0610-194-9050-6 via a quit claim deed and all FP-35 lands shall be combined into one single parcel.
4. For the new RR-4 zoned property:
  - a. Approval of a Certified Survey Map with a 2 acre building and driveway envelope depicted on the map. All buildings and driveways constructed on the property shall be located within the building envelope area.

### 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 on said land:

- A deed restriction shall be recorded on the RR-4 property, stating that future land division of the property is prohibited.

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.**