

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 10712**

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 Windsor

Location: Section 3

Zoning District Boundary Changes

A-1EX to R-1

A part of Lot 1, Certified Survey Map No. 13420 located in the Southeast 1/4 of the Southwest 1/4 of Section 3, T9N, R10E, Town of Windsor, Dane County, Wisconsin, more fully described as follows: Commencing at the South 1/4 Corner of said Section 3; thence West, 215.75 feet (recorded as 215.86 feet) along the South line of said Southwest 1/4 to the Southwest corner of Lot 1, Certified Survey Map No. 5872; thence N00°42'53"W (recorded as N00°38'38"W), 40.00 feet to a point on the North right-of-way line of County Highway V; thence continuing N00°42'53"W (recorded as N00°38'38"W) 199.22 feet to the Northwest corner of said Lot 1, Certified Survey Map No. 5872 and the point of beginning. thence S80°02'32"W, 96.53 feet along the South line of said Lot 1, Certified Survey Map No. 13420; thence S51°48'40"W, 92.26 feet along said South line; thence N34°13'16"W, 108.16 feet; thence N89°30'47"E, 57.44 feet; thence S71°49'35"E, 51.91 feet to the Northwest corner of said Lot 1, Certified Survey Map No. 5872 and the point of beginning; Containing 3,622 square feet.

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.

1. The driveway access agreement and shared well agreement shall be revised to reflect the new CSM lots.

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 Lot 1 to identify one housing density right remaining on the original farm.

2. A deed restriction shall be recorded on Lot 2 to prohibit further land division of the property.
3. A deed restriction shall be recorded on the property to identify the payment of fees in lieu of parkland per the Town of Windsor requirements.

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.**