

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 11939**

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 15

Zoning District Boundary Changes:

RM-16 to LC

Part of the Northwest ¼ of the Southwest ¼, Section 15, T8N, R6E, Town of Mazomanie, Dane County, Wisconsin, described as follows: Commencing at the West ¼ Corner of said Section 15; thence S00°26'06"W, 1334.15 feet along the West line of said Southwest ¼ to the South line of said Northwest ¼ of the Southwest ¼; thence N89°23'23"E, 726.43 feet along said South line; thence N35°12'17"W, 83.06 feet to a Southeasterly line of Lot 2, Certified Survey Map No. 12894; thence N00°25'25"E, 125.02 feet along said Southeasterly line; thence continuing along said Southeasterly line N25°13'52"W, 372.15 feet; thence continuing along said Southeasterly line S63°32'00"E, 848.28 feet to the Northwesterly right-of-way line of Wolf Road; thence along said right-of-way line along a curve to the right having a radius of 108.50 feet and a chord bearing and length of S44°12'06"W, 95.98 feet; thence continuing along said right-of-way line S70°27'11"W, 131.72 feet; thence N85°55'18"W, 411.66 feet to the point of beginning; Containing 164,895 square feet, or 3.785 acres.

RM-16 to FP-35

Part of the Northwest ¼ of the Southwest ¼, Section 15, T8N, R6E, Town of Mazomanie, Dane County, Wisconsin, described as follows: Commencing at the West ¼ Corner of said Section 15; thence S00°26'06"W, 1334.15 feet along the West line of said Southwest ¼ to the South line of said Northwest ¼ of the Southwest ¼; thence N89°23'23"E, 726.43 feet along said South line to the point of beginning; thence N35°12'17"W, 83.06 feet; thence S85°55'18"E, 411.66 feet to the Northwesterly right-of-way line of Wolf Road; thence S70°27'11"W, 107.00 feet along said right-of-way line to said South line; thence S89°23'23"W, 261.92 feet along said South line to the point of beginning; Containing 17,780 square feet, or 0.408 acres.

RM-16 to FP-35

Part of the Northwest ¼ of the Southwest ¼, Section 15, T8N, R6E, Town of Mazomanie, Dane County, Wisconsin, described as follows: Commencing at the West ¼ Corner of said Section 15; thence S00°26'06"W, 1334.15 feet along the West line of said Southwest ¼ to the South line of said Northwest ¼ of the Southwest ¼; thence N89°23'23"E, 1140.88 feet along said South line to the Southeasterly right-of-way line of Wolf Road and the point of beginning; thence N70°27'11"E, 87.50 feet along said right-of-way line; thence continuing along said right-of-way line along a curve to the left having a radius of 158.00 feet and a chord bearing and length of N49°03'12"E, 115.30 feet to the East line of said Northwest ¼ of the Southwest ¼; thence S00°05'52"W, 103.04 feet along said East line to said South line; thence S89°23'23"W, 169.38 feet along said South line to the point of beginning; Containing 6,042 square feet, or 0.139 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. A deed restriction shall be recorded on the new LC-zoned CSM lot stating the following:
 - a. A caretaker's residence land use is prohibited on the property because the housing density units have been exhausted on the original farm per the Town Comprehensive Plan policies.
2. A deed restriction shall be recorded on FP-35 zoned tax parcels 080616495002, 080616485004, 080616480009, 080616193600, 080616191607, 080615390000 stating the following:
 - a. Further nonfarm/residential development is prohibited. The housing density units have been exhausted per the Town Comprehensive Plan density policies.

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.**