

**Dane County Board of Supervisors  
Amending Chapter 10 of the Dane County Code of Ordinances  
Zoning Map Amendment Petition 11807**

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 Oregon

**Location:** Section 33

**Zoning District Boundary Changes**

**FP-35 to RR-2**

That part of the Northeast and Southeast 1/4s of the Northwest 1/4 of Section 33, Town 5 North, Range 9 East, Town of Oregon, Dane County, Wisconsin, bounded and described as follows: Commencing at the West 1/4 corner of said Section 33; thence N89°56'28"E, 1321.14' to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 33; thence N01°38'54"W along the West line of the Southeast 1/4 of the Northwest 1/4 of Section 33, 732.96' to the point of beginning; thence N01°38'54"W, 218.31'; thence N73°40'06"E, 659.17'; thence N32°16'22"W, 420.00' to the Southerly right of way line of Wilderness Way; thence N57°43'38"E along said right of way line, 66.00'; thence S32°16'22"E, 420.00'; thence Southerly, 250.18' along the arc of a curve to the right whose radius is 706.00' and whose chord bears S22°07'16"E, 248.87'; thence Easterly, 156.57' along the arc of a curve to the right whose radius is 443.00' and whose chord bears N88°32'17"E, 155.76'; thence S81°20'12"E, 58.51'; thence S08°57'06"E, 208.58'; thence S68°26'48"W, 231.24'; thence N18°47'23"W, 294.06'; thence Northerly, 162.881, along the arc of a curve to the left whose radius is 640.00' and whose chord bears N18°55'01"W, 162.44'; thence S73°40'06"W, 448.66'; thence S01°38'54"E, 211.66'; thence S88°21'06"W, 235.00' to the point of Beginning.

**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 shared driveway agreement shall be recorded on the properties pursuant to Dane County Code of Ordinance Section 75.19(8) to allow for 1 lot to be created without public road frontage. The agreement shall include access to the other residential lot being created and the remaining agricultural property. Within 90

days, the application shall be approved by Dane County Zoning Division or the zoning shall become null and void.

2. A driveway permit shall be approved by the Town of Oregon prior to obtaining a zoning permit. The driveway design shall comply with all requirements of the Town of Oregon Driveway Ordinance including culvert, build-up to cul-de-sac, and bump out requirements.
3. Storm water management permit and erosion control permit shall be obtained from Dane County Land and Water Resources Department prior to obtaining a zoning permit.

#### 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 parcels 0509-332-9500-8, 0509-331-9070-0, 0509-332-8341-0 & 0509-331-8721-0 to prohibit further residential development on the remaining FP-35 Farmland Preservation zoned land. The housing density rights for the original farm have been exhausted.

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.**