

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 11817**

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 18

Zoning District Boundary Changes

FP-35 to RR-4

Part of the NE ¼ of the SE1 /4 of Section 18, Town 5 North, Range 10 East, Town of Rutland, Dane County, Wisconsin, described as follows: Commencing at the E ¼ corner of Section 18; thence S86°32'20"W along the North line of the ¼ - ¼, 1035.5 feet to the point of beginning; thence S00°28'23"E, 319.3 feet; thence N87°45'25"E, 385 feet; thence S00°18'56"E, 443.8 feet; thence S89°25'58"W, 449.5 feet; thence N00°28'23"W, 748.5 feet to the North line of the ¼ - ¼; thence N86°32'20"E along said line, 66.1 feet to the point of beginning.

Containing 5.00 acres more or less.

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. Owners shall prepare and record a shared driveway easement agreement that addresses, at a minimum, maintenance responsibilities between the two lots sharing the driveway.

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:

Owners shall record a deed restricting prohibiting nonfarm development on the balance of FP-35 zoned land (parcels 0510-184-9501-0, 0510-184-9000-0, 0510-184-8002-0, 0510-173-8581-0, and 0510-173-9091-0).

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.**