# Dane County Board of Supervisors Amending Chapter 10 of the Dane County Code of Ordinances Zoning Map Amendment Petition 11516

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 25, 36, 2

# **Zoning District Boundary Changes**

## FP-35 to RR-4 and TDR-R

A parcel of land being part of the Southeast ¼ of the Southeast ¼ of Section 25 and the Northeast ¼ of the Northeast ¼ of Section 36, all in T9N, R6E, Town of Mazomanie, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Southeast corner of said Section 25; thence N  $00^{\circ}16'21''$  E along the East line of the said Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , 956.91 feet to the point of beginning.

Thence continue N 00°16'21" E along said East line of the Southeast ¼ of the Southeast ¼, 275.00 feet; thence N 89°51'55" W, 362.00 feet; thence S 00°16'21" W, 232.12 feet; thence S 25°27'16" W, 743.65 feet; thence S 33°26'35" W, 123.57 feet; thence S 39°33'30" W, 339.00 feet; thence S 41°08'27" W, 254.97 feet; thence S 26°01'46" W, 177.65 feet; thence S 16°47'05" W, 190.12 feet to a point on the North right-of-way of Shower Road; thence along said North right-of-way for the next two course S 68°21'47" E, 45.78 feet; thence S 33°40'14" E, 26.44 feet to the west-southwest corner of Lot 1 Certified Survey Map No. 10532; thence along the West side of said Lot 1 Certified Survey Map No. 10532 for the next 4 courses N 16°47'05" E, 205.49 feet; thence N 26°01'46" E, 163.56 feet; thence N 41°08'27" E, 247.13 feet; thence N 39°33'30" E, 343.44 feet; thence N 33°26'35" E, 131.70 feet; thence N 25°27'16" E, 732.04 feet; thence S 89°51'55" E, 309.17 feet to the point of beginning. This parcel contains 218,599 sq. ft. or 5.02 acres thereof.

#### RR-4 to RR-4 and TDR-S

A parcel of land located in the NE ¼ of the NW ¼ of section 2, Town 8 North, Range 6 East, described as lot 1, Certified Survey Map #2807.

# **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.

#### 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:

 A deed restriction shall be recorded on the 4.17 acre RR-4 / TDR-S zoned "sending property" (lot 1, Certified Survey Map #2807, tax parcel <u>0806-022-8430-0</u>) prohibiting division of the property.

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.

## **DEED NOTICE 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:

 A deed notice shall be recorded on the 5.02 acre RR-4 / TDR-R zoned "receiving property" (part of tax parcel <u>0906-254-9502-0</u>) indicating that a development right was transferred to the property.

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 <u>and/or</u> 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.