

**Dane County Board of Supervisors  
Amending Chapter 10 of the Dane County Code of Ordinances  
Zoning Map Amendment Petition # 12221**

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 Primrose

**Location:** Section 20

**Zoning District Boundary Changes**

**FP-35 to RR-16 (proposed Lot 1)**

Being part of the NE 1/4 of the SE 1/4 and part of the SE 1/4 of the NE 1/4 of Section 20, T5N, R7E, Town of Primrose, Dane County, Wisconsin, to wit:

Commencing at the SE corner of said Section 20; thence N 1°35'43" W, 1804.50' along the east line of the SE 1/4 to the POINT OF BEGINNING; thence S 88°24'17" W, 28.30'; thence N 31°05'44" W, 208.01'; thence N 59°44'59" W, 137.18'; thence N 82°21'31" W, 1081.17'; thence N 1°13'29" W, 460.02' along the west line of the NE 1/4 of the SE 1/4; thence N 1°07'11" W, 383.84' along the west line of the SE 1/4 of the NE 1/4; thence S 87°28'52" E, 690.91'; thence S 1°57'00" W, 396.34'; thence N 89°13'15" E, 643.70'; thence S 1°35'43" E, 816.48' to the POINT OF BEGINNING; containing 969,816 square feet or 22.264 acres, more or less. Parcel is subject to a public right of way easement for Norland Road along the east side thereof. Parcel is subject to any easements of record and/or usage.

**FP-35 to RR-4 (proposed Lot 2)**

Being part of the NE 1/4 of the SE 1/4 and part of the SE 1/4 of the NE 1/4 of Section 20, T5N, R7E, Town of Primrose, Dane County, Wisconsin, to wit:

Beginning at the E 1/4 corner of said Section 20; thence S 1°35'42" E, 36.93' along the east line of the SE 1/4; thence S 89°13'15" W, 643.70'; thence N 1°57'00" E, 396.34'; thence S 87°28'52" E, 110.69'; thence N 72°52'42" E, 124.12'; thence N 90°00'00" E, 390.94'; thence S 1°20'42" E, 382.22' along the east line of the NE 1/4 to the POINT OF BEGINNING; containing 261,360 square feet or 6.000 acres, more or less.

Parcel is subject to a public right of way easement for Norland Road along the east side thereof. Parcel is subject to any easements of record and/or usage.

**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:

1. A deed restriction shall be recorded on proposed Lot 2 (the RR-4 lot) stating the following:
  - a. Commercial use of the property is prohibited prior to a home being constructed on site.

Said restriction(s) shall run in favor of Dane County and the pertinent Town Board(s). 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.**