

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition # 12249**

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 Vermont

Location: Section 2

Zoning District Boundary Changes

FP-35 to RR-8:

A parcel of land located in part of the Northwest 1/4 of the Northwest 1/4 of Section 11 and part of the Southwest 1/4 of the Southwest 1/4 of Section 2, all in T7N, R6E, Town of Vermont, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the South 1/4 Corner of said Section 2; thence N 89°40'09" W along the south line of the said Southwest 1/4 of Section 2, 1,336.92 feet to the Southeast Corner of said Southwest 1/4 of the Southwest 1/4 of Section 2, also being the point of beginning. Thence S 00°43'46" W along the east line of said Northwest 1/4 of the Northwest 1/4 of Section 11, 1,309.92 feet to the Southeast Corner of said Northwest 1/4 of the Northwest 1/4; thence N 89°43'08" W along the south line of said Northwest 1/4 of the Northwest 1/4, 339.44 feet to the centerline of County Highway "JJ" also being the Southeast Corner of Certified Survey Map No. 4427; thence along said centerline of County Highway "JJ" and the east line of Certified Survey Map No. 4427 for the next 6 courses along an arc of a curve concaved northwesterly having a radius of 871.50 feet and a long chord bearing and distance of N 15°38'57" E, 259.57 feet; thence N 07°05'06" E, 220.10 feet; thence along an arc of a curve concaved westerly having a radius of 1,976.00 feet and a long chord bearing and distance of N 01°48'59" W, 619.30 feet; thence N 11°10'36" W, 178.33 feet; thence along an arc of a curve concaved southwesterly having a radius of 675.00 feet and a long chord bearing and distance of N 24°42'49" W, 314.95 feet; thence N 37°55'44" W, 299.85 feet; thence S 89°46'06" E, 634.91 feet to the east line of said Southwest 1/4 of the Southwest 1/4; thence S 00°41'51" W along the said east line, 474.24 feet to the point of beginning. This parcel contains 567,587 sq. ft. or 13.03 acres and is subject to a 33 foot road right of way over the westerly side.

FP-35 to RR-8:

A parcel of land located in part of the Northwest 1/4 of the Southwest 1/4 of Section 2, all in T7N, R6E, Town of Vermont, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the Southwest Corner of said Section 2; thence N 00°46'01" E along the west line of the said Southwest 1/4, 1,903.70 feet to the centerline of County Highway "JJ" also being the point of beginning.

Thence continue N 00°46'01" E, along said west line, 620.73 feet; thence along Certified Survey Map No. 5726 and Certified Survey Map No. 13832 for the next two courses on an arc of a curve concaved southeasterly having a radius of 161.80 feet and a long chord bearing and distance of N 45°53'50" E, 169.98 feet; thence N 77°35'06" E, 73.07 feet to the north line of said Northwest 1/4 of the Southwest 1/4 of Section 2; thence S 89°40'09" E along said north line, 582.59 feet to the meander line of Vermont Creek; thence S 07°42'14" E along said meander line, 574.06 feet; thence S 74°04'06" W, 894.78 feet to the said centerline of County Highway "JJ"; thence along said centerline along an arc of a curve concaved northeasterly having a radius of 1,167.00 feet and a long chord bearing of N 00°47'03" W, 63.18 feet to the point of beginning. This parcel contains 590,789 sq. ft.+/- or 13.56 acres+/- and includes all the land lying between the meander line and the centerline of Vermont Creek and is subject to a 33 foot public road right of way over the westerly side.

FP-35 to RR-16:

A parcel of land being located in part of the Southwest and Northwest 1/4's of the Southwest 1/4 of Section 2, all in T7N, R6E, Town of Vermont, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the South 1/4 Corner of said Section 2; thence N 89°40'09" W along the south line of the said Southwest 1/4, 1,336.92 feet to the Southeast Corner of said Southwest 1/4 of the Southwest 1/4; thence N 00°41'51" E along the east line of said Southwest 1/4 of the southwest 1/4, 853.22 feet to the point of beginning.

Thence N 89°46'06" W, 634.91 feet to the centerline of County Highway "JJ" also being the east line of Certified Survey Map No. 4427; thence along said centerline for the next 5 courses and the said east line of Certified Survey Map No. 4427 and Certified Survey Map No. 15776 for the next 2 courses N 37°55'44" W, 195.00 feet; thence N 34°39'55" W, 671.42 feet; thence along an arc of a curve concaved northeasterly having a radius of 415.40 feet and a long chord bearing and distance of N 24°25'54" W, 147.60 feet; thence N 16°26'55" W, 253.75 feet; thence along an arc of a curve concaved northeasterly having a radius of 1,167.00 feet and a long chord bearing and distance of N 09°23'31" W, 286.74 feet; thence N 74°04'06" E, 894.78 feet to the meander line of Vermont Creek; thence along said meander line of Vermont Creek for the next 3 courses S 07°42'14" E, 679.72 feet; thence S 22°00'35" E, 93.57 feet to the south line of said Northwest 1/4 of the Southwest 1/4; thence S 89°46'06" E along said south line, 340.14 feet to the Southeast Corner of said Northwest 1/4 of the Southwest 1/4; thence S 00°41'51" W along the east line of said Southwest 1/4 of the Southwest 1/4, 853.22 feet to the point of beginning. This parcel contains 1,419,069 sq. ft.+/- or 32.58 acres+/- and includes all the land lying between the meander line and the centerline of Vermont Creek and is subject to a 33 foot public road right of way over the westerly side.

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. The lowest floor elevation shall be at or above 834 feet above average sea level (based on the SES Geotechnical Report dated 6/23/2026).

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.**