

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition # 12284**

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 Perry

Location: Section 18

Zoning District Boundary Changes

FP-35 to RM-16 (28.93 acres)

That part of the Northwest 1/4 of the Southeast 1/4 and the Southwest and Southeast 1/4s of the Northeast 1/4 of Section 18, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin, bounded and described as follows:

Commencing at the South 1/4 corner of said Section 18; thence N00°39'46"W along the West line of the Southeast 1/4 of Section 18, 2526.65' to the point of beginning; thence N00°39'46"W, 156.07' to the center of Section 18; thence N00°24'35"W, 671.07' to the Northwest corner of the South 1/4 of the Northeast 1/4 of Section 18; thence N89°35'54"E, 1671.50' to the Northeast corner of the West 1/4 of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 18; thence S00°34'04"E along the East line of the West 1/4 of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 18, 190.99' to the Westerly right of way line of County Trunk Highway A; thence Southwesterly, 59.43' along said right of way line and the arc of a curve to the left whose radius is 364.00' and whose chord bears S17°30'25"W, 59.37'; thence Southwesterly, 267.38' along said right of way line and the arc of a curve to the left whose radius is 1029.93' and whose chord bears S11°46'11"W, 266.63'; thence S04°19'57"W along said right of way line, 36.46'; thence S42°55'54"W along said right of way line, 83.84' to the Northerly right of way line of Sandy Rock Road; thence Southwesterly, 68.92' along said right of way line and the arc of a curve to the left whose radius is 336.48' and whose chord bears S73°12'00"W, 68.80'; thence S67°19'56"W along said right of way line, 114.00' to the South line of the Southeast 1/4 of the Northeast 1/4 of Section 18; thence S89°28'19"W, 26.77' to the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 18; thence S00°31'35"E along the East line of the Northwest 1/4 of the Southeast 1/4 of Section 18, 10.89'; thence S67°19'56"W along said right of way line, 183.37'; thence S22°40'04"E along said right of way line, 17.00'; thence S67°19'56"W along said right of way line, 12.90'; thence Southwesterly, 613.99' along said right of way line and the arc of a curve to the right whose radius is 1047.00' and whose chord bears S84°07'56"W, 605.23'; thence N79°04'04"W along said right of way line, 109.58'; thence Northwesterly, 279.24' along said right of way line and the arc of a curve to the left whose radius is 788.00' and whose chord bears N89°13'10"W, 277.78'; thence S80°37'44"W along said right of way line, 177.31' to the point of beginning.

FP-35 to RM-16 (30.59 acres)

That part of the Northwest 1/4 of the Southeast 1/4 of Section 18, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin, bounded and described as follows:

Commencing at the South 1/4 corner of said Section 18; thence N00°39'46"W along the West line of the Southeast 1/4 of Section 18, 1341.36' to the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of Section 18 and the point of beginning; thence N00°39'46"W, 1118.59' to the Southerly right of way line of Sandy Rock Road; thence Northeasterly, 10.10' along said right of way line and the arc of a curve to the left whose radius is 691.25' and whose chord bears N81°02'51"E, 10.10'; thence N80°37'44"E along said right of way line, 177.31'; thence Southeast-erly, 255.85' along said right of way line and the arc of a curve to the right whose radius is 722.00' and whose chord bears S89°13'10"E, 254.51'; thence S79°04'04"E along said right of way line, 109.58'; thence Northeasterly, 652.70' along said right of way line and the arc of a curve to the left whose radius is 1113.00' and whose chord bears N84°07'56"E, 643.38'; thence N67°19'56"E along said right of way line, 12.90'; thence S22°40'04"E along said right of way line, 12.00'; thence N67°19'56"E along said right of way line, 144.72' to the East line of the Northwest 1/4 of the Southeast 1/4 of Section 18; thence S00°31'35"E along the East line of the Northwest 1/4 of the Southeast 1/4 of Section 18, 541.00' to the Westerly right of way line of County Trunk Highway A; thence S37°33'57"W along said right of way line, 539.74'; thence Southwesterly, 339.19' along said right of way line and the arc of a curve to the right whose radius is 5669.58' and whose chord bears S39°16'47"W, 339.14' to the South line of the Northwest 1/4 of the Southeast 1/4 of Section 18; thence S89°21'17"W, 785.39' to the point of beginning.

FP-35 to FP-1 (1.56 acres)

That part of the Northwest 1/4 of the Southeast 1/4 of Section 18, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin, bounded and described as follows:

Commencing at the South 1/4 corner of said Section 18; thence N00°39'46"W, 1341.36' to the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of Section 18; thence N89°21'17"E along the South line of the Northwest 1/4 of the Southeast 1/4 of Section 18, 951.25' to the East-erly right of way line of County Trunk Highway A and the point of beginning; thence Northeasterly, 236.46' along said right of way line and the arc of a curve to the left whose radius is 5794.58' and whose chord bears N38°44'05.5"E, 236.44'; thence N37°33'57"E along said right of way line, 284.15' to the Westerly right of way line of High View Road; thence S00°32'03"E along said right of way line, 177.67'; thence N89°28'03"E, 59.28' to the East line of the Northwest 1/4 of the South-east 1/4 of Section 18; thence S00°31'35"E, 228.25' to the Southeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 18; thence S89°21'17"W, 384.24' 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.

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 tax parcels 050618191903, 050618196908, and 050618485006 stating the following:

Further residential/nonfarm development is prohibited on the remaining FP-35 zoned land. The housing density rights for the original Donovan Gordon farm have been exhausted per the Town Comprehensive Plan density policies.

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.**