

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition # 12228**

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 Oregon

Location: Section 22

Zoning District Boundary Changes

FP-1 and FP-35 Zoning to RM-16

Part of the SW 1/4 and SE 1/4 of the NW 1/4 of Section 22 and part of the NW 1/4 and NE 1/4 of the SW 1/4 of Section 22, all in Township 05 North, Range 09 East, Town of Oregon, Dane County, Wisconsin, more fully described as follows: Commencing at the West Quarter corner of said Section 22; thence N01°03'57"E, along the west line of the said NW 1/4 also being the easterly line of Pleasantwood Estates plat recorded as Doc. No. 1426906, a distance of 1323.84 feet to the northwest corner of the SW 1/4 of the NW 1/4 of said Section 22; thence N89°50'25"E, along the north line of said SW 1/4 of the NW 1/4 of said Section 22, also being the south line of Whispering Oaks plat recorded as Doc. No. 1704263, a distance of 1323.27 feet to the southeast corner of said Whispering Oaks plat, also being the northeast corner of said SW 1/4 of the NW 1/4 of said Section 22; thence S00°27'52"W, along the east line of said SW 1/4 of the NW 1/4 of said Section 22, a distance 771.90 feet to Reference Point "A"; thence N89°59'47"W, 617.34 feet; thence S20°50'18"E, 821.51 feet to the centerline of County Trunk Highway (C.T.H.) "A"; thence S68°57'06"W, along said centerline, 679.32 feet to the intersection with the east line of Certified Survey Map (C.S.M.) Number 3286; thence N00°17'21"W, along the east line of said C.S.M. 3286, a distance of 273.30 feet to the northeast corner of said C.S.M. 3286; thence S89°42'39"W, along the north line of said C.S.M. 3286, a distance of 380.20 feet to the northwest corner of said C.S.M. 3286, also being on the west line of said NW 1/4 of the SW 1/4 of Section 22; thence N00°17'21"W, along said west line of the NW 1/4 of the SW 1/4 of Section 22, a distance of 184.84 feet to the point of beginning. Said description contains approximately 1,753,935 square feet or 40.2648 acres.

FP-1 and FP-35 Zoning to RR-8

Beginning at said Reference Point "A"; thence N89°45'59"E, 175.00 feet; thence S00°27'52"W, 586.57 feet to the centerline of C.T.H. "A" and a point of curvature; thence 160.94 feet along said centerline and the arc of a curve to the left having a radius of 1432.50 feet and a chord bearing S71°52'49"W, 160.85 feet; thence S68°57'06"W, along said centerline, 366.98 feet; thence N20°50'18"W, 821.51 feet; thence S89°59'47"E, 617.34 feet to the point of beginning. Said description contains approximately 447,114 square feet or 10.2643 acres.

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 both CSM lots stating the following:

Further residential/nonfarm development is prohibited. The housing density rights for this portion of the original Donald E. Christensen 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.**