

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 12061**

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 Cross Plains

Location: Section 20

Zoning District Boundary Changes

FP-35 TO RR-1 with TDR-R OVERLAY

A parcel of land located in part of the Northwest 1/4 of the Southwest 1/4 of Section 20, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin, being more particularly described as follows:

Beginning at the Southwest Corner of said Section 20; thence N 00°34'43" E along the west line of the said Southwest 1/4, 2,156.54 feet to the point of beginning. Thence continue N 00°34'43" E along said west line also being the centerline of Garfoot Road, 325.71 feet to the southwest corner of Lot 1 Certified Survey Map No. 8599; thence S 89°26'28" E along the south line of said Lot 1 Certified Survey Map No. 8599, 270.00 feet; thence S 00°34'43" W, 325.71 feet; thence N 89°26'28" W, 270.00 feet to the point of beginning. This parcel contains 87,943 sq. ft. or 2.02 acres and is subject to a 33 foot road right of way over the westerly side.

FP-35 TO RR-2 with TDR-R OVERLAY

A parcel of land located in part of the Southwest 1/4 of the Northwest 1/4 of Section 20, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin, being more particularly described as follows:

Beginning at the West 1/4 Corner of said Section 20; thence N 01°03'31" E along the west line of the said Northwest 1/4, 597.09 feet to the northwest corner of Lot 1 Certified Survey Map No. 2404 and to the point of beginning. Thence continue N 01°03'31" E along said west line, 526.76 feet to the southwest corner of Lot 1 Certified Survey Map No. 4710 also being the centerline of Laufenberg Road; thence along said Lot 1 Certified Survey Map No. 4710 for the next 4 courses and the said centerline of Laufenberg Road for the next two course on an arc of a curve concaved northeasterly having a radius of 170.08 feet and a long chord bearing and distance of S 70°35'03" E, 91.38 feet; thence S 86°10'03" E, 71.61 feet; thence departing from the centerline of Laufenberg Road and proceeding along the centerline of Garfoot Road for the next 2 course along an arc of a curve concaved southeasterly having a radius of 154.00 feet and a long chord bearing and distance of N 84°17'35" E, 77.32 feet; thence S 81°10'03" E, 196.84 feet; thence S 04°08'25" W, 477.36 feet; thence N 88°59'16" W along the north line of said Lot 1 Certified Survey Map No. 2404, 404.41 feet to the point of beginning. This parcel contains 207,561 sq. ft. or 4.76 acres and is subject to a road right of way over the westerly and northerly side.

FP-35 TO RR-2

A parcel of land located in part of the Southeast 1/4 of the Southwest 1/4 of Section 20, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin, being more particularly described as follows:

Beginning at the South 1/4 Corner of said Section 20; thence N 89°53'43" W along the south line of the said Southwest 1/4, 1,216.55 feet to the point of beginning. Thence continue N 89°53'43" W along said south line, 132.00 feet to the southwest corner of the said Southeast 1/4 of the Southwest 1/4; thence N 00°33'47" E along the west line of said Southeast 1/4 of the Southwest 1/4, 1,151.04 feet; thence S 89°53'43" E, 326.00 feet; thence S 00°33'47" W, 218.13 feet; thence N 89°53'43" W, 260.00 feet; thence S 00°33'47" W, 451.70 feet; thence N 88°27'40" E, 384.00 feet; thence S 00°33'47" W, 200.00 feet; thence S 88°27'40" W, 317.96 feet; thence S 00°33'47" W, 283.10 feet to the point of beginning. This parcel contains 228,050 sq. ft. or 5.24 acres and is subject to a road right of way over the southerly 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. A conservation easement shall be recorded on the land under parcel number 0707-203-9500-4 to prohibit further residential development.
2. The land under parcel number 0707-203-9500-4 shall be identified as a TDR-S sending area.
3. The proposed lots along Garfoot Road shall be identified as TDR-R receiving areas.
4. A deed notice shall be placed on the proposed lots along Garfoot Road to identify that the lots were created through the TDR process.

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 the land under parcel number 0707-203-9500-4 to terminate the status of the legal non-conforming mineral extraction 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.**