

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition # 12197**

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 8

Zoning District Boundary Changes

FP-35 to RR-8

A parcel of land being part of the Southeast, Northwest and Northeast 1/4's of the Northeast 1/4 of Section 8, T7N, R6E, Town of Vermont, Dane County, Wisconsin, more particularly described as follows:

Commencing at the East 1/4 Corner said Section 8; thence N 00°36'52" E along the east line of the Northeast 1/4, 620.96 feet to the point of beginning.

Thence continue N 00°36'52" E along said east line, 86.33 feet to the centerline of Pleasant Valley Road; thence along said centerline for the next 8 courses along an arc of a curve concaved northeasterly having a radius of 800.00 feet and a long chord bearing and distance of N 33°25'25" W, 146.32 feet; thence N 28°13'40" W, 398.89 feet; thence N 37°09'50" W, 311.23 feet; thence along an arc of a curve concaved northeasterly having a radius of 500.00 feet and a long chord bearing and distance of N 26°27'33" W, 184.52 feet; thence N 15°55'08" W, 277.36 feet; thence along an arc of a curve concaved southwesterly having a radius of 750.00 feet and a long chord bearing and distance of N 24°59'52" W, 236.31 feet; thence S 51°30'23" W, 704.66 feet to the meander line of Pleasant Valley Creek; thence along said meander line of the next 5 courses S 41°11'34" E, 65.75 feet; thence S 31°32'16" E, 260.00 feet; thence S 16°18'46" E, 190.15 feet; thence S 34°00'41" E, 444.82 feet; thence S 37°12'33" E, 805.00 feet; thence N 33°36'15" E, 537.89 feet to the point of beginning. This parcel contains 1,107,299 sq. ft.+/- or 25.42 acres+/- and includes all the land lying between the meander line and the centerline of Pleasant Valley Creek and is subject to a 33 foot public road right of way over the easterly side thereof.

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 the three CSM lots stating the following:
 - a. No development shall take place until such time as the landowner obtains development approval from the Town of Vermont. The approvals include site development, driveway placement, and ridge-top protection compliance. No zoning permit or building permit shall be obtained until such time as Town development approvals are granted.
2. A deed restriction shall be recorded on the remaining FP-35 land (current tax parcel 0706-081-8600-0) stating the following:
 - a. Further residential/nonfarm development is prohibited on the remaining FP-35 zoned land. The housing density rights for the original Robert and Ellen Wright 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.**