

**Dane County Board of Supervisors  
Amending Chapter 10 of the Dane County Code of Ordinances  
Zoning Map Amendment Petition # 12186**

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 24

**Zoning District Boundary Changes**

**FP-35 to RR-2**

Unplatted lands being a part of the Northeast Quarter of the Northeast Quarter of Section 24, Town 7 North, Range 6 East, Town of Vermont, Dane County, Wisconsin being more particularly described as follows: Commencing at the Northeast Corner of aforesaid Section 24; thence along the North line of a foresaid Northeast Quarter of the Northeast Quarter of Section 24, South 89 degrees 04 minutes 48 seconds West, 636.09 feet; thence South 00 degrees 55 minutes 12 seconds East, 272.85 feet to the Point of Beginning; thence South 00 degrees 55 minutes 12 seconds East, 272.00 feet; thence South 89 degrees 04 minutes 48 seconds West, 322.00 feet; thence North 00 degrees 55 minutes 12 seconds West, 272.00 feet; thence North 89 degrees 04 minutes 48 seconds East, 322.00 feet to the Point of Beginning. Above described area to be rezoned contains 87,584 square feet or 2.01 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.

1. A joint driveway easement shall be recorded with the Register of Deeds for the benefit of the new lot and the FP-35 land.

**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 0706-241-8000-7 & 0706-241-9500-0 stating the following:
  - a. Further residential/nonfarm development is prohibited on the remaining FP-35 zoned land. The density rights for this part of the original Charles T. and Ruth A. Hankel 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.**