

**Dane County Board of Supervisors  
Amending Chapter 10 of the Dane County Code of Ordinances  
Zoning Map Amendment Petition 10523**

Dane County Board of Supervisors does ordain as follows:

The Zoning Districts Maps as referenced under Dane County Code of Ordinance Section 10.03 shall be amended as follows:

**Town Map:** Town of Mazomanie

**Location:** Section 36

**Zoning District Boundary Changes**

**A-1EX TO RH-2**

Part of the SE 1/4 of the NE 1/4 and the SW 1/4 of the NE 1/4, all in Section 36, T9N, R6E, Town of Mazomanie, Dane County, Wisconsin, being more particularly described as follows: Commencing at the East 1/4 corner of said Section 36; thence along the south line of said NE 1/4, N 89°58'35" W, 1327.47 feet to the west line said SE 1/4 of the NE 1/4; thence along said west line, N 00°05'19" E, 752.16 feet to the point of beginning; thence S 89°45'39" W, 73.81 feet to the easterly right of way line of Shower Road; thence N 71°04'39" W, 33.00 feet to the centerline of said Shower Road; thence along said centerline, N 18°55'20" E, 162.09 feet; thence continuing along said centerline and the arc of a curve concaved westerly having a radius of 520.00 feet and a long chord bearing N 04°06'40" E, a distance of 265.86 feet; thence continuing along said centerline, N 10°42'00" W, 34.80 feet; thence N 89°45'39" E, 496.56 feet; thence S 00°20'56" W, 463.28 feet; thence S 89°45'39" W, 453.87 feet to the point of beginning. This parcel contains 5.36 acres and is subject to a road right of way of 33.00 feet over the most westerly part thereof.

**CONDITIONAL ZONING**

Conditional zoning is hereby imposed pursuant to Section 10.255(3)(a)2.(b) of the Dane County Code of Ordinances. The rezoned area shall be subject to the following conditions.

1. Development shall be restricted to a 100' x 200' building envelope area as proposed and shall be noted on the Certified Survey Map.

**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 placed on parcel 0906-361-9500-1 to prohibit residential development on the remaining A-1 Exclusive zoned land.

Said restriction(s) shall run in favor of Dane County and the pertinent Town Board(s) as well as the owners of land within 300 feet of the site. **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.**

**GRANT AS MODIFIED**

**DELAYED EFFECTIVE DATE**