

## DANE COUNTY ORDINANCE AMENDMENT NO: 10292

Internal Tracking Number: RECU25819

Amending Section 10.03 relating to Zoning Districts in the Town of Blooming Grove.

The Dane County Board of Supervisors does ordain as follows: That the Zoning District Maps of the Town of Blooming Grove be amended to include in the RH-3 Rural Homes and RH-1 Rural Homes district(s) following described land:

### **PETITION NUMBER: 10292**

Part of Section 32, Town of Blooming Grove described as follows:

#### **Proposed Lot 1: To be Rezoned from RH-1 and RH-3 to RH-1**

Part of Lot 2, Certified Survey Map No. 8018, as recorded in Vol. 42, Pages 297-298, of Certified Survey Maps, Doc. No. 2718831, and part of Lot 1, Certified Survey Map No. 8606, as recorded in Vol. 47, pages 157-158, as Doc. No. 2864155, all in the N 1/2 of the SW 1/4 of Section 32, T7N, R10E, Town of Blooming Grove, Dane County, Wisconsin more particularly described as follows; Commencing at a the West 1/4 corner of said Section 32, thence N 89°34'15" E, along the north line of the SW 1/4 of said Section 32, 1466.49 feet; thence S 00°50'44" W, 40.01 feet to a point being the northwesterly corner of Lot 2, C.S.M. No. 8018, said point being on the southerly right-of-way line of Libby Road; thence N 89°34'15" E, along the northerly platted boundary line of said Lot 2, and southerly right-of-way line, 170.30 feet to the point of beginning of this description; thence N 89°34'15" E, along the northerly platted boundary lines of said Lot 2 and also Lot 1 of said C.S.M. No. 8606, and said southerly right-of-way line, 229.70 feet; thence S 00°50'44" W, along the easterly platted boundary line of said Lot 1, 124.99 feet; thence N 89°34'10" E, along a platted boundary line of said Lot 1, 173.48 feet; thence S 00°50'44" W, along an easterly platted boundary line of said Lot 1, 211.65 feet; thence S 89°34'15" W, 403.18 feet; thence N 00°50'44" E, 336.63 feet, to the point of beginning. This description contains an area of 114,013 square feet, or 2.62 acres.

#### **Proposed Lot 2: Rezoned from RH-3 and RH-1 to RH-3**

Part of Lot 2, Certified Survey Map No. 8018, as recorded in Vol. 42, Pages 297-298, of Certified Survey Maps, Doc. No. 2718831, and part of Lot 1, Certified Survey Map No. 8606, as recorded in Vol. 47, pages 157-158, as Doc. No. 2864155, all in the N 1/2 of the SW 1/4 of Section 32, T7N, R10E, Town of Blooming Grove, Dane County, Wisconsin more particularly described as follows; Commencing at a the West 1/4 corner of said Section 32, thence N 89°34'15" E, along the north line of the SW 1/4 of said Section 32, 1466.49 feet; thence S 00°50'44" W, 40.01 feet to a point being the northwesterly corner of Lot 2, C.S.M. No. 8018, said point being on the southerly right-of-way line of Libby Road, said point also being the point of beginning of this description; thence N 89°34'15" E, along said northerly platted boundary line and southerly right-of-way line 170.30 feet; thence S 00°50'44" W, 336.63 feet; thence N 89°34'15" E, 403.18 feet to a point on the easterly platted boundary line of said Lot 1, C.S.M. No. 8606; thence S 00°50'44" W, along said easterly platted boundary line of said Lot 1, 443.37 feet; thence S 89°34'15" W, along a southerly platted boundary line of said Lot 1, 716.26 feet; thence N 00°44'15"

E, along a westerly platted boundary line of said Lot 1, 200.00 feet; thence S 89°34'15" W, along a southerly platted boundary line of said Lot 1, 530.17 feet; thence N 00°44'15" E, along a westerly platted boundary line of said Lot 1, 200.00 feet; thence N 89°34'15" E, along a northerly platted boundary line of said lot 1, said line also being the southerly platted boundary line of Lot 1, C.S.M. No. 8010, 673.70 feet; thence N 00°50'44" E, along the westerly platted boundary line of said Lot 2, C.S.M. No. 8018, 379.99 feet to the point of beginning. This description contains an area of 474,779 square feet, or 10.90 acres.

### **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.

### **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. This amendment will become effective, if within 90 days of its approval by Dane County, a certified survey map that describes the land to be rezoned is recorded in the office of the Dane County Register of Deeds. **Failure to record the survey will cause the rezone to be null and void. Two copies of the recorded survey shall be submitted to Dane County Zoning.**

# **GRANT**

# **DELAYED EFFECTIVE DATE**

**DANE COUNTY ORDINANCE AMENDMENT NO: 10297**

Internal Tracking Number: RECU25824

Amending Section 10.03 relating to Zoning Districts in the Town of Madison.

The Dane County Board of Supervisors does ordain as follows: That the Zoning District Maps of the Town of Madison be amended to include in the C-2 Commercial district(s) following described land:

**PETITION NUMBER:** 10297

Part of Section 35, Town of Madison described as follows:

**C-1 TO C-2**

Part of the Northwest Quarter of the Northwest Quarter (NW ¼ of the NW ¼) of Section Thirty-Five (35), in Township Seven (7) North, Range Nine (9) East, in the Town of Madison, Dane County, Wisconsin, which is more fully described as follows: Beginning at the intersection of the center line of Fish Hatchery Road and the south line of the said Northwest Quarter, Northwest Quarter; thence North 0°11' East, along said centerline of road, 204.4 feet; thence South 89°49' East, 351.15 feet to the westerly right-of-way line of the Chicago and North Western Railway; thence South 51°44' East West, along said westerly right-of-way line, 331.55 feet to the South line of the Northwest Quarter, Northwest Quarter; thence North 88°49' West, along said South line of quarter, quarter, 91.35 feet to the point of beginning, excepting there from those lands in Volume 7810 of records, page 90 as document number 1922386.

**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.

**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 property to limit the land use to the following:
  - a. major repairs to motor vehicles
  - b. sales, rental or leasing of new and used motor vehicles
  - c. sales, service and rental of recreational equipment
  - d. parking or storing of motor vehicles
  - e. warehouses
  - f. retail and service uses
  - g. sales and repair of lawn and garden equipment
  - h. bicycle sales and service
  - i. self service laundries and dry cleaning establishments
  - j. medical, dental and veterinary clinics

- k. banks, offices, office buildings and condominium office buildings
- l. bakeries
- m. printing plants
- n. laundries and dry cleaning plants
- o. woodworking shops
- p. machine shops
- q. rental businesses
- r. wholesale businesses
- s. warehousing and storage incidental to a permitted use
- t. off-site parking of motor vehicles
- u. Any vehicle/equipment in a state of repair must be behind the front most edifice of the building.

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.**

**GRANT AS MODIFIED**

**DELAYED EFFECTIVE DATE**

## DANE COUNTY ORDINANCE AMENDMENT NO: 10298

Internal Tracking Number: RECU25826

Amending Section 10.03 relating to Zoning Districts in the Town of Roxbury.

The Dane County Board of Supervisors does ordain as follows: That the Zoning District Maps of the Town of Roxbury be amended to include in the R-1 Residential and A-4 district(s) following described land:

### **PETITION NUMBER: 10298**

Part of Section 23, Town of Roxbury described as follows:

#### **LOT 1: A-1EX TO A-4**

A parcel of land located in the NW1/4 of the NE1/4 of Section 23, T9N, R7E, Town of Roxbury, Dane County, Wisconsin more particularly described as follows: Beginning at the north 1/4 corner of Section 23; thence S00°38'03"W, along the west line of the NW1/4 of the NE1/4 of said Section 23, 1027 ft.; thence S88°53'24"E, 150.00 ft.; thence S00°38'03"W, 293.29 ft. to the south line of said NW1/4 of the NE1/4 of said Section 23; thence S88°53'24"E along said south line, 656 ft. to a point 594.00 ft. west of the SE corner of said NW1/4 of the NE1/4 of said Section 23; thence N02°04'05"E, 1320 ft. to the north line of said NW1/4 of the NE1/4 of said Section 23, 561.00 ft. west of the NE corner of said NW1/4 of the NE1/4 of said Section 23; thence N88°53'24"W along said north line, 759 ft. to the point of beginning.

#### **\*LOT 2: A-1EX TO R-1**

A parcel of land located in the NW1/4 of the NE1/4 of Section 23, T9N, R7E, Town of Roxbury, Dane County, Wisconsin more particularly described as follows: Commencing at the north 1/4 corner of said Section 23; thence S00°38'03"W, along the west line of the NW1/4 of the NE1/4 of said Section 23, 1027 ft. to the point of beginning; thence S88°53'24"E, 150.00 ft.; thence S00°38'03"W, 293.29 ft. to the south line of the NW1/4 of the NE1/4 of said Section 23; thence N88°53'24"W, 80.00 ft.; thence N00°38'03"E, 293.29 ft.; thence N88°53'24"W, 150.00 ft. to the point of beginning.

### **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.

### **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. This amendment will become effective, if within 90 days of its approval by Dane County, a certified survey map that describes the land to be rezoned is recorded in the office of the Dane County Register of Deeds. **Failure to record the survey will cause the rezone to be null and void. Two copies of the recorded survey shall be submitted to Dane County Zoning.**

**\*STATE OF WISCONSIN REZONING CONVERSION FEE REQUIRED**

Pursuant to Section 91.48(1)(b) of Wisconsin Statutes, the above described land(s) being rezoned out of a certified farmland preservation zoning district is/are subject to a conversion fee equal to three times the per acre value, for the year in which the land is rezoned, of the highest value category of tillable cropland in the town in which the rezoned land is located, as specified by the Wisconsin department of revenue under Section 73.03 (2a) Wisconsin Statutes. This amendment will become effective, if within 90 days of its approval by Dane County, the applicant provides payment of the conversion fee to the Dane County Treasurer in the amount specified under the applicable state statutes. **Failure to pay the rezoning conversion fee in the allotted time period will cause the rezone to be null and void.**

**\*DANE COUNTY REZONING CONVERSION FEE REQUIRED**

Pursuant to Section 12.05(1)(e) Dane County Code of Ordinances, the above described land(s) being rezoned out of the A-1EX Exclusive Agriculture District or A-3 Agriculture District is/are subject to a Farmland Preservation Zoning conversion fee equal to \$55 per acre. This amendment will become effective, if within 90 days of its approval by Dane County, the applicant provides payment of the conversion fee to the Dane County Treasurer in the amount specified in Section 12.05(1)(e) Dane County Code of Ordinances. **Failure to pay the rezoning conversion fee in the allotted time period will cause the rezone to be null and void.**

**GRANT**

**DELAYED EFFECTIVE DATE**

## DANE COUNTY ORDINANCE AMENDMENT NO: 10299

Internal Tracking Number: RECU25828

Amending Section 10.03 relating to Zoning Districts in the Town of Vienna.

The Dane County Board of Supervisors does ordain as follows: That the Zoning District Maps of the Town of Vienna be amended to include in the A-2(2) Agricultural and A-4 district(s) following described land:

### **PETITION NUMBER: 10299**

Part of Section 22, Town of Vienna described as follows:

#### **LOT 1: A-1 EX TO A-4**

**COMMENCING** at the West Quarter Corner of Section 22, thence N89°38'47"E, 1302.63 feet along the east-west quarter line of Section 22 to the northeast corner of NW ¼ of the SW ¼ of Section 22; thence S00°03'36"W, 33.00 feet along the east line of the NW ¼ of the SW ¼ of the Section 22 to the **POINT OF BEGINNING**; thence continuing S00°03'36"W, 956.41 feet along the east line of the NW ¼ of the SW ¼ of Section 22 to the northeast corner of the south 10 acres of said NW ¼ of the SW ¼; thence S89°35'52"W, 902.65 feet along the north line of the south 10 acres of the NW ¼ of the SW ¼ of Section 22; thence N00°24'08"W, 109.92 feet; thence N47°07'05"W, 74.32 feet; thence N00°24'08"W, 232.80 feet; thence N23°31'29"W, 233.10 feet; thence N89°49'28"W, 217.21 feet to the east right-of-way line of Patton Road; thence N00°10'32"E, 347.23 feet along the east right-of-way line of Patton Road; thence N89°38'47"E, 1269.70 feet to the **POINT OF BEGINNING**. Containing (+/-) 23.61 acres. Subject to all recorded and unrecorded easements.

#### **\*LOT 2: A-1 EX TO A-2(2)**

**COMMENCING** at the West Quarter Corner of Section 22, thence S00°10'32"W, 990.53 feet along the west line of the SW ¼ of Section 22 to the northwest corner of the north 10 acres of the NW ¼ of the SW ¼ of Section 22; thence N89°35'52"E, 33.00 feet along the north line of the south 10 acres of the NW ¼ of the SW ¼ of Section 22 to the east right-of-way line of Patton Road; thence N00°10'32"E, 283.77 feet along the east right-of-way line of Patton Road to the **POINT OF BEGINNING**; thence continuing N00°10'32"E, 326.84 feet along the east right-of-way line of Patton Road; thence S89°49'28"E, 217.21 feet; thence S23°31'29"E, 233.10 feet; thence S00°24'08"E, 113.40 feet; thence N89°49'28"W, 312.05 feet to the **POINT OF BEGINNING**. Containing (+/-) 2.10 acres. Subject to all recorded and unrecorded easements.

#### **\*LOT 3: A-1 EX TO A-2(2)**

**COMMENCING** at the West Quarter Corner of Section 22, thence S00°10'32"W, 990.53 feet along the west line of the SW ¼ of Section 22 to the northwest corner of the north 10 acres of the NW ¼ of the SW ¼ of Section 22; thence N89°35'52"E, 33.00 feet along the north line of the south 10 acres of the NW ¼ of the SW ¼ of Section 22 to the east right-of-way line of Patton Road and the **POINT OF BEGINNING**; thence N00°10'32"E, 283.77 feet along the east right-of-way line of Patton Road; thence S89°49'28"E, 312.05 feet; thence S00°24'08"E, 119.40 feet;

thence S47°07'05"E, 74.32 feet; thence S00°24'08"E, 109.92 feet to the north line of the south 10 acres of the NW ¼ of the SW ¼ of Section 22; thence S89°35'52"W, 368.99 feet along the north line of the south 10 acres of the NW ¼ of the SW ¼ of Section 22 to the **POINT OF BEGINNING**. Containing (+/-) 2.20 acres. Subject to all recorded and unrecorded easements.

### **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.

### **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. Deed restrict parcel number 0909-214-8160-7 to prohibit residential development on the remaining A-1 Exclusive land. The housing density rights have been exhausted for the original farm.
2. The A-4 parcel shall be deed restricted to prohibit buildings being constructed on the parcel.

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. This amendment will become effective, if within 90 days of its approval by Dane County, a certified survey map that describes the land to be rezoned is recorded in the office of the Dane County Register of Deeds. **Failure to record the survey will cause the rezone to be null and void. Two copies of the recorded survey shall be submitted to Dane County Zoning.**

### **\*STATE OF WISCONSIN REZONING CONVERSION FEE REQUIRED**

Pursuant to Section 91.48(1)(b) of Wisconsin Statutes, the above described land(s) being rezoned out of a certified farmland preservation zoning district is/are subject to a conversion fee equal to three times the per acre value, for the year in which the land is rezoned, of the highest value category of tillable cropland in the town in which the rezoned land is located, as specified by the Wisconsin department of revenue under Section 73.03 (2a) Wisconsin Statutes. This amendment will become effective, if within 90 days of its approval by Dane County, the applicant provides payment of the conversion fee to the Dane County Treasurer in the amount specified under the applicable state statutes. **Failure to pay the rezoning conversion fee in the allotted time period will cause the rezone to be null and void.**

**\*DANE COUNTY REZONING CONVERSION FEE REQUIRED**

Pursuant to Section 12.05(1)(e) Dane County Code of Ordinances, the above described land(s) being rezoned out of the A-1EX Exclusive Agriculture District or A-3 Agriculture District is/are subject to a Farmland Preservation Zoning conversion fee equal to \$55 per acre. This amendment will become effective, if within 90 days of its approval by Dane County, the applicant provides payment of the conversion fee to the Dane County Treasurer in the amount specified in Section 12.05(1)(e) Dane County Code of Ordinances. **Failure to pay the rezoning conversion fee in the allotted time period will cause the rezone to be null and void.**

**GRANT AS MODIFIED**

**DELAYED EFFECTIVE DATE**

## DANE COUNTY ORDINANCE AMENDMENT NO: 10300

Internal Tracking Number: RECU25829

Amending Section 10.03 relating to Zoning Districts in the Town of Blue Mounds.

The Dane County Board of Supervisors does ordain as follows: That the Zoning District Maps of the Town of Blue Mounds be amended to include in the A-2(4) Agricultural district(s) following described land:

**PETITION NUMBER:** 10300

Part of Section 14, Town of Blue Mounds described as follows:

### **A-1EX TO A-2(4)**

Commencing at the southwest corner of Lot 4, CSM #12948; Thence N16° 04'W 362.28 feet; Thence N88° 25'24"W 292 feet; Thence S35° W 900 feet; Thence east 600 feet; Thence N25° E 420 feet; Thence S85° E 60 feet to the point of beginning.

### **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. The recorded lot shall not exceed 7.9 acres of 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. The A-2(4) parcel shall be deed restricted to one animal unit per one full acre of 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. This amendment will become effective, if within 90 days of its approval by Dane County, a certified survey map that describes the land to be rezoned is recorded in the office of the Dane County Register of Deeds. **Failure to record the survey will cause the rezone to be null and void. Two copies of the recorded survey shall be submitted to Dane County Zoning.**

**STATE OF WISCONSIN REZONING CONVERSION FEE REQUIRED**

Pursuant to Section 91.48(1)(b) of Wisconsin Statutes, the above described land(s) being rezoned out of a certified farmland preservation zoning district is/are subject to a conversion fee equal to three times the per acre value, for the year in which the land is rezoned, of the highest value category of tillable cropland in the town in which the rezoned land is located, as specified by the Wisconsin department of revenue under Section 73.03 (2a) Wisconsin Statutes. This amendment will become effective, if within 90 days of its approval by Dane County, the applicant provides payment of the conversion fee to the Dane County Treasurer in the amount specified under the applicable state statutes. **Failure to pay the rezoning conversion fee in the allotted time period will cause the rezone to be null and void.**

**DANE COUNTY REZONING CONVERSION FEE REQUIRED**

Pursuant to Section 12.05(1)(e) Dane County Code of Ordinances, the above described land(s) being rezoned out of the A-1EX Exclusive Agriculture District or A-3 Agriculture District is/are subject to a Farmland Preservation Zoning conversion fee equal to \$55 per acre. This amendment will become effective, if within 90 days of its approval by Dane County, the applicant provides payment of the conversion fee to the Dane County Treasurer in the amount specified in Section 12.05(1)(e) Dane County Code of Ordinances. **Failure to pay the rezoning conversion fee in the allotted time period will cause the rezone to be null and void.**

**GRANT AS MODIFIED**

**DELAYED EFFECTIVE DATE**

**DANE COUNTY ORDINANCE AMENDMENT NO: 10301**

Internal Tracking Number: RECU25831

Amending Section 10.03 relating to Zoning Districts in the Town of Springdale.

The Dane County Board of Supervisors does ordain as follows: That the Zoning District Maps of the Town of Springdale be amended to include in the C-1 Commercial district(s) following described land:

**PETITION NUMBER:** 10301

Part of Section 34, Town of Springdale described as follows:

**B-1 TO C-1**

PART OF THE TOWN SQUARE BETWEEN BLOCKS 31 AND 32 OF MOUNT VERNON (BYAM'S ADDITION), IN THE TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY TRUNK HIGHWAY (CTH) "G" AND THE NORTH EASTERLY RIGHT-OF-WAY LINE OF STATE TRUNK HIGHWAY (STH) 92; THENCE NORTH 50°16'58" WEST ALONG THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 140.92 FEET; THENCE NORTH 42°05'35" EAST, 100.87 FEET TO A SOUTHERLY CORNER OF CERTIFIED SURVEY MAP (CSM) NO. 6933, RECORDED IN VOLUME 34 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AT PAGE 298-299 AS DOCUMENT NO. 2413945; THENCE ALONG SAID CSM SOUTH 56°56'00" EAST, 49.50 FEET; THENCE CONTINUE ALONG SAID CSM, NORTH 30°36'00" EAST, 142.80 FEET; THENCE CONTINUE ALONG SAID CSM, SOUTH 72°00'00" EAST, 29.33 FEET TO A POINT ON THE CURVED WESTERLY RIGHT-OF-WAY LINE OF SAID CTH "G"; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY, 81.40 FEET ALONG THE ARC OF A 900.00 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD WHICH BEARS SOUTH 23°14'30" WEST, 81.37 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 25°52'36" WEST, 83.26 FEET; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 64°07'24" EAST, 15.00 FEET; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 25°52'36" WEST, 106.16 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 18,876 SQUARE FEET OR 0.43 ACRES.

**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.

**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. The parcel shall be deed restricted to limit the land use to a duplex only.

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.**

**GRANT AS MODIFIED**

**DELAYED EFFECTIVE DATE**