

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 10941**

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 Montrose

Location: Section 6

Zoning District Boundary Changes

A-1EX TO RH-3

Part of Lot 2, Certified Survey Map No. 12190, recorded in Volume 75 of Certified Surveys on pages 176, 177 and 178, as Document No. 4330081, located in the Southeast Quarter of the Southwest Quarter and in the Southwest Quarter of the Southwest Quarter of Section 06, Township 05 North, Range 08 East, Town of Montrose, Dane County, Wisconsin, more particularly described as follows: Commencing at the South Quarter corner of Section 06, aforesaid; thence North 88 degrees 30 minutes 00 seconds West along the South line of the Southwest Quarter of Section 06 a distance of 186.34 feet to the Point of Beginning; thence continuing North 88 degrees 30 minutes 00 seconds West along said South line, 253.92 feet; thence North 14 degrees 12 minutes 30 seconds West, 606.56 feet; thence North 54 degrees 58 minutes 49 seconds East, 312.80 feet; thence North 77 degrees 40 minutes 10 seconds East, 12.44 feet; thence North 00 degrees 18 minutes 33 seconds West, 108.43 feet; thence North 89 degrees 15 minutes 20 seconds East, 279.70 feet to the West right-of-way line of Fritz Road; thence South 00 degrees 45 minutes 52 seconds East along said West right-of-way line, 51.29 feet; thence North 78 degrees 23 minutes 03 seconds East along said West right-of-way line, 2.79 feet; thence South 00 degrees 20 minutes 45 seconds East along said West right-of-way line, 812.89 feet to a point on the curving northerly right-of-way line of Flynn Drive; thence Southwesterly 155.20 feet along an arc of a curve to the left, having a radius of 1,232.53 feet, the chord bears South 80 degrees 37 minutes 26 seconds West, 155.10 feet to the Point of Beginning. Said parcel contains 389,557 square feet or 8.943 acres.

RH-3 TO A-1EX

Lot 1, Certified Survey Map No. 12190, recorded in Volume 75 of Certified Surveys on pages 176, 177 and 178, as Document No. 4330081, located in the Southeast Quarter of the Southwest Quarter and in the Southwest Quarter of the Southwest Quarter of Section 06, Township 05 North, Range 08 East, Town of Montrose, Dane County, Wisconsin. Said parcel contains 364,009 square feet or 8.356 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. A deed restriction shall be recorded on the proposed 35-acre lot to prohibit further residential development.

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.**