

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 11938**

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 Montrose

Location: Section 3

Zoning District Boundary Changes

LC to HAM-M

Lot 1 of Block 2, also the south half of the vacated Webster Street adjacent to said Lot 1, Paoli Plat Subdivision, Section 3, T05N, R08E, Town of Montrose, Dane County, Wisconsin

AND

LC and NR-C to HAM-M

Lot 3 of Block 2, also the south half of the vacated Webster Street adjacent to said Lot 3 and the east half of the vacated Union Street adjacent to said Lot 3, Paoli Plat Subdivision, Section 3, T05N, R08E, Town of Montrose, Dane County, Wisconsin

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.

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.**

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:

A deed restriction shall be recorded on the lot stating the following:

1. The land uses on the property shall be limited exclusively to the following:
 - a. Permitted uses:
 - i. Office uses
 - ii. Governmental, institutional, religious or nonprofit community uses
 - iii. Undeveloped natural resource and open space areas
 - iv. Utility services associated with a permitted use
 - v. Transportation, utility, communication or other uses required by law
 - b. Conditional uses:
 - i. Reduction of side yard setback to less than 10 feet total
 - ii. Outdoor sales events
 - iii. Transportation, utility, communication or other uses not required by law
2. Any development on the property shall comply with the “Standards for Development in the Floodfringe District” under Chapter 17 of Dane County ordinances.