

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 11545**

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 6

Zoning District Boundary Changes

RM-16 to RM-8

A parcel of land being located in part of the Northwest 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Northwest 1/4 of Section 6, T5N, R8E, Town on Montrose, Dane County, Wisconsin, more particularly described as follows: Commencing at the West 1/4 Corner of said Section 6; thence along the West Line of the said Northwest 1/4 of the Southwest 1/4 for the next two course S00°00'07"W, 60.62 feet to the East 1/4 Corner of Section 1, T5N, R7E; thence S00°01'40"E, 1175.64 feet to Lot 1, Certified Survey Map No. 14241; thence along said Lot 1, Certified Survey Map No. 14241 for the next two course S89°36'57"E, 922.33 feet; thence S89°20'35"E, 106.02 feet to the point of beginning. Thence continue along said Lot 1, Certified Survey Map No. 14241 S89°20'35"E, 354.56 feet; thence N00°19'56"W, 1271.37 feet to the South right-of-way of Schaller Road; thence N89°44'39"W along said South right-of-way of Schaller Road, 154.12 feet; thence S02°52'15"E, 15.94 feet; thence along an arc of a curve concaved easterly having a radius of 303.84 feet and a long chord bearing of S15°17'15"E, 128.26 feet; thence along an arc of a curve concaved westerly having a radius of 271.87 feet and a long chord bearing of S 09°08'42" E, 170.89 feet; thence S09°06'46"W, 17.25 feet; thence S62°21'10"W, 517.66 feet; thence S05°00'44"W, 74.60 feet; thence S82°21'47"E, 61.61 feet; thence S04°14'37"E, 548.51 feet; thence S74°27'39"E, 43.28 feet; thence S24°15'25"E, 20.21 feet; thence S24°40'25"W, 18.24 feet; thence S69°08'18"E, 73.78 feet to the point of beginning. This parcel contains 458,198 sq. ft. or 10.52 acres thereof.

RM-16 to FP-35

A parcel of land being located in part of the Northwest 1/4 of the Southwest 1/4 of Section 6, T5N, R8E, Town on Montrose, Dane County, Wisconsin, more particularly described as follows: Commencing at the West 1/4 Corner of said Section 6; thence along the West Line of the said Northwest 1/4 of the Southwest 1/4 for the next two course S00°00'07"W, 60.62 feet to the East 1/4 Corner of Section 1, T5N, R7E; thence S00°01'40"E, 1175.64 feet to Lot 1, Certified Survey Map No. 14241 and the point of beginning; thence N21°58'12"E, 436.35 feet; thence N19°58'54"E, 197.06 feet; thence N20°20'10"E, 109.31 feet; thence S82°37'38"E, 346.81 feet; thence S82°21'47"E, 266.25 feet; thence S04°14'37"E, 548.51 feet; thence S74°27'39"E, 43.28 feet; thence S24°15'25"E, 20.21 feet; thence S24°40'25"W, 18.24 feet; thence S69°08'18"E, 73.78 feet to a point on Lot 1, Certified Survey Map No. 14241; thence along said Lot 1, Certified Survey Map No. 14241

for the next 2 courses N89°20'35"W, 106.02 feet; thence N89°36'57"W, 922.33 feet to the point of beginning. This parcel contains 508,021 sq. ft. or 11.66 acres thereof.

FP-1 to FP-35

A parcel of land located in part of the Southwest 1/4 of the Northwest 1/4 and part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 6, T5N, R8E, Town of Montrose, Dane County, Wisconsin, being more particularly described as follows: Beginning at the West 1/4 Corner of said Section 6; thence N00°01'47"W along the West Line of the said Southwest 1/4 of the Northwest 1/4, 778.46 feet to the Southwest Corner of Lot 1, Certified Survey Map No. 8039; thence along said Lot 1, Certified Survey Map No. 8039 for the next 5 course N89°56'51"E, 300.16 feet; thence S35°35'46"E, 178.42 feet; thence S45°32'29"E, 208.65 feet; thence N70°27'55"E, 219.08 feet to the centerline of Schaller Road; thence S14°36'46"E along the said centerline of Schaller Road, 335.40 feet; thence N75°48'09"W, 334.49 feet; thence N53°55'38"W, 289.83 feet; thence S01°54'23"E, 575.45 feet; thence S77°09'59"E, 318.63 feet; thence S00°14'25"W, 431.41 feet; thence N82°37'38"W, 346.81 feet; thence S20°20'10"W, 109.31 feet; thence S19°58'54"W, 197.06 feet; thence S21°58'12"W, 436.35 feet; thence S42°43'00"E, 1010.73 feet; thence S70°19'46"W, 90.08 feet; thence S37°46'42"E, 624.50 feet to a point on the South Line of the said Southwest 1/4 of the Southwest 1/4, thence N88°13'41"W along the said South Line of the Southwest 1/4 of the Southwest 1/4, 983.27 feet to the Southwest Corner of said Section 6; thence along the West Line of said Southwest 1/4 for the next 3 courses N00°01'40"W, 1236.12 feet; thence N00°01'40"W, 1175.64 feet to the East 1/4 Corner of Section 1, T5N, R7E; thence N00°00'07"E, 60.62 feet to the point of beginning. This parcel contains 32.15 acres and is subject to a road right-of-way along the northeasterly and southerly sides thereof.

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.

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 parcels 0508-063-8620-0, 0508-063-8720-0, 0508-063-9220-0, and 08-062-9210-0 to prohibit non-farm development on the FP-35 zoned lands. A housing density right is not associated with the property.

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.**