

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 10700**

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 13

Zoning District Boundary Changes

A-1 EX to A-2(8)

Located in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 13, Town 5 North, Range 8 East, Town of Montrose, Dane County, Wisconsin, described as follows:

COMMENCING at the South Quarter Corner of Section 13; thence N00°47'09"W, 417.00 feet to the **POINT OF BEGINNING**; thence N00°43'09"W, 1431.21 feet (recorded as North, 1430.98 feet) to the south right-of-way line of C.T.H. "A"; thence N78°45'57"E (recorded as N79°29'40"E), 101.71 feet along the south right-of-way line of C.T.H. "A"; thence S00°43'09"E, 414.77 feet; thence N70°57'54"E, 352.64 feet; thence S00°44'08"E (recorded as South), 1159.80 feet; thence N88°49'00"W, 435.34 feet (recorded as N88°04'15"W, 435.22 feet) to the **POINT OF BEGINNING**. Containing 512,410 Square Feet, 11.76 acres.

A-1 EX to A-2(2)

COMMENCING at the South Quarter Corner of Section 13; thence N00°47'09"W, 417.00 feet; thence N00°43'09"W, 1431.21 feet (recorded as North, 1430.98 feet) to the south right-of-way line of C.T.H. "A"; thence N78°45'57"E (recorded as N79°29'40"E), 101.71 feet along the south right-of-way line of C.T.H. "A" to the **POINT OF BEGINNING**; thence continuing along the south right-of-way line of C.T.H. "A", N78°45'57"E (recorded as N79°29'40"E), 340.38 feet; thence S00°44'08"E (recorded as South), 366.54 feet; thence S70°57'54"W, 352.64 feet; thence N00°43'09"W, 414.77 feet **POINT OF BEGINNING**. Containing 130,690 Square Feet, 3.00 acres. Subject to all other 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. The applicant shall record a deed restriction prohibiting residential development on the A-2(8) zoned 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. 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.**