

Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 11164

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 35 & 36

Zoning District Boundary Changes

A-1EX to A-2

All of the NE 1/4 of the SE 1/4, Section 35 and part of the NW 1/4 of the SW 1/4, Section 36, T5N, R8E, Town of Montrose, Dane County, Wisconsin, described as follows:
Commencing at the West Quarter Corner of Section 36 also known as the Point of Beginning; Thence along the North line of the NW 1/4 of the SW 1/4 of said section, S90°00'E, 440.5 feet to the Centerline of CTH DD; Thence continuing along said North line also known as the Centerline of Best Road, S90°00'E, 409 feet; Thence S00°00'W, 280 feet; Thence S90°00'E, 410 feet to the East line of said quarter, quarter; Thence along the East line of said quarter-quarter, S00°00'W 993 feet to the SE corner of the NW 1/4 of the SW 1/4; Thence along the South line of said quarter-quarter, N90°00'W, 1257 feet to the SW corner of said quarter-quarter; Thence along the South line of the NE 1/4 of the SE 1/4, Section 35, S90°00'W, 1272 feet to the SW corner of said quarter-quarter; Thence along the West line of said quarter-quarter, N00°00'E, 1283 feet to the NW corner of said quarter-quarter; Thence along the North line of said quarter-quarter, N90°00'E, 1265 feet to the Point of Beginning.
Said parcel contains 77 acres more or less.

A-1EX to RH-1

Part of the NW 1/4 of the SW 1/4, Section 36, T5N, R8E, Town of Montrose, Dane County, Wisconsin, described as follows:
Commencing at the West Quarter Corner of Section 36 also known as the Point of Beginning; Thence along the North line of the NW 1/4 of the SW 1/4, S90°00'E, 849.5 feet to a point on the Centerline of Best Road also known as the Point of Beginning; Thence Continuing along said North line, S90°00' E, 410 feet to the NE corner of said quarter-quarter; Thence along the East line of said quarter-quarter, S00°00'W, 280 feet; Thence N90°00'W, 410 feet: Thence N00°00'E 280 feet to the Point of Beginning.
Said parcel contains 2.6 acres more or less.

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 Lot 2 and 3 to prohibit residential development. The housing density rights have been exhausted on the original farm.

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.**