

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 11595**

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 7

Zoning District Boundary Changes

FP-35 to RR-2

Part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 7, Town 5 North, Range 8 East, Town of Montrose, Dane County, Wisconsin, described as follows: Commencing at the South Quarter Corner of said Section 7, also known as the Point of Beginning; Thence along the West line of the SE $\frac{1}{4}$, N0°E, 240 feet; Thence N90°E, 500 feet; Thence S0°E, 240 feet; Thence S90°W, 500 feet to the Point of Beginning. Said parcel contains 120,006 sq ft or 2.75 acres including ROW. Said parcel contains 112,050 sq ft or 2.57 acres excluding ROW.

FP-35 to RR-4

Part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 7, Town 5 North, Range 8 East, Town of Montrose, Dane County, Wisconsin, described as follows: Commencing at the South Quarter Corner of said Section 7; Thence along the West line of the SE $\frac{1}{4}$, N0°E, 480 feet to a point known as the Point of Beginning; Thence continuing along said West Line, N0°E, 544 feet; Thence N90°E, 393 feet; Thence S20°E, 263 feet; Thence S0°E, 305 feet; Thence S90°W, 500 feet to the Point of Beginning. Said parcel contains 259,100 sqft or 5.95 acres including ROW. Said parcel contains 241,085 sqft or 5.54 acres excluding ROW.

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:

1. A deed restriction shall be recorded on parcels 0508-074-9000-8, 0508-074-9530-7, 0508-083-9000-7 and 0508-181-8000-0 to prohibit further residential development on the remaining FP-35 Farmland Preservation zoned land. The housing density rights for the original farm have been exhausted.

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.