

DANE COUNTY ORDINANCE AMENDMENT NO: 10467

Amending Section 10.03 relating to Zoning Districts in the Town of Windsor.

The Dane County Board of Supervisors does ordain as follows: That the Zoning District Maps of the Town of Windsor be amended to include in the R-1 Residence district(s) following described land:

PETITION NUMBER: 10467

Part of Section 3, Town of Windsor described as follows:

A-1EX TO R-1

A part of the Southeast 1/4 of the Southwest 1/4 of Section 3 T.9N., R.10E., Town of Windsor, Dane County Wisconsin, More fully described: Commencing at the South 1/4 Corner of said Section 3; thence West 215.75 feet along the South line of said Section 3 and the south line of Certified Survey Map No. 5872 to the Southwest corner of said Certified Survey Map and the point of beginning; thence continuing West 168.51 feet along the South line of said section; thence N00°42'53"W 158.48 feet; thence N67°00'55"E 50.71 feet; thence N46°56'32"E 45.42 feet; thence N88°05'37"E 88.03 feet to a point in the West line of said Certified Survey Map; thence S00°42'53"E 212.22 feet along said West line to the point of beginning, containing 32,955 Sq.Ft. or 0.76 Acres Gross, 27,394 Sq.Ft. or 0.63 Acres Net.

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.

1. A joint driveway agreement shall be recorded with the Register of Deeds for the benefit of both properties.
2. A joint well agreement shall be recorded with the Register of Deeds.
3. All Town Costs shall be paid and the CSM and conditions must be completed by April 18, 2013.

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 placed on the proposed lot to prohibit land division of the 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.**

DEED NOTICE 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 notice shall be placed on parcels 0910-033-9501-8 and 0910-033-9000-4 to identify that there are 2 housing density rights remaining on 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.**

GRANT AS MODIFIED

DELAYED EFFECTIVE DATE

DANE COUNTY ORDINANCE AMENDMENT NO: 10474

Amending Section 10.03 relating to Zoning Districts in the Town of Verona.

The Dane County Board of Supervisors does ordain as follows: That the Zoning District Maps of the Town of Verona be amended to include in the C-2 Commercial district(s) following described land:

PETITION NUMBER: 10474

Part of Section 19, Town of Verona described as follows:

A-1EX TO C-2

Part of the NW 1/4 of the NW 1/4 of Section 19, Township 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin, described as follows: Beginning at the southwest corner of Lot 1, Certified Survey Map No. 11122, Volume 67 of Records on pages 52 and 53 Dane County Register of Deeds, said point being located on the easterly right-of-way line of Spring Rose Road; thence S88°30'15"E 716.60 feet along the south line of said Lot 1 to the westerly property line of parcel number 060819285000, Town of Verona, Dane County, Wisconsin: thence S00°25'04"E 65 feet; thence N88°30'15"W 718.21 feet to the easterly right-of-way line of Spring Rose; thence N00°59'55"E 64.97 feet along the easterly right-of-way line of Spring Rose Road to the point of beginning. Described parcel contains 46,605 square feet.

A-1EX TO A-4

Part of the NW 1/4 of the NW 1/4 of Section 19, Township 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin, described as follows: Commencing at the southwest corner of Lot 1, Certified Survey Map No. 11122, Volume 67 of Records on pages 52 and 53 Dane County Register of Deeds, said point being located on the easterly right-of-way line of Spring Rose Road; thence S00°59'55"W along said easterly right-of-way line 64.97 feet to the point of beginning; thence S88°30'15"E 718.21 feet to the westerly property line of parcel number 060819285000, Town of Verona, Dane County, Wisconsin; thence S00°25'04"E 805.06 feet to a point on the south line of the NW 1/4 of the NW 1/4 of said Section 19, T6N, R8E; thence N88°09'07"W along said south line 738.16 feet to the easterly right-of-way line of Spring Rose Road; thence N00°59'55"E along said easterly right-of-way line 800.10 feet to the point of beginning. Described parcel contains 584,208 square feet.

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.

1. The berm and planting installed (see site plan in petition folder) shall be maintained in perpetuity.
2. The recent lighting adjustments shall be maintained and no new lighting shall be added to the property.

3. The southerly 65 feet of the C-2 zoning area shall be used for employees parking. Landscaping equipment shall not be parked in this area.

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 property shall be deed restricted to limit the land uses to the following: landscaping business; service uses; warehousing and storage incidental to a permitted use; repairs, storage, and service of contactor's machinery and equipment; bulk fuel storage; sales and storage of building material; parking and storage of motor vehicles.
2. A deed restriction shall be placed on the property that prohibits the installation of billboard signs.

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.**

GRANT AS MODIFIED

DELAYED EFFECTIVE DATE

DANE COUNTY ORDINANCE AMENDMENT NO: 10476

Amending Section 10.03 relating to Zoning Districts in the Town of Dane.

The Dane County Board of Supervisors does ordain as follows: That the Zoning District Maps of the Town of Dane be amended to include in the A-2(2) Agriculture district(s) following described land:

PETITION NUMBER: 10476

Part of Section 17, Town of Dane described as follows:

RH-1 TO A-2(2)

A parcel of land located in part of the NW 1/4 of the SW 1/4 and the SW 1/4 of the NW 1/4 Section 17, T9N, R8E, Town of Dane, Dane County, Wisconsin; being more particularly described as follows: Commencing at the West 1/4 corner of said Section 17; thence North 154.48 feet to the point of beginning. thence continue North, 286.00 feet; thence N 88°49'47" E, 389.20 feet to the westerly right of way of Latham Road; thence along said right of way and the arc of a curve concaved southwesterly having a radius of 1308.63 feet and a long chord bearing of S 11°30'25" E, a distance of 290.66 feet; thence S 88°49'47" W, 447.19 feet to the point of beginning. This parcel contains 2.78 acres.

A-1 EX. TO A-2(2)

A parcel of land located in part of the NW 1/4 of the SW 1/4 and the SW 1/4 of the NW 1/4 Section 17, T9N, R8E, Town of Dane, Dane County, Wisconsin; being more particularly described as follows: Commencing at the West 1/4 corner of said Section 17; thence North 154.48 feet; thence N 88°49'47" E, 280.27 feet to the point of beginning. thence continue N 88°49'47" E, 200.00 feet to the centerline of Latham Road; thence along said centerline and the arc of a curve concaved westerly having a radius of 1341.63 feet and a long chord bearing of S 01°36'49" E, a distance of 159.97 feet; thence S 88°49'47" W, 204.51 feet; thence North 160.00 feet to the point of beginning. This parcel contains 0.75 acres and is subject to a road right of way of 33 feet over the easterly part thereof.

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 placed on the property to limit the land uses to: Agricultural uses, Single-family residences, Accessory Buildings, Home Occupations, and Limited-family Businesses.

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.**

GRANT AS MODIFIED

DELAYED EFFECTIVE DATE

DANE COUNTY ORDINANCE AMENDMENT NO: 10482

Amending Section 10.03 relating to Zoning Districts in the Town of Dunn.

The Dane County Board of Supervisors does ordain as follows: That the Zoning District Maps of the Town of Dunn be amended to include in the LC-1 Limited Commercial district(s) following described land:

PETITION NUMBER: 10482

Part of Section 25, Town of Dunn described as follows:

B-1 TO LC-1

Part of Government Lot 1, being in the Southwest ¼ of Section 25, T.6N., R.10E., Town of Dunn, Dane County, Wisconsin, described as follows: Commencing at the South ¼ corner of Section 25; thence N88°35'52"W along the South line of the Southwest ¼, 1233.25 feet; thence N00°30'44"W, 226.35 feet to the North line of United States Highway 51 and the point of beginning; thence continue N00°30'44"W, 353.48 feet to a point lying a distance of 300 feet at right angles to said highway; thence S58°35'18"E, parallel with said highway, 399.60 feet to the West line of Dane County Certified Survey map number 5873; thence S00°29'45"E along said West line, 349.66 feet to the North line of said highway; thence N58°35'18"W along said North line, 398.31 feet to the point of beginning. Containing 2.75 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.

1. The landscaping operation shall be limited to the hours of 7am to 6pm, with occasional extended hours for snow plowing.
2. Employees shall be limited to no more than eight (8).
3. Town final site-plan approval shall be obtained for landscaping, storm water management/drainage, lighting, and signage prior to the issuance of zoning permits.

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 property shall be deed restricted to prohibit land divisions and to limit LC-1 uses exclusively to a landscaping / snow plowing business.

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.**

GRANT AS MODIFIED

DELAYED EFFECTIVE DATE

DANE COUNTY ORDINANCE AMENDMENT NO: 10487

Amending Section 10.03 relating to Zoning Districts in the Town of York..

The Dane County Board of Supervisors does ordain as follows: That the Zoning District Maps of the Town of York be amended to include in the Limited Commercial district(s) following described land:

PETITION NUMBER: 10487

Part of Section 7, Town of York described as follows:

R-1A to LC-1

Lot 2, Certified Survey Map No. 7880, located in the NE 1/4 of the SW 1/4, T9N, R12E, Section 7, Town of York, Dane County, Wisconsin.

GRANT

DANE COUNTY ORDINANCE AMENDMENT NO: 10489

Amending Section 10.03 relating to Zoning Districts in the Town of Dunkirk.

The Dane County Board of Supervisors does ordain as follows: That the Zoning District Maps of the Town of Dunkirk be amended to include in the A-2 (8) Agriculture district(s) following described land:

PETITION NUMBER: 10489

Part of Section 35, Town of Dunkirk described as follows:

A-1EX TO A-2

Part of the SW1/4 of the SW1/4 of Section 35 along with 1.0 acre in the SE1/4 of the SE1/4 of Section 34, all in T5N, R11E, Town of Dunkirk, Dane County, Wisconsin, described as follows: Commencing at the SW corner of said Section 35; thence NORTH along section line 372.0'+/- to the POINT OF BEGINNING; thence NORTH, 365.5'+/-; thence WEST, 132'+/-; thence NORTH, 330.0'+/-; thence EAST, 132.0'+/- to section line; thence NORTH along section line, 245.0'+/-; thence EAST, 330.0'+/-; thence SOUTH, 940.5'+/-; thence WEST, 330.0'+/- to the POINT OF BEGINNING; subject to existing road easement rights-of-way for Schieldt Lane along the west 49.5' of the south 288' and for a 30' x 30' triangle parcel in the SE corner for Rivirie Road. Parcel contains 8.1 acres more or less as described, subject to final field survey adjustments and dimensions.

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.

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.**

GRANT

DELAYED EFFECTIVE DATE

DANE COUNTY ORDINANCE AMENDMENT NO: 10490

Amending Section 10.03 relating to Zoning Districts in the Town of Albion.

The Dane County Board of Supervisors does ordain as follows: That the Zoning District Maps of the Town of Albion be amended to include in the R-1 Residence district(s) following described land:

PETITION NUMBER: 10490

Part of Section 11, Town of Albion described as follows:

A-2(1) to R-1

PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 11, T.5N., R.12E. OF THE 4TH P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN. DESCRIBED AS FOLLOWS: Commencing at the South 1/4 Corner of said Section; thence Easterly along the South Line of the SE 1/4 of said Section, 1315.58 feet to the East Line of the SW 1/4 of the SE 1/4 of said Section, also being at the place of beginning for the land to be herein described; thence Westerly along said South Line, 356.40 feet; thence Northerly parallel with said East Line, 165.00 feet; thence Easterly parallel with said South Line, 356.40 feet to said East Line; thence Southerly along said East Line, 165.00 feet to the place of beginning.

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. Lot 1 shall be deed restricted to prohibit further residential development. The existing structure (church) may be converted into a residence.

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.**

GRANT AS MODIFIED

DELAYED EFFECTIVE DATE

DANE COUNTY ORDINANCE AMENDMENT NO: 10492

Amending Section 10.03 relating to Zoning Districts in the Town of Montrose.

The Dane County Board of Supervisors does ordain as follows: That the Zoning District Maps of the Town of Montrose be amended to include in the A-2 Agriculture district(s) following described land:

PETITION NUMBER: 10492

Part of Section 7, Town of Montrose described as follows:

A-1EX and A-B to A-2

Part of the Northeast Quarter of the Northwest Quarter and the Southeast Quarter of the Northwest Quarter of Section 7, all in Township 5 North, Range 8 East, Town of Montrose, Dane County, Wisconsin, described as follows: Commencing at the North Quarter corner of said Section 7; thence South 00 degrees 00 minutes 53 seconds West along the east line of said Northwest Quarter, 1039.50 feet to the Point of Beginning; thence continuing along said east line, South 00 degrees 00 minutes 53 seconds West, 940.00 feet; thence North 89 degrees 59 minutes 07 seconds West, 150.00 feet; thence North 59 degrees 25 minutes 23 seconds West, 1099.00 feet; thence North 19 degrees 46 minutes 55 seconds West, 296.89 feet; thence North 89 degrees 59 minutes 38 seconds East, 573.37 feet; thence North 52 degrees 12 minutes 43 seconds East, 182.87 feet; thence South 88 degrees 44 minutes 07 seconds East, 479.12 feet to the Point of Beginning. Subject to road right-of-way over the Easterly 33 feet thereof. Said parcel contains 727,996 square feet or 16.712 acres.

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.

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.**

GRANT

DELAYED EFFECTIVE DATE

DANE COUNTY ORDINANCE AMENDMENT NO: 10494

Amending Section 10.03 relating to Zoning Districts in the Town of Springfield.

The Dane County Board of Supervisors does ordain as follows: That the Zoning District Maps of the Town of Springfield be amended to include in the RH-1 Rural Homes district(s) following described land:

PETITION NUMBER: 10494

Part of Section 1, Town of Springfield described as follows:

R-1A to RH-1

Lot 1, Certified Survey Map No. 5810, located in part of the West 1/2 of the SW 1/4 of Section 1, T8N, R8E, Town of Springfield, Dane County, Wisconsin.

GRANT

DANE COUNTY ORDINANCE AMENDMENT NO: 10496

Amending Section 10.03 relating to Zoning Districts in the Town of Christiana.

The Dane County Board of Supervisors does ordain as follows: That the Zoning District Maps of the Town of Christiana be amended to include in the A-4 Agriculture district(s) following described land:

PETITION NUMBER: 10496

Part of Section 19, Town of Christiana described as follows:

A-1EX to A-4

Parts of the NE ¼ of the SE ¼ and the SE ¼ of the SE ¼ of Section 19, T.6N., R.12E., Town of Christiana, Dane County, Wisconsin, described as follows: Commencing at the Southeast corner of the NE ¼ of the SE ¼; thence S85°27'W, 350 feet to the centerline of County Trunk Highway B and the point of beginning; thence S82°46'W along said centerline, 251 feet; thence continue along said centerline, S81°43'W, 477 feet; thence N01°08'E, 670 feet ; thence S81°51'E, 725 feet; thence S01°36'W, 555 feet to the point of beginning. Containing 10.0 acres, being subject to a right of way for County Trunk Highway B.

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.

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.**

GRANT

DELAYED EFFECTIVE DATE

DANE COUNTY ORDINANCE AMENDMENT NO: 10501

Amending Section 10.03 relating to Zoning Districts in the Town of Montrose.

The Dane County Board of Supervisors does ordain as follows: That the Zoning District Maps of the Town of Montrose be amended to include in the A-2 Agriculture district(s) following described land:

PETITION NUMBER: 10501

Part of Section 31, Town of Montrose described as follows:

A-1EX to A-2

ALL OF THE WEST HALF OF THE NORTHWEST QUARTER, ALL OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION THIRTY-ONE (31), TOWN FIVE NORTH (T5N), RANGE EIGHT EAST (R8E), TOWN OF MONTROSE, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION ALSO KNOWN AS THE POINT OF BEGINNING; THENCE S89°07'58"E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER, 678.64 FEET; THENCE S00°04'41"E, 669.16 FEET; THENCE S89°01'04"E, 677.38 FEET; THENCE S00°01'53"W, 670.50 FEET; THENCE S88°54'09"W, 1044.25 FEET; THENCE S11°01'33"W, 209.04 FEET TO THE CENTERLINE OF "OLD HIGHWAY 69"; THENCE ALONG SAID CENTERLINE, N59°18'32"W, 311.41 FEET TO THE WEST LINE OF SAID SECTION; THENCE ALONG THE WEST LINE OF SAID SECTION, N00°11'17"W, 1387.79 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 1,397,393.58 SQUARE FEET OR 32.079 ACRES INCLUDING RIGHT OF WAY.

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.

1. The Certified Survey Map shall depict a building envelope for the house that is outside the areas with slopes that exceed 12%.

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 32-acre lot shall be deed restricted to prohibit further land divisions of the property.
2. A deed restriction shall be placed on parcel 0508-312-9171-0 to prohibit residential housing. 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**

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.**

GRANT AS MODIFIED

DELAYED EFFECTIVE DATE