

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 11838**

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 Cottage Grove

Location: Section 27

Zoning District Boundary Changes

Zoning description (FP-35 to GC):

Part of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Section 27, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin, described as follows:

Commencing at the Southwest Corner of said Section 27; thence N00°05'12"E, 263.93 feet along the West line of said Southwest $\frac{1}{4}$; thence N88°53'13"E, 19.52 feet to the East right-of-way line of North Star Road and the point of beginning; thence N00°47'38"E, 1067.69 feet along said East right-of-way line; thence N89°13'46"E, 500.91 feet along a Southerly right-of-way line of North Star Road; thence S00°47'38"W, 465.36 feet; thence S88°53'13"W, 300.89 feet; thence S00°47'38"W, 233.13 feet; thence S88°53'13"W, 200.11 feet to said East right-of-way line; thence S00°47'38"W, 66.03 feet along said East right-of-way line; thence N88°53'13"E, 150.08 feet; thence S00°47'38"W, 300.17 feet to the North line of Certified Survey Map No. 15383; thence S88°53'13"W, 150.08 feet along said North line to said East right-of-way line and the point of beginning; Containing 325,414 square feet, or 7.47 acres.

Zoning description (FP-35 to FP-1):

Part of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Section 27, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin, described as follows:

Commencing at the Southwest Corner of said Section 27; thence N00°05'12"E, 263.93 feet along the West line of said Southwest $\frac{1}{4}$; thence N88°53'13"E, 19.52 feet to the East right-of-way line of North Star Road; thence continuing N88°53'13"E, 150.08 feet along the North line of Certified Survey Map No. 15383 to the point of beginning; thence N00°47'38"E, 300.17 feet; thence S88°53'13"W, 150.08 feet to said East right-of-way line; thence N00°47'38"E, 66.04 feet along said East right-of-way line; thence N88°53'13"E, 200.11 feet; thence N00°47'38"E, 233.13 feet; thence N88°53'13"E, 300.89 feet; thence N00°47'38"E, 465.36 feet to a Southerly right-of-way line of North Star Road; thence N89°13'46"E, 800.56 feet along said Southerly right-of-way line; thence S00°08'02"W, 1323.70 feet along the East line of Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; thence S88°53'41"W, 574.20 feet along the South line of said Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; thence N00°04'59"E, 264.05 feet along the East line of said Certified Survey Map No. 15383; thence S88°53'13"W, 589.39 feet along the North line of said

Certified Survey Map No. 15383 to the point of beginning; Containing 1,216,664 square feet, or 27.93 acres.

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.

1. The Certified Survey Map for the property shall include the following:
 - a. A road reservation for the cul-de-sac between proposed lots 1 and 2 that will accommodate truck traffic,
 - b. Dedication of 35 feet on the south side of the east-west segment of North Star Road,
 - c. A note indicating that access to the east-west segment of North Star Road from lots 3 and 4 (other than for agricultural use) is prohibited until that segment is improved to Town Road standards.

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 on said land:

1. A deed restriction shall be recorded on the three proposed GC zoned parcels that states the following:
 - a. Uses of the GC zoned property are limited exclusively to the following:
 - Contractor, landscaping or building trade operations
 - Undeveloped natural resource and open space areas
 - Governmental, institutional, religious, or nonprofit community uses
 - Light industrial
 - Office uses
 - Indoor sales
 - Indoor storage and repair
 - Personal or professional service
 - A transportation, utility, communication, or other use required by law
 - Utility services associated with a permitted use
 - Veterinary clinics
 - Agriculture and accessory uses (livestock not permitted)
 - b. Residential use or residential related use of the property is expressly prohibited. The property is in a planned commercial area where residential uses are not permitted.

c. Evidence of compliance with Dane County stormwater management regulations shall be required prior to development, including arrangements for ongoing maintenance of the regional stormwater facilities.

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.**