

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 11889**

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 31

Zoning District Boundary Changes

FP-1 TO RR-2

Part of Lot 1, Certified Survey Map No. 15952 as recorded in Volume 117 of Certified Survey Maps of Dane County on Pages 46-48 as Document No. 5819553, being part of the Northeast ¼ of the Northeast ¼, Section 31, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin, described as follows:

Commencing at the Northeast Corner of said Section 31; thence S86°54'54"W (recorded as S86°55'01"W), 43.02 feet to a Westerly right-of-way line of Siggelkow Road; thence S01°58'44"E, 670.12 feet along said Westerly right-of-way line; thence continuing along said Westerly right-of-way line S01°07'27"E (recorded as S01°39'57"W), 120.07 feet to the point of beginning; thence continuing along said Westerly right-of-way line S01°07'27"E, 459.56 feet to a point of curvature; thence continuing along Westerly right-of-way line along a curve to the right having a radius of 50.00 feet and a chord bearing and length of S42°56'47"W, 69.55 feet to a Northerly right-of-way line of Siggelkow Road; thence S87°01'01"W, 178.15 feet along said Northerly right-of-way line; thence N01°58'44"W, 507.36 feet; thence N86°54'54"E, 234.14 feet to the point of beginning; Containing 116,397 square feet, or 2.672 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 TDR-R overlay zoning district shall be applied to the proposed RR-2 parcel.
2. Owner shall record a TDR-R Notice document on the proposed RR-2 parcel indicating that the lot was created as the result of transfer of development rights.
3. The final Certified Survey Map shall include dedication of additional land at the curve of Siggelkow Road, at a 45-degree angle as determined by the town, to allow for future smoothing of the curve.

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. Owner shall record a deed restriction prohibiting nonfarm development on the TDR sending property (tax parcels 071136393300 – Lot 3, CSM 15926).
2. Owner shall record a deed restriction prohibiting nonfarm development on the remaining ~30 acres of FP-1 zoned land from the receiving property (parcel 0711-311-8010-0 – proposed lot 1 of the Certified Survey Map).

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.**