

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 11918**

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 34

Zoning District Boundary Changes

FP-1 to GC

Part of Lot 1, Dane County certified survey map number 15383, being in Sections 27 & 34, Town of Cottage Grove, Dane County, Wisconsin. Commencing at the southwest corner of Section 27; thence N89°27'26"E, 19.5 feet to the point of beginning; thence N00°38'58"E, 264.0 feet; thence N89°27'26"E, 739.5 feet; thence S00°38'58"W, 264 feet; thence S00°00'17"W, 104 feet; thence S89°18'14"W, 739.4 feet; thence N00°00'17"E, 98.8 feet to the point of beginning. The above described containing 6.2 acres more or less.

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. Owner shall be required to obtain a Change of Use permit, and bring the existing building up to commercial building code, prior to using the building for commercial purposes.
2. Outdoor lighting be directed downward and away from adjacent properties and public rights-of-way, and be designed to minimize ambient light spill.
3. The driveway will be paved to just past the crest of the hill.
4. Outdoor storage will be behind the existing building as viewed from North Star Road, and a berm with trees will be installed to screen the view of it from the north. A Conditional Use Permit shall be obtained for outdoor storage.
5. The final Certified Survey Map shall include at minimum a 75' setback from the edge of the creek, unless the creek is determined not to be a navigable waterway, and appropriate resource identification designations as directed by County and Town subdivision ordinances.

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 the lot stating the following:
 - a. A connection to sanitary sewer and municipal water services shall be required if and when they become available.
 - b. The landowner waives the right to object to municipal assessments for such utility services.