

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 11710**

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

Description (FP-35 to RR-2):

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

Commencing at the East $\frac{1}{4}$ Corner of said Section 27; thence S89°33'34"W, 1453.19 feet along the North line of said Southeast $\frac{1}{4}$ to the center line of Nora Road; thence continuing along said North line S89°33'34"W, 44.14 feet to the Southwesterly right-of-way line of said Nora Road and the point of beginning said point being a point on a curve; thence along said right-of-way line along a curve to the left having a radius of 983.00 feet and a chord bearing and length of S43°22'21"E, 74.78 feet; thence S44°26'51"W, 14.79 feet; thence S00°26'27"W, 243.12 feet; thence S45°26'27"W, 19.80 feet; thence S00°26'27"W, 214.98 feet to a Northerly line of Lot 2, Certified Survey Map No. 15564; thence N87°01'38"W, 91.92 feet along said Northerly line; thence N89°33'44"W, 464.34 feet; thence N26°14'42"E, 586.98 feet to the North line of said Southeast $\frac{1}{4}$; thence N89°33'34"E, 273.19 feet along said North line to the point of beginning; Containing 230,846 square feet, or 5.299 acres.

Description (FP-35 to FP-1):

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

Commencing at the East $\frac{1}{4}$ Corner of said Section 27; thence S89°33'34"W, 1453.19 feet along the North line of said Southeast $\frac{1}{4}$ to the center line of Nora Road; thence continuing along said North line S89°33'34"W, 44.14 feet to the Southwesterly right-of-way line of said Nora Road and a point on a curve; thence along said right-of-way line along a curve to the left having a radius of 983.00 feet and a chord bearing and length of S43°22'21"E, 74.78 feet to the point of beginning; thence continuing along said right-of-way line along a curve to the left having a radius of 983.00 feet and a chord bearing and length of S47°43'57"E, 74.78 feet; thence S00°26'27"W, 436.40 feet to a Northerly line of Lot 2, Certified Survey Map No. 15564; thence N87°01'38"W, 80.08 feet; thence N00°26'27"E, 214.98 feet; thence N45°26'27"E, 19.80 feet; thence N00°26'27"E, 243.12 feet; thence N44°26'51"E, 14.79 feet to the point of beginning; Containing 33,630 square feet, or 0.772 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 shared driveway easement for lots 1 and 2 shall be shown on the proposed Certified Survey Map.
2. The owner shall record a shared driveway access easement agreement meeting the requirements specified in section 75.19(8) for proposed lots 1 and 2.
3. The Certified Survey Map shall depict the 150'x150' "building envelope" as shown on the presented map. A note shall be added to the Certified Survey Map stating that, "All building constructed on Lots 1 & 2 shall be within the building envelope area as part of the conditions of approval by Dane County Zoning and Land Regulation Committee under Zoning Petition #11710".
4. The remnant property north of Nora Road (small triangle) shall be deeded to the adjacent landowner.

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.**