

**Dane County Board of Supervisors  
Amending Chapter 10 of the Dane County Code of Ordinances  
Zoning Map Amendment Petition 11752**

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 19

**Zoning District Boundary Changes**

**FP-35 TO FP-1**

A parcel of land being part the SE 1/4 of the NW 1/4 & in the SE & NE 1/4's of the SW 1/4 of Section 19, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin, more particularly described as follows: Commencing at the South 1/4 corner of said Section 19; thence N 00°53'23" E along the east line of the Southwest 1/4, 660.48 feet to the point of beginning. Thence S 86°22'01" W, 869.42 feet; thence N 00°47'03" E, 689.80 feet; thence N 86°15'31" E, 190.41 feet; thence N 00°47'54" E, 460.00 feet; N 86°08'36" E 417.72 feet; thence N 00°20'50" E, 683.10 feet; N 89°08'10" W, 330.00 feet; thence along an arc of a curve concaved southeasterly having a radius of 15.00 feet and a long chord bearing and distance of S 45°30'32" W, 21.26 feet to the east right-of-way of Gala Way; thence N 00°47'54" E along said east right-of-way, 96.00 feet; thence along an arc of a curve concaved northeasterly having a radius of 15.00 feet and a long chord bearing and distance of S 44°05'44" E, 21.02 feet; thence S 89°08'10" E, 174.54 feet; thence N 00°31'51" E, 106.69 feet; thence N 89°14'22" W, 188.88 feet to the said east line right-of-way of Gala Way; thence along said east right-of-way for the next 6 courses N 00°47'54" E, 361.65 feet; thence along an arc of a curve concaved westerly having a radius of 233.00 feet and a long chord bearing and distance of N 08°06'40" W, 69.72 feet; thence N 16°19'58" W, 227.04 feet; thence along an arc of a curve concaved northeasterly having a radius of 167.00 feet and a long chord bearing and distance of N 03°41'37" W, 72.04 feet; thence N 08°26'21" E, 517.82 feet; thence along an arc of a curve concaved southeasterly having a radius of 15.00 feet and a long chord bearing and distance of N 46°56'24" E, 18.67 feet to the southerly right of way of Vilas Hope Road; thence N 08°26'21" E, 37.85 feet to the north line of the SE 1/4 of the NW 1/4 of Section 19; thence N 85°49'08" E along said north line, 246.64 feet; thence S 00°17'44" W, 639.70 feet; thence S 84°56'46" W, 89.36 feet; thence S 00°18'06" W, 417.06 feet; thence N 85°03'07" E, 350.62 feet; thence N 00°16'24" E, 550.38 feet; thence N 84°57'09" E, 85.05 feet to the east line of the said SE 1/4 of the NW 1/4; thence S 00°18'00" E along the said east line, 828.07 feet to the center of said Section 19; thence

S 00°53'23" W along the east line of said Southeast 1/4 1,992.18 feet point of beginning. This parcel contains 1,652,326 sq. ft. or 37.93 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.

#### **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 notice document shall be recorded on the proposed FP-1 lots (lots 2 and 3 of the Certified Survey Map) indicating that no RDUs (“splits”) are available. Town policy would allow them to be a Transfer of Development Rights (TDR) receiving area on a 1:1 basis.

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.**