

**Dane County Board of Supervisors  
Amending Chapter 10 of the Dane County Code of Ordinances  
Zoning Map Amendment Petition 11648**

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:** COTTAGE GROVE                    **Location:** Section 26

**Zoning District Boundary Changes**

**FP-35 to SFR-1 and TDR-R Overlay Zoning District**

Parcel lying in the NE 1/4 of the SE 1/4 of Section 26, T07N, R11 E, Town of Cottage Grove, Dane County, Wisconsin, more fully described as follows: Commencing at the East Corner of said section 26; Thence S 00°02'4 7" W, 846. 64 feet along the East line of the Southeast 114; Thence S 89°42'08" W, 252.92 feet along the northerly right of way of Skaar Road to the point of beginning of this description; Thence continuing S 89°42'08" W, 364.40 feet along said Northerly right of way; Thence N 00°56'10" E, 240.00 feet along the east line of Lot 1 CSM 4055; Thence N 89°42'08" E, 359.20 feet; Thence S 00°17'50" E, 240.00 feet to the point of beginning of this description. Said parcel contains 86,800 square feet or 1.99 acres.

**TDR-S Sending Overlay Zoning District**

Parcel lying in part of the Southwest 1/4 of the Northeast 1/4 of Section 35, Town of Cottage Grove, Dane County, Wisconsin, more fully described as follows: Beginning at the Southwest corner of the Northeast 1/4; Thence East 396 feet; Thence North 285.12 feet to the centerline of USH 12&18; Thence Westerly, 412.5 feet along said Centerline; Thence South 229.02 feet to the point of beginning of this description. Except for the DOT Highway Right of Way as part of Document 2887172. Said parcel contains 1.8 acres. Parcel #0711-351-9240-1

**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 deed notice document shall be recorded on the southerly SFR-1 zoned property (proposed 1.99 acre parcel) indicating that the lot was created as a result of a transfer of development rights

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.**

#### 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 parcel 0711-351-9240-1 prohibiting residential development on the property.

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.**