

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition # 12159**

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

RM-16 to FP-1 with TDR-S Overlay

(N. Star Rd sending property)

The southeast $\frac{1}{4}$ of the southwest $\frac{1}{4}$, part of the northeast $\frac{1}{4}$ of the southwest $\frac{1}{4}$, part of the southwest $\frac{1}{4}$ of the southeast $\frac{1}{4}$ of Section 27, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin, described as follows: Commencing at the southwest corner of said Section 27; Thence along the south line of said southwest $\frac{1}{4}$ N88°30'19"E, 1333.21 feet to the southwest corner of said southeast $\frac{1}{4}$ of the southwest $\frac{1}{4}$ and the point of beginning; Thence along the west line of said southeast $\frac{1}{4}$ of the southwest $\frac{1}{4}$ N00°15'19"W, 1602.7 feet to a meander corner; Thence continuing along said west line N00°15'19"W, 30 feet more or less to the north bank of a drainage ditch; Thence along said west line S00°15'19"E, 30 feet more or less to the above said meander corner; Thence along a meander line S86°45'36"E, 1173.00 feet to a meander corner being 30 feet more or less south of the north bank of said drainage ditch; Thence continuing along said meander line S89°16'20"E, 163.35 feet to a meander corner and a point on the east line of said northeast $\frac{1}{4}$ of the southwest $\frac{1}{4}$; Thence along said east line N00°12'27"W, 30 feet more or less to the north bank of said drainage ditch; Thence along said east line S00°12'27"E, 30 feet more or less to said meander corner; Thence continuing along said east line, S00°12'27"W, 158.23 feet to the northwest corner of the southwest $\frac{1}{4}$ of the southeast $\frac{1}{4}$ of said Section 27; Thence along the north of said southwest $\frac{1}{4}$ of the southeast $\frac{1}{4}$ N88°51'22"E, 412.61 feet; Thence S00°11'54"E, 1338.38 feet to the south line of said southwest $\frac{1}{4}$ of the southeast $\frac{1}{4}$; Thence along said south line S88°32'14"W, 412.44 feet to the south $\frac{1}{4}$ corner of said Section 27; Thence along the south line of the southeast $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of Section 27, S88°30'19"W, 1333.21 feet to the point of beginning including all lands lying between said meander line and the north bank of drainage ditch.

EXCEPTING THEREFROM THE FOLLOWING:

Part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, part of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, and part of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 27, Township 07 North, Range 11 East, Town of Cottage Grove, Dane County, Wisconsin, more fully described as follows:

Commencing at the Southwest Corner of said Section 27; thence N88°30'19"E, 2038.48 feet to the point of beginning; thence N00°12'11"W, 1543.65 feet to a meander corner; thence continuing along said west line N00°12'11"W, 30 feet more or less to the North bank of a drainage ditch; thence along said West line S00°12'11"E, 30 feet more or less to the above said meander corner; thence along a meander line S86°45'36"E, 465.17 feet to a meander corner being 30 feet more or less South of the North bank of said drainage ditch; thence continuing along said meander line S89°16'20"E, 163.35 feet to a meander corner and a point on the East line of said Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; thence along said East line N00°12'27"W, 30 feet more or less to the North bank of said drainage ditch; thence along said East line S00°12'27"E, 30 feet more or less to said meander corner; thence continuing along said East line, S00°12'27"E, 158.23 feet to the Northwest corner of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 27; thence along the North line of said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ N88°51'22"E, 412.61 feet; thence S00°11'54"E, 1338.38 feet to the South line of said Southwest $\frac{1}{4}$ of Southeast $\frac{1}{4}$; thence along the South line of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 27, S88°32'14"W, 412.44 feet to the South $\frac{1}{4}$ corner of said Section 27; thence along the South line of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 27, S88°30'19"W, 627.94 feet to the point of beginning including all lands lying between said meander line and the North bank of drainage ditch. Said parcel contains 35.000 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. The TDR-S (Transfer of Development Rights – Sending) overlay zoning district shall be assigned to the sending property (parcel 0711-273-9600-0).
2. The TDR-R (Transfer of Development Rights – Receiving) overlay zoning district shall be assigned to the proposed residential lot (see rezone petition #12160).

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 document(s) on said land:

3. A deed notice shall be recorded on CSM Lot 1 that indicates it was created by a transfer of development rights.

Failure to record the notice(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:

4. A deed restriction shall be recorded on tax parcel 0711-273-9600-0 stating the following:
 - a. Further residential/nonfarm development and land divisions are prohibited.
The housing density rights for the original Gregory Hellickson farm have been exhausted per the Town Comprehensive Plan density policies.

Said restriction(s) shall run in favor of Dane County and the pertinent Town Board(s). 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.