

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 11024**

Dane County Board of Supervisors does ordain as follows:

The Zoning Districts Maps as referenced under Dane County Code of Ordinance Section 10.03 shall be amended as follows:

Town Map: Town of Cottage Grove

Location: Section 33

Zoning District Boundary Changes

A-2 to C-2

Part of the Southwest 1/4 of the Northwest 1/4 of Section 33, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin. More fully described as follows: Commencing at the West 1/4 Corner of said Section 33; thence N88°48'22"E, 1363.89 feet along the South line of said Northwest 1/4 of said Section 33 to on the East right of way line of County Highway MN and the point of beginning; thence N01°11'27"W, 808.98 feet along said East right of way line; thence along a curve to the right with a radius of 250.00 feet, with a chord bearing and length of N29°15'45"E, 156.45 feet along said East right of way line; thence N57°52'11"E, 87.02 feet along said East right of way line; thence N51°01'37"E, 129.20 feet along said East right of way line; thence along a curve to the left with a radius of 250.00 feet, with a chord bearing and length of N45°50'32"E, 45.19 feet along said East right of way line to a point on the South Right of way line of State highway 12 & 18; thence N82°54'57"E, 105.79 feet along said South right of way line of State; thence S61°12'49"E, 808.74 feet along said South right of way line of State; thence S30°17'49"E, 184.00 feet along said South right of way line of State to a point on the West right of way line of County Highway N; thence S02°59'27"E, 544.76 feet along said West right of way line to a point on the South line of said Northwest 1/4 of said Section 33; thence S88°48'22"W, 1201.51 feet along said South line to the point of beginning, containing 1,096,082 Sq. Feet or 25.16 Acres.

CONDITIONAL ZONING

Conditional zoning is hereby imposed pursuant to Section 10.255(3)(a)2.(b) of the Dane County Code of Ordinances. The rezoned area shall be subject to the following conditions.

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 property to limit the land uses to the following: Offices with ancillary retail sales of supplies; mini-warehouses; and storage of motor vehicles on site.
2. A deed restriction shall be recorded on the property to prohibit the installation or erection of off-premise advertising signs (billboards).

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.