

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 11123**

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 23

Zoning District Boundary Changes

A-1EX TO RH-1

Part of the NW ¼ of the SE ¼ of Section 23, T.7N., R.11E., Town of Cottage Grove, Dane County, Wisconsin, described as follows:

Commencing at the Northeast corner of the NW ¼ of the SE ¼; thence S00°08'19"W along the East line of said ¼ - ¼, 1282 feet to the North line of Hubred Lane; thence West along said North line, 360 feet; thence N54°35'W, 92 feet to the point of beginning; thence S60°W, 66 feet; thence N63°50'W, 660 feet; thence N32°15'E, 189 feet; thence N37°52'E, 366 feet; thence S52°20'E, 196 feet; thence S34°09'W, 355 feet; thence S03°13'W, 192 feet; thence S61°53'E, 365 feet to the point of beginning. Containing 4.0 acres more or less.

A-1EX TO A-4

Part of the NW ¼ of the SE ¼ of Section 23, T.7N., R.11E., Town of Cottage Grove, Dane County, Wisconsin, described as follows:

Beginning at the Northeast corner of the NW ¼ of the SE ¼; thence S00°08'19"W along the East line of said ¼ - ¼, 1282 feet to the North line of Hubred Lane; thence West along said North line, 360 feet; thence N54°35'W, 92 feet; thence N61°53'W, 365 feet; thence N03°13'E, 192 feet; thence N34°09'E, 355 feet; thence N52°20'W, 196 feet; thence S37°52'W, 366 feet; thence N12°19'W, 761 feet to the North line of the W ¼ of the SE ¼; thence N89°29'E, 1087 feet to the point of beginning. Containing 24 acres more or less.

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.

1. The final CSM will need to show an access agreement for the 35.1 acres and since the cud-de-sac is offset from the current right-of-way, a vacation/dedication will need to be recorded.

2. A shared driveway easement agreement shall be recorded on Lots 1 and 2 pursuant to Dane County Code of Ordinances Section 75.19(8).

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. The remaining A-1Ex Exclusive Agricultural zoned lands shall be deed restricted to prohibit residential development. The housing density rights have been exhausted on the original farm.

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.**