

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 11535**

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 33

Zoning District Boundary Changes

HC AND FP-35 to HC

Being Lot 2 of CSM 8280, recorded in the office of the Register of Deeds for Dane County, in Volume 44, Pages 301-302 as Document No. 2780271; AND part of LOT 3 CSM 10841, recorded in Volume 64, Pages 313-315 as Document No 10841; AND Lands located in part of the Southwest 1/4 of the Southeast 1/4, all located in part of the Southwest 1/4 of the Southeast 1/4, Section 33, Township 7 North, Range 11 East, Town of Cottage Grove, Dane County, Wisconsin, more fully described as follows: Commencing at the South Quarter Corner of Section 33, Town 7 North, Range 11 East; Thence N88°48'18"E along the South line of the Southeast 1/4 Quarter, 8.37 feet to the Southwest corner of said Lot 1, CSM 8280 and being the Point of Beginning; Thence N00°35'42"E, 517.98 feet along the East right of way of County Highway 'N'; Thence S89°27'34"E, 130.00 feet; Thence N00°20'05"E, 80.08 feet to the South line of Lot 2, said CSM 8280; Thence S89°25'46"E, 463.08 feet; Thence S00°34'25"W, 579.85 feet to the South line of the Southeast 1/4; Thence S88°48'18"W, 593.22 feet along said South line of the Southeast 1/4 to the Point of Beginning. This description contains 338,767 square feet or 7.78 acres more or less.

FP-35 to FP-1

Being Part of Lot 3, CSM No. 10841, recorded in the Office of the Register of Deeds for Dane County, in Volume 64, Pages 313-315 as Document No 37997802, located in part of the Southwest 1/4 of the Southeast 1/4 and Northwest 1/4 of the Southeast 1/4, Section 33, Township 7 North, Range 11 East, Town of Cottage Grove, Dane County, Wisconsin, more fully described as follows: Commencing at the South Quarter Corner of Section 33, Town 7 North, Range 11 East; Thence N88°48'18"E along the South line of the Southeast 1/4 Quarter, 601.59 feet to the Point of Beginning; Thence N00°34'25"E, 579.85 feet; Thence N89°25'46"W, 300.00 feet to the Southeast corner of Lot 2, CSM No. 8280; Thence N00°34'16"E, 400.00 feet to the Northeast corner of said Lot 2, CSM No. 8280; Thence N89°24'44"W, 293.00 feet to the Northwest corner of said Lot 2, CSM No. 8280 and being the East right of way to C.T.H. "N"; Thence N00°34'12"E, 330.33 feet along said East right of way to C.T.H. "N";

Thence N88°47'05"E, 5.00 feet along said right of way to C.T.H. "N";
Thence N00°17'19"E, 104.38 feet along said East right of way to the Northwest corner of said Lot 3, said CSM No. 10841; Thence N88°47'27"E, 1279.27 feet to the Northeast corner of said Lot 3, said CSM No. 10841; Thence S00°37'07"E, 1432.31 feet to the Southeast corner of said Lot 3, said CSM No. 10841; Thence S88°47'39"W, 719.98 feet along the South line of the Southeast 1/4 to the Point of Beginning. This description contains 1,393,078 square feet or 31.98 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 current deed restrictions on the property shall be terminated and replaced with a new deed restrictions as noted below.

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. Land uses shall be limited to the following: Agriculture and accessory uses (livestock not permitted); Contractor, landscaping or building trade operations; Indoor Sales; Light Industrial; Off-site parking; Office uses; Outdoor sales, display or repair; Outdoor storage; A transportation, utility or communication or other use required by law; Utility services; Vehicle repair or maintenance service; Veterinary clinics, and Warehousing and distribution services.
2. The construction or erection of off-premise advertising sign (billboards) shall be prohibited.

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.