

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 11048**

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 31

Zoning District Boundary Changes

A-1EX to A-B

A part of the Northeast 1/4 of the Southwest 1/4 and a part of the Southwest 1/4 of the Southeast 1/4 of Section 31, T7N, R11E, Town of Cottage Grove more fully described as follows: Commencing at the West 1/4 corner of said Section 31; thence N86°44'29"E, 1570.40 feet along the East-West quarter line; thence S00°54'36"E, 1271.42 feet; thence along a curve to the right with a radius of 60.00 feet, with a chord bearing and length of S50°36'53"E, 18.92 feet to the point of beginning; thence N31°46'54"E, 269.41 feet; thence N88°01'36"E, 461.10 feet; thence S02°34'39"E, 224.00 feet to a point on the south line of said 1/4 1/4; thence S88°01'36"W, 75.00 feet along said South line; thence N02°34'39"W, 135.00 feet; thence S88°01'36"W, 155.00 feet; thence S02°34'39"E, 135.00 feet to a point on the south line of said 1/4 1/4; thence S88°01'36"W, 383.15 feet along said South line to the point of beginning, containing 99,387 Sq. Feet or 2.28 Acres.

A-1EX and LC-1 to C-1

A part of the Southeast 1/4 of the Southwest 1/4 and a part of the Southwest 1/4 of the Southeast 1/4 of Section 31, T7N, R11E, Town of Cottage Grove more fully described as follows: Commencing at the West 1/4 corner of said Section 31; thence N86°44'29"E, 1570.40 feet along the East-West quarter line; thence S00°54'36"E, 1271.42 feet; thence along a curve to the right with a radius of 60.00 feet, with a chord bearing and length of S50°36'53"E, 18.92 feet to a point on the North line of said 1/4 1/4 and the point of beginning; thence N88°01'36"E, 592.00 feet along said North line; thence S01°58'24"E, 193.24 feet; thence S88°01'36"W, 402.00 feet; thence N56°35'02"W, 223.29 feet; thence along a curve to the left with an arc length of 68.00 feet, with a radius of 60.00 feet, with a chord bearing and length of N09°04'32"W, 64.42 feet to a point on the North line of said 1/4 1/4 and the point of beginning, containing 158,334 Sq. Feet or 3.63 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.

1. The private drive shall be improved by adding two bump outs (driveway widening) as specified on the plans and resurfacing the driveway with crushed asphalt. The improvements shall be installed within one year (November 2017).

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 deed restriction as required under Zoning Petition #8623 shall be revised to allow the following land uses within the A-B Agri-Business and the C-1 Commercial Zoning District boundaries: retail sales limited to nursery stock produced on the property, bagged soil, compost, and fertilizer; operation of landscape and gardening business.

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.