

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 10913**

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 7

Zoning District Boundary Changes

R1-A TO LC-1

Part of the West 1/2 of the Northeast 1/4, Section 7, Town 7 North, Range 11 East, described as follows: Commencing at a point on the South line of Highway 30,423' East from the intersection of said highway and the North-South Quarter line; thence South 99'; thence East parallel to said South line of the highway 98.5'; thence North 99'; thence West 98.5' to the Point of Beginning, except for land conveyed to Dane County in Volume 782 of Deeds, page 231. A/K/A Lot 14, Block 1, Vilas Addition to the Town of Cottage Grove, Dane County, Wisconsin.

C-1 TO LC-1

A parcel of land located in the Northeast 1/4 of Section 7, Town 7 North, Range 11 East, Dane County, Wisconsin, to wit: Commencing at the intersection of the West line of said Northeast 1/4 and the centerline of County Trunk Highway "BB"; thence South 00 degrees 46' 38" East, 351.14 feet; thence North 87 degrees 52' 32" East, 465.80 feet to the point of beginning; thence North 07 degrees 09' 00" West, 222.16 feet; thence North 87 degrees 52' 32" East, 376.83 feet; thence South 11 degrees 16' 48" East, 224.16 feet; thence South 87 degrees 52' 32" West, 393.03 feet to the point of beginning. (Containing 1.95 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. Town review and approval of building design and landscaping plans is required.
2. Overhead doors on proposed new building shall face south and have no windows.
3. Screening requirements shall be as follows: continuous evergreen plantings, ultimately reaching 6 feet wide by 5 feet high, or a 6-8 foot fence, to be located in areas of the property as shown on site plan submitted with petition 10913/CUP 2331.

4. Outdoor lighting shall be down shrouded and located only at the back doors of the building.
5. Employees shall be limited to no more than 3.
6. No additional signage shall be added to the property.
7. Hours of operation shall be from 6:00 a.m. to 8:00 p.m., winter excluded from enforcement of these hours due to unpredictable nature of snow removal.
8. Total vehicles and equipment on site not to exceed 24, total vehicles and equipment stored outside at any one time not to exceed 18.
9. Outdoor material storage size not to exceed 18 yards of any individual item, limited to gravel, sand, boulders and topsoil.

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.**