

**Dane County Board of Supervisors  
Amending Chapter 10 of the Dane County Code of Ordinances  
Zoning Map Amendment Petition 11159**

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 35

**Zoning District Boundary Changes**

**A-1EX to A-2(2)**

Part of the Southeast ¼ of the Northwest ¼, Section 35, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin, described as follows: Commencing at the West ¼ corner of said Section 35; thence N89°39'13"E, 1335.42 feet along the South line of said Northwest ¼; thence N00°28'37"W, 120.89 feet along the West line of said Southeast ¼ of the Northwest ¼ to the Southeast corner of Lot 1 of Certified Survey Map No. 14187 and the point of beginning; thence continuing N00°28'37"W, 768.81 feet along said West line; thence N89°31'23"E, 170.00 feet; thence S00°28'37"E, 518.81 feet; thence S89°31'23"W, 104.00 feet; thence S00°28'37"E, 245.34 feet to the North right-of-way line of United States Highways 12 and 18; thence S85°29'18"W, 66.16 feet along said right-of-way line to the point of beginning; Containing 104,544 square feet, or 2.40 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 applicant must meet all town of Cottage Grove and WisDOT requirements regarding location and installation of the driveway providing access to the property.

**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 should be placed on the balance of parcel #071135295020 prohibiting further residential development. (The existing Notice document is sufficient to document the 2 transferrable RDUs that remain "banked" on the property from zoning petition #10992.)

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.**