

**Dane County Board of Supervisors  
Amending Chapter 10 of the Dane County Code of Ordinances  
Zoning Map Amendment Petition 11136**

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 R-1A**

Parcel lying in the SW 1/4 of the NE 1/4 of Section 35, T07N, R11E, Town of Cottage Grove, Dane County, Wisconsin, more fully described as follows:

Commencing at the East 1/4 corner of said Section 35; Thence N 00°11'55" W, 858.22 feet along the East line of the northeast 1/4 of said Section 35; Thence S 74°57'20" W, 1478.9 feet to the point of beginning of this description; Thence S 74°57'20" W, 47.0 feet along the northerly right of way of U.S.H 12 & 18; Thence S 78°48'26" W, 258.0 feet along said northerly right of way; Thence N 04°15'00" W, 202.0 feet; Thence N 89°39'00" E, 298.2 feet; Thence S 05°39'00" E, 179.0 feet to the point of beginning of this description. Said parcel contains 56,700 square feet or 1.3 acres.

**A-1EX to R-1A**

Parcel lying in the SE 1/4 of the NE 1/4 of Section 35, T07N, R11E, Town of Cottage Grove, Dane County, Wisconsin, more fully described as follows:

Commencing at the East 1/4 Corner of said Section 35,  
Thence N 00°11'55" W, 778.84 feet along the east line of the Northeast 1/4 of said Section 35; Thence S 79°01'27" W, 429.0 feet to the point of beginning of this description; Thence continuing S 79°01'27" W, 75.0 feet along the northerly right of way of U.S.H 12 & 18;  
Thence S 78°05'48" W, 91.0 feet along said northerly right of way; Thence N 09°21'40" W, 245.2 feet along the east line of Lot 1, certified survey map 13295; Thence N 28°27'00" E, 109.0 feet; Thence N 90°00'00" E, 126.0 feet; Thence S 04°37'00" E, 306.0 feet to the point of beginning of this description. Said parcel contains 54,600 square feet or 1.25 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. A deed restriction shall be recorded on the 1864 US Hwy 12/18 lot which requires the removal of the secondary residence by July 31, 2018.
2. A deed restriction shall be recorded on the 1924 US Hwy 12/18 lot which requires the removal of the secondary residences prior to the sale of the property.

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.**