

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 11317**

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 28

Zoning District Boundary Changes

A-2 to C-2

Part of the Southeast ¼ of the Southeast ¼ of Section 28, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin, more particularly described as follows: Commencing at the Southeast Corner of Section 28, Thence N00°05'12"E (recorded as N00°38'57"E), 326.00 feet to the point of beginning. Thence S89°17'56"W (recorded as S 89°51'46"W), 667.85 feet; Thence N00°09'18"E, 824.34 feet; Thence N89°17'56"E, 666.86 feet; Thence S00°05'12"W (recorded as S00°38'57"W) along the centerline of North Star Road; 824.32 feet to the point of beginning. Containing 550,069 sq. ft. or 12.6 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. North Star Road right-of-way shall be dedicated to the public.

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 C-2 zoned property to limit the land uses to the following: office buildings no more than 2 stories; repairs, storage, and service of contractors machinery and equipment; and parking and storage of motor vehicles.

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 90 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.**