

**Dane County Board of Supervisors  
Amending Chapter 10 of the Dane County Code of Ordinances  
Zoning Map Amendment Petition # 12160**

Dane County Board of Supervisors does ordain as follows:

The Zoning Districts Maps as referenced under Dane County Code of Ordinance Section 10.200(4) shall be amended as follows:

**Town Map:** Town of Cottage Grove

**Location:** Section 14

**Zoning District Boundary Changes**

**FP-35 to RR-2 with TDR-R Overlay**

**(Ridge Road receiving property)**

PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 14, T.7N., R.11E., TOWN OF COTTAGE GROVE, DANE COUNTY, WISCONSIN.

Commencing at the West 1/4 Corner of said Section 14; thence S89°35'15"W 2017.85 feet to the centerline of Ridge Road and the point of curvature of a curve to the left, said curve having a central angle of 02°10'31" and a radius of 2300.00 feet, the long chord of which bears S15°05'22"W, 87.32 feet; thence Southwesterly along the arc of said curve and centerline, 87.47 feet to its point of tangency thereof; thence S13°52'15"W along said centerline, 182.16 feet to the point of beginning; thence continue S13°52'15"W, 66.00 feet; thence S76°07'45"E, 330.00 feet; thence S13°52'15"W, 97.00 feet; thence S76°07'45"E, 260.00 feet; thence N13°52'15"E, 260.00 feet; thence N76°07'45"W, 260.00 feet; thence S13°52'15"W, 97.00 feet; thence N76°07'45"W, 330.00 feet to the point of beginning. The above described containing  $\pm$  2 acres.

**CONDITIONAL ZONING**

Conditional zoning is hereby imposed pursuant to Section 10.101(8)(d) of the Dane County Code of Ordinances. The rezoned area shall be subject to the following conditions.

1. The TDR-S (Transfer of Development Rights – Sending) overlay zoning district shall be assigned to the sending property (parcel 0711-273-9600-0).
2. The TDR-R (Transfer of Development Rights – Receiving) overlay zoning district shall be assigned to the proposed residential lot.

**DEED NOTICE 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 document(s) on said land:

3. A deed notice shall be recorded on CSM Lot 1 that indicates it was created by a transfer of development rights.

**Failure to record the notice(s) will cause the rezone to be null and void. A copy of the recorded document shall be submitted to Dane County Zoning.**

#### 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:

4. A deed restriction shall be recorded on tax parcel 0711-273-9600-0 stating the following:
  - a. Further residential/nonfarm development and land divisions are prohibited.  
The housing density rights for the original Gregory Hellickson farm have been exhausted per the Town Comprehensive Plan density policies.

**Said restriction(s) shall run in favor of Dane County and the pertinent Town Board(s). 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.**