

**Dane County Board of Supervisors  
Amending Chapter 10 of the Dane County Code of Ordinances  
Zoning Map Amendment Petition 11964**

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 27

**Zoning District Boundary Changes**

**Rezone from GC to GC (modify deed restriction)**

Lot 3, Certified Survey Map No. 16140, recorded in Volume 119 of Certified Survey Maps of Dane County on pages 134-135 as Document No. 5870098, located in the southwest ¼ of the southwest ¼, Section 27, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin.

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.

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. The existing deed restriction shall be terminated for this lot, and a new deed restriction shall be recorded on the lot stating the following:
  - a. Uses of the GC zoned property are limited exclusively to the following:
    - i. Contractor, landscaping or building trade operations
    - ii. Undeveloped natural resource and open space areas
    - iii. Governmental, institutional, religious, or nonprofit community uses
    - iv. Light industrial
    - v. Office uses
    - vi. Indoor sales
    - vii. Indoor storage and repair
    - viii. Personal or professional service
    - ix. A transportation, utility, communication, or other use required by law
    - x. Utility services associated with a permitted use
    - xi. Veterinary clinics
    - xii. Agriculture and accessory uses (livestock not permitted)

- b. Land uses on the property shall be limited exclusively to the following conditional uses:
  - i. Outdoor Storage
- c. Residential use or related use of the property is prohibited.
- d. Evidence of compliance with Dane County stormwater management regulations shall be required prior to development, including arrangements for ongoing maintenance of the regional stormwater facilities.

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.