

**Dane County Board of Supervisors  
Amending Chapter 10 of the Dane County Code of Ordinances  
Zoning Map Amendment Petition # 12109**

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 28

**Zoning District Boundary Changes**

**HC and RM-16 TO MI**

A PART OF THE SOUTHEAST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 28 AND PART OF THE NORTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 33, T7N, R11E, TOWN OF COTTAGE GROVE, DANE COUNTY, WISCONSIN NOR PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH  $\frac{1}{4}$  CORNER OF SAID SECTION 28: THENCE S87°48'15" W, 23.76 FEET TO THE WEST RIGHT OF WAY LINE OF COUNTY TRUNK HIGHWAY N AND THE POINT OF BEGINNING:

THENCE ALONG SAID WEST RIGHT OF WAY LINE N01°15'44" E, 308.32 FEET;  
THENCE CONTINUING ALONG SAID WEST LINE N02°53'06" W, 100.08 FEET;  
THENCE CONTINUING ALONG SAID WEST LINE N11°54'15" W, 101.98 FEET;  
THENCE CONTINUING ALONG SAID WEST LINE N22°23'44" W, 107.70 FEET;  
THENCE CONTINUING ALONG SAID WEST LINE N28°31'04" W, 113.18 FEET;  
THENCE CONTINUING ALONG SAID WEST LINE N27°36'57" W, 112.25 FEET;  
THENCE CONTINUING ALONG SAID WEST LINE N29°02'26" W, 146.65 FEET;  
THENCE S61°51'56" W, 237.87 FEET; THENCE S79°25'30" W, 686.42 FEET;  
THENCE S01°12'09" E, 1717.49 FEET TO THE NORTH RIGHT OF WAY LINE OF UNITED STATES HIGHWAYS 12 & 18; THENCE ALONG SAID NORTH LINE S83°56'37" E (REC. AS S83°48'28" E), 158.15 FEET; THENCE CONTINUING ALONG SAID NORTH LINE N86°17'51" E (REC. AS N86°31'58" E), 355.09 FEET; THENCE CONTINUING ALONG SAID NORTH LINE S08°45'13" E (REC. AS S88°42'02" E), 500.56 FEET; THENCE CONTINUING ALONG SAID NORTH LINE N42°20'28" E (REC. AS N42°26'28" E), 81.29 FEET TO THE WEST LINE OF SAID C.T.H. N; THENCE ALONG SAID WEST LINE N02°53'49" W (REC. AS N02°48'40" W), 68.59 FEET (REC. AS 68.47 FEET); THENCE CONTINUING ALONG SAID WEST LINE N01°32'37" E (REC. AS N01°39'11" E), 690.41 FEET; THENCE CONTINUING ALONG SAID WEST LINE N16°18'41" W (REC. AS N16°12'07" W), 118.28 FEET; THENCE CONTINUING ALONG SAID WEST LINE N45°02'09" E (REC. AS N45°08'43" E), 52.69 FEET; THENCE CONTINUING ALONG SAID WEST LINE N00°04'19 E, 55.71 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 45.1727 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.

### 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.**

### 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 lot stating the following:

Land uses on the property shall be limited exclusively to the following permitted uses:

- a. Undeveloped natural resource and open space areas
- b. Agriculture and accessory uses (livestock not permitted)
- c. Electric generating facilities
- d. Fertilizer manufacture, mixing or blending
- e. Freight and passenger bus terminals
- f. Government, institutional, religious or nonprofit community uses
- g. Drive-in establishments
- h. Personal or professional service
- i. Indoor entertainment and assembly
- j. Indoor storage and repair
- k. Indoor sales
- l. Outdoor sales, display or repair
- m. Heavy industrial uses
- n. Light industrial uses
- o. Contractor, landscaping or building trade operations
- p. Off-site parking lot or garage
- q. Office uses
- r. Outdoor active recreation
- s. Outdoor entertainment

- t. Outdoor storage
- u. Personal storage facilities
- v. Utility services
- w. Vehicle repair or maintenance services
- x. Transportation, utility or communication use required by law
- y. Warehousing and distribution facilities
- z. Wastewater treatment facilities

2. The conditional uses listed in the MI zoning district are not restricted.

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.