

**DANE COUNTY ORDINANCE AMENDMENT NO: 10263**

Internal Tracking Number: RECU25779

Amending Section 10.03 relating to Zoning Districts in the Town of Cottage Grove.

The Dane County Board of Supervisors does ordain as follows: That the Zoning District Maps of the Town of Cottage Grove be amended to include in the RH-1 Rural Homes, A-4 and RH-1 Rural Homes district(s) following described land:

**PETITION NUMBER: 10263**

Part of Section 12, Town of Cottage Grove described as follows:

**Lots 1 and 2: A-1EX to RH-1**

Part of the NW ¼ of the NW ¼ of Section 12, T.7N., R.11E., Town of Cottage Grove, Dane County, Wisconsin, described as follows: Commencing at the Southwest corner of the NW ¼ of the NW ¼; thence S88°25'E, 102 feet to the point of beginning; thence N00°18'W, 321 feet; thence S78°40'E, 695 feet to the centerline of Ridge, Road; thence Southwesterly along the centerline of said road, 203 feet to the South line of said ¼ - 1/4; thence N88°25'W along said centerline, 678 feet to the point of beginning. The above described containing 4.3 acres.

**Lot 3: A-1EX to A-4**

Part of the NW ¼ of the NW ¼ of Section 12, T.7N., R.11E., Town of Cottage Grove, Dane County, Wisconsin, described as follows: Beginning at the NW corner of Section 12; thence S88°46'E along the North line of the NW ¼ of the NW ¼, 1220 feet to the centerline of Ridge Road; thence S25°15'W along said centerline, 304 feet to the point of curvature of a 3700 foot radius curve to the left; thence Southwesterly along the arc of said curve, 908 feet; thence N78°40'W, 695 feet; thence S00°18'E, 321 feet; thence N88°25'W, 102 feet to the Southwest corner of said ¼ - ¼; thence N00°18'W, 1337 feet to the point of beginning. Containing 26 acres more or less.

**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. A joint driveway agreement for a single driveway for the benefit of the two lots shall be recorded with the Register of Deeds.

**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. Deed restrict parcel numbers 0711-122-8500-5 and 0711-122-8000-0 to prohibit residential development on the remaining A-1 Exclusive land. The housing density rights have been exhausted for the original farm.

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. This amendment will become effective, if within 90 days of its approval by Dane County, a certified survey map that describes the land to be rezoned is recorded in the office of the Dane County Register of Deeds. **Failure to record the survey will cause the rezone to be null and void. Two copies of the recorded survey shall be submitted to Dane County Zoning.**

**STATE OF WISCONSIN REZONING CONVERSION FEE REQUIRED**

Pursuant to Section 91.48(1)(b) of Wisconsin Statutes, the above described land(s) being rezoned out of a certified farmland preservation zoning district is/are subject to a conversion fee equal to three times the per acre value, for the year in which the land is rezoned, of the highest value category of tillable cropland in the town in which the rezoned land is located, as specified by the Wisconsin department of revenue under Section 73.03 (2a) Wisconsin Statutes. This amendment will become effective, if within 90 days of its approval by Dane County, the applicant provides payment of the conversion fee to the Dane County Treasurer in the amount specified under the applicable state statutes. **Failure to pay the rezoning conversion fee in the allotted time period will cause the rezone to be null and void.**

**DANE COUNTY REZONING CONVERSION FEE REQUIRED**

Pursuant to Section 12.05(1)(e) Dane County Code of Ordinances, the above described land(s) being rezoned out of the A-1EX Exclusive Agriculture District or A-3 Agriculture District is/are subject to a Farmland Preservation Zoning conversion fee equal to \$55 per acre. This amendment will become effective, if within 90 days of its approval by Dane County, the applicant provides payment of the conversion fee to the Dane County Treasurer in the amount specified in Section 12.05(1)(e) Dane County Code of Ordinances. **Failure to pay the rezoning conversion fee in the allotted time period will cause the rezone to be null and void.**

**GRANT AS MODIFIED**

**DELAYED EFFECTIVE DATE**

## DANE COUNTY ORDINANCE AMENDMENT NO: 10265

Internal Tracking Number: RECU25782

Amending Section 10.03 relating to Zoning Districts in the Town of Blooming Grove.

The Dane County Board of Supervisors does ordain as follows: That the Zoning District Maps of the Town of Blooming Grove be amended to include in the C-2 Commercial district(s) following described land:

**PETITION NUMBER:** 10265

Part of Section 05, Town of Blooming Grove described as follows:

### **A-1EX to C-2**

PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 5, T7N, R10E, TOWN OF BLOOMING GROVE, DANE COUNTY, WISCONSIN MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT EAST 1/4 CORNER OF SAID SECTION 5; THENCE N 01°12'18"E, ALONG THE EAST LINE OF THE NE 1/4 OF SAID SECTION 5, 1774.33 FEET; THENCE WEST, 1294.63 FEET TO THE EAST R\W LINE OF N. FAIR OAKS AVENUE; THENCE S 01°26'11"W, ALONG SAID EAST R\W LINE, 310.00 FEET; THENCE CONTINUE S 01°26'11"W, ALONG SAID EAST R\W LINE, 62.63' FEET; THENCE S 21°10'05"W, ALONG SAID EASTERLY R\W LINE, 70.18 FEET TO THE NE CORNER OF SAUTHOFF PLAT, THENCE S 01°45'05"W, ALONG THE EAST LINE OF SAUTHOFF PLAT, 19.63 FEET TO ITS INTERSECTION WITH THE NORTH LINE THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 5; THENCE N 89°51'17"E, ALONG SAID NORTH LINE AND THE SOUTH LINE OF THE EXISTING C-2 COMMERCIAL ZONING, 279 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE CENTERLINE OF STARKWEATHER CREEK; THENCE SOUTHWESTERLY, ALONG THE CENTERLINE OF STARKWEATHER CREEK, 586 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE EAST LINE OF SAUTHOFF PLAT; THENCE N 01°45'05"E, ALONG THE EAST LINE OF SAUTHOFF PLAT, 94 FEET, MORE OR LESS, TO MEANDER COR NO.4; THENCE CONTINUE N 01°45'05"E, ALONG THE EAST LINE OF SAUTHOFF PLAT, 411.60 FEET TO THE POINT OF BEGINNING. CONTAINS 1.6 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.

### **DEED RESTRICTION REQUIRED**

This amendment will be effective if within 180 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 placed on the property stating the following:  
Any future changes in land use, new construction, or expansion or major exterior improvements to existing buildings or other structures on this property shall be subject to approval by the City of Madison in accordance with City Development Requirements as defined in the Town of Blooming Grove and City of Madison

Cooperative Plan.

2. Billboards shall not be permitted on this property.
3. All new or replacement signs or street graphics (“signs”) on this property shall comply with the restrictions of the Madison Street Graphics Control Ordinance, Chapter 31, Madison General Ordinances and with the applicable Dane County sign regulations. In the event of a conflict between the Madison and Dane County sign regulations, the more restrictive regulatory provision shall apply.
4. Land uses shall be limited to the following:
  - Major repairs to motor vehicles
  - Sales, rental or leasing of new and used motor vehicles
  - Sales, service and rental of recreational equipment
  - Sales, service, repairs, storage, rental and leasing of new and used contractor’s machinery and equipment
  - Parking or storing of motor vehicles
  - Warehouses
  - Mini-warehouses
  - Sales and repair of lawn and garden equipment
  - Bicycle sales and service
  - Medical, dental and veterinary clinics
  - Banks, offices, office buildings and condominium office buildings,
  - Bakeries
  - Printing plants
  - Machine shops
  - Rental businesses
  - Wholesale businesses
  - Manufacturing and assembly plants
  - Marinas
  - Warehousing and storage incidental to a permitted use
  - Off-site parking of motor vehicles
  - General, mechanical and landscape contracting businesses
  - School bus and motor coach transportation businesses
  - Storage, maintenance and repairs of vehicles and school buses used in school bus and motor coach transportation businesses
  - Utility services

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. This amendment will become effective, if within 180 days of its approval by Dane County, a certified survey map that describes the land to be rezoned is recorded in the office of the Dane County Register of Deeds. **Failure to record the survey will cause the rezone to be null and void. Two copies of the recorded survey shall be submitted to Dane County Zoning.**

**STATE OF WISCONSIN REZONING CONVERSION FEE REQUIRED**

Pursuant to Section 91.48(1)(b) of Wisconsin Statutes, the above described land(s) being rezoned out of a certified farmland preservation zoning district is/are subject to a conversion fee equal to three times the per acre value, for the year in which the land is rezoned, of the highest value category of tillable cropland in the town in which the rezoned land is located, as specified by the Wisconsin department of revenue under Section 73.03 (2a) Wisconsin Statutes. This amendment will become effective, if within 180 days of its approval by Dane County, the applicant provides payment of the conversion fee to the Dane County Treasurer in the amount specified under the applicable state statutes. **Failure to pay the rezoning conversion fee in the allotted time period will cause the rezone to be null and void.**

**DANE COUNTY REZONING CONVERSION FEE REQUIRED**

Pursuant to Section 12.05(1)(e) Dane County Code of Ordinances, the above described land(s) being rezoned out of the A-1EX Exclusive Agriculture District or A-3 Agriculture District is/are subject to a Farmland Preservation Zoning conversion fee equal to \$55 per acre. This amendment will become effective, if within 180 days of its approval by Dane County, the applicant provides payment of the conversion fee to the Dane County Treasurer in the amount specified in Section 12.05(1)(e) Dane County Code of Ordinances. **Failure to pay the rezoning conversion fee in the allotted time period will cause the rezone to be null and void.**

**GRANT AS MODIFIED**

**DELAYED EFFECTIVE DATE**