

# REZONING MAP - 6510 COTTAGE GROVE ROAD

LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12,  
TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

(SEE LEGAL DESCRIPTION FOR REZONING BOUNDARIES)

1-1/4" SOLID IRON REBAR  
AT THE NORTHWEST CORNER  
OF SECTION 12, T7N, R10E, WCCS  
(DANE COUNTY) MEASURED COORDINATES  
N. 489,243.02 (489,243.05)  
E. 852,529.89 (852,529.83)

CURVE TABLE						
NO.	DELTA	LENGTH	RADIUS	CHORD	CHD BEARING	TAN AHEAD
CI	29°32'58"	432.59'	800.00'	408.03'	S22°13'57"E	S07°27'28"E
C1A	28°38'19"	52.81'	150.00'	52.54'	S38°40'15"W	S52°59'24"W
C1B	63°42'40"	144.63'	150.00'	139.09'	S56°12'25"W	S32°49'06"W
C2	32°27'57"	453.31'	800.00'	447.17'	S20°47'35"E	S37°01'14"E

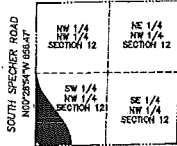
### LEGEND

- FOUND SECTION CORNER MONUMENT AS NOTED
- REZONING BORDER



BEARINGS ARE REFERENCED  
TO THE WEST LINE OF THE  
NORTHWEST QUARTER OF  
SECTION 12-7-10, MEASURED  
AS BEARING S00°33'34"W

TOTAL AREA OF PLATTED LANDS =  
422,773 SQUARE FEET (9.71 ACRES)



COTTAGE GROVE ROAD  
LOCATION MAP  
NORTHWEST  
QUARTER OF  
SECTION 12-7-10  
CITY OF MADISON,  
DANE COUNTY,  
WISCONSIN

**CURRENT ZONING:**  
A-AGRICULTURAL DISTRICT

**PROPOSED ZONING:**  
TR-U1 TRADITIONAL RESIDENTIAL  
-URBAN DISTRICT 1

CC-T COMMERCIAL CORRIDOR  
-TRANSITIONAL DISTRICT

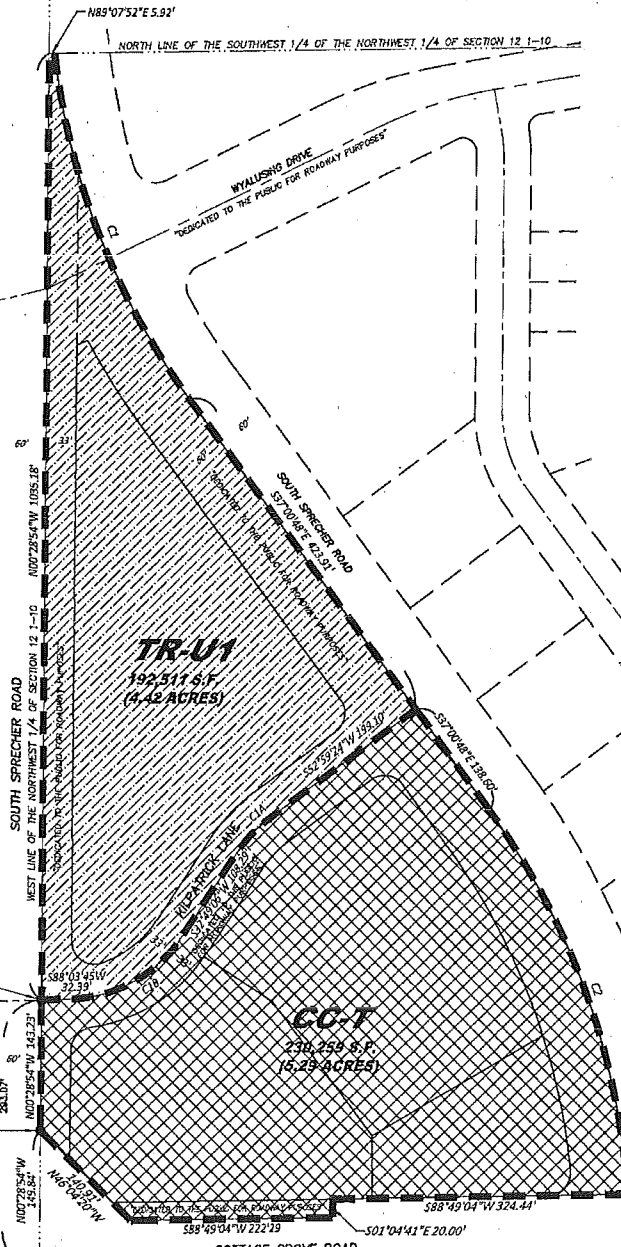
**SURVEYED FOR:**  
CGRD, LLC  
122 W. Washington  
Ave.  
Suite 350  
Madison, WI 53703

**SURVEYED BY:**  
Snyder &  
Associates, Inc.  
5010 Veges Road  
Madison, WI 53718  
(608) 838-0444  
www.snyder-associates.com

POB  
TR-U1  
REZONING  
LEGAL

POB  
CC-T  
REZONING  
LEGAL

BRASS CAP MONUMENT IN MONUMENT BOX AT THE  
WEST QUARTER CORNER OF SECTION 12, T7N, R10E,  
WCCS (DANE COUNTY) MEASURED COORDINATES  
N. 486,591.60 (486,591.63)  
E. 852,532.22 (852,532.15)



	6510 COTTAGE GROVE ROAD			
	ZONING MAP		MADISON, WI	
	SNYDER & ASSOCIATES, INC.		5010 VEGES ROAD MADISON, WISCONSIN 53718 608-838-0444   www.snyder-associates.com	
DATE BY	REVISION	DATE BY	REVISION	DATE BY
Surveyor: EEL	Checked By: EEL	Scale: NTS		
Traverse/Map: MAR	Date: 10-11-2018	Field: C	Page: Pg	
Project No. 118-0154-30			Sheet 1 of 1	

304