



## Dane County Planning and Development Department

Room 116, City-County Building, Madison, Wisconsin 53703

Fax (608) 267-1540

[www.countyofdane.com/plandev/](http://www.countyofdane.com/plandev/)

### *Planning*

(608)266-4251, Rm. 116

### *Records & Support*

(608)266-4251, Rm. 116

### *Zoning*

(608)266-4266, Rm. 116

June 10, 2021

VLKJH SKAAR LLC  
3682 County Highway N  
Cottage Grove, WI 53527

**RE: Conditional approval of Zoning Petition 11692  
Delayed Effective Date Deadline**

Please be advised that rezone petition # **11692** has been conditionally approved by the Dane County Board. However, specific conditions are required to be met within a 90-day limited time in order for the zoning change to become effective.

Attached is the ordinance amendment which lists the conditions of approval. The conditions listed on the attached zoning ordinance amendment shall be completed prior to the delayed effective date of:

Conditional approval expires: **March 8, 2022**

If a Certified Survey Map is required, please contact your surveyor to submit a survey application as soon as possible. A survey submitted close to or on the delayed effective date may cause the zoning approval to become null and void.

If you are not able to meet these conditions by the specified deadline date, contact the Zoning Department to communicate your reasons for needing more time. A limited extension may be granted for extenuating circumstances.

If you have any questions or concerns, please contact the Zoning Division at (608) 266-4266.

Sincerely,

Roger Lane  
Zoning Administrator

Cc:

Birrenkott Surveying Inc, surveyor, [bstueck@birrenkottsurveying.com](mailto:bstueck@birrenkottsurveying.com)

**Dane County Board of Supervisors  
Amending Chapter 10 of the Dane County Code of Ordinances  
Zoning Map Amendment Petition 11692**

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**

**AT-35 to RM-16 Mixed Residential**

Located in the Southwest 1/4 of the Southeast 1/4, Section 28, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin more fully described as follows: Commencing at the Southeast corner of Section 28, thence N00°05'12"E, 326.00 feet; thence S89°17'56"W along the North line of Lot 1, Certified Survey Map No 15119, 1290.00 feet to the point of beginning. thence N00°13'36"E along the East line of the Southwest 1/4 of the Southeast 1/4, 652.91 feet; thence S89°17'56"E, 1269.23 feet to the East right-of-way of County Highway N; thence S00°23'31"W, 978.70 feet; thence N89°18'17"E, 1272.04 feet along the South line of the Southwest 1/4 of the Southeast 1/4 and the North line of Certified Survey Map No. 02323; thence N00°13'36"E, 325.88 feet along the East line of the Southwest 1/4 of the Southeast 1/4, to the point of beginning. Containing 1,243,426 square feet or 28.54 acres

**AT-35 to HC Heavy Commercial**

Located in the Southeast 1/4 of the Southeast 1/4, Section 28, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin more fully described as follows: Commencing at the Southeast corner of Section 28, thence N00°05'12"E, 326.00 feet; thence S89°17'56"W along the North line of Lot 1, Certified Survey Map No 15119, 622.13 feet to the point of beginning. thence continuing along said Certified Survey Map No. 15119, 667.87 feet; thence N00°13'36"E along the West line of the Southeast 1/4 of the Southeast 1/4, 652.91 feet; thence N89°17'56"E, 667.07 feet to the West line of Certified Survey Map No. 15099; thence S00°09'22"W along the West line of Lot 1, Certified Survey Map No. 15099, 652.89 feet to the point of beginning. Containing 435,736 square feet or 10.003 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.

**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 HC Heavy Commercial zoned property to limit the land uses to the following: office buildings no more than 2 stories; repairs,

storage, and service of contractors' machinery and equipment; and parking and storage of motor vehicles.

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. 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.**