

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 10919**

Dane County Board of Supervisors does ordain as follows:

The Zoning Districts Maps as referenced under Dane County Code of Ordinance Section 10.03 shall be amended as follows:

Town Map: Town of Montrose

Location: Section 26

Zoning District Boundary Changes

RH-2 TO A-B

Lot 2 of Certified Survey Map 10304, located in part of the Northeast ¼ of the Northwest ¼ of Section 26, Town 5 North, Range 8 East, Town of Montrose, Dane County, Wisconsin.

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 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 property to limit the land uses to a pick your own wholesale fruit/vegetable operation. Ancillary sales of jams, jellies, juices, and pies from product grown on the property would be allowed.
- 2) A deed restriction shall be recorded on the property to prohibit residential development of the property.
- 3) The deed restriction shall note the hours of operation for sales shall be limited to 8am to 8pm seasonally, May through November.
- 4) The deed restriction shall limit the number of employees to no more than 4 full-time equivalent employees, in addition to the owner/operator.
- 5) Prior to operation, site plan approval shall be obtained from the Town Board to address adequate on-site parking for the operation and the maximum building size for the operation.
- 6) On-street parking along Butts Road shall be prohibited. The landowner shall be responsible for posting "no parking" signs along Butts Road.

- 7) Public Works Director shall evaluate the condition of the Butts Road and the ability of the roadway to support two-way traffic. If improvements are needed, the landowner shall be responsible for road improvements prior to the commencement of the operation.

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.