

Effective November 15, 2016

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 10989**

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 Pleasant Springs

Location: Section 21

Zoning District Boundary Changes

A-1EX to C-1

PART OF THE S ½ OF THE NW ¼ OF THE NE ¼ OF SECTION 21, T.06N., R.11E., TOWN OF PLEASANT SPRINGS, DANE COUNTY, WISCONSIN. **COMMENCING** at the North ¼ corner of Section 21; thence S.00°36'08"W., 1325.40 feet to the Southwest corner of NW ¼ of the NE ¼ ; thence N.87°59'48"E., along the South line of said ¼ - ¼, 670.87 feet to the point of beginning; thence N.02°00'W, 245 feet; thence N87°59'48"E, 154.70 feet; thence N.02°00'12"W, 135.00 feet; thence N87°59'48"E, 130.00 feet; thence S.02°00'12"E, 380.00 feet to the aforesaid South line of the ¼- ¼ ; thence S87°59'48"W along said line, 284.70 feet to the **POINT OF BEGINNING**. The above described containing 2.00 acres.

C-1 to A-2

The westerly 195 feet of the southerly 622 feet of the NW 1/4 of the NE 1/4 of Section 21, T06N, R11E, Town of Pleasant Springs, Dane County, WI. 1.9 acres more or less.

A-1EX to A-2

The South ½ of the Northwest ¼ of the Northeast ¼ of section 21, Town 6 North, Range 11 East, Township of Pleasant Springs, **Except:** Commencing at the N ¼ corner of section 21; thence S 00°45'13"W, 1325.40 feet to the Southwest corner of the NW ¼ of the NE ¼ ; thence N 88°08'55"E along the South line of said ¼, 47.79 feet to the East line of County Trunk Highway "N" and the point of beginning; thence continue along said South line, 117.21 feet; thence N 00°45'13"E, 31.10 feet; thence N89°54'17"W, 117.26 feet to the afore said East highway line; thence S 00°28'45"W along said East line, 35.08 feet to the point of beginning. The above described containing 14.8 acres more or less.

Continued...

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. Applicant shall provide a design for an improved entrance from Glenn Drive to CTH N that will allow for safe two-way traffic entering and leaving Glenn Drive for the review and approval of the Town and concurrent by Dane County, and will pay for construction of the improved entrance in coordination with upcoming CTH N construction.
2. The applicant will enter into a developer's agreement with the County, if required, regarding the improvement of the entrance from CTH N to Glenn Drive and provide a copy to the Town.
3. The owner/operator shall obtain approval for all storm water management and erosion control measures by Dane County Land and Water Resource Department. The measures shall be installed and maintained per the approved plans.

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 identify the following limitations on the property.
 - a. The C-1 Commercial Zoning District boundary shall be limited to wedding and banquet hall land uses only.
 - b. Hours of operation for the hall shall be limited to 9am to Midnight.
 - c. All activities shall be conducted indoors, unless amended through the conditional use permit process. Outside loudspeakers or amplified sounds are prohibited.
 - d. One 6'x8' sign identifying the commercial use shall be permitted to be located at the property entrance.
 - e. The site development plan, including driveway, buildings, and parking area shall be reviewed and approved by the Town of Pleasant Springs prior to construction.
 - f. Owner/operator shall notify the Town of events over 200 people a minimum of 2 weeks in advance.

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.