

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 10743**

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 Cottage Grove

Location: Section 30

Zoning District Boundary Changes

A-2(1) to B-1

Lot 2 of Certified Survey Map No. 12985, located in part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ and in part of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 30, Town of Cottage Grove, Dane County, Wisconsin.

A-1EX to B-1

Part of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 30 and part of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 31 all in T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin. More fully described as follows: Beginning at the North most corner Lot 2 of Certified Survey Map No. 12985; thence N54°36'11"E 87.53 feet; thence S57°07'17"E 165.95 feet; thence S30°50'39"W 384.22 feet; thence N61°32'29"W 257.64 feet; thence N05°57'28"E 63.80 feet to a point on the right of way line of Hope Hollow Trail; thence along a curve to the left with a radius of 60.00 feet and with a chord bearing and length of N68°39'04"E, 55.05 feet along said right of way line to a Westerly corner of said Lot 2; thence S58°34'21"E 226.68 feet along the Southerly line of said Lot 2 to the Southeast most corner of said Lot 2; thence N35°56'16"E 191.66 feet along the East line of said lot 2 to the East corner of said Lot 2; thence N50°09'42"W 196.70 feet along the northerly line of said Lot 2 to the point of beginning, containing 45,695 square feet or 1.04 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 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 with the following conditions:
 - a. The land uses shall be limited to wedding events and meeting venues with outdoor activities.
 - b. Site plan approval shall be obtained from the Town Board prior to permits being issued for the project.
 - c. Parking shall be prohibited on Hope Hollow Road for event parking.
 - d. The outdoor activities on the property shall be restricted as noted below:

Sunday through Thursday:

Casual event gathering/activities will be allowed on the premises outside between the hours of 9:00am to 9:00pm. Examples of outside activities could include:

- Wedding ceremony behind the barn with the backdrop to the open field
- Guests visiting and talking (e.g. family reunion on summer day)
- Picnic or meals on picnic tables behind the barn with the backdrop to the open field (e.g. anniversary celebration on a spring day)
- Outdoor amplified sound shall be limited to no more than 90 min. per event and only between the hours of 9:00am to 9:00pm (e.g. outside wedding ceremony for the bride walking down the aisle)
- Any formal music set-up would be inside the barn for the duration of the event (less the 90 min referenced above)

Friday through Saturday:

Casual event gathering/activities will be allowed on the premises outside between the hours of 9:00am to 11:00pm. Examples of outside activities could include:

- Wedding ceremony behind the barn with the backdrop to the open field
- Guests visiting and talking (e.g. family reunion on a summer day)
- Picnic or meals on picnic tables behind the barn with the backdrop to the open field (e.g. anniversary celebration on a spring day)

Amplified Sound

- Outdoor amplified sound shall be limited to no more than 90 min per event and only between the hours of 9:00am to 9:00pm (e.g. outside wedding ceremony for the bride walking down the aisle)
- Any formal music set-up would be inside the barn for the duration of the event (less the 90 min above would be set-up inside in the barn)

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.**