

**Dane County Board of Supervisors  
Amending Chapter 10 of the Dane County Code of Ordinances  
Zoning Map Amendment Petition 11261**

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 Albion

**Location:** Section 10

**Zoning District Boundary Changes**

**A-1EX to C-1**

Being part of the Southwest 1/4 of the Northeast 1/4 and part of the Southeast 1/4 of the Northeast 1/4 of Section 10, T. 5 N., R. 12 E., of the 4th P.M., Town of Albion, Dane County, Wisconsin; more particularly described as commencing at the Southeast corner of Certified Survey Map No. 13248, recorded as Document No. 4850495 in Volume 85 on Pages 197-199 of Certified Survey Maps; thence South 73°38'40" West, 391.72 feet along the Southerly line of said Certified Survey Map No. 13248 to the place of beginning; thence South 15°02'11" East, 699.95 feet; thence South 74°57'49" West, 325.00 feet to the Easterly right-of-way of S.T.H. 73 from Transportation Project Plat No. 3070-00-21-4.05, recorded as Document No. 4965205; thence along said Easterly right of way, North 15°02'11" West, 75.53 feet; thence continue North 74°57'49" East, 35.00 feet; thence continue, North 15°02'11" West, 385.00 feet; thence continue, South 74°57'49" West, 20.00 feet; thence continue North 15°02'11" West, 260.28 feet to the Southerly line of said Certified Survey Map No. 13248; thence along said Southerly line, South 87°02'12" East, 84.61 feet; thence continue, North 73°38'40" East, 229.59 to the place of beginning. Containing 4.83 acres, more or less. Subject to any easements, agreements, covenants and restrictions, recorded or unrecorded.

**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. Deed restrict the C-1 zoned parcel to limit commercial uses exclusively to wine and beer production facilities, tasting room / tavern, and retail sales of products produced

on the premises. Hours of operation for the tasting room / tavern shall be limited to 11am-9pm, Tuesday through Sunday.

2. Deed restrict the C-1 zoned parcel to prohibit the installation of off-premises (billboard) signs.

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.**