

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 11527**

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 Rutland

Location: Section 10

Zoning District Boundary Changes

FP-35 to FP-B

Located in all four quarter-quarters of the Northwest 1/4 of Section 10, T5N, R10E, Town of Rutland, Dane County, Wisconsin, described as follows: Commencing at the North 1/4 Corner of Section 10: thence South, 50.00 feet; thence S89°37'41"W along the South right-of-way line of State Highway 138, 335.00'± to the point of beginning; thence S00°08'07"W along the East line of the Northwest 1/4, 1948.47'; thence N89°39'14"W, 1860.28 feet; thence N17°32'04"E along the East line of Lot 2 of Certified Survey Map No. 11670, 390.36 feet; thence along the East line of Lot 2 of Certified Survey Map No. 11670 and along a curve to the left with a radius of 260.44 feet and a long chord and bearing of N24°38'32"W, 349.72 feet; thence N17°48'47"E along the East line of Lot 1 of Certified Survey Map No. 11670, 302.10 feet; thence N10°07'42"E along the East line of Lot 1 of Certified Survey Map No. 11670, 342.33 feet; thence N89°39'14"W along the North line of Lot 1 of Certified Survey Map No. 11670, 539.48 feet; thence N00°20'46"E along the East line of Lot 1 of Certified Survey Map No. 11670, 604.80 feet; thence N89°37'41"E along the South right-of-way of State Highway 138, 1489.30 feet; thence S00°15'31"E, 300.28 feet; thence N89°02'56"E, 149.00 feet; thence S00°57'04"E, 53.00 feet; thence N89°02'56"E, 51.00 feet; thence S12°06'05"E, 209.14 feet; thence S88°43'15"E, 50.00 feet; thence S01°27'39"E, 225.00 feet; thence N88°43'15"W, 455.00 feet; thence S01°27'39"E, 275.00 feet; thence S88°43'15"E, 521.32 feet; thence N01°27'39"W, 469.35 feet; thence N37°55'30"E, 247.71 feet; thence S88°58'43"E along the South line of Certified Survey Map No. 6816, 260.70 feet; thence N00°08'07" E along the East line of Certified Survey Map No. 6816, 401.98 feet; thence N89°37'41"E, 10.00 feet; which is to the point of beginning. Containing 3,300,233 square feet or 75.76 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. Limit the use of the property to exclusively the following:
 - a. Selling agricultural related products such as fruits, vegetables, bedding plants, flowers, Christmas trees, dairy products, meats and eggs.
 - b. Selling retail items such as pop, candy, agricultural toys, country crafts, candles, Halloween items, and country apparel such as sweaters, t-shirts and sweatshirts.
 - c. Selling bakery items and having a limited café service that might include such as items as chili, soup, barbeques, hot dogs or deli sandwiches
2. Other conditional uses will be subject to Town Board approval.
3. Sound amplification shall be limited to the decibels of the human voice (60 decibels) as measured at the property line

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.