

TOWN BOARD ACTION REPORT - REZONE

Regarding Petition # 10919

Dane County Zoning & Land Regulation Committee Public Hearing Date Dec 22 2015

Whereas, the Town Board of the Town of Montrose having considered said zoning petition

be it therefore resolved that said petition is hereby (check one): Approved Denied Postponed

Town Planning Commission Vote: X5 In favor 0 opposed 0 abstained

Town Board Vote: 3 in favor 0 opposed abstained

THE PETITION IS SUBJECT TO THE FOLLOWING CONDITION(S) (Check all appropriate boxes):

- 1. Deed restriction limiting use(s) in the A-B zoning district to only the following:
Limit land uses to pick your own or wholesale fruit/vegetable operation. Amillary sales of jams, jellies, juices and pies from product grown on the property would be allowed
- 2. Deed restrict the balance of A-1 EX Agricultural Exclusive zoned land owned by the applicant from the original farm (as of date specified in the Town Plan) prohibiting non-farm development. Please provide property description, or tax parcel number(s):

- 3. Deed restrict the applicant's property described below prohibiting division. Please provide property description, or tax parcel number(s):

- 4. Condition that the applicant must record a Notice Document which states all residential development units (a.k.a: splits) have been exhausted on the property, and further residential development is prohibited under Town & County Land Use Planning policies. Please provide property description, or tax parcel number(s):

- 5. Other Condition(s). Please specify:
Please see reverse side

Please note: The following space is reserved for comment by the minority voter(s), OR, for the Town to explain its approval if the decision does not comply with the relevant provisions of the Town Plan.

I, Julie L Bigler, as Town Clerk of the Town of Montrose, County of Dane, hereby certify that the above resolution was adopted in a lawful meeting of the Town Board on Oct 6, 2015.
Town Clerk Julie L Bigler Date: 10-7-15, 20 .

- 1) The property be assigned the zoning district classification of A-B Agri-business Zoning District.
- 2) A deed restriction shall be recorded on the property to limit the land uses to a ~~“pick-your-own”~~ pick your own or wholesale fruit/vegetable operation. Ancillary sales of jams, jellies, juices, and pies from product grown on the property would be allowed.
- 3) A deed restriction shall be recorded on the property to prohibit residential development of the property.
- 4) Hours of operation for sales shall be limited to 8am to 8pm seasonally, May through November.
- 5) The number of employees shall be limited to no more than 4 full-time equivalent employees, in addition to the owner/operator.
- 6) 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.
- 7) On-street parking along ~~Remy Road~~ Butts Road shall be prohibited. The landowner shall be responsible for posting “no parking” signs along ~~Remy Road~~ Butts Road.
- 8) Public Works Director shall evaluate the condition of the ~~Remy Road~~ Butts Road and the ability of the roadway to support two-way traffic. If improvements are needed, the landowner should be responsible for road improvements prior to the commencement of the operation.