

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition # 12181**

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 Cross Plains

Location: Section 33

Zoning District Boundary Changes

Located in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 33, Town 7 North, Range 7 East, Town of Cross Plains, Dane County, Wisconsin, described as follows:

RR-4 to FP-35

COMMENCING at the West $\frac{1}{4}$ Corner of Section 33; thence S89°09'E, 796.4 feet (recorded as S89°50'43"E, 802.9 feet) along the south line of the NW $\frac{1}{4}$ of Section 33; thence N01°27'E (recorded as North), 232 feet to the POINT OF BEGINNING; thence continuing N01°27'E (recorded as North), 247.6 feet; thence S88°33'E, 300 feet; thence S01°27'W (recorded as South), 247.6 feet; thence N88°33'W, 300 feet to the POINT OF BEGINNING. Containing 1.70 acres.

RR-4 to LC

COMMENCING at the West $\frac{1}{4}$ Corner of Section 33; thence S89°09'E, 796.4 feet (recorded as S89°50'43"E, 802.9 feet) along the south line of the NW $\frac{1}{4}$ of Section 33; thence N01°27'E (recorded as North), 479.6 feet to the POINT OF BEGINNING; thence continuing N01°27'E (recorded as North), 352.4 feet; thence S88°33'E, 300 feet; thence S01°27'W (recorded as South), 352.4 feet; thence N88°33'W, 300 feet to the POINT OF BEGINNING. Containing 2.43 acres.

FP-35 to LC

COMMENCING at the West $\frac{1}{4}$ Corner of Section 33; thence S89°09'E, 796.4 feet (recorded as S89°50'43"E, 802.9 feet) along the south line of the NW $\frac{1}{4}$ of Section 33; thence N01°27'E (recorded as North), 832.0 feet to the POINT OF BEGINNING; thence continuing N01°27'E (recorded as North), 269.7 feet; thence S88°33'E, 350 feet; thence S01°27'W, 622 feet; thence N88°33'W, 50 feet; thence N01°27'E (recorded as North), 352.4 feet; thence N88°33'W (recorded as West), 300 feet to the POINT OF BEGINNING. Containing 2.57 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. A deed restriction shall be recorded on the property that states:
 - a. Occasional retail sales of nursery stock that is grown on the property shall occur between the hours of 8am to 5pm daily.
 - b. Normal business hours shall occur between the hours of 7am to 7pm, weekdays.
 - c. The landowner shall be responsible for contracting with a waste disposal company for waste and recycling.
 - d. There shall be no more than 30 vehicles parked on the property, subject to approval of a conditional use permit for additional vehicles.
 - e. Any new outside lighting shall be dark-sky compliant.

Said restriction(s) shall run in favor of Dane County and the pertinent Town Board(s). 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.

DEED NOTICE 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 document(s) on said land:

1. A deed notice shall be placed on the property that states:
 - a. One housing density right is remaining on the property pursuant to the Town of Cross Plains density policies found under the Town of Cross Plains Comprehensive Plan.

Failure to record the notice(s) will cause the rezone to be null and void. A copy of the recorded document shall be submitted to Dane County Zoning.