

Dane County Board of Supervisors Amending Chapter 10 of the Dane County Code of Ordinances Zoning Map Amendment Petition 10635

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 Primrose

Location: Section 31

Zoning District Boundary Changes

A-1EX to RH-1

Lot 1 of Certified Survey Map No. 1928, Recorded in Volume 8 of Certified Survey Maps of Dane County, on Page 49, as Document No. 1458907 and other lands being part of the NE 1/4 of the SW 1/4 of Section 31, Township 5 North, Range 7 East, Town of Primrose, Dane County, Wisconsin, bounded and described as follows: Commencing at the SW corner of Section 31; thence S89°18'57"E along the South line of the SW 1/4 of Section 31, 1130.35'; thence N5°56'16"E, 1414.65' to the point of beginning; thence N5°56'16"E, 244.65'; thence N23°05'00"E, 264.00'; thence S76°37'06"E, 229.11' to the Westerly right-of-way line of Truttman Road; thence S8°29'47"W along said Westerly right-of-way line, 130.50'; thence Southwesterly, 163.76' along said Westerly right-of-way line and the arc of a curve to the right, whose radius is 473.20' and whose chord bears S18°24'37"W, 162.94'; thence Southeasterly, 206.80' along said Westerly right-of-way line and the arc of a curve to the left, whose radius is 60.00' and whose chord bears S11°50'07"E, 118.61'; thence S22°55'58"W, 112.00'; thence N75°04'40"W, 270.78' to the point of beginning; subject to any and all easements of record.

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.

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.**

GRANT

DELAYED EFFECTIVE DATE

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 10639**

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 Dunn

Location: Section 5

Zoning District Boundary Changes

B-1 & R-3 to C-1

Lots 1, 2 3, and part of Lot 4, Block 3, Waubesa Beach Subdivision First Addition, Town of Dunn, Dane County, Wisconsin.

Beginning at the most Northerly Corner of said Lot 1; thence S.52°23'02"E. along the NE Line of said Lot, 205.87 feet to meander corner No. 1; thence S.52°23'02"E. continuing along said NE Line, 20 feet more or less to the Water's Edge of Waubesa Lake; thence Southwesterly along said Water's Edge 160 feet, more or less; thence N.52°40'25"W. 22 feet, more or less to meander corner No. 2; meander corner No. 2 is located S.45°41'25"W. 157.22 feet from meander corner No. 1; thence N.52°40'25"W. 85.65 feet; thence N.26°39'15"W. 103.74 feet to the SE Line of Waubesa Avenue; thence N.33°53'17"E. along said SE Line 66.16 feet; thence N.37°07'24"E. continuing along said SE Line, 45.04 feet to the place of beginning.

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. The land uses on the property shall be deed restricted to taverns, outdoor entertainment, volleyball courts, and marinas.

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.**

GRANT AS MODIFIED

DELAYED EFFECTIVE DATE

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 10642**

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 Montrose

Location: Various Sections

Zoning District Boundary Changes

A-1EX to Various Zoning Districts

See attached spreadsheet for list of parcels and zoning district changes.

NOTE: Zoning map compliance with the Dane County Farmland Preservation Plan

GRANT

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 10643**

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 30

Zoning District Boundary Changes

A-1EX to A-B

Part of the Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 30, Township 05 North, Range 12 East, Town of Albion, Dane County, Wisconsin, more fully described as follows: Commencing at the SW corner of said Section 30 thence N 89°13'35" E, 691.54 feet along the South line of the Southwest 1/4 of said Section 30; thence N 00°46'25" W, 430.71 feet to the point of beginning of this description; thence N 89°30'02" E, 63.45 feet; thence N 37°30'05" E, 684.33 feet; thence 745.76 feet along a curve concave to the South having a radius of 5680.02 feet, delta of 07°31'22", a chord that bears N 53°53'59" W and a chord length of 745.22 feet; thence S 37°30'05" W, 805.17 feet; thence S 52°29'55" E, 567.02 feet; thence N 89°30'02" E, 162.42 feet; thence N 37°30'05" E, 495.00 feet; thence N 52°29'55" W, 495.00 feet; thence S 37°30'05" W; 440.31 feet; thence S 00°29'35" E, 69.39 feet; thence S 52°29'55" E, 452.28 feet to the point of beginning. Said parcel contains 356,320 SF or 8.18 Acres more or less and is subject to any and all easements and right-of-ways of record.

A-1EX to A-4

Part of the Southwest 1/4, Northwest 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 30, Township 05 North, Range 12 East, Town of Albion, Dane County, Wisconsin, more fully described as follows: Beginning at the SW corner of said Section 30 thence N 00°29'58" W, 1743.43 feet along the west line of the Southwest 1/4 of said Section 30; thence 662.13 feet along a curve concave to the South having a radius of 5680.02 feet, delta 06°40'45", a chord that bears S 61°00'02" E, thence S 37°30'05" W, 805.17 feet; thence S 52°29'55" E, 567.02 feet; thence N 89°30'02" E, 162.42 feet; thence N 89°30'02" E, 63.45 feet; thence N 37°30'05"E, 684.33 feet; thence 326.33 feet along a curve concave to the South having a radius of 5680.02 feet, delta of 03°17'30", a chord that bears S 48°29'33" E and a chord length of 326.29 feet; thence S 46°50'48" E, 1078.38 feet; thence S 89°13'35" W, 381.91 feet; thence N 46°50'25" W, 677.41 feet; thence S 89°13'35" W, 220.24 feet; thence S 00°46'25" E, 470.00 feet; thence S 89°13'35" E, 1106.99 feet to the point of beginning. Said parcel contains 1,314,641 SF or 30.18 Acres more or less and is subject to any and all easements and right-of-ways of record.

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. The only use permitted on the rezoned parcel shall be farm service/supply business as described in sec. 10.121 (2)(b), Dane County Code of Ordinances, except that no processing of seed or feed shall be permitted. None of the other uses in section 10.121 or other sections shall be permitted.
2. All vehicle traffic shall use Highway N to access the property.
3. Before operations commence, the applicant must have an emergency response plan in place for spill containment, clean-up of contamination, haz-mat control and clean-up, and coordination with the Fire Departments in the area (Edgerton, Stoughton), and health care providers, which plan shall require approval by the Town of Albion, the Edgerton Area Fire District, Stoughton Area Fire District, Edgerton Memorial Hospital, and Stoughton Hospital.
4. The entire facility shall be secured and locked, and have a security alarm system installed which protects the building.
5. Any additional lighting installed shall be rated "Full Cutoff" by the Illuminating Engineering Society of North America and be installed according to manufacturer's direction.
6. The applicant shall offer to pay for a well water study of all water wells within the ½ mile radius of the property which shall test for all chemicals to determine the baseline chemical content of the wells.
7. Truck traffic shall be limited to the hours of 5:00 a.m. to 10:00 p.m. from April 1 – June 30, truck traffic shall be limited to the hours of 7:00 a.m. to 6:00 p.m. at other times of the year. Trucks shall operate with covers over loads of bulk materials.
8. The applicant shall installed landscaping along the driveway and along a constructed berm at the south side of the buildings. The plan shall have a minimum of 75 trees or shrubs distributed throughout the site. The deciduous trees shall have a minimum of 2" caliper and evergreen shrubs shall be a minimum of 3' tall. All landscaping shall be installed by August of 2014. The trees and shrubs shall be planted in natural clusters to provide a pleasing residential type appearance near buildings and surrounding property to block buildings and equipment from view of immediate neighbors. The landscaping shall be maintained and any landscaping that dies or is destroyed shall be replaced with landscaping of similar size and species.
9. Storm and surface water management plans for the facility which meet the requirements of Dane County ordinances and are approved by the County shall be implemented and maintained.
10. The A-B zoned area shall be no larger than 20 acres, and may not be expanded without permission of the Town of Albion, and shall be separated from adjacent land uses by a buffer zone of agriculturally zoned land. No further expansion of the property shall be permitted unless prior approvals are obtained from the Albion Town Board.
11. There shall be no storage or handling of anhydrous ammonia, pressurized chemicals, or underground storage tanks. The storage of petroleum on site must be enclosed in a State approved containment system. Petroleum storage on the site shall be restricted to only the amount necessary for operating vehicles used by the business.
12. There shall be no repair or servicing of machinery or trucks other than those used in the applicant's business. No trucks to be stored overnight other than those vehicles utilized by the applicant on site.
13. The applicant shall provide current Materials Safety Data Sheets and other Community-Right-To-Know Act data on an ongoing basis to the Town of Albion by forwarding this information to the Town Hall.

14. Unloading of all railroad deliveries shall be made between 8:00 A.M. and 5:00 P.M.
15. The applicant shall use its best efforts to see that each rail car remains on the premises for no more than 5 days, and shall be limited to 10 days maximum storage of each rail car. All railcars shall be unloaded within the confines of the containment system.
16. Signage shall be minimal and unobtrusive.
17. Silos and buildings shall be maintained and painted so they are not rusty, stained or otherwise unsightly in appearance due to deterioration.
18. All property owners within one-half mile of the site must be provided with current copies of all evacuation plans upon request. Property owners and the Town of Albion shall be notified, via certified mail, of any and all spills and other violations related to the site.
19. The following materials shall be prohibited from being stored on site: Explosives (hazardous material Class 1); flammable gas; non-flammable gas; poisonous gas (hazardous material Class 2); Flammable liquid (hazardous material Class 3); flammable solid –spontaneously combustible-dangerous when wet material (hazardous material Class 4); oxidizer; organic peroxide (hazardous material Class 5; infectious substance (hazardous material Class 6); or radioactive materials (hazardous material class 7).
20. The applicant shall submit a Tier II report to Dane County Emergency Management and the Town of Albion on an annual basis. The report details the materials being stored on site.
21. The development on the property shall conform to the site plan on filed dated September 13, 2013 prepared by KD Engineering Consultants.
22. The approved storm water management plan shall be installed and maintained.

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.

GRANT AS MODIFIED

DELAYED EFFECTIVE DATE

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 10647**

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 6

Zoning District Boundary Changes

R-1A to R-3A

Part of the fractional Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 6, Township 7 North, Range 11 East, in the Town of Cottage Grove, which is more fully described as follows:

Commencing at the Northwest corner of said Section 6, thence South along the West line of said Section, 542.4 feet to the point of beginning of this description; thence continuing South along said West line of said Section, 177.0 feet to the Northerly line of Interstate Highway I-94, thence North 73 degrees 35 minutes East, along the Northerly line of said highway, 359.5 feet to the Southwest line of Vilas Road, thence North 38 degrees 10 minutes West, along said Southwest line of the road, 195 feet, thence Southwesterly to the point of beginning.

GRANT

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 10650**

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 Christiana

Location: Various Sections

Zoning District Boundary Changes

A-1EX to Various Zoning Districts

See attached spreadsheet for list of parcels and zoning district changes.

NOTE: Zoning map compliance with the Dane County Farmland Preservation Plan

GRANT