

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 11344**

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 Oregon

Location: Section 17

Zoning District Boundary Changes

A-1EX and LC-1 to LC-1

Part of the Northeast Quarter of the Northwest Quarter and part of the Northwest Quarter of the Northwest Quarter of Section 17, Township 05 North, Range 09 East, Town of Oregon, Dane County, Wisconsin, more particularly described as follows: Commencing at the Northwest corner of Section 17, aforesaid; thence South 88 degrees 22 minutes 01 seconds East along the North line of the Northwest Quarter of said Section a distance of 1,000.78 feet to the Point of Beginning; thence continuing South 88 degrees 22 minutes 01 seconds East, 584.53 feet; thence South 03 degrees 12 minutes 15 seconds West, 424.16 feet; thence North 88 degrees 22 minutes 01 seconds West, 557.33 feet; thence North 00 degrees 28 minutes 15 seconds West, 424.29 feet to the Point of Beginning. Said Rezone area contains 242,075 square feet or 5.557 acres including right-of-way and 222,822 square feet or 5.115 acres excluding right-of-way.

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. All lighting must be directed downward.
2. No parking of vehicles in along the road or in road right of way. Must provide adequate parking spots for 55 employees as well as retail customers. All vehicles will be parked in an orderly fashion.
3. Number of employees will be up to 55 year around.
4. Hours of operation for the office will be 7:00 a.m. to 6:00 p.m. on weekdays as well as Saturday. No business hours on Sunday. Landscaping hours will be 6:30 a.m. to 7:00 p.m. on weekdays with no landscaping hours on Saturday or

Sunday. Winter snow removal hours will be as needed depending on the weather.

5. Allow one freestanding on-premises sign that may not be lighted and must meet county sign requirements. Also allow an existing wall sign on the barn to stay in place.
6. Provide screening of pine trees (e.g. arbor vitae) to hide parked vehicles from County Road D. Trees must be off the road right of way and must provide a continuous screen.
7. No burning of materials or debris brought onto site for disposal. Chipping of wood materials will be allowed.
8. House will be used as a commercial office building and will require fire and safety inspections. All other buildings located on LC-1 site will also require fire and safety inspections.

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 rezoning 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 rezoning to be null and void. Two copies of the recorded survey shall be submitted to Dane County Zoning.**