

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition #12079**

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 Albion

Location: Section 26

Zoning District Boundary Changes

GC to HC

Part of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 27, and a Part of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 26, Township 5 North, Range 12 East in the Town of Albion, Dane County, Wisconsin, more fully described as follows:

Commencing at the West quarter corner of said Section 26; thence North 89°52' East 593.05 feet along the South line of said quarter quarter to the point of beginning of this description; thence North 40°04' West, 750.14 feet along the Easterly right-of-way of Interstate Highway 90; thence North 22° 29' West, 172.70 feet; thence North 11° 24' west, 205.94 feet; thence North 89° 52' East, 540.00 feet; thence South 01° 11' West, 174.00 feet; thence North 89° 52' East, 773.93 feet; thence South 01° 11' West, 763.15 feet; thence South 89° 52' West, 704.98 feet along the South line of said quarter quarter to the point of beginning of this description.

EXCEPT Lot 1, Certified Survey Map 7703, recorded in Vol. 40 of Certified Survey Maps, page 183, as #2654512, in the Town of Albion, Dane County, Wisconsin.

EXCEPT Deed to Wisconsin Department of Transportation recorded as #5108818.

All situated in Dane County, and the State of Wisconsin.

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.

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.**

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 lot stating the following:
 - a. Land uses on the property shall be limited exclusively to the following:
 - i. Propane storage and distribution facility
 - b. Site construction shall conform to the site plans approved as part of Rezone Petition 12079.
 - c. Lighting shall be installed per the plans presented. Lighting shall be limited to a maximum of 3,000K color temperature. Outdoor lighting shall be directed downward and away from adjacent properties and public rights-of-way, and be designed to minimize ambient light spill.
 - d. The installation of off-premise advertising signs (billboards) are prohibited on the property. Business signage shall require a sign permit and shall comply with all applicable restrictions of the Dane County Zoning Ordinance sign regulations.

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.