

**Dane County Board of Supervisors  
Amending Chapter 10 of the Dane County Code of Ordinances  
Zoning Map Amendment Petition 11285**

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 Pleasant Springs                      **Location:** Section 5, 6

**Zoning District Boundary Changes**

**C-1 to C-2**

Lot 1, 2, 3 of CSM # 13658, Sec 5-6, T6N, R11E, Town of Pleasant Springs, Dane County.

**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.

1. Utility easements shall be shown on the certified survey map.
2. Storm water management plan shall be approved by Dane County Land and Water Resources. A copy of the approved plan shall be submitted to the Town of Pleasant Springs within 10 days of approval.
3. Conditional Use Permit #2232 for a single family residence shall be rendered null and void.
4. A new certified survey map combining the three lots into one lot shall be approved and recorded with the Register of Deeds.
5. A Driveway Access Placement permit shall be obtained from Pleasant Springs Public Works.

**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 with the Register of Deeds to limit the land use activities exclusively to a mini-warehouse storage facility; prohibiting the installation of billboard signs (off-premise advertising) on the property; all signs being in conformance with Dane County Sign Ordinances; requiring all lighting to be direct down lite and shall not cause glare on the roadways or

neighboring properties; and requiring the property to be fenced having a gated entrance with keyed access.

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.**