

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 11530**

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 Oregon

Location: Section 5

Zoning District Boundary Changes

FP-35 to RR-2

Located in the Southwest 1/4 of the Southeast 1/4 Section 5, T5N, R9E, Town of Oregon, Dane County, Wisconsin, described as follows: Commencing at the South 1/4 Corner of Section 5, thence S89°21'13"E along the South line of Section 5, 202.71 feet; thence N05°03'30"E, 33.09 feet to the point of beginning; thence N05°03'30" E, 184.32 feet; thence N01°56'06"W, 64.51 feet; thence N11°53'19"W, 101.50 feet; thence N06°56'04"E, 145.84; thence N89°58'35"E, 495.69 feet; thence S11°50'15"W, 232.99 feet; thence N90°00'00"W, 202.15 feet; thence S02°03'24"W, 267.30 feet; thence N89°21'13"W along the South line of Section 5, 246.94 feet to the point of beginning. Containing 173,774 square feet net or 3.98 acres net.

FP-35 to LC

Located in the Southwest 1/4 of the Southeast 1/4 Section 5, T5N, R9E, Town of Oregon, Dane County, Wisconsin, described as follows: Commencing at the South 1/4 Corner of Section 5, thence S89°21'13"E along the South line of Section 5, 451.38 feet; thence N02°03'24"E; 33.01 feet to the point of beginning; thence N02°03'24"E, 267.30 feet; thence S90°00'00"E, 202.15 feet; thence N11°50'15"E, 232.99 feet; thence N89°58'35"E, 103.71 feet; thence S00°00'00"E, 199.24 feet; thence S90°00'00"E, 288.72 feet; thence S00°38'47"W, 303.30 feet; thence N89°21'13"W, 648.58 feet to the point of beginning. Containing 212,182 square feet net or 4.87 acres net.

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.

1. A joint driveway agreement shall be recorded with the Register of Deeds for the benefit of both lots.
2. The west driveway shall be improved, at the applicant's expense, to meet Type C intersection standards, as specified by the Dane County Highway and Transportation Department. The applicant must obtain all necessary permits from the Dane County Highway and Transportation Department.

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:

A deed restriction shall be recorded with the Register of Deeds to place the following limitations on the property:

- a. Outdoor lighting shall be limited to no more than 6 lights, with lights directed downward, as shown on the submitted site plan.
- b. Burning of debris shall be prohibited on the property.
- c. Signs on the property shall be limited to one freestanding sign that will be unlit and in accordance with Dane County Sign Ordinances.
- d. Hours of operation shall be limited to 6:30am -7:00pm Monday to Friday; 8:00am – 12:00pm (noon) Saturday. Winter hours will be dependent on weather.
- e. Business employees shall be limited to no more than 13 employees, including 10 operational employees and an additional 3 on-site office staff.
- f. Permanent fuel storage shall be prohibited on the property. Two mobile fuel transfer tanks shall be permitted. Mobile tanks must meet all spill containment standards required by the Division of Environmental Health.
- g. Loudspeakers shall be prohibited on the property.
- h. Employee parking shall be located on the west side of the shop as depicted on the submitted site plan.
- i. On-site equipment and vehicles shall be equipped with squawker/white sound reversing alarms to reduce potential noise-nuisance.
- j. No retail sales or other on-site transactions with final customers permitted.
- k. Vegetative screening, to meet all requirements of s. 10.101(12) shall be maintained along the eastern and western boundaries of the LC parcel.
- l. No tri-axel, quad-axel equipment shall be permitted in the operation of the LC use.
- m. Operator will comply with all weight restrictions on town roads imposed by the Town of Oregon.

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.**