

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 11250**

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 Dunkirk

Location: Section 3

Zoning District Boundary Changes

C-1 and C-2 to C-2

Parcel lying in the SW 1/4 of the SW 1/4 of Section 03, T05N, R11E, Town of Dunkirk, Dane County, Wisconsin, more fully described as follows: Commencing at the Southwest Corner of said Section 03, Thence N 89°00'12" E, 890.6 feet along the south line of said section 03; Thence N 01°44'00" W, 61.8 feet to the northerly right of way of U.S.H 51 and the point of beginning of this description; Thence N 86°47'20" W, 240.6 feet along said northerly right of way; Thence N 01°53'50" W, 588.7 feet; Thence N 89°02'20" E, 302.4 feet; Thence S 02°52'30" E, 195.3 feet; Thence N 90°00'00" W, 65.0 feet; Thence S 01°44'00" E, 412.0 feet to the northerly right of way of U.S.H 51 and the point of beginning of this description, Said parcel contains 155,947 square feet or 3.58 acres.

C-1 to A-2(1)

Parcel lying in the SW 1/4 of the SW 1/4 of Section 03, T05N, R11E, Town of Dunkirk, Dane County, Wisconsin, more fully described as follows: Commencing at the Southwest Corner of said Section 03, Thence N 89°00'12" E, 890.6 feet along the south line of said section 03; Thence N 01°44'00" W, 61.8 feet to the northerly right of way of U.S.H 51 and the point of beginning of this description; Thence continuing N 01°44'00" W, 412.0 feet; Thence N 90°00'00" E, 186.1 feet; Thence S 01°44'00" E, 418.6 feet to the northerly right of way of U.S.H 51; Thence S 85°46'29" W, 29.4 feet along said northerly right of way; Thence N 86°47'20" W, 157.2 feet along said northerly right of way to the point of beginning of this description, Said parcel contains 77,535 square feet or 1.78 acres.

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. Applicant shall coordinate with WISDOT staff and comply with any requirements related to safe ingress/egress and/or access restrictions.

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 proposed C-2 Commercial lot:
 - a. The deed restriction shall limit commercial uses exclusively to the following: light manufacturing and assembly plants; machine shops; distribution centers; incidental warehousing and indoor storage; offices / office buildings.
 - b. The deed restriction shall prohibit the installation of off-premises advertising signs (billboards).

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.**