

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 11331**

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 with the approval of the General Development Plan:

Town Map: Town of Dunn

Location: Section 15

Zoning District Boundary Changes

B-1 to PUD

Part of the SE ¼ of the NW ¼ of Sec 15, T6N, R10E, Town of Dunn, Dane County, Wisconsin. Commencing at the SW corner of said Quarter Quarter, thence running North along the West line of said Quarter Quarter to US Hwy 51, thence running Southwesterly along said US Highway 51 to the South line of said Quarter Quarter, then running West along the South line of said Quarter Quarter to the place of beginning.

CONDITIONAL ZONING

This amendment will be effective if within one (1) year of its adoption by Dane County the owner or owners of the land file a Specific Implementation Plan (SIP) in order to effectuate the rezoning and establish the PUD on the zoning district map. The SIP shall be reviewed and approved by the Town Board and the County pursuant to Dane County Code of Ordinance Section 10.153(5)(a)6. Failure to file the SIP within one (1) year of the approval of the General Development Plan shall cause the zoning map amendment to become null and void.

The Specific Implementation Plan shall address the following conditions:

1. The Specific Implementation Plan (SIP) shall be submitted for review within one year of GDP approval.
2. As part of the SIP, a deed restriction shall be recorded with the Register of Deeds which will detail decibel limits on outdoor entertainment, number of events, and hours of operation.
3. A storm water maintenance agreement shall be record with the Register of Deeds for the two bio-retention basins.
4. An on-site septic system shall be installed on the property to facility the development.

5. A highway access permit shall be obtained from the Wisconsin Department of Transportation regarding highway access and allowing parking in the existing gravel area which is located in the highway right-of-way.
6. As part of the SIP, detailed information will be presented for signs. One pylon sign shall be permitted on the property similar to the size of the existing sign. The new sign shall not be internally illuminated and meet dark sky requirements.
7. As part of the SIP, a deed restriction shall be recorded with the Register of Deeds to establish hours of operation for the bar/restaurant.