

**Dane County Board of Supervisors  
Amending Chapter 10 of the Dane County Code of Ordinances  
Zoning Map Amendment Petition 10891**

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 Mazomanie

**Location:** Section 1

**Zoning District Boundary Changes**

**A-1EX TO LC-1**

Part of the SW 1/4 of the NW 1/4, Section 1, T08N, R06E, Town of Mazomanie, Dane County, Wisconsin more fully described as follows: commencing at the NW corner of said Section 1, THENCE South 00 degrees 50 minutes 42 seconds East for a distance of 1447.14 feet along the West line of the NW 1/4 said Section 1, THENCE North 90 degrees 00 minutes 00 seconds East for a distance of 525.22 feet to the South Right-of-way Wilkinson Road and the West line of C.S.M. #11804 to the point of beginning, THENCE South 00 degrees 39 minutes 28 seconds East for a distance of 368.28 feet along the West line of said C.S.M. #11804, THENCE South 47 degrees 59 minutes 08 seconds West for a distance of 329.00 feet, THENCE North 50 degrees 18 minutes 51 seconds West for a distance of 288.69 feet to the South Right-of-way of Wilkinson Road, THENCE along a curve to the right having a radius of 197.00 feet and an arc length of 123.75 feet, being subtended by a chord of North 33 degrees 26 minutes 11 seconds East for a distance of 121.73 feet along said Right-of-way, THENCE North 51 degrees 25 minutes 58 seconds East for a distance of 424.53 feet along said Right-of-way, THENCE along a curve to the right having a radius of 267.00 feet and an arc length of 74.05 feet, being subtended by a chord of North 59 degrees 08 minutes 52 seconds East for a distance of 73.81 feet along said Right-of-way to the point of beginning.

**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. Hours of operation shall be limited to Monday through Saturday, 7 a.m. to 7 p.m.
2. Delivery times shall be between 10 a.m. 2 p.m., Monday through Saturday.
3. Outdoor lighting shall be limited to down shrouded fixtures.
4. Signage shall be prohibited on-site.
5. Business related traffic to be via Hwy 78 and the West end of Wilkinson Rd.

6. Debris and mulch piles to be stored in concrete containment barriers, limited in size to (2) 30' x 30' containment areas as shown on the site plan.
7. Install screening on property along road, with exception of driveway, using a combination of existing trees, red cedars and natural screening. New screening to be planted 53' from center of the road (as indicated on site plan), to be a minimum of 4 feet in height with a maximum height of 25 feet in height, 12 feet apart (intended to allow for adequate spacing and screening at maturity), to be completed one year from Dane County approval.
8. Total vehicles allowed on property:
  - a. Employee vehicles: limited to the 70' x 70' space as shown on site plan as Employee Parking.
  - b. Business owned vehicles/machinery: limited to Equipment Parking, the 40' x 40' space, located next to newbuilding and the 75' x 30' space located next to the Employee Parking Area as shown on site plan.