

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 10842**

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 Verona

Location: Section 17

Zoning District Boundary Changes

A-3 to LC-1

A parcel of land located in the NW 1/4 of the NW 1/4 of Section 17, T6N, R8E, Town of Verona, Dane County, Wisconsin to-wit: Commencing at the northwest corner of said Section 17; thence S89°33'37"E, 766.30 feet along the north line of said NW1/4 to a point on the west line of Lot 2, Certified Survey Map No.2572; thence S00°01'53"W, 344.70 feet to the southwest corner of Lot 2, Certified Survey Map No. 2572; thence S89°35'56"E, 58.36 feet to the point of beginning; thence continuing S89°35'56"E, 450.12 feet along the south line of Lots 1 and 2, Certified Survey Map No. 2572 to the southeast corner of Lot 1, Certified Survey Map No. 2572; thence S02°00'15"E, 463.93 feet; thence S87°59'45"W, 336.24 feet; thence N50°06'12"W, 170.10 feet; thence N00°01'53"E, 369.45 feet to the point of beginning.
Containing 209,609 square feet (4.812 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.

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. Outdoor stock piles of dirt, mulch, etc. are prohibited. If desired, a conditional use permit shall be obtained for the outdoor storage of materials.
2. The hours of operation will be 7 AM to 8 PM with the exception of snow plowing which may start as early as 4:30 AM. Weekend hours shall be limited to 9:30am to 4:00 pm.
3. Loud speakers are prohibited on the property.
4. Outdoor lighting will be shielded and directed away from neighboring properties.
5. The applicant will construct and maintain the required landscape screening as approved by the Town of Verona.

6. In addition, a deed restriction will be recorded stating that the property is to be used exclusively for a grounds maintenance facility for Epic Systems.

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.**