

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 11525**

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 Verona

Location: Section 13

Zoning District Boundary Changes

RM-8 to HC

Part of the Northwest ¼ of the Northwest ¼ and part of the Southwest ¼ of the Northwest ¼ of Section 13, Township 06 North, Range 08 East, Town of Verona, more fully described as follows: Commencing at the Northwest Corner of said Section 13; Thence S00°22'49"W, 1334.36 feet, along the West line of the Northwest ¼ of said Section 13, to the SW corner of the NW ¼ of the NW ¼ of said Section 13; thence N89°14'27"E, 422.03 feet, along the South line of the Northwest ¼ of the Northwest ¼ to the Intersection of the Southeasterly right-of-way of Maple Grove Road and United States Highways "18 and 151" and to the Point of Beginning of this description: Thence S21°01'52" E, 73.45 feet; thence N31°23'53"E, 41.28 feet; thence S66°45'09"E, 34.66 feet; thence S45°06'03"E, 49.71 feet; thence S82°52'17"E, 41.37 feet; thence N72°41'01"E, 13.67 feet; thence N44°42'53"E, 44.77 feet; thence N52°27'13"E, 84.96 feet; thence N61°36'45"E, 110.95 feet; thence N55°28'47"E, 259.61 feet; thence N58°01'46"E, 143.39 feet; thence N40°34'59"E, 47.67 feet; thence N22°32'19"E, 47.56 feet; N00°37'47"E, 259.83 feet; thence N03°52'08"W, 214.25 feet; thence N01°23'39"W, 155.02 feet; thence N38°29'45"W, 104.69 feet; thence along said Southeasterly right-of-way of Maple Grove Road, being a curve to the left, having a radius of 910.00 feet and a chord that bears S42°16'52"W, 272.52 feet; thence continuing along said Southeasterly right-of-way, S33°40'10"W, 217.62 feet; thence continuing along said Southeasterly right-of-way, N56°19'50"W, 7.00 feet; thence continuing along said Southeasterly right-of-way, S33°40'10"W, 643.10 feet; thence continuing along said Southeasterly right-of-way, S31°38'49"W, 22.18 feet; thence continuing along said Southeasterly right-of-way, S33°40'28."W, 44.93 feet; thence S21°01'52"E, 110.19 feet to the Point of Beginning. Said description contains 10.30 acres or 448,632 square feet.

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.

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. The land uses shall be limited exclusively to a personal storage facility; outdoor storage of vehicles and recreational vehicles; and offices in conjunction with the personal storage facility. Auctions associated with contents of storage spaces is permitted on an intermittent basis.
2. The physical development of the property shall be constructed per the site plan P-52104 dated 10/23/19 (attached). All phases of the project shall obtain site plan approval by the Town of Verona prior to construction.
3. The property has identified wetland areas. Development is prohibited in these areas unless the landowner obtains approval from the US Army Corp of Engineers and the area is rezoned out of the wetland classification by Dane County.
4. Landscaping shall be installed in accordance with the approved landscaping plan. The landscaping shall be installed within 1 year after a building permit is issued for the construction of the personal storage facility. All landscaping shall be maintained. Any landscaping that becomes diseased or dies shall be replaced within 30 days of notification. Landscaping plans shall be approved by the Town Board for subsequent phases of the project prior to construction.
5. Illumination of the property shall be installed in accordance with the approved lighting plan. The lighting shall be installed in a manner to not cause glare from viewed by US 151. Lighting plans shall be approved by the Town Board for subsequent phases of the project prior to construction.
6. The landowner shall obtain all necessary permits for erosion control and storm water management. The storm water management features shall be installed and maintained in accordance with permit approvals.
7. Signs on the property shall be limited to the signs identified as part of the approval. The internally illuminated signs shall be prohibited.
8. The installation of billboard signs (off-premise advertising) shall be prohibited.

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.