

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition # 12256**

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 Oregon

Location: Section 5

Zoning District Boundary Changes

LC to GC

Lot 1 Certified Survey Map No. 15446, recorded in Dane County Certified Survey Maps Volume 111, Pages 78-79, document No. 5612598, Town of Oregon, Dane County, Wisconsin.

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.

1. Applicant shall record an off-lot easement for the septic system.

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 lot stating the following:
 - a. Outdoor lighting shall comply with Dane County Zoning Ordinance Chapter 10, Section 10.102(5). After business hours, exterior lighting shall be limited to building entrances and overhead service doors. A dusk-to-dawn light is permitted in the parking lot.
 - b. Burning of debris shall be prohibited on the property.
 - c. Garbage and/or recycling receptacles shall be located behind (north) of the buildings so as to minimize street visibility.
 - d. Signage shall be limited to one (1) free-standing, unlit sign in accordance with Dane County Sign Ordinances.
 - e. Permanent fuel storage shall be prohibited on the property. Two mobile fuel transfer tanks shall be permitted. Mobile tanks must meet all spill containment standards required by the Division of Environmental Health.
 - f. Hours of operation shall be limited to 6:30am -7:00pm Monday to Friday; 8:00am – 12:00pm (noon) Saturday. Winter hours will be dependent on weather.
 - g. Business on-site employees shall be limited to no more than 6.
 - h. Loudspeakers on the subject property shall be prohibited.

- i. Off-street employee parking shall be limited to no more than 20 exterior stalls for operational and on-site employees.
- j. On-site equipment and vehicles shall be equipped with squawker/white sound reversing alarms to reduce potential noise-nuisance.
- k. No retail sales or other on-site transactions with final customers shall be permitted.
- l. The existing vegetative screening meeting s.10.101(12) requirements shall be maintained along the subject property's eastern and western boundaries.
- m. No on-site tri-axel or quad-axel vehicles shall be permitted in the operation of the business.
- n. Operator will comply with all town road weight restrictions imposed by the Town of Oregon.
- o. Building footprints may not exceed 20% of the Subject Property site.
- p. Land uses shall be limited to the following permitted uses:
 - i. Contractor, landscaping or building trade operations.
 - ii. Office uses (associated with contractor landscaping business)
- q. Land uses shall be limited to the following conditional uses:
 - i. Outdoor storage
 - ii. Caretaker's residence

Said restriction(s) shall run in favor of Dane County and the pertinent Town Board(s). 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.