

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 11886**

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 Rutland

Location: Section 7

Zoning District Boundary Changes

HC – Heavy Commercial zoned property

Part of the NE 1/4 of the SW 1/4, and part of the NW 1/4 of the SE 1/4 of Section 7, Town of Rutland, described as follows: Commencing at the East quarter corner of said Section 7; thence S85°29'46" West along the East-West quarter line of said Section 7; 1913.14 feet to the centerline of old US Highway 14 and the point of beginning; thence S37°08'45" East, 64.00 feet to a point of curvature; thence along a curve to the right through a central angle of 00°18'34" an arc distance of 30.95 feet, a radius of 5,729.58 feet and a chord bearing S36°59'27" East, 30.95 feet; thence S85°29'46" West, 1038.63 feet; thence S04°30'14" East, 199.97 feet; thence S85°29'46" West, 383.24 feet; thence N04°30'14" West, 279.97 feet to the East-West quarter line of said Section 7; thence N85°29'46" East along said East-West quarter line, 1370.72 feet to the point of beginning.

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. Land uses on the HC zoned property shall be limited exclusively to the following: portable toilet rental business; outdoor storage of portable toilet units; offices and manufacturing facilities; office and warehousing for construction businesses; warehousing of business supplies; indoor storage of vehicles; repair of lawn and garden equipment; and personal or professional service (ex. Gym/personal training/cross fit/rehab).

2. Land uses expressly prohibited: outdoor storage of material other than portable toilets and related equipment; storage units; storage of personal belongings (mini warehousing).
3. There shall be a maximum of 5 businesses operating on the property.
4. Outdoor storage of portable toilets shall be limited to the area adjacent to the commercial building as depicted on the site and operations plans submitted as part of zoning petition 11886.
5. The outdoor storage area shall be screened from view by an 8' fence with privacy screening on all sides.
6. Division of the property through a condominium plat is prohibited.
7. Off premises (billboard) signage is prohibited. A sign allowance shall be allowed on the HC zoned property to allow the business to have a sign at the road.

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.