

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition # 12150**

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 Christiana

Location: Section 2

Zoning District Boundary Changes

HC (deed restricted) to HC (modify deed restriction)

Lot 1 of Certified Survey Map 11614, Section 2, Town 6 North, Range 12 East, Town of Christiana, 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.

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. Land uses on the property shall be limited exclusively to the following:
 - i. Contractor, landscaping, or building trade operations
 - ii. Personal or professional service
 - iii. Indoor storage and repair
 - iv. Indoor sales
 - v. Outdoor storage
 - vi. Light industrial
 - vii. Office uses
 - viii. Veterinary clinics
 - ix. Vehicle repair or maintenance service
 - b. The installation of off-premise advertising signs (billboards) are prohibited on the property. Business signage shall require a sign permit and shall comply with all applicable restrictions of the Dane County Zoning Ordinance sign regulations.
 - c. Outdoor lighting shall be directed downward and away from adjacent properties and public rights-of-way, and be designed to minimize ambient light spill.
 - d. Any outdoor storage shall be screened from public right-of-way of Highway 12/18.

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.