

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 10775**

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 Madison

Location: Section 35

Zoning District Boundary Changes

R-3 to C-1

Oak Ridge Subdivision, Block 1, Lot 11, located in Section 35, T7N, R9E, Town of Madison, Dane County, Wisconsin.

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. A land uses on the property shall be limited to the following: off-site customer/employee parking for adjacent businesses.
2. The installation of billboards signs (off-premise advertising signs) is prohibited.
3. A minimum 6-foot tall privacy fence shall be installed along the north and west property lines in accordance with Dane County Code of Ordinance Section 10.16(7). The fencing shall be installed prior to the use of the parking area.

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.