

**Dane County Board of Supervisors  
Amending Chapter 10 of the Dane County Code of Ordinances  
Zoning Map Amendment Petition 11484**

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 Burke

**Location:** Section 3

**Zoning District Boundary Changes**

**HAM-M to HC**

BEING OUTLOT 1 41 AND PART OF OUTLOT BURKE ASSESSOR'S PLAT NUMBER 1, LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 3, T8N, R10E, TOWN OF BURKE, DANE COUNTY, WISCONSIN. BEGINNING at the northwest corner of Outlot 141, Burke Assessor's Plat Number 1; thence S81°53'30"E, 182.27 feet (recorded as S85°27'49"E, 182.16 feet); thence S10°48'51 "W (recorded as S7°07'W and S7°11 '00"W), 55.38 feet; thence S83°03'05"E (recorded as S86°00'E), 6.30 feet; thence S01°46'51"W (recorded as Southwesterly, S1°51'E and S1°24'31"W), 126.72 feet to the northeast corner of Outlot Number 143, Burke Assessors Plat Number 1; thence S80°45'30"W (recorded as S77°16'14"W), 48.00 feet (recorded as 33 feet and 48.07 feet) to the southeast corner of Outlet 141, Burke Assessor Plat Number 1; thence N82°27'33"W (recorded as N86°01 '52"W), 132.00 feet along the south line of Outlot 141, Burke Assessor's Plat Number 1 to the southwest corner of said Outlet 141; thence N01°41'48"E, (recorded as N1°52'31"W), 198.00 feet along the west line of Outlot 141, Burke Assessors Plat Number 1 to the POINT OF BEGINNING. Containing 34,760 square feet more or less. Subject to all easements of record.

**SFR-08 to HC**

OUTLOT 143, BURKE ASSESSOR'S PLAT NO. 1, LOCATED IN THE NW ¼ OF THE ¼ , SECTION 3, T8N, R10E, TOWN OF BURKE, 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. A copy of the recorded deed restriction shall be provided to the City within 30 days of approval by Dane County.

### 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 property. The deed restriction shall state the following:
  - a. There shall be no outdoor storage on the property until the principal buildings and fence are constructed.
  - b. Outdoor storage is limited to no more than ten (10) total of trailered boats and/or non-motorized campers, not to exceed 30 feet in length.
  - c. The following uses of the property are prohibited: adult book store; cemeteries; colony houses; institutional residential; transient or tourist lodging; vehicle repair or maintenance services; contractor, landscaping or building trade operations; freight and bus terminals; outdoor sales, display or repair; and warehousing and distribution facilities.
  - d. An 8-foot decorative fence shall be constructed along the west and north property lines. The fence shall be similar in nature to the rendering submitted as part of the request. Landscaping shall be installed to provide additional buffering of the outside storage area. A landscaping plan shall be approved the City of Sun Prairie Planning Department prior to the issuance a zoning permit for the development of the site.

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.

### CERTIFIED SURVEY REQUIRED

The above listed description/s is/are intended to describe land for which a certified survey map will be prepared for approval and recorded. Within 90 days of rezoning approval by Dane County, a *final* certified survey map that describes the land to be rezoned shall be prepared in accordance with all applicable provisions of Chapter 236 Wisconsin Statutes and Chapter 75 Dane County Code of Ordinances, and submitted to the Dane County Zoning Division. Upon submission of the final certified survey map, the Zoning and Land Regulation Committee, or its authorized representative, shall, within 30 days, approve, approve conditionally, or reject the certified survey map. **Failure to submit the final certified survey within the 90 day period and/or failure to record the survey with the Dane County Register of Deeds will cause the rezone to be null and void. Two copies of the recorded survey shall be submitted to Dane County Zoning.**