

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 11381**

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 Middleton

Location: Section 29

Zoning District Boundary Changes

GC and AT-5 to GC General Commercial

A part of the NW 1/4 of the NW 1/4 of Section 29, Town 7 North, Range 8 East, Town of Middleton, Dane County, Wisconsin, Being more fully described as follows: Commencing at the North Quarter Corner of aforesaid Section 29; thence along the North line of the aforesaid Northwest Quarter of Section 29 North 89 degrees 52 minutes 17 seconds West, 1327.83 feet to the Northeast Corner of the Northwest Quarter of the Northwest Quarter of said Section 29, also being the Point of Beginning; thence along the East line of said Northwest Quarter of the Northwest Quarter South 00 degrees 32 minutes 47 seconds West, 1039.58 feet to the northerly line of the Lands that make up Tumbledown Golf Course; thence along said northerly line North 89 degrees 54 minutes 21 seconds West, 328.25 feet to easterly line of the lands that make up the West Middleton Elementary School; thence along said easterly line North 00 degrees 32 minutes 47 seconds East, 1039.79 feet to the aforesaid North line of the Northwest Quarter of Section 29; thence along said North line of the Northwest Quarter South 89 degrees 52 minutes 17 seconds West, 328.25 feet back to the point of beginning.

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. The land uses shall be limited to the following: Contractor, landscaping or building trade operations; Undeveloped natural resource and open space areas; Office uses; Indoor entertainment or assembly. Any indoor entertainment and assembly use shall be limited to no more than 5000 square feet of floor space; Indoor sales; Indoor storage and repair; Personal or professional services; Utility

- services associated with a permitted use; Agriculture and accessory uses (livestock not permitted).
2. The installation of off-premises signs (billboards) are prohibited.
 3. Any outdoor lighting shall be positioned and designed so as to avoid light pollution spilling onto any adjoining residential property.
 4. Business operations and development of the site shall comply with the site and operations plans. Any revisions shall be subject to review and approval by the town of Middleton.
 5. Prior to the issuance of zoning permits for any new structural development, the applicant shall obtain any required highway access and/or stormwater/erosion control permits.

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.