

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 10926**

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 Rutland

Location: Section 7

Zoning District Boundary Changes

C-1 TO C-2

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 ecenterline 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 10.255(3)(a)2.(b) of the Dane County Code of Ordinances. The rezoned area shall be subject to the following conditions.

1. A site plan shall be approved by the Town Board showing building layout, outdoor storage area, employee/equipment parking area and business signage prior to issuance of zoning and building permits.

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:

A Deed Restriction shall be recorded on the property with the following conditions:

1. Land Uses shall be limited to: portable toilet rental business; outdoor storage of portable toilet units in designated area (see site plan); offices and manufacturing facilities; office and warehousing for construction businesses; warehousing of

business supplies; indoor storage of vehicles; and repair of lawn and garden equipment.

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 4 businesses operating on the property.
4. Division of property through a condominium plat is prohibited.
5. Off premises (billboard) signage is prohibited.

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.