

**Dane County Board of Supervisors  
Amending Chapter 10 of the Dane County Code of Ordinances  
Zoning Map Amendment Petition 11775**

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 8

**Zoning District Boundary Changes**

**GC, RR-8, and HC to HC Heavy Commercial**

A parcel of land lying in the Northeast Quarter of the Southeast Quarter of Section 08, Township 08 North, Range 10 East, Town of Burke, Dane County, Wisconsin, more particularly described as follows: Commencing at the Southeast Corner of said Section 08; thence North 00 degrees 24 minutes 57 seconds East along the east line of the Southeast Quarter of said Section 08, 1341.05 feet; thence North 87 degrees 21 minutes 24 seconds West along the south line of the Northeast Quarter of the Southeast Quarter of said Section 08, as monumented, 101.61 feet to the existing West Right of Way line of U.S. Highway 51 and the Point of Beginning; thence continuing along said quarter-quarter line, North 87 degrees 21 minutes 24 seconds West, 991.85 feet; thence North 00 degrees 17 minutes 05 seconds East, 434.93 feet to the existing South Right of Way line of Dane County Highway CV; thence, for the following four courses, along the south Right of Way of aforesaid Highway CV, North 59 degrees 11 minutes 17 seconds East, 411.34 feet to a point of curvature; thence 287.57 feet along the arc of a curve to the left, having a radius of 1964.86 feet, and a chord bearing North 54 degrees 59 minutes 45 seconds East, 287.32 feet; thence North 56 degrees 27 minutes 26 seconds East, 425.39 feet; thence South 54 degrees 21 minutes 18 seconds East, 65.67 feet to the west Right of Way line of aforementioned U.S. Highway 51; thence South 00 degrees 25 minutes 50 seconds West along said Right of Way line, 1052.99 feet to the Point of Beginning. This description contains 17.546 acres.

**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. Prior to development on the property, the storm water management plan shall be submitted by the City of Madison for conformance with the City's requirements (Chapter 37).
2. A 40' setback shall be observed on the western boundary of the property to serve as a buffer and natural screening for the existing adjoining residential area.

3. All outstanding monies owed the Town and incurred in the review of the petition shall be paid in full. This condition must be met or waived by April 29, 2022.

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 owner shall record a deed restriction on the property with the following language:
  - a. Land use on the property shall be limited exclusively to the following:
    - i. Indoor sales
    - ii. Indoor storage and repair
    - iii. Light industrial
    - iv. Office uses
    - v. Outdoor sales, display or repair
    - vi. Outdoor storage
    - vii. Personal or professional service
    - viii. Warehousing and distribution facilities
  - b. The installation of any new off premises signs (billboards) on the portion of the property fronting CTH CV is prohibited. There is one existing billboard.
  - c. Signage anywhere on the parcel must comply with City of Madison sign regulations and Dane County sign regulations. In the event that the City's sign regulations conflict with Dane County regulations, the more restrictive regulations shall apply.

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.