

**Dane County Board of Supervisors  
Amending Chapter 10 of the Dane County Code of Ordinances  
Zoning Map Amendment Petition 11887**

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 Christiana

**Location:** Section 2

**Zoning District Boundary Changes**

**HC – Heavy Commercial**

Lot 1 of Certified Survey Map No. 14963, recorded in Vol. 105 of Certified Survey Maps, on Page 193, as Document No. 5450837, in the Town of Christiana, 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.

**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. Commercial land uses of the property shall be limited exclusively to the following:
  - a. Personal storage facilities (mini-warehouses)
  - b. Office uses
2. The installation of off premises (billboard) signage is prohibited.
3. The size and number of signs shall comply with the approved plans. All signs constructed on the property shall comply with Dane County zoning regulations for signage and lighting.
4. Outdoor storage of any materials, personal items or vehicles 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.