

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 11913**

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 Rutland

Location: Section 7

Zoning District Boundary Changes

RR-8 to HC

Part of the Northwest Quarter of the Southeast Quarter of Section 07, Township 05 North, Range 10 East, Town of Rutland, Dane County, Wisconsin, more fully described as follows:

Commencing at the South Quarter corner of said Section 07; thence North 86 degrees 02 minutes 38 seconds East, 1619.29 feet; thence North 03 degrees 57 minutes 22 seconds West, 1334.43 feet, also to the north line of Certified Survey Map Number 8874, as recorded in Volume 49 of Certified Survey Maps, on pages 199-200, as Document Number 2957534, Dane County Registry, also to the west right of way of United States Highway (U.S.H.)14; thence South 77 degrees 11 minutes 22 seconds West along said north line, 912.90 feet; thence North 12 degrees 54 minutes 25 seconds West, 817.27 feet to the southwest corner of Certified Survey Map Number 15289, as recorded in Volume 109 of Certified Survey Maps, on pages 127-129, as Document Number 5542654, Dane County Registry; thence North 77 degrees 05 minutes 23 seconds East along the south line of said CSM # 15289, 440.31 feet to the Point of Beginning; thence North 77 degrees 05 minutes 23 seconds East continuing along the south line, 179.14 feet to the aforementioned west right of way line; thence South 32 degrees 22 minutes 37 seconds East along said west right of way, 170.52 feet; thence South 31 degrees 54 minutes 14 seconds East along said west right of way, 192.64 feet to a point of curvature; thence 57.26 feet along the arc of a curve to the left, also along said west right of way, a radius of 6350.26 feet, through a central angle of 00 degrees 31 minutes 40 seconds and a chord bearing South 32 degrees 09 minutes 44 seconds East, 57.26 feet; thence South 57 degrees 30 minutes 50 seconds West, 77.00 feet; thence South 78 degrees 23 minutes 56 seconds West, 261.43 feet; thence North 32 degrees 29 minutes 10 seconds West, 185.88 feet; thence North 13 degrees 29 minutes 43 seconds East, 165.23 feet; thence North 09 degrees 45 minutes 08 seconds West, 93.84 feet to the Point of Beginning.

This description contains 120,053 square feet or 2.7560 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. Outdoor lighting be directed downward and away from adjacent properties and public rights-of-way, and be designed to minimize ambient light spill.
2. Limit operating hours to 6am to 9pm.
3. The parking and circulation plan shall comply with the Zoning Ordinance requirements of section 10.102(8).

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 lot stating the following:
 - a. Land uses on the property shall be limited exclusively to the following:
 - i. Personal storage facilities (mini-warehouses)
 - ii. Outdoor storage (as designated on site plan)
 - iii. Indoor storage and repair
 - iv. Warehousing
 - v. Caretaker's residence (with approval of a Conditional Use Permit)
 - b. Business signage shall require a sign permit and shall comply with all applicable restrictions of the Dane County Zoning Ordinance sign regulations.
 - c. The installation of off-premise advertising signs (billboards) are prohibited.
 - d. Any materials classified as "hazardous materials" shall be stored in compliance with the Wisconsin Commercial Building Code and Wisconsin Administrative Code ATCP 93.

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.**