

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 11950**

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 07

Zoning District Boundary Changes

FP-35 to HC

PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 07, TOWNSHIP 05 NORTH, RANGE 10 EAST, TOWN OF RUTLAND, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SECTION OF SAID SECTION 07; THENCE ALONG THE EAST LINE OF THE SW 1/4 OF SAID SECTION 07, S 00°00'40" W, 280.70 FEET; THENCE S 85°53'33" W, 19.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 85°53'33" W, 382.11 FEET; THENCE S 04°06'27" E, 76.29 FEET; THENCE N 85°53'33" E, 382.11 FEET; THENCE N 04°06'27" W, 76.29 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 29,151 SQUARE FEET OR 0.67 ACRES MORE OR LESS.

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.

The existing deed restriction shall be terminated, and a new deed restriction shall be recorded on the lot stating the following:

1. The land uses on the property shall be limited exclusively to the following:
Portable toilet rental business; outdoor storage of portable toilet units; storage of refuse dumpsters for use off-site; storage of empty portable storage containers for use off-site; outdoor storage of property maintenance vehicles and equipment; offices and manufacturing facilities; office and indoor warehousing for construction businesses; indoor warehousing of business supplies; indoor storage of vehicles; indoor repair of lawn and garden equipment; and personal or professional services (ex. gym/personal training/crossfit/rehab).
2. Land uses expressly prohibited: outdoor storage of materials other than those listed above as permitted; permanent or on-site storage units storing personal

belongings (mini warehousing). The portable storage units that are stored on the property shall not be used for the purposes of storage of personal belongings or construction materials. The storage container shall remain empty when stored on-site.

3. There shall be a maximum of 5 businesses operating on the property.
4. Outdoor storage of portable toilets, off site rental dumpsters, and off site portable shipping containers shall be limited to the area adjacent to the commercial building as depicted on the site and operations plan submitted as part of zoning petition 11950 dated August 16th, 2023. Outdoor storage limited only to fenced area, no stacking of off-site portable storage containers or dumpsters in excess of 8' tall.
5. All outdoor business storage areas shall be screened from view by an 8' fence with privacy screening on all sides. No other outside storage permitted.
6. Division of the property through a condominium plat is prohibited.
7. Off premises (billboard) signage is prohibited. A sign allowance shall be allowed on the HC property to allow the business to have a sign at the road.
8. All exterior lighting to be downward facing lighting not to project towards neighboring properties.

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.