

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition # 12230**

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 11

Zoning District Boundary Changes

FR-08 and HC to HC

Part of the Northeast 1/4 of the Northeast 1/4 of Section 11, Town 5 North, Range 10 East (Township of Rutland), described as follows: Beginning at a point on the North Line of said Northeast 1/4 of Northeast 1/4 distant thereon 335 feet West of the Northeast corner of said Northeast 1/4 of Northeast 1/4; thence South 2° 22' West 194.5 feet to an iron stake; thence South 89° West 163.6 feet to an iron stake; thence North 1° 10' West 195.6 feet to the North line of said Northeast 1/4 of Northeast 1/4; thence East along the said North line 175.6 feet to the point of beginning, except that part dedicated for road right-of-way. Contains approximately 0.51 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. Applicant shall remove the shed currently located south of the garage, prior to the rezone petition becoming effective.

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. Vehicle repair or maintenance service
 - ii. A caretaker's residence.

Said restriction(s) shall run in favor of Dane County and the pertinent Town Board(s). 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.