

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition # 12140**

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 3

Zoning District Boundary Changes

RM-16 to HC

Part of the fractional Northwest 1/4 of the Northwest 1/4 of Section 3, Township 6 North, Range 12 East, in the Town of Christiana, Dane County, Wisconsin more particularly described as follows: Commencing at the aluminum monument marking the Northwest corner of said Section 3; thence South 02° 06' 35" East (Grid North bearing NAD 1927) on the West section line, 866.11 feet; thence North 87° 29' 27" East, 56.03 feet to the East right-of-way line of STH 73 and the point of beginning; thence North 03° 15' 25" East along said right-of-way, 220.21 feet; thence North 17° 18' 25" East along said right-of-way, 213.68 feet; thence North 20° 15' 05" East along said right-of-way, 61.77 feet; thence North 76° 07' 57" East, 111.18 feet to the Westerly right-of-way of USH 12 & 18; thence South 36° 47' 35" East along said right-of-way, 187.65 feet; thence North 33° 47' 41" East along said right-of-way, 69.76 feet; thence Southeasterly, 684.03 feet along said right-of-way along the arc of a 1697 .02 feet radius curve to the left, chord bearing South 67° 45' 10" East, 679.41 feet to the intersection with the center line of Mud Creek; thence Southwesterly along the center of Mud Creek, 1615 feet more or less to the East right-of-way line of STH 73; thence North 02° 30' 33" West along said right-of-way line, 1052.60 feet to the point of beginning.

EXCEPT those lands conveyed by the following deeds:

Warranty Deed recorded February 14, 1997 as Document No. 2832499.

Trustee's Deed recorded December 19, 2014 as Document No. 5118509.

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. A deed restriction shall be recorded on the property that states the following:

- a. The property shall be limited to the following land uses: Contractor, landscaping or building trade operations. Indoor storage and repair. Light industrial. Office uses. Outdoor sales or display. Outdoor storage. Indoor sales (related to contractor/landscaping/building trade operation).
- b. Commercial development of the property shall be limited to a 7-acre area as depicted on the attached site plan dated 03-20-2026. Future development of the site shall be subject to an amendment to this restriction. Stormwater management features are not limited by this restriction.
- c. Outdoor storage areas and outdoor display areas shall be limited to the areas as depicted on the attached site plan.
- d. Signs shall be limited to the wall signs as depicted on the elevation drawings, one monument sign along Highway 73, and one pylon sign along Highway 12&18. Off-premise advertising signs (billboards) are prohibited.
- e. Outdoor lighting shall be limited to the designed submitted as part of the approval of Dane County Rezoning Petition #12140.
- f. Screening and landscaping shall be installed and maintained per the design as part of the approval of Dane County Rezoning Petition #12140.

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.