

**Dane County Board of Supervisors  
Amending Chapter 10 of the Dane County Code of Ordinances  
Zoning Map Amendment Petition 11791**

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 Medina

**Location:** Section 15

**Zoning District Boundary Changes**

**SFR-08 to HC**

Lot 2 of Certified Survey Map #8483, Section 15, T08N, R12E, Town of Medina, 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.

1. Site development and construction activities shall not occur outside the hours of 7:00AM – 7:00PM Monday-Friday, or 8:00AM-5:00PM Saturday-Sunday.
2. All setback and required yard in the approved site plan meet those of the Heavy Commercial district specified in s. 10.273;
3. The existing building shall be brought into compliance and maintained to meet current requirements of the Wisconsin Commercial Building Code.
4. The applicant shall obtain erosion control and storm water management permits meeting the requirements of Chapter 14, Dane County Code of Ordinances, prior to development.

**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. Within 90 days of county board approval of the zoning petition, the property owner shall record a deed restriction on the HC-zoned property that states the following:

- a. Land uses are limited exclusively to a business that offers used car sales and maintenance.
- b. Development of the site and operation of the business shall be done in strict compliance with the operations, site, landscaping, lighting, screening, and signage plans submitted and dated 2/25/2022.
- c. Hours of operation are limited to 9:00AM to 5:00PM, Monday through Saturday.
- d. Signage shall be limited to one 4'x8' wall sign as depicted on the site plan dated 2/25/2022. The installation of off-premises (billboard) signage 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.