

Suggested Deed Restrictions for Rezoning Petition #12140

- 1) The property shall be limited to the following land uses:
 - a) Contractor, landscaping or building trade operations
 - b) Indoor storage and repair
 - c) Light industrial
 - d) Office uses
 - e) Outdoor sales or display
 - f) Outdoor storage
 - g) Indoor sales (related to contractor/landscaping/building trade operation)
- 2) 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.



- 3) Outdoor storage areas and outdoor display areas shall be limited to the areas as depicted on the attached site plan.
- 4) 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.
- 5) Outdoor lighting shall be limited to the design submitted as part of the approval of Dane County Rezoning Petition #12140.
- 6) Screening and landscaping shall be installed and maintained per the design as part of the approval of Dane County Rezoning Petition #12140.

Language used in deed restriction document

The restrictions set forth herein may be amended or terminated in the following manner:

1. *The owner(s) of the subject property may submit a written petition calling for the amendment or termination of the restrictions. Such petition must be submitted to the Dane County Clerk who shall refer the petition to the Dane County Zoning and Land Regulation Committee (or successor committee), which shall then schedule and hold a public hearing on the petition.*
2. *The petition shall then be referred to the Town Government of the Town in which the subject property is located. The Zoning and Land Regulation Committee shall issue a written report on the petition to the County Board of Supervisors. The County Board shall, by majority vote, approve or reject the petition. Amendment or termination of the restrictions shall also require the approval of the Town Board.*
3. *Upon approval of the petition calling for an amendment or termination of the restrictions, the owner(s) of the subject property shall draft the amendatory covenant instrument. The owner(s) shall then execute and record the amendatory covenant with the Dane County Register of Deeds.*
4. *A rezoning of the subject property to a different zoning district shall also act to terminate the restrictions set forth herein.*

OUTDOOR SHOWROOM W/ LOW VOLTAGE LANDSCAPE LIGHTING

ONE STORY SHOWROOM AND OFFICE (BLUE) W/ STAFF AND VISITOR PARKING (10 STALLS, 2 ADA) -3,960 SF

26' TALL PRE-ENGINEERED METAL EQUIPMENT STORAGE BUILDINGS (WHITE) W/ 15' OVERHEAD DOORS ON NORTH AND SOUTH WALLS (14,400 SF & 11,200 SF)

SECURITY FENCING AS SHOWN W/GATED ENTRY

STORMWATER INFILTRATION BASIN AND RAIN GARDEN (TYPICAL)

PROPOSED TREES (TYP.)

EXISTING OUTBUILDING TO REMAIN

10' x 10' LIT MONUMENT SIGN

42' FRONT YARD SETBACK

DRIVEWAY

- EXISTING ENTRY POINT TO REMAIN
- NEW COMPACTED GRAVEL DRIVE & PARKING AS SHOWN (TO BE PAVED IN FUTURE): 135,415 SF
- MAIN DRIVEWAY LENGTH: 320 LF

EXISTING CULVERT (TYP.)

EXISTING OVERHEAD POWER LINE TERMINATION

100' STATE HWY CENTERLINE SETBACK

PROPERTY LINE

ZONING: FP-35

ZONING: UTR

ZONING: FP-35

US 12 & 18

STH 73

ZONING: FP-35

ZONING: RM-8

WETLAND
9.21 ACRES
(DARK GREEN AREA INCLUDES 75' WETLAND BUFFER AND 50' SHORELAND BUFFER)

MUD CREEK

BUILDING MOUNTED SIGNAGE - 36 SF (TYPICAL)

15' x 15' INTERNALLY ILLUMINATED PYLON SIGN - 20' ABOVE GRADE

FUTURE TOPSOIL SCREENING & STAGING (TO REMAIN PERMEABLE)

10' REAR AND SIDEYARD SETBACKS

20' LIGHT POLE

100' STATE HWY CENTERLINE SETBACK

EXISTING TREES, SHORELAND, WETLAND, AND ANY VEGETATION TO REMAIN UNALTERED

300' SHORELAND BUFFER ZONE

GENERAL INFORMATION:

20.4 AC PARCEL CURRENTLY ZONED RM-16, REQUESTING HEAVY COMMERCIAL

- NO EXISTING WASTEWATER TREATMENT - ON SITE SEPTIC SYSTEM PROPOSED
- STORMWATER TO BE COLLECTED, FILTERED, AND TREATED AS REQUIRED PRIOR TO ENTERING RETENTION/INFILTRATION BASIN
- NO EXISTING WELLS ON SITE - NEW WELL PROPOSED (LOCATION TBD)
- UNDERGROUND POWER ROUTED TO BUILDING FROM EXISTING O.H. POWER LINE (SEE PLAN FOR LOCATION)
- DARK SKY COMPLIANT EXTERIOR LIGHTING AT BUILDING, MIN. REQUIRED SITE LIGHTING (PHOTOMETRICS AVAILABLE UPON REQUEST)

PRIVATE WELL - 1,000'+ FROM STRUCTURE, STORAGE, AND STORMWATER TREATMENT



SITE PLAN

REZONING APPLICATION

03-20-2026

3140 STATE HIGHWAY 73

