

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 11328**

Dane County Board of Supervisors does ordain as follows:

The Zoning Districts Maps as referenced under Dane County Code of Ordinance Section 10.03 shall be amended as follows:

Town Map: Town of Springdale

Location: Section 12

Zoning District Boundary Changes

A-1 to LC-1

Part of the SW1/4 of the SE1/4 of Section 12, T06N, R07E, Town of Springdale, Dane County, Wisconsin, more fully described as the following: Commencing at the Southeast corner of said Section 12, thence S89°46'26"W along the South line of said SE ¼ of Section 12, 1324.84 feet to a point of intersection with the East Line of the SW 1/4-SE 1/4 of said Section 12; thence N00°49'02"E along said East line, 439.20 feet; thence S89°04'26"W 424.99 feet; thence N00°50'05"E, 33.97 feet to the point of beginning; thence N00°50'05"E, 130 feet; thence N88°10'08"E, 215 feet; thence S00°50'05"W, 130 feet, thence S88°10'08"W, 215 feet to the point of beginning. Contains approximately 0.64 acres

CONDITIONAL ZONING

Conditional zoning is hereby imposed pursuant to Section 10.255(3)(a)2.(b) of the Dane County Code of Ordinances. The rezoned area shall be subject to the following conditions.

1. A certified survey map shall be recorded with the Register of Deed to correct the land division violation.
2. Appropriate building permits and zoning permits shall be obtained to correct buildings being constructed without a permit.

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 to limit the LC-1 Limited Commercial Zoning District to the following land uses and conditions:
 - a. Professional lawn care, mulch and stone installation, concrete flatwork and snow plowing/removal services. The business shall be an off-site service oriented business. Retail sales, manufacturing, or assembly of products are prohibited.
 - b. The hours of operation shall be Monday – Saturday, 7 a.m. - 5 p.m. in the summer and winter hours vary depending upon snow fall.
 - c. The number of employees shall be limited to six full-time equivalent employees with the number of hours tallied on-site to not exceed 40 hours per week per employee.
 - d. The vehicles and pieces of equipment used in the business shall be limited to 12.
 - e. No customers shall visit the site. No retail sales shall be conducted on the property. The business shall not be opened to the public.
 - f. The burning of landscaping material or business debris shall be prohibited on the property.
 - g. Remodeling or additions to the existing building shall be prohibited unless approved by the Town of Springdale.
 - h. Outdoor storage of material shall be prohibited.
 - i. Outdoor loudspeakers shall be prohibited.
 - j. Any signs placed on the property shall comply with the Town of Springdale Sign Ordinances.
 - k. Outdoor lighting, except for the required security lighting, shall be operational only during hours of operation. All lighting shall conform to the Town of Springdale Dark Sky Ordinance and shall be shielded to prevent glare into the night sky or direct-beam illumination of neighboring residences. All new lighting fixtures shall use full cut-off fixtures which prevent all upward transmissions of light.

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.