

**Dane County Board of Supervisors  
Amending Chapter 10 of the Dane County Code of Ordinances  
Zoning Map Amendment Petition # 12091**

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 12

**Zoning District Boundary Changes**

**FP-35 to FP-B**

Being located in the NE1/4 of the NW1/4 of Section 12, T8N, R12E, Town of Medina, Dane County, Wisconsin, described as follows: Commencing at the northwest corner of said Section 12; thence N88°17'31"E, 1331.75 feet along the north line of said NW1/4 to the point of beginning; thence N88°17'31"E, 696.90 feet along the south right-of-way line of Canal Road; thence S00°44'09"W, 1,004.69 feet to the north line of the Wisconsin and Southern Railroad; thence S79°29'17"W, 709.90 feet along the north line of said Railroad; thence N00°44'09"E, 1113.44 feet along said west line of the NE1/4 of the NW1/4 to the point of beginning. Contains 737,392 square feet (16.928 acres); 714,384 (16.40 acres) excluding right of-way.

**FP-35 to FP-1**

Being located in the NE1/4 of the NW1/4 and the NW1/4 of the NE1/4 of Section 12, T8N, R12E, Town of Medina, Dane County, Wisconsin, described as follows: Beginning at the north quarter corner of said Section 12; thence N89°24'29"E, 500.94 feet along the north line of said NE1/4; thence S26°38'37"W, 993.68 feet to a point of curve; thence southwesterly on a curve to the left which has a radius of 5,812.12 feet and a chord which bears S82°29'18"W, 426.46 feet; thence S09°36'51"E, 33.00 feet to the north line of the Wisconsin and Southern Railroad and point of curve; thence southwesterly on a curve to the left which has a radius of 5,779.12 feet and a chord which bears S79°56'47"W, 88.63 feet; thence S79°29'17"W, 201.61 feet; thence N00°44'09"E, 1,004.69 feet; thence N88°17'31"E, 634.85 feet along the north line of said NE1/4 of the NW1/4 to the point of beginning. Contains 847,556 square feet (19.46 acres); 810,340 square feet (18.60 acres) excluding right-of-way.

**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. One density unit remains available to the FP-1 zoned lot.

## CERTIFIED SURVEY REQUIRED

The above listed description/s is/are intended to describe land for which a certified survey map will be prepared for approval and recorded. Within **1 year** of rezoning approval by Dane County, a *final* certified survey map that describes the land to be rezoned shall be prepared in accordance with all applicable provisions of Chapter 236 Wisconsin Statutes and Chapter 75 Dane County Code of Ordinances, and submitted to the Dane County Zoning Division. Upon submission of the final certified survey map, the Zoning and Land Regulation Committee, or its authorized representative, shall, within 30 days, approve, approve conditionally, or reject the certified survey map. **Failure to submit the final certified survey within the 1 year period and/or failure to record the survey with the Dane County Register of Deeds will cause the rezone to be null and void. Two copies of the recorded survey shall be submitted to Dane County Zoning.**

## 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 FP-B lot stating the following:
  - a. Land uses on the property shall be limited exclusively to the following:
    - i. Pickle tankyard (fermentation and storage) operation
  - b. Site construction shall conform to the site and operation plans as approved as part of Rezone Petition 12091 (submittal dated September 20, 2024).
  - c. Lighting shall be installed per the plans presented. Lighting shall be limited to a maximum of 3,000K color temperature. Outdoor lighting shall be directed downward and away from adjacent properties and public rights-of-way, and be designed to minimize ambient light spill.
  - d. Business signage shall require a sign permit and shall comply with all applicable restrictions of the Dane County Zoning Ordinance sign regulations.

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.