

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 11360**

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 Cottage Grove

Location: Section 7

Zoning District Boundary Changes

C-2 to C-2 (amending deed restriction)

Lot 1 of CSM # 11911 being located in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Sec 7, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin.

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. The current deed restriction of the property shall be replaced with a new deed restriction. The replacement will remove the current land use of general contracting, mechanical, and landscape business.

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. The land uses on the property shall be limited to the following: Major repairs of motor vehicles and Sales of new and used motor vehicles.
2. There shall be a maximum of 12 vehicles displayed outside, with the exception of occasional parking of up to 4 other vehicles related to the business, i.e. employee vehicles.
3. Hours of business open for sales and service is limited to 7 a.m. to 6 p.m., Monday through Friday, and 8 a.m. to 2 p.m. on Saturday. Repairs can be made outside of business hours as long as the doors are closed and it does not disturb the neighbors. No Sunday hours allowed.
4. All inoperable vehicles must be kept inside, all service work must be performed inside buildings, and all hazardous waste must be handled within State and Federal specifications.

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.