

**Dane County Board of Supervisors  
Amending Chapter 10 of the Dane County Code of Ordinances  
Zoning Map Amendment Petition 11056**

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**

**C-2 to C-2**

Lot 1 of Certified Survey Map No. 01171, located in the Southwest ¼ of the Northeast ¼ of Section 12, Town 6 North, Range 7 East, Town of Springdale, 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.

**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 following land uses in the C-2 Commercial Zoning District: Repairs to motor vehicles only. All provisions for construction contracting business and construction equipment on the property in petition #4963 shall be removed from the property by petition #11056.
2. A deed restriction shall be recorded on the property to limit the following activities on the property:
  - A. The business shall be limited to an automotive repair shop with up to 20 vehicles on site (including personal vehicles and loaner vehicles for customers).
  - B. The sale of vehicles shall be prohibited.
  - C. The proposed building, parking, landscaping, etc. shall conform to the submitted "Turn Two Auto Repair Site Plan" dated 11/02/2015.
  - D. Retail sales shall be prohibited except for incidental sales to automotive repair customers.

- E. The hours of operation shall be 8 a.m. to 5:30 p.m., Monday - Saturday.
- F. The number of employees shall be limited to six employees, not including the owner.
- G. Outside storage of materials and vehicles is prohibited except for vehicles listed in #1 above.
- H. Sustained outdoor activities are prohibited.
- I. All new lighting shall comply with the Town of Springdale Dark Sky Lighting Ordinance.
- J. Outdoor speakers are prohibited.
- K. Signage shall be limited to an area approximately 2 x 14 along the face of the rock wall where individual letters will be mounted.
- L. Two dumpsters for the proper disposal of recyclables and trash shall be placed between the existing building and the proposed parking area.
- M. The existing residence on the property shall remain for single-family dwelling use for a watchman or caretaker.

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.

**DEED NOTICE 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 notice(s) on said land:

1. A Deed notice shall be recorded on parcel 0607-121-9350-7 that identifies that all of the housing density rights have been exhausted. No further residential development is permitted on the property.

Failure to the above notice document will cause the rezone to be null and void. A copy of the recorded document shall be submitted to Dane County Zoning.